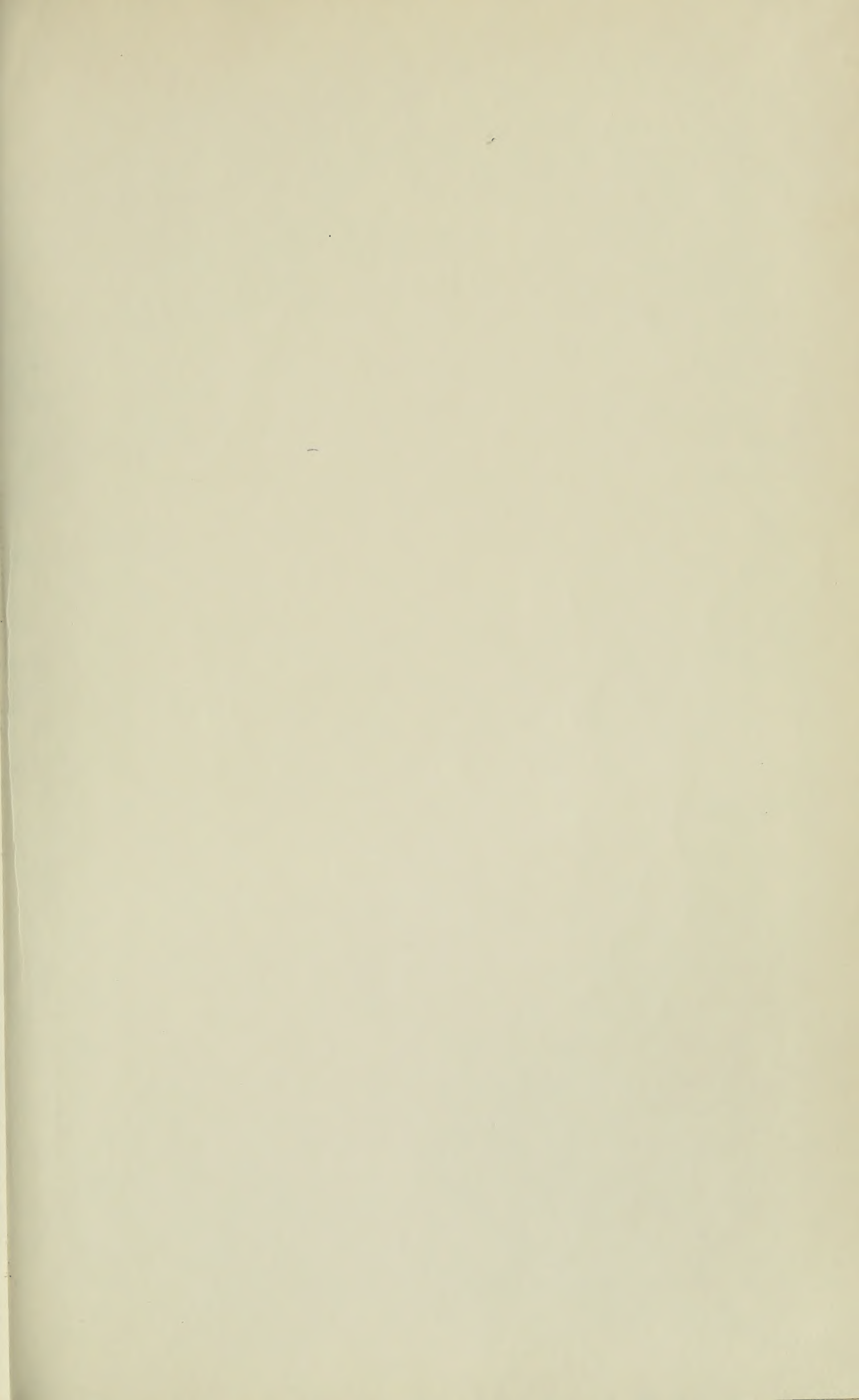


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Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CI

No. 2599

New York, January 5, 1918.

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

DEC. 28, 29, 31, JAN. 2 & 3.

Beckman st, 32 (1:101-17), es, abt 60 n William, 23x86x23.4x86, 5-sty stn loft & str bldg; Grace M Lane, of Lewisboro, NY, to Wm H Lane, South Orange, NJ; Dec20; Dec29'17; A\$50,000-59,000. gift

Broome st, 266 (2:414-62), ns, 65.1 w Orchard, 22.7x75.9, 5-sty bk tnt & str; Francis W Pollock, ref, to Mary E Fitts, 8 W 34, plff; FORECLOSED & drawn Dec23; Dec29'17; A\$15,000-22,000 (R S \$20). 20,000
Canal st, 346 (83) (1:211-39), swc Church (No 332), 25.7x46.8x25x41.6, 5-sty bk loft & str bldg; John W Cornish Constn Co, 4121 3 av, Bronx, to Anna M Jones, 2463 Valentine av, Bronx; mtg \$27,500 & AL; Oct1; Oct2'17; A\$19,000-25,000; corrects error in issue of Oct6, when prop read Canal st, 336. nom

Cannon st, 47, see Delancey, 282.

Chrystie st, 96 (1:305-12), es, 100 s Grand, 25x100, 6-sty bk tnt & str; Phoenix Ingraham, ref, to August Ruff, 52 W 120, plff; FORECLOS Dec21; Dec28; Dec31'17; A\$19,000-36,000. 32,500

Chrystie st, 96; August Ruff to Hyman Kosberg, 1490 Crotona Park E; B&S; mtg \$30,882; Dec28; Dec31'17 (R S \$3.50). nom

Chrystie st, 228 (2:422-8), es, 99.3 s Houston, 25x75, 6-sty bk tnt & str; John H Rogan, ref, to Arthur D Weekes, 56 W 51, & Cornelia W Jones, 53 E 64, EXRS & cnuar M Jones, plff; FORECLOS Dec11 to Dec28; Dec31'17; A\$15,000-23,000 (R S \$40). 20,000

Church st, 274-6 (1:178-33), ws, 72.7 s White, runs w100.3xs49.7xe34.8xs0.8xe65.8x50.9 to beg, 6-sty stn loft & str bldg; Wm F Schoen, ref, to Seamens Bank for Savgs in City N Y, 76 Wall, plff; FORECLOS Dec21; Dec24; Dec28'17; A\$48,000-72,000 (R S \$85). 85,000

Church st, 332, see Canal, 346.

Columbia st, 71 (2:334-35), nwc Rivington (No 264), 20x49.8, 5-sty bk tnt & str; A\$13,000-20,000; also COLUMBIA ST, 73-73½ (2:334-34), ws, 20 n Rivington, 20x49.8, 5-sty bk tnt & str; A\$7,000-11,500; Moses Scherer, ref, to Fannie Scherer, 264 Rivington; mtg \$31,800; Dec27'17; Jan2'18. O C & 100

Columbia st, 73-73½, see Columbia, 71.

Columbia st, 97, see Stanton, 265.

Cooper sq, 33, or 3d av or Bowery, 389 (2:461-5), es, 97 n 5th, 24.6x80, 2 & 3-sty bk tnt & str; Elted Corp to Greenberg Investing Co, 34 W 119; mtg \$13,000 & AL; Dec28; Dec29'17; A\$16,500-18,500 (R S \$10). O C & 100

Cooper sq, 33, see Bowery, 389.

Delancey st, 282 (2:333-70), nwc Cannon (No 47), 30x50, 5-sty bk tnt & str; Isaac Goodstein to Rose Israel, 722 E 9; mtg \$15,000 & AL; Dec17; Dec28'17; A\$16,000-20,000. O C & 100

Essex st, 152 (2:354-11), es, 75 s Stanton, 24.11x99.9x25x99.10, 4-sty bk tnt & str & 4-sty bk rear tnt; Abr S Levy to Benj Levy, 53 E 95; AL; Dec26; Dec28'17; A\$21,000-25,500 (R S \$1). nom

Essex st, 167 (2:412-69), ws, 225 s Houston, 25x87.6, 5-sty bk tnt & str & 3-sty fr rear tnt; Chas E Lydecker, ref, to N Y State Sunday School Assn, 44 State st Albany, NY, plff; FORECLOSED & drawn Dec19; Dec31'17; A\$19,000-25,000 (R S \$25). 25,000

Front st, 166 (1:71-35), ws, abt 30 n Fletcher, 16.6x75.4x16.10x73.10, ws, 5-sty bk loft & str bldg; Denison Realty Corp to Chas F Noyes, 419 Washington av, Bklyn; mtg \$15,000; Nov26'17; Jan3'18; A\$13,000-18,000. O C & 100

Front st, 166; Chas F Noyes to Chas Fox, 600 McDonough, Bklyn, & Noberto Cueva, 287 Sterling pl, Bklyn; B&S; mtg \$15,000; Dec21'17; Jan3'18 (R S \$9.50). O C & 100

Greenwich st, 609 (2:601-45), es, 100.1 s Leroy, 25.2x110.2x25.4x108.2, 1 & 2-sty bk str; Rector & Co of Trinity Church, 187 Madison, to Baker & Williams, a corp, 512 Washington; Dec17; Dec29'17; A\$9,000-10,000 (R S \$17.50). O C & 100

Henry st, 297 (1:288-20), ns, 120 e Scammel, 24x77.3x24x77.7, 3-sty bk tnt; Bridget Conroy, 167 W 94, et al, to Broadway-John St Corp, 206 Bway; mtg \$8,000 & AL; Dec4'17; Jan2'18; A\$8,000-10,000 (R S \$1.50). O C & 100

Houston st, 318-24 E (2:384-54-56), ns, 403.9 w Av C, runs n83.7xw61.3xs—xe71.9 to beg, 1-4 & 2-5-sty bk loft & str bldgs; Bond & Mtg Guarantee Co of Bklyn to West Mercer Corp, 30 E 42; B&S; mtg \$50,000; Dec26; Dec31'17; A\$52,000-76,000 (R S \$15). O C & 100

Houston st, 26 W (2:523-25), ns, 50 w Mercer, 25x105, 5-sty stn loft & str bldg; Bond & Mtg Guarantee Co of Bklyn to West Mercer Corp, 30 E 42; B&S; mtg \$20,000; Dec26; Dec31'17; A\$18,000-27,000 (R S \$5). O C & 100

Hudson st, 73 (59) (1:180-4), ws, abt 88 s Harrison, 25x91.11 to Staple x25x91, ns, 5-sty bk loft & str bldg; Grace M Lane, of Lewisboro, NY, to Alice L Poor, of South Orange, NJ, her daughter; Dec20; Dec29'17; A\$33,000-44,000. gift

Leonard st, 75-7 (1:174-7-8), ns, abt 115 e Church, 51x100, 5 & 6-sty stn loft & str bldg; Simon Liebovitz & Fannie, his wife, to Fannie Liebovitz, all at 31 W 89; AL; Oct20; Oct31'17; A\$80,500-104,000. nom

Madison st, 196 (1:272-27), ss, abt 100 w Rutgers, 25x100, 5-sty bk tnt & str & 3-sty bk rear tnt; Jacob Wacht to Elka Wacht, his wife, 196 Madison; AL; Feb20 '18; Dec31'17; A\$15,000-21,500. nom

Mercer st, 113 (89) (2:499-31), ws, abt 150 n Spring, 25x100, 5-sty stn loft & str bldg; A\$17,000-23,000; also MERCER ST, 115 (91) (2:499-30), ws, abt 175 n Spring, 25x100, 5-sty stn loft & str bldg; A\$17,000-23,000; Bond & Mtg Guarantee Co of Bklyn to West Mercer Corp, 30 E 42; B&S; mtg \$30,000; Dec26; Dec31'17 (R S \$10). O C & 100

Mercer st, 115, see Mercer, 113.

Orchard st, 173, see Stanton, 86-8.

Rivington st, 3, see Bowery, 209.

Rivington st, 264, see Columbia, 71.

Stanton st, 86-8 (2:417-68), nwc Orchard (No 173), runs w43.1xn52xe21.6xs2 xw (?) 21.7 to st xs50 to beg (probable error, two w courses), 6-sty bk tnt & str; Harry Hirsch et al, EXRS & c Sophie Green, to Sidney Green, 600 w 113, & Bertram Green, 505 W 124, each ½ pt; AL; Dec17'17; Jan2'18; A\$30,000-48,000. nom

Stanton st, 86-8, nwc Orchard (No 173); Sidney & Bertram Green to 86 Stanton St Corp, 600 W 113; B&S; AL; Dec26'17; Jan2'18 (R S \$20). nom

Stanton st, 265 (2:334-18), ss, 75 w Columbia, 25x100, 5-sty bk factory; A\$16,000-23,000; also COLUMBIA ST, 97 (2:340-21), ws, 50 s Stanton, 25x75, 5-sty bk factory; A\$11,500-17,500; Bond & Mtg Guarantee Co of Bklyn to West Mercer Corp, 30 E 42; B&S; mtg \$20,000; Dec26; Dec31'17 (R S \$5). O C & 100

Stanton st, 310 (2:330-74), ns, 75 e Lewis, 22x75, 3-sty fr tnt & str, 2-sty ext; Gulick Realty Co to Wm Rosenbaum, 300 E 2; AL; Jan2; Jan3'18; A\$8,500-10,000 (R S \$8). nom

Staple st, es, abt 88 s Harrison, see Hudson, 73.

Sullivan st, 121-3 (2:503-13), es, 59.6 s Prince, 41.10x75, 6-sty bk storage; Emanuel B Cohen, 135 Bway, ref, to Theresa Stern, Pacific st, Cedarhurst, LI, plff; mtg \$33,000 & AL; FORECLOS Dec26; Dec27; Dec28'17; A\$21,000-40,000 (R S \$5). 5,000

3D st, 47 W (2:538-3), ns, 42 w Wooster, 32.6x104.6, 2 & 3-sty bk tnt & str; Louis S Visintainer to Forty-Seven West 3d St Co, at 47 W 3; mtg \$22,000; Dec29'17; Jan2'18; A\$21,000-23,000. nom

5TH st, 331 E (2:447-43), ns, 375 e 2 av, 25x97, 5-sty bk tnt & str; Moses Treibitsch, 49 E 3, to Abr Treibitsch, 80 2 av; mtg \$24,500; Dec18; Dec28'17; A\$16,000-22,000. O C & 100

9TH st, 738 E (2:378-26), ss, 193 w Av D, 25x93.11, 5-sty bk tnt & str; Stella Moore to Charlotte Moore, 560 W 192; correction deed; AL; Sept14'17; Jan3'18; A\$13,000-20,000. 500

11TH st, 501-5 E, see Av A, 174-6.

11TH st, 630 E (2:393-22), ss, 283 w Av C, 25x94.9, 5-sty bk tnt & str; Harry Aronson, Inc, to Max Balik, 362 Bowery; mtg \$33,000 & AL; Jan1; Jan2'18; A\$12,000-23,000 (R S \$1.50). O C & 100

19TH st, 501-3 E, see Av A, 310-4.

22D st, 146-8 W (3:797-68-69), ss, 258.4 e 7 av, 41.8x98.9, 2-3-sty & b bk dwgs; Bond Mtg Guarantee Co of Bklyn to West Mercer Corp, 30 E 42; B&S; mtg \$25,000; Dec26; Dec31'17; A\$40,000-44,000 (R S \$5). O C & 100

25TH st, 259 W (3:775-9), ns, 193.9 e 8 av, 13.6x98.9, 4-sty bk tnt; Bond & Mtg Guarantee Co of Bklyn to West Mercer Corp, 30 E 42; B&S; mtg \$5,000; Dec26; Dec31'17; A\$7,000-8,000 (R S \$1). O C & 100

27TH st, 158-64 W (3:802-75), ss, 100 e 7 av, runs e88xs90xw44xs8.9xw44xn98.9 to beg, 12-sty bk loft & str bldg; Rande Realty Corp to Everett Jacobs, 316 W 87; mtg \$320,000; May31; Dec29'17; A\$141,000-378,000 (R S \$50). O C & 100

37TH st, 108 E (3:892-79), ss, abt 155 e Park av, 25x—, 4-sty & b stn dwg; Horace W Carpenter to Barnard College in City N Y; party 1st pt retains life estate & right to give use of same to another for not more than 6 yrs from & after his death; Apr28; Dec28'17; A\$40,000-57,000. nom

38TH st, 236 W (3:787-62), ss, 310.8 w 7 av, 17.10x98.9, 3-sty bk tnt & str; L Napoleon Levy to Seton Falls Realty Corp, 128 Bway; B&S & CaG; AL; Dec20'17; Jan2'18; A\$25,000-26,000. nom

38TH st, 327 W (3:762-19), ns, 425 e 9 av, 25x98.9, 5-sty bk tnt & str; Wm G Schmittberger et al to Louis K Steets, 492 9 av; B&S; mtg \$10,000; Dec29'17; Jan3'18; A\$15,000-20,500 (R S \$10). nom

40TH st, 120 E (3:895-80), ss, 105 w Lex av, 20x98.9, 3-sty & b stn dwg; Eliz A Underhill to Wm B Underhill, both at 140 E 56; AL; Dec29'17; Jan2'18; A\$33,300-38,000. O C & 100

43D st, 113-23 W (4:996-21-25), ns, 175 w 6 av, 125x100.5, 1-4 & 5-3-sty bk tnts & str; Chas H Jones, at Cold Spring Harbor, LI, to Societies Realty Co, 17 W 44; mtg \$250,000; Oct8; Dec28'17; A\$339,000-348,500 (R S \$175). O C & 100

44TH st, 557 W (4:1073-5), ns, 100 e 11 av, 25x100.4, 4-sty bk tnt & 2-sty bk rear tnt; John L O'Brien, ref, to Rose Gorman, 233 E 67; FORECLOS Nov30; Jan3'18; A\$10,000-13,000 (R S \$11). 10,520

47TH st, 401 E, see 1 av, 844.

48TH st, 205-7 E (5:1322-5-6), ns, 95 e 3 av, 50x115.8x50.6x108.2, 2-5-sty bk tnts; Nathan Koppel, of Bklyn, to German Kahn, 70 E 77; Saml Kahn, 850 Park av, & Jacob Adler, 70 E 77; mtg \$44,600; Dec11 '17; Jan3'18; A\$22,000-54,000 (R S \$20). O C & 100

48TH st, 335 W (4:1039-17), ns, 368 w 8 av, 18x100.5, 3-sty & b stn dwg; Wm H Tompkins, of Rochester, NY, & ano, EXRS Harriet E Price, to Dennis Ryan, 335 W 48; Dec15'17; Jan3'18; A\$12,000-13,500 (R S \$10). 10,000

48TH st, 444 W (4:1057-56), ss, 200 e 10 av, 25x100, 5-sty stn tnt; Fredk Zimmermann, Jr, et al, to Crucible Realty Co, 724 8 av; mtg \$10,000; Dec31'17; Jan3'18; A\$12,000-20,000 (R S \$2). 2,000

49TH st, 137 E (5:1304-23), ns, 331.3 w 3 av, 18.9x100.5, 3-sty & b stn dwg; Robt M Kurtz, of Englewood, NJ, to Bible Teachers' Training School, 541 Lex av; CaG; mtg \$7,000; Apr27; Dec29'17; A\$13,500-17,000. nom

49TH st, 141 E (5:1304-24), ns, 293.9 w 3 av, 18.9x100.5, 3-sty & b stn dwg; Donald MacColl to Bible Teachers' Training School, 541 Lex av; AL; Dec19'16; Dec29 '17; A\$13,500-16,500. nom

49TH st, 117 W (4:1062-23), ns, 237.6 w 6 av, 20.10x100.5, 4-sty stn tnt; Isidor Niner, as TRSTE in bankruptcy of Chas A Nones, bankrupt, to G Osgood Andrews, 393-5 Canal; AT; Dec28'17; Jan3'17; A\$30,500-34,500 (R S 50c). 135

49TH st, 210-4 W, see Bway, 1611.

50TH st, 427 E (5:1362-11½), ns, 255 e 1 av, 20x100.5, 4-sty & b stn dwg; Therese Steinbock to Adele R Steinbock, 427 E 50; AL; Dec26; Dec28'17; A\$6,500-11,500. nom

50TH st E (5:1361-25-28½ & 1362), ss, 100 e Beekman pl, runs e58.4 to w of exterior or marginal st wharf or pl as in 1889 xn60.1xw along ns 50th 61.5x86 to beg, vacant; City N Y to The Beekman Estate, a corp, 7 E 42; AT; QC; Dec31'17; Jan2'18; A exempt-exempt (R S \$9).

9,012.50

60TH st, 204 W (4:1151-38), ss, 125 w Ams av, 25x100.5, 5-sty bk tnt & str; Abr S Levy to Benj Levy, 53 E 95; AL; Dec26; Dec28'17; A\$10,000-15,000 (R S \$1). nom

69TH st, 100 W, see Col av, 190-8.

70TH st, 241 W (4:1162-15), ns, 427.11 w Ams av, 19.5x100.5, 3-sty & b bk dwg; Henry W or Harry W McMann to Jas W Fleming, 48 2d st, Troy, NY; B&S; AL; Dec31'17; Jan2'18; A\$17,000-23,000. nom

71ST st, 135 E (5:1406-15), ns, 334 e Park av, 17x102.2, 4-sty & b stn dwg; Chas L Cohn, ref, to Emma E Ellsworth, of Rahway, NJ; FORECLOS Dec24; Dec28'17; Jan2'18; A\$28,500-36,000 (R S \$27).

27,000

71ST st, 114 W (4:1142-38), ss, 136.1 w Col av, 19x100.5, 4-sty & b stn dwg; Annie McGimpsey to Evermore Realty Co, a corp, of N J; mtg \$21,000 & AL; Dec29'17; Jan2'18; A\$22,000-28,000. nom

72D st, 14 E (5:1386-62), ss, 241 e 5 av, 27x102.2, 4 & 5-sty stn dwg; Melvin H Dalberg, ref, to U S Trust Co of N Y, 45 Wall, plff; FORECLOS Dec7; Dec31'17; A\$96,000-146,000 (R S \$120).

120,000

72D st, 244-S W (4:1163-53-55), ss, 230 e West End av, 60x102.2, 3-4-sty & b stn dwgs; Mary Geer, 246 W 72, to City Real Estate Co, 176 Bway; B&S & CaG; mtg \$95,000 & AL; Dec26; Dec28'17; A\$119,000-137,500. nom

75TH st, 238 W (4:1166-54½), ss, 240 e West End av, 20x102.2, 3-sty & b bk dwg; Susan E Flower (Blum) to Thos P Whitaker, at Frankford, Pa; mtg \$23,000; Dec 27; Dec29'17; A\$21,500-24,000 (R S \$1).

O C & 100

77TH st, 335 W (4:1186-5), ns, 360 w West End av, 20x102.2, 5-sty & b bk dwg; Edw K Beddall to Anna M Beddall, 335 W 77; mtg \$55,500; May14'06; Jan2'18; A \$21,500-37,000. gift

78TH st, 132 W (4:1149-46½), ss, 341 w Col av, 16x95.6x16x95.10; also STRIP at cl blk bet 77th & 78th & 341 w Col av, runs w16xn4.5x16x95.4 to beg, 4-sty & b stn dwg; Bond & Mtg Guarantee Co of Bklyn to West Mercer Corp, 30 E 42; B&S; mtg \$13,000; Dec26; Dec31'17; A\$14,000-18,500. O C & 100

82D st, 61 W (4:1196-5), ns, 100 e Col av, 19x102.2, 4-sty & b stn dwg; Bond & Mtg Guarantee Co of Bklyn to West Mercer Corp, 30 E 42; B&S; mtg \$12,000; Dec 26; Dec31'17; A\$18,500-20,000 (R S \$2).

O C & 100

84TH st, 440 E (5:1563-35), ss, 213 w Av A, 25x102.2, 5-sty bk tnt; Pauline Taferner to Chas Dordelmann, 440 E 84; mtg \$20,750 & AL; Jan2; Jan3'18; A\$8,500-22,000 (R S \$1). O C & 100

85TH st, 40 W (4:1198-47½), ss, 416.8 e Col av, 16.8x102.2, 4-sty & b stn dwg; Nina de Caballero, of Bklyn, to Chas S Crossman, 215 W 91; mtg \$15,000; Dec27; Dec28'17; A\$15,300-19,000 (R S \$8). nom

97TH st, 154 E (6:1624-44), ss, 186 w 3 av, 27x100.11, 5-sty stn tnt; John H Rogan, ref, to Chas M Cannon, 303 W 76, & Sarah E Scheumaker, at Bway & Dixon st, Tarrytown, NY, TRSTES will Geo S Carter, plff; FORECLOS Dec21; Dec27; Dec28'17; A\$10,000-19,000 (R S \$17).

17,000

100TH st, 18-20 W (7:1835-40), ss, 165 w Central Park W, 45x100.11, 6-sty bk tnt & str; Annie Cashman to Louis Cashman, 324 W 103; B&S; AL; Jan2; Jan3'18; A\$24,500-55,000. gift

105TH st, 16 E (6:1610-64), ss, 200 e 5 av, 37.6x100.11, 6-sty bk tnt; Wm H Morgan, 35 W 26, to Elisabeth S Harvie, 10 Jones st, Jersey City, NJ; B&S & CaG; Dec26; Dec31'17; A\$17,500-44,500 (R S 50c).

O C & 100

105TH st, 251 E (6:1655-20), ns, 94 w 2 av, runs n24.5xe0.6xn76.6xw26.6x100.11 to st x26 to beg, 5-sty bk tnt & str; Julia Glidenberg, of Olyphant, Pa, to Yetta Katz, 412 Bushwick av, Bklyn; mtg \$16,750; Dec 26; Dec28'17; A\$7,300-18,000. nom

106TH st, 44 W, see Manhattan av, sec 106th.

111TH st, 241-3 W (7:1827-12), ns, 275 e 8 av, 50x100.11, 6-sty bk tnt; Columbia Trust Co, 60 Bway, to John V Miller, 22 Sumner av, Bklyn; B&S; Jan2; Jan3'18; A \$29,500-75,000 (R S \$750). O C & 1,000

112TH st, 19 E (6:1618-12), ns, 282 e 5 av, 19x100.11, 5-sty bk tnt; Francis W Pollock, 3121 Kingsbridge av, ref, to Mary Le Boutillier, 125 E 30, plff; FORECLOS & drawn Dec27; Dec28'17; A\$8,300-17,000 (R S \$14).

14,000

112TH st, 178-84 E, see 3 av, 298-34.

112TH st, 328-32 E (6:1683-37-39), ss, 325 e 2 av, 75x100.10, 2-4-sty bk tnts & str & 3-sty bk stable; Lawyers Title & T Co, TRSTE Naomi M Andrews, to Alesandra, wife Lawrence Cioffi, 247 E 111; B&S; AL; Dec29; Dec31'17; A\$21,000-32,000 (R S \$24).

23,750

113TH st, 64 W (6:1596-61), ss, 250 e Lenox av, 16x100.11, 3-sty & b bk dwg; Augustus A Thompson, individ & EXR Adelaide E Thompson, to Gertrude M, wife said Augustus A Thompson, 62 W 113; Dec 27; Dec28'17; A\$8,000-9,500 (R S \$6).

5,960

114TH st, 300-2 E, see 2 av, 2218.

115TH st E, nwc Pleasant av, see Pleasant av, 281.

116TH st, 420 E (6:1709-39½), ss, 387.7 w Av A, 18.7x100.11, 3-sty stn tnt; Prosper R Ferrari, 174 Pennsylvania av, Rosebank, B of R, to Hudson P Rose Co, 7 W 45; mtg \$6,500 & AL; Dec24; Dec28'17; A\$6,300-8,000 (R S \$1). O C & 100

119TH st, 105 W (7:1904-27), ns, 116.8 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; Abr Harris, ref, to Mutual Life Ins Co of N Y, plff; FORECLOS Dec27; Dec31'17; Jan2'18; A\$7,300-12,500 (R S \$10).

10,000

119TH st, 280 W (7:1924-60½), ss, 80 e 8 av, 20x100.11, 5-sty bk tnt; Nellie M O'Sullivan, of Bklyn, to German Savgs Bank, 157 4 av; AL; Dec27; Dec28'17; A \$8,500-15,500 (R S \$12).

11,800

121ST st, 271 W (7:1927-5), ns, 100 e 8 av & also 67.9 e St Nicholas av, 17x100.11, 3-sty & b stn dwg; John K Morris, 22 E 31, to Arthur H Myers, 23 Clinton, Bklyn; mtg \$8,000; Dec27; Dec29'17; A\$7,500-9,000 (R S \$1).

122D st, 60 E (6:1747-67), ss, 201 w Park av, 21x100.11, 5-sty stn tnt; S Norma Winch to Chas Schenck, 15 Beaufort pl, New Rochelle, NY; mtg \$10,000 & AL; Jan 3'18; A\$8,400-16,500 (R S \$650). O C & 100

126TH st, 117 W (7:1911-23), ns, 196.5 w Lenox av, 17.10x99.11, 3-sty & b stn dwg; Dorothy M Stapleton to Ada & Dorothy Stapleton, her daughters, all at 738 Kenmore pl, Bklyn; mtg \$7,500; Dec19; Dec28'17; A\$7,500-10,000. nom

127TH st, 259 W (7:1933-12), ns, 477 w 7 av, 16x99.11, 3-sty & b stn dwg; Anna Mack to Rose Mack, both at 133 W 126; mtg \$8,000 & AL; Jan11; Dec29'17; A\$6,000-8,500. nom

129TH st, 62 E (6:1753-42), ss, 117.6 w Park av, 24.4x99.11, 5-sty bk tnt; Jas A Lynch, ref, to Susan E Blodgett, 140 W 71, 11-14 pts, & Helen E Wardwell at Stamford, Conn, 3-14 pts, plffs; FORECLOS & drawn Dec27; Dec31'17; A\$6,400-19,000 (R S \$10).

10,000

129TH st, 160-4 W (7:1913-59-60), ss, 74.11 e 7 av, 50.1x99.11, 3-4-sty & b bk dwgs; Wm C Stuart, 601 W 113, et al, to Laura E Walker, 538 W 179; AT; QC; Dec 22; Dec28'17; A\$16,800-30,000 (R S \$450).

129TH st, 160-4 W; N Y Life Ins & Trust Co, TRSTE will Wm C Stuart, Sr, for Wm C Stuart & ano, to same; AT; Dec26; Dec 28'17 (R S \$9).

9,000

129TH st, 160-4 W; Laura E Walker to Chas Fiedler, 124 W 130; mtg \$16,300; Dec 27; Dec28'17 (R S \$150).

O C & 100

129TH st, 160-4 W (7:1913-59-60), ss, 74.11 e 7 av, 50.1x99.11, 3-4-sty & b bk dwgs; Virginia S Mackay-Smith & ano, individ & TRSTES Ellen E Ward, for Wm C Stuart, to N Y Life Ins & Trust Co, 52 Wall, TRSTE will Wm C Stuart, Sr, for Wm C Stuart, 601 W 113, & as TRSTE for Margt S Dillard, at Atlanta, Ga; QC; Dec 14'17; Jan2'18; A\$16,800-30,000. nom

134TH st, 109 W (7:1919-24), ns, 175 w Lenox av, 25x99.11, 5-sty bk tnt; Maurice Seaman, of Newark, NJ, to Fredk West, 1004 Simpson; mtg \$15,000 & AL; Jan2; Jan 3'18; A\$8,000-17,500 (R S 50c). O C & 100

136TH st, 250 W (7:1941-54), ss, 252.6 e 8 av, 16.8x99.11, 3-sty & b bk dwg; Fanny Simonsfeld, 301 W 109, et al, to Wm S Holder, 22 E 131; mtg \$6,500 & AL; Dec26; Dec28'17; A\$5,300-8,000 (R S \$750).

O C & 100

137TH st W, nec Edgecombe av, see Edgecombe av, 48.

141ST st, 622-4 W (7:2088-41), ss, 325 w Bway, 100x99.11, 8-sty bk tnt; Theo D McCaddon, 2173 Bway, to Theomac Corp, 27 E 22; QC; mtg \$225,000 & AL; Dec10; Dec 31'17; A\$63,000-260,000 (R S \$50). nom

143D st, 311 W (7:2044-5), ns, 175 w 8 av, 25x99.11, 5-sty bk tnt; Arthur N Giegerich, ref, to German Savings Bank, 157 4 av, plff; FORECLOS Dec10; Dec31'17; A \$8,000-18,500 (R S \$15).

15,000

143D st, 311 W; Marie Kahrs of Bronx to same; QC; mtg \$15,000 & AL; Dec27; Dec31'17. nom

156TH st, 560-70 W (8:2114-10), ss, 100 e Bway, 125x99.11, 6-sty bk tnt; Matado Realty Co to Matilda Sussman, 570 W 156; mtg \$200,000 & AL; Junel; Dec31'17; A\$70,000-195,000. O C & 100

172D st, 642-4 W (8:2142-81), ss, 230.10 w Bway, 65.4x95, 5-sty bk tnt; Loring Constn Co, 79 5 av, to 642 W 172D St Co, 35 Nassau; mtg \$54,000 & AL; Jan2'18; A \$22,000-70,000 (R S \$25). O C & 100

182D st W (8:2154-65), ns, 60 e St Nicholas av, 65x79.9, vacant; Laura E Walker to Geo Ehret, 1197 Park av; B&S; mtg \$40,000 & AL; Nov23'17; Jan2'18; A\$— (R S 50c). O C & 100

192D st, 514-6 W, see St Nicholas av, 1636-8.

202D st W, ns, 200 w 9 av, see 213th W, ns, 275 e 9 av.

213TH st W (8:2194-35-38), ns, 275 e 9 av, 100x99.11, vacant; mtg \$8,000; A\$12,000-12,000; also 202D ST W (8:2199-34), ns, 200 w 9 av, 75x99.11, vacant; mtg \$7,000; A\$10,500-10,500; Frank A K Boland, of White Plains, NY, to Brooklyn Touraine Hotel Co, 23 Clinton, Bklyn; Dec28; Dec29'17 (R S \$20). nom

213TH st W (8:2194); also 202D ST W (8:2199); same prop; Brooklyn Touraine Hotel Co, 23 Clinton, Bklyn, to Gedney Farm Co, at White Plains, NY; mtg \$15,000; Dec28; Dec29'17. nom

Av A, 174-6 (2:405-1.2 & 59), nec 11th (Nos 501-5), 51.7x95.5, 2-5 & 1-4-sty bk tnts & str & 4-sty bk rear tnt; Rosan Realty & Constn Co to Rowland A Nye, 36 Sterling pl, Bklyn; mtg \$64,000 & AL; Dec29'17; Jan2'18; A\$44,500-61,000 (R S 50c). nom

Av A, 310-4 (3:977-1-2-3 & 5), nec 19th (Nos 501-3), 66.1x94.10, 3-4 & 1-5-sty bk tnts, str & n cor; German Kahn et al to Nathan Koppel, at Bowery & Stratton's

Walk, Coney Island; mtg \$27,000; Dec31'17; Jan3'18; A\$32,000-42,500 (R S \$10).

O C & 100

Bowery, 200 (2:425-14 & 18), es, 45.8 s Rivington, runs s26.11xe100.4xs26.11xe16.7 xn52.4xn again 47.4 to ss Rivington (No 3) xw19.5xs44.8xw100 to beg, 4 & 5-sty bk & stn loft & str bldg; Bond & Mtg Guarantee Co of Bklyn to West Mercer Corp, 30 E 42; B&S; mtg \$30,000; Dec26; Dec31'17; A \$37,000-47,000 (R S \$10). O C & 100

Broadway, 1611 (4:1020-46), swc 49th (Nos 210-4), 19.9x118.10x19.4x114.10, pt 3-sty bk restaurant & str; Walter J Salomon to State Realty Co; AT; mtg \$120,959 & A L; Oct28'03; Dec31'17; A\$185,000-200,000. O C & 100

Broadway, 1611, swc 49th (Nos 210-4); State Realty Co to Northern Fee Co, Inc, at Owego, NY; mtg \$74,709 & AL; Dec26'17; Dec31'17. nom

Broadway (8:2180-490), ws, 640.10 n 187th, 50x100.3, vacant; Jas N Buttery at Seagate, Coney Island, & ano to Lawrence Park Realty Co at Bronxville, NY; Dec28; Dec31'17; A\$12,000-12,000 (R S \$13).

O C & 100

Columbus av, 190-8 (4:1140-33), swc 69th (No 100), 100.5x25, 5-sty bk tnt & str; Charlotte wife James J O'Reilly of Kingston, NY, to Helen, wife Chas A O'Reilly, at 127 E 94; ½ pt; mtg ½ of \$23,000; Dec 28; Dec31'17; A\$50,000-67,000 (R S \$2150).

O C & 100

Convent av, 411 (7:2062-47), es, 80.3 s 148th, runs s20xe25.2xn0.4xe49.10xn19.8xw 75 to beg, 3-sty & b stn dwg; Arthur H Terry, Jr, to Ennis & Sinnott, Inc, 55 Liberty; mtg \$12,500 & AL; Dec1'17; re-recorded from Dec5'17; Jan2'18; A\$9,500-13,000. O C & 100

Convent av, 411; Ennis & Sinnott, Inc, to Angela C Garcia, at New Rochelle, NY; mtg \$12,500 & AL; Dec31'17; Jan2'18 (R S \$150). O C & 100

Edgecombe av, 48 (7:2041-1), nec 137th, 20x63, 3-sty bk dwg; Chas Schenck, 15 Beaufort pl, New Rochelle, NY, to S Norma Winch, 499 W 150; mtg \$11,500 & AL; Dec 28'17; Jan3'18; A\$11,000-15,000 (R S \$650).

exchange

Manhattan av, 519 (7:1948-48), ws, 84.11 s 122d, 16x90, 3-sty & b stn dwg; Lawyers Mtg Co to Anna Rothstein, 519 Manhattan av; B&S; mtg \$7,000; Dec31'17; A\$8,000-9,500 (R S \$1). O C & 100

Manhattan av, 519; Anna Rothstein to Leopold Rothstein, her husband, both at 519 Manhattan av; mtg \$7,000; Dec31'17 (R S \$1). nom

Manhattan av, 519 (7:1841-45), sec 106th (No 44), 17.3x70, 3-sty & b bk dwg; Lawyers Mtg Co to Max Langfan, 231 E 117; B&S; AL; Dec29; Dec31'17; A\$13,000-15,000 (R S \$150). O C & 100

Pleasant av, 281 (6:1709-21), nwc 115th, 15.7x74, 3-sty & b stn dwg; Michele Caturani et al to P A Realty Co; AL; Dec21; Dec31'17; A\$6,000-7,500. O C

Pleasant av, 283 (6:1709-21½), w 115th, 15x74, 3-sty & b stn dwg; Michele Caturani et al to P A Realty Co; AL; Dec21; Dec31'17; A\$4,000-5,000. O C & 100

Pleasant av, 285 (6:1709-22), ws, 30.7 115th, 15x74, 3-sty & b stn dwg; Michele Caturani et al to P A Realty Co; ½ pt; A Dec31'17; A\$4,000-5,000. O C & 100

Post av, 25 to 31 (8:2217-14), ss, 300 e Dyckman, 100x155, 5-sty bk tnt; Geo F Harriman, ref, to R Paul Weingarten, 127 W 88; FORECLOS Dec27; Dec29; Dec31'17; A\$25,000- (R S \$70).

Post av, 25-31 (8:2217-14), ss, 300 e Dyckman, 100x155, 5-sty bk tnt; R Paul Weingarten to Investors Corp, 150 Bway; QC; Dec29; Dec31'17; A\$25,000- (R S 50c). nom

Post av, 33 to 39 (8:2217-17), ss, 400 e Dyckman, 100x155, 5-sty bk tnt; Geo F Harriman, ref, to R Paul Weingarten, 127 W 88; FORECLOS Dec27; Dec29; Dec31'17; A\$25,000- (R S \$65).

Post av, 33-9 (8:2217-17), ss, 400 e Dyckman, 100x155, 5-sty bk tnt; R Paul Weingarten to Investors Corp, 150 Bway; QC; Dec29; Dec31'17; A\$25,000- (R S 50c). nom

St Nicholas av, 342-4 (7:1954-21-22), es, 25.3 n 127th, 50.6x80.1x50x87.6, 2-5-sty bk tnts; Marie Kahrs of Bronx to John J Britton, 83 Kenilworth pl, Bklyn; mtg \$28,000 & AL; Dec27; Dec31'17; A\$24,500-37,500 (R S \$1). nom

St Nicholas av, 728 (7:2053-67), es, 337.4 n 145th, 18.6x100, 3 & 4-sty & b stn dwg; Wm C Dodge to Chicopee Holding Corp; mtg \$11,000; Dec20; Dec31'17; A\$8,900-12,000. nom

St Nicholas av, 1636-8 (8:2161-16), sec 192d (Nos 514-6), 57.6x100,

A\$8,000-14,000; Josephine V Garofalo to Julia Garofalo, both at 425 E 117; B&S; Dec27'17; Jan2'18. nom

2D av, 2233 (6:1664-24), ws, 75.11 n 114th, 25x80, 5-sty bk tnt & str; A\$8,000-14,000; also 2D Av, 2231 (6:1664-23), ws, 50.11 n 114th, 25x80, 5-sty bk tnt & str; A\$8,000-14,000; Virginia G Mackay-Smith, of Wash, DC, & ano, TRSTES will Ellen E Ward, to Josephine V Garofalo, 425 E 117; QC; AL; Dec27'17; Jan2'18 (R S \$21). 21,000

3D av, 1687 (5:1540-49), es, 75.6 s 95th, 25.2x100, 4-sty stn tnt & str; Bond & Mtg Guarantee Co of Bklyn to West Mercer Corp, 30 E 42; B&S; mtg \$12,000; Dec26; Dec31'17; A\$15,500-20,000 (R S \$2).

O C & 100
3D av, 2024 (6:1639-35), ws, 50.6 n 111th, 25x70, 4-sty stn tnt & str; Theo B Richter, ref, to Franklin Savgs Bank, 656 8 av, plff; FORECLOS Dec19; Dec26; Dec29'17; A\$13,500-19,000 (R S \$17). 17,000

3D av, 2024; Franklin Savgs Bank to Gustav Gerber, 72 E 96; B&S; mtg \$17,800; Dec28; Dec29'17 (R S \$23). 18,800

3D av, 2028-34 (6:1639-40), swc 112th (Nos 178-84), 100.10x100, 3-sty fr tnt & str, 3-1-sty bk & fr str & 1sty bk theatre; Meredith Realty Co to Pinkus Nathan, 35 W 86, & Henry Morris, 325 West End av; % pts; mtg \$76,500; Dec27; Dec31'17; A \$85,000-95,000 (R S \$8). nom

3D av, 2028-34 (6:1639-40), swc 112th (Nos 178-84), 100.10x100, 3-sty fr tnt & str, 3-1-sty bk & fr str & 1-sty bk theatre; Meredith Realty Co to Hedwig Heilbron, 2 W 86, & Herman Blumenau, 176 Dean, Bklyn, EXRS & TRSTES Albt Sklarek; % pt; mtg \$76,500; Dec27; Dec29'17; A\$85,000-95,000. nom

5TH av, 855 (5:1381-70), es, 30 s 67th, 40 x120, 4-sty & b stn dwg; Sidney C Borg et al, EXRS, & C. Cecilia Borg, to Elbert H Gary, 856 5 av; AL; Dec28; Dec31'17; A \$320,000-375,000 (R S \$320). O C & 100

8TH av, 932 (4:1027-2), es, 18.11 n 55th, 18.9x62.6, 5-sty stn tnt & str; Lillian McConnell, 87 Van Dever av, Woodhaven, LI, to Jos P Day, 34 Gramercy Park; mtg \$25,000; Dec11'17; Jan3'18; A\$22,000-28,000 (R S 50c). nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Columbia st, 116, see 5th, 725-7 E.

Stanton st, 290, see 5th, 725-7 E.

5TH st, 725-7 E (2:375), ss, 307.8 e Av C, 33.3x96.11x—x83, es; also STANTON ST, 290 (2:330), ns, 33.4 e Cannon, 33.4x75; also COLUMBIA ST, 116 (2:335), es, 24.10 n Stanton, 21.8x75.4; also 7TH ST, 77 E (2:449), ns, 150 w 1 av, 25x90.8; asn rents to extent of \$1,000; Jos H Mittleman to Royal Co, 99 Nassau, et al; Dec29; Dec31'17, nom

7TH st, 77 E, see 5th, 725-7 E.

66TH st, 324-6 E (5:1440), ss, 275 e 2 av, runs s50 5x65.6x50x19.6xno.5 xel6.8 xnt 100 to st xw41.8 to beg; asn rents to extent of \$2,250; Jennie I Ryan to Atlantic Finance Corp, 299 Bway; Dec27; Dec31'17. nom

66TH st, 324-6 E (5:1440), ss, 275 e 2 av, 41.8x100x irreg x50.5; re assign rents recorded July7'17; Atlantic Finance Corp, 192 Bway, to Jennie I Ryan; Dec24; Dec 31'17. nom

141ST st, 622-4 W (7:2088), ss, 325 w Bway, 100x99.11; power of atty; Theo D McCaddon, of Zanesville, Ohio, now at Hotel Belleclaire, 77th st & Bway NY, to Jos T McCaddon, of Mt Vernon, NY; Apr17 '16; Dec31'17

St Nicholas av, 54-8 (7:1822), sec 113th, "St Nicholas Apts"; power of atty; Lulu Benedict to Julian Benedict, 200 E 68; Dec 31'17; Jan3'18.

1ST av, 99 (2:448), nwc 6th, 25.11x100; consent to 3d track; Philip H Dugro, NY, & ano, EXRS & C Anthony Dugro, decd, & ano, to Manhattan Railway Co; Nov9; Jan 2'18 (R S 50c). 357.65

2D av, 2415 (6:1788), swc 124th, 25.5x90; consent to 3d track; Francis A Dugro, NY, & ano, individ & EXRS & C Anthony Dugro, decd, & ano, to Manhattan Railway Co; Nov9'17; Jan2'18 (R S 50c). 427.03

3D av, 1882 (6:1631), swc 104th, 25x80; consent to 3d track; Edw F Timme, NY, to Manhattan Railway Co; Dec21'17; Jan 2'18 (R S 50c). 110.50

3D av, 2314 (6:1774), ws, 74.11 s 126th, 25x90; consent to 3d track; John D Thees, 313 Lenox av, et al, EXRS John D Thees, decd, to Manhattan Railway Co; mtg \$12,000; Oct1'17; Jan3'18. 862.50

3D av, 2314; consent to 3d track; Minnie F Thees, mtgee, to same; mtg \$12,000; Nov 19'17; Jan3'18. nom

8TH av, 2296-2300 (7:1929), es, 50.11 s 124th, 75x100; consent to 3d track; Washington Storage Warehouse & Van Co, 2296 8 av, to Manhattan Railway Co; mtg \$65,000; Dec15'17; Jan2'18 (R S \$1.50). 1,466.75

8TH av, 2296-2300; consent to 3d track; Powers Savgs Bank, mtgee, to same; mtg \$65,000; Dec19'17; Jan2'18. nom

8TH av, 2785 (7:2045), swc 148th, 25x75; consent to 3d track; Jones Woods Realty Corp, 535 E 68, to Manhattan Railway Co; mte \$25,000; May3'17; Jan2'18. 81.25

8TH av, 2785; consent to 3d track; Central Brewing Co, mtgee, to same; mtg \$5,000; May14'17; Jan2'18. nom

8TH av, 2785; consent to 3d track; N Y Life Ins & Trust Co, mtgee, to same; mtg \$20,000; June12'17; Jan2'18. nom

9TH av, 753 (4:1060), ws, 25 s 51st, 25.2x 100; consent to 3d track; Isaac Wolf 1890 7 av, et al, to Manhattan Railway Co; mte \$25,000; Apr27'17; Jan2'18 (R S 50c). 304.60

9TH av, 753; consent to 3d track; John Ewald et al, mtgees, to same; mtg \$25,000; Nov26'17; Jan2'18. nom

Appointment of new trste (misc); Ronald Thomas & Hy H Man, TRSTES will Cath R Thomas, for Cath d'Anglemont, to Chas S Brown, as TRSTE same will; Dec 11'17; Jan3'18.

Appointment of new trste; same, as TRSTES same will for Ronald Thomas to same as TRSTE same will; Dec11'17; Jan 3'18.

Amity st, foot of, Bklyn (2:293-20); also blk 237, Bklyn, & indexed agt sec 1 blk 1 in N Y County; Wm Howard, Jr, ref, to N Y Dock Co, 44 Whitehall; AL; FORECLOS tax lien recorded Nov7; Dec10'17; recorded in Kings Co Dec17'17; Jan3'18 (R S \$3.50). 3,500

CONVEYANCES.

Borough of the Bronx.

DEC. 28, 29, 31, JAN. 2 & 3.

Aldus st, 970, see Aldus, swc Faile.

Aldus st, 970, see Hoe av, 966.

Aldus st (10:2746), swc Faile (No 969), 37x109, 5-sty bk tnt; also HOE AV, 966 (10:2746), sec Aldus (No 970), 101x37, 5-sty bk tnt; American Real Estate Co by consent of Walter C Noyes & ano, recvs, to Olds Holding Corp, 217 Bway; mtg \$70,000; Nov28'17; Jan3'18 (R S \$12). O C & 100

Aldus st, 982 (10:2746), ss, 37 w Faile, 42x109, 5-sty bk tnt; American Real Estate Co (by consent of Walter C Noyes & ano, receivers) to Julius I Wolff, 303 E 55; mtg \$30,000; Dec10'17; Jan2'18 (R S \$9). O C & 100

Barretto st, swc Spofford av, see Spofford av, swc Barretto.

Buchanan pl (11:3208), ns, 150 w Grand av, 25x100, vacant; Abr M Schwartz, ref, to City N Y, plff; FORECLOS transfer tax lien Nov30; Dec31'17 (R S \$1). 750

Faile st, 969, see Aldus, swc Faile.

Fox st, 969 (10:2714), ws, 235 n 163d, 40 x105.5x40x106.3, 5-sty bk tnt; Wm Schmults to Emma, Lucy, Annie & Wm von Oehsen, 28 Ams av; mtg \$24,000; Dec31'17; Jan2 '18. gift

Hoffman st, 2301 (11:3054), ws, 45.4 s 187th, 25x94.6, 5-sty bk tnt; North County Development Co to Mary, wife of & Frank Rifici, 319 E 152; mtg \$15,500; Jan2; Jan3 '17 (R S \$1). O C & 100

John st, 3016 (*), ss, 150 w Grant av, 25x 187.2x26.7x196.2; Hudson P Rose Co, 7 W 45, to Herman C Stinner, 2896 Zulette av; mtg \$2,750; Dec31'17 (R S \$1). nom

Kelly st, 755 (10:2701), ws, 425 n 156th, 25x100, 3-sty bk tnt; Chas H Friedrich, ref, to Anna Luff Lennert, 1637 E 18, Bklyn; FORECLOS Dec14; Dec31'17; Jan2'18 (R S \$8.50). 8,500

133D st, 550 E, late Southern Blvd, 834 (9:2260), ss, 75 w St Anns av, 25x100, 5-sty bk tnt; Hale Realty Co to Hunts Point Realty Co, 30 E 42; mtg \$15,000; Dec26; Dec28'17 (R S 50c). nom

134TH st, 483 E (9:2279), ns, 46 w Brown pl, 16.5x70; Payne Estate, a corp, 98 Park av, to Abina Hennessey, 483 E 134; Dec19'17; Jan2'18 (R S \$4.50). nom

137TH st E (9:2313), ns, 100 w Alex av, 100x100, vacant; Belwood Realty Co to Jas C Brown, Ardmore, Pa; mtg \$17,600; Dec 21; Dec28'17. nom

142D st, 690-2 E, see Powers av, see 142d.

148TH st, 381 E, see 3 av, 2319-21.

149TH st, 780 E, see Wales av, sec 149.

162D st, 390 E (9:2408), swc Melrose av, 25.5x100x27.4x100.1, vacant; Bernard Hahn, ref, to Jas J Corbett, 49 E 126; FORECLOS Dec12; Dec27'17; Jan2'18 (R S \$8.50). 8,100

164TH st E, swc Teller av, see Teller av, 983.

166TH st E, nwc Sherman av, see Sherman av, 1091-3.

170TH st W, swc University av, see University av, 1356.

183D st, 500 E (11:3050), ss, 158.5 w Bathgate av, 15.4x82.8 to Bassford av x 12.10x82.8, 3-sty fr tnt & str; also 183D ST, 502 E (11:3050), ss, old line, 148 w Bathgate av, old line, 16x92.3, except part for st, 3-sty fr tnt & str; Chas T Downes, Bklyn, to Fredk A Downes, 69 Liberty rd, Englewood, NJ; AL; Dec28; Dec29'17. nom

183D st, 502 E, see 183d, 500 E.

184TH st, 17 W (11:3198 & 3199), ns, 49.9 e Davidson av, 16.3x80, 3-sty & b bk dwg; Wm H Meagher to Emma Weber, 227 Oak, Weehawken, NJ; mtg \$5,000; Dec28; Dec 29'17. nom

187TH st, 419 E, see Park av, 4673.

187TH st E (*), sec Wright av, 25x100; Ferdinando Marino to Elacinda Marino, his wife, 1602 Glover; Dec24; Dec28'17. 100

197TH st E, swc Webster av, see Webster av, 2747.

220TH st E (*), ns, 155 w Barnes av, 50x114, Wakefield; Anna Nubile, 2608 Albermarle rd, Bklyn, to Enrico Stanganelli, 172 Prospect, Flatbush, NY; mtg \$—; Dec29; Dec31'17. O C & 100

226TH st E (17:4862), ns, 125 w Paulding av, 50x109.6; Bernard Hahn, ref, to Fredk E & Minna Westphal, plffs, 317 E 123; FORECLOS Dec10; Dec24'17; Jan2'18 (R S 50c). 250

Bainbridge av, es, abt 199.5 n Kingsbridge rd, see Marion av, ws, 199.5 n Kingsbridge rd.

Bassford av, sec 183d, see 183d, 500 E.

Benson av (15:3988), es, 143.10 nw Frisby av, 23.5x123.3x24.4x129.11; Alice G Osborne, St James, LI, to Jacob F Gohner, 2041 Powell av; mtg \$3,000; Jan3'18 (R S \$2). O C & 100

Benson av (15:3988), es, 120.3 nw Frisby av, 23.6x129.11x24.5x136.6; Alice G Osborne to Bernhard Mohr, 566 Eagle av; mtg \$3,000; Jan3'18 (R S \$2). O C & 100

Bland av (17:4965), es, 350 n Nelson av, 25x100; David Unger to David L Kaufmann, 957 Hoe av; B&S, CaG & AL; Sept7; Jan3'18. nom

Bland av (17:4965), es, 325 n Nelson av, 25x100; David Unger to Paula Unger, 835 Fox; B&S, CaG & AL; Sept7; Jan3'18. nom

Bogart av (*), ws, 100 s Brady av, 25x 100; John F Burns, Albany, NY, to Mary F Donohue, Albany, NY; mtg \$480; Oct3'16; Dec28'17 (R S 50c). nom

Bronx Blvd (16:4593), es, 250 s Rosewood, 50x100; Jerome A Kohn, ref, to Ebling Brewing Co, 760 St Anns av, plff; FORECLOS Dec21'17; Jan3'18. 3,500

Courtlandt av, 710, see Courtlandt av, 766-8.

Courtlandt av, 766-8 (9:2403), es, abt 100 s 157th, 50x100, except part for av, 2-3-sty fr tnts & str; also COURTLANDT AV, 710 (9:2401), es, 50 s 155th, 25x100, 3-sty fr tnt; Melrah Realty Co to Julius Lichtenstein, 27 E 95; mtg \$12,500; Dec27; Dec31 '17. nom

Cruger av (*), es, 150 s Morris Park av, 25x100, except part for Cruger av; Geo Waas to John T Riester, 1730 Cruger av; mtg \$3,000; Dec27; Dec28'17 (R S \$2.50). O C & 100

Eagle av, 911-13 (10:2620), ws, 175 s 163d, 50x125, 2-3-sty fr tnts & str; Betsy Beck to Florence Scher, 24 Sherry st, Denver Col; mtg \$11,750; Dec27; Dec29'17. O C & 100

Franklin av, 1062 (10:2607), ses, abt 90 n 3 av, 70x146.6x69.9x147, 2-sty & b fr dwg & vacant; Bond & Mtg Guar Co to West Mercer Corp, 30 E 42; B&S; mtg \$5,000; Dec26; Dec31'17 (R S \$1). O C & 100

Gifford av (18:5307), ss, 233.2 w Swinton, 25x100; also GIFFORD AV (18:5307), ss, 453.10 e Balcom av, 25x100; Jennie Tackney, 355 E 135, to Annie Deutsch, 1800 Crotona av; mtg \$4,000; Dec29'17; Jan3'18 (R S \$2). O C & 100

Gifford av (18:5307); same prop; Mary Kane, 131 Alex av, to Adipo Co, 315 4 av; correction deed; Dec29'17; Jan3'18. O C & 100

Gifford av (18:5307), ss, 233.2 w Swinton, 25x100; Martha Jacobsen, 2742 Gifford av, to Jennie Tackney, 355 E 135; correction deed; Dec29'17; Jan3'18. O C & 100

Gifford av (18:5307), ss, 453.10 e Balcom av, 25x100; Berent Jacobsen et al to Martha M, wife Berent Jacobsen, 2742 Gifford av; correction deed; mtg \$4,000; Jan2; Jan 3'18. O C & 100

Gifford av, ss, 453.10 e Balcom av, see Gifford av, ss, 233.2 w Swinton.

Grace av (*), es, 25 n St Raymond av, 25x100; Ferdinando Marino to Elacinda Marino, his wife, 1602 Glover; Dec24; Dec 28'17. 190

Hoe av, 966 (10:2746), sec Aldus (No 970), 107x37, 5-sty bk tnt; Olds Holding Corp to Martha C Phillips, NY; Maud P Speir, South Pasadena, Cal; Louise P Houghton, Tarrytown, NY; Clara P Rogers, Chestnut Hill, Mass; Bertha Phillips, Minneapolis, Minn; Grace P Rogers, Woonsocket, RI; John F Phillips, Irvington-on-Hudson, NY; mtg \$40,000; Dec6'17; Jan3 '18 (R S \$10). O C & 100

Jerome av (11:2861), ws, 275 n Featherbed la, 50x100, vacant; Francis S McAvoy, ref, to Empire City-Gerard Co, 259 Greenpoint av, Bklyn, plff; mtg \$2,800; FORECLOS Nov20; Dec31'17; Jan2'18 (R S 50c). 500

McGraw av (*), ss, 150 e Storrow, 25x 82.6x25x80.10; Jos I Berry, ref, to Mary D Nesmith, 37A Richardson av, Wakefield, Mass, plff; FORECLOS Dec11; Dec14; Dec 31'17 (R S \$1.50). 1,125

Marion av (12:3286), ws, 199.5 n Kingsbridge rd, 76x145.11 to es Bainbridge av x76x143.10, vacant; Geo H Hyde to City N Y; Dec20; Dec31'17 (R S \$26.50). 26,500

Melrose av, swc 162d, see 162d, 390 E.

Newbold av (*), ns, 92 w Olmstead av, 50x156.5x50x155.11, Unionport; Margaretha A Higgins, 473 E 145, to Geo H McGuire, 2519 Creston av; June6'11; Dec31'17. O C & 100

North Chestnut dr, nec S Chestnut dr, see North Oak dr, ss.

North Oak dr (*), ss, being lot adj on e No 780 North Oak dr, 50x75.7x50x92.5; also being lot 52 amended map Bronxwood Park; also NORTH CHESTNUT DR (*), nec S Chestnut dr, 93.7x100x80x85; North N Y City Realty Co to Alfred A Taft, Plainfield, NJ; B&S; Dec22; Dec29'17. nom

North Oak dr (16:4599), ss, being lot adj on e No 780 North Oak dr, 50x75.7x50 x92.5; also being lot 52, amended map Bronxwood Park; Bela D Eisler, 302 W 92, to Vinnie M Shirmir, 3417 White Plains rd; Nov28'17; Jan2'18. nom

North Oak dr (16:4599); same prop; Vinnie M Shirmir, 3417 White Plains rd, to Cath F Halberstadt, 780 No Oak dr; Dec 31'17; Jan2'18. nom

North Oak dr (16:4599), ss, being 2 lots adj on east, 780 No Oak dr; also being lots 52 & 53, amended map Bronxwood Park; also SOUTH OAK DR (16:4599), ns, being lot 54, same map; re mtg; Wm D Cameron to Bela D Eisler, 302 W 92; Apr25'17; Jan 2'18. nom

Ogden av, 1207 (9:2528), ws, 367.7 n 167th, 27.2x95, 5-sty bk tnt; Land Estates, Inc, to S W Cor 197th St & Webster Av Corp, 135 Bway; mtg \$18,750; Jan2; Jan 3'18 (R S \$2). O C & 100

Park av, 4673 (11:3032), nwc 187th (No 419), 23x100, 4-sty bk tnt; C Adelbert Becker to Susan Hamilton, 738 E 176; mtg \$16,000; Dec31'17; Jan2'18 (R S \$9). O C & 100

Powers av (10:2572), sec 142d (Nos 890-2), 50x99.2, 6-sty bk tnt; Chas M O'Keefe, ref, to Herman Le Roy Edgar, of Dabbs Ferry, NY, & Walter Van Rensselaer

Berry, 14 Rue St Guillaume, Paris, France, TRSTE Geo F Jones, plff; FORECLOS Dec 26; Dec27; Dec28'17 (R S \$41.50). 41,250

Prospect av, 2060A (11:3109), es, old line, 281.6 s 130th, 16.6x150, 2-sty & b bk dwg; Hy K Davis, ref, to Eliz M Green, EXTRN Geo L Green, 1476 Lex av, plff; FORECLOS Dec6; Dec10'17; Jan3'18 (R S \$2.50). 4,000

Rosedale av, 1493 (*), ws, 50x59x50x59.6, except part for av; Anna Piculio, 2234 River av, to Luco Milo, 338 E 106; mtg \$3,000; Dec29; Dec31'17. O C & 100

Sherman av, 1091-3 (9:2452 & 2456), nwc 166th, 100x100, 2 & 3-sty fr dwgs; Danl V Sullivan, ref, to City N Y, plff; FORECLOS transfer tax lien Dec10; Dec28; Dec31'17 (R S \$1.50). 1,500

Southern blvd, 1126-S (10:2745), es, 75 n 167th, 50x100, 2-sty fr dwg & vacant; Bond & Mtg Guar Co to West Mercor Corp, 30 E 42; B&S; mtg \$6,000; Dec26; Dec31'17 (R S \$1). O C & 100

Spofford av (10:2768), swc Barretto, 50 x100, vacant; Rosa Bastone, 801 So blvd, to John P Bastone, 801 So blvd; mtg \$—; Dec14; Dec28'17 (R S 50c). nom

Teller av, 953 (9:2423), swc 164th, 18.7x 110x26.1x110.4, 3-sty fr dwg; Minnie L Favaro to Sol H Jackson, 310 E 164; Jan3'18. O C & 100

Teller av (11:2782), nws, 688.2 ne 169th, runs sw93.10xne44xne84.5 to av xsw58.4 to beg, vacant; Rime Bldg Co to Annie Deutsch, 1800 Crotona av; mtg \$1,800; Jan 3'18 (R S \$2). O C & 100

Tiebout av, 2414 (11:3022), es, 16.8 s 187th, 16.8x83, 3-sty & a fr dwg; Alfred H Townley, ref, to Amanda A Pope, 73 Prospect, East Orange, NJ, plff; FORECLOS Nov13; Dec27'17; Jan2'18 (R S \$2). 4,000

Tinton av, 1084 (10:2670), es, 22 s 166th, 19x80, 3-sty fr trnt; Mary E Dolan, 1084 Tinton av, to Jos G Dolan, 20 Beekman pl; mtg \$5,600; Dec24; Dec29'17. 1,400

Topping av, 1657 (11:2791), ws, 94.11 s 173d, 20.1x95, 3-sty bk trnt; Edw Newman, 1657 Topping av, to Sutter Realty Co, 35 W 36; mtg \$5,750; Oct30; Dec28'17. O C & 100

Undercliff av (11:2880), ws, abt 801.3 n Wash Bridge, 51.7x136.1x41.8x136.10, vacant; Louise F Ament, 2380 Grand av, to Arnold R Boyd, 37 Wall; mtg \$3,600; May 7; Dec28'17. O C & 100

University av, 1356 (9:2532 & 2534), sec 170th, runs sw40.11xs65xe50xn102.2xw42.11 to beg, 5-sty bk trnt; Geo A Steinhmuller, ref, to Grand View Apartment Co, 220 Bway; FORECLOS Nov8'17; Jan2; Jan3'18. 8,300

Valles av (13:3421), ws, 125 n 254th, 50x 195.9 x 52 x 210, vacant; Pasquale Monaco, Brentwood, LI, to Jos Schottland, 680 Beck; mtg \$450; Dec14; Dec29'17 (R S 50c). 100

Van Nest av, 561 (*), ns, 100 e Melville, 25x95; Bernard J Isecke, ref to Augusta L Du Val, 875 Park av, plff; FORECLOS Dec 18; Dec27; Dec31'17 (R S \$3.50). 3,500

Vyse av, 1219-21 (11:2986), ws, 210.2 n Home, 37.6x100, 2-3-sty bk trnts; Benj Wollner, Lewistown, Pa, to Wm Sinnott, 969 E 165; mtg \$11,000; Dec27; Dec28'17 (R S \$4). O C & 100

Wales av (10:2581), sec 149th (No 780), 75x50, vacant; Benj Florsheim to Loring Constr Co, Inc, 79 5 av; Dec31'17; Jan3'18 (R S \$10). O C & 100

Washington av (11:3046), es, 248 n Quarry rd, 50x100, except part for av, vacant; Cecilia Weidhaas, 408 W 42, to Besie McKufsky, 335 W 37; mtg \$7,500; Jan 2; Jan3'18. nom

Webster av, 2747 (12:3278), swc 197th, 100x90, 2-sty & a fr dwg & vacant; 197th St Corp to S W Cor 197th & Webster Ave Corp, 135 Bway; mtg \$5,000; Jan2; Jan 3'18 (R S \$18.50). O C & 100

Whitlock av, 910 (10:2733), es, 100 n Tiffany, 25x132.6x25x134.2, 3-sty bk trnt; Bond & Mtg Guar Co to West Mercor Corp, 30 E 42; B&S; mtg \$6,000; Dec26; Dec31'17 (R S \$1). O C & 100

Whitlock av, 912 (10:2733), es, 125 n Tiffany, 25 x 130.11 x 25 x 132.6, 3-sty bk trnt; Bond & Mtg Guar Co to West Mercor Corp, 30 E 42; B&S; mtg \$6,000; Dec26; Dec31'17 (R S \$1). O C & 100

Whitlock av (10:2601), nws, 120.8 e 144th, 100.1x130x100.1x134.3, vacant; Hausermann Metal Mfg Co to Rosetta Jonson, 286 Ft Wash av; mtg \$4,600; Dec22; Dec31'17 (R S \$5). nom

Wright av (17:5137), es, 100 n Bassett av, 50x135x80x200; Geo Pleayl, 872 Col av, to Gladys M Schroder, 134 W 103; Dec28'17; Jan2'18. 200

Wright av, sec 187th, see 187th E, sec Wright av.

3D av, 2497 (9:2320), ws, 75.8 n 136th, 24.5x98.5x24.3x99.4, vacant; Bond & Mtg Guar Co to West Mercor Corp, 30 E 42; R&S; mtg \$5,500; Dec26; Dec31'17 (R S \$1). O C & 100

3D av, 2503 (9:2320), ws, 150.7 n 136th, 25x100, vacant; Bond & Mtg Guar Co to West Mercor Corp, 30 E 42; B&S; mtg \$5,500; Dec26; Dec31'17 (R S \$1). O C & 100

3D av, 2627 (9:2321), nws, 27.3 ne 140th, 22.9x100, 1 & 3-sty fr trnt & str; Bond & Mtg Guar Co to West Mercor Corp, 30 E 42; B&S; mtg \$5,500; Dec26; Dec31'17. O C & 100

3D av, 2819-21 (9:2327), nwc 148th (No 281), 63x92.11x51.9x56.11, 1-2 & 3-sty fr str; Geo F Moody to August & Julius Kuhn, 120 W 57; J Clarence Davies, 14 E 81, & Hy L Phillips, 157 W 79; mtg \$50,000; Dec31'17; Jan2'18. nom

3D av, 2704-G (11:2926), es, 52.7 n 170th, 52x100, 2-3-sty bk trnts & str; Panama Holding Corp to Benj Sokloff, Tarrytown, NY; AL; Jan2; Jan3'18 (R S \$1.50). nom

3D av, 4000-19 (11:2921), ws, 100 s 174th, as on map Central Morrisania, 100x128.8x 100x125.2, 3-2-sty bk trnts & str; Bond & Mtg Guar Co to West Mercor Corp, 30 E 42; mtg \$28,000; Dec26; Dec31'17 (R S \$4). O C & 100

Lot 181, blk 3273, tax map; Geo B Hayes, ref, to Mary E Halley, 756 E 175; FORECLOS Aug30'15; Oct17'15; Dec31'17. 500

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Alexander av, 368 (9:2305); gen'l re; Anheuser-Busch Brewing Assn to Hy L Morris, 12 W 53, TRSTE for Mary M Ostrander; Dec17'17; Jan3'18. nom

Main av, sec Central av, see Main av, ws, 125 n Railroad av.

Main av (*), ws, 125 n Railroad av, 25x 100; also MAIN AV (*), sec Central av, 50x100; gen release; Walter W Taylor, Mt Vernon, NY, et al, to N Y, N H & H R R Co; Nov12; Dec29'17. nom

North Oak rd (16:4599), ss, being lot adj on e No 780 No Oak rd, 50x75.7x50x92.5; also being lot 52 amended map Bronxwood Park; re mtg; Josephine A Eisler to Vinnie M Shirmer, 3417 White Plains rd; Dec 31'17; Jan2'18. nom

Webster av (12:3278), swc 197th, 100x 50, 2-sty & a fr dwg & vacant; re mtg; Paul M Herzog to S W Co 197th St & Webster Ave Corp, 135 Bway; Dec28'17; Jan3'18. 7,500

3D av, 2054 (9:2362); consent to 3d track; Hy Maul, mtgee, to Manhattan Railway Co; July9'17; Jan3'18. nom

3D av, 3876-S (11:2929), es, 250 s 172d, 50x125; consent to 3d track; Louis D Livingston et al, owners, to Manhattan Railway Co; mtg \$35,000; Nov19'17; Jan3'18 (R S 50c). 287.50

3D av, 3876 (11:2929); consent to 3d track; Marianna C Cobb, mtgee, to Manhattan Railway Co; Dec18'17; Jan3'18. nom

3D av, 3878 (11:2929); consent to 3d track; Barney Wallerstein, mtgee, to Manhattan Railway Co; Dec14'17; Jan3'18. nom

Power of atty; Louis K Henschel, Camp Custer, Battle Creek, Mich, to Kaufman Henschel, Huntington, LI; Dec3; Dec28'17 (R S 25c). nom

LEASES.

Borough of Manhattan.

DEC. 28, 29, 31, JAN. 2 & 3.

Clinton st, 88 (2:348), s str; Peppi Tuchfeld, 2390 Ams av, to Jos Taksey, 188 Suffolk, & ano; 5yf Nov1'17; Dec28'17. 1,200

Front st, 102 (1:33), all; Jas M Montgomery & ano to Jas J Kane, 720 58th, Bklyn; 3 3-12yf Feb1'17; Jan8'17; Jan3'18. 2,500

Front st, 301 (1:244); assign Ls recorded Feb14'17; John Rathjen to Elise Schroeder, 301 Front; mtg \$—; Dec21; Dec28'17. nom

Grand st, 135 (1:233), all; Elbridge T Gerry to Cozy Home Realty Co; 15yf Feb 1'18; Dec17; Dec31'17, taxes, &c, & net 1,800

Greene st, 32 (1:230), all; Jos L Bittenwieser to Senefelger Litho Stone Co, 187 Washington; 4 10-12yf Apr1'18; Dec21; Dec 28'17. 3,291.67 & 3,500

Mott st, 14, see Mott, 33-7.

Mott st, 33-7 (1:164), all; also MOTT ST, 34-8 (1:162), all; also MOTT ST, 14 (1:162), all; also 29TH ST, 411 E (3:961), all; also property at Rockaway Park, B of Q; John H Naughton et al, individ & EXRS Jas Naughton & et al, to Naughton Realty Co, 153-7 E 53; 5yf May1'17; May1; Dec31'17, taxes, &c, & \$20,000

Mott st, 34-8, see Mott, 33-7.

4TH st, 199 E (2:400), ns, 175 e Av A, 25x96.2; assign Ls dated May20'17; Kathi Resser, 1 Oak st, New Rochelle, NY, to Danl London, 828 Lafayette av, Bklyn; Dec24; Dec29'17. O C & 100

11TH st, 62 W (2:574), all, with option for rental of unexpired term of 60 W 11 at \$1,400 per annum; Wm J Farrell to Enrico Fasani & Paul Paglieri, individ & firm Enrico & Paglieri, 64 W 11; 4 10-12yf Dec 1'17; Nov16'17; Jan3'18. 1,500

11TH st, 126-S W (2:606); assign Ls recorded Aug10'15 & AT to deposit of \$1,125; Henry H Holland (Gertrude M Briggs consents) to Hulda C Holland, 126-8 W 11; Dec17'17; Jan3'18. nom

14TH st, 259 W, see 8 av, 80-6.

16TH st E (3:872), ns, 100 w 3 av, 8.8x 96.3x37.2x92; assign Ls recorded Feb3'08 (?); Louisa Gennerich, 1420 Cortelyou rd, Bklyn, to Hedwig H Ernst, 141 E 16; AL; Dec10; Dec28'17. nom

23D st, 536-546 W (3:694); assign Ls recorded May16'01; Madeline J Parkerton, of East Orange, NJ, to Scotia Realty Co, 31 Nassau; Oct18; Dec28'17. nom

29TH st, 411 E, see Mott, 33-7.

38TH st, 547-51 W (3:710), 1-sty garage to be erected, all; David Stevenoson Brewing Co to Hugo Gutfreund, 408 W 43; 5yf completion in 1918; Dec24'17; Jan2'18. 4,100

39TH st, 614 W (3:684), all; James Avlward, 456 W 43, to Moe Frank, 218 Stanton; 10yf Feb1'16; Feb10'16; Jan2'18. 1,200

55TH st, 416 E (5:1366), all; Lippman Schnurmacher, 253 E 68 to Onk Laundry, Inc, 419 E 55; 9 10-12yf Jan1'18; Dec28; Dec31'17, taxes, &c, & 960

55TH st, 237-9 W, see Bway, 1739

57TH st, 153 W (4:1010), 2d fl; Lucille R Asnegren to David Rosowitz, 603 5 av; 7yf May1'18; Dec27; Jan2'18. 2,000

58TH st, 500 E (5:1582), str & pt c; Simon Menke to Philip Levin, 71 E 97; 6yf Jan1'18; Dec27; Dec28'17. 840

91ST st, 25-7 (4:1205); asn Ls recorded Sept24'17; Meyer Brown & ano to National Service Hotels Co, 235 W 141; Dec31; Jan 2'18. nom

115TH st, 331 E (6:1687), str; Rose D Guerrieri to Vincent Giammarino & Angelina Aiello, both at 331 E 115; 5yf Dec 1'17; Dec13; Dec29'17. 900

122D st, 532-S W (7:1976); asn Ls; recorded Dec7'10; University Garage to Carlos R Duque, 440 Riverside dr; Dec31'17. nom

Broadway, 1739 (4:1027), store; also 55TH ST, 237-9 W, stores & bs; asn three leases recorded Feb1'17; H M Weill Co, 247 W 34, to F W Wright, Inc, 1739 Bway; Dec19; Jan2'18. nom

Broadway, 4601 (8:2180); assign Ls recorded May28'12; Ebling Brewing Co, 760 St Anns av, to Henry Martin, 20 S Lex av, White Plains, NY; AT; Dec27; Dec28'17. O C & 100

3D av, 54-6 (2:556), all; Luder Reinken to Fredrick Tauer, 309 E 89, & ano; 6yf May1'22; Jan3'18. 3,909

6TH av, 410 (3:826), b str; Pauls Lunch System, Inc, 410 6 av, to Emanuel K Semmon, 308 W 26, & ano; 5yf May1'17; June 1; Dec28'17. 720

8TH av, 80-6 (3:764); also 14TH ST, 259 W; asn Ls; recorded Dec2'04; Fred Hollender & Co, 123 Lafayette, to Rolf Najork, 610 Riverside dr; Dec27; Dec31'17. O C & 109

LEASES.

Borough of the Bronx.

DEC. 28, 29, 31, JAN. 2 & 3.

158TH st, 770 E (10:2655); asn Ls; Norbert Kellman et al to Trio Garage, Inc; Nov30'17; Jan3'18. nom

161ST st, 764 E (10:2657); assign of all RT&I in certain fund of \$591.68 given as deposit under lease; Bessie Cohen, 855 Home, to Rebecca Tarashansky, 183 Clinton; Dec27; Dec28'17. 150

165TH st, 650 E (10:2632), sec Cauldwell av, str & c; Jacob Indorf to Conrad B Kraft, 1004 Trinity av; 3yf Jan1'18; Nov 28; Dec28'17. 1,020 to \$1,080

240TH st, 4 E, nwc White Plains av, see White Plains av, 4601.

Alexander av, 368 (9:2305), ses, 25 sw 143d, 60x105, all; Hy L Morris, TRSTE for Mary M Ostrander, to Max L Balene, 37 Wegman Pkway, Jersey City, NJ; 21yf Mar 1'18; Jan3'18. taxes &c & 3,816

Alexander av, 369 (9:2305); sur Ls; Harry Halper, 227 W 141, to Hy L Morris, 12 W 53, TRSTE for Mary M Ostrander; Nov8'17; July3'18. nom

Caldwell av, sec 165th, see 165th, 650 E.

Southern blvd, 2171 (11:3111); asn Ls; Ebling Brewing Co to Hy Martin, 20 So Lexington av, White Plains, NY; Dec31'17; Jan2'18. nom

White Plains av, 4601 (*), nwc 240th, all; Modestina Perito, 687 E 240, to Benj Schneider, 4562 White Plains av; 10yf Jan 1'18; Dec27; Dec28'17 (R S \$1). 720

MORTGAGES.

Borough of Manhattan.

DEC. 28, 29, 31, JAN. 2 & 3.

Canal st, 83-5, see Eldridge, 34.

Christie st, 96 (1:305), es, 100 s Grand, 25x100; PM; Dec28; Dec31'17; 5y or sooner, 5%; Hyman Kosberg to August Ruff, 52 W 120. 30,882

Columbia st, 97, see Stanton, 265.

Cooper sq, 33 or 3d av or Bowery, 389 (2:461), es, 97 n 5th, 24.6x80; pr mtg \$13,000; Dec31'17; Jan3'18; 1y6%; Greenberg Investing Co to Henry M Greenberg, 34 W 119. 8,000

Cooper sq, 33, or 3d av or Bowery, 389, &c; certf as to mtg \$8,000; Dec31'17; Jan 3'18; same to same.

Eldridge st, 34 (1:300), nec Canal (Nos 83-5), runs e59.6xn50xe—xn25xw87.6 to Canal xs75.1 to beg; agmt spreading three mtgs for \$20,000, \$19,000 & 45,000 & consolidating same for \$84,000; Dec10; Dec31'17; David Shaff & Esther & Morris Silberman & Isaac & David Shaff, exrs & trstes Saml J Silberman with Greenwich Savgs Ban, 246 6 av. nom

Front st, 166 (1:71), ws, abt 30 n Fletcher, 16.6x75.4x16.10x73.10, ws; PM; Jan3'18; due Jan1'21, 6%; Chas Fox & Noberto Cueva, both of Bklyn, to Chas F Noyes, 419 Washington av, Bklyn. 4,500

Grand st, 543-5 (1:265), sec Jackson (Nos 2-4), —x—; Dec29; Dec31'17; due & int as per bond; Chas W Hunter of Caldwell, N J, to Title Guar & T Co. 7,500

Houston st, 318-24 E (2:384), ns, 403.9 W Av C, runs n83.7xw61.3xs—xe71.9 to beg; P M; Dec28; Dec31'17; due & int as per bond; West Mercor Corp, 30 E 42, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 50,000

Houston st, 26 W (2:523), ns, 50 w Mercer, 25x105; PM; Dec28; Dec31'17; due & int as per bond; West Mercor Corp, 30 E 42, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 20,000

Jackson st, 2-4, see Grand, 543-5.

Mercer st, 113 (89) (2:199), ws, abt 159 n Spring, 25x100; also MERCER ST, 113 (91), ws, abt 175 n Spring, 25x100; PM, Dec28; Dec31'17; due & int as per bond; West Mercor Corp, 30 E 42, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 30,000

Mercer st, 115, see Mercer, 113.

Minotta la, 12-4, see 3d, 122-3 W.

Ridge st, 115 (2:344), ws, 150 n Rivington, 25x100; pr mtg \$—; Dec19; Dec31'17; due & int as per bond; Anel Realty Co, 115 Bway, to Lena Tannenbaum, 860 Riverside dr. 6,000

Rivington st, 3, see Bowery, 209.

Stanton st, 265 (2:340), ss, 75 w Columbia, 25x100, also COLUMBIA ST, 97 (2:340), ws, 50 s Stanton, 25x75; PM; Dec28; Dec31'17; due & int as per bond; West Mercer Corp, 30 E 42, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 20,000

Thompson st, nec 3d, see Washington sq S, 55-59.

Thompson st, 242-S, see Washington sq S, 55-59.

Washington sq S, 59-59, or 4th st, 82-4 W (2:338), see Thompson (Nos 242-S), 45.6 x100 2x41.10x100.2, also 3D ST, 75-7 W, nec Thompson, 50x90.2x48.3x90.2; also 3D ST, 73 W, ns, 50 e Thompson, 25x90; ext of mtgs for \$40,000 to July 11, 1918, 6%; pr mtg \$56,000; July 11, 1918; Dec28'17; Elena Realty Corp, 40 Washington sq S, with Jos Frey, 71 Washington sq S. 20,000

1st st, 78 E (2:429), ns, 70 e 1 av, 30x57; ext of mtg for \$4,000 to Jan1'22, 6%; pr mtg \$—; Dec31'17; Louise Stolzenberg, 1646 Av A, with Annetta Bockar, 631 E 188, Bronx (R S \$2). 20,000

3D st, 73-7 W, see Washington sq S, 58-59.

3D st, 122-S W (2:543), ss, 75 w Macdougall, runs w99.6x100x24.6x550 to ns Minetta la (Nos 12-14) x50xns50x25x100 to beg; pr mtg \$37,500; Dec28; Dec29'17; due Mar28'18, 6%; Kenneth McNeil Wythe to Harold D Collins, 9 W 128. 1,000

44th st, 82-4 W, see Washington sq S 58-59.

101st st, 42-6 W (2:573), ss, 321.11 e 6 av, 64.6x92.3; pr mtg \$190,000; Jan2; Jan 3'18; 2y; John Alden Realty Corp, 30 E 42, to 884 West End Av Corp, at 601 W 115. 20,000

10TH st, 42-6 W; certf as to mtg \$20,000; Jan2; Jan3'18; same to same.

11TH st, 328 W (2:633); ext of mtg for \$6,000 to June1'20, 5 1/2%; Oct31; Dec31'17; Annie C O Church & ano, exrs Edw W Church, with Helena H Brickell. 20,000

17TH st, 413-5 W (3:715). 1/2 pt; also 129TH ST, 160-4 W (7:913), 1/2 pt; also stocks, bonds, cash, etc; deed of trust; Dec 18; Dec28'17; due & int as per agmt; Margt S Dillard of Pasadena, Cal, in trust for life of party 1st pt, & her mother, Margt H Stuart, & then to children of party 1st pt & children of Wm C Stuart, her brother, & et al. 20,000

22D st, 12-16 E (3:850), ss, 468.10 w 4 av, 78.9x—; certf as to partial payment of mtg for \$175,000 recorded July1'10 & \$129,000 now remains unpaid; Dec28'17; Jan2'18; Brooklyn Savings Bank, 141 Pierrepont st, Bklyn, to Chas A Munn, 62 E 65, individ, & Anne E Munn, 281 Lex av, trstes will Orson D Munn. 25,000

22D st, 146-8 W (3:797), ss, 258.4 e 7 av, 41.8x98.9; PM; Dec28; Dec31'17; due & int as per bond; West Mercer Corp, 30 E 42, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 25,000

22D st, 428 W (3:719), ss, 238.10 w 9 av, 19.6x93; Dec28; Dec29'17; due Jan1'21, 5 1/2%; Geo L & Harriette B Woodruff & Elinor W Cleland to Pauline Maier, 150 E 78. 2,500

25TH st, 259 W (3:775), ns, 193.9 e 8 av, 13.6x98.9; PM; Dec28; Dec31'17; due & int as per bond; West Mercer Corp, 30 E 42, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 5,000

26TH st, 127-33 W (3:802), ns, 287.6 w 6 av, 87.6x98.9, modification agmt as to ext of mtg for \$323,000, recorded Nov30'17 & extended to Nov1'22 at 5 1/2%, until reduced to \$309,000 & then 5%; Dec22; Dec28'17; Winifred A Fletcher & Orinoco Realty Co, 119 W 40, with Metropolitan Life Ins Co. 20,000

37TH st, 327-9 W, see 38th, 310-28 W.

38TH st, 310-28 W (3:761), ss, 175 w 8 av, runs s98.9xw150x98.9 to ns 37th (Nos 327-9) xw50x98.9xw50x98.9 to 38th x250 to beg; consolidation & ext of five mtgs for \$315,000 aggregate to Dec27'27, 5%; Dec26; Dec28'17; Prudential Ins Co of America at Newark, NJ, with Emma M Vynne (R S \$157.50). 20,000

43D st, 113-23 W (4:996), ns, 175 w 6 av, 125x100.5; PM; pr mtg \$250,000; Dec27; Dec28'17; 2y, int as per bond; Societies Realty Co, 17 W 44, to Chas H Jones at Cold Spring Harbor, LI. 125,000

48TH st, 205 E (5:1322); ext of mtg for \$22,500 to Feb1'20, 5%; Apr6'17; Jan3'18; Achilles H Kohn, 52 E 65, with Nathan Koppel, 1919 Surf av, Coney Island. 20,000

48TH st, 207 E (5:1322); ext of mtg for \$22,500 to Apr6'22, 5%; Apr6'17; Jan3'18; Nathan Koppel, 1919 Surf av, Coney Island, with Louise M Lee, at Springfield, Mass. 20,000

49TH st, 542 W (4:1077), ss, 200 e 11 av, 25x100.4; Dec28; Dec29'17; due & int as per bond; Henry R Mygatt to Anton Louy, 224 8 av. 8,000

52D st, 104 E (5:1306), ss, 57.6 e Park av, 19.2x79.4; co-ordinate with pr mtg \$14,000; Dec28'17; 3y5%; Kate Bohlen, 104 E 52 to Guaranty Trust Co of N Y, 140 Bway. 3,000

52D st, 104 E; ext of mtg for \$14,000 to Dec28'20, 5%; Dec28'17; Guaranty Trust Co of N Y, 140 Bway, with Kate Bohlen, 104 E 52 (R S \$7). 20,000

52D st, 347 E (5:1345), ns, 110.6 w 1 av, 20x100.5; ext of mtg for \$1,000 to Oct31 '18, 6%; Oct20'17; Jan3'18; Rena Sulzberger with Bertha Roth. 20,000

55TH st, 111 E (5:1310), ns, 127.6 e Park av, 18.9x100.5; Dec28; Dec29'17; 3y or sooner, 5 1/2 & 6%; Jos S Guthorn, exr, & Adele Mahony, individ & extrs Jas A Mahony, to N Y Trust Co, 28 Broad. 25,000

57TH st, 447 W (4:1067), ns, 258.4 e 10 av, 16.8x100.5; ext of mtg for \$9,000 to Nov2'20, 5%; Nov2; Dec28'17; Bankers

Trust Co, trste will Geo H Moller, with Dr Richard's Dyspepsia Tablet Assn, 53 Worth (R S \$5). 20,000

60TH st, 114 E (5:1394), ss, 140 e Park av, 20x100.5; Dec26; Dec28'17; due & int as per bond; Mary H Solley to Title Guar & T Co. 6,000

66TH st E, see Lex av, see Lex av, sec 66.

66TH st, 32-4 W (4:1118), ss, 250 w Central Park W, 50.5x100.5; certf as to partial satisfaction of mtg for \$17,000 recorded Sept2'16, leaving \$10,000 due; Dec1'17; Jan2'18; Chas A Carey to Owners West 66th St Garage, Inc. 20,000

69TH st, 229 E (5:1424), ns, 455 e 3 av, 25x100.5; pr mtg \$14,000; Jan3'18; 2y, int as per bond; Christian Freitag to Katharina Willersdorf, 1210 Clay av. 1,000

69TH st, 100 W, see Col av, 190-8.

71ST st, 135 E (5:1406), ns, 334 e Park av, 17x102.2; PM; Dec28'17; Jan2'18; due Jan1'20, 5%; Emma H Ellsworth, widow of Rahway, NJ, to Helen M Kelly, at Hotel Alamac, Atlantic City, NJ. 25,000

71ST st, 135 E; pr mtg \$25,000; Dec29'17; Jan2'18; due Dec31'19, 6%; same to Rosalie E Romeyn, 230 North st, Buffalo, N.Y. 6,000

78TH st, 132 W (4:1149), ss, 341 w Col av, 16x95.6x16x95.10, with AT to interior lot at cl blk bet 77th & 78th sts & 341 w Col av, runs w16x4.5x16x4.2 to beg; F M; Dec28; Dec31'17; due & int as per bond; West Mercer Corp, 30 E 42, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 13,000

83D st, 135 E, see Lex av, 1223.

90TH st, 111 W (4:1221); ext of mtg for \$20,000 to Feb2'21, 5%; Nov27; Dec31'17; Fanny Ellinger, 1 W 72, with Austin J & John J Grant, 111 W 90. 20,000

101ST st, 345-7 E, see 1 av, 1969.

106TH st, 44 W, see Manhattan av, sec 106.

108TH st, 65 W (7:1844); ext of mtg for \$16,500 to Nov21'20, 5 1/2%; Nov20; Dec28 '17; Edw Necarsulmer, 161 E 79, with Jacob Moersfelder, 1128 Jackson av, Bronx. 20,000

111TH st, 241-3 W (7:1827), ns, 275 e 8 av, 50x100.11; PM; Jan2; Jan3'18; 3y5%; John V Miller, 22 Sumner av, Bklyn, to Columbia Trust Co, 60 Bway. 56,500

112TH st, 328-32 E (6:1683), ss, 325 e 2 av, 75x100.10; PM; Dec29; Dec31'17; due Jan1'23 or sooner, 5%; Alessandra, wife Lawrence Cioffi, to Lawyers Title & T Co trste will Naomi M Andrews. 21,500

112TH st, 328-32 E (6:1683), ss, 325 e 2 av, 75x100.10; pr mtg \$—; Dec29; Dec31 '17; 3y6%; Alessandra Cioffi, 314 E 112, to Anna Esposito, 162 E 105 & ano. 3,275

120TH st, 246-52 E, see 2 av, 2331-7.

123D st, 537 W (7:1978), ns, 262.6 e Bway, 37.6x100.11; pr mtg \$33,000; Dec20; Dec31'17; due & int as per bond; Rachel Levison, 1 W 81, to Bertha Braunschweiger, 1 W 81. 10,000

125TH st, 300 E, see 2 av, 2438.

129TH st, 160-4 W (7:1913), ss, 75 e 7 av, 3 lots, each 16.8x99.11; 3 P M mtgs, each \$—; Dec27; Dec28'17; due Dec15 '22, 5%; Laura E Walker, 538 W 179, to N Y Life Ins & Trust Co, 52 Wall, trste will Wm C Stuart, Sr, for Wm C Stuart et al. 12,000

129TH st, 160-4 W (7:1913), ss, 74.11 e 7 av, 50.1x99.11; PM; pr mtg \$12,000; Dec 27; Dec28'17; 5y6%; Chas Fiedler to Laura E Walker, 538 W 179. 4,300

129TH st, 160-4 W, see 17th, 413-5 W.

132D st, 2 W (6:1729 40%), ss, 75 w 5 av, 17.6x99.11; ext of mtg for \$6,000 to Oct5'19, % as per bond; Oct2; Jan2'18; Michael J Moriarty, 121 S 13 av, Mt Vernon, NY, & ano with Emma J Woolf, 1553 Grand Concourse, Bronx. 20,000

132D st, 2 W (6:1729), ss, 75 w 5 av, 17.6 x99.11; pr mtg \$6,000; Dec18; Jan2'18, installs, \$70 monthly, 6%; Oscar L Hooper to Gitel Levine, 103 Prospect av, Mt Vernon, NY. 1,200

136TH st, 250 W (7:1941), ss, 252.6 e 8 av, 16.8x99.11; PM; Dec27; Dec28'17; installs, \$150 semi-annually or sooner, 5%; Wm S Holder, 22 E 131, to Fanny Simonsfeld, 301 W 109, et al. 6,500

141ST st, 351 W (7:2051); ext of mtg for \$28,000 to Feb19'21, 5 1/2%; Dec12'17; Jan3 '18; Isidore Essendorf, 141 W 110, with Hugo Gutfreund, 406 W 43. 20,000

152D st, 594 W (7:2083), ss, 36 e Bway, 16x74.11; Jan2; Jan3'18; due July19, 6%; Henry Gottlieb, 594 W 152, to Clara Obalski, 12 N 10 av, Mt Vernon, NY. 1,000

167TH st, 508-10 W (8:2123), ss, 175 w Amst av, 50x85; sub to extent of \$37,500 or \$40,000 on pr mtg \$50,000; Jan2'18; due Jan8'21, 6%; Lester Constn Co, 189 E 115, to Abel King, 148 E 65. 7,500

167TH st, 508-10 W; certf as to mtg \$7,500; Jan2'18; same to same.

182D st W, nec St Nicholas av, see St Nicholas av, 1440-6.

Amsterdam av, 945 (7:1861); ext of mtg for \$17,000 to July3'22, 4 1/2%; Jan2; Jan3 '18; Alfred Steckler with Jacob P Kissling et al, individ & exrs & Jacob Kissling (R S \$8.50). 20,000

Bowery, 209 (2:425), es, 45.8 s Rivington, runs s26.11x100.4x26.11x16.7x52.4 & 47.4 to ss Rivington (No 3) xw19.5x44.8x w100 to beg; PM; Dec28; Dec31'17; due & int as per bond; West Mercer Corp, 30 E 42, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 30,000

Bowery, 389, see Cooper sq, 33.

Columbus av, 190-8 (4:1140), s/c 69th (No 100), 100.5x25; Dec29; Dec31'17; due Dec31'20, 5 1/2%; Helen, wife Chas A O'Reilly, to Martin Taylor at St James, LI, trste will John K Stewart. 40,000

Edgecombe av (8:2108), ws, 25.7 s 159th, 51.1x90.1x90.1x101.8; pr mtg \$—; Dec18; Dec28'17; 1y6%; B T Constn Co, 600 W 181, to Lees Tract Corp, 149 Church. 7,000

Lexington av (5:1400), sec 66th, runs e 225x120.6xw160.9xw21.3xw64.3 to av, n 105.3; additional to three other mtgs \$100,000 each; Dec27; Dec28'17; due July1'20, 5%; Literary Soc of St Vincent Ferrer at 869 Lex av, to Emigrant Indust Savings Bank. 10,000

Lexington av, 1223 (5:1512), nec 83d (No 133), 16.2x62.2; also LEXINGTON AV, 1223 (5:1512), es, 16.2 n 83d, 16x62.2; Jan2; Jan 3'18; due & int as per bond; Annie T L Atterbury to Jos de Goncer, at Taguayabon, Cuba, as trste will Louise de Festre. 20,000

Lexington av, 1225, see Lex av, 1223.

Manhattan av (7:1841), sec 106th (No 44), 11.3x70; PM; Dec29; Dec31'17; due Oct 1'22, 5%; Max Langian to Lawyers Mtg Co. 10,000

Manhattan av, 519 (7:1948), ws, 84.11 s 122d, 16x90; PM; Dec31'17; due & int as per bond; Anna Rothstein to Lawyers Mtg Co. 7,000

Post av, 25-31 & 33-9 (8:2217), ss, 300 & 400 e Pyckman, 2 plots, each 100x100, 2 deed of trust mtgs, each \$100,000 (R S \$55 on each); Dec31'17; due Jan1'23, 6%; investors Corp to Simon W Straus, 3 E 69, as trste for bondholders. 220,000

Post av, 25-30; two certs as to two mtgs \$110,000 each; Dec31'17; same to same.

St Nicholas av, 1440-6 (8:2154), nec 182d, 79.9x60; Dec31'17; due & int as per bond; 182d St & St Nicholas Ave Co, Inc, to Sami Heyman, 235 Central Park W et al, trstes will Rachel H Pfeiffer, for Edw H Pfeiffer. 50,000

St Nicholas av, 1440-6, nec 182d; certf as to mtg \$50,000; Dec31'17; same to same.

1ST av, 1267 (5:1443); ext of mtg for \$9,000 to Dec19'20, 5%; Dec19'17; Jan2'18; Augusta Van Camp with Bowery Savings Bank, 128 Bowery (R S \$4.50). 20,000

1ST av, 1445 (5:1450); ext of mtg for \$17,000 to Jan3'23, 5%; Jan3'18; Chas Abrahams, 9-11 W 110, with Simon Krischok, 2 W 120 (R S \$3.50). 20,000

1ST av, 1969 (6:1673), nwc 101st (Nos 345-7), 100.11x40; this mtg as additional security for mtg on Nos 198-200 Orchard st; pr mtg \$37,000; Dec20; Dec31'17; due & int as per bond; F W Realty Corp to Theresa Hirsh, 210 W 110. 6,500

1ST av, 1969, nwc 101st (Nos 345-7); certf as to mtg \$6,500; Dec29; Dec31'17; same to same.

2D av, 2231-3 (6:1664), ws, 50.11 & 75.11 n 114th, 2 lots, each 25x80; 2 PM mtgs, each \$10,250; Dec27'17; Jan2'18; due Jan2'23, 5%; Josephine V Garofalo, 425 E 117, to Virginia G Mackay-Smith at Wash, DC, & ano, trstes will Ellen E Ward. 20,500

2D av, 2331-7 (6:1784), swc 129th (Nos 246-52), 100.11x110; Dec28'17; Jan2'18; demand, 6%; Isaac Roth, 2235 Valentine av, Bronx, to Peter Otten, 1321 Clinton av, Bronx. 1,000

2D av, 2424 (6:1801), es, 40.11 n 124th, 20x80; pr mtg \$—; Dec24; Dec29'17; 2y 6%; Paul F Selteneich to Evelyn Chase, 340 Lewis av, Bklyn. 650

2D av, 2438 (6:1801), sec 125th (No 300), 20.11x77.10x20.11x77.11; pr mtg \$22,500; Dec 10'17; Jan2'18; installs, \$125 monthly, 6%; Chas L Noble of Sea Girt, NJ, to D Perry Quinn of Morsemere, NJ. 3,000

3D av, 2024 (6:1639), ws, 50.6 n 111th, 25 x70; PM; Dec28; Dec29'17; 5y5%; Gustav Gerber, 72 E 96, to Franklin Savgs Bank, 656 8 av. 17,800

5TH av, 1032 (5:1496), es, 42.2 n 84th, 20 x125; pr mtg \$75,000; Dec24; Dec31'17; due & int as per bond; Annie Leary to Edw H R Green, at Terrell, Kaufman Co, Texas. 20,000

7TH av, 276 (3:775); ext of mtg for \$23,000 to Dec27'20, 6%; Dec1; Dec31'17; Geo M Sidenberg et al, trstes will Henrietta Sidenberg, with Jacques Pacheteau at Calistoga, Napa Co, Cal (R S \$11.50). 20,000

8TH av, 2013 (7:1847); ext of mtg for \$18,000 to Jan2'23, 5 1/2%; Jan2; Jan3'18; Chas & Tillie Heymann, 60 W 76, with Harry Seligmann, 200 W 79 (R S \$9). 20,000

Two certificates (misc) as to two mtgs for \$5,500 & \$5,650 respectively; Dec12'26; Jan3'18; Auto Holding Co to Louis Boehm, 2 Rector. 20,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Front st (Bklyn) (misc), ss, 120 w Bridge, 72.4x117.10; certf as to mtg \$100,000; Dec26; Dec29'17; Boorum & Pease Co to Oceanic Investing Co, 15 Exch pl, Jersey City, NJ. 20,000

Hooper st (Bklyn) (misc), ss, 132 e Lee av, 74x100; certf as to mtg \$12,000; Dec28; Dec29'17; Greenberg Investing Co to Dividend Realty Corp, 215 Montague, Bklyn. 20,000

Hooper st, Bklyn (misc), ss, 132 e Lee av, 74x100; certf as to mtg \$60,000; Dec28; Dec31'17; Greenberg Investing Co to N Y Title & Mtg Co. 20,000

Ocean av (misc), nwc Glenwood rd., 160x120; certf as to mtg \$12,500; Dec27; Dec29'17; Park Operating Co to Abr Satz, 25 W 110. 20,000

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When the attorney is not given it is the party of the second part.

Borough of Manhattan.

DEC. 28, 29, 31, JAN. 2 & 3.

Allen st (1:300), ws, 100.2 n Canal, 25.2x 65.7; Benj Forman, 1932 Crotona Pkway, Bronx, & ano to Louis Fish, 255 Broomie; (A) Abr Brill, 299 Bway (\$5,000, July14 '11); Dec31'17. 2,000

Bleecker st, 132 (2:524); Flora Siegel, 66 Ft Washington av, to Morris H Westin & Louis H Steinhart of nrm Westin & Steinhart, 65 4 av (\$4,550, May14'17); Dec28'17. nom

Front st, 43 (1:34); Chas Salomon to Ella Salomon, his wife, 114 E 71; (A) Kurzman, A & F, 25 Broad (\$14,000, Sept 8'10); Dec31'17. nom

Mott st, 61 (1:200); Lillian M Rosenthal to Maria Raggio, 364 Tompkins av, Bklyn; (A) Chas Zeldman, 346 Bway (\$7,000, Jan 5'14); Jan3'18. 3,000

Roosevelt st, 77-9 (1:112); Mary T Best to Cath Schmakenberg, 155 Bway, Bklyn; (A) Jacob Brenner, 26 Court, Bklyn (\$10,000, Dec2'09); Dec28'17. 10,000

Wooster st, 142-4 (2:514); Nettie E Fuller, 630 3d, Bklyn, to Eburn F Haight, Jr, 329A Crown st, Bklyn; (A) L E Warren, 261 Bway (1-6 pt or int of \$5,000 in mtg \$30,000, Mar9'17); Jan3'18. nom

1ST st, 54-6 (2:429); Alice G Chase to Emma B Baird, at Fawcettsville, N.J.; (A) Title Guar & T Co (\$15,000, now due \$11,000, Dec1'10); Jan2'18. int of \$5,000

1ST st, 54-6 E; same to Myrtle L Jones, at Carlton rd, Euclid Heights, Cleveland, Ohio; (A) same (same mtg); Jan2'18. int of 5,000

11TH st, 623 E (2:394); tGeo Fleming of Bklyn to Eliz M Fleming, 2021 E 14th, Bklyn; (A) Lewis S Goebel, 41 Park Row (\$2,500, July30'17); Jan3'18. 100

15TH st, 141 W (3:191); Wm Parkin, trste will Susan A Remsen, to Lawyers Mtg Co; (A) Title Guar & T Co (\$10,000, Jan3'10); Jan3'18. 7,000

27TH st, 213 W (3:777); N Y Title & Mtg Co to Mamie Klein, 230 W 99; (A) N Y Title & Mtg Co (\$7,500, Dec1'17); Jan3'18. 7,500

36TH st, 419 W (3:734); Magdalena Perry (Hochberger), 207 2d st, South Ambboy, NJ, to Karl Rehlus at Old Bridge, Sayreville, NJ; (A) Peter Cook, 258 Bway (\$5,000, Apr13'14); Dec31'17. 3,000

52D st, 104 E (2:1006); The Woman's Hospital in State N Y to Guaranty Trust Co of N Y, 140 Bway; (A) Lawyers Trust & T Co (\$14,000, Dec31'09); Dec28'17. 14,000

52D st, 505 W (4:1081); Albert O Walters to Wm Dettmer, 505 W 32; (A) Fredk W Block, 150 Nassau (\$11,000, Dec18, 1899); Jan3'18. 10,000

64TH st E (5:1418), ss, 155 w 2 av, 25x 100.5; Amee Oppenheimer, 22 Morning-side av E, to Louise Moorhead, 10 St Nicholas ter; (A) M S Adler, 953 3 av (\$2,000, Dec31'14) (Filed & discharged Dec31'17). omitted

103D st E (6:1674), ss, 200 w 1 av, 50x 100.11; Harris D Coit, trste will Marie L Cameron, to Sig Wolff, 490 Riverside dr; (A) Jos G Abramson, 30 Church (\$16,000, Jan10'08); Dec28'17. 16,000

103D st, 77 E (6:1609); Johanna Simmons to Martha Becker, both at 89 Essex st, Bklyn (\$3,000, July2'13); Jan3'18. 3,000

104TH st, 316 W (7:1890); Annie M Archer to The Society of Saint Johnland, 49 W 20; (A) Lawyers Title & T Co (\$10,000, Jan3'07); Jan3'18. 13,000

105TH st E (6:1679), ss, 100 e 2 av, 39.3x 125; Louis G Hamersley of Barrytown, N Y, to Geo E Chisolm at Morristown, NJ, & ano, trstes Louis G Hamersley et al; (A) Stewart & S, 45 Wall (\$36,000, July11'06); Dec31'17. nom

113TH st, 82 E (6:1618); Richd E Sause to Gerson M Krakower, 1834 7 av; (A) Krakower & Peters, 309 Bway (\$8,750, July31'03); Jan3'18. nom

113TH st, 82 E; Gerson M Krakower to the Hennen Holding Corp, 80 Maiden la; (A) same (two mtgs \$8,750 (unpaid \$2,500), July31'03, & \$8,250, May31'05); Jan3'18. nom

122D st, 69 E (6:1748); David McClure to Cornelia H Hughes; (A) Edw D Loughman, 280 Bway (\$20,000, May11'08); Dec28'17. 20,000

122D st E (6:1770), ss, 90 e Park av, 22.6 x100.11; Peter S Bogart & ano, trstes Eliz C Bogart to Fox Realty Co, 51 E 42 (\$3,500, Dec28'14); Dec31'17. 3,500

129TH st, 160-4 W (7:1913); Laura E Walker to Jennie Scott, 255 Ft Washington av, & ano; (A) Title Guar & T Co (\$4,300, Dec28'17); Dec28'17. O C & 100

129TH st, 545 W (7:1984); John C Hart Realty Co to Chas W Carpenter, at Shrub Oak, Westchester Co, NY, & ano, trstes Mary E Travis et al; (A) John C Travis, 32 Nassau (\$35,000, Mar26'12); Jan2'18. nom

130TH st, 54 E (6:1754); N Y Title & Mtg Co to Wm Klippner, 136 E 48; (A) N Y Title & Mtg Co (\$4,000, Dec1'17); Jan2'18. 4,000

140TH st, 612 W (7:2087); Martha T, wife John Palmer, to John Palmer, 312 W 102; (A) E V Daly, 32 Nassau (\$4,000, Dec 16'15); Jan3'18. omitted

150TH st W (7:2097), ns, 150 w Bway, 150x99.11; Broadway 150-151 St Co to Saml Harris Stone, 237 W 74 or 135 Bway (\$24,500, Sept8'15); Dec31'17. 25,112.50

160TH st W (8:2118), ss, 212.6 e Bway, 37.6x99.11; Louis J Schwartz to Commercial Trust Co; (A) Silberberg & Davis, 256 Bway (\$13,500, Jan8'09); Jan2'18. nom

166TH st, 470 W (8:2111), sec Amst av; David Weiss to Pearl Niles, Town of Union, NJ (AT in mtg \$3,250, July12'17); Dec28'17. 125

Amsterdam av, 945 (7:1861); Lucy A Kutz to Alfred Steckler, 120 W 72; (A) Lawyers Title & T Co (\$25,000, Oct4'01); Jan3'18. 23,000

Amsterdam av, 951 (7:1861); Chas Salomon to Adolph H Salomon, 138 E 94; (A) Kurzman, A & F, 25 Broad (\$25,000, May 16, 1899); Jan2'18. nom

Lexington av (5:1313), nwc 58th, 20.5x irreg, x100.5x107; Martin Taylor & ano, admrs will John K Stewart, to Martin Taylor, at St James, LI, & ano, gdms Marian Stewart & ano; (A) Lawyers Mtg Co (\$85,000, May7'12); Dec28'17. nom

Lexington av, 1450 (5:1523); Saml Simon to Children's Aid Society, 105 E 22, et al; (A) Title Guar & T Co (\$5,000, Oct27'10); Jan2'18. 5,184.17

St Nicholas av (8:2161), sec 193d, 100.5x 200x100x193.4; U S Life Ins Co to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; (A) Title Guar & T Co (\$27,000, June28 '05); Dec31'17. 27,000

1ST av, 1445 (5:1450); Ella Necarsulmer, 109 E 70, & ano to Henry Necarsulmer, 320 Central Park W; (A) Meighan & Necarsulmer, 38 Park Row (\$23,000, Oct31 '04); Jan3'18. nom

1ST av, 1445; Henry Necarsulmer to Chas Abrahams, 9-11 W 110; (A) same (same mtg); Jan3'18. 18,000

1ST av (5:1341), ws, 25.5 n 48th, 25x97; Beckie Alinson & ano to Sarah Levine, 426 Ashforth av, Bklyn, & ano; (A) Saml Hellinger, 309 Bway (\$4,000, Feb14'13); Dec28'17. nom

2D av, 920-2 (5:1341); also 49TH ST, 302 E; John C Hart Co to Chas W Carpenter at Shrub Oak, Westchester Co, NY, & ano, trstes Mary E Travis et al; (A) John C Travis, 32 Nassau (\$35,000, Mar9'08); Dec 28'17. nom

2D av, 1952 (6:1672); Geo R Smith to Geo L Robbins, 4602 13 av, Bklyn (\$7,000, May2'08); Dec31'17. 7,000

8TH av, 2013 (7:1847); Flora Hirsh to Chas & Tillie Heyman, 60 W 76; (A) Wolf & Kohn, 203 Bway (\$20,000, Dec27'06); Jan3'18. 18,000

8TH av, 2107 (7:1847); Chas Salomon to Adolph H Salomon, 138 W 94; (A) Kurzman, A & F, 25 Broad (\$25,000, Feb1'07); Dec31'17. nom

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

DEC. 28, 29, 31, JAN. 2 & 3.

Columbia st, 65 (2:333); Congregation Agudas Chaweirirn Anshe Marmaros, on premises, to Ignatz Schneider, formerly of 115 Av C; (A) Meyer Levy, 230 Bway; Dec 15'15; Dec28'17. 1,750

Delancey st, 168 (2:348); Annie & Herman Przwosky to India Wharf Brewing Co, 60 Hamilton av, Bklyn; Mar26'06; Dec 31'17. 6,600

Division st (1:294), nec Allen, runs n 100.1x27.5xs—xsw37 to beg; Morris & Bertha Kulok et al to Harry Hastorf; (A) M Greenberg, 99 Nassau; Oct3'06; Jan2'18. 26,000

Franklin st, 91 (1:174); Ellen W Duryea to Anna H Byrd, 69 Park av, extrs, & Wm Byrd, Short Hills, NJ, exr Geo H Byrd; (A) Harrison, E & Byrd, 59 Wall; Feb13'13; Dec28'17. 31,500

Hester st, 103 (1:307); Blume Minkowitz to Jos J Lynch, 801 West End av; (A) Saml Hellinger, 309 Bway; Feb1'10; Jan3'18. 13,000

Morris st, 7 (1:13); Thos & Margt Brennan to Emigrant Indust Savgs Bank; (A) Department of Finance, Municipal Bldg; Aug14, 1876; Dec31'17. 6,000

Murray st, 101 (1:131); Saml E Hunter to Robt A Powers, 9 W 87; (A) Title G & T Co; June15'14; Dec28'17. 25,000

Rivington st, 319 (2:328); Nathan Birnbaum, 232 5th, to Mary Spering, 263 W 123; (A) Mayer Kronacher, 256 Bway; June1 '15; Dec28'17. 1,500

Stanton st (2:417), nwc Orchard, 45x50x irreg; Sidney M & Anna Green to Harry Phillips, 601 W 113; (A) Moses Goodman, 287 Bway; Sept19'13; Jan2'18. 18,000

10TH st W (2:573), ss, 321.11 e 6 av, 64.6 x92.3; John Alden Realty Corp to Sterling Holding Corp, 299 Bway; (A) Getterer, S & A, 299 Bway; Oct10'17; Jan3'18. 10,000

47TH st, 604 W (4:1094); Henry Dickele to Herman E Kreuder, 31 Forley st, Elmhurst, LI; (A) H A & C E Heydt, 27 Wm; Jan3'11; Jan3'18. 4,500

48TH st, 205-207 E (5:1322); Nathan & Anne Koppel of Brooklyn to Welz & Zerweck, 1562 Myrtle av, Brooklyn; (A) Title Guar & T Co; Apr6'17; Jan3'18. 6,000

52D st, 104 E (5:1306); Kate Bohlen, or, premises, to the Woman's Hospital in the State of N Y, 141 W 109; (A) Lawyers T & T Co, 160 Bway; Nov9'10; Dec28'17. 1,000

64TH st E (5:1418), ss, 155 w 2 av, 25x 100.5; Chas Pitthan, 423 E 71, to Louise Moorhead, 10 St Nicholas ter (A) M S Adler, 953 3 av; Dec30'14; Dec31'17. 2,000

70TH st, 312 W (4:1181); Lewis & Janette L Boynton to Title Guar & Trust Co; Dec30'09; Dec31'17. 5,000

84TH st, 440 E (5:1563); Pauline Taferner to Chas Dordelman; (A) A & H Block, 99 Nassau; July2'08; Jan3'18. 15,000

84TH st, 440 E; same to same; (A) same; July2'08; Jan3'18. 5,750

89TH st E (5:1518), ns, 80 e Park av, 26.8x100.8; Betty M Hawes, 435 W 119, to Broad Exchange Co, 115 Bway; (A) Title Guar & T Co, 176 Bway; July13'14; Jan3'18. 3,000

100TH st, 18-20 W (7:1835); Annie Cashman to Louis Cashman, 402 W 148; (A) Rosenthal & Steckler, 320 Bway; Jan 26'11; Jan3'18. 10,000

106TH st W (7:1891), ss, 283 e River-side dr, 17x100.11; Roman Catholic Church of the Ascension to Edw J O'Gorman, 604 Grote st, Bronx, & Wm E Fay, 2 Amackassin ter, Yonkers, NY, exrs will Cath Reilly; (A) Haisey, Kiernan & O'Keefe, 141 Bway; June26'15; Dec28'17. 16,250

119TH st, 250 W (7:1924); Nellie M O'Sullivan, 95 Bay 26th, Bklyn, to Mary V Langan, same address; (A) Amend & A, 119 Nassau; Jan12'14; Jan3'18. 1,000

119TH st E (7:1924), ss, 80 e 8 av, 20x 100.11; Philip & Lizzie Braender to German Savgs Bank, 157 4 av; (A) Amend & A, 119 Nassau; Mar20, 1891; Jan3'18, 12,000

123D st, 537 W (7:1978); Rachel Levinson to Max & Wm Greene; (A) S H Schwartz, 25 Broad; Dec8'08; Dec31'17. 10,000

135D st, 114 W (7:1914); Ida Cooper, 114 W 133, to Wm Georgi, Grand View, Rockland Co, NY; (A) H A View, 320 Bway; Dec1'16; Dec28'17. 248.91

140th st, 612 W (7:2087); Carl R & Jolina Eberth to John Palmer, 312 W 102; (A) E V Daly, 32 Nassau; Dec16'15; Jan 3'18. 4,000

141ST st, 476 W (7:2057); Plattsmouth Realty Co to 1629 Amsterdam Avenue Corp, 135 Bway; (A) Eisman, L C & L, 135 Bway; Dec28'16; Jan2'18. 6,500

160TH st W (8:2118), ss, 212.6 e Bway, 37.6x99.11; Louis H Periman, 1988 Mad av, to Commercial Trust Co, 1451 Bway; satisfied of record without production of original mtg by order Supreme Court; Dec1'17; (A) for petr, Silberbeg & Davis, 256 Bway; Jan7'09; Jan2'18. 13,500

172D st W (8:2142), ss, 230.10 w Bway, 65.4x95; Raymond Constr Co to Ashbel H Barney, 67 Park av; (A) A H Barney, 61 Bway; May10'15; Jan2'18. 5,000

Columbus av (4:1140), swc 69th, 25x 100.5; Chas A & Helen O'Reilly et al to Herman & Eliz Keil, 408 Tremont av; (A) Lawyers T & T Co, 160 Bway; June29'14; Dec31'17. 2,000

Columbus av (4:1140), same prop; Thos O'Reilly to Ruth Livingston, Hyde Park, NY; (A) Carter, L & M, 54 Wall; July19 '01; Dec31'17. 20,000

Columbus av (4:1140), same prop; Chas A & Helen O'Reilly et al to same; (A) same; Mar22'12; Dec31'17. 1,000

Madison av, 501 (5:1291); also 56TH ST, 76 E (5:1382); Jas A Hawes to Farmers Loan & Trust Co, 22 William; (A) J L Hawes, 30 W 44; Mar6'14; Dec28'17. 5,000

Marble Hill av (8:215), nws, 319.5 ne Terrace View av, 39.10x100; Mary, wife Edw L Kunkle, to Clinton T Roe, trste will John E Lockwood, Whitestone, B of Q; (A) Roe & Hayes, 44 Pine; Aug27'17; Jan3'17. 500

Park av, 1107 (5:1516); Betty M Hawes, 435 W 119, to Broad Exchange Co, 115 Bway; (A) Title Guar & T Co, 176 Bway; July13'14; Jan3'18. 7,000

St Nicholas av, 342-4 (7:1954); Mary H Kutner to Emma A Mayhew, Bklyn; (A) Lawyers T & T Co; Mar3'06; Dec31'17. two mtgs, each 5,000

St Nicholas av (8:2154), nec 182d, 79.9x 60; Laura E Walker to Walter J M Donovan, 276 Riverside dr; (A) E M Burghard, 111 Bway; May21'17; Jan2'18. 35,000

3D av, 2316-18 (6:1774); Julius & Caroline Gumpel & ano to Samson Lachman, 313 W 106, & Abr Goldsmith, 50 W 75; (A) Lachman & G, 35 Nassau; Jan4'11; Jan2 '18. 5,013

5TH av (6:1734), swc 137th, 25x85; David Mayer Brewg Co to Florence S Koshland; (A) Title Guar & T Co, 176 Bway; May27 '05; Dec31'17. 20,000

MORTGAGES.

Borough of the Bronx.

DEC. 28, 29, 31, JAN. 2 & 3.

Aldus st (10:2746), swc Faile, 37x109; PM; pr mtg \$—; Nov28'17; Jan3'18; due Jan1'21, 6%; Olds Holding Corp, 217 Bway, to American Real Estate Co, 141 Bway. 5,000

Aldus st, sec Hoe av, see Hoe av, sec Aldus.

Faile st, swc Aldus, see Aldus, swc Faile.

Home st (11:2974), ns, 25 e Fox, 75x 89.2x64.2x97.1; pr mtg \$47,000; Dec28'17; Jan2'18; due Feb16'25, 6%; H & D Co, 916 Tiffany, to Nathan Sadowsky, 1851 7 av. 5,000

Home st (11:2974), same prop; certf as to above mtg; Dec28'17; Jan2'18; same to same.

Kelly st, 755 (10:2701), ws, 425 n 156th, 25x100; PM; Dec31'17; Jan2'18; due Jan2 '21, 5½%; Anna L Lehnert, Bklyn, to Maurice J Simon, 315 Central Park West, 4,000

134TH st, 483 E (9:2279), ns, 46 w Brown pl, 16.5x70; PM; Dec19'17; Jan2'18; 3y5%; Abina Hennessey, 483 E 134, to Payne Estate, a corp, 98 Park av. 2,250

149TH st E (10:2557), sws, equi-distant bet Trinity & Jackson avs, runs sw50xwv 25xne50 to st xse25 to beg; Dec29; Dec31 '17; 3y5½%; Jeannette Kingston, 700 E 149, to North Side Mtg Corp, 391 E 149. 2,000

162D st E, swc Melrose av, see Melrose av, swc 162.

164TH st E, sec Teller av, see Teller av, sec 164th.

170TH st W, sec University av, see University av, 1356.

183D st E (11:3050), ss, 142.5 w Bathgate av, 31.4x82.4x28.10x82.3; Nov28; Dec29'17; 5y5%; Fredk A Downes, Englewood, NJ, to Morris E Webber, trste, 542 W 112. 7,000

188TH st W (11:3219), ns, 33.10 e Webb av, runs n99xe66.8xn30xe20xne159.4xse120.1 to st xsw150.7xw120xw55xw48.3 to beg; Dec24; Dec31'17; 3y6%; Winat Realty Co to Maurice J Simon, 315 Central Park W & ano. 15,000

188TH st W (11:3219), same prop; certf as to above mtg; Dec28; Dec31'17; same to same.

188TH st W (11:3219), same prop; sobrn agmt; Dec22; Dec31'17; Josephine C Christman, extrx Chas A Christman, 66 Ft Wash av, with same. nom

188TH st W (11:3219), same prop; ext of \$16,400 mtg to Dec31'19, at 6%; Dec22; Dec31'17; same with Winat Realty Co, 42 Bway. nom

197TH st E, sec Webster av, see Webster av, sec 197th.

Benson av (15:3988), es, 143.10 nw Frisby av, 23.3x123.3x24.4x129.11; PM; Jan3'18; 3y 5½%; Jacob F Gohner to Alice G Osborne, St James, LI. 3,000

Benson av (15:3988), es, 120.3 nw Frisby av, 23.6x129.11x24.5x136.6; PM; Jan3'18; 3y3½%; Bernhard Mohr to Alice G Osborne, St James, LI. 3,000

Crotona av, 2009 (11:3080), ws, 100 n 179th, 25x100; Jan3'18; 3y5%; Ernestine Sohns to Robt Zetsche, 658 E 175. 1,500

Fordham rd E, sec 3 av, see Fordham rd E, sec Washington av.

Fordham rd E (11:3033), sec Washington av, runs w 378 to es 3 av xs226.9xe95 xs2.9xe285.3 to Wash av xn28.8 to beg; given as collateral security for mtg recorded July3'17; June26; Dec29'17; due &c as per bond; John B Haskin Estates, Inc, 140 Nassau, to Geo W Short, 410 Riverside dr. 12,500

Forest av (10:2658), ws, 36.1 s 163d, 18.4 x95; Dec26; Dec31'17; 3y5%; Wm Koechlin, Jr, at Coymans, Albany Co, NY, to Otto Kinder, 66 E 190. 1,000

Franklin av, 1062 (10:2607), ses, abt 90 n 3 av, 70x146.6x69.9x147; PM; Dec28; Dec31'17; due, &c, as per bond; West Mercer Corp to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 5,000

Hoe av (10:2746), sec Aldus, 107x37; PM; pr mtg \$—; Nov28'17; Jan3'18; due Jan 1'21, 6%; Olds Holding Corp, 217 Bway, to American Real Estate Co, 141 Bway. 3,000

Melrose av (9:2408), sec 162d, 100x27.4x 100x25.6; PM; Dec27'17; Jan2'18; 3y5%; Jas J Corbett, 49 E 126, to Emigrant Indust Savgs Bank. 6,500

Middletown rd (15:4168), ns, 76 e Bway, 50.2x110.7x50x105.11; Jan2; Jan3'18; 2y6%; Ida C Petterson to Geo Hauser, 1397 Taylor av. 600

Morris Park av, 3115 (15:4236), nsw, 160.5 ne Pelham rd, 50x123.10x50x127.4; Jan2'18; due, &c, as per bond; Ida C Patterson, 3115 Morris Park av, to Eliz A Braine, 78 Cambridge pl, Bklyn. 3,000

North Oak dr (16:4599), ss, being lot adj on east, No 780 North Oak dr, 50x75.7x50x 92.5; also being lot 52 amended map Bronxwood Park; Dec31'17; Jan2'18; 3y6%; Cath F Halberstadt, 780 No Oak dr, to Cornelia F Briggs, 727 Gun Hill rd. 1,000

Ogden av (9:2528), ws, 367.7 n 167th, 27.2x95; PM; pr mtg \$18,000; Jan2; Jan3'18; installs, 6%; S W Cor 197th St & Webster Av Corp to Land Estates, Inc, 135 Bway. 1,500

Parker av (*), nwc St Raymond av, 25x 100; Dec9; Dec28'17; due Nov26'19, 6%; Katie M Trotta, 1605 Parker, to Frank Gass, 2248 Powell av. 600

Rosedale av, 1493 (*), ws, 50x59x50x59.6; except part for av; PM; pr mtg \$3,000; Dec 29; Dec31'17; July1'20, int as per bond; Lucio Milo, 338 E 106, to Anna Piculo, 2234 Ryer av. 1,100

St Anns av (9:2276), ws, 104.2 s Westchester av, 51.1x134.9x irreg; ext of \$6,500 mtg to Jan1'21 at 6%; Dec31'17; Jan2'18; Edith M Simmen, 309 W 101, with Fredk C Leubuscher, 5 W 124 (R S \$3.25). nom

St Raymond av, nwc Parker av, see Parker av, nwc St Raymond av.

Southern Blvd (10:2745), es, 75 n 167th, 50x100; Dec28; Dec31'17; due, &c, as per bond; West Mercer Corp to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 6,000

Teller av (9:2423), sec 164th, 18.7x110x 26.11x110.4; PM; Jan3'18; 3y5½%; Sol H Jackson, 310 E 164, to Cath G Muller, 359 E 145. 4,500

Tinton av (10:2659), nws, 340:10 n 163d, as on map of Woodstock, 16.6x150; Jan2'17; due &c as per bond; August Ruckstnat to Justus W Fackiener, 458 E 144. 3,000

University av, 1356 (9:2532 & 2534), sec 170th, runs sw40.11x56.5xe50xn102.2xw42.11 to beg; PM; Jan2; Jan3'18; 3y6%; Grand View Apartment Co to Edna A Miller, 601 W 110. 8,000

Vyse av (11:2995), es, 200 s 172d, 25x 100; pr mtg \$—; Dec17; Jan2'18; installs, 6%; Charlotte I Nouskajian to Mortimer M Menken, 149 W 75. 1,300

Vyse av (11:2995), same prop; Dec29'17; Jan2'18; installs, 6%; same to Angelo Alitieri & Co, 1135 Intervale av. 1,299

Washington av, sec Fordham rd E, see Fordham rd E, sec Washington av.

Webster av (12:3278), sec 197th, 100x50; certf as to mtg \$30,000; Jan2; Jan3'18; S W Corner 197th St & Webster Av Corp to N Y Title & Mtg Co.

Webster av (11:3031), es, 469.9 s 187th, —x—; ext of \$33,000 mtg to Dec1'22 at 5½%; Nov16; Dec29'17; Lawyers Mtg Co with Webster Av Realty Co, 56 W 45. nom

Webster av (11:3031), es, 389.6 s 187th, 2 lots, each 50.1x—; 2 exts of 2 mtgs for \$30,000 each to Dec1'22 at 5½%; Nov16; Dec29'17; Lawyers Mtg Co with Webster Av Realty Corp, 56 W 45. nom

Webster av (12:3278), sec 197th, 100x 100; Jan2; Jan3'18; 5y6% until completion of bldg, & 5½% thereafter; S W Corner 197th St & Webster Av Corp to N Y Title & Mtg Co, 135 Bway. 30,000

Webster av (12:3278), same prop; pr mtg \$30,000; Jan2; Jan3'18; 4y6%; same to 197th St Corp, 128 Bway. 3,000

White Plains rd, es, 84.4 n Cranford av, see White Plains rd, es, 25 s 220th.

White Plains rd (17:5112), es, 25 s 220th, 39x80; also WHITE PLAINS RD (16:4667), es, 84.4 n Cranford av, 27.4x100.2x25x111.9; Jan2; Jan3'18; due &c as per bond; John O'Brien Realty Co to Annie J Lapof, 363 Central av, Far Rockaway, NY. 2,500

White Plains rd; same prop; certf as to above mtg; Jan2; same to same.

Whitlock av (10:2733), es, 125 n Tiffany, 25x130.11x25x132.6; PM; Dec28; Dec31'17; due, &c, as per bond; West Mercer Corp to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 6,000

Whitlock av (10:2733), es, 100 n Tiffany, 25x132.6x25x134.2; PM; Dec28; Dec31'17; due, &c, as per bond; West Mercer Corp to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 6,000

3D av, 2497 (9:2320), ws, 75.8 n 136th, 24.5x98.5x24.3x99.4; PM; Dec28; Dec31'17; due, &c, as per bond; West Mercer Corp to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 5,500

3D av (9:2320), ws, 150.7 n 136th, 25x100; PM; Dec28; Dec31'17; due, &c, as per bond; West Mercer Corp to Bond & Mtg Guar Co, 175 Remsen. 5,500

3D av (11:2921), ws, 100 s 174th as on map Central Morrisania, 100x128.8x100x 125.2; PM; Dec28; Dec31'17; due, &c, as per bond; West Mercer Corp to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 28,000

3D av, sec Fordham rd E, see Fordham rd E, sec Washington av.

Consent (gen mtgs) to mtg for \$92,500; Dec17; Dec29'17; Watson Equipment Corp to Property Purchasers, Inc, 27 William.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of the Bronx.

DEC. 27, 28, 29, 31 & JAN. 2.

Fairmount pl, 321-417 (11:2954), ss, 422.9 w Marmion av, 25x62.11x25x64.6; Wm F Redmond, 10 Morris Crescent, Yonkers, N Y, to John McNulty, 1945 Prospect av (\$2,500, Oct3'17); Jan2'18. 100

Grand View pl (9:2464), es, 184.7 n Transverse rd, 37.6x106.3; Adeline J Jagger, 2010 Walton av, to Paul J Baumgarten, Great Neck, LI, exr Clara M Baumgarten; (A) N Y Title & Mtg Co (\$2,500, Nov26'09); Dec27'17. 2,500

Kossuth pl (12:3326-3327), cl, 55 s cl 210th, runs e130xs75xw130xn75 to beg; Chas Dickinson to Chas Dickinson, trste for Mary L Hillhouse, at Hotel Breslin, 29th & Bway; (A) Stimson & W, 2 Rector (\$2,047.50, July5'06); Dec27'17. 1,592.57

Purdy, late Washington st (*), ws, lot 420, map Unionport; Louise N Bristow, 646 Crotona Park So, extrx, &c, Geo F Bristow, to Franklin Trust Co, 46 Wall, trste same (\$6,500, Dec28'11); Dec31'17. 6,500

133D st, 745 E (10:2562); Title Guar & T Co to John W Shepard, 275 Clinton av, as treasurer of Church of Messiah & ano (\$2,000, Nov16'08); Dec31'17. 1,500

146TH st E (9:2291), ns, 123.5 e Willis av, —x—; Mary O Maxwell to Lawyers Mtg Co; (A) Elfers & A, 277 Bway (\$40,000, Dec27'09); Dec31'17. 36,000

172D st E (11:2977), sec Minford pl, —x—; Wm Ebling, 194 Riverside dr, to Lottie E Doelger, 266 West End av; (A) Dulon & R, 41 Park Row (\$13,500, June15'01); Dec27'17. 13,500

217TH st E (*), ns, lot 332, map Laconia Park; Susan S Austin, Madison, NJ, to Harry Davidson, Madison, NJ; (A) H F Bartlett Burnet Bldg, Madison, NJ (\$2,100, Aug18'13); Dec31'17. nom

234TH st E (12:3400), ns, 575.4 e Verio av, —x—; Wm Ebling, 194 Riverside dr, to Philip Ebling, 306 W 102; (A) Dulon & R, 41 Park Row (\$3,000, Mar10'08); Dec27'17. 3,000

Bathgate av, 1870-2 (11:2924); Levi S Tenney & ano, trstes Wm D Thompson, to John McNulty, 3058 Bainbridge av; (A) Title Guar & T Co (2 at \$11,000 each, Dec 3'13); Dec31'17. 22,000

City Island av, 128 (*); Harry Mayer to Jacob Springer, 239 City Island av; (A) Title Guar & T Co (\$4,000, June27'11); Dec 27'17. 4,000

Grant av (9:2447), sec 165th, 81.2x48x 81.1x39.7; Fanny Baylos of Lake Mahopac, NY, to John B Chambers, 437 E 162; AT; (A) Weissberger & L, 99 Nassau (\$30,000, Aug12'14); Dec31'17. 3,500

Grand Blvd & concourse (11:3154), sec Fordham rd, 158.7x—; Fordham Road Corp to Fisher Lewine, 150 E 72, 5-16 pt; (A) Eisman, L C & L, 135 Bway (\$34,000, Sept1'16). Dec27'17. O C & 100

Grand Blvd & concourse (11:3154), same prop; same to Isidor H Kempner, 343 W 87; 1-6 part; (A) same (\$34,000, Sept1'16); Dec27'17. O C & 100

Hoe av (11:2989), es, 25 n 172d, —x—; Granville F Dailey; exr Caroline F Searle, to Granville F Dailey, trste Caroline F Searle for benefit Mary A McGown, 20 W 127; (A) Harris, C, M & S, 165 Bway (\$15,000, Jan8'08); Dec31'17. 15,000

Jerome av (12:3327), es, 148.4 s Gun Hill rd, 25x100; Chas Dickinson to Chas Dickinson, trste for Mary L Hillhouse at Hotel Breslin, 29th & Bway; (A) Stimson & W, 2 Rector (\$2,015, July5'06); Dec27'17. 1,567.29

Park av (11:3035), es, 158 n 178th, 58x 150; Caroline A Wheeler to Burlock E Rabell, 60 Hamilton ter; (A) B E Rabell, 38 Park Row (\$7,500, Apr5'15); Dec31'17. 7,500

St Anns av (9:2276), ws, 104.2 s Westchester av, 51.1x134.9x irreg; Mary J Archer et al to Edith M Simmen, 309 W 101; (A) Title Guar & T Co (\$6,500, Nov8, 1899); Jan2'18. 6,500

Sedgwick av (11:2880), ws, lots 32 & 33, blk 2880, map Ogden Estate; Jas T Molyneux, West New Brighton, SI, to Frances S Whitehouse, Mt Kisco, NY; (A) Danl Seymour, 80 Bway (\$2,240, June20'07); Dec 28'17. 2,240

Southern Blvd, 1718 (11:2983); Ignatz Rosenbaum to Hy Hahnenfeld, 443 E 143; (A) Title Guar & T Co (\$10,000, Sept26'11); Dec27'17. O C & 100

Tinton av (10:2659), nws part of lots 17 & 18, map Woodstock, 24.8x169; Louise N Bristow, 646 Crotona Park So as extrx, &c, Geo F Bristow, to Franklin Trust Co, 46 Wall, trste Geo F Bristow (\$5,000, Jan 4'12); Dec28'17. 5,000

Townsend av (11:2847), es, 100 n Mt Eden av, 150x100x irreg; Rudolph Procario to Maddalena Jrocario, 295 Pleasant av; (A) Leo Schafran, 51 Chambers (\$3,944.43, Mar 21'16); Jan2'18. nom

Vyse av (11:2989), ws, 200 s 173d, 25x 100; U S Title Guaranty Co to Mary A Curtis, 199 Ocean av, Bklyn; (A) U S Title Guar Co, 176 Montague, Bklyn (\$6,500, Dec 18'17); Dec31'17. 6,500

Washington av (11:3038), nwc 182d, —x—; Jennie Currier & ano, exr Geo C Currier, to S B Trading Co, Inc, 27 Cedar; (A) Max Schenkman, 27 Cedar (\$12,250, Dec1'04); Dec31'17. 10,000

Whitlock av (10:2735), ws, 287.5 n Barretto, —x—; Wm Ebling, 194 Riverside dr, to Edw Ebling, 194 Riverside dr; (A) Dulon & R, 41 Park Row (\$21,000, July7'09); Dec27'17. 21,000

3D av (11:3048), ws, 81.6 n 181st, —x—; Lawyers Mtg Co to Hy P Kraft, 219 Godwin av, Ridgewood, NJ; (A) Lawyers Mtg Co (\$2,500, Nov28'13); Dec27'17. 2,500

Lots 184 & 185 (*), map Lohbauer Park; Fredk Buehler to Peter Schwartz, 1136 Edison av; (A) Title Guar & T Co (\$2,000, Oct20'14); Dec31'17. 2,000

Lots 184 & 185 (*), map Lohbauer Park; Chas Wilkens, Bklyn, to Fredk Buehler, 1519 St Lawrence av; (A) Title Guar & T Co (\$2,000, Oct20'14); Dec31'17. 2,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of the Bronx.

DEC. 27, 28, 29, 31 & JAN. 2.

John st (*), ss, 150 w Grant av, 25x 187.2x26.7x196.2; Edw F O'Donnell to Frank Gass; (A) Title Guar & T Co; June 13'07; Dec31'17. 250

Kapock st (13:3411), ns, 228.2 w land for Hudson Memorial Bridge, 58.1x117.3x irreg; Chas R Knapp, 221 W 178, to Helen Ayres, 126 West Fordham rd; (A) S B Ayres, 503 S av; Nov10'16; Dec28'17, 5,550

140TH st, 603 E (10:2552 & 2553), ns, 420 e St Ann's av, 40x95; Frank Dill, 334 E 92, to Moses-Gluck, 236 E 68; (A) Green-thal & G, 277 Bway; Dec29'14; Dec27'17. 1,500

146TH st E (9:2291), ns, 123.5 e Willis av, 50x100.1; Benj Benenson to Whitley P Westerville; (A) Lawyers Title & T Co; Dec27'09; Dec31'17. 40,000

149TH st, 760 E (10:2357); Jeannette Kingston to Harlem Savings Bank; (A) Lawyers Title & T Co; June24'97; Dec31'17. 1,000

179TH st E (11:3035), ss, 83 e Park av, 33x85; Antonio Barrelli to John W Cornish Constn Co, 101 E 177; (A) Title Guar & T Co; June1'16; Jan2'18. 1,000

183D st, 500 E (11:3050); Fredk A Downes to Guaranty Trust Co, 28 Nassau; (A) Lawyers Title & T Co; Feb11'13; Dec 29'17. 1,500

183D st, 500 E (11:3050); same to Title Guar & T Co; (A) same; Nov8'09; Dec29'17. 4,000

183D st, 502 E (11:3050); same to Louise Langbein, Bklyn; (A) Lawyers Title & T Co; June1'14; Dec29'17. 3,500

239TH st E (*), ns, 91 e Richardson av, 50x100; Moses L Finkelstein, 1320 Prospect av, to Rose Granich, 1320 Prospect av; (A) Title Guar & T Co; Oct8'16; Dec27'17. 600

239TH st E (*), ns, 41.8 e Richardson av, 50x100; same to Isaac L Albert, 1227 Boston rd; (A) same; Sept26'16; Dec27'17. 1,000

Fordham rd E (11:3148), ss, 31 w Tiebout av, 34x98.6x34x100.5; Mary A McCabe, Yonkers, NY, to Edw W Handy, 106 Field pl; (A) Stoddard & M, 128 Bway; Dec6'12; Jan 2'18. 2,500

Hull av (12:3350), ses at nes 205th, 32.7 x100; Adela M Harrington, 1478 Vyse av, to Vedenta Realty Co, 121 W 42; (A) Title Guar & T Co; Mar10'16; Dec28'17. 1,393

Jerome av (11:3196), nwc Buchanan pt, 100x100; Reginald C Vanderbilt of South Portsmouth, RI, to Title Guar & T Co; Dec22'08; Dec23'17. 10,000

Ludlow av (*), ns, 105 e Olmstead av, 100x100; John W Dick to Eliz K Deuling, 179 E 80; (A) Knox & D, 68 Wm; Oct16'11; Dec29'17. 2,000

Marion av (12:3286), ws, lot 161, s part lot 160, map part farm Benj Berran, 76x 150x70x145, except part for av; Geo H Hyde to Louise D Clegg, 141 W 92; (A) G H Hyde, 41 Park Row; May13'13; Dec31'17. 2,000

Marion av (12:3286), same prop; same to August K Kappes; (A) same; Dec22'08; Dec31'17. 10,000

Park av, 4348 (11:3036); Chas A Taylor to Jos Sauren, 3200 3 av; (A) Title Guar & T Co; Dec23'13; Dec31'17. 1,500

St Ann's av (9:2276), ws, 104.2 s Westchester av, 51.1x104.9x irreg; Jos T Watson to Harry Overington; (A) Title Guar & T Co; Oct21'01; Jan2'18. 1,750

Southern Blvd, 534 (9:2260); Arthur H Sanders to Caecilie Ettinger; (A) I J Ettinger, 99 Nassau; Jan2'06; Dec23'17. 4,000

Southern Blvd (10:2683), ns, 550 W Av St John, 37.6x105; Ellen Cowman to Bertel Realty Co; (A) Spitz & B, 50 Pine; Mar8'09; Dec29'17. 15,000

Southern Blvd (11:2960), nwc Fairmount pl, 54x111x105.10; John E Schmults to Wm Schmults, 420 E 237; (A) Lawyers Title & T Co; Jan1'15; Jan2'18. 16,000

Tinton av, 979 (10:2659) Wm J Marshall & Geo W Flagg to Amelia A Fallon, gdu Jane L Campbell, Bklyn; (A) Title Guar & T Co; Sept4, 1896; Jan2'18. 4,000

Vyse av, 1219 (11:2956); Wm L Pheban & Harry C Benline to Victor Gerhards; (A) Title Guar & T Co; Aug28'08; Dec28'17. 1,500

Webb av (11:3219), nwc 18th, 285 to Parkview pl x119.1x irreg; Richd M Montgomery & Co to Fredk W Devoe & ano, exrs Moses Devoe; (A) N Y Title & Mtg Co; Feb9'05; Dec31'17. 6,350

Webb av (11:3219), same prop; same to same; (A) same; Feb9'05; Dec31'17. 6,350

Webb av (11:3219), same prop; same to same; (A) same; Feb9'05; Dec31'17. 6,350

Webster av, 1247 (9:2427); Jakob Schoell to Emma Krebs, Congress, NY; (A) G Frey, 3429 3 av; Oct17'12; Dec31'17. 1,000

Lots 85 (*), map Harrington Estate; same to Amelia Holzapfel, 780 Rogers av, Bklyn; (A) Title Guar & T Co; Jan1'16; Dec27'17. 650

Lots 202 & 203 (*), map 250 lots Thompson-Rose Estate; Peter Bickhardt to Emilie Holzapfel, 475 3 av, Bklyn; (A) Title Guar & T Co; Apr25'10; Dec27'17. 500

Lots 14 & 15 (*), blk 22, map Pelham Park; Ferdinand Grass, 939 6 av, to Geo Fleayl, 872 Col av; (A) T Power, 2758 Walker av; Oct28'14; Jan2'18. 100

Lots 14 & 15 (*), blk 22; same prop; same to Chas E Fach, 1330 Chisholm; (A) same; June3'12; Jan2'18. 200

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death and recording date, the location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Day, Cath. M.—July16'17 (Dec26'17)—143D ST, 618 W (7:2089-45), 25x99.11, 2-sty fr dwg, \$12,000.

Friedman, Bernard.—May22'17 (Dec26'17)—105TH ST, 9 E (6:1611-8), 25x100.11, 6-sty bk & stn tnt, \$28,000.

Hawes, Amelia A.—Aug1'17 (Dec26'17)—BROADWAY, 3163 (7:1993-92), 40x100, 6-sty bk & stn tnt & stores, \$65,000.

Jeremiah, Thos. F.—Sept2, 1888 (Dec28'17)—CHRYSTIE ST, 82 (1:305-5), 25x100, 2-sty tnt & 5-sty tnt on rear, \$20,000.

4TH ST, 242 W (2:620-67), 21.6x75, 5-sty bk tnt, \$22,000.

4TH ST, 244 W (2:620-66), 24.6x75, 5-sty bk tnt, \$28,000.

4TH AV, 412 (3:858), 20x78, 4-sty stn tnt & str, \$30,000.

Kuenstler, Frank P.—Aug29'17 (Dec21'17)—10TH AV, 299 (3:699-31), 24x100, 5-sty bk & stn tnt; ½ pt of \$22,000, less 10%, \$9,900.

10TH AV, 301 (3:699-32), 24.8x100, 5-sty bk & stn tnt; ½ pt of \$22,000, less 10%, \$9,900.

Labatut, Susannah E.—June14'17 (Dec26'17)—22D ST, 461 W (3:720-17), 16.8x98.9, 4-sty bk & stn dwg, \$11,000.

Pasinsky, Hen. V.—Apr28'13 (Dec28'17)—HENRY ST, 472 (1:271-48), 26.1x100, 6-sty bk & stn tnt, \$40,000.

CANAL ST, 65 (1:299-37), 25.1x101.7, 5-sty front & rear bk & stn tnt, \$40,000.

ELIZABETH ST, 253 (2:508-35), 20x89.2, 5-sty bk & stn tnt, \$22,000.

ELIZABETH ST, 255-61 (2:508-31-34), 4 lots, each 23.11x89.2, 4-5-sty bk & stn tnts, each \$26,000.

HENRY ST, 46 (1:277-35), 25x100, 4-sty bk tnt, \$20,000.

LUDLOW ST, 145-7 (2:411-25-26), 37.4x87.6, 2-5-sty bk & stn tnts, \$38,000.

118TH ST, 109 W (7:1903-25), 20x100.11, 3-sty bk dwg, \$17,000.

MOTT ST, 43 (1:164-29), 25.1x94.1, 6-sty bk & stn tnt; ½ pt of \$35,000, less 10% or \$15,750.

MADISON ST, 237 (1:270-37), 25.1x100, 5-sty bk & stn tnt; leasehold, \$800.

Reidenbach, Margaretta.—Apr11'17 (Dec28'17)—6TH ST, 524 E (2:401-22), 24.9x97, 5-sty bk & stn tnt & stores, \$17,000.

Tyson, Ida V.—Dec19'09 (Dec28'17)—51ST ST, 47 W (5:1267-11), 21x100.5, 4-sty bk & stn dwg, ¼ pt of \$55,000.

MADISON AV, 427 (5:1284-52), sec 49th (No 34), 21.5x75.5, 4-sty bk tnt & store, ¼ pt of \$85,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 4, 1918, at the New York Real Estate Salesrooms.

JOSEPH P. DAY.

36TH st, 238 W (*), ss, 380.10 e 8 av, 19.2 x98.9, 3-sty bk tnt; due, \$29,636.62; T&c, \$484.80; W Forbes Morgan, Jr, et al, 20,000

73D st, 166 E (*), ss, 250 s 3 av, 40x102.2, 2 & 3-sty bk stable; due, \$26,090.74; T&c, \$—; J Agnus Shaw et al, 35,000

79TH st, 223 W (*), ns, 268 W Ams av, 16x102.2, 4 & 5-sty & b bk dwg; due, \$19,143.06; T&c, \$759.80; Herman H Cammann et al, 15,000

99TH st, 211 E (*), ns, 180 e 3 av, 25x 100.11, 6-sty bk tnt & str; due, \$23,087.41; T&c, \$—; Rachel A Friend, trste, 16,000

117TH st, 330 E (*), ss, 375 e 2 av, 25x 100.11, 4-sty bk tnt; due, \$10,728.93; T&c, \$111.10; Mary M Kearney, 7,000

Seaman av, 9-11 (*), ss, 100 e Academy, 50x100, 5-sty bk tnt; due, \$3,183.91; T&c, \$827.65; sub to 1st mtg \$39,500; Harry Alperstein, 43,500

7TH av, 911-7, sec 58th (Nos 174-82, runs s100xe83.4xs0.5xe41.8vn100.5xw125 to beg, 12-sty bk tnt; due, \$647,627; T&c, \$25; sub pr mtg \$900,000; Wm Boom for 2d mtg bondholders, 931,861

HENRY BRADY.

99TH st, 210 E (*), ss, 185 e 3 av, 25x 100.11, 5-sty bk tnt; due, \$14,048.59; T&c, \$392.40; N Y Trust Co, 13,500

126TH st, 208 E (*), ss, 135 e 3 av, 30x 99.11, 5-sty stn tnt & str; due, \$26,975.22; T&c, \$584.39; Lincoln Trust Co, 23,000

ARTHUR C. SHERIDAN.

Duane st, 76-8 (*), ss, 190.2 W Elm, 49.2x 79.2x50.3x79.1, 2-5-sty stn loft & str bldgs; due, \$7,416.80; T&c, \$15,543.42; Cooper Union for Advancement of Science & Art, 70,000

147TH st, 614 W (*), ss, 117.2 W Bway, 16.8x99.11, 3-sty & b bk dwg; due, \$11,952.48; T&c, \$345; Emma L Lockwood, 10,000

SAMUEL MARX.

North Moore st, 9 (*), ns, 69.9 W West Bway, 24.1x75.3x23.8x75.2, 6-sty bk loft & str bldg; due, \$32,587.79; T&c, \$1,843.11; Francis Speir et al, trstes, 33,000

26TH st, 136 E (*), ss, 81 e Lex av, 15x 49.4, 3-sty bk tnt; due, \$9,766.59; T&c, \$272.30; Eliz G Plerson, 9,750

95TH st, 213 E, ns, 210 e 3 av, 25x100.11, 5-sty bk tnt; due, \$15,244.69; T&c, \$415.60; Lawyers Mtg Co, party in interest, 14,000

JOSEPH & CO.

Sherman av, 248 (*), ns, 100 W Isham, 75 x150, 5-sty bk tnt; due, \$15,581.43; T&c, \$1,878.60; sub to pr mtg \$65,000; Jos L Feinberg et al, 77,000

M. MORGENTHAU, JR., CO.

2D st, 138 E, ns, 120.2 W Av A, 20.2x100, 3-sty bk hospital; due, \$16,169.09; T&c, \$25; adj sine die.

Total \$1,318,611
Corresponding week, 1917..... 405,900
Jan. 1, 1918 to date..... 1,238,611
Corresponding period, 1917..... 405,900
Total for year 1917..... 37,050,854
Total for year 1916..... 37,242,520

Bronx.

The following are the sales that have taken place during the week ending Jan. 4, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

Garden st (*), ns, 24.8 W Prospect av, runs w50xn100xe34.2 to Prospect av xse42.3 xse60.10 to beg, vacant; due, \$4,505.21; T&c, \$988.89; City N Y, 600

Jackson av, 726 (*), es, 221.3 s 156th, 18.9x87.6, vacant; due, \$5,931.15; T&c, \$36.40; Adeline C Van Iderstein, 2,000

JAMES J. DONOVAN.

Charlotte st, 1423-5 (*), ws, 100.4 n Jennings, 40x100, 5-sty bk tnt; due, \$5,777.82; T&c, \$639.90; pr mtg \$29,500; Richard Moller, 34,500

175TH st E (*), ns, 1.4 e Bryant av, 58.7 x61.2x—x64.11, vacant; due, \$10,657.81; T&c, \$1,739.33; City N Y, 600

GEORGE PRICE.

Amethyst st (*), es, 225 s Sagamore, 75x 95; due, \$1,353.33; T&c, \$370; Jennie S Anderson et al, 1,400

ARTHUR L. SHERIDAN.

3D av, 3475 (*), ws, 306.2 s 168th, 25x 125.1x241.1x123.4, 2-sty bk tnt & str; due, \$7,092.93; T&c, \$484.50; Emigrant Indust Savings Bank, 6,000

3D av, 3711 (*), ws, 85.6 n 170th, 27.9x 95.1x127.7x93.5, 4-sty bk tnt & str; due, \$11,802.24; T&c, \$858; Emigrant Indust Savings Bank, 12,000

Total \$57,100
Corresponding week, 1917..... 52,375
Jan. 1, 1918, to date..... 55,900
Corresponding period, 1917..... 52,375
Total for year 1917..... 8,997,602
Total for year 1916..... 7,421,888

VOLUNTARY AUCTION SALES.

Manhattan.

M. MORGENTHAU, JR., CO.

JAN. 8.
ATTORNEY ST, 97-103, ws, 80 s Rivington, 80x 100, bk tnts & str (partition).
CANAL ST, 191-3, ns, 50 W Mott, 50.4x100.3, 2-3-sty bk lofts & str bldg (partition).
CLINTON ST, 86-8, es, 175 s Rivington, 50x100 x75x130, 2-3-sty bk tnts & str (partition).
CLINTON ST, 80-2, es, 100 s Rivington, 50x100, bk tnts (partition).
4TH ST, 31-5 E, ns, 140 W Bowery, 75x132.2, 4-sty bk bldg (partition).

The Bronx.

M. MORGENTHAU, JR., CO.

At 14-16 Vesey St.

JAN. 8.
PARK AV, 3762-4, es, 240 s 171st, 40x145.0, 2-3-sty fr dwgs (partition).
CROTONA AV, 2157, ws, 204.4 s 182d, 30x225.4, 4-sty bk tnt (partition).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 5 & 7.
No Legal Sales advertised for these days.

JAN. 8.
SUFFOLK ST, 57, ws, 50 s Broome, 25x75, 5-sty bk tnt & str; Christine G Openbuhl et al, trste—Sarah Tanz et al Cary & Carroll (A), 59 Wall; Jos P Morrissey (R); due, \$19,460.48; T&c, \$725.82; Henry Brady.

18TH ST, 432 W, ss, 354.5 W 9 av, 20.6x92, 3-sty bk tnt; Emigrant Industrial Savings Bank—Richard T Lynch et al, exr, R & E J O Gorman (A), 51 Chambers; Edw D Dowling (R); due, \$8,374.70; T&c, \$204.80; Bryan L Kennelly.

22D ST, 36 W, ss, 349 e 6 av, 23x98.9, 7-sty bk office & str bldg; Emanuel Bamberger—Sidney J Stern et al; Paskus, Gordon & Hyman (A), 2 Rector; William Klein (R) (partition); Samuel Marx.

RIVERSIDE DRIVE, 575, sec 135th, runs e24.5 xsl49.11xw44.4xw21xw9.7xw18 to dr xue132.3 to beg; also right title & co parcel of land on es Riverside Drive, 132.3 sw 135th, runs s18x e31.7xsl35xw—to Riverside Drive xw—to beg, 6-sty bk tnt; Harlem Savings Bank—Heule Construction Co et al; Edw S Clinch (A), 41 Park row; Samuel S Koenig (R); due, \$199,657.17; T&c, \$4,332; Joseph P Day.

ST NICHOLAS AV, 964, es, 101.3 s 159th, 25.5x 118.5x251.2x1.1, 5-sty bk tnt; Lewis H Nash, trste—Mary Welcker et al; Brower, Brower & Brower (A), 44 Court, Brooklyn; Chas A Hickey (R); due, \$25,839.70; T&c, \$664; Henry Brady.

JAN. 9.
WASHINGTON ST, 143, es, 18.10 s Cedar, 18.9 x53.4x15.10x55, 4-sty bk tnt & str; Wm F Hickey et al—Mary Porter et al; John F O'Neil (A), 894 Bway, Bklyn; Richard F Weeks (R) (partition); Henry Brady.

21ST ST, 107 W, ns, 85 W G av, 20x98.9, pt 6-sty bk str; Max Hirsch—Rose Gillespie et al; Arthur Knox (A), 198 Bway; Abr Stern (R) (partition); Samuel Marx.

53D ST, 441 W, ns, 225 e 10 av, 25x100.5, 5-sty bk tnt & str & 2-sty fr rear tnt; Lottie Schlusel et al, exrs—Michael Maier et al; Lachman & Goldsmith (A), 35 Nassau; Enos S looth (R); due, \$15,240.22; T&c, \$948.44; Henry Brady.

85TH ST, 127 W, ns, 444 e Amst av, 18.6x97.6, 4-sty & b bk dwg; Lillian B Woodruff—Fred Schultz et al; Harold Swain (A), 176 Bway; Paul T Kammerer, Jr (R); due, \$15,912.00; T&c, \$525; Joseph P Day.

101ST ST, 343 E, ns, 40 W 1 av, 40x100.11, 6-sty bk tnt & str; Lincoln Trust Co—Gertie Halpin et al; Middlebrook & Borland (A), 46 Cedar; John J Rooney (R); due, \$31,675.36; T&c, \$807.40; Henry Brady.

7TH AV, 2295, es, 41.6 s 155th, 16.7x75, 3-sty stn tnt & str; Geo F Martens et al, trstes—Lewis H Lazarus et al; Thomas J Farrell (A), 20 Vesey; Richard F Weeks (R); due \$13,424.85; T&c, \$357.50; Arthur C Sheridan.

JAN. 10.
RUTGERS ST, 9, es, 50 n Henry, 25x104.6, 3-sty bk tnt & str; Edgar J Phillips et al trstes—Selma Alexander et al; Phillips & Avery (A), 11 Park row; Francis S McAvoy (R); due, \$12,272.67; T&c, \$590.97; Henry Brady.

85TH ST, 350 W, ss, 96.4 e Riverside dr, runs s22.2xe22.5xs25.5xs25.5x102.2xw100 to beg, 6-sty bk tnt; Republic of Panama—Eronel Realty Co et al; Sullivan & Cromwell (A), 49 Wall; Phelan Beale (R); due, \$168,334.70; T&C, \$4,216.45; Joseph P Day.

JAN. 11.
HENRY ST, 193, ns, 170.4 e Jefferson, 25x87.6, 4-sty bk tnt, 1-sty ext; Hannah C Dennin—Benj Solomon et al; Morton Stein (A), 63 Wall; John H Rogan (R); due, \$16,597.01; T&C, \$225; Joseph P Day.

41ST ST, 226 E, ss, 272.6 w 2 av, 22.6x98.9, 3-sty bk tnt & str & 3-sty bk rear tnt; Dry Dock Savings Instn—Kathryn L Schonefeldt et al; Frank M Tichenor (A), 38 Park row; Theodore K McCarthy (R); due, \$6,646.22; T&C, \$764.16; Henry Brady.

101ST ST, 129 E, ns, 100 w Lex av, 25x100.11, 5-sty bk tnt; Chas E Sands et al trstes—Nathan Freier et al; Middlebrook & Borland (A), 46 Cedar; Wm W Hoppin (R); due, \$14,937.85; T&C, \$475; Arthur C Sheridan.

102D ST, 120 E, ss, 255 e Park av, 25x100.11, 5-sty bk tnt; Sigmund Mendelsoln—Wm J Tierney et al; Chas S Sinsheimer (A), 51 Chambers; Chas L Hoffman (R); due, \$12,581.75; T&C, \$360.11; Henry Brady.

122D ST, 215 W, ns, 178 w 7 av, 22x100.8, 2-sty bk garage; Mary M Kearney—R A S Realty Co et al; Bowers & Gerard (A), 46 Cedar; John J Hynes (R); due, \$12,548.12; T&C, \$132.65; Henry Brady.

161TH ST, W, ns, 300 e Amst av, 50x101, vacant; Mutual Life Ins Co of N Y—Chas Geiger et al; Fredk L Allen (A), 55 Cedar; Alfred H Townley (R); due, \$12,258.45; T&C, \$151.50; Henry Brady.

JAN. 12 & 14.
No Legal Sales advertised for these days.

Bronx.

The following is a list of Real Estate for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

JAN. 5.
No Legal Sales advertised for this day.

JAN. 7.
204TH ST, 100, on map 107 E, ns, 75.1e Villa av, 26x88.7, 3-sty fr tnt & str; E Geo Rode et al—Pasquale Fusco et al; Beni F Gerdling (A), 470 Tremont av; Irving N Tompkins (R); due, \$4,399.19; T&C, \$49.92; Chas A Berrian.

WORTH AV, ws, 200 n 174th, 100x185.6 to Brook x—x207.1, vacant; Wm A Caceron—John F Erhardt et al; Beni F Gerdling (A), 470 Tremont av; Irving N Tompkins (R); due, \$730.99; T&C, \$13,670.00; Chas A Berrian.

JAN. 8.
COSTER AV, es, 150 n Edenwald av, 75x100; Coster av, es, 250 n Edenwald av, 50x100; Fox av, ws, 200 n Edenwald av, 25x100; Julia Ward—Hurb D Smyth et al; Davion & Bailey (A), 84 William; Harry Kempner (R); due, \$3,319.08; T&C, \$181.86; James J Donovan.

PROSPECT AV, 1105-7, nwc Jennings (No 775), 43x90.10x67.6x74.4, 5-sty bk tnt & str; Julius A Schulze—Samuel Teihoff et al; George Ludwig (A), 1511 3 av; Chas E Buchner (R); due, \$8,026.91; T&C, \$589.56, sub to a first mort of \$35,000; George Price.

3D AV, 374-8, es, 47.3 n St Pauls pl, 40.1x100, 6-sty bk tnt & str; Winthrop A Wilson—Adelheid Loub et al; Townsend & Guiterman (A), 32 Liberty; John A McEveety (R); due, \$41,284.61; T&C, \$416; James J Donovan.

JAN. 9.
EASTERN BOULEVARD, ss, 187 w Unionport Pottery Works, runs s320.10xw490.6xw—x ne166.9xe283.9 to beg; Robitzek Investing Co—P Jos Heaney et al; Harry Robitzek (A), 2808 3 av; Abraham I Solomon (R); due, \$6,942.47; T&C, \$1,123.25; Chas A Berrian.

PROSPECT AV, 1324, es, 218.6 n Home, 37.6x100, 5-sty bk tnt; Frank A Haas—Christina E Warren et al; John C Hoenninger (A), 5 Beekman; Henry K Davis (R); due, \$4,723.22; T&C, \$750, sub to a mort of \$30,000; George Price.

VILLA AV, 3173-9, ws, 188.4 s Van Cortlandt av, 100x100, 2-5-sty bk tnts & str; N Y Title & Mortgage Co—Aloha Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway; William Bondy (R); due, \$22,641.47; T&C, \$441.47; Arthur C Sheridan.

3D AV, 2590, es, 112 n 139th, 28.5x93x25.4x105.8, 2-sty fr str; Franklin Savings Bank in City N Y—Annie H Haft et al; Wilson M Powell (A), 7 Wall; Chas A Hickey (R); due, \$12,863.04; T&C, \$195.30; Henry Brady.

JAN. 10.
FT SCHUYLER ROAD, ws, 132.8 s Appleton av, 25x99.3x25x99.10; Charne Katz—Annie Gibson et al; Michael M Helfcott (A), 1696 Myrtle av, Brooklyn; A Mitchell Leslie (R); due, \$269.67; T&C, \$329.52; Joseph P Day.

JAN. 12.
No Legal Sales advertised for this day.

JAN. 11.
GLOVER ST, es, 250 n Lvon av, 50x125; John Twinaime—Mary D Callahan et al; Bergman & Davis (A), 3219 3 av; J Clifford McChristie (R); due, \$1,441.40; T&C, \$1,675; Chas A Berrian.

WALKLEY PL, ns, whole front between White Plains Road and Garden pl, 75x95.8x63.11 x55; Eastchester Savings Bank—Louis Barnett et al; Odell D Tompkins (A), Mt Vernon N Y; Edmund D Hennessy (R); due, \$10,280.14; T&C, \$815.88; James J Donovan.

JACKSON AV, es, 262.11 n 161st, 36.3x175 to Forest av (No. 905-T) x36.3x175, vacant; City N Y—Chas E Glesson et al; Action 2; Lamar Hardy (A), Municipal Building; Edw J Flynn (R); due, \$10,823.95; T&C, \$1,833.83; James J Donovan.

JACKSON AV, ws, 262.11 n 161 st, 36.3x75, vacant; City N Y—Chas E Glesson et al; Lamar Hardy (A), Municipal Building; Edw J Flynn (R); due \$4,211.74; T&C, \$875.59; Action 1; James J Donovan.

3D AV, 3310, es, 115 n 164th, 16.6x— to Boston road (No. 997) x16.10x—, 2-sty bk tnt & str & 2-sty fr tnt & str; Albert Manlock—Max Albert et al; Samuel Bitterman (A), 300 Bway; Orson A Raynor (R); due, \$1,143.57; T&C, \$250; sub to a first mort of \$9,000; Henry Brady.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

DEC. 29.
THOMPSON ST, 242; also SOUTH WASHINGTON SQ, 58-9; also 3D ST, 73-77 W; Jos Frey—Elena Realty Corp et al; A G Koelbe (A).
49TH ST, 333 W; Franklin Savgs Bank in City N Y—Walter S Edelmeyer et al; W M Powell (A).

84TH ST, ns, 510 w Central Park W, 20x102.2; Louis Marshall, admr—Jennie W Clark et al; amended; Guggenheimer, Untermeyer & Marshall (A).

AMSTERDAM AV, sec 166th, 52.3x100; Hanna Wallach et al—Marie Kahrs et al; Cary & Carroll (A).

5TH AV, sec 108th, 50.11x84; Margt E Griffith—Chas I Weinstein et al; Duer, Strong & Whitehead (A).

DEC. 31.
8TH ST, 331 E; Isaac Marx—Saville Levin et al; F de P Foster (A).

36TH ST, ns, 200 e Lex av, 19x98.9; 35TH ST, 305 E; 37TH ST, 212 E; 36TH ST, 219 E; 36TH ST, ns, 275 e 3 av, 22.6x98.9; 40TH ST, 104 W & 40TH ST, 106 W; Kaufman Schlivek—Christine Straiton et al; J J Baker (A).

111TH ST, 177 E; N Y Savgs Bank—Ettie Kaufman et al; J A Dutton (A).

11-TH ST, 221 E; Isaac Bell—Josef Gertner et al; Jay & Candler (A).

120TH ST, 504 E; Abr I Tamor—Loretta Corp et al; B Alexander (A).

SHERMAN AV, ws, 250 s 207th, 50x150; Walter S Logan—Times Realty & Constn Co; Winter & Winter (A).

JAN. 2.
1ST ST, 41; Kath L Brown et al—Benj Richter et al; Cary & Carroll (A).

7TH ST, 189 E; Metropolitan Savgs Bank—Louis Gluck et al; A S & W Hutchins (A).

112TH ST, 165 E; Jno Bopp—Joshua Epstein et al; H H Holbert (A).

1ST AV, 2054-8; 2 actions; Cornelia H Hughes—Little Italy Realty Co et al; E D Loughman (A).

JAN. 3.
WILLET ST, 101; Annie E Walker—Abraham Miller et al; A F Silverstone (A).

28TH ST, 152 to 164 E and 3 av, 228; Farmers' Loan & Trust Co—Frances D Bergeman et al; Geller, Roiston & Horan (A).

132D ST, ns, 84 e Lenox av, 26x99.11; J Prentice Kellogg—Betty Rosenstock et al; Noble & Camp (A).

1ST AV, ws, 75.11 n 105th, 25x100; John M Bowers et al—Bernard Bloom et al; G A Lewis (A).

JAN. 4.
DELANCEY ST, nwc Cannon, 20x50; German Savgs Bank in City N Y—Rose Israel et al; M Auerbach (A).

OLIVER ST, es, 55 n South, 40x50; Henry B Closson et al—Jno Richichi et al; A S Wright (A).

33D ST, ss, 312.6 w 2 av, 18.9x98.9; Alicia L Burke—David J Gillespie et al; Cary & Carroll (A).

51ST ST, 421 E; N Y Investors Corp—Julius Friedman et al; H Swain (A).

Bronx.

DEC. 28.
No Bronx Foreclosure Suits filed this day.

DEC. 29.
CRIMMINS AV, ws, 287.3 n 141st, 25x80; Emigrant Indus Savgs Bank—Bernard P Gibney et al; R & E J O'Gorman (A).

DEC. 31.
LORILLARD PL, es, 140.2 n 187th, 32.1x98; Myrtle Giffen Johns—Mary A Sabella et al; W R Hill (A).

LORILLARD PL, sec 187th, 24.3x100.2; Michl Struth—Jos Fajella et al; M B McHugh (A).

145TH ST, 546-50 E; Louis Lipschitz et al—Esther M Kalisky et al; L Bronner (A).

JAN. 2.
SOUTHERN BLVD, 827; German Hospital & Dispensary in City N Y—Frieda Hart et al; E M Burghard (A).

JAN. 3.
KINGSBRIDGE RD, sec Davidson av, 113.6 x289.9; Frederick L Haug—John B Haskin, et al; Reeves & Todd (A).

MINNIEFORD AV, nec Cross, 150x100; Etta Johnson—Evelyn H White et al; H V Morgan (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

DEC. 27.
CHRISTIE ST, 157-9; Herman D Most—Eliza Smith et al; Robt J Mahon (A); Jos V Mitchell (R); due.....13,201.85

99TH ST, 222 E; Henry Walz—Simon Rosenberg et al; Albert J Appell (A); Saml H Wandell (R); due.....8,758.79

DEC. 28 & 29.
No Judgments in Foreclosure Suits filed these days.

DEC. 31.
MADISON ST, es, 50.11 n 104th, 16.8x70; Emma D Kenove—Isaac Strauss, admr, &c, et al; Sullivan & Cromwell (A); Elek J Ludvig (R); due.....10,544.41

JAN. 2.
130TH ST, ns, 100 e St Nicholas av, 25x101.10; Mary J Kingsland—David B Getz et al; C P & W W Buckley (A); Jno J Brady, Jr (R); due.....22,061.45

8TH AV, 507; U S Trust Co of N Y—Wm L Lynch; Stewart & Shearer (A); Chas N Flint (R); due.....41,735.00

37TH ST, 247-9 W; Excelsior Savgs Bank of City N Y—Lulu Quigg et al; Dean, Tracy & McBarron (A); Wilbur Larremore (R); due.....30,447.92

Bronx.

DEC. 28.
LOT 47, blk 2737, sec 10, on tax map; City of New York—Walter L Hildburgh et al; L Hardy (A); A M Schwartz (R); due.....735.05

DEC. 29.
LOT 39, map of 120 lots known as Daily Estate, property of Hudson P Rose; Mary A Palmer—Maria Vinciguerra et al; H A Herold (A); M Frank (R); due.....5,559.00

DEC. 31.
LOTS 64, 65, 66, 286, 288, map of lots at Wakefield; Frances G Greeley—E C Holding Co, Inc, et al; Hirleman & Vaughan (A); L O Van Doren (R); due.....1,734.50

PLOTS 11, 12, 4, 5, 6, 7, 2, 3, 1, Gores 50 and 51, and southerly 77.3 of Plot 10, map of village of Wakefield; Frances G Greeley—E C Holding Co, Inc, et al; Hirleman & Vaughan (A); L O VanDoren (R); due.....12,727.96

JAN. 2.
BROOK AV, 548; Irving Trust Co as trste—David Lazar et al; Breed Abbott & Morgan (A); T Girreran (R); due17,006.66

LUDLOW AV, ns, 155 w Havemeyer av, 50x108; Kate Schwanewede—Mitchell-McDermott Const Co et al; M J Sullivan (A); J H Hildreth (R); due.....2,149.33

JAN. 3.
LOT 301, map of village of Wakefield; Jacob J Pantell—John Entwistle et al; A Weymann (A); O Henschel (R); due632.29

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

DEC. 29.
40TH ST, 637-41 W; A C Wicke Mfg Co—David Shannon Co et al; action to foreclose mechanics lien; A R Bunnell (A).

DEC. 31.
No Lis Pendens filed this day.

JAN. 2.
W WASHINGTON PL, 129-37; Auletta Constn Co—Edw E Ashley et al; action to foreclose mechanics lien; J E Duross (A).

JAN. 3.
AV B, swc 7th, 28x64.2; Augusta Doctor et al—Eliz S Hughes et al (notice of attachment); M G Holstein (A).

3D AV, 710; Manhattan Ry Co—Minnie Frist et al (action to acquire title); J L Quackenbush (A).

7TH AV, ws, 49.4 s of 42d, 49.4x100; Standard Plunger Elevator Co—Frank C Hurley et al (action to foreclose mechanics lien); H H Williams (A).

JAN. 4.
No Lis Pendens filed this day.

Bronx.

DEC. 28.
205TH ST, ns, 684.6 w Grenada pl, 50x86.8; Louisa Thiebauth—Maria Anna Beerli et al; partition suit; H G Loew (A).

DEC. 29.
No Lis Pendens filed this day.

DEC. 31.
No Lis Pendens filed this day.

JAN. 2.
No Lis Pendens filed for this day.

JAN. 3.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

DEC. 29.
44TH ST, 235 W; Alex Arnold—Wm W Astor, Central Theatres Leasing & Constn Co & Affiliated Theatres Bldg Co, Inc (136).....70.00

ST NICHOLAS AV, 1431; Terranova Bros—Mortimer C Addams & Harry Yohalem (137).....680.73

DEC. 31.
17TH ST, 106 E; Herbert Lucas—Sigmund R Rosenfeld & Herman B Goodstein (138).....465.36

BROADWAY, 1587; Mitchell Vance Co—Russell Hotel & Restaurant Co (139).....290.00

LEXINGTON AV, swc 76th, 17.2x80; Saml Talsky—Jno Fitzgerald, Frank Heitzner & Morris Margowitz (140).....1,300.00

SAME PROP; Daniel Sidelsky—same (141).....1,231.00

JAN. 2.
181ST ST, 523 W; Marks Bros—Heilner & Wolf, Inc, & Jno Carlucci (5).....184.30

BROADWAY, 1568; Max Siegel, Inc—Lloyd Realty Co, Mark Aron, Inc, & Mark Aron (2).....335.00

LEXINGTON AV, swc 76th, 17.2x80; Abr Osokofsky—Jno Fitzgerald, Frank Heitzner & Morris Margowitz (6)...	161.75
LEXINGTON AV, swc 76th, 17.2x80; Arthur J Panoft—Jno Fitzgerald, Frank Heitzner & Morris Margowitz (1)...	100.50
5 AV, 47; Globe Sash & Door Co, Inc—same (4)...	341.80
JAN. 3.	
56TH ST, 239 W; Isaac Nussbaum—United Motor Co; Charles Fitzpatrick (8)...	108.00
LEXINGTON AV, swc 76th, 80x172; Joseph Reichbach—John Fitzgerald; Frank Heitzner, and Morris Markowitz (7)...	400.00
5TH AV, 47; Samuel Herbst—Salamagundi Club; Siegel Building Corp (9)...	40.00
JAN. 4.	
GREENE ST, 42-50; Candee, Smith & Howland Co—Chas Laue & Ernest Horner (12)...	270.70
31ST ST, 142-56 E; Friedman Contracting Co, Inc—Wm H Seach & 31st St Corp'n (14)...	4,347.00
57TH ST, 36 W; Chas Braun—Eliz L Goodnow, Isabella L Bigelow & Maxim Constn Co, Inc; renewal (21)...	196.00
SAME PROP; same—Maison Chas Klein, Inc & Maxim Constn Co; renewal (22)...	519.50
66TH ST, 139 E; Starobin Electrical Supply Co, Inc—East 66th St Studio Bldg, Neilson Bros, Inc (16)...	874.45
80TH ST, 529-33 E; Frank E Wise & Son, Inc—Fleischmann Vehicle Co & Clark & Appleman (20)...	843.64
105TH ST, 230 W; Starobin Electrical Supply Co, Inc—T J McLaughlin's Sons, Neilson Bros, Inc (17)...	718.97
BROADWAY, 2124; Wm H Tiedemann, Inc—D Katz, Louis Tong, Louis Sik & Moy S Tighe (11)...	1,358.00
BROADWAY, 2124; Robinson Dumb Waiter Co, Inc—Danl Katz & Wm H Tiedemann, Inc (19)...	70.00
WEST END AV, 300; Casolaro Painting & Decorating Co, Inc—Paterno Constn Co (13)...	6,770.93
WEST END AV, 905; Starobin Electrical Supply Co, Inc—905 West End Av Corp'n & Neilson Bros, Inc (15)...	448.82
WEST END AV, 300; Starobin Electrical Supply Co, Inc—Paterno Constn Co & Neilson Bros, Inc (18)...	618.00
5TH AV, 47; Composite Metal Lath Co—Salamagundi Club & Siegel Bldg Corp'n (10)...	98.40

Bronx.

DEC. 28.	
18TH ST, sec Jerome av, 95x95; Cross, Austin & Ireland Lumber Co—Arklm Realty Co (29)...	1,610.04
JEROME AV, 2370-2; Benny Jacobson—Arklm Realty Co & Aaron Klein (30)...	150.00
JEROME AV, swc 18th, 95x95; Jno Kingston—Arklm Realty Co, Arklm Realty Co & Aaron Klein (31)...	1,235.40
DEC. 29.	
170TH ST, 343 E; East River Mill & Lumber Co—Silverson Contracting Co; renewal (33)...	285.04
RIVER AV, ws, 125 n 162d, 155x235; Globe Tile Co, Inc—Interborough Rapid Transit Co & Thos F Penders Co, Inc (32)...	200.00
SEDGWICK AV, ws, at inter 161st & trestle connecting therewith, 200x100; Standard Iron Works, Inc—N Y Central R R Co & Bernard Robinson (34)...	507.45
DEC. 31.	
184TH ST, sec Jerome av, 95x95; Empire Roofing Co—Arklm Realty Co, Inc & Aaron Klein (35)...	250.00
JEROME AV, 2370-2; Wimpil Elec Co, Inc—Arklm Realty Co; Aaron Klein (36)...	50.00

JAN. 2.	
No Mechanics Liens filed for this day.	
JAN. 3.	
BOSTON RD, ss, whole block front between Bristow and Stebbins av, 227.3 x149.3xirreg; Muglers Iron Works, Inc—Ivor Realty Co; M Wolf; Phillip Ittmann; Miller Gordon Const. Co.; Hudson Realty Co; Indelli & Conforti & Jno Doe; renewal (1)...	7,751.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

DEC. 29.	
No Satisfied Mechanics Liens filed this day.	
DEC. 31.	
No Satisfied Mechanics' Liens filed this day.	
JAN. 2.	
JUMEL PL, swc 168th; Frank T Craven—B Franklin Hart, Jr. & Co et al; Dec26'17...	1,375.00
49TH ST, 19 E; W K Moran & Co—Edw C Babcock et al; Nov12'17...	425.00
SAME PROP; Herman Voensack, Jr., Inc—E G Babcock et al; Oct15'17...	385.00
SAME PROP; Ushen Wilkoff Co—U S Trust Co et al; Sept29'17...	423.00
JAN. 3.	
12TH ST, 742 E; Jacob S Regenbogen—Laura A Palmer et al; Dec13'17...	87.00
49TH ST, 19 E; Louis R Smith—Edmund C Babcock et al; Dec13'17...	400.00
SAME PROP; Isaac Greenbaum—same; Dec25'17...	600.00

56TH ST, 239 W; Isaac Nussbaum—United Motor Co et al; Dec26'17 (cancelled)...	18.00
57TH ST, 18 W; M Aizer & Sons—Edw C Parish et al; Nov7'17...	100.00
JAN. 4.	
11TH ST, 341 E; Maintenance Co—Rose Teven et al; May9'17...	807.35
48TH ST, 115 W; Morris Rosenberg et al—Phebe A Underhill et al; Sept 17'17...	2,425.00
95TH ST, 128 W; Christopher Nally—Edw L Neuman et al; Jan12'17...	28.00
5TH AV, 47; Herman Glaser—Salamagundi Club et al; Dec31'17...	45.50

Bronx.

DEC. 28.	
No Satisfied Mechanics Liens filed this day.	
DEC. 29.	
No Satisfied Mechanics Liens filed this day.	
DEC. 31.	
No Satisfied Mechanics' Liens filed this day.	
JAN. 2.	
238TH ST, 135 E; Morris Flasterstein—Amalia A King; May1'17...	100.00
JAN. 3.	
No Satisfied Mechanics' Liens filed this day.	
1Discharged by deposit. 2Discharged by bond. 3Discharged by order of Court.	

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

DEC. 27.	
No Attachments filed this day.	
DEC. 28.	
PEOPLES BANK OF HARRISONBURG, Inc; Edgar M Winter; \$5,557.64; W H Dodd.	
DEC. 29.	
ALVA, Frederico; Geo Sirota et al; \$970; P M Crandell.	
HERBERT BRENON FILM CORPN; Goldwyn Pictures Corp'a; \$2,300.23; G E Joseph.	
LANZIUS AIRCRAFT CO, Inc; Wittmann Lewis Aircraft Co, Inc; \$1,621.28; Rudd, Wood & Molloy.	
DEC. 31.	
DENVER & RIO GRANDE R R; Equitable Trust Co of N Y, trste; \$35,904,403.61; Murray, Prentice & Howland.	
CARNES, Geo C & Reece Williams; Alphonse Moyer et al; \$530; G R Rubin.	
OST, Louis & Edw; Isidor Berthet et al; \$3,312.60; S J Rawak.	
JAN. 2.	
SALA, Jacinto; Equitable Truts Co of N Y; \$52,683.88; Murray, Prentice & Howland.	
STRONG MFG CO; Carl G Voigt; \$2,227.85; Ireland & Kopf.	
FRED G CLAKE CO; World Trading Co; \$19,760.04; D W Kahn.	
SILBERMAN, Saml; David Michael; \$3,233.86; Reit & Kaminsky.	

CHattel MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

DEC. 27, 28, 29, 31, 1917, JAN. 2, 3, 1918.	
Yost, Wm, 455 W 47th, to Wm Volk, 301 W 42d; 10 av, 653-5 (4:1075), nwc 46th; also 9 av, 614-6 (4:1034); assigns moving picture theatre, leases, with furniture, fixtures, &c, to secure 54 notes at 5 & 6% for a total of \$38,750; nom; Dec 29, 1917.	

PLANS FILED FOR NEW CONSTRUCTION WORK.**ABBREVIATIONS.**

(o) owner;	(a) architect.
(b) builder;	(200) plan No.
fr—frame.	str—store.
bk—brick.	apt—apartment.
tnt—tenement.	dwg—dwelling.
ext—extension.	rf—roof.

Manhattan.

STABLES AND GARAGES.	
38TH ST, 547-51 W, 1-sty bk garage, 75x98, tar & gravel rf; \$12,000; (o) Stevenson Brewing Co, 521 10 av; (a) Newman & Harris, care Benj. Asher, 280 Madison av (277).	
AV B, s e c 20th, 1 & 2-sty bk garage, 92x 170, slag rf; \$22,000; (o) Est of John N. Brookman, care Donald S. Walker, 88 Wall; (a) Axel S. Hedman, 371 Fulton, Bklyn (276).	
55TH ST, 420-6 W, 6-sty bk garage, 87x100, slag rf; \$130,000; (o) Daniel Meenan, 1966 Bway; (a) Joseph C. Cocker, 2017 5 av (2).	
THEATRES.	
AMSTERDAM AV, w s, 831 n of 190th, 2-sty bk theatre, 120x200, slag rf; \$40,000; (o) Fort George Amusement Co, Pres., Nicholas M. Schenck, 1493 Bway; (a) Thos W. Lamb, 644 S av (278).	
MISCELLANEOUS.	
19TH ST, 126-36 W, 1-sty bk transfer station, 139x100, slate & gravel rf; \$15,000; (o) Warner Hudnut Corp'n, 118 W 18th; (a) A. W. Place, 175 Randall av, Freeport, L. I. (279).	

LENOX AV, 276-8, 8-sty bk Y. W. C. A., 50x 150, cement finish rf; \$300,000; (o) Y. W. C. A. of City of N. Y.; Pres., James S. Cushman, 26 E 95th; (a) Louis E. Jallade, 37 Liberty (1).

Bronx.

DWELLINGS.	
ST. LAWRENCE AV, s e c Randall av, 2-2½-sty fr dwgs, shingle rf, 20x34; \$8,000; (o) Philip Dietrich, Clason Point; (a) Anton Firner, 2069 Westchester av (357).	
STABLES AND GARAGES.	
WASHINGTON AV, w s, 101.7 n 182d 1-sty bk garage, slag rf, 50.7x130.1; \$15,000; (o) Benedicta Vetter, 2259 Washington av; (a) James J. F. Gavegan, Grand Central Terminal (356).	
238TH ST, n w c Nereld av, 1-sty bk garage, 55x75, asbestos rf; \$9,000; (o) Edw. Caterson, 761 E 233d; (a) King & Campbell, 103 Park av (359).	
MISCELLANEOUS.	
177TH ST, s s, from Bronx River to N. Y., B. & W. R. R., 2-1-sty fr kitchen, cafe & storage, tar & gravel rf, 68x54, 57x31; \$25,000; (o) Est of W. W. Astor, 23 W 26th; lessees, Bronx International Expos., Inc., Times Bldg.; (a) Kenneth M. Murchison, 101 Park av (358).	

PLANS FILED FOR ALTERATIONS**ABBREVIATIONS.**

(o) owner;	(a) architect.
(b) builder;	(200) plan No.
fr—frame.	str—store.
bk—brick.	apt—apartment.
tnt—tenement.	dwg—dwelling.
ext—extension.	rf—roof.

Manhattan.

BROOME ST, 537, erect walls, int alts to 3-sty bk str & loft; \$12,000; (o) Thos. Blake, 72 10 av; (a) Geo. J. Casazza, 1133 Bway (4).	
FRONT ST, 182-4, rearrange partitions, enlarge halls, enclose stairs, new sidewalk hoist, stairs & passenger car to 10-sty bk office; \$5,000; (o) Wm. J. Matheson, prem; (a) Mann & MacNeille, 70 E 45 (3099).	
GREENE ST, 32, erect girders, columns & partitions to 5-sty bk loft; \$2,000; (o) Jos. L. Buttenwieser, 220 Bway; (a) Alex. D. Crosett, 110 W 40th (3101).	
HOUSTON ST, 431 E, remove stalls, runway, elevator, stairs, erect new stairway, f. p. enclosure, metal ceilings, cellar filled in, new fire escapes to 4-sty bk garage & loft; \$5,000; (o) Henry C. Harding, 120 Bway; (a) Fred Horenburger & P. Bardes, 122 Bowery (13).	
HUDSON ST, 582-R Bank st, 84-6, Bleeker st, 402-416, 11th st, 289 W, remove three upper stories, new slag rf to 2-sty bk str & factory; \$4,000; (o) Equitable Life Assurance Society of U. S., Wm. Day, Pres., 165 Bway; (a) Wm. O. Prescott, 25 E 26 (5).	
MERCER ST, 79, f. p. partitions & door, new skylight, f. p. windows, alter fire escape to 6-sty bk str & lofts; \$5,000; (o) Etalac Holding Co., 5 Beekman; V.-Pres., Wm. M. Benjamin; (a) Henry Regelman, 133 E 7th (1).	
STANTON ST, 294, change loft into dwg, erect stairs to 6-sty bk factory & tint; \$300; (o) Elias Diamond, prem; (a) Sam. Rosenblum (3098).	
WASHINGTON ST, 374-G install post & girders to 4-sty bk lofts; \$3,000; (o) Francis Romeo, care C. H. Richter, 39 Cortlandt; (a) Chas. H. Richter, 39 Cortlandt (3100).	
11TH ST, 269 W, erect fire escape to 3-sty bk shops; \$250; (o) John Moonar, West st; (a) John M. Barney, prem (11).	
15TH ST, 314 E, remove partitions, floors & beams, install new f. p. stairs, elevator shafts & partitions to 5-sty Industrial Home; \$20,000; (o) The Salvation Army, Inc., 120-4 W 14th; (a) Wm. S. Barker, 120-4 W 14th (7).	
33D ST, 1-13 E, install steel stairway, f. p. trap doors to 12-sty bk lofts; \$750; (o) Fifth Av. & 23d St. Co., 2770 Bway; (a) Julius Farb, 508 E 74th (9).	
37TH ST, 40 W, reinforce floors to 4-sty bk loft & tint; \$250; (o) Anton H. Schefer, 315 4 av; (a) V. Hugo Koehler, 2 Columbus Circle (2).	
42D ST, 51-3 E, new steps, doors, show front, remove wall, store room altered to str to 6-sty bk offices; \$1,200; (o) Vanderbilt Av. Bldg. Co., Pres., J. Clarence Davies, prem; (a) Moore & Landsiedel, 148th & 3 av (8).	
51ST ST, 167-9 E, construct stairways, elevator shaft, f. p. ceiling to 3-sty bk garage; \$3,500; (o) Chas. Hyman & Max Rosenfeld 16 W 19th; (a) M. Joseph Harrison, World Bldg. (3102).	
53D ST, 123-9 W, two blades torn down, floors removed, new f. p. floors, walls steel windows to 4 & 5-sty bk garages; \$80,000; (o) Thos. G. Cornan, 490 West End av; (a) Joseph C. Cocker, 2017 5 av (18).	
57TH ST, 200 W, erect partitions, new entrance, toilets to 4-sty bk tint & restaurant; \$1,200; (o) Rodin Studios, Inc., prem; (a) W. T. Sitt Con. Engr., prem (12).	
76TH ST, 59 W, new windows cut to 6-sty bk tint; \$100; (o) Eleanor T. Smith, 107 W 86th; (a) P. J. K. McKee, 217 Bway (10).	
125TH ST, 253-9 W, ext marquise to 3-sty bk theatre; \$250; (o) Samuel D. Litt, prem; (a) Ed. Hismay, 404 E 125th (6).	
BOWERY, 131, remove columns, new steel beams, show window, remove counter balance to 5-sty bk storage; \$650; (o) Church Temperance Society, care Rev. James Emmergham 1 Madison av; (a) F. Horenburger & P. Bardes, 122 Bowery (14).	

BROADWAY, 650, new stairs, f. p. partitions, f. p. doors & windows & water closets to 5-sty bk str & loft; \$2,500; (o) Henry W. Berg, 245 E 7th; (a) Gronenberg & Leuchtag, 303 5 av (3096).

BROADWAY, 1652-8, f. p. partitions, change windows to doors, fire escape to 7-sty bk factory; \$2,500; (o) Henry A. C. Taylor, 20 Exchange pl; (a) Sam. Rosenblum, 51 Chambers (3097).

ST. NICHOLAS AV, 54-8, alter cellar into str, new water closet, new plumbing fixtures to 5-sty bk int; \$4,000; (o) Lulu Benedict, 200 E 68th; (a) De Rosa & Pereira, 150 Nassau (3).

1ST AV, 297, erect 2 rear 1-sty extensions, reset partitions to 4-sty. bk int & str; \$3,000; (o) Elemco Realty Co., 59 Liberty; (a) Oscar Lowinson, 366 5 av (16).

5TH AV, 178-80, new partitions, stairs & plumbing fixtures to 4-sty bk str & offices; \$1,000; (o) Farmer's Loan & Trust Co., 475 5 av; (a) Irving Margoon, 370 E 149th (17).

10TH AV, 461-7, 2-sty addition, new fixtures, erect tank, extend shaft to 4-sty bk factory; \$30,000; (o) Pinehill Crystal Spring Water Co., 546-8 W 38th; (a) Geo. F. Pelham (15).

Bronx.

177TH ST, from Bronx River to N. Y. B. & W. R. R., 1-sty fr ext, 47.6x35, new fl & partitions to 2-sty stone restaurant; \$10,000; (o) Est of W. W. Astor, 23 W 26th; lessees, Bronx International Expos., Inc., Times Bldg; (a) Kenneth M. Murchison, 101 Park av (434).

WASHINGTON AV, w s, 100 s 169th, 1-sty strn ext, 35x28.8, to 1-sty bk garage; \$1,500; (o) Taxpayers' Store & Leasing Imp. Co., Inc., Nathan Barber, 4054 3 av, Pres.; (a) Henry Nordhelm, 1087 Tremont av (436).

3D AV, 2863-65, new doors, windows, mar- quise & show windows to 3-sty bk str & offices; \$350; (o) Chas. S. Levy, on prem; (a) Moore & Landsiedel, 3 av & 148th (435).

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. & G. means a deed containing Cove- nant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be im- peached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus im- pliedly claims to be owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not cor- respond with the existing ones, owing to there having been no official designation made of them by the Department of Pub- lic Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property men- tioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the as- sessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1917.

T. S. preceding the consideration in a conveyance means that the deed or con- veyance has been recorded under the Ter- rens System.

Flats and apartment houses are classi- fied as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the prop- erty recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATION USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

dead—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indivd—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torrens System.



RECORDS SECTION
of the
REAL ESTATE BUILDERS
RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CI No. 2600 New York, January 12, 1918. PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

JAN. 4, 5, 7, 8, 9 10.

Academy st, 645 (8:2234-45), nes, 100 n w Greenwich, 37.10x51.10, 2-3-sty bk tnts; tnt; Delta Holding Corp to A R T Holding Co, 3 Van Corlears pl; mtg \$49,000; Jan10'18; A\$10,000-\$ (R S \$5).

O C & 100

Charlton st, 122-4 (2:596-69-70), ss, 75.11 w Greenwich, 37.10x51.10, 2-3-sty bk tnts; Alfred & Leopold Edelmuth, EXRS Rachel Edelmuth, to Alfred & Leopold Edelmuth, both at 51 E 96; Jan8; Jan10'18; A\$10,000-12,000. O C & 100

Division st, 195, see East Bway, 206.

East Broadway, 27 (1:280-47), ss, abt 115 e Cath, 25x87.6, vacant; Jos Weissman of New Haven, Conn, to Mazo & Seideman, Inc, a corp; QC; pr mtg \$— & PM mrg \$15,000; Dec24'17; Jan10'18; A \$26,000-29,500 (R S \$5).

O C & 100

East Broadway, 206 (1:285-38), ns, 183.6 e Jefferson, 26.2x113.3 to ss Division (No 95) x26x113.7, 4 & 5-sty bk lyceum; Harris Rosenthal et al to National Hebrew Schools Assn, 183 Madison; mtg \$39,000; Jan2; Jan7'18; A\$29,000-46,000 (R S \$5).

O C & 100

Front st, 100 (102) (1:33-30), nws, 45.7 n w from nwc Front & Gouverneur la, 19.10 x84.8x19.10x84.6, ss, 4-sty bk loft & str bldg; Henry M Baker of Darien, Conn, to Wm A Shilstone, 1016 E 38, Bklyn; mtg \$12,500; Dec28'17; Jan8'18; A\$16,000-21,000 (R S \$17).

O C & 100

Goerck st, 66 (2:323-6), es, 200 n Delancey, 25x99.4, 5-sty bk tnt & str; Nathan Schanecupp, 317 E 79, to 66 Goerck St Corp; B&S; Jan8'18; A\$9,000-15,500 (R S 50c).

O C & 100

Goerck st, 123, see Stanton, 320.

Greene st, 153-60 (2:523-1), es, 82.8 n Houston, runs e75.4xn17.9xe25xn24.6xw100.6 to st xs41.4 to beg, 7-sty bk loft & str bldg; John A Stewart et al, as TRSTES in N Y of the Liverpool & London & Globe Ins Co (Ltd), to John A Stewart, 16 W 53; Walter C Hubbard, 138 W 74, & Thatcher Magoun Brown, at Red Bank, N J, as TRSTES in N Y of the Liverpool & London & Globe Ins Co (Ltd); B&S; Dec27'17; Jan 4'18; A\$23,500-42,000. nom

Henry st, 320 (1:267-61), ss, 225.7 w Jackson, 25x95.3, 6-sty bk tnt & str; Elemco Realty Co to Lawyers Mtg Co; B&S; AL; Sept25'17; Jan5'18; A\$10,500-20,500. nom

Houston st, 306 E (2:384-62), ns, abt 75 e Av B, 22.6x70, 5-sty bk tnt & str; Adolf Leichter, 309 E 4, to Jed Frye, 2 E 45; AL; Jan8; Jan9'18; A\$17,000-23,000 (R S 50c).

O C & 100

Lafayette st, 428 (41) (2:545-40), ws, abt 280 s Astor pl, 27x137.6, 3-sty bk tnt & str; Louis J de Milhau to Ferdinand T Hopkins, Jr, Town of Somers, NY; mtg \$26,000; Jan2; Jan10'18; A\$35,000-36,000 (R S \$5).

O C & 100

Lewis st, 3-5 (2:326-22), ws, 85 n Grand, runs n40xw100xs25xe50xs15xe50 to beg, 6-sty bk tnt & str; Barnett Edelsack, 745 Trinity av, to Louis I Baron, 108 W 43; Jan 22'17; Jan7'18; A\$11,500-30,000. nom

Lewis st, 98 (2:329-50), sec Stanton (Nos 311-3), 25x75, 6-sty bk tnt & str; Chas Gelewski to Riya Galeski, his wife, 216 W 94; 1-9 pt; AT; B&S; AL; Nov19'17; Jan 9'18; A\$16,500-34,000. nom

Maiden la, 2-4, see Bway, 166-72.

Monroe st, 171 (1:269-11), ns, 139.8 w Montgomery, 22.10x100, 6-sty bk tnt & str; Anthony Av Realty Co, 5 Beekman, to Morris Sandberg, at Livingston Manor, Sullivan Co, NY; mtg \$25,000 & AL; Dec31'17; Jan7'18; A\$13,000-30,000 (R S \$7).

nom

Monroe st, 264 (1:261-42), ss, 125.5 w Jackson, 25x85.8x25x87.6, 3-sty fr bk ft tnt; Max S Levine, ref, to Hamilton Holding Co, 37 Liberty; FORECLOS transfer tax lien recorded May8'14; Jan4; Jan10'18; A\$10,000-18,500 (R S \$3).

3,000

Prince st, 131-5 (2:515-39), ns, 100 e West Bway, 60x71.3, 7-sty bk loft & str bldg; John A Stewart et al, as TRSTES in N Y of the Liverpool & London & Globe Inc Co (Ltd), to John A Stewart, 16 W 53; Walter C Hubbard, 138 W 74, & Thatcher Magoun Brown, at Red Bank, NJ, as TRSTES in N Y of the Liverpool & London & Globe Ins Co (Ltd); B&S; Dec27'17; Jan 4'18; A\$35,000-58,000. nom

Rivington st, 327 (2:323-14), ss, 85.4 e Goerck, 18.9x75, 3-sty bk tnt & str; Nathan Schanecupp, 317 E 79, to 327 Rivington St Corp; B&S; Jan8'18; A\$5,500-7,000 (R S 50c).

O C & 100

Rutgers pl, 21, or Monroe st (1:270-11), ns, 78.6 w Clinton, 26x110, 6-sty bk tnt & str; Jos F Mulqueen, Jr, ref, to General Theological Seminary of the P E Church in U S, 175 9 av, plff; FORECLOS Dec24'17; Jan3; Jan4'18; A\$18,500-37,500 (R S \$39).

39,000

Stanton st, 311-3, see Lewis, 98.

Stanton st, 320 (2:330-70), nwc Goerck (No 123), 25x75, 5-sty bk tnt & str; Bessie Kamber, of Boston, Mass, to Mark S Reardon, 3d, 170 Keap, Bklyn; mtg \$32,000 & AL; Dec31'17; Jan9'18; A\$15,000-27,500. nom

Willett st, 62 (2:338-45), es, 175 s Rivington, 25x100, 4-sty bk tnt & str & 3-sty bk rear tnt; A\$15,000-19,000; also WILLETT ST, 64 (2:338-46), es, 150 s Rivington, 25x100, 4-sty bk tnt & str & 4-sty bk rear tnt; A\$15,000-19,000; Bertha Frieder to Dora Frieder, 316 E 50; ½ RT&I; A L; Nov26; Nov30'17. (Corrects error in issue Dec8 when address of grantee was omitted).

gift

Willett st, 92 (2:339-48), es, 225 n Rivington, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; Robt L Luce, ref, to Sarah Asch, 3681 Bway, TRSTE will Simon A Asch; FORECLOS Dec6'17; Jan3; Jan10'18; A\$15,000-21,000 (R S \$15).

17,000

Willett st, 101 (2:339-23), ws, 75 s Stanton, 25x100, 5-sty bk tnt & str; Abr Miller of Bklyn et al to Annie E Walker, 1499 Sutter st, San Francisco, Cal; mtg \$21,000 & AL; Jan8'18; A\$15,000-29,500 (R S 50c).

200

William st, 103-5 (1:67-2), ws, 27.2 s John, runs w54.7 & 20.4xs18.1 & 18.1xe18.5 & 58.9 to st xn41.9 to beg, 6-sty bk office & str bldg; Howard H Williams, 915 Kensington av, Plainfield, NJ, to 105 William St Corp, 95 William; mtg \$115,000; Feb6 '17; Jan7'18; A\$180,000-195,000. O C & 100

William st, 103-5; 105 William St Corp, at 95 William, to Maryland Casualty Co, of Baltimore, Md, office at 100 William, NY; AL; Jan2; Jan7'18 (R S \$170).

O C & 1,000

4TH st, 329 W (2:615-59), es, 22 s Jane, 22x55, 3-sty fr bk ft dwg; Alfred & Leopold Edelmuth, EXRS Rachel Edelmuth, to Leopold Edelmuth, 51 E 96; mtg \$5,500; Jan8; Jan10'18; A\$6,000-7,000. O C & 100

8TH st, 358-62 E (2:377-11), ss, 107.5 e Av C, 50.7x97.6, 6-sty bk tnt & str; Adolph Newman to Stanley Newman, 247 W 127; AL; Dec10'17; Jan5'18; A\$28,000-63,000 (R S \$8).

O C & 100

17TH st, 413-5 W (3:715-25-26), ns, abt 150 w 9 av, —, 2-5-sty bk tnts; ½ pt; A\$19,000-39,000; also 129TH ST, 160-4 W (7:1913-59-60), ss, abt 80 e 7 av, —, 3-4-sty & b bk dwgs; ½ pt; A\$17,400-30,000; also bonds, stocks & c; deed of trust; Margt S Dillard, of Pasadena, Cal, to N Y Life Ins & Trust Co, 62 Wall, in trust for life of party 1st pt, & her mother, Margt H Stuart, & then to Wm C Stuart et al; AL; Dec18'15; recorded in mtgs Dec28'17; Jan 9'18. nom

25TH st, 208 E, see 31st, 209 E.

25TH st, 406-8 E (3:956-49-50), ss, 112 e 1 av, 38x98.9, 2-4-sty bk tnts, 2-sty ext; Rose Kornbluth of Bklyn to Julius Fischman, 194 Rodney st, Bklyn; mtg \$17,500; Aug7'17; Jan8'18; A\$13,000-20,000. O C & 100

25TH st, 411 W (3:723-26), ns, 150 w 9 av, 27.6x98.9, 4-sty bk tnt & 5-sty bk rear tnt; Eliz Herb, 315 Central Park W, to Julia E, Sarah E & John A McMahon, all at Mohegan Lake, NY, & Thos M McMahon, 616 W 182; B&S & CaG; mtg \$14,500; Jan2; Jan9'18; A\$11,500-15,500 (R S \$2).

O C & 100

26TH st, 235-7 E, see 31st, 209 E.

27TH st, 313 W (3:751-31), ns, 148 w 8 av, 19.9x98.9, 3-sty bk tnt; Mary Freeland, widow, at Ams av & 103d, to John L Gordon, 1400 Grand st, Hoboken, NJ; mtg \$8,400 & AL; Jan8; Jan9'18; A\$9,500-10,500 (R S \$150).

nom

31ST st, 209 E (3:912-7), ns, 135 e 3 av, 18.9x98.9, 3-sty & b bk club; A\$9,000-11,500; also 25TH ST, 208 E (3:905-53), ss, 146.4 e 3 av, 25x98.9, 5-sty bk tnt & str; ½ pt; A\$12,000-26,000; also 26TH ST, 237 E (3:907-22), ns, 125 w 2 av, 25x98.8, 5-sty bk tnt; leasehold; A\$12,000-24,000; also 26TH ST, 235 E (3:907-21), ns, 225 w 2 av, 25x98.8, 5-sty bk tnt; leasehold; A\$12,000-24,000; also property at Jamaica & Belle Harbor, B of Q; also at Brooklyn; Fredk W Sherman to Robt A Brown, 139 Engert av, Bklyn, & Fredk B Maerle, 161 Lef-ferts av, Bklyn, as TRSTES in trust for life of party 1st pt, & then to Margt Brown et al; AL; Oct9'17; Jan9'18. nom

33D st, 151 E (3:889-23), ns, 148 e Lex av, 20x98.9, 4-sty bk dwg; Alex O Ihlseng & Susan M, his wife, to Olga K Ihlseng, all at 449 W 123; mtg \$15,000; Nov23'17; Jan8'18; A\$17,000-20,000 (R S \$6).

2,425

34TH st, 436-40 W (3:731-65-67), ss, 339 w 9 av, 60x98.9, 3-3-sty & b bk dwgs; Harriet M Leach, of Montclair, NJ, to Lanier McKee, 152 Madison av; AL; Dec28 '17; Jan9'18; A\$42,000-48,000 (R S 50c).

nom

35TH st, 319 W (3:759-29), ns, 225 w 8 av, 25x98.9, 4-sty bk tnt & str & 2-sty bk rear tnt; Theo Budenbach & ano, EXRS Selma Leschnorn, to Anna S Budenbach, 537 W 121; Jan2; Jan4'18; A\$15,000-18,000 (R S \$16.50).

16,500

36TH st, 238 W (3:785-65), ss, 380.10 e 8 av, 19.2x98.9, 3-sty bk tnt; Isidor Wels, ref, to W Forbes Morgan, Jr, 71 Bway, TRSTE will Ellen R Morgan, plff; FORECLOS Jan3; Jan10'18; A\$23,000-24,000 (R S \$20).

20,000

47TH st, 341 E (5:1340-22½), ns, 79 w 1 av, 21x50.3, 5-sty bk tnt & str; Mark Goldberg, ref, to John M Bowers, 45 E 66, & Wm T Gray, at Niagara-on-the-Lake, Ontario, Can, EXRS & c Henry W Gray, plffs; FORECLOS Nov8'17; Jan7'18; A\$5,000-9,500 (R S \$5.50).

5,500

49TH st, 327 E (5:1342-12), ns, 286.3 e 2 av, 18.9x100.5, 3-sty & b bk dwg; Monroe & Blanche Bauer, children & heirs Henry Bauer, to Sophie Bauer, their mother, NY; AL; Mar19'10; Jan9'18; A\$6,500-8,000. nom

49TH st, 327 E; Sophie Bauer to Lewis M White, 7 Beekman; AL; Nov26'17; Jan 9'18. O C & 1,000

50TH st, 223 E (5:1324-11), ns, 245 e 3 av, 20x90, 3-sty & b stn dwg; Robt D Donohue, 223 E 50, to Michl Hefferon, 208 E 48; QC; AL; Jan10'18; A\$7,500-10,500.

1,692.63

50TH st, 223 E; Jos D Donohue et al, by Robt D Donohue, to same; AT; mtg \$6,500 & AL; Jan19'18. 9,000

50TH st, 314 E (5:1342-47), ss, 132 e 2 av, 18.6x100.5, 3-sty & b stn dwg; Podgur Realty Co to Sarah Hirsch, 977 Simpson, Bronx; mtg \$9,000; Jan7; Jan8'18; A\$7,000-10,000. 75

50TH st, 520 W (4:1078-45), ss, 300 w 10 av, 25x100.5, 5-sty bk tnt & str; Paul T Kammerer, Jr, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOSED & drawn Dec27'17; Jan8'18; A\$10,000-16,000 (R S \$10).

10,000

55TH st, 426 W (4:1064-42), ss, 318.9 w 9 av, 21.10x100.5, 2-sty fr bk tnt & 2-sty fr rear tnt; John Vogel, of B of Q, et al, to Dominican Sisters of the Sick Poor, 140 W 61; AL; Jan4'18; A\$7,000-7,000 (R S \$10).

O C & 100

62D st, 210 W (4:1153-40), ss, 175 w Ams
av, 25x100.5, 5-sty bk tnt; Wm Allen, ref,
to Jas P Eadie, 121 Barclay st, Flushing,
B of Q, & John B Robinson, 39 Blvd Hauss-
mann, Paris, France, EXRS Kath E Moore,
plffs; FORECLOS Dec21'17; Jan3; Jan5'18;
A\$9,000-13,000 (R S \$12). 12,000
65TH st, 31-3 W (4:1118-10-11), ns, 231.3
e Col av, 62.6x100.5, 2-5-sty bk tnts; Sarah
K Hunter, 619 W 127, to Susan R Williams,
630 W 135; mtg \$74,000 & AL; Jan4'18; A
\$63,000-80,000. nom
71ST st, 68 W (4:1123-61½), ss, 40 e Col
av, 20x75.5, 3-sty & b stn dwg; Elemco
Realty Co to Lawyers Mtg Co; B&S; Sept
25'17; Jan5'18; A\$19,500-21,500. nom
72D st, 437-9 E, see Av A, 1353.
75TH st, 5 W (4:1128-26), ns, 144.9 w
Central Park W, 23x102.2, 4-sty & b stn
dwg; Emily D Day to Maude E Scofield,
103 West Fordham, City Island, Bronx; B
& S & CaG; mtg \$30,000 & AL; Nov30'17;
Jan'18; A\$29,500-41,000 (R S \$5).
O C & 100
76TH st, 432 E (5:1470-33), ss, 175 w Av
A, 25x102.2, 5-sty bk tnt & str; Frank
Beck & Jennie, his wife, to Frank Beck,
Inc, 2850 Bway; B&S & CaG; AL; Jan5;
Jan9'18; A\$3,000-21,000 (R S 50c). nom
76TH st, 39 W (4:1129-10), ns, 227 e Col
av, 22.1x102.2, 4-sty & b stn dwg, 2-sty
ext; Henrietta Talcott, by Louise R Harris,
GDN, both at 13 E 63, to Helen Talcott, of
Athens, Ga; ¼ pt; AT; B&S; AL; Sept18'17;
Jan4'18; A\$29,500-36,500 (R S \$7). 6,554.86
76TH st, 39 W; Helen Talcott, of Athens,
Ga, to Ella L Rowland, 13 E 63; ½ pt; AL;
Sept18'17; Jan4'18 (R S 50c). nom
76TH st, 39 W; Arthur W Talcott, of
Athens, Ga, et al, to same; ¾ pt; Sept18'17;
Jan4'18 (R S 11). nom
76TH st, 39 W; Ella L Rowland to M K
L Realty Corp, 353 5 av; AL; Jan4'18 (R S
\$1). O C & 100
77TH st W, nec Bway, see Bway, 2180.
78TH st, 5 E (5:1393-8), ns, 185 e 5 av, 25x
102.2, 5 & 6-sty & b stn dwg; Reginald G
Farley to Bertha F Farley, his wife, 5
E 78; mtg \$125,000 & AL; Dec27'17; Jan9
'18; A\$87,000-170,000. gift
79TH st, 223 W (4:1227-21½), ns, 268 w
Ams av, 16x102.2, 4 & 5-sty & b bk dwg;
Frank Moss, ref, to Hermann H Cammann,
165 W 58, & Wm D Stewart, 140 W 69,
TRSTES will Edmund S Bailey, plffs;
FORECLOS Jan3; Jan5'18; A\$19,500-24,500
(R S \$15). 15,000
84TH st, 439 E (5:1564-17), ns, 194 w
Av A, 25.1x102.2, 5-sty stn tnt; Gus A
Meyer, 1331 Lefferts av, Richmond Hill,
R & Q, to Wm Draha, 1603 1 av; mtg \$13,-
250; Jan3; Jan5'18; A\$8,500-22,500 (R S
\$15.50). nom
85TH st, 228-30 E (5:1530-34), ss, 354.6
e 3 av, 50x102.2 vacant; 85th St Garage,
Inc, at 111 Bway to Aaron D Thompson,
1046 Hillside av Plainfield, NJ; mtg \$41,-
000; Jan5; Jan8'18; A\$20,000-20,000 (R S
\$8.50). O C & 100
85TH st, 228-30 E; Aaron D Thompson
of Plainfield, NJ, to Grand Building Corp,
44 Court Pllyn; mtg \$41,000; Jan5; Jan8
'18 (R S \$8.50). O C & 100
98TH st, 53 W (7:1834-8), ns, 175 e Col
av, 24.10x100.11, 5-sty stn tnt; John P
O'Brien to Florence O'Brien, both at 449
Halsey, Bklyn; mtg \$15,000; Jan5; Jan7
'18; A\$12,000-22,000 (R S \$10). omitted
100TH st, 226 E (6:1649-32), ss, 180 w 2
av, 25x100.11, 5-sty bk tnt; South Jersey
Land Co to H W G Realty Co, 50 Union sq;
mtg \$9,000; Jan4; Jan4'18; A\$7,000-17,000
(R S \$1.50). nom
105TH st, 143 W (7:1860-18¼), ns, 415.5
e Ams av, 32.5x124.10, 5-sty bk tnt; Stephen
J Duffy to Maurice Block, 318 W 51; AL;
Dec26'17; Jan4'18; A\$21,500-27,500. nom
106TH st, 156 E (6:1632-50), ss, 70 e
Lex av, 25x80.11, 5-sty bk tnt & str;
Margt Calhoun to Clara C Dishrow, 46 E
82; mtg \$14,750; Mar15'17; Jan8'18; A\$10,-
500-19,500. O C & 100
107TH st, 54 E (6:1612-48), ss, 100 e Mad
av, 25x100.11, 5-sty bk tnt; Sarah L Fla-
den (Levin) to Jacob Levin, 171 Lenox av,
AL; Jan3; Jan9'18; A\$10,000-21,000. nom
111TH st, 241-3 W (7:1827-12), ns, 275 e
8 av, 50x100.11, 6-sty bk tnt; John V Mil-
ler, of Bklyn, to Jacob Schroeder, 851
Hunts Point av; B&S & CaG; mtg \$56,000;
Jan2; Jan7'18; A\$29,500-75,000 (R S 50c).
nom
115TH st, 76 E (6:1620-41), ss, 80.6 w
Park av, runs s67x60.6xs32.11w25x100.11
to st x24.6 to beg, 5-sty bk tnt; Lorenzo
M Picabia, sole devisee of Henriette M
Picabia, his mother, to Service Realty Co,
55 Liberty, Dec29'17; Jan4'18; A\$9,800-16,-
500 (R S \$2). nom
115TH st, 76 E; Service Realty Co to
Herman Wald, 2210 Vyse av, & Max Gold-
wasser, 1152 Oden av; mtg \$8,000; Dec29
'17; Jan4'18 (R S \$2.50). O C & 100
118TH st, 110 E (6:1645-68), ss, 90.6 e
Park av, runs s50xw0.6xs50.11xe25x100.11
to st xw24.6 to beg, 5-sty bk tnt; Chas
Lichtenstein, 284 E 4 to Nathan Morgen-
stein, 110 E 118; mtg \$15,000; Jan2; Jan
8'18; A\$10,000-18,000. nom
118TH st, 76-S E, see Park av, 1674.
119TH st, 132 E (6:1767-61), ss, 265 e
Park av, 20x100.11, 5-sty bk tnt & str;
Faw & Auguste Roessler, of Great Neck,
LI TRSTES for Ottilie C Recknagel will
August Roessler, to Service Realty Co, 55
Liberty; Dec18'17; Jan7'18; A\$7,600-16,000
(R S \$15). 15,000
119TH st, 132 E; Service Realty Co to
Laura E Walker, 538 W 179; AL; Dec20'17;
Jan7'18 (R S \$15). 15,000
119TH st, 74 W (6:1717-65), ss, 169 e
Lenox av, 16x100.11, 3-sty & b stn dwg;
Flamco Realty Co to Lawyers Mtg Co;
B&S; Sept25'17; Jan5'18; A\$7,000-9,500. nom

120TH st, 22 W (6:1718-45), ss, 218 w
5 av, 18x109.5 to ns old Manhattan rd
(closed) x18.7x114.3, 3-sty & b bk dwg;
Helene Galewski et al, individ & ADMRS
Bernard Galewski, to Helene Galewski, 26
W 120, ½ pt, & David Galewski, of East
Williston, LI; Chas Galewski, 219 W 94;
Nellie Voit, 465 Bedford av, Bklyn; Sadie
Bernstein, 199 Lenox av; Birdie Averett,
121 St Nicholas av, & Estelle Rosenstein,
26 W 120, each 1-9 pt, heirs Bernard Ga-
lewski; B&S; AL; Nov14'17; Jan9'18; A
\$9,400-11,600. nom
120TH st, 22 W; Chas Galewski to Rita
Galewski, his wife, 216 W 94; 1-9 pt; AT;
B&S; AL; Nov19'17; Jan9'18. nom
120TH st, 117 W (7:1905-21), ns, 250 w
Lenox av, 20x100.11, 3-sty & b stn dwg;
Martha Hensle of Mt Vernon, NY, to Law-
rence P Kinsella, 248 (?) E 121; mtg \$9,200
& AL; Jan7; Jan8'18; A\$8,800-14,500 (R S
\$2.50). O C & 100
121ST st, 309 E (6:1798-3½), ns, 71 e 2
av, 26x75.7, 4-sty bk tnt & str; Louis M
Ogden, ref, to Milo R Maltbie, as Cham-
berlain of the City N Y; sub to all taxes,
&c; FORECLOS May8'17; May9'17; Jan8
'18; A\$6,500-12,000. 5,000
121ST st, 401 E, see 1 av, 2360.
121ST st, 15 W (6:1720-43), ns, 161 e
Lenox av, 20x100.11, 4-sty & b stn dwg;
Harry C Horton to Louise D Horton, his
wife, 15 W 121; AL; Jan8'18; A\$10,500-
15,500. nom
122D st, 115 W (7:1907-23½), ns, 195 w
Lenox av, 19.11x100.11, 3-sty & b stn dwg;
Kobre Assets Corp, 61 Bway, to Sarah
Kobre, 115 W 122; QC; AL; Jan8; Jan10
'18; A\$8,800-15,000. nom
122D st, 234 W (7:1927-51), ss, 420 w 7
av, 34x100.11, 5-sty bk tnt; Jos A Foody
to Foody Company, Inc, both at 234 W 122;
mtg \$28,000; Jan7; Jan8'18; A\$16,500-34,500
(R S \$5). O C & 100
123D st, 225 W (7:1929-19), ns, 239.9 w
7 av, 34.9x100.11, 5-sty stn tnt; Bertha
Rothschild, 66 W 124, to Morris Uhlfeider,
225 W 123; mtg \$25,000; Oct17'12; Jan7'18;
A\$17,000-28,000. O C & 100
123D st, 225 W; Morris Uhlfeider, 225 W
123, to Pearl Niles, Town of Union, Wee-
hawken, P O, NJ; mtg \$25,000 & AL; Jan
7'18. nom
125TH st, 533 W, see Bway, 3138-42
125TH st, 604-6 W (7:1993-40), ss, 100 w
Bway, 63 to old Bloomingdale rd, closed,
—x—42.6x100.11, 6-sty bk tnt; Hyman
Kantor, 200 W 124, to U S Trust Co of N Y
as TRSTE for Eliza E Comstock; AT; QC;
Nov13'17; Jan10'18; A\$25,000-75,000. nom
125TH st, 604-6 W; Harris Sussman, 145
E Lincoln av, Mt Vernon, NY, to same; A
T; QC; Nov5'17; Jan10'18. nom
126TH st, 208 E (6:1790-44), ss, 125 e 3
av, 30x99.11, 5-sty stn tnt & str; Wilbur
Larremore, ref, to Lincoln Trust Co, 204
5 av, nlf; FORECLOS Dec31'17; Jan8'18;
A\$9,500-23,500 (R S \$23). 23,000
127TH st, 169 E (6:1776-32), ns, 110 w 3
av, 28.6x99.11, 5-sty stn tnt; Max Borek to
Thos P Crowell, 8416 21 av, Bklyn; AL;
Dec1'17; Jan10'18; A\$9,100-22,000 (R S \$1).
O C & 1,000
128TH st, 160-4 W, see 17th, 413-5 W.
129TH st, 263 W (7:1936-6), ns, 125 e 8
av, 25x99.11, 5-sty bk tnt; Land Estates,
Inc to Celia Schlesinger, 230 E 173; mtg
\$15,000 e AL; Jan3; Jan4'18; A\$9,000-19,-
000 (R S \$4). O C & 100
129D st, 155 W (7:1917-9), ns, 175 e 7 av,
25x99.11, 5-sty bk tnt; John Finger, 144 E
176 to Sarah Altman, 500 W 177; mtg \$18,-
500 & AL; Jan5; Jan7'18; A\$8,000-18,500.
nom
137TH st, 205 W (7:2023-26¼), ns, 119
w 7 av, 19x99.11, 3-sty & b stn dwg; Ger-
mania Life Ins Co to John P Leo, 529 W
149; B&S & CaG; Jan2; Jan5'18; A\$6,100-
9,500 (R S \$9). O C & 100
137TH st, 205 W; John P Leo to Lloyd
Johnson, 205 W 137; B&S & CaG; mtg \$8,-
000 & AL; Jan2; Jan5'18 (R S \$9). O C & 100
138TH st, 105 W (7:2007-26), ns, 599 e
7 av, 26x99.11, 5-sty stn tnt; Marie R Mir-
rav, 1281 Carroll Bklyn, to 105 West 138th
St Co, at 44 Cedar; mtg \$10,000; Dec29'17;
Jan4'18; A\$7,300-19,000 (R S \$8). O C & 100
145TH st, 510-518A W (7:2076-41), ss, 200
w Ams av, 99.8x99.11, 2-sty bk garage &
2-sty bk str; Stanley G Ranger to Hulse
Garage Co, 510 W 145; B&S; mtg \$95,000;
Jan8'18; A\$75,000-95,000 (R S \$70). O C & 100
157TH st, 547-9 W (8:2116-58), ns, 450 w
Ams av, 125x99.11, 6-sty bk tnt; L Law-
rence Weber, 575 West End av, to Kimmell-
man Leasing Corp, 170 Bway; B&S; Jan
4; Jan7'18; A\$75,000-200,000 (R S \$25). O C & 100
159TH st, 509 W (8:2118-43), ns, 79.10 w
Ams av, 40.2x99.11, 6-sty bk tnt & str;
Harry W Wood to Henrietta F Wood, his
wife, 70 Beechwood ter, Yonkers, NY; mtg
\$41,500; Jan9'17; Jan9'18; A\$16,000-47,000.
nom
176TH st, 502 W (8:2132-86), ss, 100 w
Ams av, 44x99.11, 5-sty bk tnt; Hardcastle
Realty Co, 233 Bway, to Aaron D Thomp-
son at Plainfield, NJ; mtg \$36,200; Dec31
'17; Jan8'18; A\$13,000-40,000 (R S \$4). nom
176TH st, 502 W; Aaron D Thompson,
1046 Hillside av Plainfield, NJ, to 85th St
Garage, Inc, at 111 Bway; mtg \$33,700; Jan
4; Jan8'18 (R S \$8.50). O C & 100
Av B, 235-7 (3:9822-2-3), es, 28.3 n 14th,
40.6x61.3x40.1x60.8, 2-5-sty bk tnts & str;
Gertie Halpin, 27 W 118, to Pearl Niles at
Town of Union, Weehawken P O, NJ;
mtg \$21,000 & AL; Jan7; Jan8'18; A\$11,300-
19,500. nom

Av A, 1353 (5:1467-21), nwc 72d (Nos
437-9), 25.8x100, 6-sty bk tnt & str; Bar-
nett Bulhak, 316 E 82, to Louis Rieger, 215
E 21; mtg \$28,000; Jan10'18; (A\$18,000-
37,000 (R S \$2). 2,000
Amsterdam av, 2240-2 (8:2128-47), ws, 47
s 172d, 48x84.4, 5-sty bk tnt & str; Archi-
bald E Baxter to Mary C De Terrouenne,
at 14 Rue St Louis, Versailles, France;
FORECLOS Oct29; Oct30'17; Jan7'18; A
\$21,000-46,000 (R S \$42). 42,000
Broadway, 166-72 (1:64-16), sec Maiden
la (Nos 2-4), runs s76.7x67.11xs7.1xe42.5x
n87.11xw110.11 to beg, 18-sty bk office &
str bldg; Phoenix Ingraham, 13 Park av,
ref, to Broadway-Maiden Lane Corp, at
71 Bway; FORECLOS Dec28'17; Jan8'18;
A\$1,925,000-2,650,000 (R S \$2,270). 2,270,000
Broadway, 2180 (4:1169-16), nec 77th,
25.9x69.4x25.6x65.8, 3-sty bk tnt & str;
Peter Doelger Brewing Co, 407 E 55, to
Improved New York Properties Corp, 69
Wall; Jan3; Jan5'18; A\$81,000-84,000 (R S
\$84). O C & 100
Broadway, 3138-42 (7:1980-1), nec 125th
(No 553), 75x99.11, 7-sty bk tnt & str;
John B Simpson of Bolton-Warren Co, N
Y, to Delta Holding Corp, 217 Bway; mtg
\$125,000 & AL; Dec10; Jan8'18; A\$79,000-
145,000 (R S \$7.50). O C & 100
Edgecombe av, 339 (7:2053-99), ws, 124.11
s 150th, 25x100, 2-sty & a fr dwg; Jacob
Herb to Geo R Arnold, 351 W 55; ½ pt;
AL; Jan3; Jan7'18; A\$8,500-8,700. O C & 100
Edgecombe av, 339; Fredk H Heintz to
same; ½ pt; AL; Dec31'17; Jan7'18. O C & 100
Lexington av, 1490 (6:1624-15), ws, 25.11
n 96th, 25x80, 5-sty bk tnt & str; E Loew-
enthal & Son, Inc, to Alice Klein, 670 St
Anns av; mtg \$18,250; Sept17; Jan9'18;
A\$11,000-17,000. O C & 100
Northern av (8:2179-22), ws, 193.7 s land
Jas G Bennett & 590.8 n 181st, runs s169.7
xw292.9 & 5.5 to Riverside dr xw139.11xne
238.9 to beg, 4-sty bk & stn dwg, 2-sty stn
garage & vacant; Paterno Investing Corp
to Fort Washington Point Corp; mtg
\$90,000; Dec29'17; Jan5'18; A\$75,000-150,-
000 (R S \$38.50). O C & 100
Northern av (8:2179-28), ws, 103.7 s land
Jas G Bennett & 680.8 n 181st, runs s90xs
w238.9 to es Riverside dr xw86.11xe218.1 to
beg, except pt for Riverside dr, 2-sty bk
dwg & vacant; Susan B wife Wm M
Kingsley to Fort Washington Point Corp,
128 Bway; mtg \$20,000 & AL; Dec27'17;
Jan5'18; A\$37,000-42,000 (R S \$35). 55,000
Northern av (8:2179-125-140-142-144), es,
349.5 n 181st, runs e240.8 to ws Pinehurst
av xw39.4 & 308.5xw201.6 to Northern av
xs408.5 to beg, vacant; also PINEHURST
AV (8:2179-pt 125), ws, 330.4 n 181st,
runs n103.9 to ns of 1st New st, n of 181st
st xw20.3xs105.9 to beg, gore, contains
1,051 sq ft, vacant; Paterno Investing
Corp, to Fort Washington Point Corp;
mtg \$51,950 & AL; Dec29'17; Jan5'18; A
\$76,000-76,000 (R S \$3.50). O C & 100
Park av, 1674 (6:1623-40), swc 118th (Nos
76-8), 25.5x89.6, 4-sty bk tnt & str; Jen-
nie Paley, of Bronx, to Fannie M Korn, 875
Park av; AL; Dec12'17; re-recorded from
Dec15'17; Jan10'18; A\$14,000-23,500. O C & 100
Pinehurst av, ws, 330.4 n 181st, see
Northern av, es, 349.5 n 181st.
Pinehurst av, ws, abt 349.5 n 181st, see
Northern av, es, 349.5 n 181st.
Riverside dr, es, abt 590.8 n 181st, see
Northern av, ws, 590.8 n 181st.
Riverside dr, es, abt 680.8 n 181st, see
Northern av, ws, 680.8 n 181st.
Sherman av, 248 (8:2227-23), ns, 100 w
Isham, 75x150, 5-sty bk tnt; Chas M Rus-
sell, ref, to Jos L Feinberg, at Scarsdale,
NY & Anna Scheer, 780 Mad av, plffs;
mtg \$65,000; FORECLOS Jan2; Jan10'18;
A\$21,000-93,000 (R S \$10). 10,000 over & above mtg
1ST av, 1314 (5:1465-48), es, 75.3 s 71st
runs s25.1xe113 to beg (error, n & w
courses omitted), 5-sty bk tnt & str; Jen-
nie Beck to Frank Beck Inc, 2850 Bway;
B&S & CaG; AL; Jan5; Jan9'18; A\$15,500-
31,500 (R S 50c). nom
1ST av, 1334 (5:1466-48), es, 75.2 s 72d,
27x85, 5-sty stn tnt & str; Bertha Ungar
to Gustav Pick, 1334 1 av; AT; AL; Jan7;
Jan8'18; A\$14,500-26,500 (R S \$6). O C & 100
1ST av, 2360 (6:1809-1), nec 121st (No
401), 25x74, 4-sty bk tnt & str; John C
Heintz et al to Nicola Cantalupi, 445 E
120; mtg \$11,000 & AL; Jan7; Jan9'18; A
\$10,000-17,000 (R S \$1). O C & 100
2D av, 194 (2:454-2), es, 17.5 n 12th, 16.11
x78, 4-sty bk dwg; A\$11,000-14,000; also
2D AV 196 (2:454-3), es, 34.4 n 12th, 17.7x
78, 4-sty bk dwg; A\$11,000-14,000; Helene
Galewski et al individ & ADMRS Bernard
Galewski, to Helene Galewski, 26 W 120,
½ pt, & David Galewski, of East Willis-
ton, LI; Chas Galewski, 219 W 94; Nellie
Voit, 465 Bedford av, Bklyn; Sadie Ber-
nstein, 199 Lenox av; Birdie Averett, 121 St
Nicholas av, & Estelle Rosenstein, 26 W
120, each 1-9 pt, heirs Bernard Galewski;
B&S; AL; Nov14'17; Jan9'18. nom
2D av, 194-6; Chas Galewski to Rita
Galewski, his wife, 216 W 94; 1-9 pt; AT;
B&S; AL; Nov19'17; Jan9'18. nom
2D av, 196, see 2 av, 194.
2D av, 908 (5:1341-3), es, 50.3 n 48th,
25.1x100, 4-sty bk tnt & str; Lorenzo
Cella & Giustina, his wife, to Rattista
Cella, all at 908 2 av; ½ pt; mtg \$14,000 &
AL; Oct20'17; Jan4'18; A\$15,000-23,000 (R
S \$1.50). nom

2D av, 1021 (5:1530-22), ws, 27.2 n 84th, 25x81.8, 4-sty stn tnt & str; Alfred & Leopold Edelmuth, EXRS Rachel Edelmuth, to Esther Rosenfeld, 600 W 113; mtg \$14,000; Jan8; Jan10'18; A\$13,000-20,000.

3D av, 1660 (5:1521-40), swc 93d (Nos 188-90), 25.4x69, 5-sty bk tnt & str; Jos P Morrissey, ref, to Franklin Savgs Bank, 656 8 av, plff; FORECLOS Dec5; Dec6; Dec7'17; A\$23,000-31,000 (R S \$27); correct error in issue Dec15, when av No was 1669.

11TH av, 502 (3:711-4), es, 74.1 n 39th, 24.8x100, 5-sty bk tnt & str; Adolph H Urban, 1207 Av N, Bklyn, to Rudolph Sprenger, 2327 Grand blvd & concourse; mtg \$13,500; Dec8'17; Jan9'18; A\$10,000-19,500 (R S \$3).

All proceprty (3:890), real & personal wheresoever situate of which party 1st pt is now or may hereafter become possessed; Benj Stephens & Clara M, his wife, of Mamaroneck, NY, to Acton C Bassett, 137 W 74, as TRSTE in trust for parties 1st pt; AL; June2'08; Jan8'18.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Lawrence st, 21-5, see 125th, 504 W.
Spring st, 193 (misc), power of atty; Raffaela D'Acounto to Jos O Laino, 1385 Park pl, Bklyn; Sept26'16; Jan4'18.

William st, 103-5 (1:67); certf as to consent to sale of above by The Hutchins Securities Co, owner of the entire capital stock of the 105 William St Corp, to Maryland Casualty Co; Jan7'18.

76TH st, 39 W (4:1129-10), ns, 227 e Col av, 22.1x102.2, 4-sty & b stn dwg, 2-sty ext; re dower; Louise R Harris to Ella L Rowland, both at 13 E 63; QC; Sept18'17; Jan4'18; A\$29,500-36,500 (R S \$5.50).

77TH st W, nec Bway, see Bway, 2180.

84TH st, 10 W (4:1197-39), ss, 160 w Central Park W, 21x102.2, 4-sty & b stn dwg; mte \$15,000; A\$18,600-21,000; also UNIVERSITY AV, 1581 (11:2878), nws, at nes 174th (No 121), 18x7x100x217.1x105.10, 2-5-sty bk tnts; mte \$300,750. CONTRACT to exch; R F Constn Co with Malex Realty Corp; Dec-17; Jan9'18.

125TH st, 502 W, see 125th, 504 W.

125TH st, 506-8 W, see 125th, 504 W.

125TH st, 504 W (7:1979-35), ss, 50 w Ams av, 25x100.11, 4-sty bk tnt; A\$13,000-17,000; also LAWRENCE ST, 25 (7:1967-5), ns, 89.5 e from ss 127th runs n46.3 to ss 127th (No 428) x83.9x61.10 to st xw30 to beg 2-sty fr tnt; A\$6,000-6,500; also LAWRENCE ST, 21-23 (7:1967-6-7), nec Edward st, closed, runs e8.11xne149.6xsw26.6 to es Edward st xsl44 to beg, except from above & 1/4 of Edward st so much as lies in 127th, together with e 1/4 of Edward st, abutting above on w, having in all a frontage of 39.9 on Lawrence & abt 54.9 on 127th 2-5-sty bk tnts & str; A\$13,000-28,000; also 125TH ST, 508 W (7:1979-37), ss, 100 w Ams av, 25x100.11, 4-sty bk tnt; A\$13,000-17,000; also 125TH ST, 502 W (7:1979-34), ss, 25 w Ams av, 25x100.11, 4-sty bk tnt; A\$13,000-17,000; also 126TH ST, 366-72 W (7:1952-57-60), ss, 100 e Morn-ingside av, 100x99.11, 4-4-sty bk tnts & str; A\$44,000-60,000; also MADISON AV, 1983 (6:1751-53), es, 76 s 127th, 23.8x110, 2-sty & b bk dwg; A\$12,500-14,000; also 125TH ST, 506 W (7:1979-36), ss, 75 w Ams av, 25x100.11, 4-sty bk tnt; A\$13,000-17,000; re dower; Cath R wife Harry P Moran of Glen Ridge, NJ, to said Harry P Moran at Glen Ridge, NJ, who owns 1-6 pt; AT; QC; Dec28'17; Jan10'18 (R S 50c).

125TH st, 504 W, see LAWRENCE ST, 21-5; also 125TH ST, 508 W; also 125TH ST, 502 W; also 126TH ST, 366-72 W; also MADISON AV, 1983; also 125TH ST, 506 W; re dower; Jean de M wife Wm E Moran of Glen Ridge, NJ, to said Wm E Moran of Glen Ridge, NJ, who owns 1-6 pt; AT; QC; Jan8; Jan10'18 (R S 50c).

126TH st, 366-72 W, see 125th, 504 W.

127TH st, 428 W, see 125th, 504 W.

125TH st W, nwc 8 av, see 8 av, nwc 155th.

156TH st W, nec 8 av, see 8 av, nwc 155th.

156TH st W, nec 8 av, see 8 av, nwc 155th.

156TH st W, nec 8 av, see 8 av, nwc 155th.

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156TH st W, nec 8 av, see 8 av, nwc 155th.

156TH st W, nec 8 av, see 8 av, nwc 155th.

STH av (8:2106), nwc 155th, 1,009.4x85; mtg \$47,500 & 21y lease from May1'11; also **8TH AV (8:2105)**, nec 155th, 99.11x100; also **8TH AV (8:2105)**, sec 156th, 49.11x100; a iso **8TH AV (8:2105)**, es, 31.2 n 158th if produced, runs ne to bulkhead & pierhead Harlem River xn to point 328.11 n 158th xw13.9 to av xs297.9 to beg; also **8TH AV (8:2105)**, nec 156th as proposed in 1889, said point being 259.10 n 155th, 199.10 to ss 157th, proposed, xel00xs199.10xw100 to beg; also **8TH AV (8:2105)**, es, 199.10 n 155th, proposed, runs e along ss 157th, proposed, 100xn30xw100 to av xs30 to beg; consent to re-located station, island platforms, stairways raised, five-track elevated R R structure, etc; Harriet G Coogan to Manhattan Railway Co; Jan7; Jan9'18 (R S \$20).

STH av, nec 155th, see 8 av, nwc 155th.

STH av, sec 156th, see 8 av, nwc 155th.

STH av, nec 156th, see 8 av, nwc 155th.

STH av, es, 199.10 n 156th, see 8 av, nwc 155th.

9TH av, 737-9 (4:1059), swc 50th, 41.8x 80.3x34.7x80; consent to 3d track; Wm F & Louis C Dornbusch, both at 61 Hancock, Bklyn, indivd & EXRS Wm F Dornbusch, to Manhattan Railway Co; mtg \$40,000; Oct9'16; Jan7'18 (R S 50c).

9TH av, 737-9, consent to 3d track, Emigrant Indust Savgs Bank, mtgee, to same; mtg \$40,000; Oct30'16; Jan7'18.

Power of atty (misc); Henry M Duys, of Upper Montclair, NJ, to John H Duys, NY; Oct26'17; Jan7'18.

Power of atty (misc); Libertus Van Bokkelen, of Buenos Aires, Argentina, to Walter Van Bokkelen, NY; Dec3'17; Jan7'18.

Power of atty (misc); Leo A Price to Arthur L Price; Jan5; Jan9'18.

Power of atty (misc); Robt Rosenbluth to Nathan C Solomon, 405 Lex av; Dec7'17; Jan5'18.

CONVEYANCES.

Borough of the Bronx.

JAN. 4, 5, 7, 8, 9 10.

Albany Crescent (12:3266), ws, 260.5 s 231st, runs sw48.11xs201.2xe52.6xs51.4xw 130.3xn250.9xe99.3 to beg; Jos M Callahan, ref, to Martino Passananti, 3158 Albany Crescent; PARTITION; mtg \$1,200; Jan3; Jan10'18 (R S \$2.50).

Charlotte st, 1433 (11:2977), ws, 180.4 n Jennings, 40x100, 5-sty bk tnt; Sadie Gersten to 1433 Charlotte St Holding Corp, 367 Fulton, Bklyn; Nov24'17; Jan9'18 (R S \$5).

Crotona Park N, 739 (11:2948), ns, 73.2 e Clinton av, 23x100, 2-sty fr dwg; Fredk D Storey, 45 Meadow la, New Rochelle, NY, EXR & Martha L Tree, to Sabina Rosen, 1805 Crotona av; Jan3; Jan4'18 (R S \$5).

Exterior st (12:3265), ss, 115.11 e Bway, 58x141.2x-x146.9; Jos M Callahan, ref, to Harry Stone, 587 Fox; PARTITION; mtg \$625; Jan3; Jan10'18 (R S \$1.50).

Ford st, 351 (11:3143), ns, 300 w Webster av, 70x100, vacant; Daily Realty Co, 401 E 152, to Anthony Av Realty Co, 5 Beekman; mtg \$3,000; Jan4; Jan7'18 (R S \$3).

Freeman st, 809-11 (11:2968), ns, abt 158.8 e Union av, 60x90, 5-sty bk tnt; Maurice S Cohen, ref, to Magdalena Simeon, 2976 Marion av, plff; mtg \$41,600; FORECLOS Dec1'17; Jan8; Jan9'18 (R S \$4.50).

Gilbert pl, 1219 (10:2762A), ns, 50 w Faile, 25x100, 2-sty & b bk dwg; Hyman Silberman, 1506 Southern Blvd, to David Lazar, 724 Beck; mtg \$1,750; Dec26'17; Jan7'18.

Godwin ter (13:3404), es, 25 s Kimberly pl, 50x100; Jos M Callahan, ref, to David Cohen, 75 W 89; PARTITION; mtg \$1,000; Jan3; Jan10'18 (R S \$2).

Godwin ter (13:3404), es, 200 n Kimberly pl, 50x125; Jos M Callahan, ref, to Felix Muller, 666 W 207; PARTITION; mtg \$1,025; Jan3; Jan10'18 (R S \$2.50).

Godwin ter (13:3404), sec Kimberly pl, 25x100; Jos M Callahan, ref, to Wm G Fitzgerald, 220 Bradhurst av; PARTITION; mtg \$855; Jan3; Jan10'18 (R S \$1.50).

Godwin ter (13:3404), es, 75 s Kimberly pl, 25x100; Jos M Callahan, ref, to Marion Hays, 682 Academy; PARTITION; Jan3; Jan10'18 (R S \$1).

Godwin ter (13:3404), ws, 100.4 s 231st, 75.3x111.9x75x106.5; Jos M Callahan, ref, to John F Gorman, 149 Fisk av, Woodside, LI; PARTITION; mtg \$2,400; Jan3; Jan10'18 (R S \$4.50).

Godwin ter, nwc 230th, see 230th W, nw c Godwin ter.

Halsey pl, ses, as svs Herschell, see Herschell, svs, at ses Halsey pl.

Herschell st (14:3844), svs, at ses Halsey pl, 101.3x49.10x100x33.11; Frank E Burgess to Hy A Faller, 1360 Herschell; mtg \$2,200; Nov8'17; Jan7'18 (R S \$3).

Home st (10:2680), ss, 110.3 e Union av, runs sl10.11xe124.10xn6.1xw 10.6xn99.11xw 113.2 to beg, vacant; Lewis E Sisson, ref, to Wilton Holding Corp, 135 Bway; FORECLOS Dec11; Dec19'17; Jan9'18 (R S \$10).

Home st (10:2680); same prop; Wilton Holding Corp to Land Estates, Inc, 135 Bway; mtg \$9,000; Dec20'17; Jan9'18.

Irvine st, 882 (10:2761A), es, 282.5 s Garrison av, 25x100, 2-sty & b bk dwg; Hyman Silberman to David Lazar, 724 Beck; mtg \$6,500; Dec26'16; Jan5'18.

Jennings st, 961, see Vyse av, 1458-60.

Kimberly pl (13:3404), ns, 100 w Bway, 50x100; Jos M Callahan, ref, to John T Regan, 344 E 29; PARTITION; mtg \$1,380; Jan3; Jan10'18 (R S \$2.50).

Odell st (15:3934), es, 230 s Starling av, 25x108, except part for Odell; John Welcker, 1346 Odell, to Julia Williams, 1987 Clinton av; mtg \$1,500; Dec-17; Jan4'18.

Tiffany st, 933 (10:2711), ws, 135 s 163d, 35x105, 4-sty bk tnt; Chas D Donohue, 408 W 43, to Docterclub Realty Co, 1 Liberty; mtg \$—; Dec29'17; Jan8'18 (R S \$1).

Verveelen pl (12:3266), ss, 125 e Bway, 25x100; Jos M Callahan, ref, to Jos J McDarby, 19 S 13 av, Mt Vernon, NY; PARTITION Jan3; Jan10'18 (R S \$1).

132D st, 677 E (10:2561), ns, 75 e Cypress av, 20x110, 2-sty fr dwg; also 132D ST, 679-81 E (10:2561), ns, 95 e Trinity av, 30x110, 2-sty fr factory; Plaf Quandt, Inc, to Erna Conway, 275 E 168; Jan4; Jan7'18.

132D st, 679-81 E, see 132d, 677 E.

135TH st, 287 E (9:2311), ns, 150 e Lincoln av, 25x100, 5-sty bk tnt & str; Kathryn Daniher, 531 W 179, to Amelia R Hunneke, 1718 Crotona Park E; mtg \$14,000; Oct20'16; Jan4'18.

135TH st, 287 E; Amelia R Hunneke to Benenson Realty Co, 401 E 152; Nov10'17; Jan4'18 (R S \$9).

135TH st, 287 E; Benenson Realty Co, 401 E 152, to Voychok Constn Co, 1830 Mohegan av; mtg \$7,000; Jan4'18 (R S \$1).

135TH st, 341-3 E (9:2298), ns, 106.6 e Alex av, 25x100, 2-3-sty & b bk dwgs; Geo Z Medallie, ref, to Mutual Life Ins Co, 34 Nassau, plff; FORECLOS Dec19'17; Jan5'18 (R S \$4.50).

149TH st, 554 E (9:2275), ss, 39.4 w St Ann's av, 36.6x84.11, 5-sty bk tnt & str; August Schneider, 721 Melrose av, to W F S Realty Corp, 486 Lenox av; mtg \$34,000; Jan7; Jan10'18 (R S \$4).

156TH st E, swc Cauldwell av, see Cauldwell av, 735.

160TH st E, swc Park av, see Park av, swc 160.

163D st, 691 E, see Trinity av, 940.

164TH st, 316 E (9:2423), ss, 88.2 e College av, 22.1x86.11x22x88.7, 2-sty & a fr dwg; Chas E Moore, ref, to Richd H Moran, 280 E 164, plff; FORECLOS & drawn Dec28'17; Jan4'18 (R S \$2).

166TH st, 707 E (10:2671), ns, 90.8 w Union av, 37.6x149.2x37.6x149.1, 5-sty bk tnt; Ambeck Realty Corp to Nettie Kruse, 304 W 102; mtg \$33,950; Jan3; Jan7'18 (R S \$2).

170TH st, 494-8 E, see 3 av, 3683.

173D st, 415 E (11:2898), ns, abt 125 e Webster av, 16.8x89.9, 3-sty fr tnt; Jos Rathgeb, Sr, to Jos Rathgeb, Jr, 279 E 169; 1/4 pt; mtg \$4,300; Dec11'17; Jan9'18 (R S \$1.50).

181ST st, 790 E, see Mapes av, swc 181.

182D st, 801-9 E (11:3112), ns, 41.3 w Southern blvd, runs w100xn100xe90.10 to Southern blvd xse20.4xss1.10, vacant; Wm W Niles, ref, to Sarah J Wyckoff Bent, 1773 Wash av, plff; FORECLOS Dec17'17; Jan2; Jan8'18.

182D st E, nwc Bassford av, see Bassford av, 2249.

185TH st, 771-5 E (11:3114), ns, 120.1 w So blvd, 79.11x130x80.10x130, 2-5-sty bk tnts; also all title to strip, begins 185th st E, ns, 95.11 e Prospect av, 0 1/2 x32.11x3.6 x32.11; 1447-1451 Boston Rd Realty Co to Jos Cooperblum, 871 Fox; mtg \$61,500; Jan7; Jan8'18 (R S \$2).

185TH st E, ns, 95.11 e Prospect av, see 185th st, 771-5 E.

187TH st, 530 E, see Bathgate av, 2386.

198TH st E (12:3318), ss, 25 w Creston av, 25x106.1x25.1x102.11, vacant; Guaranty Trust Co of N Y, et al, EXRS Zettie Dalsimer, to Wm Hanselman, 45 Erwin Park rd, Montclair, NJ; Dec28'17; Jan4'18 (R S \$2.50).

204TH st, 109, on map 107 E (12:3311), ns, 75.1 e Villa av, 26x98.7, 3-sty fr tnt & str; Irving N Tompkins, ref, to E Geo Rode, 361 Ford, plff; FORECLOS Jan7; Jan10'18 (R S \$3.50).

215TH st E (16:4673), ss, 279.6 e Barnes av, 25x194; Clara S Dean, Yonkers, NY, to Chas C Dean, 17 Quincy pl, Yonkers, NY; B&S; Nov14'17; Jan5'18.

223D st, 815 E (17:4848), ns; Chas F Princk to Francis J McSorley, Jr, 817 E 223; mtg \$3,000; Nov5'17; Jan10'18 (R S \$1).

224TH st, 641 E (17:4826), ns, 25x114. Elmer Schoonmaker, 1232 Hoe av, to Edw E Wilkins, 207A Washington, West Hoboken, NJ; mtg \$4,300; July16'17; Jan5'18.

230TH st E (17:4877), ns, 185 e Paulding av, 50x114.10; Carmela F Losito, 32 Morningside av, to Luis Criscuolo, 610 E 191; Jan5; Jan8'18 (R S 50c).

236TH st W (13:3402), ss, 203.10 w Bway, 100.8x92.4x102x61.10; Jos M Callahan, ref, to Jas J Mayer Realty Co, 119 W 10; PARTITION; mtg \$2,600; Jan3; Jan10'18 (R S \$4).

230TH st W (12:3266), ns, 100 e Bway, 50x100; Jos M Callahan, ref, to Peter Novack, 504 W 131

254TH st W (13:3421L), ns, 100 w Post rd, 25x100, vacant; Louis Bry to Margt J Carter, 225 W 254; Oct23'17; Jan4'18 (R S \$2). O C & 100

259TH st W (13:3423G), ns, 125 e Cornell pl, 50x78.10x63.4x117.8, except part for 259th, vacant; Thos J Totten to Fredk J Jaeckel, 2690 Valentine av; mtg \$1,500; Jan4; Jan7'18 (R S 50c). nom

Anthony av (11:2891), ws, 125 n 175th, strip 1.5x90.7x1.3x90.7; Lawyers Realty Co to Bernard F Lynch, 49 E 78; QC; Dec31 '17; Jan9'18. nom

Av St John, 986 (10:2684), ws, 50 n Fox, 50x100, 5-sty bk tnt & str; Hy Morgen-thau Co to Saml Ascher, 518 E 6; B&S & C&G; Dec31'17; Jan4'18 (R S \$5). nom

Bailey av (12:3264), ws, 577 s 230th, runs 550xw96.9xs25xsw58.10xw45.3xn132.4x e109.1 to beg; Jos M Callahan, ref, to Jos F Tingo, 2419 Arthur av; PARTITION; mtg \$1,900; Jan3; Jan10'18 (R S \$3). 3,200

Bassford av, 2249 (11:3050), nwc 182d, 95.6x26.8x94x9.7, 2-sty fr dwg; Sparta Realty Co, 406 E 149, to Clara E Crohn, 2249 Bassford av; mtg \$4,500; Jan3; Jan 8'18. O C & 100

Basset av (15:4209), ws, 550 s Saratoga av, 25x100; Mabel Williams, Bklyn, NY, to Julius C Williams, 60 Basset av; Dec31'17; Jan8'18. nom

Bassett av (15:4219), ws, abt 296 s McDonald, 24.8x100x25.10x100; Antonio G Is-carro & ano to John Raeside, 3016 John. Ft Schuyler; Jan5; Jan7'18. O C & 100

Bathgate av, 2386 (11:3055), sec 187th (No 536), 77.2x90x75.4x90, 4-sty bk tnt; Louise Masser to Kane Constn Co, 735 E 150; Jan9; Jan10'18. nom

Boston rd (17:4884), sec Bruner av, 101.4 x134.3x95x99.1; Frank D Gillett, Croton-on-Hudson, NY, to Cassie L G Johnson, same place; mtg \$1,600; Dec28'17; Jan10'18 (R S \$1). 600

Castle Hill av (15:3948), nwc Starling av, 205x108, except plot 25x108, fronting on Castle Hill av, heretofore conveyed to Broschart; Mary Welcker, 1346 Odell, to Wm Reinhardt, 11 Crescent pl, Bklyn; ½ pt; Nov3'17; Jan4'18. O C & 100

Cauldwell av, 735 (10:2624), swc 156th, 20x52.6, 2-sty & b fr dwg; Matilda Gebelein (by Emma Stange, GDN) to Giacomo Guagliardo, 727 Cauldwell av; Jan7; Jan 8'17 (R S \$3). 5,650

College av, 1212 (9:2435), es, 120 s 168th, 40x100, 5-sty bk tnt; Ulster Court Corpn, 30 Church, to Geo Retz, 607 Eagle av; mtg \$30,200; Jan3; Jan4'19 (R S \$13.50). O C & 100

Courtlandt av (9:2409), ws, 344 n 161st, late William st, as on map No Melrose, 50 x142, vacant; Hy Wilker et al to Margt Bartolicius, 3990 Brook av, & Bessie Haberman, 1064 Clay av; mtg \$3,000; Jan3; Jan8'10 (R S \$2.20). O C & 100

Courtlandt av, 926 (9:2408), ses, 56 sw 163d, late 1st st as on map No Melrose, 56x 140x50x115, 2-sty & b fr dwg; also COURT-LANDT AV (9:2408), ses, 112 sw 163d, late 1st, 56x115x50x90, except part for av, 1-sty fr stable; Selena McBrien to Albert J Schwarzier, 369 E 167; mtg \$2,150; Dec 3; Jan8'18 (R S \$1). O C & 100

Courtlandt av, ses, 112 sw 163d, see Courtlandt av, 926.

Davidson av (11:2867), ws, 275 n 174th, 25x100, vacant; Mae De Gennaro, B of Q, NY, to Pearl Niles, Union, NJ; mtg \$500; Jan2; Jan5'18. nom

Davidson av (11:3198), ws, 115.6 n North, 80.3x103.4x54.5x100, vacant; Geo Dieck-mann, 2042 Webster av, to Thos J Bannon, 51 E 129; mtg \$5,500; Jan4'18 (R S \$2.50). O C & 100

Devoe av, sec Tremont av, see Tremont av, sec Devoe av.

Eastern blvd (18:5317), es, 125 s Bais-ley av, 50x100; Johanna Birnhaupt to Therese Sorgenfrei, 512 Morris Park av; AL; Sept17'17; Jan5'18 (R S 50c). O C & 100

Fordham rd, 14 W (11:3199), ses, 144.11 w Jerome av, 28.8x100x18.4x114.1, 3-sty & b bk dwg; Digmore Holding Co to Hy A Schutte, 2380 Jerome av; mtg \$12,500; Dec 21'17; Jan10'18 (R S \$1). O C & 100

Hoe av, 957 (10:2742), ws, 168 s Aldus, 42x150, 5-sty bk tnt; Frank Beck to Frank Beck, Inc, 2850 Bway; AL; Jan5; Jan10 '18 (R S 50c). nom

Hoe av, 1281 (11:2980), ws, 133.6 n Free-man, 25x100, 2-sty & b fr dwg; Martha See, widow, to John Bunke, 141 W 103; Dec19 '17; Jan5'18 (R S 50c). nom

King av (18:5645), ws, 150 s Bowne, 37.6 x100, map Sound View Park; Booth Bldg Corpn, 31 Nassau, to Lulu Booth, 551 City Island av; mtg \$5,000; Dec20'17; Jan10'18 (R S \$3). O C & 100

Kingsbridge av (13:3404), es, 50 s 231st, 75x108x75x102.9; Jos M Callahan, ref, to Madaline Realty Corpn, 790 Riverside dr; mtg \$5,100; PARTITION Jan3; Jan10'18 (R S \$8). 7,950

Kingsbridge av (13:3404), es, 125 s 231st, 75x113.4x75x108; Jos M Callahan, ref, to Park Hill Constn Co, 779 Crotona Park N; PARTITION Jan3; Jan10'18 (R S \$7.50). 7,275

Lafontaine av, 2011 (11:3061), ws, 112.6 n 178th, 37.6x100, 5-sty bk tnt; P J Bldg Co, 1044 Tremont av, to Weller-Meeker Realty Co, 1520 West Farms rd; mtg \$ —; Dec 26'17; Jan10'18 (R S \$5.50). O C & 100

Mapes av (11:3110), swc 181st (No 790), 26x100, 4-sty bk tnt; Chas Dorn et al, EXRS Jacob Schmitzer to Chas Dorn, 361 3 av; ½ pt; mtg \$25,500; Jan8; Jan10'18. 1,753

Morris av, 383 (9:2334), ws, 20.5 s 143d, 87.6x3.9x40x85, 2-sty fr dwg; Raffaele Sansone to Giustino Salerno, 337 E 146; mtg \$2,500; Oct12'17; Jan10'18 (R S 50c). O C & 100

Park av (9:2420), swc 160th, runs s 134.10xw4.4 to ws Railroad av, as on map land Wm H Morris xn134.11 to st x4.2 to beg; Eva Van Cortlandt Hawkes to Bond & Mtg Guar Co, 176 Bway; QC; Jan3; Jan 8'18 (R S 50c). nom

Road (15:4106, 4107, 4108, 4109 & 4110) from Williamsbridge to Westchester, ws, adj land now or late Jas Robinson, con-tains 6 257-1,000 acres, known as Pearsall Homestead, except part for Tomlinson av; Margt S Humphrey et al to Woodmansten Realty Co, on Williamsbridge rd; Dec27 '17; Jan4'18 (R S \$67.50). O C & 100

Southern blvd, 876 (10:2733), es, 150 n Tiffany, 23.4x100, 4-sty bk tnt; Saml Y Hampton, Bradley Beach, NJ, to Elsie M Frandsen, 2088 Tiebout av; mtg \$23,300; Nov8'17; Jan8'18. O C & 100

Southern Blvd, 992-4 (10:2742), es, 50 s Aldus, 42x105, 5-sty bk tnt & str; Delta Holding Corpn to Sovis Holding Corpn, 217 Bway; mtg \$36,000; Dec24'17; Jan5'18 (R S \$4). O C & 100

Southern blvd, ws, abt 81.10 n 182d, see 182d, 801-9 E.

Starling av, nwc Castle Hill av, see Cas-tle Hill av, nwc Starling av.

Stebbins av, 1389 (11:2964), ws, 140 n Jennings, 40x100, 4-sty bk tnt; Bella Bondy to Julius Bondy, 1266 Boston rd; mtg \$17,000; Jan5; Jan8'18. O C & 100

Tiebout av, ws, 172.9 n 181st, see Valen-tine av, 2186.

Townsend av (11:2845), es, 53.2 s Mt Eden av, runs s84.2xsell.4xne—xn—xw—xnw— to beg, vacant, being lots 32 & 34, blk 2845, sect 11, tax map; Anna R Crossin to Harold Swain, 1650 Grand blvd & con-course; Jan7; Jan10'18. nom

Tremont av, ss, 50.5 e Devoe av, see Tremont av, sec Devoe av.

Tremont av or 177th st (15:5904), sec Devoe av, 50.5x100; also TREMONT AV or 177TH ST (15:5904), ss, 50.5 e Devoe av, 50.5x100; Rasac Realty Co to Geo Rilling, 7 Glenada pl, Bklyn; mtg \$15,000; Dec17 '17; Jan5'18. 100

Trinity av, 940 (10:2639), nec 163d (No 691), 49.8x100, 2-sty & b fr dwg & va-cant; Mary R McPhillips, 151 Lafayette av, Bklyn, to Benenson Realty Co, 401 E 152; mtg \$11,500; Jan7; Jan10'18 (R S \$2.50). nom

Tyndall av (13:3423R), sec 263d, —x115x 100.9x—, lots 153 to 156, map Bway-City Line prop; Abr L Lusthaus to Chas Kal-manowitz, 916 So blvd; mtg \$1,505; Jan9; Jan10'18. O C & 100

Union av, 991 (10:2669), ws, 311.9 s 165th, 45.7x164.5, 5-sty bk tnt; Sylvester Pope et al, TRSTE Josephine L Peyton, to Thos Leddy, 126 E 93; Jan3; Jan5'18 (R S \$42). 42,000

University av, 2590 (11:3215), nec 192d, 107.3x230.7 to Old Croton Aqueduct x84.9x 228.3, vacant; Hurley Bldg Corpn to Wm M Moore Holding Co, 2487 University av; mtg \$17,000; Jan4; Jan7'18 (R S \$5). O C & 100

Valentine av, 2186 (11:3144), es, 172.9 n 181st, 20x117.9 to Tiebout av x20x118, 3-sty bk tnt; Esther C Levy to Emma L Zinckgraf, 2188 Valentine av; B&S; mtg \$8,200; Nov17'17; Jan5'18. 100

Van Nest av, 781-3 (15:4036), ns, 50 e Jefferson, 50x100, except part for av; Jo-hanna Birnhaupt to Emil N Sorgenfrei, 512 Morris Park av; AL; Nov15'17; Jan5 18 (R S 50c). O C & 100

Vyse av, 1458-60 (11:2995), nec Jennings (No 961), 50x100, vacant; Matthew C Grif-fin, ref, to Thos C Dunn, 508 W 140, & John J Westead, 305 E 30, EXRS Jas J Dunn, pffs; FORECLOS Nov7'17; Jan4; Jan7'18 (R S \$4). 4,000

Washington av, 2268 (11:3050), ses, 101.6 sw 183d, 50.9x118x50x112.8, 5-sty bk tnt; 2268 Washington Ave Corpn to Agnes Holt, South Salem, NY; QC; mtg \$35,000; Nov26'17; Jan9'18. nom

Washington av, 2328-30 (11:3053), es, 27.5 n 184th, 50x88.9x50x88.5, 5-sty bk tnt; An-nie Deutsch, 1800 Crotona av, to Rime Bldg Co, 509 Willis av; mtg \$33,300; Dec 31'17; Jan4'18 (R S \$6). O C & 100

Webster av, 3192-4 (12:3357), ss, 1,000 e 204th, 50x81.1x50x83.5, 2-3-sty fr tnts & str; Sigmund B Helne to Herford Land Corpn, 521 W 150; mtg \$11,500; Jan3; Jan 4'18 (R S \$1). nom

Webster av (11:2887), ws, abt 1,191-11 s Claremont pkway, 50x100, vacant; Solomon R Herrup, 100 Windsor av, Hartford, Conn, to Taxpayers & Store Leasing & Impt Co, 4054 3 av; mtg \$3,700; Jan5; Jan7'18 (R S 50c). nom

Williamsbridge rd (15:4273-4271), sws, 25 ne Rhineland av, 25x100; also RHINE-LANDER AV (*), nec Lurting av, 50x100; Emil Koyen, Woodbridge, NJ, to Hy Mes-singer, 58 E 94; Jan3; Jan8'18. nom

Worth av (11:2899 & 2890), ws, 200 n 174th, 100x185.6 to Brook x—x207.1, except part for Webster av, vacant; Irving N Tompkins, ref, to Wm A Cameron, 50 E 196, pff; subject to taxes & of \$13,670; FORECLOSED & drawn Jan7; Jan9'18. \$10 over taxes, &c

3D av, 3475 (9:2372), ws, 306.2 s 168th, 25x125.1x24.1x123.4, 2-sty bk tnt & str; Ely Rosenberg, ref, to Emigrant Indust Savgs Bank, pff; FORECLOS Jan4; Jan7; Jan9'18 (R S \$7). 7,000

3D av, 3681, see 3 av, 3683.

3D av, 3683 (11:2910), swc 170th (No 498), 26x79.9x26.4x82.6, 2 & 3-sty fr tnt & str; also 170TH ST, 494 E (11:2910), ss, 82.6 w 3 av, 40x52.6, 2-sty fr dwg; also 3D AV, 3681 (11:2910), ws, 26 s 170th, runs s 26xw77xn26x—x— to beg, 2-sty fr dwg & str; John Massimino to Meta Investing Co, Inc, 11 W 177; QC; Oct31'17; Jan8'18. 100

5TH av Extension (17:4969), ws, 278 s Kingsbridge rd, 25x100; also 5TH AV EX-TENSION (17:4969), ws, 578 s Kingsbridge rd, 25x100; Maria Urbansky, Bklyn, to Jennie Munson, 512 Quincy, Bklyn; Dec27 '17; Jan10'18 (R S \$1). 100

6TH av (11:2845), being part of lot 34, blk 2845, tax map, being that part that lies in front of & adj lot 81 on map Mt Eden; Sophian E Fischer et al to Anna R Crossin, 361 W 121; QC; Nov29'17; Jan8'18. 50

Lots 8 & 25 (14:3558), map 170 lots Siems Estate; Concetta Mucci to Liberto Mucci, 648 Sound View av, Classon Point; Dec26'17; Jan8'18 (R S \$1). nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

174TH st, 121 W, see 84th, 10 W, Man-hattan Conveyances.

Fordham rd, 12 W, see Fordham rd, 14 W.

Fordham rd, 14 W (11:3199) (owned by party 1st part); also FORDHAM RD, 12 W (11:3199) (owned by party 2 part); party wall agmt; Digmore Holding Co with Celli Lowenstein, 12 W Fordham rd; Nov 14'17; Jan10'18. nom

Forest av, 861-3 (10:2647), ws, 100 s 161st, 36.4x100, 5-sty bk tnt; re mtg; Peer-less Holding Co, 37 Liberty, to Jennie Gilberg, 963 Jefferson av, Bklyn; Dec11'17; Jan8'18. 150

Morris av (9:2440), nwc 150th, 59.2x100; asn rents to extent of \$2,000; Caratina Spallone et al to Hy W Unger, 1239 Madi-son av; Nov20'17; Jan10'18. nom

Road (15:4106, 4107, 4108, 4109 & 4110) from Williamsbridge to Westchester, ws, adj land Jas Robinson, contains 6 257-1,000 acres, known as Pearsall Homestead, ex-cept part for Tomlinson av; re mtg; Wal-ter A Evans to Margt S Humphrey, 236 Mad av; Nora E P Bergmann, 508 W 112, & D'Anjou Pearsall, 226 W 113; Dec27'17; Jan4'18. nom

University av, 1581, see 84th, 10 W, Man-hattan Conveyances.

Waldo av (13:3415K), es, 299.2 n 246th, runs e139.7xe64.11xn60.4xn10xs & w— to av xn10 to beg; agmt that above is com-plete description of right of way in deed recorded Dec10'17; Delafeld Estate & John P Quinn with Sheldon Hopkins, 126 Pro-duce Exch Bldg, NY, trste Jos Miller; Dec 21'17; Jan8'18. nom

Parcel 5D (13:3403A) on damage map to open Kingsbridge rd from 230th to Bway; re mtg; Emigrant Indust Savgs Bank to City N Y; Nov21'17; Jan7'18. nom

Parcel 5C (13:3403A) on damage map to open same; re mtg; Ellen M Havey, 3127 Kingsbridge av, to same; Nov15'17; Jan7 '18. nom

Parcels 137 & 137A (14:3808) on damage map to open Haviland av from Virginia to Zerega av; re mtg; Christion Biersack to City N Y; Nov27'17; Jan7'18. nom

Parcel 53 (10:2616) on damage map to grade Eagle av from 149th to Westchester av; consent to payment of award; Ann McCarthy to City N Y; Oct26'17; Jan7'18. nom

Parcels 158 & 159 (15:3880) on damage map to open White Plains rd from West Farms rd to bulkhead line; re mtg; John H Unlandherm to John Knobloch, 1878 E 177; Oct26; Jan7'18. nom

Parcel 88 (14:3822) on damage map to open Waterbury av from Westchester av to Zerega av; re mtg; Johanna Misch, 1694 Topping av, to City N Y; Apr26'17; Jan 7'18. nom

Parcel 64 (15:3914) on damage map to open Rosedale av from Westchester av to West Farms rd; consent to payment of award; Chas R Strong to City N Y; Aug20 '17; Jan7'18. nom

Parcel 2 (15:4107) on damage map to open Munroe & Haight avs from Sacket to Van Nest av; re mtg; Elisa S Erlanger to City N Y; July25'17; Jan7'18. nom

Parcel 3 (15:4112 & 4120) on damage map to open Hering av from Bronx & Pelham Pkway S to Sacket av; re mtg; Elisa S Erlanger to City N Y; July25'17; Jan7'18. nom

Parcel 3 (15:4111 & 4114) on damage map to open Yates av from Sacket av to Pelham Pkway; re mtg; Elisa S Erlanger to City N Y; July25'17; Jan7'18. nom

Parcel 3K (15:4048) on damage map to open Victor st from Van Nest av to Rhine-lander av; consent to payment of award; Constance Marks to City N Y; June8'17; Jan7'18. nom

Power of atty (*); Max Erlanger to Louis Wechsler, 895 West End av; Nov20 '11; Jan7'18.

Power of atty; Wm F Patterson, EXR Saml P Patterson, to Frank M Tichenor, 75 Forster av, Mt Vernon, NY; June15'17; Jan4'18.

LEASES.

Borough of Manhattan.

JAN. 4, 5, 7, 8, 9 10.

Elizabeth st, 7 (1:201), all; Nathan Hut-koff to Giovanni Pascucci, 7 Elizabeth; 2yf Nov1'16; Oct30'16; Jan8'18. 3,840

Houston st, 304-6 E (2:384); sur Ls re-corded Jan19'14 & the ext Ls recorded Feb 27'17; Leichter Realty Corpn to Adolf Leichter; Jan8'18. nom

Mulberry st, 169 (2:471), str; Antonio Cagliostro, of Bklyn, to Alfonso Sepe, 174 Mulberry; 3yf May1; Dec26'17; Jan8'18. 600 & 660

Thompson st, 98-100 (2:502), all; John Palmieri to Nicola Martino, 98-100 Thomp-son; 3yf Feb1; Jan4; Jan7'18. 6,000

LEASES.

Borough of the Bronx.

JAN. 4, 5, 7, 8, 9 10.

Home st, 921 (11:2974); sur Ls; Haris Grausman or Crausman, 1300 Hoe av, to H & D Co; Aug'17; Jan'18. nom

Intervale av, 1219 (11:2973), shop; Theresa Sopia to Pasquale Catolico, 1302 Stebbins av; 3yf Feb'17; privilege 3y renewal; Feb'17; Jan'18. 300

Washington av, 1506-8 (11:2912); asn Ls; Harry Zuckerman, 504 Thatford av, Bklyn, to Abr Siegel, 496 Claremont Pkway, et al; Dec'17; Jan'18. nom

3D av, 3817 (11:2912), all; Ferdinand Hecht, 380 Riverside dr, to Public National Bank, 89-91 Delancey; 15yf Jan; Jan'2; Jan'5'18. 2,100 to 2,500

3D av, 2595-7 (9:2321); sur Ls; Schutte-Smith Co to Wm C Reeber, 88 Haven av, & ano; Nov'28'17; Jan'9'18. 2,400

MORTGAGES.

Borough of Manhattan.

JAN. 4, 5, 7, 8, 9 10.

Academy st, 645 (8:2234), nes, 100 nw Vermilyea av, runs nel00xnw—xsw150 to st xse50 to beg; agmt as to spreading triangular parcel in mtg for \$35,000 & releasing same from another mtg for \$35,000 & to cover property as above; Dec'27'17; Jan'10'18; Delta Holding Corp, 217 Bway, owner, with Poughkeepsie Savgs Bank, at Poughkeepsie, NY, holder of said mtgs (Gustavus L Lawrence, of 2228 Bway, holder of two mtgs for \$13,000 & \$14,000, consents, & subordinates same to above). nom

Academy st, 645; certfs as to above agmt, &c; Jan'9; Jan'10'18; same to same. —

Academy st, 645 (8:2234), nes, 100 nw Vermilyea av, 50x150x—x100; PM; pr mtg \$47,000; Jan'10'18; due Jan'19'18, 6%; A R T Holding Co to Delta Holding Corp, 217 Bway. 2,000

Cannon st, 105 (2:334), swc Stanton (No 281), 27.6x70; also 7TH AV, 1968 (7:1924), ws, 75.11 s 119th, 25x100; pr mtg \$—; Jan'10'18; 1y6%; Isaac Goodstein to Fifth Av Bank of N Y, 530 5 av. 6,750

Cathedral Pkway, 501-7, see Ams av, 1020-6.

Division st, 13-13½ (1:281), ss, 141.3 e Cath, 25x ½ blk; also DIVISION ST, 17-17½ (1:281), ss, 191.3 e Cath, 25x ½ blk; pr mtg \$49,000; Jan'8; Jan'9'18; installs, \$675 monthly, or on Dec'31'20, 6%; Henry Phillips to Phillips-Jones Co, 829 E 134. 25,000

Division st, 17-17½, see Division, 13-13½.

Division st, 195, see East Bway, 206.

East Broadway, 27 (1:280), ss, abt 115 e Cath, 25x87.6; PM; pr mtg \$52,000; Dec'24'17; Jan'10'18; demand, 6%; Mazo & Seideman, Inc, to Jos Weissman, of New Haven, Conn. 15,000

East Broadway, 206 (1:285), ns, 183.6 e Jefferson, 26.2x113.3 to ss Division (No 195), x26x113.7; PM; pr mtg \$39,000; Jan'4; Jan'7'18; due Jan'24'18, 5½%; National Hebrew Schools Assoc to Harris Rosenthal, 21 W 111, & Harrisetta Holding Co, 3 W 35. 13,500

Greenwich st, 205 (191) (1:85), es, 57.3 n Fulton, 24.9x93.1x24.9x90; 19-60 pts; AT; Nov'26'17; Jan'4'18; 2y or sooner, int as per bond; Pauline A Piffard, of York, Livingston Co, NY, to Rilla W Connor, of Mt Morris, Livingston Co, NY. 6,500

Jackson st, 32 (1:263), es, 125 n Cherry, 25x100; pr mtg \$10,850; Jan'7; Jan'10'18; 1y, int as per bond; Lucille Uor W Kurtz, at Pelham, NY, to Frances Lippner, 1018 E 163. 1,000

Leroy st, ns, 102.1 e Hudson, see St Lukes pl, 5.

Malden la, 2-4, see Bway, 166-72.

Monroe st, 171 (1:269), ns, 139.8 w Montgomery, 22.10x100; PM; pr mtg \$—; Dec'31'17; Jan'7'18; due Jan'20, or sooner, 6%; Morris Sandberg at Livingston Manor, Sullivan Co, NY, to Daily Realty Co, 401 E 152, Bronx. 1,000

Orchard st, 173, see Stanton, 86-8.

St Luke's pl, 5, or Leroy st (2:583), ns, 102.1 e Hudson, 21.8x100; Jan'3; Jan'4'18; 3y6%; Geo D Bartholomew, 60 W 10, to Louisa F Benton, 253 High st, Perth Amboy, NJ. 1,000

Stanton st, 86-8 (2:417); also ORCHARD ST, 173; ext of mtg for \$35,000 to Mar'30'21, 5%; Dec'26'17; Jan'4'18; Sidney Green, 600 W 113, & Bertram Green, 403 W 124, with John A Brown, Jr, of Newtown Township, Delaware Co, Pa (R S \$175.00). nom

Stanton st, 281, see Cannon, 105.

Washington sq, 58 & 59, or 4th st, 82-4 W (2:538), sec Thompson (Nos 242-8), 15.6 x100.2x47.10x100.2; also 3D ST, 75-7 W, nec Thompson, 50x90.2x48.3x90.2; also 3D ST, 73 W, ns, 50 e Thompson, 25x90; ext of mtg for \$40,000 to July'18, 6%; pr mtg \$56,000; July'15; Dec'28'17; Elena Realty Corp, 40 Washington sq S, with Jos Frey, 71 Washington sq S; corrects error in last issue, when property was Washington sq S, 59 & 59. nom

10TH st, 40-6 W (2:573); ext of mtg for \$190,000 to Jan'21, 5½%; Jan'2; Jan'7'18; N Y Title & Mtg Co with John Alden Realty Corp, 30 E 42. nom

12TH st, 343-5 E (2:454); ext of mtg for \$50,000 to Jan'21, 6%; Dec'10'17; Jan'4'18; Mattie B James, individ & extrx Wm P James, with Fannie Wolf (R S \$25). nom

15TH st, 141 W (3:791); ext of mtg for \$7,000 to Jan'23, 5%; Jan'2; Jan'4'18; Lawryers Mtg Co with Thos W Tovey, 634 W 135 (R S \$3.50). nom

24TH st, 430 W (3:721), ss, 433.4 e 10 av, 14.8x80; leasehold; Jan'7; Jan'9'18; due & int as per bond; Danl A Barker to Frances J Miller, 433 W 23, extrx Amelia B Miller. 1,000

25TH st, 411 W (3:723), ns, 150 w 9 av, 27.6x98.9; PM; Jan'2; Jan'9'18; due Jan'21, int as per bond; Julia E, Thos M, Cath J, wife Thos M McMahon, & Sarah E & John A McMahon to Eliz Herb, 315 Central Park W. 14,500

25TH st, 122 W (3:800), ss, 250 w 6 av, 25x81.4x25x81.6; pr mtg \$23,000; Dec'31'17; Jan'4'18; due Jan'23, 4%; Reed & Keller, Inc, to Saml Keller, 327 W 25. 10,000

25TH st, 122 W; certf as to mtg \$10,000; Dec'31'17; Jan'4'18; same to same. —

26TH st, 206-8 E (3:906); ext of mtg for \$21,000 to Dec'27'20, 5½%; Dec'22'17; Jan'8'18; Maimonides Benevolent Society with Marie N Hoguet et al (R S \$10.50). nom

26TH st, 313 E (3:932), ns, 200 e 2 av, runs e25xn98.9xw25 to es 2 av (?)xs along av (?) 98.9 to beg (error in description); pr mtg \$16,000; Jan'3; Jan'4'18; 3y5%; Rebecca H Daly, 158 E 55, to Frank H Daly, 2742 8 av, & ano. 2,000

27TH st, 313 W (3:751); ext of two mtgs for \$8,400 aggregate to Mar'5'19, 4½%; Jan'8; Jan'9'18; Mary Freeland with Bowery Savgs Bank, 128 Bowery (R S \$4.50). nom

34TH st, 111 (79) E (3:890), ns, 141.6 e Park av, 21.9x98.9; Jan'2; Jan'5'18; due & int as per bond; Mary F Peck, widow, to John W Sterling, 912 5 av. 2,000

46TH st W, nwc 11 av, see 11 av, es, from 46th to 47th.

47TH st W, swc 11 av, see 11 av, e from 46th to 47th.

49TH st, 46 W (5:1264), ss, 568.4 w 5 av, 16.4x100.5; leasehold; Jan'3; Jan'5'18; due & int as per bond; Solomon Kalvin to Title Guar & T Co & ano, exrs Sarah A Knight. 6,000

54TH st, 439-41 W (4:1064), ns, 225 e 10 av, 50x100.5; certf as as sobrn of mtg for \$1,000 to pr mtg \$16,500; Dec'24'17; Jan'5'18; Louis Heilbrunn, 605 W 112, with Title Guar & T Co. nom

55TH st, 426 W (4:1064), ss, 318.9 w 9 av, 21.10x100.5; PM; Jan'4'18; 3y or sooner, 5%; Dominican Sisters of the Sick Poor to John Vogel, 7 Horton st, Jamaica, B of Q, et al. 6,000

55TH st, 508-16 W (4:1083), ss, 175 w 10 av, 100x100.5; bldg loan; Jan'4'18; 3y6% until completion of bldg & then 5½%; Arthur W Corse to N Y Title & Mtg Co. 15,000

57TH st, 27 W (5:1273), ns, 475 w 5 av, 25x100.5; Jan'5; Jan'7'18; 3y5%; Cath C D or Cath A C Rogers at Tuxedo Park, NY, to N Y Life Ins & Trust Co, 52 Wall. 75,000

62D st, 19 E (5:1377), ns, 311.6 e 5 av, 20.6x100.5; Jan'3; Jan'9'18; due Jan'21, 5%; Henry McC Bangs to U S Trust Co of N Y, 45 Wall. 30,000

69TH st, 76 W, see Col av, 191-9.

71ST st, 255 W (formerly 255-7 W) (4:1163-10), ns, abt 245 e West End av, —x—; Dec'31'17; Jan'5'18; due & int as per bond; Sarah S Davis to Brainard Avery, 44 W 44, as trste. 1,200

72D st, 310-2 E (5:1446), ss, 100 e 2 av, 33.6x102.2; Jan'9; Jan'10'18; 1y5%; Bohemian-American Israelites Congregation, 310-12 E 72, to Bank of Europe, 1429 1 av. 6,000

73D st, 161 W (4:1145), ns, 200 e Ams av, 19x102.2; Jan'10'18; due & int as per bond; Francis S Bangs to Dry Dock Savgs Instn, 341 Bowery. 12,000

73D st, 146 W (4:1144), ss, 330 e Ams av, 20x102.2; Jan'9'18; due & int as per bond; Helen P Renwick, heir Hiram S Armstrong, to Title Guar & T Co. 10,000

75TH st, 301-7 W, see West End av, 323-9.

76TH st, 39 W (4:1129), ns, 227 e Col av, 22.11x102.2; PM; Jan'4'18; 5y5%; M K L Realty Corp to Louise R Harris, 13 E 63. 21,500

82D st, 312 W, see 1 av, 424.

84TH st, 439 E (5:1564), ns, 194 w Av A, 25.1x102.2; PM; pr mtg \$13,250; Jan'3; Jan'5'18; 5y6%; Wm Drha, 1603 1 av, to Mathilde Wacker, 439 E 84. 6,750

85TH st, 228-30 E (5:1530), ss, 354.6 e 3 av, 50x102.2; Jan'5; Jan'8'18; due Aug'18, 6%; Grand Building Corp, 44 Court, Bklyn, to Morris Reizenstein, 555 Eastern Pkway, Bklyn. 3,500

100TH st, 226 E (6:1649), ss, 180 w 2 av, 25x100.11; PM; pr mtg \$6,000; Jan'2; Jan'4'18; due & int as per bond; H W G Realty Co to South Jersey Land Co, 220 Bway. 3,000

103D st, 137 E (6:1631), ns, 273 e Park av, 16x100.11; Dec'22'17; Jan'4'18; 3y6%; Sharon Baptist Church, 137 E 103, to Davy Erecting Co, 1354 55th, Bklyn. 3,600

104TH st, 316 W (7:1890); ext of mtg for \$13,000 to Jan'3'21, 5½%; Dec'31'17; Jan'7'18; Soc of Sant Johnland, 49 W 20, with Delia F Acker, 160 Smith st, Peekskill, NY, et al. nom

106TH st, 223 W (7:1878); ext of mtg for \$27,000 to Dec'22, 4½%; Dec'18'17; Jan'8'18; Agnes W & Eliza V Nicholson with Bowery Savgs Bank (R S \$13.50). nom

107TH st, 67 W (7:1843); ext of mtg for \$27,000 to Jan'3'23, 5½%; Jan'3; Jan'4'18; Wm Rankin, 119 W 77, with Louis Bloch, 214 W 82 (R S \$13.50). nom

113TH st, 72 E (6:1618), ss, 180 w Park av, 25x100.11; Dec'31'17; Jan'7'18; due Jan'2'21, 6%; Theresa Faust, 16 Arion pl, Bklyn, to Rosa Bell, 319 E 85. 2,000

115TH st, 76 E (6:1620), ss, 80.6 w Park av, runs s67xe0.6xs33.11xw25xn100.11 to st xe24.6 to beg; PM; Dec'29'17; Jan'4'18; due Jan'21, 5%; Service Realty Co to Lorenzo M Picabia, 306 W 91. 8,000

121ST st, 401 E, see 1 av, 2360.

3D st, 90 E (2:444), 2d, 3d & 4th flrs, pt ground fl & pt 5th fl; Third St Ice Co, 30 E 3, to Isidore Pinckowitz, 155 E 4; 17yf Jan; Jan'3; Jan'8'18. 1,500

15TH st, 108 W (3:790), 5-sty bldg, all; Rosenberg Operating Co to Simon Nachtigall, 107 W 16; from Dec'17 to Sept'15'27; Nov'30'17; Jan'7'18. 500 & 600

17TH st, 114-8 W (3:792), ss, 225 w 6 av, 75x92, all; Jas N Jarvie, of Montclair, NJ, to Northam Warren Corp, NY; 10-2-12yf Feb'1; Nov'27'17; Jan'8'18, taxes &c & 11,250

19TH st, 238-56 W (3:768), all; West 19th St Garage Corp, at 26 Court, Bklyn, to Oak Garage Corp, 155 W 20; 15y & 45 days f completion of bldgs; 6y ren; Jan'3; Jan'9'18. 21,000

23D st, 204-8 E (3:903), 3d, 4th & 5th floors & pent houses on roof; Fredk W Seybel to F W Seybel Co, a corp, 1 E 33; 3yf Jan; 3y ren; Dec'26'17; Jan'9'18. 7,500

24TH st, 430 W (3:721), ss, 433.4 e 10 av, 14x80; consent & asn Ls dated May'10'8; Frances J Miller, EXTRX Amelia B Miller (with consent of Mary M Sherman) to Danl A Barker, 478 W 24; Jan'7; Jan'9'18. nom

27TH st, 12 W (3:828), str; Hyman Ferdinand & ano, firm Ferdinand & Littwin, to Manuel Parra, at Hotel Astor; 4y & 24 days from Jan'5'18; 5y ren at \$7,000; Jan'5; Jan'10'18. 6,500

28TH st, 303 W (3:752); assign Ls recorded Jan'9'12; Wm H Archibald to Simon Miller, 334 W 25; AL; Dec'19'17; Jan'10'18. nom

28TH st W, nec 6 av, see 6 av, 464.

31ST st, 370 W, see 9 av, 370.

46TH st W, nwc 10 av, see 10 av, 653-5.

49TH st, 46 W (5:1264); assign Ls recorded Jan'10'08; Title Guar & T Co & ano, EXRS Sarah A Knight, to Solomon Kalvin, 542 W 112; Dec'21'17; Jan'5'18. nom

51ST st, 231-3 E (5:1325), all; Anton Halm of Bronx to Wm R O Farrier, 851 3 av; 3yf May'17; 3y ren; Jan'31'17; Jan'9'18. 3,300

57TH st, 200 W, w str & pt b; Rodin Studios, Inc, to Alfred D Tiefenthal, 1933 Bway; 5yf Feb'18; Nov'28'17; Jan'4'18. 13,000

91ST st, 25-7 W (4:1205); asn Ls recorded Sept'24'17; Meyer Brown & ano to National Service Hotels Co, 235 W 141; Dec'31; Jan'2'18. (Corrects error in last issue as to location). nom

100TH st, 215- 7 E (6:1650), all; Harry Hardesty, 6150 Nassau st, Phila, Pa, to Sam Frank, 906 Eagle av, Bronx; 3yf Jan'1; Dec'20'17; Jan'7'18. 1,500

145TH st, 234-40 W (7:2033); Tekane Realty Co to Oronzio Colasuonno, 313 E 119; 12yf Aprl; Dec'27'17; Jan'8'18. 8,000

6TH av, 464 (3:830), nec 28th; assign Ls recorded Mar'20'17; Thos J Carew & Michl J Brennan, firm Carew & Brennan, to 28th St & 6th Av Co, at 218 W 53; Jan'5; Jan'8'18. nom

8TH av, 413 (3:754); asn Ls recorded Mar'20'16; Isaac Cohen, 1498 Crotona Park E, Bronx, & ano to Max Caesar, 37 Hawthorne st, Bronx, & ano; Jan'8; Jan'9'18. nom

8TH av, 873 (4:1043), str & b; Elise Bachmann, 954 Ogden av, Bronx, to Chas Schuck, 500 W 141, & Henry or Harry M Wiant, 500 W 145; 5 3-12yf July'14; 5y ren at \$2,400; July'24; Jan'9'18. 2,000

8TH av, 873; consent to asn above Ls by Elise Bachmann; Chas M Schuck & Harry M Wiant to X L Lunch, Inc; Sept'12'14; Jan'9'18.

8TH av, 873; similar consent; X L Lunch, Inc, to Harry M Wiant; Feb'15'15; Jan'9'18. nom

8TH av, 873; asn above Ls; Harry M Wiant of Jersey City, NJ, to Jacob Levine, 316 E 13, & Morris Pearce, 517 Union av, Bronx; AT; Jan'5; Jan'9'18. O C & 100

9TH av, 370 (3:754), sec 31st (No 370), all; David & Isabel Boyle to Harry Hagan, 370 9 av; 10yf May'1; Jan'7; Jan'8'18. 3,250

10TH av, 653-5 (4:1075), nwc 46th, 50.2x 100, all, tenant to erect new bldg to cost abt \$18,000; Fredk W Flagg, at Rockaway, Morris Co, NJ, & Rebecca M Otten, at New Rochelle, NY, to Occidental Theatre Corp, 658 3 av; 21yf May'17; Nov'27'16; Jan'10'18, taxes &c & 1st yr \$2,333.33 & then 3,500

10TH av, 653-5; consent to assign above Ls to Wm Volk; same to same; Dec'26'17; Jan'10'18.

10TH av, 653-5; assign above Ls; Occidental Theatre Corp, 658 3 av, to Wm Volk, 301 W 42; Dec'27'17; Jan'10'18. O C & 100

10TH av, 653-5 (4:1075), nwc 46th, 50.2x 100, all, with furniture, fixtures, &c; Wm Volk, 301 W 42, to Wm Yoost, 455 W 47; 4yf Jan'18; Dec'29'17; Jan'10'18. taxes, &c, & 3,500

Harlem River (8:2106), ws, at pierhead line of 1890 & n l land of Wm Lynch, runs w405 to ws Exterior st xn on curve 810 to es Harlem River Speedway xne671xs 1,506 to beg, contains 405,825 sq ft, all; wharves, piers, bulkheads, slips, &c, all; City N Y by Commr of Docks, to Interborough Rapid Transit Co, 165 Bway; 10yf Dec'29'17; 10yf ren at \$24,900; Dec'13'17; Jan'9'18. 21,650

Pier 71, NR (3:664), at or near foot W 31st, & shed with ramp leading from marginal wharf, st or pl as an approach, with ½ bulkhead on ns; City N Y, by Comr of Docks, to Cunard Steamship Co; 3yf date of possession or completion of alterations, &c; July'30'15; Jan'8'18. 50,333.33

127TH st, 169 E (6:1776), ns, 110 w 3 av, 28.6x99.11; Dec17; Jan10'18; 1y6%; Thos P Crowell, of Bklyn, to Max Borck, 1321 Mad av. 1,000

130TH st, 637-9 W (7:1997), ns, 550 w Bway, old line, 50x99.11; Jan2; Jan7'17; 1 y5%; Alexander Lockwood, 637 W 130, to Ernest Lockwood, 533 W 125. 600

132D st, 155 W (7:1917), ns, 175 e 7 av, 25x99.11; PM; pr mtg \$—; Jan5; Jan7'18; 3y6%; Sarah Altman, 500 W 177, to John Finger, 144 E 176, Bronx. 3,500

137TH st, 205 W (7:2023), ns, 119 w 7 av, 19x99.11; PM; Jan2; Jan5'18; due & int as per bond; Lloyd Johnson, 205 W 137, to John P Leo, 629 W 142. 8,000

145TH st, 510-518A W (7:2076), ss, 200 w Ams av, 99.8x99.11; PM; pr mtg \$45,000; Jan8'18; 5y6%; Hulse Garage Co to Stanley G Ranger, 260 W 94. 50,000

148TH st, 450 W, see Convent av, 418.

150TH st, 470-8 W (7:2064), ss, 80 e Ams av, 170x99.11; pr mtg \$—; Dec31'17; Jan 7'18; demand, 6%; 470 West 150th St Corp to Murtha & Schmolch, 400 foot 109th st, E R. 10,000

150TH st, 470-8 W; certf as to mtg \$10,000; Dec31'17; Jan7'18; same to same.

157TH st, 547 W (8:2116), ns, 450 w Ams av, 125x99.11; ext of mtg for \$10,000 to Dec1'21, 6%; Jan5; Jan7'18; Abel King, 148 E 65, et al, with Kimmelman Leasing Corp, 170 Bway (R S \$5). nom

157TH st, 547-9 W (8:2116), ns, 450 w Ams av, 125x99.11; PM; pr mtg \$170,000; Jan4; Jan7'18; due Jan1'24, 6%; Kimmelman Leasing Corp, 170 Bway, to L Lawrence Weber, 575 West End av. 15,000

176TH st, 501 W, see Ams av, 2340-58.

176TH st, 502 W (8:2132), ss, 100 w Ams av, 44x99.11; ext of mtg for \$2,500 to Jan 1'20, 6%; pr mtg \$—; Jan7; Jan8'13; Adelia Runyon, at Plainfield, NJ, with Aaron D Thompson, 1046 Hillside av, Plainfield, NJ (R S \$1.25). nom

177TH st, 500 W, see Ams av, 2340-58.

179TH st, 530 W (8:2153), ss, 206.6 e St Nicholas av, 43.6x100; ext of mtg for \$34,000 to Jan21'21, 5%; Jan10'18; Chas Lanier, exr & Frances A Lawrence, with Abr Ruth, 445 Audubon av. nom

179TH st, 534 W (8:2153), ss, 163 e St Nicholas av, 43.6x100; ext of mtg for \$34,000 to Jan21'21, 5%; Jan10'18; Chas Lanier, exr & Frances A Lawrence, with Abr Ruth, 445 Audubon av. nom

179TH st, 538 W (8:2153), ss, 125 e St Nicholas av, 38x100; ext of mtg for \$31,500 to Jan21'21, 5%; Jan10'18; Chas Lanier, exr & Frances A Lawrence, with Abr Ruth, 445 Audubon av. nom

186TH st, 547 W, see Audubon av, 418-24.

187TH st, 541-3 W, see Audubon av, 440-50.

188TH st W, swc Audubon av, see Audubon av, 440-50.

Av A, 1355 (5:1467), ws, 25.8 n 72d, 25.6x 100; pr mtg \$12,000; Jan4; Jan8'18; 3y6%; Anchor Bohemian Real Estate Assn to Anton Havranek, 1355 Av A, & ano. 5,000

Av A, 1355; certf as to mtg \$5,000; Jan4; Jan8'18; same to same.

Av A, 1380 (5:1485); ext of mtg for \$12,000 to Jan4'23, 5%; Jan4; Jan5'18; Kalman Tabatsko, 1391 Av A, with Vaclav Prochazka, 1380 Av A (R S \$6). nom

Amsterdam av, 1020-6 (7:1882), nwc Cathedral Pkwy (Nos 501-7); 99.11x125; assign rents; pr mtg \$—; Jan2; Jan5'18; due June10'18, 6%; One-Sixty Broadway Holding Corp to Jacob Rosenthal, 340 W 86. 27,000

Amsterdam av, 1020-6, nwc Cathedral Pkwy (Nos 501-7); int & assign rents; certf as to mtg \$27,000; Jan3; Jan5'17; same to same.

Amsterdam av, 2240-2 (8:2128), ws, 47 s 172d, 48x84.4; Dec3'17; Jan7'18; 5y5%; Mary C de Terrouenne of Versailles, France, to Lawyers Realty Co, 160 Bway. 20,000

Amsterdam av, 2340-58 (8:2132), ws, from 176th (No 501) to 177th (No 500), 199.10x100; agmt as to ownership of bond & mtg for \$300,000 recorded Apr15'12; Dec 7'17; Jan4'18; Lawyers Mtg Co (owns an int of \$30,000 in prior share of \$200,000) with Central Trust Co of N Y, 54 Wall (owns an int of \$170,000). nom

Audubon av, 418-24 (8:2157), nwc 186th (No 547), 64.10x100; pr mtg \$72,500; Jan7; Jan8'18; due Jan20'20 or sooner, 6%; Manhattan Heights Impt Co to Areco Realty Co, 299 Bway. 11,000

Audubon av, 418-24, nwc 186th (No 547); same prop; certf as to mtg \$11,000; Jan7; Jan8'18; same to same.

Audubon av, 440-50 (8:2158), nwc 187th (Nos 541-3), 189.9 to ss 188th x75; assign rents; pr mtg \$—; Jan3; Jan5'18; due & int as per bond; Duncan M Stewart & Co to Jacob Rosenthal, 340 W 86. 6,000

Audubon av, 440-50, ws, from 187th (Nos 541-3) to 188th; certf as to assign rents or mtg \$6,000; Jan3; Jan5'18; same to same.

Audubon av, swc 188th, see Audubon av, 440-50.

Broadway, 166-72 (1:64), sec Maiden la (Nos 2 & 4), runs s76.7x67.11x57.1x42.5x 87.11 to st xw110.11 to beg; PM; Jan8'18; due Jan1'23, 5%; Broadway-Maiden Lane Corp, at 71 Bway, to N Y Life Ins Co, 346 Bway. 1,900,000

Broadway, 166-72, sec Maiden la (Nos 2-4); certf as to mtg \$1,900,000; Jan8'18; same to same.

Broadway, 166-72, sec Maiden la (Nos 2-4); PM; pr mtg \$1,900,000; Jan8'18; due & int as per bond; same to Title Guar & T Co. 330,000

Broadway, 166-72, sec Maiden la (Nos 2-4); certf as to mtg \$330,000; Jan8'18; same to same.

Columbus av, 191-9 (4:1121); also 69TH ST, 76 W; ext of two mtgs for \$62,000 aggregate to Dec1'20, 5 & 6%; Nov7'17; Jan 4'18; Edw B Carey, at Far Rockaway, LI, with Annina F Fara Forni (Kingsley), at Milan, Italy. nom

Columbus av, 227 (4:1123), es, 75.5 n 70th, 25x100; Jan3; Jan5'18; due Dec3'22, 6%; Herman Wendt, 245 Mt Hope pl, to Martin H Meyerhoff, 913 Hudson st, Hoboken, NJ. 5,000

Convent av, 418 (7:2062), swc 148th (No 450), 18.11x75; Jan8'18; due & int as per bond; Chas S Boardman to Title Guar & T Co. 6,000

Fort Washington av, 97 (8:2136), owned by Exeter Realty Co; also MANHATTAN AV, 439 (7:1945), lease, owned by Louis Schlechter; also ST NICHOLAS AV, 121 (7:1922), lease, owned by same; rental-income certf & assign of rents to secure notes, &c; pr mtg \$—; Jan1; Jan5'18; due & int as per agmt; N Y Income Corp, 31 Nassau, guarantor, with Exeter Realty Co & Louis Schlechter, 217 W 110. nom

Manhattan av, 439, see Ft Washington av, 97.

St Nicholas av, 121, see Ft Washington av, 97.

West End av, 323-9 (4:1185), nwc 75th (Nos 301-7), runs n105xw100x52.10xw42x5 102.2 to st xel42 to beg; pr mtg \$900,000; Dec28'17; Jan5'18; due Oct1'18 or sooner, 6%; Fiss, Doerr & Carroll Horse Co, 155 E 24, to Charmion Constn Co, 200 W 72. 30,000

West End av, 323-9, nwc 75th (Nos 301-7); certf as to mtg \$30,000; Jan4; Jan5'18; same to same.

1ST av, 424 (3:956), es, 38.1 s 25th, 18x62; also 1ST AV, 426 (3:956), es, 20.3 s 25th, runs 17.9x61.4x10.2xw20.2xw7.5xw41.2 to beg; also 82D ST, 312 W (4:1244), ss, 142 w West End av, 16x102.2; pr mtg \$—; Dec15'17; Jan4'18; demand, 6%; Thames Building & Contracting Co to Saml Bloch, 310 W 81. 2,500

1ST av, 424-6; also 82D ST, 312 W; certf as to above mtg; Dec15'17; Jan4'18; same to same.

1ST av, 426, see 1 av, 424.

1ST av, 2360 (6:1809), nec 121st (No 401), 25x74; PM; Jan7; Jan9'18; due Jan1'23, 5%; Nicola Cantalupi to John C Heintz, 2211 Bway, & ano. 11,000

2D av, 1836 (5:1557), es, 26 s 95th, 24.11x 75; pr mtg \$—; July2'17; Jan5'18; 1y6%; Lillian, wife of & Henry Hof to Jos Schaefer, 154 W 101. 1,050

7TH av, 1968, see Cannon, 105.

8TH av, 873 (4:1043), str & b lease; PM; Jan5; Jan9'18; installs as per chattel mtg, 4%; Jacob Levine, 316 E 13, & Morris Pearce, 517 Union av, to Harry M Wiant, 11 Dick st, Jersey City, NJ. 59 notes, total 7,000

8TH av, 2103 (7:1847), ws, 75.11 s 14th, 25x95; ext of mtg for \$18,000 to Jan2'23, 5y6%; Jan2; Jan3'18; Chas & Tillie Heymann, 60 W 76, with Harry Seligmann, 200 W 79 (R S \$9); corrects error in issue Jan 5, when property was 8 av, 2013. nom

9TH av, 614-6 (4:1034); asn Ls by way of mtg as collateral for \$38,150, said indebtedness being same as mentioned in Ls of even date of Nos 653-5 10 av; Dec29'17; Jan10'18; due & int as per agmt; Wm Yoost, 455 W 47, to Wm Volk, 301 W 42. nom

9TH av, 794 (4:1043); ext of mtg for \$18,000 to Jan7'21, 5y6%; Jan7; Jan8'18; Lawyers Title & T Co with Fredk Glenz, of Bklyn (R S \$9). nom

9TH av, 794 (4:1043), es, 50.5 s 53d, 25x 100; pr mtg \$18,000; Jan7'18; 2y5 1/2%; Fredk Glenz of Bklyn to Carl J Stein, 420 West End av. 4,000

11TH av (4:1075), es, from 46th to 47th, —x200; mortgages estoppel certf that \$250,000 has been paid on a/c & that \$400,000 now remains of mtg for \$650,000; Jan4; Jan8'18; Mutual Life Ins Co, owner of mtg made by A Leopold Auerbach, et al, & recorded Jan13'14. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Baldwin Harbor, L I (misc); certf as to two mtgs \$4,200 aggregate; Jan4; Jan7 '18; Baldwin Harbor Realty Co to N Y & Suburban Co-Operative B & L Association. nom

Hooper st, Bklyn (misc), ss, 132 e Lee av, 74x100; certf as to mtg \$21,000; Jan3; Jan4'18; Greenberg Investing Co to Henry M Greenberg, 34 W 119.

New Rochelle, NY (misc); certf as to mtg \$6,000; Jan4; Jan8'18; Stonelea Development Co to Lawyers Westchester Mtg & Title Co, at White Plains, NY.

Yonkers & Cedar Knolls, at Bronxville, N Y (misc); certf as to mtg \$10,000; Jan 7; Jan8'18; Edgertyn Co to Otto & Louise Schultz, both at 48 Rutgers av, Jersey City, NJ.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When the attorney is not given it is the party of the second part.

Borough of Manhattan.

JAN. 4, 5, 7, 8, 9 10.

East Broadway, 311 (1:288); Title Guar & T Co to Wm F Patterson, 313 W 104, exr Saml P Patterson; (A) Title Guar & T Co (\$12,000, July5'17); Jan9'18. 12,000

Eldridge st, 215 (2:421); Alfred Jaretzki et al, exrs Jacob Shire, to Mina Shire, 202 Riverside dr; (A) Sullivan & C, 49 Wall (\$6,000, Sept19'02); Jan8'18. 6,000

Grand st, 543-5 (1:265), sec Jackson; Title Guar & T Co to Pauline Greenberg, 536 W 112; (A) Title Guar & T Co (\$7,500, Dec31'17); Jan10'18. 7,500

Greenwich st, 560 (2:598); Title Guar & T Co to Saml Herrmann, 602-4 W 139; (A) Title Guar & T Co (\$4,000, Dec3'12); Jan8'18. 3,500

Harrison st, 18 (1:181); Miles C Macon to Title Guar & T Co (\$30,000, Mar10'08); Jan10'18. nom

Harrison st, 18; Title Guar & T Co to Miles C & Cora M Macon, 452 Ft Washington av; (A) Title Guar & T Co (same mtg); Jan10'18. nom

Houston st, 240 E (2:355); Max Walteter, 133 Suffolk, to Wm Pfantzer, 311 E 10, (A) Harris Koppelman, 144 Rivington (\$2,000, Jan5'15); Jan7'18. 2,000

Houston st, 306 E (2:384); Emma C Orr to Sedonia Sussman, 1011 Simpson, Bronx; (A) Wm R Adams, 50 Broad (\$2,500, Sept 20'10); filed & discharged Jan8'18. omitted

Hudson st, 529 (2:631); Excellent Realty Co, 277 Bway, to Franz Schlecht, 748 9 av; (A) Wendel, E & R, 277 Bway (\$12,500, Dec27'06); Jan5'18. 9,000

Madison st, 57 (1:279); Jos A Kirk of Ronkonkoma, LI, to John F Whelan, 141 E 46; (A) Title Guar & T Co (\$3,000, Dec 10'17); Jan8'18. 3,000

Madison st, 286-8 (1:269); Title Guar & T Co to Title Guar & T Co & Wm T Sabine, Jr, 960 Madison av, trstes for Frieda M Young; (A) Yorke Allen, 55 Liberty (\$19,000, Mar26'12); Jan10'18. 19,000

Rivington st, 136-8 (2:354); Harry Jacobs to Geo Erreger, 42 W 126; (A) Thompson, K & W, 256 Bway (\$12,000, May 24'10); Jan8'18. O C & 100

Roosevelt st, 54 (1:116); Carrie T Young, of Long Beach, Cal, to Georgiana H Speer, at Hotel Buckingham, 50th & 5 av; (A) Weekes Bros, 52 William (\$22,000, Nov20'06); Jan4'18. 19,000

St Lukes pl, 5, or Leroy st (2:583); Farmers Loan & Trust Co, 16-22 William, to Louisa F Benton, 253 High st, Perth Amboy, NJ; (A) H T Randall, 149 Bway (\$8,000, Apr1'05); Jan4'18. 7,000

Sufoik st, 19 (1:312); Alfred Jaretzki et al, exrs Jacob Shire, to Alfred Jaretzki, 21 E 73, et al, trstes for Helen M Shire, will Jacob Shire; (A) Sullivan & C, 49 Wall (\$5,000, Feb27'03); Jan8'18. 5,000

2D st, 244 E (2:385); Alfred Jaretzki et al, exrs Jacob Shire, to Mina Shire, 202 Riverside dr; (A) Sullivan & C, 49 Wall (\$5,000, Jan14'03); Jan8'18. 5,000

10TH st, 40-6 W (2:573); Metropolitan Trust Co to Hanover Mtg Co, 49 Wall; (A) N Y Title & Mtg Co (\$225,000, Dec7'16); Jan 7'18. int of 140,000

10TH st, 40-6 W (2:573); New Netherland Bond & Mtg Co to same; (A) same (same mtg); Jan7'18. int of 35,000

10TH st, 40-6 W (2:573); Hanover Mtg Co to N Y Title & Mtg Co; (A) same (same mtg); Jan7'18. 190,000

10TH st, 40-6 W; N Y Title & Mtg Co to Columbia Trust Co; (A) same (same mtg, Jan7'18). an int of 180,000

15TH st, 211 E (3:897); Max Berlin to Harry Bardo, 791 Dawson, Bronx; (A) Abr Landau, 346 Eway (\$11,250, Oct29'04); Jan 10'18. nom

15TH st, 141 W (3:791); Lawyers Mtg Co to Sarah & Betsey Dinkelman, 31 Nassau; (A) Lawyers Mtg Co (\$10,000, Jan 3'10); Jan5'18. 7,000

17TH st, 637-41 E (3:985); Eliz Ochse, 1352 Franklin av, to Herman Stark, 297 E 10; (A) Nathan Friedman, 309 Bway (1/2 pt in mtg \$50,000, Apr19'11); Jan4'18. nom

37TH st, 411 W (3:735); Title Guar & T Co to Solomon Lehmeier, 1829 7 av; (A) Title Guar & T Co (\$15,000, Mar1'11); Jan 4'17. 14,000

43D st, 425 W (4:1053); Margt L McCormick, 1701 Topping av, Bronx, et al to August Blaesy, 157 W 31; (A) Leonard Morgan Co, 104 W 42 (\$12,000, Oct31'04); Jan8'18. 12,000

47TH st, 115 W (4:1000); Miles C Macon to Title Guar & T Co (\$20,000, Feb10'15); Jan10'18. nom

47TH st, 115 W; Title Guar & T Co to Miles C & Cora M Macon, 452 Ft Washington av; (A) Title Guar & T Co (same mtg); Jan10'18. nom

48TH st, 49 W (4:1264), leasehold; Louis H Cramer, exr Mrs Frank Leslie, to Carrie C Catt, 2 W 86; (A) Horace B Parker, 100 Bway (\$3,000, Sept5'17); Jan5'18. 3,000

48TH st, 507 W (4:1077); Ormando L Cushman, at Englewood, NJ, to Hermine Bojunga, 152 Jewett av, Jersey City, NJ; (A) Thos W Henry, 150 Nassau (all title in 2-9 pts of mtg for \$5,500 dated Dec21 '13); Jan7'18. nom

48TH st, 507 W; Cath B Weiss, 810 Steinway av, L I City, B of Q, to same; (A) same (all title in 2-9 pts same mtg); Jan 7'18. nom

49TH st, 403 W, see 9 av, 721-3.

67TH st, 350 E (5:1441); Saml Wacht, 790 Riverside dr, to Theo Sattler, 306 W 102 or 147 4 av (\$5,000, Dec16'10); Jan9'18. O C & 109

69TH st, 213 E (5:1424); Alfred & Leopold Edelmuth, exrs Rachel Edelmuth, to Alfred & Leopold Edelmuth, both at 51 E 96; (A) Lachman & G, 35 Nassau (\$17,500, June18 1885); Jan10'18. O C & 103

71ST st, 214 W (4:1162); Miles C Macon to Title Guar & T Co (\$12,000, May27'07); Jan10'18. nom

71ST st, 214 W; Title Guar & T Co to Miles C & Cora M Macon, 452 Ft Washington av; (A) Title Guar & T Co (same mtg); Jan10'18. nom

72D st, 310-12 E (5:1446); Ida C Friedlander to Henrietta Cohn, 44 W 77, & ano, extrices Jacob Cohn; (A) Lawyers Title & T Co (\$9,000, Septs, 1893); Jan10'18. nom
72D st E (5:1401), ns, 63.9 e Lex av, 18.9 x102.2; Poughkeepsie Trust Co, trste for Abram Van Wyck, will Susan S Van Dyck, to W Willis Reese, 103 E 37, or 2 Rector (\$16,000, Nov7'07); Jan8'18. 16,000
73D st, 257 W (4:1165); Lawyers Mtg Co to Miles C Macon & Cora M, his wife, 452 Fort Washington av; (A) Lawyers Mtg Co (\$15,000, Mar19'09); Jan9'18. 15,000
73D st, 257 W; Miles C Macon to Lawyers Mtg Co (same mtg); Jan9'18. 15,000
79TH st, 236 E (5:1433); Annie S Liebler, 2977 Valentine av, to Lizzie Blake, 429 E 123; (A) Jacob F Liebler, 1393 3 av (\$1,000, Oct22'17); Jan4'18. 1,000
81ST st, 435 E (5:1561); Alfred & Leopold Edelmuth, exrs Rachel Edelmuth, to Alfred & Leopold Edelmuth, 51 E 96; (A) Lachman & G, 35 Nassau (\$9,500, June23'02); Jan10'18. OC & 100
86TH st, 50 E (5:1497); Wm Einstein, 121 E 57, et al, trstes will Emanuel Einstein, to Adelaide Forshay, 49 Pulaski, Bklyn; (A) Herman Goldman, 120 Bway (\$28,000, Nov24'03); Jan8'18. 25,000
103D st, 137 E (6:1631); Davy Erecting Co, 1354 55th, Bklyn, to Morris H Westin, 65 4 av, & ano; (A) Westin & S, 65 4 av (\$3,600, Jan4'18); Jan4'18. nom
104TH st, 60 E (6:1609); U S Trust Co of N Y to Geo Sauer, 602 E 84, trste will Jacob Schlosser; (A) H H Holbert, 1511 3 av (\$17,000, Sept14'09); Jan9'18. 13,000
104TH st, 27-31 W (7:1840); St Lukes Realty Co, 320 Bway, to Chas F Gardner, at Raymond, NH; (A) S A Singerman, 33 Nassau (\$12,000, July11'14); Jan7'18. nom
107TH st, 67 W (7:1843); Henry & Richd Sidenberg to Wm Rankin, 119 W 77; (A) Lawyers Title & T Co (\$35,000; Nov27'06); Jan4'18. OC & 100
110TH st, 4-6 E (6:1615); Morris Fein to Saml Kadin, 1800 7 av (\$50,000, Nov4'04); Jan4'18. OC & 100
115TH st, 76 E (6:1620); American Mtg Co to Henrietta M Picabia, 306 W 91; (A) Lawyers Title & T Co (\$13,500, Oct9'04); Jan4'18. 13,730.62
125TH st W (7:1979), ss, 332.6 e Bway, 26.6x100.11; Miles C Macon to Lawyers Mtg Co (\$20,000, July22'15); Jan9'18. 20,000
125TH st W (7:1979); same prop; Lawyers Mtg Co to Miles C Macon & Cora M his wife, 452 Ft Washington av; (A) Lawyers Mtg Co (same mtg); Jan9'18. 20,000
130TH st W (7:1997), ns, 550 w Bway, old line, 50x99.11; Bernard F Saxton et al, exrs Jas Saxton, to Bernard F Saxton, individ; (A) Alex Lockwood, 637 W 130 (\$7,500, Aug27, 1891); (Filed & discharged Jan5'18). 800
134TH st, 198 W, see 7 av, 2275.
142D st, 519 W (7:2074); Louis H Cramer, exr Mrs Frank Leslie, to Carrie C Catt, 2 W 86; (A) Horace B Parker, 100 Bway (\$10,000, Oct1'12); Jan5'18. 10,000
152D st, 529 W (7:2084); A D Bendheim to Henry Bendheim, 42 W 89; (A) Goldsmith, C C & W, 61 Bway (all RT&I in mtg \$21,000, May28'07); Jan4'18. nom
152D st, 529 W (7:2084); Arthur M Eising et al, exrs Henry Bendheim, to Adolph D Bendheim, 42 W 89; (A) same (same mtg); Jan4'18. 21,000
176TH st W (8:2132), ss, 100 w Ams av, 44x99.11; Isabella M Forbes, 633 75th, Bklyn, to Adelia Runyon at Plainfield, NJ; (A) N Y Title & Mtg Co (\$5,000, Feb1'17); Jan8'18. 1,000
Av A, 1380 (5:1485); Agnes Artist of Bklyn et al to Kalman Tabatsko, 1391 Av A; (A) Lawyers Title & T Co (\$14,000, Mar 31, 1899); Jan5'18. 12,000
Amsterdam av, 71 (4:1134); Baron De Hirsch Fund to Emigrant Indust Savgs Bank; (A) R & E J-O'Gorman, 51 Chambers (\$19,000, Jan11'13); Jan10'18. 15,000
Amsterdam av, 1474 (7:1986); John C Hart Realty Co to Chas W Carpenter, at Shrub Oak, Westchester Co, NY, & ano, trstes Mary E Travis et al; (A) John C Travis, 32 Nassau (\$30,000, Mar4'17); Jan 7'18. nom
Amsterdam av, 2240-2 (8:2128); Lawyers Realty Co to John J Hardecker, 1157 Forest av; (A) Lawyers Title & T Co (\$20,000, Jan7'18); Jan7'18. OC & 100
Amsterdam av (8:2132), ws, from 176th to 177th, 199.10x100; Central Trust Co of NY to Lawyers Mtg Co (\$300,000, Apr15'12); Jan4'18. int of 30,000
Audubon av (8:2157), ws, 150 s 187th, 64.10 to ns 186th x175x114.10x irreg; Genco Realty Co to Ryzo Realty Co, 299 Bway; (A) Herman Gottlieb, 299 Bway (\$22,500, May9'16); Jan8'18. OC & 100
Edgecombe av, 114 (7:2042); Title Guar & T Co to Jas H Schnaars, 3135 Bway; (A) Title Guar & T Co (\$8,500, Sept21'08); Jan 8'18. 7,000
Lenox av, 645-7 (7:2011); Wm C Strange, of Sound Beach, Conn, to Edw London, 219 Forsyth; (A) Jacob I Berman, 346 Bway (\$6,000, Feb8'17); Jan9'18. OC & 100
Lenox av (7:2006), swc 138th, 25x75; Adeline Meersse, widow, & Adeline Flinck, daughter & heir Diedrick Meersse, both at 665 46th, Bklyn, to Ben Leventhal, 1423 Ams av; (A) Alfred Frankenthaler, 35 Nassau (\$12,000 (now owing \$4,200), Mar 30'09); Jan10'18. 4,200
Lexington av, 95 (8:882); Title Guar & T Co to Wm A Sherman & ano, trstes for Emma V Sherman & ano, will Helen M Vincent; (A) Title Guar & T Co (\$15,000, Nov18, 1895); Jan4'18. 15,000

Madison av, 1427 (6:1604); Jas S Graham, 83 Westminster rd, Bklyn, to H C Dodd, 359 E 21, Bklyn; (A) K A McGee, 41 Bond, Bklyn (an int of \$635 in mtg for \$14,000, reduced to \$9,500, Sept2'08); Jan8'18. nom
Madison av, 1427; H C Dodd of Bklyn to Kath McGee, 41 Bond, Bklyn, 41 Bond, Bklyn; (A) same (same in said mtg as collateral for note \$300); Jan8'18. 300
St Nicholas av, 394 (7:1955); Edw A Morrison, at Larchmont, NY, et al, trstes will Saml Philips, to Frederic D Philips, at Lawrence, LI, trste will John Taylor; (A) Daly, H & M, 15 William (\$6,000, June10'12); Jan7'18. 5,000
St Nicholas av, 454 (7:1958); Union Trust Co of N Y, trste will Chas F Hoffman, for Inez H Spagnolo et al, to Louis Lust, 100 E 105; (A) Lawyers Title & T Co (\$26,000, July1'11); Jan8'18. 22,000
1ST av, 1317 (5:1445); Union Square Savgs Bank, 20 Union sq, to Rosie or Ruzena Lacina, 1363 1 av; (A) Title Guar & T Co (\$13,000, Apr24'12); Jan9'18. 13,000
3D av, 1913 (6:1655); German Savgs Bank to Henry Lang, 569 2 av; (A) Louis W Osterweis, 200 5 av (\$10,000, Apr29'12); Jan4'18. 9,000
7TH av, 2275 (7:1918); also 134TH ST, 198 W; John C Hart Realty Co to Chas W Carpenter, at Shrub Oak, Westchester Co, NY, & ano, trstes Mary E Travis et al; (A) John C Travis, 32 Nassau (\$35,000, now owing \$30,000; Mar14'10); Jan4'18. nom
9TH av, 721-3 (4:1059); also 49TH ST, 403 W; Lewis Dusenbery, of San Francisco, Cal, to Minnie D Jacobs, 333 Central Park W; (A) Title Guar & T Co (all RT&I in mtg \$24,000, Jan6'13); Jan4'18. OC & 100
9TH av, 794 (4:1043); Carl Stein to Lawyers Title & T Co (\$22,000, Mar13, 1899); Jan7'18. 18,000
10TH av, 583 (4:1071); Franz Schlecht, 748 9 av, & ano to Excellent Realty Co, 277 Bway; (A) Wendel, E & R, 277 Bway (\$5,000, May21'12); Jan5'18. 5,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Mannattan.

JAN. 4, 5, 7, 8, 9 10.

Bank st, 42-44 (2:614); Chas & Ray Rubinger to Jos L Buttenwieser, 220 Bway; (A) Jos L Buttenwieser; Dec1'09; Jan4'18. 28,000
Bank st, 69 (2:624); Rudolph E & Martha B Schirmer et al to Newburgh Savgs Bank, Newburgh, NY; (A) Title Guar & T Co, 176 Bway; June24'05; Jan10'18. 45,000
Division st, 269 (1:28); Meyer & Sarah Lemonik, on premises, to Annie Kowarsky, 14 Av D; (A) A Kowarsky, 14 Av D; June23'14; Jan9'18. 3,000
Downing st, 40 (2:528); Natale & Caterina Repetti to Michele D'Alisandro, 206 Sullivan; (A) Chas Zerbarini, 346 Bway; Jan4'15; Jan9'18. 4,000
East Broadway (1:285), ns, 183.6 e Jefferson, 26.2x113.3 to ss Division x26x113.7; Harrisetta Holding Co to Isaac L Phillips, 601 W 113; (A) Aaron A Feinberg, 350 Bway; Sept1'15; Jan7'18. 1,725
Eldridge st, 141-3 (2:419); Stonemor Realty Co to Crown Operating Co, 320 Bway; (A) S N Tuchman, 320 Bway; June 19'17; Jan9'18. 5,000
Eldridge st, 171 (2:420); Sol & Fannie Frankel et al to Helene Galewski, 26 W 120, et al, as admtr & admsrs; (A) Wm Bernard, 206 Bway; May13'08; Jan9'18. 10,000
Houston st, 306 E (2:384); Adolf & Sadie Leichter to Sedonia Sussman; (A) Wm C Orr, 51 Chambers; Sept20'10; Jan8'18. 2,500
Hudson st, 455-57 (2:603); Agostino Costa, 46 Downing, to Benedetto Casgrande; (A) Chas Zerbarini, 346 Bway; May8'16; Jan10'18. 17,750
Ludlow st, 76 (2:408); Simon & Yetta Goldstein, on premises, to Isaac Cross, Jersey City; (A) S N Tuchman, 320 Bway, July7'13; Jan9'18. 1,000
William st, 103-5 (1:67); Maurice Wendell to Margt Olivia Sage; (A) De Forest Bros, 30 Broad; Nov5'07; Jan8'18. 150,000
41ST st, 315 E (5:1334); Moritz & Helene Berlinger to Thos J Fulton, exr will Jas Fulton; (A) Kurzman, F & G, 25 Broad; May 6, 1898; Jan4'18. 7,000
47TH st, 20-22 W (5:1262); Gustav & Hugo Blumenthal to J Whitney Lyon; (A) Theron L Carman, 120 Bway; Jan22'07; Jan8'18. 50,000
67TH st, 135 W (4:1138); Jas S Power to Cecilia Nicoll, 888 Newark av, Jersey City, NJ; (A) Wendel, E & R, 277 Bway; Jan7'18. 5,000
71ST st, 68 W (4:1123); Geo W Tubbs to Lawyers Mtg Co; (A) L M Co, 59 Liberty; July29'09; Jan7'18. 18,500
72D st, 312 E (5:1446); Jos Kellisch to Bowery Savgs Bank; (A) Title Guar & T Co; May15'01; Jan10'18. 4,500
72D st E (5:1446), ss, 116.8 e 2 av, 16.8x 102.2; same to same; (A) same; May15'01; Jan10'18. 4,500
73D st, 461 W (4:1140); Francis S Bangs to Jno K & Francis S Bangs, trstes Francis N Bangs; (A) Bangs & Stetson, 45 Wm; Nov18, 1887; Jan10'18. 11,000
74TH st W (4:1126), ss, 100 w Central Park W, 25x102.2; Elise R J Church to Hy Kaufman; (A) Merrill & Rogers, N Y City; Feb17'11; Jan8'18. 50,000
83D st E (5:1545), ss, 175 w 1 av, 2.5x 102.2; Thos & Annie Moore et al to Bank for Savgs, City N Y; (A) C E Strong, 36 Wall; Oct26, 1887; Jan9'18. 12,000

87TH st, 522 E (5:1583); Martha M Steiner to Emigrant Indust Savgs Bank; (A) Wm C Orr, 51 Chambers; Jan16'06; Jan4'18. 4,500
93D st E (5:1521), ss, 250 se Park av, 25x100; Moses & Esther Kenzler to Eugene Lamb Richards, as trste in bankruptcy; Adolf Mandel; (A) S Bitterman, 309 Bway; Aug27'13; Jan9'18. 3,000
94TH st, 26 W (4:1207); Wm F Willis to J Thos Webb; (A) Title Guar & T Co; Aug 26, 1889; Jan7'18. 15,000
98TH st W (7:1834), ns, 175 e Col av, 24.10x100.11; John P O'Brien, 449 Halsey, Bklyn, to Florence O'Brien, 449 Halsey, Bklyn; (A) L B Coyne, 52 Bway; Feb1'16; Jan7'18. 15,000
105TH st, 130 E (6:1632); Morris & Emma Reiss to Bluthenthal & Bickart, of Baltimore, Md; (A) Epstein & R, 19 Cedar; Oct18'13; Jan7'18. 500
106TH st (6:1656), ns, 170 e 3 av, 20x 100.11; Paul & Clara Happel to Antonio Casazza; (A) Boardman & B, 155 Bway; Sept19, 1889; Jan10'18. 7,000
112TH st E (6:1639), ss, 20 e Park av, 16.4x100.11; John & Caroline Strippel to Martha C Strippel; (A) E A Hassey, 11 Av A; Jan12, 1897; Jan8'18. 3,800
113TH st, 72 E (6:1618); Chas Bloom, 169 E 82, to Annie S Liebler, 2977 Valentine av; (A) Sigmund Solomon, 135 Bway; Nov10'13; Jan7'18. 2,700
115TH st, 76 E (6:1620); Leopold Kaufmann to Lorenzo M Picabia, individ & exr will of Henriette M Picabia; (A) Bowers & S, 46 Cedar; Oct19'04; Jan4'18. 13,000
119TH st E (6:1815), ss, 480.5 e Pleasant av, 17x100.11; Harry Whelan to Ebling Realty Co, 7 E 42; (D) Dulon & Roe, 41 Park Row; Mar10'17; Jan10'18. 2,450
119TH st, 74 W (6:1717); Newton Holding Co to Lawyers Mtg Co, 59 Liberty; (A) L & M Co, 59 Liberty; Feb19'12; Jan7'18. 10,000
130TH st W (7:1997), nes, 550 nw Bway, 50x99.11; Alex Lockwood to Ida C Saxton, 528 Leonard st, Bklyn, admx Bernard F Saxton; (A) A Lockwood, 637 W 130; July 1, 1891; Jan5'18. 7,500
135TH st W (6:1733), ns, 368.4 w 5 av, 41.8x99.11; Max J Klein to Albert Deutsch; (A) Arnstein & Levy, 128 Bway; May2'10; Jan10'18. 10,000
135TH st W (6:1733), ns, 326.8 w 5 av, 41.8x99.11; same to same; (A) same; May 2'10; Jan10'18. 10,000
137TH st W (7:2023), ns, 119 w 7 av, 19x 99.11; Wm H & Julia A Picken to German Life Ins Co; (A) Shipman, L & C, 42 Wall; Feb25'01; Jan7'18. 14,000
146TH st, 504 W (7:2077); Rosalie Stahl, on premises, to Chas Tannenbaum; (A) Geo S Basch, 120 Bway; Oct16'16; Jan8'18. 2,000
176TH st W (8:2132), ss, 100 w Ams av, 44x99.11; Hard Castle Realty Co to Jacob Rosenthal, 340 W 86; (A) Marks & M, 63 Park row; Feb27'17; Jan8'18. 1,500
Av A, 1537 (5:1561); Maksz Wiener Realty Co to Bernard Mayer, 41 E 72; (A) Weil & Mayer, 5 Beekman; Oct21'14; Jan 10'18. 1,500
Av A, 1537; Kesil Leibowitz & ano, to same; (A) same; June29'05; Jan10'18. 10,000
Av B, 286 (3:974), swc 17th, 15x103; Thos E & Caroline Tripler to Green-Wood Cemetery; (A) Jno Coleman, 546 E 17, Nov13, 1886; Jan10'18. 15,000
Audubon av (8:2158), nwc 187th, 75x 189.9; 160 Broadway Holding Corpn to Gale-Nat Realty Co, 170 Bway; (A) Alex Natanson, 170 Bway; Oct9'16; Jan4'18. 4,800
Audubon av (8:2158); same prop; Remor Corpn, 150 Bway, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97; (A) Lese & Connolly, 35 Nassau; Apr19'16; Jan4'18. 17,500
Audubon av (8:2126), nwc 169th, 26.7x 100; The Trial Realty Co to Alphonse H Kursheedt & ano, trstes; (A) Andw Wilson, 154 Nassau; Oct14'09; Jan9'18. 38,000
Broadway (8:2134), swc 157th, runs w 101.8x99.11x173.9 to ws Bway x123.7 to beg; Albt L Silberstein to Sam Bernard, 317 W 89; (A) Title Guar & T Co; Dec20 '09; Jan8'18. 40,000
Lexington av, 645 (5:1309); Philbert & Lillias F Comber, 166 E 67, & Louis & Helene Cerlian, 36 E 49, to Wm Herz; (A) Amend & A, 119 Nassau; Apr3'13; Jan5'18. 3,000
2D av (6:1656), ws, 25.11 s 107th, 25x75; Mark & Sadie Franklin to Emigrant Indust Savgs Bank; (A) Richd H Clarke, 51 Chambers; July1'02; Jan4'18. 7,000
2D av, 194 (2:454); Nellie Voit to Helene Galewski, 26 W 120, et al, as admsrs; (A) David Galewski, 280 Bway; Mar11'03; Jan 9'18. 2 mtes, 4,750 & 5,000
2D av, 196 (2:454); Nellie Voit to Helene Galewski, 26 W 120, et al, admsrs; (A) D Galewski, 280 Bway; Mar11'03; Jan9'18. 4,000
3D av, 1499 (5:1530); leasehold; Peter Wolf & ano to Henry Frahme, on the premises; (A) Louis J Moss, 26 Court, Bklyn; Feb1'16; Jan7'18. 3,500

Borough of the Bronx.

JAN. 4, 5, 7, 8, 9 & 10.

Albany Crescent (12:3266), ws, 260.5 s 231st, runs sw 11.1x8201.2 x 52.6 x 51.4 xw 130.3x250.9x99.3 to beg; PM; Jan3; Jan 10'18; 3y41/2%; Martino Passananti to Jos M Callahan, ref, 1037 Ouden av. 1,200
Crotona Park N (11:2018), ns, 73.2 e Clinton av, 23x100; PM; Jan3; Jan1'18; 1y 5y; Sabina Rosen, 1805 Crotona av, to Fredk D Storey, as exr & c Martha L Tree, 45 Meadow la, New Rochelle, NY. 4,500

Cyrus pl, 463 (11:3041); ext of \$33,000 mtg to Dec28'20 at 5%; Dec27'17; Jan10'18; U S Savings Bank with Imperator Realty Co, 21 Park Row (R S \$16.50). nom
 Devoe av, see Tremont av, see Tremont av, see Devoe av.
 Exterior st (12:3265), ss, 115.11 e Bway, 58x141.2x—x146.9; PM; Jan3; Jan10'18; 3y 4½%; Harry Stone to Jos M Callahan, ref, 1037 Ogden av. 625
 Godwin ter (13:3404), sec Kimberlly pl, 25x100; PM; Jan3; Jan10'18; 3y4½%; Wm G Fitzgerald to Jos M Callahan, ref, 1037 Ogden av. 855
 Godwin ter (13:3404), ws, 100.4 s 231st, 75.3x119x75x106.5; PM; Jan3; Jan10'18; 3y 4½%; John F Gorman to Jos M Callahan, ref, 1037 Ogden av. 2,400
 Godwin ter (13:3404), es, 200 n Kimberlly pl, 50x125; PM; Jan3; Jan10'18; 3y4½%; Felix Muller to Jos M Callahan, ref, 1037 Ogden av. 1,025
 Godwin ter (13:3404), es, 25 s Kimberlly pl, 50x100; PM; Jan3; Jan10'18; 3y4½%; David Cohen to Jos M Callahan, ref, 1037 Ogden av. 1,000
 Godwin ter, nwc 230th W, see 230th W, nwc Godwin ter.
 Home st, 921 (11:2974); ext of \$52,000 mtg to Apr2'21 at 5%; Dec29'17; Jan7'18; Josiah H De Witt, trste Wm P De Witt, with H & D Co, 916 Tiffany. nom
 Home st (10:2680), ss, 110 e Union av, runs e113.1xs99.11xs10.6 xs 6.1 xw 124.10xn 110.11 to beg; PM; Dec20'17; Jan9'18; 3y 6%; Wilton Holding Corp to N Y Title & Mtg Co, 135 Bway. 9,000
 Kimberlly pl (13:3404), ns, 100 e Godwin ter, 25x100; PM; Jan3; Jan10'18; 3y4½%; John T Regan to Jos M Callahan, ref, 1037 Ogden av. 690
 Victor st (15:4032), ws, 100 s Morris Park av, 25x95; Jan5; Jan9'18; due &c as per bond; Peter & Giuseppe Conti to Hy E Siemer, 706 Westchester av. 2,500
 134TH st, 346 E (9:2296), ss, 156.6 e Alex av, 25x100; Jan3; Jan7'18; 5y5%; Geo Feaster, 346 E 134, to Hy Feaster, 637 Sterling pl, Bklyn. 5,000
 135TH st, 287 E (9:2311), ns, 150 e Lincoln av, 25x100; PM; Jan2; Jan4'18; 3y 5½%; Benenson Realty Co, 401 E 152, to Herman Lange, 223 Col av. 7,000
 135TH st, 287 E; PM; pr mtg \$7,000; Jan4'18; due Dec1'20, 6%; Voychok Constn Co, 1830 Mohegan av, to Benenson Realty Co, 401 E 152. 3,690
 150TH st E, nwc Morris av, see Morris av, nwc 150th.
 158TH st, 350-91 E (9:2405), ns, abt 50 w Melrose av, 50x100; pr mtg \$—; Jan 9; Jan10'18; 3y5%; Ernest J Muller to Auguste A Wurm, 294 E 162. 1,500
 163D E, nec Trinity av, see Trinity av, nec 163d.
 163D st E, nec Union av, see Union av, nec 163d.
 168TH st E (10:2652), ss, 84 e Boston rd, runs s82.4xe18.6xn0.4xe12 to ws Forest av, xn82 to st xw57.3 to beg; Jan7; Jan8'18; due &c as per bond; Wm Ollendorff to Title Guar & T Co. 5,001
 168TH st E, swc Forest av, see 168th E, ss, 84 e Boston rd.
 169TH st E (11:2973), ns, 154 e Stebbins av, 37.6x107.10x37.6x107.7; certf as to payment of \$500 on a/c of mtg; Dec31'17; Jan 5'18; Isaac Harlem to Naroxany Realty Co. —
 173D st E, see Eastburn av, see Eastburn av, sec 173d.
 181ST st, 912 E, see Daly av, 2099.
 187TH st, 691-3 E (11:3090), ns, 80 w Beaumont av, runs n75xw31.9xs25xw3.3xs 50 to st xw35 to beg; Jan9; Jan10'18; 1y, int as per bond; Liberio Lombardo to Mollie Simon, 12 Cooper sq. 1,009
 220TH st E (16:4654), ss, bet White Plains rd & Carpenter av, being part lot 958, map Wakefield; transfer of tax lien for yrs 1884, 1892 to 1895 & 1902 to 1911; June23'13; Jan9'18; 3y12%; City N Y to Peter Schweickert, 645 E 220. 741.63
 223D st, 815 E (17:4848), ns, 25x—; P M; Jan9; Jan10'18; 3y5½%; Francis J McSorley to Chas F Brinck, 478 W 145. 3,000
 230TH st W (13:3402), ss, 203.10 w Bway, 100.8x93.4x102x64.10, map Godwin Estate; PM; Jan3; Jan10'18; 3y5%; Jas J Mayer Realty Co to Jos M Callahan, 1037 Ogden av, ref. 2,600
 230TH st W (13:3404), nwc Godwin ter, 147.10x141.9x122.3x199.3; PM; Jan3; Jan10'18; 3y4½%; Hannah Rosenberg to Jos M Callahan, ref, 1037 Ogden av. 10,425
 231ST st W (13:3404), ss, 49.4 w Godwin ter, 50x100; PM; Jan3; Jan10'18; 3y5%; Park Hill Constn Co to Jos M Callahan, ref, 1037 Ogden av. 2,080
 Av St John (10:2684), ws, 50 n Fox, 50x 100; PM; pr mtg \$33,000; Dec31'17; Jan4'18; due Jan1'23, 6%; Saml Ascher to Hy Morgenthau Co, 30 E 42. 9,000
 Bailey av (12:3264), ws, 57.7 s 230th, runs s50xw96.9xs25xw58.10xw45.3xn132.4xe 109.1 to beg; PM; Jan3; Jan10'18; 3y4½%; Jos F Tingo to Jos M Callahan, ref, 1037 Ogden av. 1,900
 Bathgate av (11:3048), es, 52.10 n 181st, 26x100; Jan7; Jan9'18; 3y5½%; Rose E, wife Peter J Meehan, 2160 Bathgate av, to Fredk Lutz, 817 E 175. 4,500
 Broadway (13:3404), ns, 100 w Bway, 25 x100; PM; Jan3; Jan10'18; 3y4½%; John T Regan to Jos M Callahan, ref, 1037 Ogden av. 630
 Cauldwell av (10:2624), ws, 20 s 156th, 20x52.3; pr mtg \$2,500; Sept15'17; Jan4'18; 5y5%; Audenzia Guagliardo, 733 Cauldwell av, to John Guagliardo, 727 Cauldwell av. 1,000
 Courtlandt av (9:2409), ws, 344 n 161st, late William as on map North Melrose, 50 x142; PM; Jan3; Jan8'18; 3y5½%; Margt Bartolicus to Hy Wilker, 769½ Courtlandt av, & ano. 3,000

Courtlandt av (9:2408), ses, 56 sw 163d, late 1st, on map North Melrose, 56x140x50 x115, lot 31, North Melrose; also COURT- LANDT AV (9:2408), ses, 112 sw 163d, 56x 115x50x90, except part for av; PM; Dec3 '17; Jan8'18; 3y5%; Albt J Schwarzler to Selena McBrien, 611 E 134. 2,150
 Courtlandt av, ses, 112 sw 163d, see Courtlandt av, ses, 56 sw 163d.
 Crotona av, 2319 (11:3103), ws, 312.6 n 183d, 37.6x100; pr mtg \$—; Jan9; Jan10 '18; 1y6%; Anthony Bldg Corp, 320 Fuiton, Jamaica, LI, to Mollie Simon, 12 Cooper sq. 1,000
 Daly av, 2099 (11:3122); also 181ST ST, 912 E (11:3122); ext of \$34,000 mtg to Jan '21 at 5%; Dec19'17; Jan7'18; Hyman Sonn et al, trstes Sigmund Rothfeld, with Cross Ave Co, 149 Church (R S \$17). nom
 Eastburn av (11:2793), sec 173d, 46.8x 95; ext of \$40,000 mtg to Jan3'23 at 5½%; Jan3; Jan4'18; N Y Title & Mtg Co with Taroff Constn Co, 1679 Carter av. nom
 Ellis av, 2029 (14:3804), ns, 280 e Pugs- ley av, 25x108; Dec31'17; Jan9'18; 3y5½%; Katie H Bach, Carolina & Helena Doll & Helena J Miller, devisees John Doll, to Eliza A Pepper, 168 W 93. 5,000
 Fordham rd, 14 W (11:3199), ses, 144.11 w Jerome av, 23.8x100x18.4x114.11; PM to ext of \$2,500, & bldg loan to ext \$2,000; pr mtg \$11,500; Jan10'18; due May3'22, 6%; Hy A Schutte, 2380 Jerome av, to Digmore Holding Co, 14 Fordham rd W. 4,500
 Forest av, swc 168th, see 168th E, ss, 84 e Boston rd.
 Glenson av (14:3811), ss, 104.10 e Olm- stead av, 50x169.3x50x139.2, except part for Gleason av, Unionport; Dec31'17; Jan8'18; installs, 5½%; Harry H Vorudran to Janie H Kellogg, 3324 Newark st, Wash, DC. 2,000
 King av (18:5645), ws, 150 s Bowne, 37.6x 100; Sound View Park; PM; pr mtg \$5,000; Dec20'17; Jan10'18; installs, 6%; Lulu Booth, 551 City Island av, to Booth Bldg Corp, 31 Nassau. 2,550
 Kingsbridge av (13:3404), es, 50 s 231st, 75x108x75x102.9; PM; Jan3; Jan10'18; 3y 5%; Madaline Realty Corp to Jos M Cal- lahan, ref, 1037 Ogden av. 5,100
 Lafontaine av (11:3061), ws, 112.6 n 178th, 37.6x100; PM; pr mtg \$31,000; Dec 26'17; Jan10'18; 3y6%; Weller-Meeker Realty Co to P J Bldg Co, 1044 Tremont av. 5,000
 Lafontaine av (11:3061); same prop; certf as to above mtg; Jan4; Jan10'18; same to same.
 Lafontaine av (11:3061), ws, 112.6 n 178th, 37.6x100; ext of \$5,000 mtg to Dec 31'19 at 6%; Dec26'17; Jan10'18; P J Hea- ney Co, 1520 West Farms rd, with Weller- Meeker Realty Co, same address (R S \$2.50). nom
 Ludlow av (14:3806), ns, 105 e Olmstead av, 100x108; Dec1'17; Jan8'18; 3y5%; Chas Klump, 3189 3 av, & John Mueller, 12 Hedden ter, Newark, NJ, to Lena Ebeling, 273 Walnut, Newark, NJ. 2,000
 Morris av, 1258 (9:2439), es, 316.11 n 168th, 39.6x100; Jan7; Jan8'18; 3y6%; Alotto Realities, Inc, 369 E 167, to An- tonio Klingenberg, 285 W 150. 3,500
 Morris av, 1258; certf as to above mtg; Jan7; Jan8'18; same to same.
 Morris av (9:2440), nwc 150th, 59.2x100; pr mtg \$—; Nov20'17; Jan10'18; due May 20'19, 6%; Maria Alliegro Caritina & Teresina Spallone to Geo B Peyser, 1851 7 av. 2,000
 Olivine av (16:4545), es, 124.11 n Ade- e av, 27x87.2x28.11x95.4; ext of \$1,170 mtg to Dec19'20 at 6%; Jan9'18; Jan10'18; Elvira Sellitto, 3014 Olivine av, with Chas F King, 49 Prospect, Bklyn. nom
 Quarry rd (11:3063), es, bet 181st & La- fontaine av, being lot 4, blk 3063, tax map transfer of tax lien for yrs 1895, 1901 to 1911, assessed to M Redmond; Dec16'12; Jan10'18; 3y12%; City NY to City NY. 9,124.36
 Road (15:4111-4112-4114 & 4115), from Williamsbridge to Westchester, es, 3,053 s Bronx & Pelham Pkway, runs ne250.3xse 21.1xse82.3xwn91xsw140xsw84xsw116.2xsw 81.2xsw39 to rd xnw210.6xnw47.14 to beg, contains 7.085-1,000 acres, except part for Yates & Hering ays; Dec27'17; Jan4'18; due Oct1'19, 6%; D'Anjou Pearsall, Nora E P Bergmann & Margt S Humphrey to Elisa S Erlanger, 10 rue Weber, Paris, France. 10,500
 Road (15:4111-4112-4114 & 4115); same prop; sobrn agmt; Dec27'17; Jan4'18; Wal- ter A Evans, Hotel Biltmore, 44th & Mad av, with same. nom
 Road (15:4106, 4107, 4108, 4109 & 4110) from Williamsbridge to Westchester, ws, adj land Jas Robinson, contains 6 257- 1,000 acres, known as Peasall Homestead, except part for Tomlinson av; PM; Dec27 '17; Jan4'18; due Oct1'19, 6%; Woodman- sten Realty Co to Elisa S Erlanger, 10 rue Weber, Paris, France. 24,000
 Road (15:4106, 4107, 4108, 4109 & 4110); same prop; PM; pr mtg \$24,000; Dec27'17; Jan4'18; 5y6%; same to Margt S Humph- rey, 336 Mad av, et al. 18,500
 South Chestnut dr (16:4606), ns, abt 165 e from curve at cor N Chestnut dr & So Chestnut dr, 40x100; Nov15'17; Jan9'18; 3y 6%; Leon H Hoag to Ella S Hoag, 809 So Oak dr. 1,700
 Stebbins av, 944 (10:2698), es, 166 n Westchester av, 18.10x80; pr mtg \$—; Jan10'18; 3y6%; Ricka, Oscar & Ida Chis- ling, 944 Stebbins av, to Jessie Chisling, 19 W 119. 600
 Steuben av (12:3337 & 3326), es, 125 n 208th, 50x100; also STEUBEN AV (12:3337 & 3326), nec 208th, 25x100; Jan7; Jan9'18; demand, 5½%; Nathan Levin, 129 Wads- worth av, to Hy Levin, 335 Edgecombe av. 2,000

Steuben av, nec 208th, see Steuben av, es, 125 n 208th.
 Taylor av (15:3881), ws, 50 s Wood av, 25x95, except part for Taylor av; Jan4; Jan5'18; due Jan1'21, 5½%; Clara Killen- berg to Eliz Hoerrner, 1981 Boston rd. 3,500
 Tremont av or 177th st (15:3904), sec De- voe av, 50.5x100; also TREMONT AV or 177TH ST (15:3904), ss, 50.5 e Devoe av, 50.5x100; Dec31'17; Jan5'18; 1y6½%; Geo Rilling, 7 Glenada pl, Bklyn, to Rasac Realty Co, 814 West End av. 13,500
 Tremont av, ss, 50.5 e Devoe av, see Tremont av, sec Devoe av.
 Trinity av (10:2639), nec 163d, 49.8x100; PM; Jan7; Jan10'18; 3y5%; Benenson Real- ty Co to Mary R McPhillips, 151 Lafayette av, Bklyn. 11,500
 Union av (10:2669), ws, 311.9 s 165th, 45.7x164.5; PM; Jan3; Jan5'18; 5y5%; Thos Leddy, 126 E 93, to Sylvester Pope, 424 Central Park West, et al, trste Josephine L Peyton. 39,000
 Union av (10:2678), nec 163d, 33.10x106; pr mtg \$32,250; Dec26'17; Jan9'18; due July 5'18, 6%; N E Vail & Co, Mt Vernon, NY, to Josephine Kahrs, — Crestwood av, Crestwood, Yonkers, NY. 2,640
 Walton av, 2393-5 (11:3188), ws, 169.6 n 184th, 2 lots, each 19.11x96.5; 2 mtgs, each \$3,500; Jan7; Jan8'18; due &c as per bond; Wm Ollendorff to Title Guar & T Co, 7,000
 Webster av (11:2887), ws, abt 1,191.11 s Claremont Pkway, 50x100; PM; Jan7'18; 2y6%; Taxpayers & Store Leasing & Impt Co to Solomon R Herrup, 100 Windsor av, Hartford, Conn. 1,700
 Weeks av (11:2796), ws, abt 550 s land L G Morris as on map Mt Hope, 25x100, ex- cept part for av; Jan7; Jan9'18; installs, 6%; Christine Kleinkauf, 1761 Weeks av, to Tremont B & L Assn, 1931 Wash av. 2,000
 White Plains rd (16:4647), ws, 510 s 216th, 50.5x97x50.2x93.7; Jan3; Jan9'18; 3y 6%; M Kosstrin Sons & Co to Thos Burke, 453 W 37. 6,000
 White Plains rd (16:4647), same prop; certf as to above mtg; Jan3; Jan9'18; same to same.
 Wilkins av, 1419 (11:2965); receipt for payment of \$4,066.67 on a/c of mtg; Jan3; Jan5'18; Jos F Stier to Bernhard Mayer. —
 Certf (gen mtgs) as to mtg for \$1,000; Jan8; Jan10'18; Woodstock Garage & Taxi Co, 770 E 58, to Ann J Hillman.
 Land (gen'l mtgs in Queens Co, NY); certf as to mtg for \$2,150; Dec27'17; Jan7 '18; Sepam Realty Corp to Arthur H Mer- ritt, 28 W 127.
ASSIGNMENTS OF MORTGAGES.
 The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.
Borough of the Bronx.
 JAN. 3, 4, 5, 7, 8 & 9.
 Aldus st (10:2746), sec Hoe av, —x—; American Real Estate Co to Walter C Noyes, 41 E 51, & ano, as recrvs said American Real Estate Co; (A) Lawyers Title & T Co (\$3,000, Nov28'17); Jan3'18. nom
 Aldus st (10:2746), swc Faile, —x—; same to same; (A) same (\$5,000, Nov28 '17); Jan3'18. nom
 Clinton pl, 54 (11:3207); Louis H Cramer, exr Mrs Frank Leslie, to Carrie C Catt, 2 W 86; (A) D E Parker, 100 Bway (\$5,000, Oct3'12); Jan7'18. 5,000
 Home st (10:2778), ss, 51.3 e Simpson, —x—; Eugene Elsworth, Irvington, NY, exr Anne E Dibble to Ernest H Taylor, 161 Madison av, trste same; (A) Townley, F & C, 149 Chambers (\$60,000, June15'11); Jan8'18. nom
 Pond pl (12:3290), ws, 225 n 197th, —x—; Lawyers Title & T Co to Wm T Morrison, 849 Manida, trstes John Morrison; (A) Lawyers Title & T Co (\$1,200, Aug16'17); Jan5'18. 1,200
 Pond pl (12:3290), ws, 225 n 197th, —x—; also BAILEY AV (12:3269A), ws, 276 s land Geo H Peck, —x—; Wm T Morrison, trste John Morrison, to Wm T Morrison, 849 Manida, & ano; (A) Arthur Bell, 391 E 149 (\$3,000, Aug12'15); Jan8'18. nom
 Tiffany st, 1068-70 (10:2717); Louis H Cramer, exr Mrs. Frank Leslie, Saratoga Springs, NY, to Carrie C Catt, 2 W 86; (A) D E Parker, 100 Bway (\$8,800, Oct25'12); Jan7'18. 8,800
 133D st, 552 E (9:2260); Hy Morgenthau Co to Emma W Smith, Verbank, NY; (A) Title Guar & T Co (\$5,000, Dec14'17); Jan 8'18. 5,000
 135TH st, 600 E (10:2547); Mary Steber & ano to Jacob Steber, Butte, Montana, & ano; (A) A W Venino, 59 Wall (\$7,000, May29'07); Jan3'18. 5,000
 135TH st E (9:2311); ns, 150 e Lincoln av, 25x100; Hy Hunneke, Jr, admr Eliz Hunneke, to Hy Hunneke, Jr; (A) Title Guar & T Co (\$16,500, May1'98); discharged Jan7'18; Jan8'18. 14,000
 142D st, 310 E (9:2322); John J Brennan et al, exrs, &c, Chas J Boyle, to Melchior Hoffmann, 342 Vernon av, Bklyn; (A) H P Botty, 302 Bway (\$13,500, Jan10'08); Jan8 18. 11,717.22
 145TH st, 361 E (9:2307); Jos V Alt- mann, exr John Foersch, Mt Vernon, NY, to Jos V Altmann, trste same, Mt Vernon, NY; (A) Wm H Sommer, 9 S 3 av, Mt Vernon, NY (\$5,000); Jan8'18. —
 order of court
 151ST st E (10:2642), ss, 104 e Jackson av, 25x103.7; Augusta Goetz to Wilhel- mina Lammers, 269 W 136; (A) Title Guar & T Co (\$3,160, Feb1'08); Jan4'18. 2,000

155TH st, 817 E (10:2665); Title Guar & T Co to Saml Herrmann, 602-4 W 139 (\$4,500, Jan2'13); Jan8'18. 4,000

167TH st, 494-6 E (9:2371); Essie Harris, individ & as admx to Jas H Martin, Wolfeboro, NH, & ano, trste Saml J Hugins; (A) Lawyers Title & T Co (\$28,000, July31'08); Jan8'18. an int of 10,000

167TH st E (9:2371), ss, 108.2 w 3 av, —x—; Lawyers Mfg Co to Essie Horwitz, admrx Meyer Horwitz, 215 W 85; (A) Lawyers Title & T Co (\$28,000, July31'08); Jan8'18. 25,000

167TH st E (9:2371), same prop; Essie Horwitz, admrx Meyer Horwitz, to Essie Horwitz, individ, 108 W 121; (A) same (\$28,000, July31'08); Jan8'18. 25,000

169TH st E (11:2931), nes, part lot 106, map Morrisania, 61x106; Title Guar & T Co to American Christian Missionary Soc, Carew Bldg, Cincinnati, O; (A) J H Banton, 1 Liberty (\$13,500, June28'11); Jan9'18. 10,000

170TH st, 499 E (11:2911); Columbia Bank to Morris Berger, 108 W 111 (\$7,000, Apr22'12); Jan8'18. non

173D st E (11:3278), ns, 50 e Minford pl, —x—; Alfred Opdyke, admr Julia T Sneden, to Lawyers Mfg Co (\$28,000, Apr3'12); Jan9'18. 28,000

176TH st, 887 E (11:2959); National Holding Co to Bronx National Bank, 369 E 149; (A) Chas Brandt, Jr, 99 Nassau (\$2,500, Jan25'13); filed & discharged Jan4'18. non

178TH st, 418 E (11:3027); Alfred R Loweth to Ann Merrick, 420 E 178; (A) C F Hallock, 999 E 180 (\$2,400, Dec15'02); Jan4'18. 1,200

182D st, 496 E (11:3049); Smith Williamson, White Plains, NY, to Mary Yaccarino, 1624 Ams av; (A) A & H Bloch, 99 Nassau (\$4,000, Aug25'14); Jan5'18. 3,700

218TH st, 710 E (16:4665); Clara S Dean to Chas C Dean, 17 Quincy pl, Yonkers, N Y (\$500, July21'15); Jan5'18. 350

Albany rd (12:3267), ws, 289.2 n 231st, 78.5x83.4x75x65.11; Rose V Sichel, 1846 Anthony av, to Mathilda Golitz, 158 Summit pl; 1/2 part; (A) E Rolph, 535 E 177 (\$3,000, Jan4'13); Jan9'18. 1,500

Boston rd, 966 (10:2621); Title Guar & T Co to Philipp Doering, 465 E 136; (A) A & H Bloch, 99 Nassau (\$10,000, Mar4'12); Jan7'18. 10,000

Boston Post rd (18:5653, 5654 & 5655), se s, adj land Chas H Ropes, —x—, contains 41.4, 122-10,000 acres; Stephen W Collins, Harrison, NY, trste to Walter Sedgwick, 52 Oakley, Chelsea, London, SW, Eng, et al, exrs Adelaide S Prevost; (A) Butler, W & C, 54 Wall (\$81,000, May10'06); Jan8'18. 40,000

Briggs av, 2958 (12:3298); Jacob S Carvalho & ano, exrs Adolf G Marschnetz, to John Hurtzig, 507 E 76; (A) Lawyers Title & T Co (\$4,500, Dec27'05); Jan3'18. 4,500

Carter av, 1851 (11:2582); Mary McKenna, gdn John C McKenna, 2460 Wash av, to Christine Anderson, 1851 Carter av; (A) John Davis, 68 William (\$4,500, Apr30'08); Jan8'18. non

Clinton av, 1384-6 (11:2935), Katie Roeder to Caroline Reiling, 631 E 168; (A) I Kahn, 761 E 169 (\$1,750, May23'10); Jan8'18. 1,750

College av (9:2439), ws, 245 s 160th, —x—; Wm T Morrison, trste John Morrison, to Wm T Morrison, 849 Manida, & ano; (A) Arthur Bell, 391 E 149 (\$2,600, Oct19'16); Jan8'18. non

Creston av (12:3315), es, 257.11 n 196th, —x—; Lawyers Mfg Co to Blanche C Pugh, 60 W 75; (A) Lawyers Mfg Co, 59 Liberty (\$5,000, Oct20'08); Jan7'18. 4,000

Cypress av, 114 (10:2562); Eliz Cantus et al, extrx Ludolph Finkeldey to Christina King, 600 E 135; (A) A W Venino, 59 Wall (\$3,500, Oct14'02); Jan3'18. 3,500

Eagle av (10:2623), es, 50 n Terrace pl, 25x100; Hy W Droge, 170 Bayview av, Northport, LI, to Hy Volk, 357 S 2 av, Mt Vernon, NY; (A) C F Volk, 603 Terrace pl (\$1,000, Aug14'16); Jan9'18. 1,000

Eastburn av (11:2793), sec 173d, 46.8x95; N-Y Trust Co to City Mfg Co, 15 Wall; (A) N Y Title & Mfg Co (\$40,000, Aug14'17); Jan4'18. non

Eastburn av (11:2793); same prop; City Mfg Co to N Y Title & Mfg Co; (A) same (\$40,000, Aug14'17); Jan4'18. 40,000

Jackson av, 1049 (10:2640); Blanche M O'Neil to Wm H Seibert, 1047 Jackson av (\$6,000, Oct26'05); Jan3'18. 6,000

Jackson av (10:2645), es, 108.9 s 156th, —x—; Lawyers Mfg Co to Diederich O Gercken, 738 Jackson av; (A) Elfers & A, 277 Bway (\$5,500, Nov26'09); Jan7'18. 5,000

Lafontaine av (11:3061), ws, 112.6 s 178th, 37.6x100; Jos Rice, 2191 Ryer av, to Jas A Heney, 1356 Teller av; AT; (A) P J O'Connell, 176th & Vyse av (\$1,274, Jan9'11); Jan9'18. 250

Lind av (9:2532 & 2534), sec 170th, —x—; Wm C Bergen to Mae V Bergen, 2110 Anthony av; (A) Title Guar & T Co (\$7,000, June5'12); Jan3'18. 7,000

Maclay av (15:3442), ns, 323.11 e Zerega av, 25x100; Harry Turk, admr Theresa Turk, to Frank Brojer, 1712 White Plains av; (A) Title Guar & T Co (\$2,500, Sept29'04); Jan4'18. 2,500

Marion av, 2507 (11:3023); Harriet O S Browning to Title Guar & T Co (\$2,000, Jan8'09); Jan8'18. 2,000

Park av, 3526-8 (9:2390); 173d St Realty Co to Minnie Eisenberg, 1365 Intervale av; (A) Gettner, S & A, 299 Bway (\$2,750, Oct17'17); Jan3'18. non

Park av (9:2388), es, 100.1 n Gouverneur pl, 24.8x79.3x24.3x82.11; Farmers L & T Co, trste Hy H Hendricks, to Philip J Schaaf, 1051 Clay av; (A) Title Guar & T Co (\$10,000, Mar17, 1899); Jan9'18. 6,000

Plimpton av, 1325 (9:2522); Louis H Cramer, exr Mrs. Frank Leslie, Saratoga Springs, NY, to Carrie C Catt, 2 W 86; (A) D E Parker, 100 Bway (\$6,000, Oct1'17); Jan7'18. 6,000

Road (15:4106, 4107, 4108, 4109 & 4110), from Williamsbridge to Westchester, ws, adj land Jas Robinson, contains 6 257-1,000 acres, except part for Tomlinson av; (A) Blackwell Bros, 63 Wall (\$18,500, Dec27'17); Jan4'18. non

Trinity av, 1048 (10:2640); Ada A Entz to Sarah G Lion, 1350 Fulton av (\$5,000, Oct18'10); Jan8'18. 5,000

Union av (15:3994), sww at ses 5th st, 52.10x100; Mary L Nesmith to Cesarina Albano, 1637 St Peters av; (A) G Squires, 299 Mad av (\$3,500, Sept1'04); Jan9'18. 3,500

Whitlock av, 903 (10:2733); Israel Karp & ano to Abr Savada, 727 E 156; (A) Kantrowitz & E, 320 Bway (\$6,000, Jan4'16); Jan8'18. 6,183

Whitlock av, 907 (10:2733); Israel Karp & ano to Abel King, 148 E 65, & ano; (A) E Lese, 35 Nassau (\$4,000, Jan4'16); Jan8'18. 4,000

Worth av (11:2890), es, lot 136, map Mt Hope, 100x207x—x185.6; Wm A Lawrence et al to Wm A Cameron, 50 E 196; (A) Wm A Cameron, 1901 Bathgate av (\$112,500, Oct14, 1852); Jan3'18. non

Lot 177 (15:4034), map portion Hunt Estate; Simon Blatt, Chicago, Ill, to Max Blatt, 714 E 50, Chicago, Ill, trstes; (A) I B Louis, 35 Nassau (\$3,500, Aug27'09); Jan5'18. 3,500

Lot 6 (16:4503), blk 25, map Pelham Park; Claire J Forshaw, 526 W 169, to Rose Stern, 211 Pulaski, Bklyn; (A) Meehan & H, 115 Bway (\$800, Nov6'15); Jan4'18. non

Lots 53 to 58 (13:3421K), map Vamler Estate; Geo Frankel, 761 Blake av, Bklyn, to Wm V Simpson, Matawan, NJ; (A) Wm V Simpson, 41 Park Row (\$8,500, May15'15); Jan8'18. non

Plot (13:3415K), begins 88.9 e Waldo av & 494.3 n 246th, runs e96.5 to proposed new st xsw75.9xw90xw74.11 to beg; Delafield Estate, 27 Cedar, to Sheldon Hopkins, trste Jos Miller, 37 S Washington, Tarrytown, NY; (A) Delafield, H, T & R, 27 Cedar (\$5,000, Dec5'17); Jan4'18. non

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of the Bronx.

JAN. 3, 4, 5, 7, 8 & 9.

Jennings st, 748 & 750 (11:2769); Agnes M Pragnell to Title Guar & T Co; Mar22'12; Jan4'18. 12,000

Jennings st, 748-50 (11:2769); same to D Hy Waltemade, 822 Tinton av; (A) same; Oct31'13; Jan4'18. 3,000

Ruskin st (*), ss, 58.7 e Maple av, 50x 94.1x50x95.4; Harry Tasoff to Saml Teishoff, 542 E 135; (A) Schlesinger & L, 10 Wall; Aug17'16; Jan3'18. 1,500

Tiffany st (10:2716), ws, 43 n 165th, 50.3x 74.11x50.4x71.5; Frankfield & Lippmann, a corpn, 48 E 8, to Herman Forman, 158 Bowery; (A) Fischer & R, 115 Bway; Oct19'15; Jan8'18. 5,600

Tiffany st (10:2716), same prop; same to same; (A) same; May31'12; Jan8'18. 5,000

134TH st, 594 E (9:2296), ss, 156.6 e Alex av, 25x100; Josephine M Reinhold to Harlem Savgs Bank; (A) Geo Peaster, 346 E 134; July7'04; Jan7'18. 12,000

135TH st E (9:2311), ns, 150 e Lincoln av, 25x100; Herman & Hy Mehrtens to Eliz Hunneke; (A) Title Guar & T Co; May1, 1898; Jan7'18. 16,500

163D st E (10:2632), ns, 150 w Trinity av, 18.9x100; Fritz Pabst to Morris Simon; (A) Kadel, Van K & K, 370 E 149; Jan15'04; discharged by court order Jan9'18. 1,050

173D st, 415 E (11:2898); Jos Rathgeb, Sr, & Jos Rathgeb, Jr, to Eugenie Frering; (A) Chas A Furthman, 3 av & 148; Jan31'08; Jan9'18. 2,500

176TH st, 887 E (11:2959); Michl Wieldt, 887 E 176, to Cornelia E McCormack at Middletown, NY; (A) Clocke, K & R, 391 E 149; Jan25'13; Jan4'18. 2,500

177TH st E or Tremont av (15:3904), sec Devoe av, 50.5x100; Rasac Realty Co, 814 West End av, to Seymour Realty Co, 25 Broad; (A) Lawyers Title & T Co; Sept25'16; Jan5'18. 1,250

183D st, 53 W (11:3209); Michl H Egan, to Bond & Mfg Guar Co, 175 Remsen, Bklyn; (A) Title Guar & T Co; Sept30'16; Jan5'18. 1,500

184TH st W (11:3198), ns, 49.9 e Davidson av, 16.3x80; Wm H Meagher to Realty Realization Corpn; (A) Title Guar & T Co; May1'14; Jan9'18. 1,000

224TH st E (*), ns, w 1/2 of lot 994, map Wakefield, 25x114; Elmer Schoonmaker to Morris Liberman, 719 E 218; (A) Arthur Bell, 391 E 149; Nov1'16; Jan5'18. 300

239TH st E (12:3387), ss, 325 e Katonah av, 25x100; Ehrlich Peterson, 2254 Ryer av, to Dora M Schrenkeisen, 29 Fletcher av, Mt Vernon, NY; June15'14; Jan9'18. 1,500

Arthur av (11:3063), sww Oak Tree pl, 25.9x42.5x93.11; Wm Moller, 590 Oak Tree pl, to Dietrich Vehrenkamp, 374 Manhattan av; (A) Elfers & A, 277 Bway; Nov24'14; Jan8'18. 2,000

Ash av (*), ss, lot 31, map Laconia Park, 25x100; Chas Kling to Frank Novotny; (A) Arthur Bell, 391 E 149; Jan6'06; Jan8'18. 500

Av St John (10:2684), ws, 50 n Fox, 50x 100; Podgur Realty Co to Ekin Holding Co, 15 Wall; (A) Title Guar & T Co; Nov23'15; Jan8'18. 10,000

Bainbridge av (12:3335), nec Niles, 50x 100; Fogal Estate to August Heil, 1964 Bathgate av; (A) J P Duff, 5 Beekman; Apr21'16; Jan4'18. 1,167.59

Benson av (15:3988), es, 143.10 nw Frisby av, 23.5x123.3x24.4x129.11; Pelham Impt Co to Alice C Guernsey, 540 Park av, & ano, trstes Jos R Guernsey; (A) Title Guar & T Co; May8'11; Jan4'18. 5,000

Benson av (15:3988), es, 120.3 nw Frisby av, 23.6x129.11x24.5x136.6; same to same; (A) same; May8'11; Jan4'18. 5,000

Benson av (15:3988); same prop; same to Commercial Finance Co, Poughkeepsie, N Y; (A) same; May8'11; Jan4'18. 1,000

Briggs av, 2595 (12:3293); Franz Schuetz to Wm C Oesting Co, 249 E Kingsbridge rd; (A) A & H Bloch, 99 Nassau; Nov15'13; Jan4'18. 4,250

Bronx blvd (*), es, 675 n 216th, 33.9x 100.6x22.5x99.10; Elsie Wabst to Cali Hartmann, Bklyn; (A) Hugo Wabst, 219th st & White Plains av; July6'08; Jan7'18. 700

Bryant av (10:2761), es, 125 s Garrison av, 25x100; Wm Oberhardt, Jr, to Chas Cerriter, 920 Bryant av; (A) R H Bergman, 3219 3 av; Jan4'15; Jan4'18. 3,000

Cauldwell av (10:2624), sww 156th, 20x 52.6; Matilda Gebelein to John Hoffman, 662 Eagle av; (A) Title Guar & T Co; Jan18'15; Jan8'18. 3,500

Daly av, 2075 (11:3122), Rebecca wife Harry O Elson, 2147 Honeywell av, to Eliz Steinmetz, 912 Bronx Park So; (A) J A Steinmetz, 1007 E 180; Mar3'15; Jan8'18. 1,000

Ellis av (14:3804), ns, 280 e Pugsley, 25x108; Eliz C Fonda to John Doll, 1827 Amethyst; (A) Title Guar & T Co; Oct10'11; Jan9'18. 1,500

Ellis av (14:3804), same prop; same to Marie Kolbe, 1419 Crotona av; (A) same; Oct6'11; Jan9'18. 5,000

Forest av, 559-61 (10:2647); Isaac & Lillian R Hall to Chas Attel, 1524 49th; (A) Goldfein & W, 350 Bway; Dec2'15; Jan8'18. 700

Grand av (11:3196), nec Buchanan pl, 25x100; Agnes Douglas to Cath Rytitski, 214 Audubon av; (A) Wm R Lowe, 44 W Fordham rd; July12'16; Jan9'18. 500

Lafontaine av, 2012 (11:3068); Mary O'Shaughnessy to Otto Reimer, 65 W 183; (A) Lawyers Title & T Co; Jan5'12; Jan4'18. 3,000

Lafontaine av (11:3061), ws, 112.6 n 178th, 37.6x100; Weller-Meeker Realty Co to Unionport Lumber & Mfg Co, 1230 Olmstead av; (A) S W Collins, 63 Wall; Jan9'12; Jan9'18. 1,274

Mapes av (11:3106), ns, 190.2 ne Tremont av, 27.6x145.2; Chas Bjorkerger to Augusta Larned; (A) W Z Larned, 156 Bway; Feb13'14; Jan9'18. 4,500

Marmion av (11:2958), es, 160.8 n 175th, 16.8x69.1x16.8x69.2; Jacob Horowitz to John W Cornish Constn Co, 805 Tremont av; (A) Title Guar & T Co; June1'15; Jan5'18. 1,000

Road (15:4111, 4112, 4114 & 4115) from Williamsbridge to Westchester, es, 1,670.6 s Bronx & Pelham Pkway, 147.4x irreg; also ROAD (15:4111, 4112, 4114 & 4115) from Williamsbridge to Westchester, es, 3,053 s Bronx & Pelham Pkway, 471.4x irreg; also ROAD (15:4106, 4107, 4108, 4109 & 4110) from Williamsbridge to Westchester, ws, adj land Jas W Robinson, contains 6 257-1,000 acres, known as Pearsall Homestead; Margt S Humphrey, D'Anjou Pearsall & Nora E P Bergmann to Max Erlanger; (A) Title Guar & T Co; July6'04; Jan7'18. 70,000

Teller av (11:2782), ses, 499.1 n 169th, 25x80.7x25x80.9; Amy B Upson to Fannie J Byrnes, 327 Central Park West; (A) Lawyers Title & T Co; Dec22'14; Jan9'18. 3,000

Tremont av W (11:2869), ws, lots 70 & 71, map Kingsland Estate, 50 x 144.9x50 x 143.7; Amelia Schlesinger to Rosalie D Lockwood, 29 Commonwealth av, Boston, Mass; (A) Williamson & B, 364 Alexander av; Dec4'11; Jan3'18. 8,000

Valentine av (11:3144), es, 172.9 n 181st, 20x117.9x20x118; Esther C Levy, Mt Vernon, NY, to Emma L Zinckgraf, 200 E 68; (A) Weiss & S, 200 5 av; Nov16'14; Jan5'18. 1,700

Van Nest av (*), ss, 50 w Jefferson, 25x 100; Le Van M Burt, Bklyn, to Herman Ahrens, 138 3 av; (A) Le Van M Burt, 940 President, Bklyn; July5'16; Jan7'18. 750

Vyse av (11:2994), es, 35 n Freeman, 40x 100; Jorgensen Realty & Constn Co to John C Hertel; (A) Title Guar & T Co; Aug29'10; Jan3'18. 4,000

Walton av (11:2829), es, 367.1 s Burnside av, 25x100; Herman Hunecke to Harriet Balcom; (A) Williamson & B, 364 Alexander av; May12'02; Jan3'18. 3,500

Webster av (12:3278), sww 197th, 100.2x 100.11x100.2x101.1; Paul M Herzog to Josephine M Purroy & ano; (A) Title Guar & T Co; June28'99; Jan3'18. 7,500

White Plains rd (16:4647), ws, 510 s 2d, 50.5x97x50.2x93.7; Michl Brennan to Frances M O'Connor; (A) Title Guar & T Co; Mar1'05; Jan9'18. 6,000

Lots 29 & 30 (*), map 143 lots Paul Estate; Ida C Petterson to John J Gereghy, 753 Van Nest av; (A) Title Guar & T Co; Oct15'14; Jan3'18. 2,500

Lot 53 (*), map McGraw Estate; Gustav Killenberg to Josephine Keller; (A) Chas H Baechler, 1126 Tremont av E; Dec1'05; Jan5'18. 3,000

Lot 333 (15:4024), map Van Nest Park; Jacob Cohen to Mary McLaughlin; (A) Wm Peters, 1044 Tremont av; Jan29'09; Jan7'18. 2,000

Lots A3 to A8 (16:4345, 4349, 4353, 4354, 4438, 4442, 4443, 4444); **LOTS A9 to A11**, A16 & A17, A19 to A22, A23 & A24, A36 to A39, A 1, A2 & 123 to 126, 363 & 364, 367 & 368, 370 & 371, 583 to 585, 608, 609 & A25, 610 to 612, 613 & 614, map Lorillard Spencer et al; Chelsea Realty Co to Wm V Astor, Klinebeck, NY; assigns 15 mtgs; (A) N Y Title & Mtg Co (\$6,870, June15'17; \$1,710, June15'17; \$510, June 15'17; \$795, June15'17; \$300, June15'17; \$630, June15'17; \$6,030, June15'17; \$420, June15'17; \$600, June15'17; \$450, June15'17; \$630, June15'17; \$615, June 15'17; \$787.50, June15'17; \$281.25, June15'17; \$281.25, June15'17; Jan8'18. 100
Lots 52 & 53 (*), blk 29, map sect 1, Bathage Estate; Jos Zacharowsky to Martha Becker; (A) Simmons & F, 149th & 3d av; Jan15'09; Jan8'18. 1,000
Lot 121 (*), amended map Bronxwood Park; Leon H Hoag to Eureka Co-Oper Savgs & Loan Assn; (A) John Davis, 68 Wm; June26'13; Jan9'18. 2,000

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death and recording date, the location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Althoff, Magdalena.—May28'11 (Dec31'17)—17TH ST, 530 E (3:974-44), 23.5x92, 5-sty bk & stn tnt, \$12,000.
Keating, Annie H.—Sept24'17 (Dec31'17)—38TH ST, 323 E (3:944-14), 25x98.9, 5-sty bk stable, \$19,000.
Lackas, Mariana.—Aug'17 (Dec31'17)—9TH AV, 511 (3:736-33), 24.8x100, 3-sty bk tnt & str, \$25,500.
101ST ST, 110 W (7:1855-40), 25x100.11, 5-sty bk tnt, \$21,000.
Metzger, Ida.—May9'15 (Dec31'17)—89TH ST, 218 E (5:1534-42), 25x100.8, 5-sty stn tnt & str, \$21,000.
2D ST, 107 E (2:429-16), 25x106, 5-sty bk bldg, \$27,000.
Parsons, Frances W.—Apr20'17 (Jan3'18)—61ST ST, 36 E (5:1375-46), 25x100.5, 5-sty dwg; ½ pt of \$110,000, less 10%, or \$49,500.
MADISON AV, 294 (5:1275-57), 24x96.7, 4-sty stn bldg & str; ½ pt of \$125,000, less 10%, or \$56,250.
MADISON AV, 179 (3:863-62), 24.8x100, 5-sty stn bldg & str; ½ pt of \$100,000, less 15%, or \$28,333.
Schwab, Mary B.—June3'17 (Jan3'18)—GRAND ST, 554-6 (2:326-24), nwc Lewis (No 1), 50x85.6, 6-sty bk & stn tnt & str, \$67,500.
39TH ST, 118 E (3:894-77), 20x98.9, 4-sty bk & stn dwg, \$42,000.
Van Ness, Mary L.—July12'16 (Jan2'18)—71ST ST, 17 E (5:1386-15), 20x102.2, 4-sty bk & stn dwg, \$90,000.
CANAL ST, 301 (1:231-1), 21x44.1x irreg, 2-sty bk bldg, \$22,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 11, 1918, at the New York Real Estate Salesrooms.

JOSEPH P. DAY.

Henry st, 193 (*), ns, 170.4 e Jefferson, 25x87.6, 4-sty bk tnt, 1-sty ext; due, \$16,597.01; T&c, \$225; Hannah C Dennin, 13,750
85TH ST, 127 W (*), ns, 444 e Ams av, 18.6x97.6, 4-sty & b bk dwg; due, \$15,912.06; T&c, \$525; Lillian B Woodruff, 14,000
85TH ST, 350 W (*), ns, 96.4 e Riverside dr, runs 52.2xe25xs25xe25xs25xe 50 x102.2xw 100 to beg, 6-sty bk tnt; adj Jan24.
Riverside dr, 575 (*), sec 135th, runs e 24.5xsl49.11xw44.4xn27xw59.7xn18 to dr x ne132.3 to beg; also right, title &c to parcel of land on es Riverside dr 132.3 sw 135th, runs sl8xe69.7xsl8xw—to Riverside dr xn—to beg, 6-sty bk tnt; due, \$199,657.17; T&c, \$4,332; Harlem Savgs Bank, 185,000

HENRY BRADY.

Rutgers st, 9 (*), es, 50 n Henry, 25x 104.6, 3-sty bk tnt & str; due, \$22,772.67; T&c, \$590.97; Edgar J Phillips et al, trstes, 16,000
Suffolk st, 57 (*), ws, 50 s Broome, 25x 75, 5-sty bk tnt & str; due, \$19,460.48; T&c, \$725.82; Christine G Openhym et al, trstes, 18,500
Washington st, 143, es, 18.10 s Cedar, 18.9x53.4x15.10x55, 4-sty bk tnt & str; partition; Leonard Weill, 6,600

41ST st, 226 E, ss, 272.6 w 2 av, 22.6x 98.9, 3-sty bk tnt & str, & 3-sty bk rear tnt; due, \$6,646.22; T&c, \$764.16; Hy Homes, 7,675

53D st, 441 W (*), ns, 225 e 10 av, 25x 100.5, 5-sty bk tnt & str & 2-sty fr rear tnt; due, \$18,240.22; T&c, \$948.44; Lottie Schlusel et al, exrs, 14,090

101ST st, 343 E (*), ns, 40 w 1 av, 40x 100.11, 6-sty bk tnt & str; due, \$31,675.36; T&c, \$807.40; Lincoln Trust Co, 20,000

102D st, 120 E (*), ss, 255 e Park av, 25 x100.11, 5-sty bk tnt; due, \$12,881.75; T&c, \$360.11; Sigmund Mendelsohn, 8,500

122D st, 215 W, ns, 178 w 7 av, 22x100.8, 2-sty bk garage; due, \$12,548.12; T&c, \$132.65; Bernard Rathkowsky, party in interest, 11,000

164TH st W, ns, 300 e Amst av, 50x104, vacant; due, \$12,258.45; T&c, \$151.50; stayed by court order.

St Nicholas av, 964 (*), es, 101.8 s 159th, 25.5x118.5x25x123.1, 5-sty bk tnt; due, \$25,839.76; T&c, \$664; Lewis H Nash, trste, 20,500

ARTHUR C. SHERIDAN.

7TH av, 2295 (*), es, 41.6 s 135th, 16.7x 75, 3-sty stn tnt & str; due, \$13,432.85; T&c, \$357.50; Geo F Martens et al, trstes, 12,000

101ST st, 129 E (*), ns, 100 w Lex av, 25x100.11, 5-sty bk tnt; due, \$14,937.85; T&c, \$475; Chas E Sands et al, trstes, 14,000

M. MORGENTHAU JR. CO.

Attorney st, 97-103, ws, 80 s Rivington, 80x100, 4-3-sty bk tnts & str; also CLINTON ST, 80-2, es, 100 s Rivington, 50x100, 4-sty bk theatre & hall; partition; E M Seixas, a party in interest, 120,000

Canal st, 191-3, ns, 50 w Mott, 50.4x100.3, 2-5-sty bk loft & str bldgs; partition; R M Lederer, a party in interest, 55,500

Clinton st, 80-2, see Attorney, 97-103.
Clinton st, 86-8, es, 175 s Rivington, 50x 100x75x130, 2-5-sty bk tnts & str; partition; E M Seixas, a party in interest, 50,000

4TH st, 31-5 E, ns, 140 w Bowery, 75x 132.2, 4-sty bk bldg; partition; C J Packard, a party in interest, 70,000

SAMUEL MARX.

21ST st, 107 W (*), ns, 85 w 6 av, 20x 98.9, pt 6-sty bk str; partition; Max Hirsch, 24,600

22D st, 36 W, ss, 349 e 6 av, 23x98.9, 7-sty bk office & str bldg; partition; Chas E Gremmels, 41,000

BRYAN L. KENNELLY.

18TH st, 432 W (*), ss, 354.5 w 9 av, 20.6 x92, 3-sty bk tnt; due, \$8,374.79; T&c, \$204.80; Emigrant Indust Savgs Bank, 7,000

Total \$729,625
Corresponding week, 1917..... 426,037
an. 1, 1918 to date..... 1,968,236
Corresponding period, 1917..... 891,935

Bronx.

The following are the sales that have taken place during the week ending Jan. 11, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

Fort Schuyler rd (*), ws, 132.8 s Appleton av, 25x99.3x25x99.10; due, \$269.67; T&c, \$329.52; Charne Katz, 50

HENRY BRADY.

3D av, 2590 (*), es, 112 n 139th, 28.3x93x 25.4x105.8, 2-sty fr str; due, \$12,863.04; T&c, \$195.30; Franklin Savgs Bank in City N Y, 12,000

M. MORGENTHAU JR. CO.

Crotona av, 2157, ws, 204.4 s 182d, 30x 225.4, 4-sty bk tnt; partition; W C Popper, a party in interest, 17,500

Park av, 3762-4, es, 240 s 171st, 40x145.9, 2-3-sty fr dwgs; partition; R Klee, a party in interest, 10,000

ARTHUR C. SHERIDAN.

Villa av, 3173-9, ws, 188.4 s Van Cortlandt av, 100x100, 2-5-sty bk tnts & str; adj to Feb11.

CHAS. A. BERRIAN.

204TH st, 109 on map 107 E (*), ns, 75.1 e Villa av, 26x98.7, 3-sty fr tnt & str; due, \$4,399.19; T&c, \$49.92; E Geo Rode et al, 3,500

Eastern blvd (*), ss, 185 w Unionport Pottery Works, runs 320.10xw490.6xnw—x ne166.9xe283.9 to beg; due, \$96,942.47; T&c, \$4,133.25; Robitzek Investing Co, 25,000

Worth av (*), ws, 200 n 174th, 100x135.5 to Brook x—x207.1, vacant; due, \$730.99; T&c, \$13,670; Wm A Cameron, 13,680

JAMES J. DONOVAN.

Coster av (*), es, 150 n Edenwald av, 75 x100; also COSTER AV, es, 250 n Edenwald av, 50x100; also FOX AV, ws, 200 n Edenwald av, 25x100; due, \$3,319.08; T&c, \$181.86; Julia Ward, 3,100

3D av, 3744-8 (*), es, 47.3 n St Pauls pl, 40.1x100, 6-sty bk tnt & str; due, \$41,284.61; T&c, \$416; Winthrop A Wilson, 36,000

GEORGE PRICE.

Prospect av, 1324 (*), es, 18.6 n Home, 37.6x100, 5-sty bk tnt; due, \$4,723.22; T&c, \$750; sub to mtg \$27,000; Frank A Haas, 28,000

Prospect av, 1405-7 (*), nwc Jennings (No 775), 43x90.10x67.6x74.4, 5-sty bk tnt & str; due, \$8,026.91; T&c, \$588.56; sub to 1st mtg \$35,000; Julius A Schulze, 43,500

Total \$192,330
Corresponding week, 1917..... 97,850
Jan. 1, 1918 to date..... 248,230
Corresponding period, 1917..... 150,225

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 12 & 14.

No Legal Sales advertised for these days.

JAN. 15.

CHRISTIE ST, 168-70, es, 150 s Rivington, 20.9x82, 2-5-sty bk tnts & str; Mary G E Al-drich et al, exrs—Christie Realty Co et al; Harrison, Elliott & Byrd (A), 59 Wall; Walter J Carlin (R); due, \$1,800.79; T&c, \$849.60; Joseph P Day.

6TH ST, 738, ss, 243 w Av D, 25x70, 5-sty bk tnt & str; Chas P Buckley, trste—Michl Kramer et al; Wm W Buckley (A), 141 Bway; Appleton L Clark (R); due, \$20,217.68; T&c, \$819.28; Joseph P Day.

19TH ST, 257 W, ns, 170.10 e 8 av, runs n104.10 xe51xs36.9xw22.6xs75.8xw27.6 to beg, 4-sty bk tnt & str & 2-sty bk rear stable; Pompeo J C Ughetta—Eliz J McMannus et al; Jas O Miller (A), 215 Montague, Bklyn; Wm A McQuaid (R); due, \$11,074.01; T&c, \$242.40; Henry Brady.

130TH ST, 517 W, ns, abt 165 e Old Bway, runs ne64.10xnw5xne121xnw22.5xsw120.11 x s e 4.11 xsw78.3xe28.2 to beg, 2-sty fr rear tnt; Bankers' Trust Co, trste—C Blake Orcutt et al; White & Case (A), 14 Wall; Henry A Friedman (R); due, \$5,450.08; T&c, \$830.25; Joseph P Day.

136TH ST, 120 W, ss, 225.6 w Lenox av, 14.6x 99.11, 3-sty & b stn dwg; Rutherford Realty Co—Lewis B Twisby et al; Wells & Snedeker (A), 34 Nassau; Algernon S Norton (R); due, \$5,015.38; T&c, \$505.45; Joseph P Day.

JAN. 16.

78TH ST, 446 E, ss, 119 w Av A, 25x102.2, 5-sty bk tnt & str; Mary R Lewis—Nassau Beekman Investing Co et al; Dean, Tracy & McBarron (A), 160 Bway; Louis W Stotesbury (R); due, \$27,786.90; T&c, \$—; Arthur C Sheridan.

JAN. 17.

BROOME ST, 19-21, sww Mangin (Nos13-5), 50x 75, 6-sty bk tnt & str; Excelsior Savgs Bank of N Y—Spring Realty Co et al; Harold Swain (A), 176 Bway; Chas J Leslie (R); due, \$41,849.68; T&c, \$435.00; Joseph P Day.

24TH ST, 115 E, ns, 184 e 4 av, 20x98.9, 3-sty & b bk dwg; Emigrant Indust Savgs Bank—Annie Hutchinson et al; R & E J O'Gorman (A), 51 Chambers; Francis W Pollock (R); due, \$18,003.75; T&c, \$585.80; Joseph P Day.

101ST ST, 309 W, ns, 100 w West End av, 25x 100.11, 5-sty bk tnt; Eliz Schulz—Andrew Brose et al; McDonald, Roesch & McDonald (A), 115 Bway; Francis W Pollock (R); due, \$26,536.30; T&c, \$1,470; Joseph P Day.

AMSTERDAM AV, 1967, es, 100 s 158th, 24.5x 100, 4-sty bk tnt & str; Chas A Briggs, Jr, exr—Maxwell Kalisk et al; Frank L Mayham (A), 27 Cedar; Chas L Borck (R); due, \$26,455.87; T&c, \$707.10; Joseph P Day.

MADISON AV, 1659, es, 75.10 s 111th, 25x95, 5-sty stn tnt & str; Minnie M Herrman, trste —Frances Bernstein et al; Studin & Sonnenberg (A), 55 Liberty; Richard F Weeks (R); due, \$22,449.14; T&c, \$619.70; Joseph P Day.

8TH AV, 415-9, sww 31st (Nos 304-6), 49.4x100, 5-4-sty bk tnts & str on av; Howard C Warren et al—Fay Realty Co et al; Chas D Ridgway (A), 41 Park Row; Algernon S Norton (R); due, \$82,011.90; T&c, \$5,523.64; Henry Brady.

JAN. 18.

38TH ST, 223-31 W, ns, 227.7 w 7 av, 102.11x 98.9, 5-1-sty bk & stn tnts & str; Julius Mautner—Max Thorn et al; Chedsey & Rosenblum (A), 320 Bway; Richard F Dalton (R); due, \$20,832.40; T&c, \$79; Henry Brady.

JAN. 19 & 21.

No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

JAN. 12.

No Legal Sales advertised for this day.

JAN. 14.

GLOVER ST, es, 250 n Lyon av, 50x125; John Twine—Mary D Callahan et al; Bergman & Davis (A), 3219 3 av; J Clifford Christie (R); due, \$1,441.40; T&c, \$1,675; Chas A Berrian.

WALKLEY PL, ns, whole front between White Plains road and Garden pl, 75x45.8x63.11 x95; Eastchester Savings Bank—Louis Barnett et al; Odell D Tompkins (A), Mt Vernon, N Y; Edmund D Hennessy (R); due, \$10,380.14; T&c, \$815.88; James J Donovan.

JACKSON AV, es, 262.11 n 161st, 36.3x175 to Forest av (No. 905-7) x36.3x175, vacant; City N Y—Chas E Gleason et al; Action 2; Lamar Hardy (A), Municipal Building; Edw J Flynn (R); due, \$10,823.95; T&c, \$1,833.83; James J Donovan.

JACKSON AV, ws, 262.11 n 161 st, 36.3x75, vacant; City N Y—Chas E Gleason et al; Lamar Hardy (A), Municipal Building; Edw J Flynn (R); due \$4,211.74; T&c, \$875.59; Action 1; James J Donovan.

3D AV, 3310, es, 115 n 164th, 16.6x—to Boston road (No. 997) x16.10x—, 2-sty bk tnt & str & 2-sty fr tnt & str; Albert Maniock—Max Albert et al; Samuel Bitterman (A), 309 Bway; Orson A Raynor (R); due, \$1,143.57; T&c, \$250; sub to a first mort of \$9,000; Henry Brady.

JAN. 15.
136TH ST, 426 E, ss, 240 e Willis av, 15x100, 3-sty & b bk dwg; Geo F Langenbacher—Cornelius J Barley et al; Cary & Carroll (A). 59 Wall; Max Rothman (R); due, \$5,515.43; T&c, \$142; James J Donovan.
HEATH AV, 2669, swc 193d (No 200), 25x100, 2-sty & b fr dwg; Louis H Cramer et al, exrs—Robt Drennan et al; Sullivan & Cromwell (A), 49 Wall; Saml Goldstein (R); due, \$6,708.54; T&c, \$392.85; Joseph P Day.

JAN. 16.
No Legal Sales advertised for this day.

JAN. 17.
181ST ST, 251-65 E, nwc Valentine av (No 2151), 185x62.10x185x63.2, 5-sty bk tnt & strss; Bway Holding Corp—Ensign Impvt Co et al; Henry M Bellinger, Jr (A), 135 Bway; Joseph P Hennessy (R); due, \$54,245.06; T&c, \$239.51; Joseph P Day.

JAN. 18 & 19.
No Legal Sales advertised for these days.

JAN. 21.
219TH ST, 710 E, ss, 605 w Barnes av, 160x 111; Wm C Arnold—Johanna Itrinihan et al; Action 1; Wm C Arnold (A), 120 Bway; Wm W Pellet (R); due, \$7,112.09; T&c, \$300.10; Arthur C Sheridan.

219TH ST, 720 E, ss, 555 w Barnes av, 50x 114; same—same; Action 2; same (A); same (R); due, \$3,885.84; T&c, \$133.40 Arthur C Sheridan.

PARCEL of land bounded on the south by salt meadow land of Saml Valentine, e by small creek, n by salt meadow land of Andrew George, e by creek running w of Goose Island, in Eastchester Creek, being lands conveyed to Jno H Campbell to Stephen B & Kate M Odell; Mary Manda—Gertrude D Hawes et al; Gustav Gunkel (A), 206 Bway; Thos E Flynn (A), due, \$6,618.48; T&c, \$4,694.39; Samuel Marx.

FORECLOSURE SUITS.

The first name is that of the Plaintiff;
the second that of the Defendant.

Manhattan.

JAN. 5.
MONROE ST, 167; Henry Jones—Harris Seal et al; A H Mittelmenn (A).
27TH ST, 154 E; also BROADWAY ALLEY, 7; Mutual Life Ins Co of N Y—Wm J Henderson, Pres; amended; F L Allen (A).
AMSTERDAM AV, swc 75th, 100x212; Henry L Einstein—Frank Bradley et al; H Swain (A).
AUDUBON AV, nwc 169th, 26.7x100; Alphonse H Kursheedt et al—Trial Realty Co et al; A Wilson (A).

JAN. 7.
30TH ST, ns, 158.4 e 2 av, 19.5x98.9; Theo Janzter et al—Louisa Schefers et al; M S Feiler (A).
108TH ST, ss, 100 e 2 av, 39.3x125; Geo E Chisholm et al—Winifred A Fletcher et al; Stewart & Shearer (A).
134TH ST, ns, 175 w Lenox av, 25x99.11; Louis Silverstein—Fredk West et al; Morrison & Schiff (A).

HUDSON ST, nwc 12th, 80.6x25.6; Jos F Whelan—Fredk Rabbe et al; J J Harris (A).
AUDUBON AV, sec 17th, 99.11x100; N Y Life Ins Co—Hickoy Realty Corp et al; H M Bellinger, Jr (A).
LEXINGTON AV, es, 73.11 s 107th, 27x82.9; also other PROP in Westchester County; Elliott Mtg Co—Annie L Baumann et al; Wendel, Elliott & Robeson (A).

JAN. 8.
116TH ST, ns, 72.11 e Pleasant av, 25x80; N Y Savgs Bank—Babette Schuenemann et al; J A Dutton (A).

120TH ST, 505 E; Edw F Cole—Lydia I Burno et al; W F Wund (A).
120TH ST, ns, 109 e 7 av, 16x100.11; Rachel L Mayer—J Patten Co; amended; Cary & Carroll (A).

5TH AV, 2133; Anna M E Watkins—Jos W Kelly et al; Wells & Snedeker (A).
5TH AV, 2143; Rutherford Realty Co—Jos W Kelly et al; Wells & Snedeker (A).
5TH AV, 2135; Anna M E Watkins—Jos W Kelly et al; Wells & Snedeker (A).
5TH AV, 2141; Fredk DeW Wells et al—Jos W Kelly et al; Wells & Snedeker (A).
10TH AV, sec 52d, 25.5x75; also 10TH AV, swc 51st, 25.5x100; also 10TH AV, sec 48th, 20x 81.6; three actions; Farmers' Loan & Trust Co et al—Thos V McEntegart et al; Geller, Rolston & Horan (A).

JAN. 9.
ARDEN ST, sws, 129.6 nw Nagle av, 40x130, & ARDEN ST, sws, 160.6 nw Nagle av, 40x130; 2 actions; Cora B Rutherford—Brown Bros, Ins, et al; C A Sparks (A).

DELANCEY ST, nwc Tompkins, 150x150xirreg; Lincoln Trust Co et al—Louis Marx et al; Middlebrook & Borland (A).

MOTT ST, 228; Frank W Bruns—Rose Bockar et al; G B Hayes (A).

41ST ST, ns, 100.8 e 2 av, 15.11x97.7, & 41ST ST, 311 E; 2 actions; Emigrant Indus Savgs Bank—Margt I Knight et al; amended; R & E J O'Gorman (A).

73D ST, 211 E; Geo F Droste—Hannah Denaim et al; G H Hyde (A).

104TH ST, 202 E; Francis R Appleton et al—Max Moskovitz et al; Appleton, Perrin & Hoyt (A).

JAN. 10.
DIVISION ST, 41 to 43½; Meyer Vessell—Louis Winkler et al; Arnstein & Levy (A).
E BROADWAY, 202; State Bank—Sufran Rity Co et al; J A Kohn (A).

PIKE ST, 52; Chas M Cannon et al—Celia Broder et al; W N O'Neill (A).

64TH ST, 171 W; Michl J Adrian Corp—Harry H Jackson et al; Steiner & Petersen (A).

145TH ST, 468 W; Geo G Baker—Laura D C Wallin et al; H I Coggeshall (A).

LEXINGTON AV, 1553; Roman Catholic Orphan Asylum in City N Y—Harry D Niemetz et al; amended; E H Daly (A).

JAN. 11.
LEWIS ST, es, 150 n Delancey, 25x100; Minnie B Wood et al—Dora Graff et al; R W Kellogg (A).

45TH ST, ns, 141 w 1 av, 159x100.5; also 44TH ST, ns, 175 w 1 av, 100x200.10 to 45th st; Metropolitan Life Ins Co—Fred Opperman, Jr, Brewing Co et al; Butcher, Tanner & Foster (A).

Bronx.

JAN. 4.
LYMAN PL, ws, 100 s Freeman, 69.3x100; Morris E Webber as trste—Ann Bldg Corp et al; S P Savage (A).

MORRIS AV, nec 158th, 53.3x101; Richard H Jaeger et al—Olds Holding Corp et al; O E Davis (A).

PROSPECT AV, nwc 168th, 31.4x100; Dollar Savgs Bank of City N Y—Jos F Oliver et al; Mackellar & Gerbracht (A).

TOWNSEND AV, es, 100 n Mt Eden av, 100x 150; Maddalena Procario—J L S Bldg Co et al; L Schafran (A).

LOT 523, map of Unionport, 24th Ward; Eva C Stanton—Wm J Hyland et al; E Berry (A).

JAN. 5.
177TH ST, swc Vyse av, 100x127x irreg; Chas Purdy—Frank A Becker et al; A K Griffen (A).

JAN. 7.
ELSMERE PL, nwc Southern blvd, 82.3x 100.7; Lawyers Mtg Co—Edmund Francis Realty Co et al; Cary & Carroll (A).

161ST ST, sec Tinton av, 21.2x76.2; Julius Lehrenkrauss et al as exrs—Elisa Bartoli et al; Reynolds & Geis (A).

DALY AV, ws, 555.8 s 177th, 117.5x110.4; Lawyers' Mtg Co—Edmund Francis Realty Co et al; Cary & Carroll (A).

GRAND BLVD & CONCOURSE, es, 72.7 s Fordham rd, 75x78.2; Lawyers' Mtg Co—Edmund Francis Realty Co et al; Cary & Carroll (A).

WEBSTER AV, ws, 51.5 n 197th, 47.3x126.7; Bernard Grob et al—Jacob H Koch et al; H Dominitz (A).

JAN. 8.
228TH ST, nwc Prospect ter, 80x19x irreg; Friedricke A Shettler—Chas J Chapman et al; F S Rauber (A).

JAN. 9.
EVELYN PL, ss, 175 w Jerome av, 40x100; Jno P Archer, as exr—Amalia Schramm et al; Friend & Friend (A).

PARKSIDE PL, ns, 368.5 sw 207th, 50.8x118.6; Johanna Kern—F D'Onofrio, Inc; Wesselman & Kraus (A).

GRAND BLVD & CONCOURSE, es, 147.7 sw Fordham rd, 75x126.6; Alfred Opdyke, as admr—Edmund Francis Realty Co et al; Cary & Carroll (A).

JAN. 10.
BELMONT AV, 2501; Smith Williamson, as exr—Chas Weis et al; Williamson & Bell (A).

MONTGOMERY AV, nwc Popham av, 82x100; Sarah E Henderson—Mellwin Realty & Constn Co et al; Middlebrook & Borland (A).

WESTCHESTER AV, ns, at intersec of division line bet lots 83 & 84 on Map of 370 choice lots known as the McGraw Est, 51.3x86.1x irreg; Jno J Reichert—Christian Broschart et al; J V Mitchell (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff;
the second that of the Defendant.

Manhattan.

JAN. 3.
MADISON ST, 353; Mary R Lewis—Tremont Constn Co; Daly, Hoyt & Mason (A), Herman Joseph (R); due19,192.50

AMSTERDAM AV, ses, lot 16, map of part of est of Isaac Dyckman, 100x 228.4x irreg; Julia Coddington—Jas Thom; Cadwalader, Wickersham & Taft; (a) Francis S McAvoy (R); due20,830.00

JAN. 4.
36TH ST, 407-9 W; Phebe W McConihe—Nathan Coleman et al; Warren McConihe (A); Richard P Lydon (R); due1,252.43

RIVERSIDE DR, es, 45.7 n 78th, 21.3x 69.4; Wm I Walter—Nora E P Bergmann et al; Rose & Paskus (A); Wm P Hoppin (R); due29,925.55

6TH AV, es, 49.4 n 27th, 32x100; Reuben L Maynard et al—Max Radt; Reuben L Maynard (A); Cornelius Huth (R); due164,866.40

JAN. 5.
No Judgments in Foreclosure Suits filed this day.

JAN. 7.
4TH ST, ns, 150 e 2 av, 25x96.2; Bankers Trust Co—Leon Goldberg et al; White & Case (A); Jas A Lynch (R); due27,920.68

94TH ST, ss, 200 e 2 av, 25x100.8; Bank for Savgs in City N Y—Ida Janzter et al; Cadwalader, Wickersham & Taft (A); Chas L Hoffman (R); due10,651.38

VYSE AV, es, 51.10 s Boston rd, 50.5x 89.5; also VYSE AV, es, 28.5 s Boston rd, 23.5x94.5; also COOPER ST, ss, 150 e 204th, 50x100; Delia Murphy—Michl J Dowd; Wm F Clare (A); Jos Rowan (R); due10,378.88

JAN. 8.
DUTCH ST, 12; Ministers, Elders, &c, of the Reformed Protestant Dutch Church of the City of N Y—Aug P Zahn et al; Stitt & Phillips (A); Jacob A Cantor (R); due2,976.00

ST NICHOLAS AV, es, 26.2 n 166th, 78.7x65.6 irreg; Benj Welles—Henry A Passholz; Jas H Hickey (A); Augustin J Power (R); due54,652.50

JAN. 9.
BROOME ST, swc Attorney, 19.3x50; Lawyers Mtg Co—Jno D Lyon, exr, et al; Cary & Carroll (A); Jno K Clark (R); due19,051.50
130TH ST, 37 W; Emigrant Indus Savgs Bank—Jas F Lucey et al; R & E J O'Gorman (A); Wm P Burr (R); due12,619.59

Bronx.

JAN. 4.
ROGERS PL, ss, 672.3 n Westchester av, 23.7x74.7; A Starr Best et al, as trstes—Jos M Markham et al; Arrowsmith & Dunn (A); E J Dunphy (R); due2,110.00

JAN. 5.
LOTS 2, 3, 4, 5, 6, 7 & 8, map of lots at Mt Hope, belonging to est of Jno P Schmenger; Henry Schneider, as exr—Eva W Bailly et al; Salter & Steinkamp (A); E Neumann (R); due8,861.81

JAN. 7.
3 DAV, nec 168th, 50x176; Blanche B Neukirch—Elm Holding Co, Inc; Carns Leventritt & Goetz (A); J D Tobias (R); due29,941.53

JAN. 8.
LOTS 502, 503, 504, map of prop known as Lohbauer Park; Mutual Benefit Soc of the Members of East German Conference of the Methodist Episcopal Church—Rudolph F Knochenbauer et al; J Eisner (A); E D Dowling (R); due1,134.62

JAN. 9.
UNION AV, 694; City Real Estate Co—Hugh J Begley et al; H Swain (A); B S Van Rensselaer (R); due6,096.01

JAN. 10.
LOT 294, blk 2767, sec 10, on tax map; Jno J Hagerty—Jno B Simpson, Jr, as exr; H Swain (A); W H Hatfield, Jr (R); due4,756.34

LOT 310, blk 2767, sec 10, on tax map; Jno J Hagerty—Jno B Simpson, Jr, as exr; H Swain (A); W H Hatfield, Jr (R); due970.40

LIS PENDENS.

The first name is that of the Plaintiff;
the second that of the Defendant.

Manhattan.

JAN. 5.
No Lis Pendens filed this day.

JAN. 7.
MADISON AV, 137th & 138th, & pier head line of Harlem River, blk, &c; also 5TH AV, 137th, 138th & Madison av, blk, &c; also MADISON AV, 137th & 138th & pier head line in Harlem River, blk, &c; also 5TH AV, 136th & 137th & Madison av, blk, &c; also MADISON AV, 135th & 136th, & pier head line in Harlem River, blk, &c; also MADISON AV, ws, whole front bet 135th & 136th, —x—; also CATHEDRAL PKWAY, ns, 100 e 7 av, 100x70.11; also other PROP in Kings County; J Sergeant Cram, exr—Henriette Haven et al adjudication of will, &c; Cadwalader, Wickersham & Taft (A).

JAN. 8.
No Lis Pendens filed this day.

JAN. 9.
No Lis Pendens filed this day.

JAN. 10.
PRINCE ST, ss, wc Mercer, 25.1x71.6; Caskie Harrison—Enriques T Martin; notice of attachment; F P Belamy (A).

JAN. 11.
No Lis Pendens filed this day.

Bronx.

JAN. 4.
No Lis Pendens filed this day.

JAN. 5.
No Lis Pendens filed this day.

JAN. 7.
No Lis Pendens filed this day.

JAN. 8.
ARTHUR AV, es, 170 n 179th, 16.9x113.4; Annie L Demorest—Geo Schmitt et al; action to foreclose transfer of tax lien; C H Schwartzman (A).

JAN. 9.
No Lis Pendens filed this day.

JAN. 10.
138TH ST, ns, 525 e Willis av, 37.6x100; Fannie Schwartz—Henry Dreyer et al; action for specific performance of contract; R H Elder (A).

LOT 4, blk 3063, sec 11, on tax map; City N Y—Dudly H Dickinson et al; action to foreclose tax lien; W P Burr (A).

MECHANICS' LIENS.

First name is that of the Laborer; the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

Manhattan.

JAN. 5.
12TH ST, 119-25 W; Ole G Bertelsen—Lustgarten Co, Inc (25) 690.00

97TH ST, 12 W; also CENTRAL PARK W, 370; Consolidated Chandelier Co—370 Central Park West, Inc, & Fred F French (33) 1,470.00

102D ST, 117 E; Benj Kornblum—Tillie Kamerling (23) 32.65

150TH ST, 464-74 W; Glass & Weiss, Inc—470 West 150th St Corp (26) .. 5,403.68

BROADWAY, 2460; Starobin Electrical Supply Co—Marcus Brown Constn So, Inc. & Neilson Bros, Inc (28).....	838.20
CENTRAL PARK W, ws, whole front bet 62d & 63d, 200.10x225; Floor Plaining & Surfacing Co—New Theatre Co & Century Amusement Corp (24)	145.00
LEXINGTON AV, 1084-90; Klee-Thomson Co—German Hospital & Dispensary in City N Y & Andrew A Smith (30)	1,805.90
SAME PROP; same—same (31).....	736.07
LEXINGTON AV, 1092; same—same (32).....	1,774.50
WEST END AV, 650; American Kalamain Works—650 West End Av Corpn (24)	800.00
JAN. 7.	
31ST ST, 142-58 E; Jno Richman Plumbing Contracting Co—Wm H Seach 31st St Corpn & Friedman Contracting Co, Inc (36).....	714.80
LEXINGTON AV, 1092; White Fireproof Constn Co—German Hospital & Dispensary & Andrew A Smith (35).....	600.00
4TH AV, 429; Peerless Engineering Co, Inc—H C Hallenbeck & Paul A McGorlick (34)	403.60
JAN. 8.	
105TH ST, 72 E; Tomback & McPhee—Bertha Galante & M Jurkowitz (37)	172.50
120TH ST, 308 E; Lordi & De Despiris Constn Co—Robt I Brown & Levine & Levine Contracting Co; renewal (41)	454.10
141ST ST, 117-37 W; also 142D ST, 136-48 W; Edw Kramer—135 Broadway Corpn, Terry Holding Co & Watt Terry (38)	358.78
SAME PROP; Serman & Frank—135 Broadway Holding Corpn, Terry Holding Co & Filton Holding Corpn (39).....	2,098.00
BROADWAY, 280; Kader Slate Works—Frank A Munsey & Jacob Pine (42)	64.00
BROADWAY, 2527-37; also 95TH ST, 266 W; Saml Wolis—Ninety-Fifth St & Broadway Corpn & P J Martin, Inc (40)	1,025.00
JAN. 9.	
31ST ST, 142-56 E; Friedman Cont Co, Inc—Wm H Seach; 31st St Garage Corp (44)	6,847.00
JAN. 10.	
31ST ST, 142-56 E; Friedman Cont Co—Wm H Seach; 31st St Garage Corpn (47)	6,847.00
56TH ST, 437-53 E; Igoe Bros—Robt W Goelet; Jacob Zimmerman (44)....	147.19
59TH ST, 56 E; Alexander & Reid Co—Saml Schaeffer & Philip Roey; Margulies & Epstein (46)	49.50
161ST ST, 512-4 W; Jos L Burke & Co—Carrie Young; Vincent P Goodwin (45)	3,500.00
181ST ST, 523 W; Louis Fine—Lena Weill; Jno Carlucci (48)	55.00
BROADWAY, 921-5; 21ST ST, 1-13 E, & 5TH AV, 149-51; Igoe Bros—Bradish Johnson Est; Jacob Zimmerman (50)	1,124.68
MANHATTAN AV, 58 & 60; Elias Eichenbaum—M Edw Dorney et al; Roderick McDermott & Bernard Robinson (51)	500.72
JAN. 11.	
DELANCEY ST, 122; Spray Electric Co, Inc—Saml Warshaw & Warshaw Bros, Siegel Bldg Corpn & Siegel Contracting Co (59)	105.00
GRAMERCY PARK W, 1; World Fire Proof Door Corpn—Est Harriet S Merrill & Shubael Cottle (55).....	421.35
93D ST, 4-6 W; Christopher Nally—Irving Arms Real Est Corpn & Halcyon Real Estate Corpn (54).....	27.00
96TH ST, 21 W; Christopher Nally—Geo H Church & Mrs M Dermody (53)	18.00
BROADWAY, 2528-30; Christopher Nally—Coney Real Estate Corpn & J C Diel (52).....	46.03
BROADWAY, 2124; Weber & Jones—Danl Katz & Wm H Tiedemann, Inc (57)	270.00
COLUMBUS AV, 642 Christopher Nally—Fabian S Kaliske & Theresa S & J T Saxe (50)	36.00
5TH AV, 47; M L Weiss, Inc—Salmagudni Club & Siegel Bldg Corpn (56)	150.00
LEXINGTON AV, 1078; Peter De Cesare & Co—Thos E Fitzgerald & Heitaner & Margowitz (60).....	300.00

Bronx.

JAN. 4.	
152D ST, 492 E; also BERGEN AV, 611-3; Anton Wanisch—Wilhelmina Schneider (3).....	253.88
RIVER AV, ws, 125 n 162d, 155x235; Max Blumberg—Interborough Rapid Transit Co & Thos F Penders Co, Inc (2)	405.00
JAN. 5.	
JEROME AV, 2370-2; Lamura & DeBenedetto—Arklin Realty Co, Inc (4)	991.26
JEROME AV, sec 184th, 95x95; Sobel & Kraus—Arklin Realty Co, Inc, & Aaron Klein (5)	200.00
RIVER AV, ws, 125 n 162d, 155x235; Lenox Sand & Gravel Co—Interborough Rapid Transit Co & Thos F Penders Co (6)	255.90
JAN. 7.	
CANNON PL, 3688-4; Knight & DeMico, Inc—Cannon Pl Constn Co, Inc; Victor Zambetti; renewal (10).....	224.70
CANNON PL, 3680-6; same—Cannon Pl Constn Co, Inc; renewal (11).....	93.90
RIVER AV, ws, 125 n 162d, 155x235; David Lupton's Sons Co—Interborough Rapid Transit Co & Thos F Penders Co, Inc (9).....	404.00
WASHINGTON AV, 1316-8; Saml Roth—Bernstein Kramer Realty Co; (8).....	464.25

BUILDINGS & improvements on prop of Home of Daughters of Jacob at 167th st, bet Teller av & Findlay av; A L Guidone & Sons, Inc—Home of Daughters of Jacob (7)	3,659.56
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JAN. 8.	
CANNON PL, es, 100 s 238th, 75x100; Wm Regon—Cannon Pl Constn Co, Inc, & Victor Zambetti; renewal (15)	308.28
SAME PROP; same—same, same; renewal (16)	100.00
SAME PROP; same—same, same, same; renewal (17)	423.45
CANNON PL, es, 175 s 238th, 75x100; Edw A O'Mealy & Son—Cannon Pl Constn Co, Inc; renewal (12).....	185.00
HARLEM RIVER TER, 2468; Michl Normoyle—Miss C W Foote & G Moore; renewal (18)	300.00
18TH ST, 410 E; Abr P Kramer—T McNamara & W N Tiedman (13)....	455.00
SEDGWICK AV, swc 177th, 77x141; Bronx Artificial Stone Works, Inc—Edwin F Branning (14).....	15,500.00

JAN. 9.	
CANNON PL, es, 100 s 238th, 75x100; Wright Ogden Co, Inc—Cannon Pl Constn Co, Inc; Victor Zambetti; renewal (19)	1,437.95
CANNON PL, es, 100 s 238th, 75x100; Wright Ogden Co, Inc—Cannon Pl Constn Co, Inc; Victor Zambetti; renewal (20)	654.04

JAN. 10.	
UNIVERSITY AV, nwc 174th, 182.5x 105.8; Stanislaw Golankie—B F Constn Co, Inc (21)	1,400.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor: the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 5.	
No Satisfied Mechanics Liens filed this day.	
JAN. 7.	
86TH ST, 41 W; Fordham Stone Renovating Co—Edw H Schiffer et al; Dec1917	190.00
JAN. 8.	
28TH ST, 249-51 W; Fancelli Bros & Son—Fredk Poffet et al; Aug27'17..	270.00
176TH ST, 502 W; Ludwig Crossmann—Harcastle Realty Co et al; Mar21'17	121.00
SAME PROP; Podesta, Scagliola Art Marble Co—same; May21'17.....	95.00
SAME PROP; Cosmopolitan Wall Paper Co—same; June2'17	81.30
18T AV, 1556; Louis Sussman—Wygoda Realty Co et al; July25'17.....	950.00
18T AV, 1587; Louis Sussman—Wygoda Realty Co et al; July25'17.....	521.00
JAN. 9.	
No Satisfied Mechanics' Liens filed this day.	
JAN. 10.	
21ST ST, swc Gramercy Park, —x—; Geo H Storm & Co—Est of Harriette S Smith et al; Jan5'18.	476.33
BROADWAY, sec 43d; Gustav Neubeck—1482 Bway Corpn et al; Oct 1'17.	665.67
WEST END AV, 270; Pierce Foundation Corpn—270 West End Av Corpn et al; Jan8'18.	2,927.12

Bronx.

JAN. 4.	
No Satisfied Mechanics Liens filed this day.	
JAN. 5.	
No Satisfied Mechanics Liens filed this day.	
JAN. 7.	
BROOK AV, 979; Church E Gates & Co, Inc—Anheuser-Busch Brewers' Association et al; April27'17.....	809.83
SAME PROP; Kues Bros—Same; April28'17.	1,000.00
SAME PROP; Jno Kientsch—same; April28'17.	469.00
SAME PROP; New Jersey Terra Cotta Co—same; April30'17.	710.00
SAME PROP; Lenox Sand & Gravel Co—same; April30'17.	192.00
SAME PROP; Kittanning Sales Co, Inc—same; April30'17.....	445.86
SAME PROP; Schmidt Bros—same; May3'17.	82.50
RAILROAD TRACKS & appurtenances.	
N Y Cen & Hudson River RR at 149th, nr Spencer pl, —x—; Jas Mavoy—N Y Central & Hudson River RR Co et al; Oct24'17.....	12,496.80
JAN. 8.	
No Satisfied Mechanics Liens filed this day.	
JAN. 9.	
No Satisfied Mechanics' Liens filed this day.	
JAN. 10.	
No Satisfied Mechanics' Liens filed this day.	

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

JAN. 3.	
PETROIL CO; Eberhard Kley; \$1,230.05; P G Gravenhorst.	
JAN. 4.	
HUGHES, Augustus S & Eliz L; Augustus Doctor et al; \$4,320.50; M G Holstein.	
JAN. 5.	
No Attachments filed this day.	
JAN. 7, 8 & 9.	
No Attachments filed these days.	

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JAN. 4, 5, 7, 8, 9, 10.	
Berliner & Greenberg, 512-22 W 156th st., Consolidated Chandelier Co.	485.00
Consaco Sales Co & Exporters Warehouse Co, 370-2 Washington St., Staley Electric Elevator & Machine Co.	2,150.00
Lessing & Son, M, L A & M, 120 Bway., L A Prouty Co.....	1,900.00
Tarrytown Building Co, 131-3 W 28th .A B See Electric Elevator Co..(R) ..	450.00

The Bronx.

JAN. 3, 4, 5, 7, 8, 9.	
BF Constn Co, Inc, University av, 1607-15., Consolidated Chandelier Co. Chandeliers.	3,900.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Bronx.

JAN. 4.	
197TH ST, swc Webster av, 50x100; N Y Title & Mtg Co loans S W Corner 197th Street & Webster Avenue Corpn to erect —sty bldg; 7 payments....	30,000.00
JAN. 5.	
No Building Loan Contracts filed this day.	
JAN. 7.	
No Building Loan Contracts filed this day.	
JAN. 8.	
No Building Loan Contracts filed this day.	
JAN. 9.	
No Building Loan Contracts filed this day.	
JAN. 10.	
LOT 23, map of part of Bowne prop, Town of Westchester; Hedwig Schwentner loans Tiedbout Av Co, Inc, to erect —sty bldg; 3 payments....	3,000.00

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

FACTORIES AND WAREHOUSES.	
31ST ST, 216-30 W, 2-2 & 1-sty bk warehouse, 146x197, slag rf; \$70,000; (o) Adams Express Co., 53 Bway; (a) J. Odell Whitenack, 231 W 18th; corrects error in issue Oct. 20 (249).	
STABLES AND GARAGES.	
MANGIN ST, 66-70, 2-sty bk garage, 62x100, slate rf; \$15,000; (o) P. & F. Hershphansen, 43 Tompkins' (a) Bruno W. Berger & Son, 121 Bible House (6).	
STORES AND TENEMENTS.	
133D ST, s s, 50 w Park av, 1-sty bk str, 25x 40, slag rf; \$2,000; (o) Annie M. Dreyer, 914 Leggett av, Bronx; (a) W. L. Dale, 557 Walton av, Bronx (8).	
BROADWAY, e s, bet 138th & 139th, 1-sty strs, 50x199, slag rf; \$30,000; (o) The Wexford Co, 230 5 av; (a) Robt. T. Lyons, 52 Vanderbilt av.	
MISCELLANEOUS.	
12TH ST, 735 E, 1-sty finishing house (Gas Works), 39x43; \$7,850; corrugated steel rf; (o) The N. Y. Mutual Gas Light Co., 130 E 15th; (a) company's engineer, 130 E 15th (4).	
20TH ST, 601 E, 1-sty bk finishing house (Gas Works), 39x63; \$11,500; (o) The Consolidated Gas Co. of N. Y., Pres., Geo. B. Cortelyou, 130 E 15th; (a) company's engineer, 130 E 15th (3).	
114TH ST, 501 E, 1-sty bk finishing house (Gas Works), 43x39, corrugated steel rf; \$7,850; (o) The Standard Gas Light Co., 130 E 15th; (a) company's engineer, 130 E 15th (5).	

Bronx.**FACTORIES AND WAREHOUSES.**

238TH ST, n s, 55 w Richardson av, 1-sty bk warehouse, 52x75, asbestos rf; \$20,000; (o) Edw. Caterson, 761 E 233d; (a) King & Campbell, 103 Park av (1).

STABLES AND GARAGES.

WHITLOCK AV, n e c Tiffany, 1-sty bk garage, slag rf, 142.4x100; \$15,000; (o) Rosen Crause Realty Co., Bernard Crausman, 80 Wall, Pres.; (a) Gronenberg & Leuchtag, 303 5 av (2).

STORES, OFFICES AND LOFTS.

JEROME AV, w s, 76.8 s Burnside av, 1-sty bk strs, plastic slate rf, 109.10x65; \$30,000; (o) Fisher Lewine, 135 Bway; (a) Sass & Springsteen, 32 Union sq (3).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

BLEECKER ST, 11, erect fire escape to 3-sty bk str & lofts; \$500; (o) Wm. Kleinman, on prem; (a) Jacob Fisher, 25 Av A (42).

BROAD ST, 75, new stairs to 4-sty bk lofts; \$300; (o) Est of Henry Cary, care Geo. P. Montague, 198 Greenwich; (a) Charles H. Richter, 39 Cortlandt (21).

CHAMBERS ST, 81, new fire escapes, passageways to 5-sty bk str & loft; \$300; (o) Franklin Bldg. Co., 54 Wall; (a) Chas. H. Richter, 39 Cortlandt (34).

COLUMBIA ST, 18, new water closet & plumbing fixtures to 3-sty bk tnt; \$500; (o) Dora O. Block, 2 W 86th; (a) Maximilian Zipkes, 403 Lexington av (51).

COLUMBIA ST, 20, new water closets, plumbing fixtures, ext, fire escape to 3-sty bk tnt; \$500; (o) Est A. Attenberg, c Bernard A. Attenberg (ex), 27 Cannon (52).

FRONT ST, 103, repair rf & windows, new f. p. windows, cut openings, new plumbing, elec light, columns & beams to 4½-sty bk office bldg; \$3,000; (o) A. Cremieux Israel, 107 Front; (a) Emilio Levy, 331 Madison av (36).

GRAND ST, 368-72, remove partitions, new toilets & remove old, ext screens to 7-sty bk bank & tnt; \$2,500; (o) Est of Wolf Boroschek, care Leopold Boroschek (ex), 1 West 92; (a) J. Francis Burrowes, 410 W 34th (50).

HESTER ST, 130-2, stair ext, erect bulkhead, new skylight to 4-sty bk str & lofts; \$400; (o) Est of Robt. Goelet, care Robt. Goelet, 9 W 7th; (a) F. Horenburger & P. Barnes, 122 Bowery (29).

SPRING ST, 169, erect enclosure to 5-sty bk str & loft; \$25; (o) Geo. E. Chisholm, Morrisstown, N. J.; (a) Jno. B. Snook Sons, 261 Bway (44).

STANTON ST, 265, and Columbia st, 97, f. p. elevator & shaft, install girder, post, extend wall to 5-sty bk storage; \$4,000; (o) West Mercer Corp., 30 E 42d; (a) Chas. E. Birge, 29 W 34th (41).

WILLIAM ST, 128, remove walls, new fronts, partitions, toilets & dumbwaiter shaft to 4-sty bk offices; \$5,000; (o) Ann D. Thompson, care Everett, Clarke & Benedict, 39 Wall; (a) Deutsch & Polis, 50 Church (55).

3D ST, 321-3 E, erect elevator shaft, f. p. pent house, alter partition, new passageway to 7-sty bk lofts & stables; \$1,000; (o) J. Fredk. Kernochan, care Wm. A. White & Sons, 46 Cedar; (a) Bruno W. Berger & Son, 121 Bible House (38).

12TH ST, 64 W, rearrange entrances, new kitchen, plumbing, lighting & heating additions to 3-sty bk res; \$5,000; (o) Courtlandt Palmer, 852 Bway; (a) R. W. Haddon & H. M. Baer, 665 5 av (28).

17TH ST, 114-8 W, rearrange toilets, new partitions to 6-sty bk mfg; \$8,500; (o) James M. Jarvie, 66 Bway; (a) Thos. B. Boyd, 286 5 av (56).

18TH ST, 438-54 W, remove runway, close opening, lower rf, construct runway & shed to 2-sty bk garage; \$5,000; (o) Consolidated Gas Co. of N. Y., 130 E 15th; (a) company's engineer, 130 E 15th (43).

19TH ST, 16-20 W, cut opening, install beam & iron chute, f. p. trap door & railing to 12-sty bk lofts; \$500; (o) David Spero, 20 W 21st; (a) Jacques L. de Mesquita, 307 W 36th (23).

21ST ST, 35 W, fire escapes, f. p. doors & windows, floors strengthened to 9-sty tnt; \$2,000; (o) Ed H. Litchfield, 44 Wall; (a) Thornton Chard, 101 Park av (20).

22D ST, 158 E, new partitions, new bathrooms, tile floors & bases, f. p. vent shafts to 4-sty bk studios; \$8,000; (o) Howard Conkling, 157 E 70th; (a) Thos. J. Brady, Jr., 1790 Bway (58).

30TH ST, 146-54 W, stable altered into garage, f. p. post, metal ceilings, f. p. stairs enclosure, doors, windows, passage & beams to 3-sty bk garage; \$35,000; (o) Est of Isaac Stern, 41 W 42d; (ex) A. H. Hahle, 596 5 av; (a) Ed. Weck, 53 E 97th (22).

31ST ST, 14 W, new fire escapes to 5-sty bk str & loft; \$500; (o) Esther E. Cohen, care F. & G. Pfomm, agents, 1333 Bway; (a) Chas. H. Gillespie, 1123 Bway (59).

36TH ST, 533-43 W, construct f. p. bulkhead, new stairs to 4 & 5-sty bk factory; \$500; (o) Chas. Rohe, 543 W 36th; (a) John H. Knuel, 305 W 43d (24).

58TH ST, 10 W, install restaurant, new toilets, bathroom, rearrange partitions, new str front & stairs to 4-sty bk restaurant & furnished rooms; \$4,000; (o) Alice Stern, prem; (a) Geo. Dress, 1931 Madison av (35).

67TH ST, 1 W, remove balcony, construct passageway, shift stairs & bathroom fixtures to 9-sty bk apt hotel; \$5,000; (o) No. 1 W 67th St Inc., Pres., Ernest D. Anderson, on prem (47).

84TH ST, 218-22 W, remove & reconstruct entire interior, new f. p. doors, floors, rf, new beams, girders, concrete arches, floors, sheet steel doors & bk work to 6-sty bk garage; \$35,000; (o) Mrs. Louise C. H. Dyckman, 132 Berkerly av, Orange, N. J.; (a) Clinton & Russell, 32 Nassau (45).

103D ST, 148 E, remove partitions, erect dumbwaiter & f. p. shaft, skylight, f. p. doors to 5-sty bk str & loft; \$8,500; (o) Carl Fischer, 48 Cooper sq; (a) Lorenz F. J. Weiher, 271 W 125th (46).

127TH ST, 170-4 E, cut opening, erect footings, new columns & braces, new window, doors, girders, remove stairs, partitions to 3-sty bk office bldg; \$500; (o) Mr. Otto Stahl, 2332 3 av; (a) Coery B. Comstock, 110 W 40th (33).

135TH ST, 5-11½ W, alter partitions, cut openings, f. p. doors to 4-sty bk tnts; \$700; (o) Fanny White, prem; (a) Otto Reissmann, 147 4 av (27).

AUDUBON AV, 141-3, excavate cellar, remove piers, install columns, footings, etc, remove walls to 1-sty bk church; \$3,000; (o) Second Associated Church of N. Y., care Jas. A. Stewart, 512 W 171st; (a) Alfred L. Kehoe & Co., 1 Beekman (48).

GREENWICH AV, 129, rearrange rooms, new stairs to 3-sty bk tnt; \$1,500; (o) Geo. Ehret, Jr., 3 E 93d; (a) Patrick J. Murray, 141 E 40th (40).

GREENWICH AV, 97-101, convert stable into garage, new beams, girders, columns & stairs to 2-sty bk garage; \$10,000; (o) Clarence S. Nathan, 241-5 W 37th; (a) Geo. M. McCabe, 96 5 av (30).

WEST BROADWAY, 278-80, alter fire escape, f. p. windows to 4-sty bk factory; \$1,000; (o) Morris B. Baer, 81 E 125th; (a) Maurice J. Engel, 420-2 E 48th (49).

W BROADWAY, 426, f. p. stairways to 6-sty loft; \$3,000; (o) Est of Amos F. Eno, care L. H. Beers, 13 S William; (a) William White-nack, 99 W 3d (54).

WEST END AV, 333, remove steps, new entrance, f. p. vent shaft, skylights & bathrooms, rearrange partitions to 5-sty bk tnt; \$10,000; (o) Lincoln R. Peabody, prem; agent for owner, Duross Co., 156 Bway; (a) Chas. T. E. Dieterlen, 15 W 38 (26).

1ST AV, 1334, construct new hall, new f. p. partitions, floor deafening, new columns, girders & str front to 5-sty bk tnt; \$4,000; (o) Gustav Pick & Barbara Ungar, prem; (a) Frank Braun, 585 9 av, L. I. City (19).

3D AV, 2306-8, remove post & girder & set in new, lower flagging, new show windows to 3-sty bk str & hotel; \$1,000; (o) Albert Winston, 2306 3 av; (a) Robt. Bloom, 2318 3 av (53).

6TH AV, 348, new fire escapes & f. p. doors to 3-sty bk str & lofts; \$750; (o) Seamen's Saving Bank, 14 Wall; (a) Adolph E. Nast, 546 5 av (39).

6TH AV, 405-7, alter chimney to 4-sty bk str & tnt; \$50; (o) Harry Sullivan, prem; (a) M. Joseph Harrison, World Bldg. (25).

8TH AV, 817-29, & 50th st, 500-42 W, erect partitions to 3-sty car barn; \$500; (o) Eighth Av. R. R. Co., 1 Madison av; (a) Chas. E. Corby, 50 Park pl (37).

9TH AV, 508, remove water closets, install bathrooms & water closet to 5-sty bk str & tnt; \$400; (o) Mary McGrane O'Brien, 206 W 95th; (a) Geo. H. Van Auker, 1269 Bway (31).

9TH AV, 505, install bath tubs to 5-sty str & tnt; \$400; (o) Mary McGrane O'Brien, 206 W 95th; (a) Geo. H. Van Auker, 1269 Bway (32).

The Bronx.

139TH ST, 499, new stairs, doors & new partitions to 2-sty bk dwg & synagogue; \$750; (o) David Bleier, 1068 Morris av; (a) Sami Katz, 405 Lex av (1).

155TH ST, 436 E, new partitions to 6-sty bk str & tnt; \$500; (o) Philip Lotze, 672 St. Nicholas av; (a) Euvrard, Sambach & Euvrard, 29 Cleveland pl (2).

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1917.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATION USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indivd—individual.
irreg—irregular.
impt—improvement.
installa—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100
TS—Torrens System.

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RECORDS SECTION

of the

REAL ESTATE BUILDERS

RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CI

No. 2601

New York, January 19, 1918.

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

JAN. 11, 12, 14, 15, 16 & 17.

Bedford st, 71 (2:584-33), ws, 80 n Morton, 20x80, 2-sty & b bk dwg; Theo M Riehle, ref, to Meister Builders, Inc, 220 Bway; FORECLOS Dec3'17; Jan11; Jan17 '18; A\$6,000-7,000 (R S \$420). 4,200

Bedford st, 71; Meister Builders, Inc, to Vincenzo Germino, 218 Spring; Jan17'18 (R S \$550). O C & 100

Canal st, 497 (2:594-112), nes, 78.4 nw Watts & 67.4 se Renwick, runs ne32xn38.9 xw6.11xs24.9xsw36.10 to st xsel7.1 to beg, 3-sty bk tnt & str; Rosalie L Abrahams or Abrams & ano to Chas E Gremlens, 296 Fisk av, Westerleigh, SI; mtg \$4,500; Jan15'18; A\$5,000-6,000 (R S \$2). O C & 100

Crosby st, 35-7 (2:473-30-31), es, abt 135 s Broome, 50x100, with AT to alley on n, 2-6-sty bk tnts & str & 2-6-sty bk rear tnts; Jos W Stinson, at Garden City Hotel, Garden City, LI, et al, EXRS & c Mary E Ray, to Suffolk County Trust Co, at Riverhead, LI, as sub TRSTE will Mary E Ray; mtg \$52,000; May15'17; Jan14'18; A\$30,500-49,000. order of court

Crosby st, 35-7; Suffolk County Trust Co & ano, sub TRSTES will Mary E Ray, to Italian Savgs Bank, 64 Spring; B&S; mtg \$51,000; Dec1'17; Jan14'18 (R S 50c). 309.50

Division st, 25-25½ (1:281-52), ss, 291.8 e Cath, 25.3x69.8x25.1x69.5, 2-sty bk tnt & str, 1-sty ext; Morris Funkelstein or Finckelstein, 540 W 143, to Moses L Spinner 68 Division; mtg \$16,500; Jan10; Jan12'18; A\$27,000-31,000 (R S \$2750). O C & 100

Duane st, 62-4 (or 64-6) (1:154-20), ss, 25 w Elm, -x76 to Manhattan pl or Republican alley x50x76, 2-5-sty bk loft & str bldgs; Laura Hoe to Francis Bannerman, at Polopel Island, Dutchess Co, NY; Frank Bannerman, Jr, 375 E 5, Mt Vernon, NY; David B Bannerman, 539 Madison av, Elizabeth, NJ, firm Francis Bannerman & Sons, 501 Bway, or survivor; ½ pt; AT; sub to ½ mtg \$13,000 on whole; Nov24'17; Jan15'18; A\$110,000-120,000 (R S \$13). O C & 100

Eldridge st, 197 (2:421-72), ws, 100 n Rivington, 25x100, 5-sty bk tnt & str; Ike Chortoff, 1314 40th, Bklyn, to Annie Srebnik, 457 Williams av, Bklyn, to Annie mtg \$28,650 & AL; Jan1; Jan15'18; A\$20,000-30,000 (R S 50c). nom

Eldridge st, 197 (2:421-72), ws, 100 n Rivington, 25x100, 5-sty bk tnt & str; Jake or Jacob Friedman, 449 Hopkinson av, Bklyn, & ano to Pearl Niles, Weehawken P O, Town of Union, NJ; mtg \$28,650 & AL; Jan15; Jan16'18; A\$20,000-30,000. nom

Forsyth st, 184 (2:421-49), es, 125 s Stanton, 25x100, 6-sty bk tnt & str; Max Lancet to Jeanette Shear, 55 St Marks pl; AL; Jan7; Jan16'18; A\$18,000-33,000. nom

Goerck st, 120-2, see Stanton, 322-4.

Gold st, 87 (1:103-25), ws, 63.6 n Spruce, 33.8x78.9x33.2x78.9, 5-sty bk loft & str bldg; Jas Dunne, ref, to Doherr, Grimm & Co, Inc, 87 Gold; FORECLOS Dec14'17; Jan11'18; A\$29,000-38,000 (R S \$2550). 25,100

Gouverneur st, 56, see Monroe, 212-4.

Jackson st, 14 (1:265-53), sec Madison (Nos 386-8), 25x100x29x100.1, 6-sty bk tnt & str; Hirshman Realty Co to Albt S Wright, 103 Midland av, Montclair, NJ; B&S; AL; Jan11; Jan14'18; A\$15,000-35,000. O C & 100

James st, 11 (1:110-2), ws, abt 25 s Water, 18.3x38.1x18x37.2, 2-sty bk loft & str bldg; Umberti Vitarelli to Angela L Vitarelli, 70 New Chambers; Jan11; Jan14'18; A\$4,000-4,500 (R S \$450). 4,500

Lafayette ct (2:555-41-42), begins 23.4 n 9th & 100 w 3 av, runs w30 to es said ct xn—to point 114.8 s 10th xe30xs46.6 to beg, with AT to said ct, 2-2-sty bk stables; Wilton Holding Corp to Leah Greenberg, at Caldwell, NJ; AL; Jan14; Jan15 '18; A\$6,000-7,000 (R S \$4). O C & 100

Lafayette ct, es, 23.4 n 9th, see 4 av, 59.

Leroy st, 116-8 (2:601-52), ss, 100 e Greenwich, 50x100, 3-sty bk loft bldg; Church of St Joseph, 138 Waverly pl, to Church of St Veronica, 657 Washington; B&S & confirmation deed; Dec24'17; Jan14 '18; A\$23,000-25,000. nom

Leroy st, 116-8; Church of St Veronica, 657 Washington, to Chas Schweinler Press, 421 Hudson; Jan11; Jan14'18 (R S \$38). O C & 100

Madison st, 196 (1:272-27), ss, abt 100 w Rutgers, 25x100, 5-sty bk tnt & str & 3-sty bk rear tnt; Elka Wacht, of Bklyn, to Albt S Wright, at Montclair, NJ; mtg \$20,000 & AL; Jan4; Jan15'18; A\$15,000-21,500. O C & 100

Madison st, 386-S, see Jackson, 14.

Minetta la, 12-4, see 3d, 122-8 W.

Monroe st, 212-4 (1:261-73-74), sec Gouverneur (No 56), 50.5 x69.10x50.2x66.2, 2-5-sty bk tnts & str; Julius Rosenstein to Julab Realty Co, 355 Ft Washington av; AL; Dec15'17; Jan15'18; A\$24,000-39,500. O C & 100

Mott st, 280 (2:508-17), es, 101.4 s Houston, 25x81.3x25x81.2, 5-sty bk tnt & str; Alfred Weil to Moritz Weil, 260 W 78; ½ pt; mtg \$21,750; Jan12; Jan16'18; A\$14,000-23,500 (R S 50c). nom

Murray st, 25 (1:134-9), ns, 50.9 e Church, 24.4x88.3, 5-sty stn loft & str bldg; Manbroqui Corp to Ralph M Ward, at Bound Brook, NJ; mtg \$40,000 & AL; Jan8; Jan15'18; A\$63,000-70,000 (R S \$4). nom

Orchard st, 33 (1:299-23), ws, 105.8 s Hester, 24.1x100, 5-sty bk tnt & str; Dora Levine to Mary Ziff, 1571 Lex av; mtg \$25,000; Jan10; Jan14'18; A\$21,000-28,000 (R S 50c). O C & 100

Rivington st, 221 (2:338-14), ss, abt 50 e Pitt, 25x100, 5-sty bk tnt & str; John J Sullivan & ano, EXRS & TRSTES Augustus Assenheimer, to Edmund Assenheimer, 245 E 53; all RT&I; Dec27'17; Jan16'18; A\$19,000-29,000 (R S \$1350). 13,500

Rivington st, 221; Franklin D Wetterau to same; all RT&I; Dec27'17; Jan16'18 (R S \$1350). 13,500

Rivington st, 223 (2:338-15), ss, abt 75 e Pitt, 25x100, 5-sty bk tnt & str; John J Sullivan & ano, EXRS & TRSTES Augustus Assenheimer, to Emily C Thole, 591 2d st, Bklyn; all RT&I; Dec27'17; Jan16 '18; A\$19,000-29,000 (R S \$1350). 13,500

Rivington st, 223; Franklin D Wetterau to same; all RT&I; Dec27'17; Jan16'18 (R S \$1350). 13,500

St Marks pl, 51 (2:450-49), ns, 225 e 2 av, 25x89.8; also all RT&I to strip in front to ns 8th, 25x8, 5-sty bk tnt; Gustav J Dohrenwend, EXR & c Lena Michel, to Harry Goldschmidt, 185 2 av; mtg \$17,000; Jan1; Jan12'18; A\$17,000-29,000 (R S \$20). 36,750

Spring st, 194-200, see Sullivan, 89-91.

Stanton st, 322-4 (2:325-40), nec Goerck (Nos 120-2), 32.2x70, 5-sty bk tnt & str; Benno Lewinson to Reuben Isaacs, 250 W 88, TRSTE will Israel Isaacs, plff; sub to taxes & c; FORECLOS Nov8; Dec1'17; Jan11'18; A\$14,500-28,500 (R S \$20). 19,600

Suffolk st, 43 (2:351-54), ws, 75 n Grand, 25x50, 5-sty bk tnt & str; Rosie Greenberg to Jennie Greenberg, 43 Suffolk; ½ part; B&S; AL; June29'17; Jan14'18; A\$12,500-20,500. O C & 100

Sullivan st, 89-91 (2:503-17-18), sec Spring (Nos 194-200), 75x75, 1-5 & 1-6-sty bk tnts & str; Lillian V Winterbottom to Benj V R Winterbottom, 75 W 47; AL; Dec23'14; Jan15'18; A\$14,000-16,500. O C & 100

Sullivan st, 121-3 (2:503-13), es, 59.6 s Prince, 41.10x75, 6-sty bk storage; Theresa Stern, - Pacific st, Cedarhurst, LI, to Winton Holding Corp, 30 Church; mtg \$38,000 & AL; Jan8; Jan17'18; A\$21,000-40,000. O C & 100

Vandewater st, 36 (1:113-14), ss, 106.11 w Pearl, runs w17.4xs50.2xe14.4xn21.10xe 2.9xn28.2 to beg, 2-sty bk loft bldg; Durbar Realty Co to Saml Levy, 3569 Bway; mtg \$5,000; Jan7; Jan14'18; A\$4,500-6,500 (R S \$4). nom

Water st, 655 (1:243-103), ss, 350 w Jackson, 25x70, 5-sty bk tnt; Eliz A Mandel, B of Q, to Bertha Frieder, 60 Jewell st, Forest Hills, LI; AT; QC; Jan5; Jan17'18; A\$4,000-8,000. nom

3D st, 122-8 W (2:543-15 & 25), ss, 75 w Macdougall, runs w99.6xs100xe24.6xs50 to n s Minetta la (Nos 12 & 14), xe50xn50xe25x n100 to beg, 4-sty bk stable; Kenneth McNeil Wylie to May Mitchell Cowenhoven, 106 S Grove st, East Orange, NJ; mtg \$55,000 & AL; Jan15; Jan16'18; A\$51,000-75,000 (R S \$20). O C & 100

3D st W, nve Bway, see Bway, 683-5.

4TH st, 144 E (2:431-11), ss, 128.6 e 1 av, 33.2x96.2x33.11x96.2, 6-sty bk tnt & str; Max Lancet to Jeanette Shear, 55 St Marks pl; AL; Jan7; Jan16'18; A\$20,000-40,000. nom

8TH st, 309 E (2:391-55), ns, 214.3 e Av B, runs n93.11 xe18.9xs24.1xe6xs69.10 to st xw24.9 to beg, 6-sty bk tnt & str; Frances Brown, 129 Sherman av, to Stella Frank, 23 E 112, B&S; Jan2; Jan16'18; A\$15,000-30,000 (R S 50c). nom

9TH st, 218 E (2:464-19), ss, 329 w 2 av, 21x75, 4-sty bk tnt & str, 1-sty ext; Chas R Pelgram, EXR Eliza M Pelgram, to Reinhardt Realty Corp, 645 E 5; B&S; mtg \$5,000 & AL; Jan15'18; A\$10,000-12,000 (R S \$1750). 17,500

11TH st, 11 E, see 12th, 2 E.

11TH st, 50 W (2:574-19), ss, 355.5 e 6 av, 21.8x94.10, 3-sty & b bk dwg; Mark Cross Company to Sara W Murphy, 50 W 11; B&S; Dec31'17; Jan16'18; A\$15,000-17,500 (R S \$25). O C & 100

12TH st, 2 E (2:569-7 & 38), ss, 125 e 5 av, 25x206.6 to ns 11th (No 11), 4-sty & b stn dwg & 2-sty bk garage; Cornelius Doremus, 230 Prospect st, Ridgewood, NJ, TRSTE in bankruptcy of Edw L Tailer, bankrupt, of Ridgewood, NJ, to John L Fogliasso, at nec Hoym & Center avs. Fort Lee, NJ; ¼ pt; AT; B&S; Jan17'18; A\$46,000-49,500 (R S \$8). 8,000

12TH st, 2 E; also 11TH ST, 11 E; Jas B Tailer, 22 W 47, et al, heirs & c Henry A Tailer, to same; AL; Jan10; Jan17'18 (R S \$24). O C & 100

17TH st, 353 E, see 1 av, 297.

17TH st, 600 E, see Av B, 283.

17TH st, 612 E (3:984-49), ss, 213 e Av B, 25x92, 5-sty bk tnt & str; A\$6,500-13,500; also 17TH ST, 614 E (3:984-48), ss, 238 e Av B, 25x92, 5-sty bk tnt & str; A\$6,500-13,000; Wm S Popham et al, heirs, & c, Cath T Popham, to August Weber, Sr, 421 Herold av, Richmond Hill, B of Q; AT; QC; May8'17; Jan16'18. nom

17TH st, 614 E, see 17th, 612 E.

18TH st, 432 W (3:715-48), ss, 354.5 w 9 av, 20.6x92, 3-sty bk tnt; Edw D Dowling, ref, to Emigrant Indust Savgs Bank, plff; FORECLOS Jan8; Jan11'18; A\$7,500-9,000 (R S \$7). 7,000

20TH st E, sec 1 av, see 1 av, 340.

30TH st, 325 E (3:936-17), ns, 275.5 e 2 av, 20x98.9, 4-sty & b stn dwg; John M Lewis to Mary F Lewis, his wife, 325 E 30; mtg \$6,000; Dec4'17; Jan15'18; A\$8,200-12,500 (R S 50c). nom

37TH st, 247-9 W (3:787--18-19), ns, 216 e 8 av, 34x98.9, 2-3-sty bk tnts; Nevah Constn Co, 1509 Bryant av, to 247-249 West 37th St Corp, 55 Liberty; B&S; AL; Dec24'17; Jan11'18; A\$41,500-43,500 (R S 50c). O C & 100

39TH st, 537 W (3:711-12), ns, 275 e 11 av, 25x98.9, 5-sty bk tnt; Jacob Bros Co to Isabelle Realty Co, 539 W 39; Jan9; Jan15'18; A\$9,000-15,500 (R S \$15). 15,000

39TH st, 539-43 W (3:711-9), ns, 200 e 11 av, 75x98.9, 7-sty bk factory; Jacob Bros Co to Isabelle Realty Co, 539 W 39; B&S; Jan9; Jan15'18; A\$30,000-60,000 (R S \$80). 80,000

44TH st, 305 E (5:1337-5), ns, 90 e 2 av, 27x100.5, 4-sty bk tnt; Jas J Scallion, 541 Manhattan av, to Rosina D Caprio, 302 E 44; ½ pt; mtg \$13,000 & AL; Nov10'15; Jan11'18; A\$10,000-17,500. nom

45TH st, 428 W (4:1054-48), ss, 375 w 9 av, 25x100.4, 4-sty bk tnt & 3-sty r rear tnt; Eliz M Hage m to Andw J Ewald, — Prospect st, White Plains, NY, & Katn F McCarthy, 601 W 115; B&S; Dec31'17; Jan 14'18; A\$11,000-16,000 (R S 50c). nom

45TH st, 306 W, see 8 av, 785.
50TH st, 557-9 W (4:1079-2-2½), ns, 48.8 e 11 av, 51.4x48.11, 2-5-sty bk tnts & str; Bertha widow of Albert Rosenbaum, 2434 8 av, to Auguste Schoenrock at Sebastopol, Cal; QC; AL; Jan12; Jan15'18; A\$13,000-23,000 (R S 50c). nom

51ST st, 323 E (5:1344-10), ns, 237.6 e 2 av, 18.9x100.5, 3-sty & b stn dwg; Franklin D Wetterau to Edmund Assenheimer, 245 E 53; all RT&I; AL; Dec27'17; Jan16'18; A\$7,500-10,500 (R S \$5). 4,750

51ST st, 323 E; John J Sullivan & ano EXRS & TRSTES Augustus Assenheimer to same; all RT&I; AL; Dec27'17; Jan16'18 (R S \$5). 4,750

52D st, 411 E (5:1364-8), ns, 175.3 e 1 av, 18.9x92.6x—x96, 4-sty stn tnt; John M Lewis to Mary F Lewis, his wife, 325 E 30; mtg \$7,000; Dec4'17; Jan15'18; A\$5,300-10,500 (R S 50c). nom

53D st, 330 E (5:1345-39), ss, 300 w 1 av, 24.6x100.5, 5-sty stn tnt & str; Helene Ahrens, widow, to Adele S Ramme, 755 West End av; AL; Jan14; Jan17'18; A\$9,700-17,500 (R S 50c). O C & 100

53D st, 40 W (5:1268-61), ss, 320.2 e 6 av, 25x100.5, 4-sty & b bk dwg, 2-sty ext; Albt E Boardman to Philip W Boardman, of Rye, NY; AL; Jan5; Jan11'18; A\$61,000-80,000 (R S \$64). O C & 100

53D st, 407 W (4:1063-27), ns, 125 w 9 av, 25x134.4x25.11x127.1, 5-sty bk tnt & str; Latham G Reed to Fremont M Jackson, 135 Lafayette av, Bklyn; B&S & CaG; Jan12; Jan17'18; A\$13,000-24,000 (R S \$21.50). nom

56TH st, 25 W (5:1272-21), ns, 400 w 5 av, 25x100.5, 4 & 5-sty & b stn dwg; John M Sterling & ano, TRSTES Harriet M Borden, to Denbro Corp, 55 Wall; mtg \$25,000; Jan4; Jan16'18; A\$74,000-95,000 (R S \$50). nom

56TH st, 27 W (5:1272-20), ns, 425 w 5 av, 25x100.5, 4-sty & b stn dwg; John W Sterling et al, EXRS & TRSTES Matthew C D Borden, to Denbro Corp, 55 Wall; A L; Jan4; Jan16'18; A\$72,000-90,000 (R S \$75). nom

57TH st, 305 E (5:1350-1½), ns, 78 e 2 av, 22x100, 3-sty stn tnt; Robt L Luce, ref, to Louis H A Schneider, 349 W 22, plff; FORECLOS Dec28'17; Jan12; Jan15'18; A\$11,000-15,000 (R S \$11). 11,000

65TH st, 325 E (5:1440-13), ns, 335 w 1 av, 20x100.5, 3-sty & b bk dwg; Myra C, wife of Ferdinand J Kunkler of Bronx, to Kleinschmidt Magnesia Co, 323 E 65; mtg \$4,000 & AL; Jan16'18; A\$7,000-9,000 (R S \$4.50). O C & 100

71ST st, 135 E (5:1406-15), ns, 334 e Park av, 17x102.2, 4-sty & b stn dwg; Emma H Ellsworth, widow, to Douglas L Elliman, at Noroton, Conn; B&S & CaG; mtg \$31,000; Dec29; Jan14'18; A\$28,500-36,000 (R S \$5). O C & 100

73D st, 34 E, see Madison av, 875.
81ST st, 303 E (5:1544-5), ns, 100 e 2 av, 25x102.2, 5-sty bk tnt & str; Benj J Weil to Bertha Kahn, 421 E 82; B&S & AL; Jan 15; Jan16'18; A\$9,000-19,000 (R S \$1). O C & 50

85TH st, 532 E (5:1581-38), ss, 273 w East End av, 25x102.2, 6-sty bk tnt & str; Louisa Schefers to May P Schefers at East Rockaway, LI; AL; Jan12; Jan15'18; A\$8,000-17,000. O C & 100

85TH st, 127 W (4:1216-19), ns, 424 e Amst av, 18.6x97.6, 4-sty & b bk dwg; Paul T Kammerer, Jr, ref, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; FORECLOS Jan9; Jan14; Jan15'18; A\$16,000-24,000 (R S \$14). 14,000

86TH st, 108 W (4:1216-36), ss, 85 w Col av, 20x100, 4-sty & b stn dwg; Cath Roach, 60 W 90, to Hispania Holding Co, 1884 1 av; B&S; mtg \$24,000; Jan16'18; A\$27,000-32,000 (R S \$17). O C & 100

87TH st, 271-3 W (7:1235-5), ns, 100 e West End av (as in year 1850), 50x100.3, 3-sty bk garage; Fred Bowsky & Lillian Bowsky of Hollis, LI, to Rosalie Bowsky, 438 W 116; AL; Apr4'17; Jan17'18; A\$52,000-60,000. nom

91ST st, 66 W (4:1204-56½), ss, 183 e Col av, 19x100.8, 4-sty & b stn dwg; Genevieve M Bailey, 2344 University av, to Hannah M Tag, 880 Ocean av, Bklyn; 1-9 pt; AT; Jan11; Jan14'18; A\$16,000-22,000 (R S \$2). 2,000

94TH st, 10 E (5:1505-65), ss, 178.4 e 5 av, 20x100.8, 4-sty & b bk dwg; Benj G Paskus, 26 W 72, to Stephen W Kent, — Hobart av, Summit, NJ; B&S & CaG; mtg \$12,000 & AL; Jan8; Jan15'18; A\$40,000-45,000 (R S \$14). nom

95TH st, 70 W (4:1208-61½), ss, 80 e Col av, 20x100.8, 5-sty stn tnt; Mary E Merritt to Philip L Bereano, 1316 Fulton av; mtg \$18,000 & AL; Dec15'17; Jan14'18; A\$15,700-22,000 (R S \$1). O C & 100

96TH st, 17 W (7:1832-22), ns, 260 w Central Park W, 20x100.11, 4-sty & b stn dwg; Eliza C B wife Alphonse Montant of Larchmont, NY, to Geo W Morgan at New Dorp, SI; B&S; Dec28'17; Jan15'18; A\$14,500-22,000. nom

96TH st, 17 W; Geo W Morgan of New Dorp, SI, to Alphonse Montant & Eliza C B, his wife, of Larchmont, NY, as tenants by entirety; B&S; Dec28'17; Jan15'18 (R S \$11). nom

98TH st, 213 E (6:1648-9), ns, 210 e 3 av, 25x100.11, 5-sty bk tnt; Abr Greenberg, ref, to Chas J Banta, 58 W 59; FORECLOS Jan3; Jan10; Jan11'18; A\$7,000-18,000 (R S \$14). 14,000

99TH st, 210 E (6:1648-41), ss, 185 e 2 av, 25x100.11, 5-sty bk tnt; J Campbell Thompson, ref, to N Y Trust Co, 24 Broad, plffs; FORECLOS Dec31'17; Jan11; Jan12'18; A\$7,000-17,000 (R S \$13.50). 13,500

100TH st, 154 E (6:1627-49), ss, 300 w 3 av, 25x100.11, 5-sty bk tnt; Elemco Realty Co to Lawyers Mtg Co, B&S; AL; Sept 25'17; Jan11'18; A\$8,500-16,000. nom

101ST st, 129 E (6:1629-12), ns, 100 w Lex av, 25x100.11, 5-sty bk tnt; Wm H Hoppin, ref, to Chas E Sands, at Clemons, NY, & Wm H Sands, 22 E 47, TRSTES will Saml S Sands, plffs; FORECLOS, drawn & recorded Jan11'18; A\$10,000-18,500 (R S \$14). 14,000

101ST st, 136 E (6:1628-60), ss, 92.4 w Lex av, 17x100.11, 3-sty & b bk dwg; Lawyers Mtg Co to Rev John Dr Daraio Fu Rocco, 321 Lehigh st, Easton, Pa, & Jos Daraio, 136 E 101; B&S; mtg \$3,000 & AL; Jan10; Jan11'18; A\$6,000-7,500 (R S \$2). O C & 100

101ST st, 343-5 E (6:1673-24), ns, 40 w 1 av, 40x100.11, 6-sty bk tnt & str; John J Rooney, ref, to Lincoln Trust Co, 204 5 av plff; FORECLOS Jan9; Jan16'18; A\$12,000-37,000 (R S \$20). 20,000

101ST st, 415 E (6:1695-11), ns, 245 e 1 av, 25x100.11, 1 & 2-sty bk garage; Chas E Wicke, 857 Crotona Park N, to Adam C Wicke, 406 E 102; AL; Oct20'16; Jan11'18; A\$5,000-5,100. O C & 100

102D st, 59-61 W, see Manhattan av, 51-3.

103D st, 74-6 W, see Manhattan av, 51-3.
106TH st, 13 on map 15A W (7:1842-25), ns, 175 w Central Park W, 25x100.11, 5-sty stn tnt; A\$16,000-27,000; also 106TH ST, 15 W (7:1842-24), ns, 200 w Central Park W, 25x100.11, 5-sty stn tnt; John E Stinson to Jos W Stinson, 2 W 55; mtg \$42,250; Jan5; Jan15'18 (R S \$1). nom

106TH st, 15 W, see 106th, 13 on map 15A W.

106TH st, 44 W, see Manhattan av, sec 106th.

111TH st, 111 W (7:1821-21½), ns, 485 e 7 av, 15x100.11, 4 & 5-sty & b bk dwg; Mary M H Dayton, at Bay View, Southold, LI, to Billings Estate Corp, 115 Bway; mtg \$11,000 & AL; Jan16; Jan17'18; A\$7,000-11,000 (R S 50c). nom

111TH st, 113 W (7:1821-21), ns, 470 e 7 av, 15x100.11, 4 & 5-sty & b bk dwg; Mary M H Dayton, at Bay View, Southold, LI, to Billings Estate Corp, 115 Bway; mtg \$11,000 & AL; Jan16; Jan17'18; A\$7,000-11,000 (R S 50c). nom

113TH st, 221 E (6:1663-13), ns, 281 e 3 av, 25.6x100.11, 5-sty bk tnt; Orlando A Jones, — Atlantic av, Sea Gate, Coney Isl, and, et al to Frances Stokes, 214 Riverside dr; mtg \$16,000; Jan5; Jan15'18; A\$7,600-19,000. O C & 100

114TH st, 222 E (6:1663-41½), ns, 254.6 e 3 av, 18.8x100.11, 3-sty & b stn dwg; John M Lore to Geo W Cohen, 306 W 99; Jan9; Jan14'18; A\$5,000-6,500 (R S \$7.50). O C & 100

116TH st, 420 E (6:1709-39½), ss, 387.7 w Pleasant av, 18.7x100.11, 3-sty & b stn dwg; Hudson P Rose Co, 7 W 45, to Donato D'Avanzo & Domenico V Di Cerbo, 2271 2 av; mtg \$7,000 & AL; Jan15; Jan16'18; A\$6,300-8,000 (R S \$1). nom

117TH st, 236-8 E (6:1666-31), ss, 185 w 2 av, runs s—x—s—to to cl blk & w50xn—xe—xn—to to xe50 to beg, with AT to any strips on e or w sides, vacant; John Giannattasio to Ardino Dellibovi, 421 E 122; mtg \$10,750 & AL; Dec29'17; Jan11'18; A\$15,000-15,000 (R S \$1). O C & 100

117TH st, 330 E (6:1688-38), ss, 375 e 2 av, 25x100.11, 4-sty bk tnt; Robt J Hare Powell, ref, to Mary M Kearney, 123 E 53; FORECLOS Jan3; Jan15; Jan16'18; A\$7,000-11,000 (R S \$7). 7,000

118TH st, 212-4 E (6:1667-40), ss, 175.5 e 3 av, 37.6x100.5, 2-4-sty stn factory; Union Trust Co of N Y to Jas W Kennedy, 148 E 120; B&S & CaG; Jan11; Jan14'18; A\$12,000-18,500 (R S \$16.50). 16,500

118TH st, 500-2 E, see Pleasant av, 324A-326.

121ST st, 322-4 E (6:1797-46), ss, 225 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Jacob Gordon & Rose, his wife, to Anna Gordon, 408 W 130; AT, B&S & CaG; AL; Nov10'17; Jan11'18; A\$12,000-35,000. nom

131ST st, 272 W (7:1936-60½), ss, 76.5 e 8 av, 23.6x49.11, 4-sty bk tnt & str; Gramercy Bakery to Phillip Sussmann, both at 279 3 av; mtg \$8,000; June13'17; Jan14'18; A\$5,500-9,000 (R S \$4). 4,000

131ST st, 274 W, see 8 av, 2444.

135TH st, 612 W (7:2001-46), ss, 293.2 w Bway, 38.7x99.11, 5-sty bk tnt; Ashbel Hubbard, 956 Government st, Mobile, Ala, to Anna F Bookstaver, 140 W 104; mtg \$48,000 & AL; Jan2; Jan14'18; A\$23,500-47,000 (R S \$7.50). O C & 100

136TH st, 209 W (7:1942-25), ns, 151 w 7 av, 17x99.11, 3-sty & b stn dwg; Millie Levy to Margaret Brown, 242 W 124; mtg \$8,750; Dec28'17; Jan12'18; A\$5,400-8,500 (R S 50c). O C & 100

136TH st, 209 W (7:1942-25), ns, 151 w 7 av, 17x99.11, 3-sty & b stn dwg; Margt Brown, widow, to Aaron Weiss, 215 Audubon av; mtg \$8,750; Jan11; Jan15'18; A\$5,400-8,500. nom

138TH st, 523 W (7:2070-19), ns, 300 w Ams av, 50x99.11, 5-sty bk tnt; Delta Holding Corp to Landworth Co, 538 W 136; mtg \$62,500; Dec31'17; Jan12'18; A\$26,000-59,000 (R S \$5). O C & 100

138TH st, 614 W (7:2086-42), ss, 202 w Bway, 16x99.11, 4-sty bk tnt; Edw F Rush, of Broadway, at New Rochelle, NY, to Grace D H Rice, 74 State st, Flushing LI; mtg \$7,500; Dec28'17; Jan17'18; A\$7,000-10,000 (R S \$1). O C & 100

140TH st, 57 W (6:1738-10), ns, 200 e Lenox av, 41.8x99.11, 6-sty bk tnt; Kath Dumahaut, 601 W 112, to Gussie Haskell, 65 W 115; mtg \$38,500; Jan16'18; A\$8,500-37,000 (R S \$6). O C & 100

140TH st, 57 W; Gussie Haskell, 65 W 115, to Harry Grohman, 24 W 113; mtg \$38,500; Jan16'18. O C & 100

141TH st, 614 W (7:2093-33½), ss, 117.2 w Bway, 16.8x99.11, 3-sty & b bk dwg; John J Rooney, ref, to Emma L Lockwood, 92 Danforth av, Jersey City, NJ, plff; FORECLOS Jan3; Jan14'18; A\$8,000-10,500 (R S \$10). 10,500

149TH st, 512 W (7:2080-39), ss, 190 w Ams av, 15x99.11, 3-sty & b stn dwg; Eliz Marks, 601 W 172, to Carrie Chapman Catt, 2 W 86; AL; Jan15; Jan17'18; A\$7,000-9,500. nom

160TH st, 424 W (8:2109-28), ss, 165.4 e St Nicholas av, 18x100, 3-sty & b bk dwg; Saml Kronskey, 170 W 74, to Mary McCabe, 510 W 157; mtg \$5,000 & AL; Jan12; Jan 14'18; A\$6,500-9,500 (R S \$2.50). O C & 100

160TH st, 638-44 W (8:2136-60), ss, 475 w Bway, 100x100, 6-sty bk tnt; mtg \$119,500; A\$50,000-150,000; also RIVERSIDE DR, 552 (7:1995-77), es, 86.6 n 127th, runs n75xe141.1lx92.7xw30.1xw174.4 to beg, 6-sty bk tnt; mtg \$175,000; A\$80,000-200,000; Alphonse Montant of Larchmont, NY, to Geo W Morgan at New Dorp, SI; B&S; Dec28'17; Jan15'18. nom

160TH st, 638-44 W; mtg \$119,500; also RIVERSIDE DR, 552; mtg \$175,000; Geo W Morgan at New Dorp, SI, to Alphonse Montant & Eliza C B, his wife, of Larchmont, NY, as tenants by entirety; B&S; Dec28'17; Jan15'18 (R S \$27.75). nom

165TH st, 554 W (8:2122-80), ss, 116.6 e Bway, 16x106.5x16x107.11, 4-sty & b stn hospital; Wm J Magee, of Bklyn, to Herbert R Limburg, 11 E 45; mtg \$6,000 & AL; Nov22'17; Jan17'18; A exempt-exempt, nom

177TH st, 516 W (8:2132-100), ss, 227.6 w Amst av, 42.6x99.11, 5-sty bk tnt; Fredk Jr & Irma F Mathesius to David Provost, 200 W 71; mtg \$28,000; Jan2; Jan15'18; A \$13,000-39,000 (R S \$17). O C & 100

177TH st, 516 W; David Provost to Edith W Provost, his wife, 200 W 71; ½ pt; (each hold ½ pt); Jan15'18. gift

177TH st W, nwc Pinehurst av, see Pinehurst av, 2-10.

179TH st, 530-4 W (8:2153-12-14), ss, 163 e St Nicholas av, 87x100, 2-5-sty bk tnts; Abr Ruth to 530-534 West 179th St Realty Corp, 47 Cedar; mtg \$68,000; Jan10; Jan 11'18; A\$33,000-92,000 (R S \$12). O C & 100

181ST st W (8:2152-72), ss, 145 e Audubon av, 75x119.6, vacant; Alois Gutwillig & ano, EXRS & Alfred Gutwillig, to 530-534 West 179th St Realty Corp, 47 Cedar; ½ pt; Jan8; Jan11'18; A\$42,000-42,000 (R S \$12.50). 12,500

181ST st W (8:2152); same prop; Jacob Hirsh et al, EXRS & Saml Hirsh, to same; ½ pt; Jan8; Jan11'18 (R S \$12.50). 12,500

181ST st W (8:2152); same prop; 530-534 West 179th St Realty Corp to Abr Ruth, 445 Audubon av; Jan10; Jan11'18 (R S \$12). O C & 100

185TH st, 560-4 W (8:2157-9-12), ss, 100 e St Nicholas av, 100x79.11, 2-sty bk church & vacant; Church Extension Committee of the Presbytery of N Y to Barney Estate Co, 61 Bway; CaG; mtg \$22,500 & AL; Aug27'17; Jan14'18; A exempt-exempt. (R S \$10). 32,500

185TH st, 560-4 W; Barney Estate Co to Ennis & Sinnott, Inc, 55 Liberty; mtg \$22,500 & AL; Jan12; Jan14'18 (R S \$3.50). O C & 100

204TH st W (8:2225-16), swc Vermilyea av, 100x100, vacant; Martinique Realty Co to Ashbel Hubbard, 956 Government st, Mobile, Ala; mtg \$15,000 & AL; Jan15; Jan 16'18; A\$23,000-23,000 (R S \$5). O C & 100

Av A, 1395-9 (5:469-22), ws, 102.2 s 75th, 85.8x101.3x69.11x100, 5-sty bk loft & str bldg; Jacob Herb to Rosa Doctor; ¼ pt; mtg \$20,000 & AL; Nov4'14; Jan14'18; A \$32,000-43,000. O C & 100

Av A, 1395-9 (5:1469), ws, 102.2 s 75th, 85.8x101.3x69.11x100, 5-sty bk loft & str bldg; Rosa Doctor to Geo R Arnold, 351 W 55; all B&S; mtg \$20,000 & AL; Jan3; Jan14'18. O C & 100

Av B, 283 (3:984-60), es, 82 s 17th, 20x63, 5-sty bk tnt & str; A\$5,300-8,500; also Av B, 291 (3:984-56), sec 17th (N 600), 22x66, 5-sty bk tnt & str & 1-sty b k str; A\$10,000-14,000; Jacob Gordon & Rose, his wife, to Anna Gordon, 408 W 130; AT; B&S & CaG; AL; Nov10'17; Jan11'18. nom

Av B, 291, see Av B, 283.
Av C, 110 (2:377-1), es, 48.9 n 7th, 18.3x 82.5x18x82.5, 3-sty bk tnt & str & 1sty ext; Geo E Weller, ref, to Harmon W Hendricks, 270 Park av, plff; FORECLOS Dec 14'17; Jan11; Jan14'18; A\$12,500-16,000 (R S \$11). 11,000

Bradhurst av, 4 (7:2043-29½), es, 27.8 n 142d, 27.4x59.2x26.10x61.10, 5-sty bk tnt & str; Annie Moss, 3875 Bway, to Rose Israel, 722 E 9; mtg \$18,000 & AL; Dec27'17; Jan14'18; A\$6,200-15,000 (R S 50c). O C & 100

Broadway, 683-5 (2:535-57), nwc 3d, 50 x95, 12-sty bk office & str bldg; Laura Hoe to Francis Bannerman at Polopol Island, Dutchess Co, NY; Frank Bannerman, Jr, 375 E 5th st, Mt Vernon, NY; David E Bannerman, 539 Madison av, Elizabeth N J, firm Francis Bannerman & Sons, 501 Bway, or survivor; ½ pt; AT; sub to ½ mtg \$150,000 on whole; Nov24'17; Jan15'18; A\$145,000-295,000 (R S \$17). O C & 100

Lexington av, 186 (3:887-24), ws, 65.4 n 31st, runs w54xn74w46xn15.6xe100 to av xs 22.6 to beg, 3-sty bk tnt & str; Martonbert Realty Corp to Loretta M Hiegins, 226 E 7, Bklyn; B&S & CaG; mtg \$26,000 & AL; Jan8; Jan14'18; A\$24,300-27,500. nom

Madison av, 575 (5:1387-50), sec 73d (No 34), 27x63, 4-sty & b bk dwg; Saml W Andrews to Harriet H Andrews, both at South Kortright County, of Delaware Co, NY; Jan 15; Jan17'18; A\$75,000-95,000 (R S \$75).

O C & 100

Manhattan av, 51-3 (7:1838-13 & 51), swc 103d (Nos 74-6), 201.10 to ns 102d (Nos 59-61) x50, 2-5-sty bk tnts & str; Edw G Schroeder to Christina Schroeder, both at 414 E 4, Mt Vernon, NY; AL; Sept24'17; Jan14'18; A\$106,000-180,000 (R S \$2). nom

Manhattan av (7:1841-45), sec 106th (No 44), 17.3x70, 3-sty & b bk dwg; Max Lang-fan, 231 E 117, to Rubin Solove, 1322 2 av; AL; Jan10; Jan12'18; A\$13,000-15,000 (R S \$150).

Nagle av, 23 (112) (8:2174-88), nws, 90 sw Arden, 40x129.6, 5-sty bk tnt & str; The W S Hill Realty Corp to Penzance Realty Co, 112 Nagle av; mtg \$32,500; Jan15; Jan 17'18; A\$12,000-45,000 (R S \$8.50).

O C & 100

Pinehurst av, 2-10 (8:2177-8), nwc 177th, 125x92.9x125.1x98, 6-sty bk tnt; Edw G Schroeder, of Mt Vernon, NY, to Aroco Realty Corp, 46 Lawton st, New Rochelle, NY; mtg \$186,000; Jan17'18; A\$57,000-200,000 (R S 50c).

O C & 100

Pleasant av, 324A-326 (6:1716-49-50), sec 118th (No 500), 50.5x96, 2-5-sty stn tnts & str; A\$18,500-39,000; also 118TH ST, 502 E (6:1716-48), ss, 96 e Pleasant av, runs 50.5xe2xs50.5xe25xn100.10 to st xw27 to beg, 2 & 3-sty fr dwg & 2-sty fr rear stable; A\$5,000-5,500; also 2D AV, 1452 (5:1450-50), es, 27 s 76th, 25x100, 5-sty bk tnt & str; A\$14,000-21,000; John J Sullivan & ano, EXRS & TRSTES Augustus Assenheimer, to Franklin D Wetterau, 323 E 51; all RT&I; Nov28'17; Jan16'18 (R S \$31.50).

31,300

Riverside dr, 450 (7:1990-61), es, 225 n 116th, 84x100, 10-sty bk tnt; Olds Holding Corp to North Castle Realty Corp, 80 Pine; mtg \$250,000 & AL; Jan15; Jan16 '18; A\$130,000-340,000 (R S \$50).

O C & 100

Riverside dr, 552, sec 160th, 638-44 W.

Riverside dr, 805 (8:2135-28), ws, 95 n at r a from cl 159th st, if extended & 130.8 from cl 159th on curved line of drive, 24.9 x59.11x20.5x70.3, 3-sty & b bk dwg; Otto R Hartmann, 4196 Warburton av, Yonkers, NY, to Hobart Realities Corp, 217 Bway; mtg \$7,500 & AL; Jan15; Jan16'18; A\$6,000-10,000 (R S \$8.50).

O C & 100

St Nicholas av, 783 (7:2064-29), ws, 20.5 n 149th, 20.5x85.4x20x89.8, 4-sty bk tnt; Ernest Menken to Rodney Improvement Corp, 217 Havemeyer st, Bklyn; B&S; Jan2; Jan16'18; A\$10,000-13,500 (R S \$7.50).

O C & 100

St Nicholas av, 1006 (8:2109-81), es, 161.5 s 162d, runs e73.4xn30.8xe50xs87.7xw112.8 to av xn57.11 to beg, 1-sty bk garage; Louis W Dornedden, 348 Benedict av, Woodhaven, B of Q, & Irving E Smalley, 701 W 178, to Dorsma Garage Corp, 1006-8 St Nicholas av; mtg \$50,000 & AL; Jan2; Jan14'18; A\$—\$— (R S \$10).

nom

Vermilyen av, swc 204th, sec 204th W, swc Vermilyea av.

1ST av, 297 (3:923-31), nwc 17th (No 353), 23x80, 4-sty bk tnt & str & 2-sty bk stable; Elemco Realty Co to Lawyers Mtg Co; B&S; AL; Sept25'17; Jan11'18; A\$17,000-21,000. nom

1ST av, 340 (3:951-55), sec 20th, 23x96, 5-sty bk tnt & str & 4-sty bk tnt & str; Hampton Suffolk Corp, 256 Bway, to Alma E Cantor, 268 Av B; mtg \$19,750 & AL; Jan14; Jan16'18; A\$17,000-24,000. nom

1ST av, 1314 (5:1465-48), es, 75.3 s 71st, 25.1x113, 5-sty bk tnt & str; Jennie Beck to Frank Beck, Inc, 2850 Bway; B&S & CaG & correction deed; AL; Jan11; Jan14 '18; A\$15,500-31,500. nom

1ST av, 1693 (5:1550-28), ws, 50.4 s 88th, 20.4x100, 5-sty bk tnt & str; Anna Clnv-burg, 1693 1 av to Chas Hatlak, 330 E 75; AL; Jan10; Jan17'18; A\$11,000-21,500. nom

1ST av, 1693 (5:1550-28), ws, 50.4 s 88th, 20.4x100, 5-sty bk tnt & str; Chas Hatlak, 330 E 75, to Chas Belsky, 358 E 72; mtg \$18,000; Jan11; Jan17'18; A\$11,000-21,500 (R S \$4).

nom

2D av, 1411 (5:1428-25), ws, 76.7½ s 74th, 25.6½x100; also STRIP adj above on n. 0.6x67, 4-sty bk tnt & str; Adolph Poesenecker to Fredericka Poesenecker, his wife, 1411 2 av; mtg \$8,000; Jan8; Jan 11'18; A\$15,500-22,500.

O C & 100

2D av, 1472, sec Pleasant av, 324A-326.

2D av, 1612 (5:1546-51), es, 51.1 s 84th, 25.5x100, with AT to strip on n. 0.1x100, 4-sty bk tnt & str; Bond & Mtr Guar Co to John F C Wetter, 424 E 118, & Adam Kehel, 210 E 123; B&S; mte \$11,000; Jan8; Jan11'18; A\$14,000-19,500 (R S \$15).

O C & 100

2D av, 1634 (5:1547-51), es, 50 s 85th, 25x 88, 4-sty stn tnt & str; Louis Wolf, of Bronx, to Henry Nembach, 292 E 137; mtg \$17,000 & AL; Jan15; Jan17'18; A\$13,500-22,000 (R S \$6).

O C & 100

4TH av, 59 (2:555-11 & 41-42), es, 25 n 9th, runs n25xe96.4xn14.3xe75xs68.8xw30 to es Lafavette court xn45.4xw15xs22.8xw30 xn5.4xw88.1 to beg, with AT to said court, 8-sty bk loft & str bldg & 2-2-sty bk stables; Petersfeld Realty Corp, 52 Wall, to Wilton Holding Corp, 135 Bway; B&S & CaG; mtg \$110,000 & AL; Jan10; Jan 15'18; A\$58,000-122,000 (R S \$4). O C & 100

8TH av, 785 (4:1038-33), ws, 32.4 s 48th, runs nw102.10x87.7xw100 to av xn23.7 to beg, 3-sty bk tnt & str; A\$53,000-54,000; also 48TH ST, 306 W (4:1038-37), ss, 100 w 8 av, 16.8x100.5, 4-sty stn loft & str bldg, 2-sty ext; A\$12,000-14,000; Frank Williams, 2574 Bway, & ano, TPSTES David Israel, bankrupt, & ano, to The A Realty Co, a corp; AT; Jan8; Jan14'18 (R S \$5). nom

8TH av, 2444 (7:1936-61), sec 131st (No 274), 24.11x76.5, 5-sty bk tnt & str; Gramercy Bakery to Philip Sussmann, both at 279 3 av; mtg \$34,000; June13'17; Jan14'18; \$21,000-35,000 (R S \$4).

4,000

8TH av, 2496 (7:1939-4), es, 75 n 133d, 24.11x100, 5-sty bk tnt & str; Gramercy Bakery to Philip Sussmann, both at 279 3 av; mtg \$26,000; June13'17; Jan14'18; A \$14,000-24,000 (R S \$2).

2,000

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Leroy st, 116-8 (2:601-52), ss, 100 e Greenwich, 50x100; re mtg; recorded Nov 25'04; Emigrant Indust Savgs Bank to Church of St Veronica, 657 Washington; Nov17'17; Jan14'18; A\$23,000-25,000. 20,000

10TH st, 40 W (2:573), owned by party 2d pt; also 10TH ST, 42-6 W, owned by party 1st pt; agmt by party 1st pt as to repairs to No 40, & opening of windows bet 40-2 W 10, etc; John Alden Realty Corp with Chas Keck, 40 W 10; Sept5'17; Jan14 '18. nom

10TH st, 42-6 W, see 10th, 40 W.

15TH st, 415 W (3:716-26), ns, 200 W 9 av, 21x92, 4-sty bk tnt; re dower; Emily G, wife Jos W Keller, 905 West End av, to Elemco Realty Co, 59 Liberty; AT; QC; Jan 16; Jan17'18; A\$8,500-11,000. nom

55TH st, 438-42 W (4:1064-pt lot 51), ss, 275 e 10 av, 75x100.5, 6-sty bk garage; re mtg recorded June2'16; Lewis S Chanler to Danl Meehan, 35 W 88; Jan10; Jan14'18; A\$—\$—.

20,000

56TH st, 25-7 W (5:1272), ns, 400 w 5 av, 50x100.5, owned by party 2d pt; also 57TH ST, 24 W (5:1272), ss, 400 w 5 av, 50x100.5, owned by party, 1st pt; agmt as to rel of bldg restrictions as to 25-7 W 56; Wm P Eno with Denbro Corp, 55 Wall; Jan9; Jan16'18. nom

57TH st, 24 W, see 56th, 25-7 W.

79TH st, 511-3 E, see 179th, 530-4 W.

138TH st, 614 W (7:2086); general re by party 2d pt of all claims & by reason of absolute divorce entered Apr19'12; Isidore Kallman or Edw F Rush to Maud H Kallman or Rush, former wife of party 1st pt; Apr22'12; Jan17'18; in consideration of \$17,500 & conveyance of above dwg.

177TH st, 502 W (8:2132), ss, 100 w Ams av, 42.6x99.11; assign rents for months of Feb to July, 1918, inclusive; Plattsmouth Realty Co, 27 William, to Benoni W Willett, 64 Riverside dr; AT; Jan11; Jan14'18. 1,831.20

179TH st, 530-4 W (8:2153); also 179TH ST, 538 W; also 181ST ST, 516-20 W (8:2152), ss, 25 e Audubon av, runs e75xs119.6 xw100 to es Audubon av (No 309), xn19.6 xe25xn100 to beg; also 79TH ST, 511-3 E; consent of stockholders to deeds to above, also assign of mtg for \$7,750 on 518 W 179; South Side Constn Co, 445 Audubon av, to Abr Ruth, 445 Audubon av; Mar9 '17; Jan11'18.

179TH st, 538 W, see 179th, 530-4 W.

181ST st, 516-20 W, see 179th, 530-4 W.

Audubon av, 309, see 179th, 530-4 W.

STH av (8:2105 & 2106), ws, from 155th to 159th. —x—; consent to 5-track modified structure of elevated R R; N Y Life Ins Co, mtgee, to Manhattan Railway Co; mtg \$47,500; Jan3; Jan11'18. nom

Appointment (misc) of exr & trstes; Henry W de Forest, EXR & TRSTE will Louise W Tiffany, to Chas L Tiffany as co-EXR & TRSTE under same will; Jan10; Jan16'18.

Exemplified copy (misc) of will of Anna P Boland, decd (by will) to Wm F Boland, her husband; Feb12'14; Jan17'18.

Harlem River (8:2215), or Spuyten Duyvil Creek, bet 225th st or Kingsbridge rd, to 230th st and Broadway and Kingsbridge av or Marble Hill av & Exterior sts; agmt as to establishing division lines, etc; Emily M Roemer, 494 Greene av, Bklyn; John C Rodgers, 3 Lexington av, Mt Vernon, NY; N Y State Realty & Terminal Co, 452 Lex av, NY; Geo L Liebler, 246 W 230th, Bronx & et al with Emma L Moller at Kingsbridge av & W 230th, Bronx & et al; Mar26'17; Jan15'18; re-recorded from Bronx Co under sec 12, blks 3264, 3265, 3266 & 13:3404 & 3402. nom

Power of atty (misc); Anna Kurzman to Seymour P Kurzman, 755 Park av; Jan2; Jan12'18.

Power of atty (misc); Clement R Newkirk, of Rochester, NY, to Jas W Newkirk, NY; Dec10'17; Jan12'18.

Power of atty (misc); Marion Johnston, of Geneva, NY, to Benj L Webb, of Cortland, NY; Jan21'14; Jan11'18.

Power of atty (misc); Anne H de Constantinovitch, at Hotel Ritz, Paris, France, to Edw J Hancy, at Tuxedo Park, NY, et al; Dec5'17; Jan17'18.

CONVEYANCES.

Borough of the Bronx.

JAN. 11, 12, 14, 15, 16 & 17.

Albany Crescent, swc 231st, see 231st W, swc Albany Crescent.

Aldus st, 982 (10:2746), ss, 37 w Faile, 42x109, 5-sty bk tnt; Julius L Wolff to Abr Wolff, 303 E 55; Jan14; Jan15'18. nom

Emmet st, 2510-30, see Fordham rd E, nec Emmet.

Godwin ter (13:3404), es, 50 n Kimberly pl, runs n150xe125xs100xw25xs50xw100 to beg; Jos M Callahan, ref, to Chas C Grauten, 250 W 21; PARTITION; mtg \$2,480; Jan3; Jan14'18 (R S \$6.50).

Godwin ter (13:3404), es, 84.1 s 231st, 50 x125; Jos M Callahan, ref, to Harry Stubley, Jr, 685 Macon, Bklyn; PARTITION; mtg \$1,295; Jan3; Jan14'18 (R S \$2). 1,850

Jennings st, 775, see Prospect av, 1405-7.

Johnson st (17:4967), ws, 431.6 s Kingsbridge rd, 60x85.10x60x86.2; Anna M McCullough, Bklyn, to Sarah Berry, 211 E 8; Sept15'17; Jan17'18. exch

Kimberly pl (12:3266), ns, 150 e Bway, 25x100; Jos M Callahan, ref, to Valentine J Schultheis, 2431 Van Cortlandt av; PARTITION \$450; Jan3; Jan14'18 (R S \$1). 750

Kimberly pl (12:3266), nwc Putnam pl, 52x100x36.5x100.6; Jos M Callahan, ref, to Salvator Carmona, 508 W 122; PARTITION; Jan3; Jan14'18 (R S \$1.50).

1,400

Lorillard pl, 2398 (11:3054), sec 187th (No 550), 24.4x100, 5-sty bk tnt; Pearl Niles, Town of Union, NJ, to Frank Gass, 2248 Powell av; AL; Jan7; Jan11'18. nom

Lorillard pl, 2425 (11:3056), ws, 47.11 s 188th, 32.8x90, 5-sty bk tnt; Minnie Jenkins to Darrell Realty Co, 489 5 av; Dec 31'17; Jan11'18. nom

Mt Hope pl, 19 (11:2852), ns, 125.1 e Jerome av, 25x125, 2-sty & b bk dwg; Lom-bardy Realty Co to Dora C Bruenn, 240 Union av, Mt Vernon, NY; mtg \$9,000; Jan 15; Jan16'18 (R S \$1).

O C & 100

Prospect st (18:5643), ns, at sec land Cornelius Banta, runs n100x—80xs100 to st x—79.6 to beg, City Island; Margt R Renn, Bayonne, NJ, to Annie E Cook, 171 Carroll, City Island; Dec27'17; Jan17'18. nom

Putnam pl, nwc Kimberly pl, see Kimberly pl, nwc Putnam pl.

Theriot st (14:3559), ws, 271.8 n Davis, 50x100; Mary Hanley, 2032 3 av, to John O'Brien, 31st Infantry, San Francisco, Cal; AL; July26'16; Jan16'18. nom

Tiffany st, 850, see Whitlock av, 903-5.

Tiffany st, swc 163d, see 163d, 960 E.

Timpson pl, 436 (10:2600), es, 150 n 144th, 16.8x95.5x17.5x90.3, 3-sty fr tnt; Hudson P Rose Co to Beka Rybakoff & Fannie Brod-sky, 546 W 145; mtg \$3,890; Jan11; Jan12 '18 (R S \$1).

nom

Verveelen pl (12:3266), ss, 100 e Bway, 25x100; Jos M Callahan, ref, to John A Mahoney, 141 W 67; PARTITION; mtg \$450; Jan3; Jan14'18 (R S \$1).

750

Verveelen pl (12:3266), ss, 125 e Bway, 25x100; Jos M Callahan, ref, to Jos J Mc-Darby, 19 S 13 av, Mt Vernon, NY; PAR-TITION Jan3; Jan10'18 (R S \$1). (Cor-rects error in last issue when considera-tion was O C & 100).

700

137TH st, 413 E (9:2282), ns, 150 e Willis av, 16.8x100, 5-sty bk tnt; Mary M Fischer, 415 E 137, to Hy Eggert, 411 E 137; ½ pt; mtg \$18,000; Feb10'15; Jan17'18 (R S \$2).

O C & 100

139TH st, 499 E (9:2284), ns, 900 e Willis av, 16.8x100, 2-sty & b bk dwg; Frank L Lescault, Hyndsville, NY, to David Eleier, 1068 Morris av; mtg \$4,000; Dec20'17; Jan 11'18 (R S \$150).

O C & 100

139TH st, 499 E; David Eleier to First Austrian Hungarian Congregation Sons of Elezer Mosher of The Bronx, Inc, 511 E 139; mtg \$5,500; Jan8; Jan11'18 (R S 50c).

O C & 100

139TH st, 511 E, see Brook av, 276.

150TH st, 531 E (9:2276), ns, 200 e Brook av, 25x100, 5-sty bk tnt; Charlotte Berg-feld to Helena Trattner, 458 E 138; mtg \$15,750; Dec18'17; Jan17'18 (R S 50c). 100

151ST st, 228 E (9:2440), ss, 400 w Mor-ris av, 25x118.5, vacant; Nod-a-Way Co, 299 Mad av, to Mary Pinto, 233 E 151; Jan 16; Jan17'18.

3,000

151ST st, 301-3 E (9:2411), ns, 320.3 e Morris av, runs n116.11xe50xs24xw6.6xs 92.10 to st xw43.6 to beg, vacant; Cor-nelius O'Keeffe, 1227 Hoe av, to Nora O'Keeffe, his wife, 1227 Hoe av; mtg \$6,000; Nov30'17; Jan11'18. gift

152D st, 737 E (10:2644), ns, 160 e Jack-son av, 25x133x27.11x120.8, 4-sty bk tnt & str; Colonial Imp & Export Co, 24 Stone, to Pauline Dauere, 685 Dawson, & Rose Robinson, 830 E 163; mtg \$11,000; Jan16; Jan17'18 (R S \$4).

O C & 100

153TH st, 315-7 E (9:2415), ns, 400 w Courtlandt av, 75x100, 2-sty & a fr dwg; Chas Galewski, 214 W 94, to Rita Galew-ski, 214 W 94, his wife; 1-9 pt; B&S; AL; Nov19'17; Jan15'18. nom

155TH st, 315-17 E; Helene Galewski et al, individ & as ADMR, &c, Bernard Ga-lewski et al, to Helene Galewski, 26 W 120, ½ pt; David Galewski, East Wil-liston, LI; Chas Galewski, 216 W 94; Nel-lie Voit, 465 Bedford av, Bklyn; Sadie Bernstein, 199 Lenox av; Birdie Averett, 121 St Nicholas av, & Estelle Rosenstett, 26 W 120, heirs Bernard Galewski, each 1-9 pt; B&S; Nov14'17; Jan15'18. nom

155TH st, dwe 3 av, see 3 av, 3021.

156TH st, 701-7 E, see Jackson av, nwc 156.

160TH st, 422 E (9:2381), ss, 175 w El-ton av, 25x100, except part for 160th, 3-sty bk tnt & str, 1-sty ext; Pasquale Greco, 354 College av, to Maria Greco, 354 Col-lege av; B&S; May18'17; Jan15'18. nom

- 163D st, 307 E**, see College av, 928.
163D st, 657 E (10:2632), ns, 150 w Trinity av, 18.9x50, 2-sty & b fr dwg; Barbara Pabst to Caludes Z Caludes, 657 E 163; mtg \$2,300; Nov26'17; Jan11'18 (R S \$3).
 nom
163D st, 960 E (10:2711), swc Tiffany, 100.4x60, 5-sty bk tnt & str; Utility Realty Co to Hy Morgenthau Co, 30 E 42; Jan 10; Jan12'18.
 nom
165TH st, 708 E, see Jackson av, swc 166.
165TH st, 752 E, see Jackson av, swc 166.
165TH st, 1010, see Intervale av, 1021-33.
165TH st E, swc Hoe av, see Hoe av, 1057.
170TH st, 1-9 E, see Jerome av, 1400.
176TH st, 821 E (11:2954), ns, 46.1 w Marmion av, 25x100, 2-sty & a fr dwg; Bernard S Deutsch, ref, to Mary E Roberts, at Malden Bridge, NY; FORECLOS transfer of tax lien Dec26'17; Jan12; Jan 14'18 (R S \$3).
 2,800
179TH st, 1027 E (11:3137), nes, 93.4 w Boston rd, 25.7x73x26.6x72.2, 2-sty fr dwg; Vincenzo Arienzo, 129 S 7 av, Mt Vernon, NY, to Lauretta Brusino, 1027 E 179; B&S; mtg \$3,000; Oct-16; Jan17'18.
 nom
180TH st, 256 E, see Ryer av, sec 180.
181ST st, 785 E, see Mapes av, 2127-9.
185TH st, 771-5 E (11:3114), ns, 120.1 w So Blvd, 79.11x130x80.10x130, 2-5-sty bk tnts; also all title to strip begins 185TH ST E (11:3114), ns, 94.11 e Prospect av, 0.5x32.11x0.3x32.11; Isaac Lowenfeld et al, EXRS Pincus Lowenfeld, to 1447-1451 Boston Road Realty Co, 350 Bway; 1/2 pt; mtg \$61,500; Dec13'17; Jan12'18 (R S \$4).
 nom
185TH st, 771-5 E; Wm Prager to same; 1/2 pt; mtg \$61,500; Dec13'17; Jan12'18 (R S \$4).
 O C & 106
187TH st, 550 E, see Lorillard pl, 2398.
217TH st, 741 E (16:4665); also PARK AV, 4316 (11:3036); also WESTCHESTER AV, 750 (10:2654); Nellie Heppert, 612 Buchtel av, Akron, O, to T Frank Kelly, 111 W 77; AT; June18'17; Jan17'18.
 nom
220TH st E (16:4654), ss, 305 e Carpenter av, 50x114; Morris Frank, ref, to Peter Schweickert, 648 E 220, pff; FORECLOS Dec20'17; Jan10; Jan12'18 (R S 50c).
 500
231ST st W (12:3266), swc Albany Crescent, 47.7x100.5x51.3x100; Jos M Callahan, ref, to Emanuel Kanarvogel, 638 E 9; PARTITION; mtg \$4,130; Jan3; Jan14'18 (R S \$6).
 5,400
231ST st W (12:3266), swc Albany Crescent; same prop; Emanuel Kanarvogel to City Real Estate Co, 176 Bway; mtg \$4,130; Jan7; Jan14'18.
 O C & 100
Anderson av, ws, abt 134 s 165th, see Woodycrest av, 1038.
Anthony av, 1727 (11:2891), ws, 42.1 n 174th, 25.8x73.3x25x67.4, 2-sty & b bk dwg; Esther Chaves, 486 E 165, to Sparta Realty Co, 406 E 149; mtg \$6,500; Jan16; Jan17'18 (R S \$1).
 O C & 100
Av St John, 986 (10:2684), ws, 50 n Fox, 50x100, 5-sty bk tnt & str; Saml Ascher to Sadie Ascher, his wife, 518 E 6; mtg \$42,000; Jan14; Jan15'18.
 nom
Bainbridge av (12:3343D), es, 250 s 210th, 75 x 87.4 x 77.10 x 108.3, vacant; Katharina Peter to Anna Schwartz, 908 E 181; mtg \$3,000; Apr9; Jan16'18.
 O C & 100
Bathgate av, 2301 (11:3053), ws, 69.3 n 183d, 18.3x64.5, 2-sty & b fr dwg; John Reilly et al, EXRS, & Jas J Connelly, to Maria L Connelly, 2301 Bathgate av; correction deed; mtg \$2,200; Dec15'17; Jan 16'18.
 800
Bell av (17:4963), ws, 150 s Randall av, 50x105; Patk T Gillespie to Mary Gillespie, 1505 Lex av; Jan12; Jan16'18 (R S \$1).
 nom
Boston rd (11:3005), nws, adj Baptist Church lot, runs w149 to Vyse av xne139.7 xse68.9xsw28xse58.9 to beg; Colonial Imp & Export Co, 24 Stone, to Marius Dauere, 685 Dawson, & David Robinson, 830 E 163; Jan16; Jan17'18 (R S \$8).
 nom
Broadway (12:3266), es, 75 n Kimberly pl, 25x100; Jos M Callahan, ref, to Ole A Torjesen, 3058 Bailey av; PARTITION; mtg \$1,200; Jan3; Jan14'18 (R S \$2).
 2,000
Broadway (12:3266), es, 50 n Kimberly pl, 25x100; Jos M Callahan, ref, to Ole A Torjesen, 3058 Bailey av; PARTITION; mtg \$1,200; Jan3; Jan14'18 (R S \$2).
 2,000
Brook av, 276 (9:2267), nec 139th (No 511), 25.1x100x25x97.2, 5-sty bk tnt & str; Hy Morgenthau Co to Utility Realty Co, 30 E 42; Jan11; Jan12'18.
 nom
Brook av, 555 (9:2294), ws, 158.1 s Westchester av, runs w54x50.10xsw29.5x68.6 to av xn26.10 to beg, 4-sty bk tnt & str; Milton Spieler to Solomon Silverman, 1402 Clay av; mtg \$—; Dec8'17; Jan14'18.
 100
Bryant av, 1217 (11:2993), ws, 171.8 n Home, 20x100, 2-sty fr dwg; Wm G Hannessen, 1215 Bryant av, to Lizzie, wife Wm A Hannessen, 1319 Hoe av; Jan9; Jan14'18 (R S \$7).
 7,000
Chatterton av, ns, see Zerega av, es, from Powell av to Gleason av.
Clinton av, 1819 (11:2949), ws, 90 n 175th, 24.8x149.10, 5-sty bk tnt; John L Fox to Julia Fox, 2965 Briggs av; mtg \$20,000; Jan11; Jan15'18 (R S 50c).
 O C & 100
College av, 928 (9:2423), nec 163d (No 307), 85x44.2x85x44.2; Wilhelm Lauter, 410 E 141, to Geo Neubauer, 2404 Bathgate av; mtg \$24,000; Jan15; Jan16'18 (R S \$12).
 100
Davidson av (11:2867), ws, 100 n 174th, 50x100, vacant; Ben Glassberg, 1270 Grant av, to Morris Greenberg, 256 Smith, Perth Amboy, NJ; Jan7; Jan15'18.
 100
Ellis av, ns, 505 e Zerega av, see Zerega av, es, from Powell to Gleason av.
Elton av, 761 (9:2378), ws, 66.6 s 157th, on map Melrose, 33.6x100, 3-sty fr tnt & str; Jacob Klippel, Jr, 761 Elton av, to Jacob & Augusta Klippel, same address, tenants by the entirety; B&S & CaG; mtg \$3,500; Apr26'17; Jan17'18; re-recorded from Apr27'17.
 nom
Findlay av (11:2782), es, 514.8 n land late Wm H Morris, runs e101.10x110.11x6.34x100.8 to curved line or cor formed by junction es Findlay av & ws Teller av x sw along Findlay av 248.8 to beg; John Sachs to Loretta M Higgins, 226 E 7, Bklyn; mtg \$7,250; Jan11; Jan15'18 (R S \$11).
 O C & 100
Fordham rd E (13:3273), nec Emmet (Nos 2510-30), 100x83, 2-sty fr dwg & vacant; Louis Rabinowitz et al to Ulrick A Kearin, 637 Park pl, Bklyn; mtg \$6,000; Dec31'17; Jan14'18 (R S \$20.50).
 100
Forest av, 1111 (10:2651), ws, 182.8 n 166th, 20x87.6, 3-sty bk tnt; Isaac Lowenfeld Realty Corp to E Loewenthal & Sons, Inc, 1321 Boston rd; correction deed; mtg \$8,000; Jan16; Jan17'18.
 O C & 100
Forest av, 1111; E Loewenthal & Son, Inc, to Sarah Bloch, 312 W 99; mtg \$8,000; Jan11; Jan17'18.
 O C & 100
Franklin av, 1098 (10:2607), es, 100 s 166th, 37.6x105x37.6x105, 5-sty bk tnt; Regina Mehlman, 1098 Franklin av, to Jacob S Mehlman, 1098 Franklin av; mtg \$23,000; Apr28'17; Jan17'18.
 nom
Gleason av, see Zerega av, es, from Powell to Gleason av.
Grand av, 2469 (11:3213), ws, abt 90 s 188th, 40.2x106, 2-sty & a fr dwg; Abner Greenberg, ref, to Jeremiah Hodnett, 487 3 av, pff; FORECLOS Dec10'17; Jan11; Jan12'18.
 6,000
Hall av (16:4548), nwc road to Westchester, 101.3x118.5x140x100; Max Gruberg to Pearl Niles, Union, NJ; mtg \$6,750; Jan8; Jan15'18.
 nom
Hering av (15:4311), ws, 100 n Lydig av, 25x100; Zelek Elson, 427 W 40, to John Haut, 203 West Burnside av; mtg \$542.50; Jan15; Jan16'18 (R S 50c).
 O C & 100
Hoe av, 1057 (10:2743), swc 165th, 110x 76.1, 8-sty bk tnt & str; Fox Square Bldg Co, 1057 Hoe av, to Ess Ess Realty Co, 31 Nassau; mtg \$170,000; Jan10; Jan14'18 (R S 50c).
 O C & 100
Intervale av, 1021-33 (10:2700), nwc 165th, runs n104xw54.7 to 165th (No 1010) xs133 to beg, 5-sty bk tnt & str; Loebs Real Estate Co to Tozier Realty Co; B&S; Dec5'17; Jan17'18.
 nom
Jackson av (10:2640), swc 166th (No 708), 100x22, 2-sty & a fr dwg; also 165TH ST, 752 E (10:2659), ss, 22.4 e Forest av, 18.7x71, 3-sty fr tnt & str; Albert L Maas et al to Rose A Maas, 3268 Decatur av; A T; Oct20'17; Jan12'18.
 O C & 100
Jackson av (10:2636), nwc 166th (Nos 701-7), 25x87.2x25x76.11, 5-sty bk tnt & str; Israel Leibsohn to Frances S McDermott, 2 W 72; AL; Dec29'17; Jan11'18 (R S 50c).
 nom
Jerome av, 1400 (11:2843), nec 170th (Nos 1-9), 113x100x110.2x100, 1-sty fr str & vacant; Rahway Land Impt Co, 302 Bway, to Pearl Niles, Union, NJ; mtg \$50,000; Nov 26'17; Jan17'18.
 nom
Longfellow av, 1410, see West Farms rd, 1307.
Ludlow av, ns, see Zerega av, es, from Powell av to Gleason av.
Lurting av (15:4271), nes, 525 ne Rhineland av, 25x100; Wm Crockett O'Hare, 12 W 104, to Lottie O'Hare, 12 W 104; mtg \$15; May22'16; Jan15'18.
 O C & 100
Mapes av, 2127-9 (11:3110), nwc 181st (No 785), 46.1x94, 5-sty bk tnt & str; Delta Holding Corp to Millie Rosenberg, 894 Riverside rd; mtg \$44,100; Jan2; Jan 15'18 (R S \$2.50).
 O C & 100
Marble Hill av (11:3245; 13:3402), w s, 90.11 n 228th or Terrace View av, runs nw162.3 & w on curve, 69.10x155x w37.4x75 to ns Terrace View av xw94.8x70xw210.3xst70 to Terrace View av xw281x sw25x10xw93.3xsw25.3xse97.1 to ws Terrace View av xsw along said av & ws of Teunissen pl 992 to ns Leyden st xw537x87 to se exterior line of S D & P M R R Co xne2.116 to sws 230th xse980 to av xs288 to beg, contains 25 7-10 acres; also EXTERIOR ST, nws, 25 e of cl S D & P M R R, runs n330x17x1n & nw 1,140 to ses Bway xne96 to pt 160 sw 225th xse155 to ws of an arm of Harlem River xn, ne, e & se 162xne148 to sws 225th xse50xsw160xse 425 to bulkhead line xne & n 142.5 to ss 225th xse262 to nws Exterior st xsw 1,095 to beg, contains 7 86-100 acres, with ART&l to lands in Kingsbridge rd, W 230th st, Teunissen pl, Leyden st, Terrace View av, Broadway, Exterior st & 225th st & to Tibbetts Brook, Spuyten Duyvil Creek & Harlem River & lands under water n of nl of Harlem Ship Canal, excepts parts released, vacant; N Y State Realty & Terminal Co, 450 Lex av, to N Y Central R R Co, 575 Bway, Albany, NY; B&S; Nov27'17; Jan12 '18.
 nom
Monroe av (11:2797), ws, 150 s 175th on map Mt Hope, 50x100, except part for av, vacant; Lawrence Peters, 1787 Mt Hope av, to Lizzie F Conabeer, 515 W 149, widow; Marion D Bloodgood & John S Conabeer, Jr, 270 Convent av, children John S Conabeer; 1/2 pt; mtg \$3,750; Dec10'17; Jan11; Jan14'18.
 425
Monroe av (11:2797), ws; same prop; Carrie Van Nostrand, widow, to same; 1/2 pt; mtg \$3,750; Dec10'17; Jan14'18.
 140.50
Newbold av, ns, 405 e Zerega av, see Zerega av, es, from Powell to Gleason av.
Park av, 4316, see 217th, 741 E.
Paulding av (15:4328), nes, 115.4 se Bogart av, 100x100; Frank Hellmerich, 577 E 137, to Bertha Zoller, 725 Cauldwell av; Jan14; Jan17'18.
 O C & 100
Pratt av (17:4991), ws, 419.3 s Kingsbridge rd, 25x130.4x—x143.8; Caroline C Steinmetz, College Point, LI, & ano, to Josephine I Steinmetz, at Bryn Mawr Park, NY; Nov28'17; Jan16'18.
 nom
Prospect av, 583 (10:2674), ws, 150th, 20x100, 4-sty bk tnt; Do Huckriede to Rosie Klein, 1081 Sim mtg \$7,500; Jan10; Jan12'18 (R S 50).
 O C
Prospect av, 1405-7 (11:2962), nws nings (No 775), 43x90.10x67.6x74.4, bk tnt & str; Chas E Buchner, Jr, Julius A Schulze, 1305 Bristow, pff \$35,000; FORECLOS Jan12; Jan14'18.
 O C
Richardson av, 4737-9 (17:5106), — 100; Clarence A Sparks, 930 West End to Ethel M Sparks, 930 West End av & CaG; AT; mtg \$3,500; Feb12'17; '18.
Road to Westchester, nwc Hall a Hall av, nwc road ao Westchester.
Ryer av (11:3149), sec 180th (No runs 34.5x66.5x87.9x25 to 180th x to beg, 5-sty bk tnt; Athlon Lukas 1 av, to August Schumacher, 419 E 8; \$23,500; Jan10; Jan12'18 (R S \$9).
 O C
Southern Blvd, es, 386.10 n Home So Blvd, es, 336.10 n Home.
Southern Blvd (11:2979), es, 336 Home, 50x130.4x50.1x126.9, vacant; SOUTHERN BLVD (11:2979), es, 336 Home, 52x136.7x69.11x130.4, vacant; Becker, 1241 Lex av, to Ellen Brouck, Kingston, NY; mtg \$20,000 31'17; Jan11'18 (R S \$2.50).
Southern Blvd, 966 (10:2742), es, 2 Aldus, 42x150, 5-sty bk tnt & str; A can Real Estate Co (by consent of W C Noyes & ano, receivers), to Olds ing Corp, 217 Bway; mtg \$43,000; '17; Jan16'18 (R S \$7).
 O C
Southern Blvd, 966; Olds Holding Co to Mary Blum, 310 Greene av, Bklyn \$46,000; Jan14; Jan16'18 (R S \$10).
 O C & 100
Townsend av (11:2845), es, being begins at w & s lines of lot 82 on ma Eden, runs w47.2 to es Townsend a 65.7 to es 6 av xs80.1 to beg; Harold S to Louis Geib, 457 W 143; Jan10; Jan 18'18 (R S \$6 on each).
 O C
Trinity av, 1031 (10:2633), ws, 22 165th, 50x123.3, 2 & 3-sty fr dwg; Constn Co to Louise Masser, 192 Na av, Bklyn; mtg \$10,000; Jan9; Jan11'18.
 O C & 100
Union av, 1165 (10:2672), ws, 71 Home, 43x79.1x47.9x91.1, 5-sty bk Wm H Kirchner to Wilker Realty Co, Franklin av; AL; Jan28'15; Jan12'18.
 O C & 100
Valentine av, 2868 (12:3302), ses, 18 e 198th, 25x99x25x99.1, 2-sty & b fr Philip L Bereano, 1316 Fulton av, to L E Merritt, 308 W 26; mtg \$7,500; Dec2 Jan11'18.
Valentine av, 2877 (12:3305), ws, n 198th, 75x170, vacant; Loretta Buchanan, 56 W 54, et al, EXRS Buchanan, to Jos O Buchanan, 56 W Mar22'17; Jan11'18.
Valentine av (12:3301), es, 100 n 1 91.3x100, vacant; Delta Holding Corp Lankan Realty Co, 600 W 181; mtg 600; Jan10; Jan15'18 (R S \$2).
 O C & 100
Vyse av, nes, see Boston rd, nws, Baptist Church lot.
Walton av (11:2829), es, 102.11 n mont av, 100x100, 3 abandoned fountains; August Schumacher, 419 E 84, to thon Lukasey, 59 1 av; mtg \$10,000; 8; Jan12'18 (R S \$5).
Waterbury av, nec Zerega av, see rega av, es, from Powell to Gleason av.
West Farms rd, 1307 (11:3007), nws, ne Freeman, 30.7x89x25.5x76.3, 1-sty stable; also LONGFELLOW AV, 1410 (3007), es, 54.8 n Freeman, 27.4x85.11x70, 2-sty & b fr dwg; Chas Meyer 55 158, to Rosie Stoerger, 1410 Longfellow Dec26'17; Jan15'18.
Westchester av, 750, see 217th, 741 I
Whitlock av, 903-5 (10:2733), nwc fany (No 850), 50x100, 5-sty bk tn str; 152d St Constn Co to Sava Re Corp, 320 Bway; mtg \$51,000; Jan15; 16'18 (R S \$6.50).
 O C & 100
Williamsbridge rd (15:4307), es, abt 1 s Lydig av, 25.1x106.5x25x104.1; John Steich, 128 Montague, Bklyn, to Hy Sch 782 Union av; Nov27'17; Jan15'18.
Woodycrest av, 1038 (9:2508), es, 120 s 165th, runs e100x9.6x100 to derson av xs30xw200 to Woodycrest xn20.4 to beg, 2-sty & a fr dwg & vac Thos Gilleran, ref, to Wm Totten, Clearwater, Fla, & Gertrude R Totte Mary T Dulcken, 406 2 av, LI, NY, p FORECLOS Dec21'17; Jan11; Jan14'18 S \$8).
Worth av (11:2890), es, 300 n 17 map Mt Hope, runs n75xw25x75x25 beg, land in bed of av, vacant; Wm Cameron to Morris Apfel, 565 W 144; & AT; Jan10; Jan12'18.
Zerega av (14:3840, 3841, 3842, 3843, & 3849), es, extends from Powell av Gleason av, 216x1,005; also ZEREGA (*), es, extends from Gleason av to E av, 216x1,005; also ZEREGA AV (*), s, from Ellis to Newbold av. s, 505; also ZEREGA AV (*), es, exte from Newbold av to Waterbury av, 2 405; also LUDLOW AV (*), ns, lot R Unionport, 150x—, to Chatterton av x 216; also CHATTERTON AV (*), ns, lo same map, 100x— to Blackrock av x79x also ELLIS AV (*), ns, 505 e Zerega 550x— to Newbold av —x216; also NE BOLD A V(*), ns, 405 e Zerega av, 138 to Waterbury av x74x216; also ZERE

), nec Waterbury av, 270x—x—445; sprague to L Napoleon Levy, 18 W C; B&S; Aug'917; Jan15'18.
 O C & 100
 ga av (14:3840, 3841, 3842, 3843, 3844, 3850, 3858), same prop; Josephine B, heir Josephine D B White, Free-LL, & ano to L Napoleon Levy, 18 W C; AT; Nov17'17; Jan17'18.
 av, 2500 (9:2314), es, 112 n 139th, 3x25.4x105.8, 2-sty fr str; Chas A Y, ref, to Franklin Savgs Bank, in N Y, 656 8 av, diff; FORECLOS Jan14'18 (R S \$12).
 12,000
 av, 3021 (9:2377), nwc 155th, 25.9x60x except part for 155th, 3-sty fr tnt & Geo F Moody, 122 W 80, to J Clar-Javies, 14 E 81; mtg \$14,000; Nov—Jan1'18.
 av, 3436-42 (10:2608), es, 54.8 sw 75x120x75x134.4, 4-2-sty fr tnts & 2-sty fr rear tnt; Sirap Realty Co Y Real Estate Co, 176 Bway; mtg; Jan9; Jan14'18.
 av, 3621 (11:2910), ws, abt 280 n 169th, 103.6x25x104.3, 3-sty fr tnt & str; a Realty Co to Esther Chaves, 486 E mtg \$6,000; Jan16; Jan17'18 (R S \$1).
 O C & 100
 av, 4058-60 (11:2930), es, 328.2 n 33x100, 5-sty bk tnt & str; also V, 4062 (11:2930), es, 356.2 n 174th, 00x32.8x100, 5-sty bk tnt & str; 145 n Corp'n, 128 Bway, to Christina M nna at Rockville Centre, LI; mtg; 0; Jan10; Jan12'18 (R S \$11.50).
 exch
 av, 4062, see 3 av, 4058-60.

CELLANEIOUS CONVEYANCES.

Borough of the Bronx.

JAN. 11, 12, 14, 15, 16 & 17.
 TH st, 499 E (9:2284), ns, 900 e Willis 5.8x100, 2-sty & b bk dwg; re mtg; R Meinccke, 2120 Harrison av, to c L Lescault, Hyndsville, NY; Dec20 Jan1'18.
 ST st, 790 E, see Mapes av, sec 181.
 TH st, 790 E (16:4664), ss, 205 w Barnes 00x114, Wakefield; re mtg; Antonio nce, 665 61st, Bklyn, to Menio Bldg 20 E 212; Jan15; Jan16'18.
 lege av, 928 (9:2423), nec 163d (No 85x44.2, 4-sty bk tnt; re mtg; Albt auter to Wilhelm Lauter, 410 E 141; Jan17'18.
 nes av (11:3110), sec 181st (No 790), 0; re asn of rents; Jacob J Dorn, av & ano to Chas Dorn, 361 3 av; Jan12'18.
 th av (11:2890), es, 200 n 174th, —x land in bed of av in front of lot n map Mt Hope; re easement as to & air; Wm A Cameron to A L Low-in et al; Jan1'18.
 av, 3410-12 (10:2608); consent to 3d Columbia Trust Co, mtgee, to Man-n Railway Co; Dec31'17; Jan17'18.
 av, 4599-4601 (11:3053); consent to ack; Payne Estate, mtgee, to Man-n Railway Co; Dec12'17; Jan14'18.
 nom

LEASES.

Borough of Manhattan.

JAN. 11, 12, 14, 15, 16 & 17.
 sex st, 170 (2:355); asn Ls recorded 11; Simon Bollt to Rosie Streit, 724 Calb av, Bklyn; Dec24'17; Jan15'18.
 ater st, 150 (1:39), all; John J White, al, to Chas H Demarest, of Bloom-NJ; 5yf May1'16; Feb7'16; Jan17'18.
 1,800
 H st, 56 E (2:548), 24.7x121; assign eorded May21'15; Fremont M Jack-to Latham G Reed, 151 E 56; Jan16; 7'18.
 TH st W, swc 5 av, see 5 av, swc 14.
 TH st, 12-16 W (3:828), str & b; Chas E Renting Co to Hyman Ferdinand, Whitlock av, & Hyman Littwin, 926 So firm Ferdinand & Littwin; 5y & 15 from Jan15'17, 5y ren at \$7,000; Nov Jan1'18.
 6,500
 D st, 424-28 W (3:730), ss, 268.9 w 9 131.3x98.9; asn Ls recorded Jan24'14; a Larkin to D Ralph Gardner, 334 Clinton st, East Orange, NJ; Jan12; 4'18.
 D st, 200-2 W, see Bway, 1491.
 TH st, 47 W (5:1265), all; Sarah L Robn to Chas Alison, on premises; 3yf Oct; 2y ren at \$6,000; Oct25'17; Jan16'18.
 5,000
 TH st, 17 W (5:1266), ns, 318 w 5 av, 00.5, the land; TRUSTEES of Columbia ege to John Erving; 21yf Nov1'06; 21y Oct'08; Jan15'18. taxes, &c, & 1,800
 TH st, 17 W; consent to asn Ls to del Presberger, of 215 Montague st, n, as below; same to Cornelia V R pin & Wm V R Erving, EXRS John ng; Oct23'17; Jan15'18.
 TH st, 17 W; asn above Ls; Cornelia H Hoppin & Wm V R Erving, EXRS Erving, to Mendel Presberger, 600 W Oct23'17; Jan15'18.
 4,250
 TH st, 126 E (5:1308), all; Mathilda E buck to Monmouth Garage, Inc, 140 ay; 5yf Nov1'17; Jan18'16; Jan14'18.
 2,000
 TH st, 230 W, see Bway, 1739.
 TH st, 200 E, see 3 av, 1009.
 TH st W, see Bway, see Bway, 2180.
 TH st, 113-5 E (5:1513), garage, all; y M Baab to Belmont Garage, a corp'n; June1; Jan12; Jan14'18.
 6,500

109TH st, 212-16 E (6:1658), str & 4 rooms & b; Herrman Fleishman to Bertha Brenner, 212-6 E 109; 3 8-12yf Nov1'16; Oct 2'16; Jan15'18.
 396
 124TH st, 219-27 W, see 125th, 226-8 W.
 125TH st, 226-8 W (7:1930), ss, 214 w 7 av, runs w48.6x201.10 to ns 124th (Nos 219-27) xe87.6xnn97 xw 39 xn 104.10 to beg, all; Samson Lachman et al, TRSTES & Carl Heusser, 285 St Nicholas av; 10 5-12yf Dec1'17; Nov20'17; Jan1'18.
 taxes &c & 20,000 to 24,000
 Broadway, 1491 (4:1014), swc 43d (Nos 200-2), 4-sty bk hotel & str, all; Cyrus C Miller et al, EXRS & TRSTES Michl Dowling, to Thos E Fitzgerald, 1072 Lex av; 15yf Oct1'17; Nov23'17; Jan16'18.
 taxes &c & 25,000
 Broadway, 1739 (4:1027), store; also 55TH ST, 239 W, basement (with option of two stores, 237 & 239 W 55th st, for 6yf Jan1'20 at \$9,000); H M Weill Co, 247 W 34, to Van Dyke Auto Co, 1627 Bway; 8yf Jan1; Dec19'17; Jan15'18.
 12,000
 Broadway, 2120 (4:1169), nec 77th, 25.5x 65.8x25x65.8, all; Peter Doelger Brewing Co, 407 E 55, to Peter J Finnerty, 2180 Bway; 7 10-12yf Dec1'17; Nov19'17; Jan17'18.
 5,000 to 6,000
 Broadway, 2834 (7:1881), sec 110th, part 2d fl; Broadway Varieties Co, 126 W 46, to David Chinn & A Chin Tong, 2834 Bway, from Aug1'17 to Apr30'27; June14'17; Jan 12'18.
 4,000
 Columbus av, 155 (4:1119), sec 67th, str & c; Conrad Michaels, of Blauvelt, NY, to Wm Michaels, 155 Col av; 5yf June1'18; 5y ren; Jan7; Jan17'18.
 2,800
 Lenox av, 574 (6:1736), cor str & bs; Jos Scheinsinger to Jacob Friedland, 574 Lenox av; from May1'18 to Sept30'20; Dec 17'17; Jan1'18.
 1,800
 Lenox av, 645-7 (7:2011), all; Yetta London to Sam Fox, 450 E 139; 3yf May1'17; Apr25'17; Jan15'18.
 5,900
 Madison av, 110 (3:859), str & b; assign Ls recorded Aug13'13; Adolph Phillips, 201 E 31, to David Roth, 610 W 150; Mar7'16; Jan16'18.
 nom
 Madison av, 110, str & b; assign ext Ls dated Mar2'16; same to same; Mar7'16; Jan 16'18.
 nom
 Madison av, 110, str & b; assign Ls re-corded Aug13'13 & ext dated Mar2'16; David Roth, 610 W 150, to Adolph Leibowitz, 645 E 5, Bklyn, & ano; Jan14; Jan16'18.
 nom
 West Broadway, 203 (1:177), es, 52.11 s Franklin, 7.5x20; leasehold; consent to 3d track; Henry Youngs, of Goshen, NY, et al, individ & TRSTE Maida Y Roe, to Man-hattan Railway Co; April1'17; Jan17'18.
 58.63
 3D av, 1009 (5:1414), sec 60th (No 200), str & b; Frank T Day et al to Geo F Rohe, 301 E 60; 5yf Jan1; Dec27'17; Jan1'18.
 2,100 to 2,700
 5TH av, 381 (3:865), es, 74.4 s 36th, 24.5 x100; also lot in rear of above, 24.5x25, all; Isaac H Peller to I H Peller, Inc, a corp'n, 15 W 27; from Dec1'17 to Apr30'29; Jan12; Jan15'18.
 19,000
 5TH av, 381; asn Ls recorded Apr8'14; same to same; Jan12; Jan15'18.
 nom
 5TH av (2:577), swc 14th, cor str & pt b; Chas S Brown, as TRSTE, to Schulte Realty Co, 386 Bway; 9 11-12yf Mar1; Dec31'17; Jan17'18.
 6,000 & 6,500
 8TH av (8:2106), ws, 448.2 n 155th, 531.2 to ss 159th x80, part of Polo Grounds; leasehold; consent to reconstruction of El R R &c; National Exhibition Co to Manhattan Railway Co; Dec28'17; Jan16'18.
 nom
 10TH av, 683 (4:1076), str & b; Peter Doelger Brewing Co, 407 E 55, to John J Cunningham, 781 9 av; 2 4-12yf Jan1; Dec 15'17; Jan17'18.
 1,200

LEASES.

Borough of the Bronx.

JAN. 11, 12, 14, 15, 16 & 17.
 Canal pl, es, 593 s 144th, see Rider av, ws, 593 s 144th.
 180TH st, 721 E (11:3096), str & c; Na-than Barsky, 2105 Clinton av, to Isidor Atlar, 738 E 180; 20 months from Dec1'17; Nov12'17; Jan1'18.
 181ST st, 785 E, see Mapes av, nwc 181.
 Fulton av, 1567-9 (11:2929); assign Ls; Hyman Shapiro & ano to Elias Lepier, 60 E 114; Aug5'16; Jan12'18.
 768
 Mapes av (11:3110), nwc 181st (No 785); sur Ls; Abr Goldberg to Delta Holding Corp'n, 217 Bway; Feb28'17; Jan15'18.
 nom
 Rider av (9:2340), ws, 593 s 144th, —x 125 to Canal pl x100x125, all; Roger Pot-ter to McDougall & Potter Co, 606 W 55; 15yf May1'06; Apr15'06; Jan1'18.
 3,000
 3D av, 2977 (9:2375); sur Ls; Louis Ep-stein, 826 Cauldwell av, & Wm Berdy, 1155 to Fulton, Bklyn, firm Epstein & Berdy, to Eliz M McIntyre, 903 Eagle av; Jan15; Jan 16'18.
 nom
 3D av, 3409 (9:2371), str & c; Helen Bell, 449 W 162, et al, to A V Schouler, Inc, 3461 3 av; 9 11-12yf June1'17; May2'17; Jan17'18.
 1,200
 3D av, 4199-4201 (11:2924), 2-sty bk bldg; Howard M Canoune, Plainfield, NJ, to Robt H Gans, 518 W 151; 8 4-12yf Jan1'18; Dec19'17; Jan17'18.
 3,720
 3D av, 4199 & 4201; assign Ls; Robt H Gans to Bronx Borough Garage Co, 4199-4201 3 av; Dec21'17; Jan17'18.
 nom

MORTGAGES.

Borough of Manhattan.

JAN. 11, 12, 14, 15, 16 & 17.
 Arden st, 31 (8:2174), es, 296 n Narlc av, 27x110; pr mtg \$19,500; Jan15'18; 2y 6%; Nellie K Reed, 2465 Bway, to Simon M Goldsmith, 302 Convent av.
 3,000

Bedford st, 71 (2:584), ws, 80 n Morton, 20x80; PM; Jan17'18; due & int as per bond; Vincenzo Germino to Title Guar & T Co.
 3,000
 Broome st, 122 (2:337); ext of mtg for \$18,000 to Jan1'21, 5 4-10%; Dec20'17; Jan 16'18; Israel Gottlieb, 327 W 87, & Abr Gottlieb, 302 W 86, with Philadelphia Trust Co, 415 Chestnut st, Phila, Pa, trste for Isabel B Cox, will Alex Brown, nom
 Division st, 25-25½ (1:281), ss, 291.8 e Cath, 25.3x69.8x25.1x69.5; PM; pr mtg \$16,-500; Jan10; Jan12'18; 6y or sooner, 6%; Moses L Spinner, 68 Division, to Morris Funkelstein, 540 W 143.
 15,500
 Essex st, 144 (2:354), es, 200 n Riving-ton, 25x100; Jan9; Jan1'18; due Jan2'21, 6%; Saml Shkulnik to Louis Grossman, 480 Cherry.
 2,200
 Goerck st, 122, see Stanton, 322-4.
 Hudson st, 48-50 (1:144), sec Thomas (No 90-6), runs s34.6xe68.6xse13xn4.4 to Thomas xw90 to beg; Jan14'18; 3y5½%; Emily A King & Augusta L Elmendorf to N Y Title & Mtg Co.
 6,000
 Leroy st, 116-8 (2:601), ss, 100 e Green-wich, 50x100; PM; Jan11; Jan14'18; 3y or sooner, 5%; Charles Schweiner Press to Church of St Veronica, 657 Washington st.
 23,000
 Stanton st, 322-4 (2:325), nec Goerck (No 122), 32.2x70; PM; Dec17'17; Jan1'18; 3y or sooner, 5%; Reuben Isaacs, trste will Israel Isaacs, to Sigmund Isaacs, 200 Yamashita-Cio, Yokohama, Japan.
 12,000
 Suffolk st, 104 (2:348); ext of mtg for \$8,000 to Dec12'25, 6%; Nov28'17; Jan17'18; Rebecca Roman (Teichman), 961 St Nich-olas av, with David Galewski, at East Wil-liston, LI.
 nom
 Sullivan st, 121-3 (2:503), es, 59.6 s Prince, 41.10x75; PM; pr mtg \$33,000; Jan8; Jan17'18; due Jan10'19, 6%; Winton Hold-ing Corp'n, 30 Church, to Theresa Stern, — Pacific St, Cedarhurst, LI.
 5,000
 Thomas st, 90-6, see Hudson, 48-50.
 Vesey st, 30 (1:88); ext of mtg for \$165,-000 to Jan1'21, 5½%; Dec31'17; Jan1'18; Lawyers Title & T Co with John T Under-wood.
 nom
 Water st, 213-5 (1:96), ses, 46 sw Beek-man, runs se72.4xsw0.5xse—xsw40.1xnw72.1 xne40.1 to beg; additional to present pr mtg \$15,000; Dec7'17; Jan16'18; due July 18'22, 5%; Wm A Thomson, 25 Claremont av, to Emigrant Indust Savgs Bank.
 5,000
 Water st, 213-5; ext of mtg for \$15,000 to July18'22, 5% (this & above mtg for \$5,000 to be treated as one mtg for \$20,-000); Dec7'17; Jan16'18; same with same (R S \$7.50).
 nom
 6TH st, 307 E (2:448), ns, 125 e 2 av, 25 x90.9; ext of mtg for \$15,000 to Dec24'20, 5½%; Dec12'17; Jan16'18; Trustees of the Estate & Property of the Diocesan Con-vention of N Y, with Henry & Chas Reese (R S \$7.50).
 nom
 6TH st, 324 E (2:447), ss, 325 e 2 av, 25x 97; ext of mtg for \$25,000 to Dec12'22, 5%; Nov28'17; Jan1'18; Francis Speir, 276 Ridgewood rd, South Orange, NJ, & ano, as trstes under agmt with Millie Segal, 144 W 117 (R S \$12.50).
 nom
 6TH st, 326 E (2:447), ss, 350 e 2 av, 25x 97; ext of mtg for \$25,000 to Dec12'22, 5%; Nov28'17; Jan1'18; Francis Speir, 276 Ridgewood rd, South Orange, NJ, & ano, as trstes under agmt, with Millie Segal, 144 W 117 (R S \$12.50).
 nom
 6TH st, 421 E (2:434), nes, 244.3 se 1 av, 21.10 x90.10; Dec19'17; Jan17'18; 3y5½%; Marie E Schleiermacher, 419 Sterling pl, Bklyn, extrx Chas Schleiermacher, to Henry Waldeck, 656 Macon, Bklyn.
 9,000
 6TH st, 627 E (2:389), ns, 393.3 e Av B, 24.9x90.10; pr mtg \$19,000; Jan16'18; in-stalls, \$50 monthly, 6%; Fanny Weisman & Pauline Landesbaum to Louis N Mar-golin, 1419 51st, Bklyn.
 1,000
 8TH st, 331 E (2:391), ns, 189 w Av C, 24.9x93.11; pr mtg \$30,000; Jan15'18; 3y6%; Saville Levin to Louis Simon, 67 E 107.
 2,000
 9TH st, 218 E (2:464), ss, 329 w 2 av, 21 x75; PM; Jan15'18; 5y or sooner, 5%; Reinhardt Realty Corp'n to Chas R Pel-gram, 250 W 91, extr Eliza M Pelgram.
 5,000
 11TH st, 11 E (2:569), ns, 125 e 5 av, 25x 103.3; PM; Jan17'18; due Jan12'23, 5%; John L Fogliasso, at Fort Lee, NJ, to Charlotte Monza, 104 W 43.
 10,000
 12TH st, 2 E (2:569), ns, 125 e 5 av, 25x 103.3; PM; Jan17'18; due Jan12'23, 5%; John L Fogliasso, at Fort Lee, NJ, to Charlotte Monza, 104 W 43.
 12,000
 13TH st, 319 W (2:629); ext of mtg for \$16,500 to Oct13'20, 5½%; Dec31'17; Jan16'18; Anna M Boyer, 2996 Perry av, with Adele Quackenbush, 294 Union st, Hacken-sack, NJ (R S \$8.25).
 nom
 23D st, 334-6 E (3:928), ss, 225 w 1 av, 40x98.9; pr mtg \$30,000; Jan19'16; Jan14'18; due Jan8'18, 6%; Jacob M Leonhardt to Henrietta Vogel, 3540 Webster av, Bronx.
 2,000
 23D st, 101-7 W (misc); certf as to chattel mtg \$3,150; Jan10; Jan1'18; Star Pleating Co to Isaac Blumberg.
 24TH st, 149-155 W (3:800), ns, 141.8 e 7 av, runs e 83.4xn73.3xw8.8xn25.6xw74.8xs 98.9 to beg; pr mtg \$—; Jan14; Jan16'18; due Feb1'24, 6%; Brolux Corp'n to Lawyers Mtg Co.
 14,800
 24TH st, 149-155 W; certf as to mtg \$14,800; Jan14; Jan16'18; same to same.
 24TH st, 149-155 W; sobrn of mtg for \$60,000 recorded June30'05 to mtg \$14,800; Jan14; Jan16'18; same, owner, & Geo H Fletcher & Alfred L Brown, firm Fletcher, McCutchen & Brown, & Henry M Ward, mtgees, with same.
 nom
 25TH st, 207-17 W (3:775), ns, 102 w 7 av, 126x98.9; ext of mtg for \$355,000 to Dec19

'22, 5%; Dec19'17; Jan17'18; Emigrant Indust Savings Bank with Graphic Arts Realty Co, 419 Lafayette (R S \$177.50).

32D st, 326-30 E (3:937); ext of mtg for \$32,000 to Dec1'20, 5%; Nov30'17; Jan17'18; Eugenia K Davis, of Jericho, LI, with N Y Linen Supply & Laundry Co, 326 E 32. nom

33D st, 347 E (3:939); ext of mtg for \$19,000 to Dec17'18, 5½%; Dec27'17; Jan11'18; Geo G Kip with Sigmund Muldberg, 325 2 av (R S \$9.50). nom

35TH st, 416 W (3:732), ss, 175 w 9 av, 25.1x98.9; PM; pr mtg \$13,000; Sept17'17; Theresa Coviello to Anthony Grieco & Wm Caprio, both of Lock Haven, Pa. 7,300

42D st, 249 W (4:1014), str & b; leasehold; AT; Jan7; Jan14'18; installs, \$125 monthly, int as per notes; Morris Roth, 736 8 av, & Morris Ettenberg, 626 Bergen av, Bronx, to Isaac Cohen, 1498 Crotona Park E. 5,500

45TH st, 454 W (4:1054), ss, 75 e 10 av, 25x75.3; pr mtg \$8,500; Jan10; Jan11'18; 3y 5½%; Jos Hirsch, Rudolph Weber & Eliz F, his wife, & Wilhelmina Weber, to Adam Muller, 44 E 87. 3,000

47TH st, 421 W (4:1057), ns, 530.5 e 10 av, 19.7x100.5; Jan10; Jan11'18; due & int as per bond; Hebig Realty & Building Co to Adolph Hirsch, 443 W 57. 5,000

47TH st, 423 W (4:1057), ns, 507.3 e 10 av, 23.2x100.5; Jan10; Jan11'18; due & int as per bond; Hebig Realty & Building Co to Christian H Zurmuehl, 747 9 av. 6,000

47TH st, 421-3 W; certf as to two mtgs \$6,000 on No 423 W & \$5,000 on No 421 W; Jan10; Jan11'18; Hebig Realty & Building Co to Adolph Hirsch & Christian H Zurmuehl. 10,000

47TH st, 604 W (4:1094), ss, 100 w 11 av, 25x100; Jan1; Jan17'18; 5y5%; Geo J Schuster, of Weehawken, NJ, to Emma Richtberg, 2305 Andrews av. 5,000

50TH st, 523 W (4:1079), ns, 300 w 10 av, 25x100.5; pr mtg \$9,000; Jan7; Jan14'18; due Jan1'21, 5%; Henry Voss, husband of Josephine Voss, decd, & Eliz J, Henry S, Jos H & Anna L Voss, children & heirs Josephine Voss, to Perpetua E Heidt, 33 Duncan st, Jersey City, NJ. 3,000

51ST st, 16 W (5:1266); leasehold & assign of Ls; Jan11'18; 1y½%; John W Brett to Margt Knox, 478 Mott av. 5,000

51ST st, 16 W; consent to assign Ls by way of mtg for \$5,000 to Margt Knox; Jan 8; Jan11'18; Trustees of Columbia University to John W Brett, 501 5 av. 5,000

52D st, 347 E (5:1345), ns, 110.6 w 1 av, 20x100.5; Jan10; Jan11'18; due & int as per note; Bertha & Sam Roth, 347 E 52, to Bank of Europe, 1429 1 av. 1,500

55TH st, 438-44 W (4:1064), ss, 250 e 10 av, 100x100.5; Jan14'18; 5y5%; Daniel Meehan to Bowery Savings Bank, 128 Bowery. 80,000

56TH st, 27 W (5:1272), ns, 425 w 5 av, 25x100.5; PM; Jan4; Jan16'18; demand, 5%; Denbro Corp, 55 Wall, to Mildred N Borden, 993 Park av, gdn Gladys M Borden et al. 25,000

56TH st, 417 W (4:1066); ext of mtg for \$12,500 to Aug8'19, 5½%; Sept8'17; Jan11'18; Wm H Gray, exr & Wm H Gray, with Otto Bausch. nom

57TH st, 13 W (5:1273), ns, 268 w 5 av, 32x100.5; Jan10; Jan14'18; due & int as per bond; Euphemia S Coffin to U S Trust Co of N Y, 45 Wall. 50,000

60TH st, 200 E, see 3 av, 1009.

65TH st, 222 E (5:1419); ext of mtg for \$8,000 to May22'18, 5½%; Dec27'17; Jan11'18; Chas A Kip with Bernat Zicherman, 220 E 65 (R S \$4). nom

65TH st, 222 E (5:1419); ext of mtg for \$7,000 to May22'18, 5½%; Dec27'17; Jan11'18; Geo G Kip, exr Rosa A Geissenhainer, decd, & Mary A Geissenhainer, with Bernat Zicherman, 220 E 65 (R S \$3.50). nom

67TH st, 137 W (4:1139); certf that \$9,000 has been paid on a/c of mtg recorded Mar21'07 & that \$9,000 remains; Jan11; Jan14'18; Anna C Burke, 1733 University av, Bronx, to Mary C Buckley. 35,000

72D st, 14 W (4:1124), ss, 250 w Central Park W, 25x102.2; Jan11'18; due May1'23, 6 & 5½%; Allen M Rogers & Marie K, his wife, & May L R Foster (Rogers) to Metropolitan Life Ins Co. 35,000

74TH st, 112-18 E (5:1408), ss, 108 e Park av, 72x102.2; ext of mtg for \$225,000 to Jan15'21, 5%; Jan15; Jan17'18; 112 E 74 Corp with Martin Taylor, at St James, LI, & ano, gdns of Martin & Jean Stewart. nom

77TH st W, nec Bway, see Bway, 2180.

79TH st, 246-50 E, see 2 av, 1515-9.

86TH st, 28 W (4:1199); ext of mtg for \$25,000 to Jan1'21, 5%; Dec26'17; Jan14'18; Alex Herman, 2 W 72, as surviving partner of firm Scholle Brothers, with Benj H Homan, 28 W 86 (R S \$12.50). nom

87TH st, 242 E (5:1532); ext of mtg for \$15,500 to Jan8'21, 5%; Jan8; Jan11'18; John Bohnet, of Bklyn, & ano, exrs & Mary Braun, with Nellie & Moe B Scheyer, 56 E 87 (R S \$7.75). nom

88TH st, 113 E (5:1519), ns, 209.10 e Park av, 25.7x100.8; ext of mtg for \$2,500 to Jan4'20, 6%; Jan4; Jan15'18; Michl De Vries, 405 W 35, with Jas T Smith, 113 E 88 (R S \$1.25). nom

98TH st E, nwc 3 av, see 3 av, 1770.

101ST st, 128-32 E (6:1628), ss, 227.7 e Park av, 50.11x100.11; Jan7; Jan14'18; 3y 5½%; Frank M Lawrence of Providence, RI, to N Y Title & Mtg Co. 7,500

101ST st, 136 E (6:1628), ss, 92.4 w Lex av, 17x100.11; PM; Jan10; Jan11'18; due & int as per bond; Rev John Dr Daraio fu Rocco of Easton Pa, & Jos Daraio, of N Y, to Lawyers Mtg Co. 3,000

104TH st, 53 E (6:1610), ns, 230 w Park av, 25x100.11; ext of mtg for \$15,000 to June30'22, 5%; May4'17; Jan11'18; Wm

Grunbaum or Grumbaum, 53 E 104, with Marion Johnston, at City of Geneva, NY. nom

104TH st, 60 E (6:1609); ext of mtg for \$13,000 to Jan1'21, 5%; Jan4; Jan11'18; Geo Sauer, 602 E 84, trste will Jacob Schlosser, with Henry Breivogel, 91 Lenox av, et al (R S \$6.50). nom

111TH st, 162 E (6:1638), ss, 106.3 e Lex av, 18.9x100.11; Nov30'17; Jan15'18; due & int as per bond; Emma Schlesinger of Yonkers, NY, & Edith K Frank of N Y to Morris Schlesinger, 575 W 172. 1,212

116TH st, 420 E (6:1709), ss, 387.7 w Av A, 18.7x100.11; PM; pr mtg \$—; Jan15; Jan16'18; 3y or sooner, 5%; Donato D'Avanzo & Domenico V Di Cerbo, 221 2 av, to Hudson P Rose Co, 7 W 45. 500

118TH st, 212-4 E (6:1667), ss, 175.5 e 3 av, 37.6x100.5; PM; Jan12; Jan14'18; 3y5%; Jas W Kennedy to Union Trust Co of N Y, 80 Bway. 11,500

122D st, 339 E (6:1799), ns, 150 w 1 av, 25x100.11; ext of mtg for \$7,750 to Dec1'20, 5%; Jan9; Jan12'18; Bankers Trust Co, trste will Geo H Moller, with Jaysill Realty Corp, 15 E 26 (R S \$4). nom

124TH st, 219-27 W, see 125th, 226-8 W.

124TH st, 523 W (7:1979); ext of mtg for \$14,000 to Oct23'21, 4½%; Jan12; Jan17'18; Emigrant Indust Savgs Bank with Maude Arnott, 523 W 124 (R S \$7). nom

125TH st, 226-8 W (7:1930); also 124TH ST, 219-27 W; sal lease, etc; Jan10; Jan11'18; demand, 6%; Carl Heusser to Jacob Ruppert, a corp, 1639 3 av. 5,000

125TH st, 226-8 W (7:1930); also 124TH ST, 219-27 W; leasehold; Jan10; re-recorded from Jan11'18; Jan14'18; demand, 6%; Carl Heusser to Jacob Ruppert, a corp, 1639 3 av. 10,000

136TH st, 209 W (7:1942), ns, 151 w 7 av, 17x99.11; PM; pr mtg \$6,750; Jan11; Jan12'18; due & int as per bond; Margt Brown, 242 W 124, to Millie Levy. 2,000

138TH st, 523 W (7:2070), ns, 300 w Ams av, 50x99.11; PM; pr mtg \$52,500; Dec31'17; Jan12'18; 3y or sooner, 6%; Landworth Co, 538 W 136, to Delta Holding Corp, 217 Bway. 6,000

140TH st, 57 W (6:1738), ns, 200 e Lenox av, 41.8x99.11; PM; Jan16'18; due & int as per bond; Gussie Haskell, 65 W 115, to Kath Dumahaut, 601 W 112. 38,500

159TH st W, see Bway, see Bway, 3810.

164TH st W, snc Ams av, see Ams av, 2098.

177TH st W, nwc Pinehurst av, see Pinehurst av, 2-10.

179TH st, 530 W (8:2153), ss, 206.6 e St Nicholas av, 43.6x100; ext of mtg for \$34,000 to Jan21'21, 5%; Jan10; Jan11'18; Chas Lanier, exr & trste Frances A Lawrance, with Abr Ruth, 445 Audubon av (R S \$17). nom

179TH st, 534 W (8:2153), ss, 163 e St Nicholas av, 43.6x100; ext of mtg for \$34,000 to Jan21'21, 5%; Jan10; Jan11'18; Chas Lanier, exr & trste Frances A Lawrance, with Abr Ruth, 445 Audubon av. nom

181ST st W (8:2152), ss, 145 e Audubon av, 75x119.6; PM; Jan10; Jan11'18; 5y or sooner, 5%; Abr Ruth to 530-534 West 179th St Realty Corp, 47 Cedar. 15,000

Amsterdam av, 71 (4:1134); ext of mtg for \$15,000 to Jan10'23, 5%; Jan10; Jan16'18; Emigrant Indust Savgs Bank with Wm J Stewart, 36 Ams av (R S \$7.50). nom

Amsterdam av, 572 (4:1235), ws, 28 s 88th, 27x100; certf as to payment of \$2,000 on a/c of mtg \$10,000 recorded Jan7'07, & \$8,000 now remains; Jan15; Jan16'18; Lina Hydeman to Bauman-Marx Realty Co, 554 Broome. 15,000

Amsterdam av, 2095 (8:2121), snc 164th, 27.10x100; agmt as to ownership of bond & mtg for \$25,000; Jan14'18; Jessie F Zimmern, 911 Bway (owns \$5,000), with Jennie Gottlieb, 241 E 33, gdn Milton Gottlieb (owns \$20,000). nom

Broadway, 296 (1:154), es, 60.1 n Reade, runs n23.4xe49.10xn0.6xe80.3 to Manhattan pl x23.1xw79.4 & 51.4 to beg; Jan11'18; demand, 5%; Ernest E Lorillard to Greenwich Savgs Bank, 246 6 av. 25,000

Broadway, 779 (2:561); all RT&I in Ls of str & b; sub to chattel mtg \$4,000 as further security; Dec14'17; Jan16'18; installs, \$100 monthly, 6%; Seifs Hungarian Restaurant, 779 Bway, to Mary Wolpin. 142 W 112. 4,000

Broadway, 1614-24, see 7 av, 744-52.

Broadway, 2180 (4:1169), nec 77th, 25.6x 65.8x25x65.8; leasehold; Dec12'17; Jan17'18; demand, 6%; Peter J Finnerty, 2180 Bway, to Peter Doelger Brewing Co, 407 E 55. 500

Broadway, 3810 (8:2117), sec 159th, 99.11 x125; ext of mtg for \$190,000 to May1'23, 5%; Jan15; Jan17'18; Owners Syndicate Co with Metropolitan Life Ins Co (R S \$95). nom

Nagle av, 23 (112) (8:2174), nws, 90 sw Arden, 40x129.6; pr mtg \$32,500; Jan15; Jan17'18; 3y6%; Penzance Realty Co to The W S Hill Realty Corp, 216 W 14. 4,000

Pinehurst av, 2-10 (8:2177), nwc 177th, 125x92.9x125.1x98; pr mtg \$170,000; Nov16'15; Jan16'18; due Nov16'18. 6%; Edw G Schroeder, of Mt Vernon, NY, to Columbia Trust Co of N J, at 425 Washington st, Hoboken, NJ. 10,000

Riverside dr, 865 (8:2135), ws, 95 n at r a from cl 159th if extended & 130.8 n from cl 159th on curved line of dr, runs n on curve 24.9xw59.11xs20.5 xe 70.3 to beg; PM; pr mtg \$7,500; Jan15; Jan16'18; 3y6%; Hobart Realities Corp, 217 Bway, to North Castle Realty Corp, 80 Pine. 7,500

Riverside dr, 865; certf as to mtg \$7,500; Jan15; Jan16'18; same to same.

St Nicholas av, 783 (7:2064), ws, 20.5 n 149th, 20.5x85.4x20x89.8; Jan16'18; 3y½%; Rodney Improvement Corp to N Y Title & Mtg Co. 7,500

St Nicholas av, 783; certf as to mtg \$7,500; Jan16'18; same to same.

2D av, 1515-9 (5:1433), snc 79th (Nos 246-50), 51.1x105; Jan16; Jan17'18; due & int as per bond; F & M Schaefer Brewing Co to Title Guar & T Co. 20,000

2D av, 1515-9, snc 79th (Nos 246-50); certf as to mtg \$20,000; Jan16; Jan17'18; same to same.

2D av, 1612 (5:1546), es, 51.1 s 84th, 25.5 x100, with AT to strip on n0.1x100; PM; Jan8; Jan11'18; due & int as per bond; John F C Wetter & Adam Keibel to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 11,000

3D av, 1009 (5:1414), sec 60th (No 200); sal Ls; Dec27'17; Jan11'18; demand, 6%; Geo F Rohe, 301 E 60, to Peter Doelger Brewing Co, 407 E 55. 200

3D av, 1770 (6:1626), nwc 98th, —x—; leasehold & AT to bldg, &c; secures notes given to Thos A Gillespie; Jan5; Jan15'18; due Dec15'19, 5%; Hygrade Amusement Co, 1770 3 av, to Julia B Gillespie at Silver Spring, Ridgewood rd, West Orange, NJ. notes 3,000

3D av, 1770; consent to mtg \$3,000; Jan 5; Jan15'18; same to same.

7TH av, 211 (3:798); ext of mtg for \$11,000 to Nov9'20, 5%; Nov30'17; Jan15'18; Fredk W Prigge et al, exrs, &c, Anna Van Axte, with Louis Sachs, 1044 Madison av, exrs, &c, Saml Sachs. nom

7TH av, 744-52 (4:1021), ws, 25.2 n 49th, runs n100.8 xw 90 xs 0.4xw53.6 to es Bway (Nos 1614-24) xsl00.5xe138.11 to beg; pr mtg \$400,000; Jan14; Jan17'18; due Feb15'22, 5½%; Barney Estate Co to Bowery Savgs Bank, 128 Bowery. 100,000

7TH av, 744-52; also BROADWAY, 1614-24; certf as to mtg \$100,000; Jan14; Jan17'18; same to same.

7TH av, 1842 (7:1827), ws, 70 s 112th, 30.11x100; Jan10; Jan14'18; 3y5%; Robert Hoe Estate Co, Inc, to Bowery Savings Bank, 128 Bowery. 20,000

7TH av, 1842; certf as to mtg \$20,000; Jan10; Jan14'18; same to same.

10TH av, 683 (4:1076); sal Ls; Dec15'17; Jan11'18; demand, 6%; John J Cunningham, 781 9 av, to Peter Doelger Brewing Co, 407 E 55. 200

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Carmel, N Y (misc); certf of consent to mtg \$2,000; Jan2; Jan16'18; Mahopac Point Corp to Geo McAdams, of Woodland st, Englewood, NJ.

Certf (misc) as to mtg \$— dated Sept 10'17; Jan7; Jan15'18; Mohawk Motor Co to Finance & Guaranty Co & the Commercial Credit Co.

Certf (misc) as to mtg \$— dated Dec 28'17; Jan7; Jan15'18; Mardis Motor Co to Finance & Gauranty Co & the Commercial Credit Co.

Certf (misc) as to mtg \$— dated Sept 19'17; Jan7; Jan15'18; Mohawk Motor Co to Wallace MacWilliams of Baltimore, Md.

Certificate (misc) as to chattel mtg \$—; Jan10; Jan11'18; Brooks Printing Co to Max Mandel.

Searsdale, NY (misc); certf as to mtg \$6,000; Jan5; Jan14'18; Naushon Constr Co to Jas G Wilson.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When the attorney is not given it is the party of the second part.

Borough of Manhattan.

JAN. 11, 12, 14, 15, 16 & 17.

Cherry st, 108-10 (1:252); Michl A Rofrano to Giovanni Lacerra, 35 Oak; (A) Title Guar & T Co (\$14,000, now due \$5,000, June 5'07); Jan16'18. 5,000

Essex st, 71 (2:408); Title Guar & T Co to Henry Eggers, 326 W 87; (A) Title Guar & T Co (\$19,000, June17'12); Jan17'18. 18,000

Front st, 66 (1:32); Charlotte A Van Cortlandt & ano, gdn Carolyn B Van Cortlandt, to Title Guar & T Co (\$20,000, Jan16'13); Jan16'18. 15,000

Houston st, 440 E (2:357); Herman Gold to Esther Flohr, 1114 Forest av, Bronx; (A) B Alexander, 51 Chambers (\$10,750, Sept27'06); Jan17'18. nom

Rivington st, 105 (2:410); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$32,000, Jan18'11); Jan14'18. 28,500

Rivington st, 291-3 (2:328); sec Cannon (Nos 68-70), 50x100; Oceanic Investing Co to Lawyers Mtg Co; (A) Lawyers Title & T Co (\$70,000, Dec3'12); Jan16'18. 70,000

Rivington st, 291-3, sec Cannon (Nos 68-70); Lawyers Mtg Co to Geo R Smith, 154 Greenwich; (A) same (same mtg); Jan16'18. 70,000

21ST st, 534-40 W (3:692); leasehold; Henry G Mason, 123 W 32, Bayonne, NJ, to Dora Rosenthal, 301 W 21; (A) Fredk A Camp, 280 Bway (\$3,000, May28'17); Jan11'18. 1,500

32D st, 326-30 E (3:937); Eugenia K Davis of Svossel, LI, to N Y Protestant Episcopal City Mission Society, 38 Bleeker; (A) Lawyers Title & T Co (\$38,000, Julv7'11); Jan17'18. 22,000

39TH st, 353 W (3:763); Jos M Adrian, exr Susan Mount to Warwick Savgs Bank, of Warwick NY; (A) Clifford S Reattie 34 Main st, Warwick, NY (\$12,500, Apr29'08); Jan11'18. 12,500

42D st, 334 W (4:1032); Lawyers Title & T Co to Jas MacGregor Smith, 146 W 85, & ano, exrs & c Etta A Foster; (A) Lawyers Title & T Co (\$23,000, Jan4'07); Jan11'18. 23,000

44TH st W (4:1054), ns, 225 w 9 av, 25x 100.4; Henrietta Underhill to U S Trust Co of N Y, trste for Henrietta Underhill; (A) Stewart & S, 45 Wall (\$21,000, Mar12, 1898); Jan14'18. nom

51ST st, 405 W (4:1061); Bertha M Kirk, of Rochester, NY, to Isaac V Hunt, 301 St Nicholas av; (A) Lawyers Title & T Co (\$4,500, Sept13'15); Jan12'18. 4,500

60TH st, 114 E (5:1394); Title Guar & T Co to Henry Burden, at Glen Cove, Cazenovia, NY, trste Henry Burden, decd; (A) Title Guar & T Co (\$6,000, Dec28'17); Jan 11'18. 6,000

64TH st, 22 E (5:1378); Melville J Scholle & ano, trstes will Jacob Scholle, to Sarah Ulland, 545 W 111; (A) Rose & Paskus, 128 Bway (\$65,000, Sept15'02); Jan14'18. 50,000

67TH st, 11 E (5:1382); Clara Bloomingdale, 572 Mad av, to Brooklyn Trust Co, 177 Montague, Bklyn; (A) Lawyers Title & T Co (\$70,000, Jan17'13); Jan17'18. 60,000

67TH st, 137 W (4:1139); Bernard L Tim & ano, trstes will Louis Tim, to Anna C Burke, 1733 University av, Bronx; (A) A & H Bloch, 99 Nassau (\$18,000, Mar21'07); Jan14'18. nom

69TH st E (5:1443), ss, 441.8 e 2 av, 16.8x 77.4; Emma I Kelsch to Carrie L Keenan, both at 751 E 19, Bklyn; (A) Jas C Warren, 30 E 42 (\$4,000, June10, 1891); Jan16'18. nom

72D st, 115 E (5:1407); Jas D Smith, of Newark, NJ, to N Y Life Ins & Trust Co, 52 Wall; (A) Emmet & Parish, 52 Wall (\$21,000, May5, 1898); Jan16'18. 21,000

74TH st, 112-18 E (5:1408); City Mtg Co to Martin Taylor at St James, LI, & ano, gdns of Marian & Jean Stewart; (A) same (same mtg of which \$225,000 only advanced & due); Jan17'18. 225,000

74TH st, 112-18 E (5:1408); N Y Trust Co to City Mtg Co, 15 Wall; (A) Lawyers Title & T Co (\$265,000, Dec13'16); Jan17'18. 265,000

78TH st, 101 W (4:1150); Otto R Hartmann, 1196 Warburton av, Yonkers, NY, to North Castle Realty Corp, 80 Pine; (A) Title Guar & T Co (\$25,000, Sept2'13); Jan 16'18. nom

78TH st, 101 W; North Castle Realty Corp, 80 Pine, to Hobart Realities Corp, 217 Bway; (A) same (same mtg); Jan16'18. nom

78TH st, 101 W; Hobart Realities Corp, 217 Bway, to Simon I Schwartz, 362 Riverside dr; (A) same (same mtg); Jan16'18. nom

81ST st E (5:1526), ss, 228.9 w 2 av, 25.5 x102.2; Henrietta Underhill to U S Trust Co, trste for Henrietta Underhill; (A) Stewart & S, 45 Wall (\$16,500, Aug2'04); Jan14'18. nom

84TH st, 149-51 E (5:1513); Samson Rosenfeld to Hannah Kossmann, 220 Cathedral Pkway; (A) Myers & S, 299 Bway (\$10,000, Nov8'06); Jan11'18. 2,500

84TH st, 217 E (5:1530); Anna Ruppert et al, exrs Jacob Ruppert, to Anna Ruppert, 1116 5 av; (A) Walter H Stewart, 1639 3 av (\$16,000, Nov10, 1886); Jan17'18. 11,000

87TH st E (5:1583), ss, 110 w Av B, 18x 60.2x18x60.1; Katharina Peter, 22 Asylum st New Haven, Conn, to Anna Schwartz, 908 E 181 (\$2,000, July9'03); Jan16'18. nom

94TH st, 10 E (5:1505); Wm R Rose, 309 W 81, to Rachel Neuburger, 10 E 94; (A) Lawyers Title & T Co (\$6,000, Jan9'13); Jan 15'18. nom

97TH st, 129 E (6:1625); Solomon A Fatman, 39 W 55, to Bernard L Tim, 209 W 79, & ano, trstes will Louis Tim; (A) Saml H Guggenheimer, 50 Broad (\$26,000, Jan15 1897); Jan16'18. 22,000

105TH st, 70 E (6:1610); Henry P Kraft to Henry P Kraft, 219 Godwin av, Ridgewood, NJ, trste for Edna M Kraft; (A) Lawyers Mtg Co (\$20,000, Mar6'07); Jan15'18. nom

105TH st, 225 W (7:1877); Lawyers Title & T Co to Miles C Macon & Cora M, his wife, 452 Ft Washington av; (A) Lawyers Title & T Co (\$22,000, June16, 1899); Jan11'18. nom

105TH st, 225 W (7:1877); Miles C Macon to Lawyers Title & T Co (\$22,000, June16, 1899); Jan11'18. nom

106TH st E (6:1634), ns, 80 e Park av, 25x100.11; Henrietta Underhill to U S Trust Co, trste for Henrietta Underhill; (A) Stewart & S, 45 Wall (\$12,000, Jan25 '09); Jan14'18. nom

106TH st, 115 W (7:1861); Miles C Macon to Lawyers Title & T Co (\$22,500, June 10'09); Jan11'18. nom

106TH st, 115 W; Lawyers Title & T Co to Miles C Macon & Cora M, his wife, 452 Ft Washington av; (A) Lawyers Title & T Co (same mtg); Jan11'18. nom

109TH st W (7:1881), ns, 250 e Bway, 25 x100.11; Henry J Rosenberg to Lawyers Mtg Co (\$20,000, Oct15'06); Jan14'18. 20,000

109TH st W (7:1881), same prop; Lawyers Mtg Co to New Rochelle Trust Co at 264 Main st New Rochelle, NY, & ano, gdns Dorothy S Bostwick et al; (A) Lawyers Mtg Co (same mtg); Jan14'18. 18,000

111TH st W (6:1594), ss, 100 e Lenox av, 87.6x71.10; Henry C Rosenbaum, 51 E 73, & ano, trstes will Albt S Rosenbaum, to Nellie A Kalske, 2 W 72; (A) Title Guar & T Co (\$58,500, Jan14'15); Jan16'18. 57,750

112TH st, 105 E (6:1640); Lawyers Mtg Co to Fannie A Jackson, care Ernest F Hoes, 30 Broad (\$6,000, June8'09); Jan12'18. 4,000

113TH st, 327-31 E (6:1685); Vito Molea, 189 Westwood av, Long Branch, NJ, to Giuseppe Murgida; (A) Americus C Stabile, 41 Park Row (\$6,000, Sept19'16); Jan 14'18. 5,400

114TH st, 56 E (6:1619); Solomon Landau, 46 Av C, to David Komnick, 835 Kelly, Bklyn; (A) Louis J Schwartz, 320 Bway (\$2,000, June22'10); Jan12'18. 1,500

11TH st, 422 E (6:1710); Henry P Kraft to Henry P Kraft, 219 Godwin av, Ridgewood, NJ, trste for Mary Conklin; (A) Lawyers Mtg Co (\$5,500, Feb28'13); Jan15'18. nom

117TH st W (6:1600), ss, 125 w 5 av, 33.4x100.11; Francis L Noble, trste will Johanna M Williams to Irene B Braman, 321 Clinton av, Bklyn, trste will Eliz A T Phelps, for Irene M Braman; (A) N Cleveland Runyon, 165 Bway (\$25,000, Dec20 '06); Jan14'18. 25,000

121ST st E (6:1786), ns, 110 w 2 av, 25x 100.11; Henry P Kraft to Henry P Kraft, 219 Godwin av, Ridgewood, NJ, trste for Eliz Kraft; (A) Lawyers Mtg Co (\$17,000, Mar17'05); Jan15'18. nom

122D st, 55 E (6:1748); Title Guar & T Co to Max Mayer, 156 W 86, & ano, exrs Saml Siebert; (A) Title Guar & T Co (\$16,000, Nov25'12); Jan14'18. 16,000

123D st, 405-7 W (7:1964); John E Stillwell to Title Guar & T Co (\$30,000, June1 '06); Jan16'18. 20,000

124TH st, 534 W (7:1978); Israel Sussman, 758 Kelly, to Emeline A Owen, 2111 5 av; (A) Arthur M Silber, 18 Bway (\$15,000, May20'09); Jan16'18. 1,600

127TH st, 272 W (7:1932); Henry P Kraft, of Ridgewood, NJ, to Henry P Kraft, 219 Godwin av, Ridgewood, NJ, trste for Evelyn K Kraft; (A) Lawyers Mtg Co (\$10,000, Sept9'08); Jan15'18. nom

130TH st, 206 W (7:1935); Minnie B Wood et al, exrs Eliz Betz, to Minnie B Wood, 431 Fulton st, Jamaica, B of Q; (A) Sackett & Lang, 99 Nassau (\$6,000, Nov9'07); Jan14'18. 2,000

160TH st, 424 W (8:2109); Carel White at Asbury Park, NJ, trste will Fannie W Brown, to Saml Kronsky, 170 W 74; (A) Morton Stein, 63 Wall (\$5,000, June29'08); Jan14'18. nom

162D st, 442 W (8:2109); Louis Gandolfi, at Stresa, Lago Maggiore, Italy, to Alex Brough, 234 W 103; (A) G V Grainger, 150 Nassau (\$10,000, Sept20'11); Jan11'18. nom

162D st, 442 W; Alex Brough, 234 W 103, to Henry H Ahrens, 709 W 169; (A) same (same mtg); Jan11'18. 10,000

Amsterdam av (8:2121), swc 164th, 27.10 x100; Milton Stern to Jennie Gottlieb, 241 E 33, gdn Milton Gottlieb; (A) Abr Stern, 31 Nassau (\$25,000, Nov2'17); Jan14'18. 25,000

Broadway, 779 (2:561), leasehold; Mary Wolpin, 142 W 112, to Louis Shulsky, 106 Keap, Bklyn; (A) I Frey, 49 Wall (\$4,000, Jan16'18); Jan16'18. nom

Lexington av, 618 (5:1308); Isabella Jack of Pawtucket, RI, to Agnes K Jack, 667 E 234, Bronx; (A) Joshua L Evans, 3219 3 av (\$2,000, Apr9'07); Jan17'18. O C & 100

Northern av (8:2179), es, 449.5 n 181st, 35.7x234.10x36.11x239; Mary Cowan of Newcastle, County Down, Ireland, to Chas V Paterno, 182 Northern av; (A) Stoddard & M, 128 Bway (\$7,350, Jan13'10); Jan14'18. 7,350

Pleasant av (6:1816), sec 120th, 40x100; Augustus Van Cortlandt & ano, trstes will Augustus Van Cortlandt, to Augustus Van Cortlandt, at Sharon, Conn; (A) Lawyers Title & T Co (\$30,000, Jan11'13); Jan15'18. nom

Pleasant av (6:1816), sec 120th, 40x100; Augustus Van Cortlandt to Eugene A Philbin, 63 W 52, & ano, trstes will Adele A Dortic; (A) same (same mtg); Jan15'18. nom

1ST av, 591 (3:939); Title Guar & T Co to Saml Herrmann, 602 W 139; (A) Title Guar & T Co (\$10,000, Nov2'12); Jan11'18. 7,000

1ST av, 1444 (5:1470); Sarah Larschan, 318 E 79, to Ernest N Adler, 1506 1 av (\$6,000, May11'15); Jan14'18. int of 1,500

1ST av, 1444; Ernest N Adler to Jos Havlicek, 1444 1 av; (A) Ernest N Adler, 1506 1 av (same mtg); Jan14'18. int of 1,500

2D av, 1242 (5:1421); Moses S Wallach to Emanuel Libman, 180 E 64; (A) Goldsmith, C, C & W, 61 Bway (\$8,000, July24 '14); Jan14'18. 100

2D av (5:1421), ws, 41.11 n 66th, 39x100; Jas C Colgate & ano, exrs Jas B Colgate, to Moses S Wallach, 35 W 96; (A) Goldsmith, C, C & W, 61 Bway (\$8,000, July24 '14); Jan14'18. 449.4

6TH av (4:1011), swc Central Park S or 59th st, 100.5x71.6; City Mtg Co to Prudential Ins Co of America, 763 Broad st, Newark, NJ; (A) Lawyers Title & T Co \$750,000, of which \$525,000 has been advanced, Aug3'17); Jan16'18. 525,000

11TH av (3:694), sec 23d, 98.9x125; American Mtg Co to Mary D Gerard; (A) Title Guar & T Co (\$75,000, Oct1'08); Jan 16'18. 75,140.97

11TH av (3:694), sec 23d, 98.9x125; Mary D Gerard to Martin Taylor, at St James, LI, trste will John K Stewart; (A) same (same mtg); Jan16'18. 50,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

JAN. 11, 12, 14, 15, 16 & 17.

Attorney st, 35 (2:346); Isaac & Rebecca Lipoichitz et al to Geo de Braekelen, exr; (A) Cary & Carroll, 59 Wall; Apr30'07; Jan11'18. 6,000

Duane st, 62-4 (1:154); also BROADWAY, 683-5 (2:535); also BROADWAY, 1364-70 (3:812); also 3TH ST, 102-6 W

(3:812); also 6TH AV, 629 (3:812); also 28TH ST, 4 W (3:829); also 28TH ST, 13-5 W (3:830); also 32D ST, 153-5 E (2:888); also 19TH ST, 29 W (3:821); Little Streets Co to City Real Estate Co; (A) Title Guar & T Co; Sept26'13; Jan11'18. 100,000

Ludlow st (1:297), es, 126.6 s Hester, 25.3x87; Pearl, Rachel & Annie Kornblum to Saml J Kornblum, 425 E 3d, Bklyn; (A) Manton Marks, 100 Bway; May17'02; Jan 16'18. 2,000

Madison st, 196 (1:272); Gustave & Leah Wacht et al to Saml Wacht; (A) Lawyers T & T Co, 160 Bway; May6'04; Jan14'18. 6,000

Madison st, 196 (1:272); Jacob & Elka Wacht to Samuel Wacht, Jr; (A) Francis B Chedsey, 302 Bway; June12'05; Jan15'18. 2,250

Minetta la, 12-14, see 3d, 122-8 W.

Norfolk st, 75 (2:352); Jacob & Elka Wacht to Saml Wacht, Jr; (A) Francis B Chedsey, 302 Bway; June12'05; Jan15'18. 2,250

3D st, 122-128 W; also MINETTA LANE, 12-14 (2:543); Kenneth McN & Margt C Wylie to Harold D Collins, 9 W 128; (A) Title G & T Co; Dec28'17; Jan16'18. 1,000

8TH st E (St Marks pl), 94 (2:435), ss, 75 e 1 av, 25x73.2; Caroline Kuebler to Kath Maeder; satisfied of record without production of mort, by order of the Supreme Court, Jan12'18; (A) for petr, Jos T Brown, Jr, 55 Liberty; Aug27'03; Jan15'18. 2,500

19TH st, 29 W, see Duane, 62-4.

28TH st 4 W, see Duane, 62-4.

28TH st, 13-5 W, see Duane, 62-4.

32D st, 153-5 E, see Duane, 62-4.

34TH st, 324 E (3:939); Dorothea Sternfeld, 305 Lex av, to Lucia Girardo; (A) D Sternfeld, 20-4 W 37; Mar31'16; Jan11'18. 5,000

34TH st, 326 E (3:939); Dorothea Sternfeld, 305 Lex av, to Lucia Girardo; (A) Dorothea Sternfeld, 20-4 W 37; Mar31'06; Jan11'18. 5,000

37TH st, 102-6 W, see Duane, 62-4.

38TH st, 411 W (3:736); Isaac B Miller, Union Hill, NJ, to Frank & Margt Demuth; (A) John J Phelan, 61 Bway; July20'10; Jan12'18. 6,000

42D st E (5:1335), ns, 366.8 e 2 av, 16.8x 100.5; Jos L T & Eliz Smith to Hannah E Hitchings, admx; (A) Daniel Vossler, 103 E 112; Jan14, 1871; Jan16'18. 5,000

55TH st W (4:1064), ss, 250 e 10 av, 25x 100.5; Thos F & Jennie M Devine to Bowery Savgs Bank, 128 Bowery; (A) N Y Title & M Co; Nov29'11; Jan15'18. 3,000

67TH st, 127 W (4:1139); Mary Buckley to Anna C Burke, 1733 University av, Bronx; (A) A & H Bloch, 99 Nassau; Nov 1'15; Jan14'18. 10,000

74TH st, 132 W (4:1145); Walter W & Flora Skinner, 134 W 74, to Bella Schwartz, 601 W 141; (A) Abr Felt, 51 Chambers; Jan13'17; Jan17'18. 2,000

74TH st, 132 W (4:1145), asn rents, &c; same to Bella Schwartz, 601 W 141; (A) same; Jan13'17; Jan17'18. 2,000

83D st, 312 W (4:1245); Theo & Maria Mundorff to Jno J Hardecker, 1157 Forest av, Bronx; (A) Theo Sattler, 147 4 av; Nov6'09; Jan14'18. 5,000

94TH st, 10 E (5:1505); Isidor & Rachel Neuburger to Rachel Neuburger; (A) Rose & Paskus, 128 Bway; Jan7'13; Jan15'18. 6,000

96TH st, 165 E (6:1624); Solomon Frankel & ano to Leopold Haas Estate Corp, 320 Bway; (A) Simon M Roeder, 121 Nassau; Jan1'05; Jan17'18. 7,400

100TH st, 154 E (6:1627); Abr & Julia Bachrach to Lawyers Mtg Co, 59 Liberty; (A) L M Co, 59 Liberty; Nov14'06; Jan11'18. 16,000

101ST st, 132 E (6:1628); Julius Katzenberg to Frank M Lawrence, Providence, RI, individ & as exr; (A) Geo W Ellis, 155 Bway; Oct10, 1895; Jan15'18. 8,000

102D st, 159 W (7:1857); Emma & Andreas Kammerer to Annie McClain & Marie Carr, extrices; (A) Schmitt & Haas, 119 Nassau; Aug1'07; Jan14'18. 4,625

105TH st, 130 E (6:1632); Morris & Emma Reiss to Blumenthal & Bickart, Inc, cor Lombard & South Sts, Baltimore, Md; (A) Eppstein & Rosenberg, 19 Cedar; May27'15; Jan15'18. 362.32

106TH st (6:1656), ns, 170 e 3 av, 20x 100.11; Paul & Clara Happel to Antonio Casazza; (A) Boardman & B, 155 Bway; Sept19, 1894; Jan10'18. (Corrects error in last issue when year of original mortgage was 1889). 7,000

114TH st, 222 E (6:1663); John M Lore to Geo W Cohen, 222 E 114; (A) Title Guar & T Co; June19'17; Jan11'18. 7,000

129TH st (7:1914), ns, 300.3 w Lenox av, 74.9x99.11; Nora D McCall to Benj Patterson, 7 W 92; (A) Dulon & Roe, 41 Park Row; July1'14; Jan15'18. 5,000

130TH st, 206 W (7:1935); Richd M & Louise Bruns to Minnie Betz Wood, 431 Fulton st, Jamaica, LI; (A) Michael C Gross, 271 Bway; Nov9'07; Jan14'18. 6,000

132D st, 2 W (6:1729); Louise W Hooper, on premises, to Loretto B Moriarty, 121 S 13 av, Mt Vernon, NY; (A) M J Moriarty, 22 W 1, Mt Vernon, NY; Oct5'15; Jan11'18. 1,000

138TH st, 614 W (7:2086); Edw F & Agnes N Rush, — Broadway av, New Rochelle, NY, to Mutual Bank, 49 W 33; (A) Rushmore, B & S, 61 Bway; Dec3'17; Jan 17'18. 28,537.50

149TH st, 515 W (7:2081); John S Cona-beer to Margt F Robinson, Julia A Mahony, Mary C Mesa & Ella A Wall, individ & extrices; (A) D P Mahony, 49 Liberty; Oct22'04; Jan11'18. 6,750

150TH st W (7:2082), ns, 250 e Bway, 50 x99.11; Academy Constn Co, 147 E 125, to Janety Realty Co, 99 Nassau; (A) Arnstein & L, 128 Bway; Nov6'16; Jan16'18. 8,000

177TH st, 255 W (8:2132); Irving L & Fannie Schwartz to Fredk Mathesius, Jr, 255 W 91; (A) Lawyers T & T Co; Feb10 '09; Jan15'18. 6,000

1801H st W (8:2152), ns, 120 e Audubon av, 50x100; Hennon Conson Co to Abel King, 148 E 65, & Chas Friedenberg, 312 Manhattan av; (A) Kuizman & F, 25 Broad; Feb10'15; Jan15'18. 7,000

Bowery, 143 (2:423); Hy M Baker, widower, & Mary B Delafield, widow of Augustus F Delafield, Darien, Conn, to Fulton Trust Co of N Y, as comm of property of Clara A Downey, an incompetent; (A) N Y Title & M Co; Oct28'14; Jan15'18. 10,000

Broadway, 685-5, see Duane, 62-4.

Broadway, 1364-70, see Duane, 62-4.

Lexington av, 186 (3:887); Martonbert Realty Corp to Sender Feldmark, 179-181 E 3; (A) Adolph Cohen, 220 Bway; Jan19 '17; Jan17'18. 350

Lexington av, 1978-80 (6:1769); leasehold; Mary Marini to Geo Ehret, 1197 Park av; (A) E M Burghard, 111 Bway; Feb1 '13; Jan17'18. 2,000

Nagel av, 23 (8:2174); W S Hill Realty Corp, 103 Park av, to Henry P Booth Securities Corp; (A) Breitbart & B, 309 Bway; Sept8'15; Jan17'18. 4,000

Park Row, 33 (1:90); Francis Hustace, Montclair, NJ, to Wolcott G Lane, 353 W 84, & Lorillard Spencer, 507 Madison av; (A) Miller, K. L. & T, 80 Bway; Jan20'13; Jan15'18. 150,000

Riverside dr, 450 (7:1990); Olds Holding Corp, 217 Bway, to Ferncliffe Realty Co, 74 Bway; (A) Strasbourger & Shallet, 74 Bway; July12'17; Jan16'18. 18,000

St Nicholas av, 783 (7:2064); Cathleen Turney to Hy Menken; (A) Title Guar & T Co, 176 Bway; Apr5'05; Jan17'18. 12,500

1ST av, 297 (3:923); Isaac Sakolski to Lawyers Mtg Co, 59 Liberty; (A) Lawyers Title & T Co, 160 Bway; Dec4'05; Jan17'18. 21,000

1ST av, 1678-80 (5:1567); Caroline, Adelaide & Regina Cohn to Bennett J King; (A) Wm C Orr, 51 Chambers; May22, 1892; Jan17'18. 3,000

5TH av (5:1493), es, 77.2 s 82d, 25x100; John Jamison to Grace E Van Wart, Summit, NJ; (A) Lawyers Title & T Co; Oct8 '17; Jan12'18. 22,500

6TH av, 629, see Duane, 62-4.

Borough of the Bronx.

JAN. 11, 12, 14, 15, 16 & 17.

Albany Crescent, swc 231st, see 231st W, swc Albany Crescent.

Clark pl (11:2839), ss, bet Walton av & Concourse, lot 51, blk 2839, tax map; transfer of tax lien for yrs 1889 to 1908, assessed to E F Murphy; Feb19'12; Jan17 '18; 3y12c; City N Y to City N Y, 1,949.68

Godwin ter (13:3404), es, 84.1 s 231st, 50 x125; PM; Jan3; Jan14'18; 3y5½%; Harry Stublej, Jr, to Jos M Callahan, ref, 1037 Ogden av. 1,295

Godwin ter (13:3404), es, 50 n Kimberly pl, runs n150xe125xs100xw25xs50xw100 to beg; PM; Jan3; Jan14'18; 3y4½%; Chas E Grauten to Jos M Callahan, ref, 1037 Ogden av. 2,480

Hoffman st (11:3066), es, 225 n 187th, 60 x116.10x60x117.2; Jan11; Jan12'18; 3y5½%; Hannah McCabe to Louise E Camerden, 2789 Monroe av, & ano. 1,000

Irvine st, 888 (10:2761); agmt to share ownership in mtg; Jan14; Jan16'18; Fredericka A Donovan, 953 Anderson av, with Anna E Persico, 1753 14th, Bklyn. nom

Kimberly pl (12:3266), ns, 150 e Bway, 25x100; PM; Jan3; Jan14'18; 3y4½%; Valentine J Schultheis to Jos M Callahan, ref, 1037 Ogden av. 450

Manida st, 851 (10:2740), sws, 258.1 se Garrison av, 25x100; pr mtg \$7,000; Jan3; Jan17'18; due May1'20, 6%; Leah Samuels to Lawrence G Franklin, 562 W 144. 1,000

Melville st, 1722 (15:4020); ext of \$2,000 mtg to Jan14'21 at 5½%; Jan9; Jan17'18; Title Guar & T Co with Hy Hedenkamp, 1722 Melville; Marie H Robinson, 1722 Melville; & Johanna H Gristede Scarsdale, NY. nom

Mt Hope pl, 19 (11:2852), ns, 125.1 e Jerome av, 25x125; PM; pr mtg \$6,500; Jan 15; Jan16'18; 4y6%; Dora C Bruenn, 240 Union av, Mt Vernon, NY, to Lombardy Realty Co, 30 E 42. 2,500

Timpson pl, 436 (10:2600), es, 150 n 144th, 16.8x95.5x17.5x90.3; PM; Jan11; Jan 12'18; due Oct1'22, 5%; Beka Rybakoff & Fannie Brodsky, 546 E 145, to Hudson P Rose Co, 7 W 45. 1,440

Verveelen pl (12:3266), es, 100 e Bway, 25x100; PM; Jan3; Jan14'18; 3y4½%; John A Mahoney to Jas M Callahan, ref, 1037 Ogden av. 450

Westchester sq, 70, 71 & 72 (15:4071), being road leading to Williamsbridge Depot, sec Grant, runs n11.10xsel12.5xsw30xet10.9 xsw68.7 to rd xnw72.8 to beg, except pt for West Farms rd; Jan2; Jan17'18, 5y5½%; Sarah A Gallagher, 2567 Poplar, to Grace Fraser, on ss Van Cortlandt av, near Gun Hill rd. 3,000

134TH st E (9:2262), ns, 234.4 e Brook av, 28.4x100; Jan15; Jan16'18; 3y5½%; Herman Witthaus, 427 E 15, to John Monsees, 530 W 157. 10,000

135TH st E (10:2547), ss, 675 e St Anns av, 50x80; Sept20'17; Jan12'18; 5y5%; Swedish-Finnish Evangelical Bethlehem Church in N Y to Carl Blomgren, 695 E 139, et al. 4,000

139TH st, 499 E (9:2284), ns, 900 e Willis av, 16.8x100; pr mtg \$—; Jan8; Jan11'18; 1y6%; David Bleier, 1068 Morris av, to Morris Wildfeuer, 1057 Hoe av, & ano. 500

139TH st, 499 E; PM; pr mtg \$4,500; Jan 8; Jan11'18; 3y6%; same to Frank L Lescault, at Hyndsville, NY. 1,000

151ST st E (9:2440), ss, 400 w Morris av, 25x118; PM; Jan16; Jan17'18; 5y4½%; Mary Pinto, 235 E 151, to Nod-a-Way Co, 299 Mad av. 2,500

162D st W, nwc Anderson av, see Anderson av, 953-7.

163D st, 657 E (10:2632), ns, 150 w Trinitav, 18.9x50; PM; Nov26'17; Jan11'18; due Dec5'20, 5½%; Caludes X Caludes to Barbara Pabst, 1055 Jackson av. 2,300

169TH st E, see Grant av, see Grant av, sec 169.

169TH st E, swc Morris av, see Grant av, sec 169.

169TH st, 266 E, see Grant av, 1284.

173D st E, swc So blvd, see So blvd, swc 173d.

176TH st, 821 E (11:2954), ns, 46.1 w Marmion av, 25x100; transfer of tax lien for yrs 1909 to 1915, assessed to L G Butemhoffer; Jan15'17; 3y without interest; City N Y to Fred Berger, 870 E 175 (assigned to Chas L Burnard). 1,256.02

177TH st, 20 E (11:2852); receipt for payment of \$2,000 on a/c of mtg for \$7,500; Jan 5; Jan17'18; Anna S Finck to whom it may concern.

181ST st, 785 E, see Mapes av, nwc 181.

182D st E (11:3051), nes, at ses Bathgate av, 100x100, except part for Bathgate av; Sept12'17; Jan14'18; 2y6%; Mellwin Realty & Constn Co to Bertha Myers, 562 West End av. 2,000

183D st, 113 E (11:3172), ns, 95 w Creston av, 25x97; Jan11'18; 3y5½%; Eleanor C Byrne, 113 E 183, to Blanche C Durell, 840 E 176. 2,000

184TH st E, nwc Tiebout av, see Tiebout av, nwc 184th.

204TH st E, nec Webster av, see Webster av, nec 204th.

204TH st E (12:3357), ns, 66.11 e Webster av, 37.8x69.8x36x80.9, es; ext of \$20,000 mtg to Nov2'20, at 5%; Dec11'17; Jan12'18; Workmen's Sick & Death Benefit Fund of the U S, 1 & 3 av, with Nealon Sullivan Realty Co, 841 Bway. nom

231ST st W (12:3266), swc Albany Crescent, 47.7x100.5x51.3x100; PM; Jan3; Jan 14'18; 3y5½%; Emanuel Kanarvogel to Jos M Callahan, ref, 1037 Ogden av. 4,130

Anderson av, 953-7 (9:2507), nwc 162d, runs n92.4xn15.2xw100xs75xs45.5x106.7 to beg; pr mtg \$128,300; Sept28'17; Jan14'18; 2y, int as per bond; Louis Siegel Co, 376 7 av, to Morris M Sinske, 570 W 189. 2,000

Anderson av, 953-7; certf as to above mtg; Sept28'17; Jan14'18; same to same.

Bainbridge av (12:3290), es, 130 s 198th, 25.1x11x25.3x107.4; Jan15; Jan16'18; 3y6%; Fritz Lohmann, 2790 Bainbridge av, to Minnie J Haupt, 236 Bedford Park blvd. 3,000

Bathgate av, 1888 (11:2924); ext of \$29,500 mtg to Jan12'23 at 5%; Jan2; Jan16'18; Emigrant Indust Savgs Bank with Wm Sohmer, 2240 Ryer av (R S 34.75). nom

Blackrock av (14:3799), nwc Olmstead av, 89.1x103x89x103; Jan14; Jan15'18; due June14'21, 5%; Fredk Muhman, 1316 Odell, to Mathias Strohmeier, 2066 Newbold av. 4,500

Broadway (12:3266), es, 50 n Kimberly pl, 25x100; PM; Jan3; Jan14'18; 3y4½%; Ole A Torjesen to Jos M Callahan, ref, 1037 Ogden av. 1,200

Broadway (12:3266), es, 75 n Kimberly pl, 25x100; PM; Jan3; Jan14'18; 3y4½%; Ole A Torjesen to Jos M Callahan, ref, 1037 Ogden av. 1,200

Brook av (11:2893), ws, 225 s Kinderman pl, runs s39.3xw25.9 to ws Mill Brook xs12.10xw51.5xn50xe59.10 to ws Mill Brook xe20.2 to beg; agmt spreading lien of mtg to cover above; Jan12; Jan15'18; New London Realty Corp, 18 Stanhope, Bklyn, with Kiesler Realty Co, 960 Prospect av. nom

Carpenter av (17:5105), es, 176.8 s 242d, 37.4x—x—x107; Jan11; Jan12'18; 3y5½%; Louise Vasold to Peter Ebert, 790 E 166. 2,500

Davidson av, 1907 (11:2862), ws, 75 n 177th, 25x87.9x25.11x80.11; PM; pr mtg \$9,450; Jan4; Jan15'18; due & c as per bond; Oscar A En Holm to Meta Investing Co, 11 W 177. 2,350

Davidson av (11:3199), es, 80 n 184th, 20x82.4; Jan9; Jan11'18; 3y5%; Chas E Bensch, Jr, 2382 Davidson av, to Francis J Ryan, 2412 Grand av. 5,000

Decatur av, 2550 (12:3279); ext of \$4,500 mtg to Jan14'21 at 5½%; Jan14; Jan16'18; Title Guar & T Co with Wilhelmina Escher, 1421 E 14, Bklyn. nom

Eagle av, 906 (10:2627); ext of \$38,000 mtg to Jan26'21 at 5½%; Dec20'17; Jan12 '18; Bessie, Fanny & Katie Burstein with Barnes Realty Co, 147 4 av. nom

Findlay av (11:2782), es, 514.8 n land late Wm H Morris, runs e101.10xn110.11xe 3.4xn100.8 to curved line or cor formed by junction of ws Findlay av & es Teller av xsw along Findlay av, 248.8 to beg; PM; pr mtg \$7,500; Jan1; Jan15'18; 3y6%; Loretta M Higgins, Bklyn, to John Sachs, 330 W 102. 10,750

Grand blvd & concourse, late Anthony av (12:3319), ws, 115 s 199th, 75x125; Jan2; Jan11'18; 3y6%; Chas P Loughran, 2856 Briggs av, to Bertha Flasch, 378 E 158. 6,500

Grant av (9:2450), sec 169th, runs e200 to ws Morris av xs72xw100xn25xw100 to Grant av xn47 to beg; pr mtg \$90,500; Jan 15'18; 2y6%; Vermilyea Realty Co, 3879 10 av, to Abel King, 148 E 65, & ano. 10,000

Grant av, 1248 (9:2450), sec 169th (No 266) 47x irreg to ws Morris av (No 1283) x 72x200; certf as to mtg \$10,000; Jan15; Jan 16'18; Vermilyea Realty Co to Abel King & Isaac Seohsch. —

Hughes av (11:3069), ws, 275 s 180th as on map SamlRyer Homestead, 25x200, ex-

cept part for Hughes av; pr mtg \$7,000; Jan16'18; due & c as per bond; John J Perfetto to Pasquale Pagano, 2109 Belmont av. 2,000

Longfellow av, es, 54.9 n Freeman, see West Farms rd, nws, 58.8 n Freeman.

Mapes av (11:3110), nwc 181st (No 785), 46.1x94; PM; pr mtg \$42,250; Jan2; Jan15 '18; due Sept19'19, 6%; Millie Rosenberg, 894 Riverside dr, to Delta Holding Corp, 217 Bway. 1,850

Martha av, 4335 (12:3387), ws, 45 n 200... 20x100; Jan15; Jan16'18; 3y5½%; Geo Belier, 4335 Martha av, to Christine Peterman, 362 E 156 (R S \$150). 3,000

Morris av, 1283, see Grant av, 1284.

Morris av, swc 169th, see Grant av, sec 169.

Nelson av, 1254-6 (9:2517); ext of \$6,000 mtg to Jan11'21, at 5½%; Jan9; Jan12'18; Title Guar & T Co with Mary A, Mary C, Agnes V, Margt A, Jas J, Jane F & Christopher J Kiernan (R S \$3). nom

Ogden av, 1360 (9:2522), nec 170th, 100x 110x100x109.5; certf as to mtg \$17,000; Jan 17'18; 74th St Holding Co, 30 E 42, to Abel King & Fredk Lese. —

Olmstead av, nwc Blackrock av, see Blackrock av, nwc Olmstead av.

Olmstead av (14:3806), es, 54 s Chatterton av, 54x105, except part for Olmstead av; Jan5; Jan11'18; 3y6%; Mary Klages, 1012 Olmstead av, to Benj Werner, 2464 8 av. 3,500

Prospect av, 583 (10:2674), ws, 75 n 150th, 20x100; PM; pr mtg \$8,500; Jan10; Jan12'18; due July1'20, 6%; Rosie Klein to Dorothea Huckriede, 1302 Teller av. 1,100

Southern blvd, 966 (10:2742), es, 270.5 s Aldus, 42x150; pr mtg \$43,000; Jan14; Jan 16'18; installs, 6%; Mary Blum, 310 Greene av, Bklyn, to Olds Holding Corp, 217 Bway. 3,000

Southern blvd (11:2977), swc 173d, —x—; agmt as to payment of interest at rate of 5½% on \$50,000; Dec27'17; Jan17'18; Title Guar & T Co with Chas J O'Reilly, 1575 So blvd. nom

Stebbins av, 1382 (11:2965), es, 44.3 n Jennings, runs e103.10xne25xw105 to av xs 25 to beg; pr mtg \$—; Dec4'17; Jan17'18; due & c as per bond; Nathan Sacks to Abr Orenstein, 1382 Stebbins av. 1,000

Tiebout av (11:3147), nwc 184th, 116x135 x90x135; Jan11; Jan16'18; 3y6%; Eliz Handy to N Y Title & Mtg Co. 7,000

Townsend av (11:2845), es, being plot begins at w & s line lot 82, map Mt Eden, runs w47.2 to es Townsend av xn65.7 to es 6 av on said map xs80.1 to beg; PM; Jan10; Jan12'18; due & c as per bond; Louis Geib to Harold Swain, 1650 Concourse. 1,350

Union av, 1165 (10:2672), ws, 71.3 n Home, 43.7x91.1x45.9x91.1; pr mtg \$—; Jan11; Jan12'18; 2y6%; Wilker Realty Co to Hy J Reehl, 334 E 80, & ano. 3,500

Union av, 1165; certf as to above mtg; Jan11; Jan12'18; same to same. —

Webster av (12:3357), nec 204th, —x—; ext of \$30,000 mtg to Nov15'20 at 5%; Nov 20'17; Jan14'18; Mary E Goodwin & ano, trstes John Goodwin, with Nealon-Sullivan Realty Co, 841 Bway. nom

West Farms rd (11:3007), nws, 58.8 n Freeman, 30.7x89; also LONGFELLOW AV (11:3007), es, 54.9 n Freeman, 25x90x25x 85.11; ext of \$7,000 mtg to Dec31.20 at 5%; Dec22'17; Jan15'18; Carrie Meyer, 550 W 158, & Hattie S Jacob, 600 W 157, with Rosie Stoerger, 1410 Longfellow av. nom

Westchester av, nec Zerega av, see Zerega av, nec Westchester av.

Zerega av (15:3973), nec Westchester av, 100x50; pr mtg \$12,000; Jan10; Jan12 '18; 3y6%; Chas E Devermann to Pauline T Wienecke, 2216 Newbold av. 3,000

3D av, 3621 (11:2910), ws, abt 275 n 169th, 25x119, except part for av; pr mtg \$6,000; Jan16; Jan17'18; installs 6%; Esther Chaves to Jacob Marx, 170 W 74. 750

3D av, 4058-60 (11:2930), es, 323.2 n 174th, 33x100; PM; pr mtg \$21,000; Jan10; Jan12'18; 3y5½%; Christina M McKenna, at Rockville Centre, LI, to 145 E 49th Corp, 128 Bway. 3,000

3D av, 4062 (11:2930), es, 356.2 n 174th, 33.6x100x32.8x100; PM; pr mtg \$21,000; Jan 10; Jan12'18; 3y5½%; Christina M McKenna, at Rockville Centre, LI, to 145 E 49th Corp, 128 Bway. 3,000

3D av (9:2362), es, 124.4 n 152d, 25x186.5x 25x186.7; pr mtg \$26,500; Jan11; Jan17'18; 3y6%; Adalena Bachmann, 637 Bergen av, to John F Cavanagh, 800 E 168. 2,000

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of the Bronx.

JAN. 10, 11, 12, 14, 15 & 16.

Beck st (10:2685), ns, 307.5 e Av St John, —x—; Mary O Maxwell to Lawyers Mtg Co (\$15,000, June17'09); Jan15'18. 13,500

Irvine st, 888 (10:2761A); Fredericka A Donovan, 953 Anderson av, to Anna E Persico, 1753 E 14, Bklyn; AT; (A) Lawyers Title & T Co (\$7,000, Oct27'11); Jan 15'18. 1,000

Irvine st, 888; Millie Dodt to same; AT; (A) same (\$7,000, Oct27'11); Jan15'18. 3,000

Purdy st (15:3948), es, 905 n Starling av, 25x148; Katharina Gass to Frederic W Schneider, 1219 Castle Hill av; (A) Frank Gass, Inc, 2215 Westchester av (\$100, Jan17'12); Jan15'18. 100

29 st, ss (16:4686), lot 492, map Laconia Park, 25x100; Wm D Rath to Michl Hurst, 156 Bowery; (A) J Rutz, 230 Grand (\$3,000, Jan4'09); Jan12'18. 3,000

Light st (*), ss, 80 w Rombouts av, 20x100; Pine & Falk, Inc, 1358 43d, Bklyn, to Dyre Av Realty Co, 165 Bway; July25'11; Jan16'18. 5,500

Main st (18:5645), es, 100 n Ditmars, 50x100, except part for Main st, City Island; John W Miller to Fritz Hartz, 519 Timpson pl; (A) Title Guar & T Co; July23'12; Jan16'18. 700

Tiffany st (10:2765 & 2736), ws, 250 n Randall av, 100x100; also WORTEN ST, es, 350 n Randall av, 100x100; also WORTEN ST, es, 350 n Randall av, runs w 30 to cl Worthen xn168.10xwnw6.5xwnw29.9xwnw3.3xnel185.6 to Longwood av xsel184.6 to Tiffany xs164.8xw100xn100xw100 to Worthen xs125 to beg; John J Tierney, Bklyn, to Walter S Gurnee, Bar Harbor, Me, et al, exrs, &c, Walter S Gurnee; (A) M Cooper, 20 Vesey (\$11,000, Feb1'10); Jan15'18. 11,000

134TH st E (9:2292), ns, 234.4 e Broadway, 28.4x100; Anna T, wife of & Jas Dale, to Ronald K Brown et al, trstes; (A) Lawyers Title & T Co; May16'95; Jan1'18. 15,500

139TH st, 870 E (10:2552 & 2553); Beren C Gerken to Moser Arndtstein; (A) L A Steyn, 4586 Park av; Apr30'06; Jan16'18. 8,500

155TH st E (9:2415), ns, 400 w Courtlandt av, 75x100; Chas Galewski to Anthony Stumpf; (A) David Galewski, 299 Bway; Nov6'05; Jan15'18. 7,500

155TH st, 336 E (9:2414); John Muth to Rosa Lahm; (A) Amend & A, 119 Nassau Sept30'08; Jan10'18. 2,100

181ST st, 785 E (11:3110); Kurzman Realty Corp to Lion Realty Co, 44 Kurma Bklyn; (A) Lawyers Title & T Co; Dec'16; Jan15'18. 2,160

217TH st E (16:4664), ss, 205 w Barnes av, 100x228 to 2d, Wakefield; Menlo Bldg Co, 720 E 212, to Antonio Marrone, 2161st, Bklyn; (A) Remsen & P, 60 Wald May22'13; Jan16'18. 1,500

224TH st E (17:4848), ns, 130 e Barnes av, 25x114; Bessie McG, wife John Casey, to Chas F Brinck; (A) Title Guar & T Co July28'08; Jan10'18. 4,000

224TH st E (*), ns, 155 w Bronxwood av, 25x114, Wakefield; John W Stevens to Mendel Marcus, 358 E 5; (A) I Levison, 258 E 138; Jan20'16; Jan10'18. 500

Anthony av (12:3319), ws, 115 s Garfield 75x125; Chas F Loughran to Matilda Rownan, Bklyn; (A) Title Guar & T Co Mar6'08; Jan14'18. 5,000

Ash av (*), ss, lot 31, map Laconia Park 25x100; Chas Kling to Frank Novotny; (A) Arthur Bell, 391 E 149; Jan6'06; Jan'18. (Corrects error in last issue where amount of mtg was \$500). 1,200

Barnes av (17:4852), es, 92.4 s 228th, 22x105; Adelaide, wife Wm G Riccardi, to Mary Plunkett; (A) Grand Squires, 212 Mad av; Jan14'10; Jan15'18. 500

Bathgate av (11:3048), es, 52.10 n 181st 26x100, Peter J Meehan to John H Ingle 114 St Marks av, Bklyn, & ano, trs Emilio del Pino; (A) Title Guar & T Co Dec9'11; Jan10'18. 5,000

Bryant av, 1217 (11:2993); Wm G Hannessen, 1215 Bryant av, to Wm A Hannessen, 290 Wadsworth av; (A) T C Enneke, 132 Nassau; Feb14'13; Jan14'18. 4,000

City Island av (18:5643), es, 84 s Forest ham av or st, 25x100, City Island; Sarah L Reynolds to Harriet S Mead; (A) C Mead, City Island, NY; July2'08; Jan16'11. 700

Courtlandt av, 622-4 (9:2411); also COURTLANDT AV, 623-5 (9:2415); also COURTLANDT AV, 719-21 (9:2398); On Realty & Constn Co, 299 Bway, to Wilhelmina Dethloff, 623 Courtlandt av; D Galewski, 299 Bway; July9'17; Jan15'18. 2,000

Davidson av (11:3198), es, 80 n 134th 20x82.4; Hy U Singh to Hannah Hitchings, extrs Chas F Hitchings; (A) Lawyers Title & T Co; Jan23'03; Jan11'18. 5,700

Hoe av, 1229 (11:2979); Michl T Reed to Harlem Savings Bank; (A) R Mapey, den, 21 Park Row; Oct24'05; Jan14'18. 3,300

Jackson av (10:2636), nwc 156th, 25x7 x25x76.11; Israel Leibsohn, 763 E 155, Lambert Suydam, 2 E 45; (A) Title Guar & T Co; Mar14'13; Jan11'18. 1,000

Martha av, 4335 (12:3387); Geo Bell to Eliz A May et al; (A) H Braunig, 2388 1/2 Tiebout av; Feb1'10; Jan16'18. 3,000

Olmstead av (14:3799), nwc Blackrock av, 108x105, Unionport; Fredk Muhlihan, Elsa K Klaus, Hoboken, NJ; (A) Title Guar & T Co; May16'10; Jan15'18. 4,000

Quimby av (14:3687), ss, 299 w Cass Hill av, 50x103; Lina Hoffman to Dr Conrad, 917 Olmstead av; (A) Frank Gale Inc, 2215 Westchester av; Jan7'15; Jan'18. 1,000

Road to Hunts Point (10:2765A, 2765B, 2765C), ws, 25 s Spofford av, 303x215 145th x188.3 to Young av x irreg; a SPOFFORD AV, ss, 344.4 w Hunts Point rd, 610x226x498.5x367.1; also 145TH ST, w road leading to Public Landing on m E T Young, 728x236x irreg; also WHITLOCK AV, ws, 200 s 145th, 50 to 144th 576x irreg; also BROWN AV, es, 125 SPOFFORD av, 50x102; also LEGGETT CREEK, cl, at nec land Cath M Andre, 356.1lx169.8x irreg; also CRAVEN ST, at cl Leggetts Creek, 172 to cl Garrison

x irreg; also GARRISON AV, ws, 159.8 n Craven, runs nw109.3x114.2xse148.10 to beg; also TIFFANY ST, es, 169.2 n Randall av, runs se27x95.2x irreg; also TIFFANY ST, ws, 250 n Randall, —x—; also RANDALL AV, nwc Manida, 155.10 to road to Public Landing x139.4x irreg; also RANDALL AV, ns, 9.8 e Manida 90.5x irreg, except part conveyed by Cath M Andrews to East Bay Land & Impt Co by three deeds dated Feb'01, & by Cath M Andrews to N Y, N H & H R R Co by deed dated Nov'03; also except part taken by City N Y; John J Tierney, Bklyn, to Walter S Gurnee at Bar Harbor, Me, et al, exrs Walter S Gurnee; (A) M Cooper, 20 Vesey (\$107,250, Apr'07); Jan15'18.

Southern blvd (10:2725), ws, 643 s Westchester av, 50x128 x 50 x 127.1; Timothy F Sullivan to American Real Estate Co; (A) J C Meyers, 527 5 av; Mar2'09; Jan10'18.

Stebbins av, 944 (10:2698); Ricka Oscar to Fannie Sheinert; (A) Title Guar & T Co; May15'08; Jan10'18.

Union av, 603 (10:2664); Mary & Cornelius F Holland, 603 Union av, to John Grebe, 1067 Teller av; (A) Title Guar & T Co; Aug26'15; Jan15'18.

Watson av (*), ss, at ws lot 202, map Unionport, runs s40 to nes Tremont av xse 233x160 to st xw200 to beg; John C Taylor to Peter L McDonnell; (A) N Y Title & Mtg Co; Dec3'08; Jan10'18.

Webster av (12:3533), ws, 200 n 204th, 25x112.6; Ablan Tanory, 50 New Brunswick rd, Bound Brook, NJ, to Hy Brodhead, 2963 Briggs av; (A) Title Guar & T Co; Dec28'14; Jan15'18.

Lot 76 (14:3733), map Pugsley Estate; Mary McAuliffe, 235 E 95, to Catharine Klein, 319 E 87; (A) Frank Gass, Inc, 2215 Westchester av; July7'11; Jan15'18.

Lot 232 (15:4020), map Van Nest Park; Margaret A Hollwedel to Emerich Audieth; (A) Title Guar & T Co; Sept26'13; Jan15'18.

Lots 148 to 151 (*), map Lohbauer Park; Clara A Miller, 2145 Ellis av, to Augustus G Miller, 2145 Ellis av; (A) Wm A Cokeley, 1325 Ft Schuyler rd; July15'13; Jan16'18.

Lot 222 (11:2987), map sec A, Vyse Estate; Ella B Henry to Mary E B Lindley, of Prosperity, Pa; (A) Ciocke, C & R, 391 E 149; July29, 1899; Jan10'18.

Lots 271 to 273 (10:2765 & 2770), map 297 lots Hunts Point Estates; Hy D Block, 54 E 109, to Hunts Point Estates, 165 Bway; (A) Lawyers Title & T Co; Nov1'16; Jan10'18.

Plot (*) begins 740 e White Plains rd at point 1,070 n along same from Morris Park av, runs e100x25xw100x25 to beg, with right of way over strip to Morris Park av; Max Korn to Saml Storch; (A) 1,000

Plot (*); same prop; Saml Storch to Lawyers Title & T Co; Apr27'07; Jan10'18. Herman Tuchman & ano; (A) C H Baechler, 1341 Tremont av; July24'06; Jan10'18.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death and recording date, the location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Choate, Jos. H.—May14'17 (Jan12'18)—63D ST, 8 E (5:1377-65), 25x100.5, 5-sty bk dwg, \$105,000.

63D ST, 10 E (5:1377-64), 25x100.5, 4-sty & b stn dwg, \$85,000.

Demarest, Cath.—Aug30'17 (Jan9'18)—AMSTERDAM AV, 643 (4:1222-2), 27x x100, 5-sty bk tnt & stores, \$40,000.

AMSTERDAM AV, 943 (7:1861-2), 25x100, 5-sty bk tnt & stores, \$45,000.

90TH ST, 155 E (5:1519-24), 12.6x100.8, 3-sty st ft dwg, \$9,000.

Engel, Julius L.—Aug23'16 (Jan12'18)—48TH ST, 420-2 E (5:1859-38), 50x100, 3-sty bk factory, ½ int in co-partnership business of the Central Iron Works, \$12,451.87.

Goodhue, Sarah C.—Jan13'17 (Jan8'18)—MADISON AV, 189-93 (3:864-23 & 58-59 & 54 & 26), es, 49.5 n 34th, runs e100x5 49.5 to ss 34th (No 43) xse25x98.9xw4.2 xn98.9 to ss 35th (No 20) xw20.10xse49.5x w100 to av xs98.3 to beg, 3-4-sty & b bk & stn dwgs on av, 4-sty & b stn dwg on 35th & 2-sty bk stable on 34th, \$575,000.

SOUTH ST, 63 & 64 (1:37-50), 38x117.4x irreg, 6-sty bk warehouse, \$55,000.

Jewett, Geo. L.—Nov14'16 (Jan8'18)—PECK SL, 36 (1:97-29), 19.3x53, 5-sty bk loft bldg, \$13,000.

Lennon, Thomas.—May6'17 (Jan9'18)—82D ST, 176 W (4:1212-61), 18.6x102.2, 5-sty bk tnt, \$22,000.

61ST ST, 26-30 W (4:1113-55-58), 87x100.5, 5-sty bk sanitarium & 2-4-sty & b stn dwgs, ½ pt of \$131,250, less 10% or \$59,062.50.

68TH ST, 46 W (4:1120-51½), 19.3x100.5, 4-sty & b bk dwg, \$24,000.

WEST BROADWAY, 465-9 (2:515-3), 75x 100, 6-sty bk factory, \$85,000.

MORTON ST (2:602-7 & 13), ss, bet West & Washington sts, 320x50, 2-4-sty bk & cement bldgs; leasehold; ½ pt of \$50,000, less 10% or \$22,500.

Lithauer, Mary E.—Mar7'11 (Jan14'18)—3D AV, 1816 (6:1628-40), swc 101st, 25.11 x98, 5-sty bk tnt & store, \$35,000.

This property was sold about June, 1912, about 15 months after testatrix death for \$35,500.

Ryan, Mary.—June28'17 (Jan11'18)—LA-FAYETTE ST, 355 (2:529-18), sec Bond (No 17), 114.11x irreg x7.4, \$6,000.

Stanbrough, Electa L.—May18'17 (Jan12'18)—19TH ST, 328 W (3:742-54), 21.10x 92, 3-sty & b bk dwg, 6-15 pts of \$12,500.

19TH ST, 330 W (3:742-55), 21.10x92, 3-sty & b bk dwg, 6-15 pts of \$12,500.

18TH ST, 409 W (3:716-29), 25x92, 3-sty bk tnt, 6-15 pts of \$5,500.

Trost, Herman.—Mar2'17 (Jan11'18)—33D ST, 248 E (3:913-39), 16x75, 3-sty bk dwg, \$8,500.

62D ST, 246 E (5:1416-29), 17x100, 3-sty & b stn dwg, \$8,500.

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

JAN. 24.

64TH ST, 8 E, ss, 150 e 5 av, 20x100.5, 4-sty & b stn dwg (exrs sale).

54TH ST, 126 E, ss, 90 w Lex av, 25x100.5, 2-sty bk garage (exrs sale).

19TH ST, 238 E, ss, 160 w 2 av, 20x84, 3-sty & b bk dwg (trstes sale).

18TH ST, 326 W, ss, abt 310 w 8 av, 20x92, 3-sty bk tnt (exrs sale).

142D ST, 525 W, ns, abt 245 w Hamilton pl, 19.8x99.11, 3-sty & b stn dwg (vol sale).

Bronx.

JOSEPH P. DAY.

JAN. 24.

ST ANNS AV, 306, es, 27.6 s 141st, 27x104, 5-sty bk tnt & str (exrs sale).

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 18, 1918, at the New York Real Estate Salesrooms.

JOSEPH P. DAY.

Broome st, 19-21 (*), swc Mangin (Nos 13-5), 50x75, 6-sty tnt & str; due, \$41,849.68; T&c, \$435; Excelsior Savgs Bank of N Y.

Chrystie st, 168-70 (*), es, 150 s Rivington, 29.9x82, 2-5-sty bk tnts & str; due, \$41,800.79; T&c, \$849.60; Mary G E Aldrich et al, exrs.

24TH ST, 115 E (*), ns, 184 e 4 av, 20x 98.9, 3-sty & b bk dwg; due, \$13,093.75; T&c, \$585.80; Emigrant Indust Savings Bank.

101ST ST, 309 W, ns, 100 w West End av, 25x100.11, 5-sty bk tnt; due, \$26,536.30; T&c, \$1,470; Matilda Schmandt.

130TH ST, 517 W, ns, abt 165 e Old Bway, runs ne64.10xnw5xne121xw22.5xsw120.11x se4.11xsw78.3xe28.2 to beg, 2-sty fr rear tnt; due, \$5,450.08; T&c, \$830.25; Arthur W Corse.

136TH ST, 120 W (*), ss, 225.6 w Lenox av, 14.6x99.11, 3-sty & b stn dwg; due, \$5,015.38; T&c, \$505.45; Rutherford Realty Co.

Amsterdam av, 1067 (*), es, 100 s 158th, 24.5x100, 4-sty bk tnt & str; due, \$26,455.87; T&c, \$707.10; Chas A Briggs, Jr, exr.

Madison av, 1659 (*), es, 75.10 s 111th, 25x95, 5-sty stn tnt & str; due, \$22,449.14; T&c, \$619.70; Minnie M Herrman, trste.

HENRY BRADY.

19TH ST, 257 W (*), ns, 170.10 e 8 av, runs n104.10xe51x36.9xw22.6xw75.8xw27.6 to beg, 4-sty bk tnt & str & 2-sty bk rear stable; due, \$11,074.01; T&c, \$242.40; Pompeo J C Ughetta.

38TH ST, 223-31 W (*), ns, 227.7 w 7 av, 102.11x98.9, 5-4-sty bk & stn tnts & str; due, \$20,832.40; T&c, \$79; pr mtg \$135,000; Julius Mautner.

8TH av, 415-9 (*), swc 31st (Nos 304-6), 49.4x100, 5-4-sty bk tnt & str on av; due, \$82,011.90; T&c, \$5,523.64; Howard C Warren et al.

ARTHUR C. SHERIDAN.

78TH ST, 446 E (*), ss, 119 w Av A, 25x 102.2, 5-sty bk tnt & str; due, \$27,786.90; T&c, \$—; Mary R Lewis.

Total \$416,642

Corresponding week, 1917..... 844,425

Jan. 1, 1918, to date..... 2,384,878

Corresponding period, 1917..... 1,736,360

Bronx.

The following are the sales that have taken place during the week ending Jan. 18, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

181ST st, 251-65 E, nwc Valentine av (No 2151), 185x62.10x185x63.2, 5-sty bk tnt & str; due, \$54,245.06; T&c, \$239.51; John B Chambers.

Heath av, 2669 (*), swc 193d (No 200), 25x100, 2-sty & b fr dwg; due, \$6,708.54; T&c, \$392.85; Louis H Cramer et al, exrs.

HENRY BRADY.

3D av, 3310 (*), es, 115 n 164th, 16.6x— to Boston rd (No 997) x16.10x—, 2-sty bk tnt & str & 2-sty fr tnt & str; due, \$1,143.57; T&c, \$250; sub to a first mort of \$9,000; Albert Maniock.

JAMES J. DONOVAN.

Walkley pl (*), ns, whole front between White Plains road and Garden pl, 75x95.8 x63.11x95; due, \$10,380.14; T&c, \$815.88; Eastchester Savings Bank.

136TH st, 426 E (*), ss, 240 e Willis av, 15x100, 3-sty & b bk dwg; due, \$5,515.73; T&c, \$142; Geo F Langenbacher.

Jackson av (*), es, 262.11 n 161st, 36.3x 175 to Forest av (Nos 905-7) x36.3x175, vacant; due, \$10,823.95; T&c, \$1,833.83; City N Y.

Jackson av (*), ws, 262.11 n 161st, 36.3x 75, vacant; due, \$4,211.74; T&c, \$875.59; City N Y.

CHAS. A. BERRIAN.

Glover st (*), es, 250 n Lyon av, 50x125; due, \$1,441.40; T&c, \$1,675; John Twine.

Total \$99,650

Corresponding week, 1917..... 18,000

Jan. 1, 1918, to date..... 347,880

Corresponding period, 1917..... 168,225

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 19 & 21.

No Legal Sales advertised for these days.

JAN. 22.

DYCKMAN ST, sws, 37.10 se St Nicholas' av, runs s e 256.8 x s w 73.11x108.2xse98.2xw50xse 233.4 to ws Ft George ter xse463.9 to Ft George av xsw300xw381.11 to es St Nicholas av xn 709.6xne6.4xne15.9 to beg, vacant; Mutual Life Ins Co N Y—Ft George Realty Co; Fredk L Allen (A), 55 Cedar; Gilbert H Montague R; due, \$29,256.80; T&c, \$1,256.44; Joseph P Day.

WALKER ST, 28 & 30, nwc Church (Nos 308-12); 50x75, 5-sty bk loft & str bldg & 3-sty fr loft & str bldg; LISPENARD ST, 29 & 31, nwc Church (Nos 324-26), 50x60, 2-3-sty fr loft & str bldgs; Anna F Cooper—Justine G Scheel et al; Wells & Snedeker (A), 32 Nassau; Carl Ehlermann (R); due, \$3,609.91; T&c, \$—; sub to pr mtg aggregating \$20,000; Joseph P Day.

WILLETT ST, 45-7, nwc Delancey (Nos 222-6), 44.8x88, 6-sty bk tnt & str; Emigrant Indust Savgs Bank—Delancey Holding Co, Inc, et al; R & E J O'Gorman (A), 51 Chambers; Saml Seabury (R); due, \$29,601.58; T&c, \$1,565.50; Bryan L Kennelly.

6TH ST, 738 E, ss, 243 w Av D, 25x70, 5-sty bk tnts & str; Chas P Buckley, trste—Michl Kramer et al; Wm W Buckley (A), 141 Bway; Appleton L Clark (R); due, \$19,817.68; T&c, \$819.28; Joseph P Day.

18TH ST, 342 W, ss, 300 e 9 av, 25x92, 5-sty stn tnt; Mary E Sandford—Jno S Baker et al; Meehan & Harlam (A), 115 Bway; Isaac Ringel (R); due, \$9,195.80; T&c, \$614.40; Joseph P Day.

49TH ST, 322 W, ss, 350 w 8 av, 25x100.5, 5-sty bk tnt & str; Sol Dornberger et al—Dennis McGowan et al; Irving Katz (A), 15 Wall; Wilbur Larremore (R); due, \$5,353.14; T&c, \$100; Joseph P Day.

72D ST, 28 E, ss, 40 e Mad av, 18.3x80, 5-sty & b stn dwg; Union Mtg Co—Sarah Reilly et al; Merrill, Rogers & Terry (A), 100 Bway; Geoffrey Konta (R); due, \$5,584.36; T&c, \$58.40; sub to 1st mtg \$46,000; Joseph P Day.

132D ST, 233 on map 235 W, ns, 291 w 7 av, 15x 99.11, 3-sty & b bk dwg; Albert C Hall, trste—Annie Cummins et al; Butcher, Tanner & Foster (A), 1 Mad av; Jno Davis (R); due, \$9,283.35; T&c, \$398.90; Joseph P Day.

133D ST, 524 W, ss, 275 w Amst av, 17.6x99.11, 4-sty bk tnt; Cornelia H Hughes—Anna Jungman et al; Edw D Loughman (A), 280 Bway; Eugene Frayer (R); due, \$8,645.29; T&c, \$710; Henry Brady.

JAN. 23.

104TH ST, 64 E, ss, 117.6 w Park av, 18.9x 100.11, 3-sty stn synagogue; N Y Title & Mtg Co—Hannah Harris et al, exrs, &c; Henry M Bellinger, Jr (A), 135 Bway; Louis W Stotesbury (R); due, \$4,429.72; T&c, \$303.76; Arthur C Sheridan.

131ST ST, 3 E, ns, 99 e 5 av, 26x99.11, 5-sty bk tnt; Kate Meney—Emily Stephens et al; Geo H Corey (A), 59 Wall; Jos T Ryan (R); due, \$5,900.55; T&c, \$171.74; sub to 1st mtg \$13,000; Joseph P Day.

RIVERSIDE DR, 260, nec 98th (Nos 319-21), 106.5x130.11x100.11x96.11, 10-sty bk tnt; Geo Abeel—Chesterfield Realty Corp et al; Townley, Foster & Chambers (A), Edw D Dowling (R); due, \$58,475.32; T&c, \$5,555; Henry Brady.

JAN. 24.

40TH ST, 541-5 W, ns, 175 e 11 av. 75x100.5, 2-6-sty bk tnts & str; Title Guar & T Co—Wm Lustgarten & Co, Inc, et al; Harold Swann (A), 176 Bway; Algernon S Norton (R); due, \$50,354; T&C, \$2,040; Joseph P Day.

85TH ST, 350 W, ss, 96.4 e Riverside dr, runs s52.2xe25xs25xe25xs25xe50x102.2xw100 to beg, 6-sty bk tnt; Republic of Panama—Eronel Realty Co et al; Sullivan & Cromwell (A), 49 Wall; Phelan Beale (R); due, \$168,334.70; T&C, \$4,216.45; Joseph P Day.

96TH ST, 226 E, ss, 369 e 3 av, 82x100.8, 5-sty bk tnt; Geo B Bernheim, trste—Edw A Muetzler et al; Holm, Whitlock & Scarff (A), 35 Nassau; N Taylor Phillips (R); due, \$26,865.95; T&C, \$739; Henry Brady.

1ST AV, 286, es, 23 s 17th, 23x94, 3-sty bk tnt & str; Columbia Trust Co—Maurice Mandelbaum et al; (A) not given; Geo A McLaughlin (R); due, \$11,642.48; T&C, \$150; Joseph P Day.

JAN. 25.

20TH ST, 337 & 339, on map 339-43, E, ns, 186.11 w 1 av, 35.8x92, 6-sty bk tnt & str; Henry H Jackson—Edith A Mohrmann et al; Menken Bros (A), 206 Bway; Harry N French (R); due, \$14,220.16; T&C, \$0.50; Henry Brady.

120TH ST, 60 W, ss, 278.9 e Lenox av, 19x100.11, 3-sty & b stn dwg; Cornelia W Hall et al, trste—Martha Cesner et al; Remsen & Parsons (A), 60 Wall; Murray Hulbert (R); due, \$20,408.29; T&C, \$—; Henry Brady.

120TH ST, 58 W, ss, 297.9 e Lenox av, 19x100.11, 3-sty & bk stn dwg; Cornelia W Hall et al, trste—Will Kramer, Jr, et al; Remsen & Parsons (A), 60 Wall; Jas J Walker (R); due, \$18,299.24; T&C, \$317.30; H Brady.

JAN. 26.

No Legal Sales advertised for this day.

JAN. 28.

2D ST, 126 E, ns, 341.7 e 1 av, 24.8x121.11, 6-sty bk tnt & str; Geo Haupt—Louis Aronson et al; Chas L Hoffman & Henry A Friedman (A), 31 Nassau; Theo K McCarthy (R); due, \$4,902.11; T&C, \$—; sub to 1st mtg \$35,000; Joseph P Day.

31ST ST, 317-9 E, ns, 200 e 2 av, 40x98.9, 6-sty bk tnt & str; Congregational Home Missionary Soc—Paul W Solomon et al; Meyers & Clark (A), 51 E 42d; Chas M Beattie (R); due, \$46,071.13; T&C, \$1,965.81; Joseph P Day.

1ST AV, 1028, es, 20.1 n 56th, 20x94, 4-sty bk tnt & str; Lincoln Trust Co—Ferdinand C Bannan et al; Middlebrook & Borland (A), 46 Cedar; Jas F Curnen (R); due, \$8,593.37; T&C, \$175; Henry Brady.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208 10 3d Avenue, unless otherwise stated:

JAN. 18 & 19.

No Legal Sales advertised for these days.

JAN. 21.

219TH ST, 710 E, ss, 605 w Barnes av, 100x114; Wm C Arnold—Johanna Pridemhan et al; Action 1; Wm C Arnold (A), 120 Bway; Wm W Pellet (R); due, \$7,112.09; T&C, \$300.10; Arthur C Sheridan.

219TH ST, 720 E, ss, 555 w Barnes av, 50x114; same—same; Action 2; same (A); same (R); due, \$3,885.84; T&C, \$133.40 Arthur C Sheridan.

PARCEL of land bounded on the south by salt meadow land of Saml Valentine, e by small creek, n by salt meadow land of Andrew George, e by creek running w of Goose Island, in Eastchester Creek, being lands conveyed to Jno H Campbell to Stephen L & Kate M Odell; Mary Manda—Gertrude D Hawes et al; Gustav Gupkel (A), 206 Bway; Thos E Flynn (A), due, \$6,618.48; T&C, \$4,694.39; Samuel Marx.

JAN. 22.

No Legal Sales advertised for this day.

JAN. 23.

BURNET PL, 1119, ns, 70.2 w Barry, 25x90, 1-sty fr shed; City N Y—Walter L Hildeburgh et al; Lamar Hardy (A), Municipal Bldg; Abr M Schwartz (R); due, \$838.27; T&C, \$459.65; Arthur C Sheridan.

JAN. 24.

No Legal Sales advertised for this day.

JAN. 25.

JESUP AV, swc 172d, 51.5x100.2x50.6x102; JESUP AV, ws, 252.3 s Featherbed la, 50x100; JESUP AV, ws, 352.3 e Featherbed la, 275.11x100.2x270.2x100; JESUP AV, es, 1,259.8 s & sw Featherbed la, runs sw75xe 153.6xne18.5 to Macombs rd xne335.4xnw 138.8xsw350xw110 to beg; JESUP AV, ses, 1,384.9 s & sw Featherbed la, 131.2x— to Devoe x171.11x112.2; MACOMBS RD, ws, 304.11 s & sw Featherbed la, 50x144.10x50x138.11; Bond & Mtg Guar Co—Upland Realty Co et al; Harold Swain (A), 176 Bway; Chas A Hickey (R); due, \$56,375; T&C, \$2,600; Henry Brady.

LUDLOW AV, ns, 155 w Havemeyer av, 50x108; Kate Schwanewede—Mitchell McDermott Constn Co et al; J Homer Hildreth (A), 7 E 42d; M Malwin Fertig (R); due, \$2,345.44; T&C, \$1,000.00; George Price.

JAN. 26.

No Legal Sales advertised for this day.

JAN. 28.

231ST ST, E, ss, 305 e Barnes av, 100x114.10; Jacob J Pantell—Jno Entwistle et al; August Weymann (A), 154 Nassau; Otto Henschel (R); due, \$938.41; T&C, \$440; Arthur C Sheridan.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JAN. 12.

40TH ST, 212-6 W; 2 actions; Greenwich Savgs Bank—Realty Holding Co et al; Middlebrook & Borland (A).

40TH ST, 208-10 W; same—District Holding Corp et al; 2 actions; Middlebrook & Borland (A).

72D ST, 332 W; U S Trust Co of N Y—Wm M Sims et al; Stewart & Shearer (A).

LEXINGTON AV, ws, 16.9 s 29th, 16.3x81; Marjorie B Caldwell—Stella Bobkiewicz; Edwards & Bryan (A).

MANHATTAN AV, 58; Carrie R Heiden—M Edw Downey et al; W M Weiss (A).

1ST AV, 2056; Cornelia H Hughes—Little Italy Realty Co et al; amended; E D Loughman (A).

JAN. 14.

MADISON ST, 286 & 288; Title G & T Co et al —Lena Rich et al; Y Allen (A).

AV A, 1425; City Real Estate Co—Independent Storage Co et al; H Swain (A).

1ST AV, 2384; Dora Frank—Amelia F Berg; I Levison (A).

2D AV, 235 & 237; Michl Donoghue—Henry Bender et al; R Kelly (A).

JAN. 15.

HOUSTON ST E, ns, 50.3 w Goerck, 50x68.6; Jas W Halstead et al, trste—Moses M Greenspan et al; Baldwin, Fisher & Potter (A).

MADISON ST, 401, & GRAND ST, 557; Emanuel Neuman et al—Betsy Regenbogen et al; H Swain (A).

11TH ST, 227-9 W; Fannie Pick—Parker K Deane, trste, et al; Kantrowitz & Esberg (A).

17TH ST, 419 W; Thos J Goodwin et al—Sarah Siegel et al; H Swain (A).

56TH ST, ns, 325 e 10 av, 25x100.5; Adelaide R Henry—Bertha Kahn et al; A Haviland (A).

78TH ST, 342 E; Jacob Schnekraut—Leo G Fromman, admr, et al; F Lockers (A).

LEXINGTON AV, es, 73.11 s 107th, 27x82.9; Mutual Life Ins Co of N Y—Annie L Baumann et al; F L Allen (A).

3D AV, 388, & 28TH ST, 164 E; Farmers' Loan & Trust Co—Frances D Bergeman et al; amended; Geller, Rolston & Hearn (A).

JAN. 16.

ANN ST, 19; Bway Savgs Inst City N Y—Bernheimer & Schwartz Pilsener Bwg Co et al; amended; R Kelly (A).

BROOME ST, 65-9; Metropolitan Savgs Bank—Frederic C Leubuscher et al; A S & W Hutchins (A).

60TH ST, 209 E; City Real Estate Co—Eliz Hardy et al; amended; H Swain (A).

94TH ST, 139 W; N Y Savgs Bank—Edw Croker; J A Dutton (A).

113TH ST, ss, 75 e Lenox av, 50x100.10; Alfred Opyke, admr—Carrie S Lyons et al; Cary & Carroll (A).

EDGEcombe AV, ws, 749.6 n 150th, 150x100; Alice D Blauvelt—Candler Holding Corp et al; W V Simpson (A).

LEXINGTON AV, 1801; Excelsior Savgs Bank of City N Y—Jennie Charig et al; amended; H Swain (A).

JAN. 17.

ELIZABETH ST, 253; Mary L Sherman—Rachel L Pasinsky et al; C M Gilpin (A).

JANE ST, 74; Lockwood Est, Inc—Hugh Reilly et al; Middlebrook & Borland (A).

MONROE ST, 280; U S Trust Co of N Y, trste—David Lasky et al; W M Powell (A).

92D ST, ns, 80 e West End av, 40x100.8; Henry Kroger—Harry D Colladay et al; G Lange, Jr (A).

132D ST, ns, 100 e Mad av, 20x99.11; Clara Kinkeldey, extrx—Walker Memorial Baptist Church et al; B Nicholson (A).

134TH ST, ns, 175 w Lenox av, 25x99.11; Louis Silverstein—Fredk West et al; amended; Morrison & Schiff (A).

PARK AV, 1672; N Y Protestant Episcopal Public School—Eliza Cohn et al; S P Nash (A).

8TH AV, 2303; Geo E Knowlton—Harold R Evans et al; R Kelly (A).

JAN. 18.

MONROE ST, 97; Caroline M Child et al—Louis Lesser et al; S Riker, Jr (A).

77TH ST, ss, 121 w Columbus av, 20x102.3; Benj C Faulkner et al—Jas M Bingham et al; Thompson, Koss & Warren (A).

3D AV, 1895; Ellen M Bannon—B & E Gordon Co, Inc, et al; E J McGuire (A).

Bronx.

JAN. 11. DALY AV, ws, 555.8 s 177th, 110.4x117.5; Trste of Estate & Property of the Diocesan Convention of N Y—Edmund Francis Realty Co et al; Cary & Carroll (A).

FORDHAM RD, sec Grand Blvd & Concourse, 72.7x114.5; Trste of Estate & Property of the Diocesan Convention of N Y—Edmund Francis Realty Co et al; Cary & Carroll (A).

JAN. 12.

DALY AV, ws, 555.8 s 177th, 116.8x212; Trstes Estate & Property of the Diocesan Convention of N Y—Edmund Francis Realty Co et al; Cary & Carroll (A).

JAN. 14.

TIFFANY ST, ws, 250 n Randall av, 100x100; WORTHEN ST, es, 350 n Randall av, 100x100; LONGWOOD AV, sws, 104.7 nw Tiffany, 104.7x100; TRIANGULAR piece of land formed by the centre line of Leggett's Creek, 3.3 to division line bet lots 54 B & 55 on map of Springhurst; Walter S Gurnee et al, as extrs—Tiffany Develop Co; M Cooper (A).

TIFFANY ST, sec Spofford av, 200x100; RANDALL AV, nec Casanova, 75x100; BARRETTO ST, sec Spofford av, 50x100; RANDALL AV, nwc Manida, 100x100; Walter S Gurnee et al, as extrs—Jno J Tierney et al; M Cooper (A).

CLINTON AV, 1320-31; Wm H Erskine—Anna E Woodcock et al; J H Hildreth (A).

ST PETERS AV, ns, 100.1 w Macloy av, 25x95.3; Anna Pckowsky—Thos J Battle et al; Morrison & Schiff (A).

JAN. 15.

228TH ST, nwc Prospect ter, 19x80; Friedricke A Shettler—Chas J Chapman et al; F S Rauber (A).

ARTHUR AV, es, 175.1 n Oak Tree pl, 25x90; Lizzie Hamilton—Jno J Ryan et al; O'Brien, Malevinsky & Driscoll (A).

ARTHUR AV, ws, 202.6 n 187th, 25.1x113.5; Mortimer M Menken—Locono Investing Corp; J M Kornfeld (A).

LOT 6, blk 25, map of Pelham Park; Rose Stern—Jno C Fisher et al; Meehan & Harlam (A).

BROOK AV, 423; Aurora Constn Co—Mary C Kremsler; Menken Bros (A).

JAN. 16.

LOTS 22 & 23, blk 25, map of Morris Park; Morris Park Ests—Rose Markowitz et al; H Baer (A).

LOTS 34 & 35, map of Morris Park, blk 73; Morris Park Ests—Rose Markowitz et al; H Baer (A).

LOTS 611 & 610; also adj strip of Lot 609, map of prop of Eliz R B King, at City Island; Lucy Webber Jordan et al, as extrs—Mary Louise Fordham et al, as extrs; Arrowsmith & Dunn (A).

JAN. 17.

147TH ST, ss, 99.4 w St Anns av, 25x99.7; Emigrant Indust Savgs Bank—Jas Bunt et al; R & E J O'Gorman (A).

GRAND AV, nec Buchanan pl, 25x100; Christian Wieland—Agnes Douglas et al; G H Hyde (A).

ST ANNS AV, ws, 49.8 n 146th, 24.9x99.9; Emigrant Indust Savgs Bank—Jas Bunt et al; R & E J O'Gorman (A).

LOTS 31 & 32, parcel 26, map showing subdivision of prop of Est of Wm B Ogden at Highbridge; Lizzie M Kaier—Jno F Kaiser et al; G Squires (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JAN. 10.

87TH ST, 131 W; City Real Estate Co—Mary A Maxcy; Allen & Sabine (A); Nicholas F Walsh (R); due...16,157.88

JAN. 11.

16TH ST, 433 W; Jeanette F Bonner—Bertha Kaufman; Shiland & Hedges (A); Jno H Rogan (R); due...14,743.75

136TH ST, ns, 569 w 7 av, 17x99.--; Equitable Life Assurance Society of the U S—Thos H Burch, admr; Alexander & Green (A); Royal H Weller (R); due...7,314.98

JAN. 12.

No judgments in Foreclosure Suits filed this day.

JAN. 14.

DELANCEY ST, 204; German Savgs Bank—Hyman Glick; Meyer Auerbach; (A) David L Weil (R); due...26,168.20

88TH ST, ss, 348 e Av A, 25x102.2; German Savgs Bank—Louisa Scheffers et al; Meyer Auerbach (A); David L Weil (R); due...12,510.34

LEXINGTON AV, nwc 118th, 90x40; German Savgs Bank—Cozy Home Realty Co et al; Meyer Auerbach (A); Mortimer S Brown (R); due...57,591.42

JAN. 15.

RIVERSIDE DR, 415; Brooklyn Savgs Bank—Wm C Savage et al; Schenck & Punnett (A); Timothy Daly (R); due...34,287.50

JAN. 16.

No judgments in Foreclosure Suits filed this day.

Bronx.

JAN. 11.

SHERIDAN AV, es, 89 n 165th, 40x100; 135 Bway Holding Corp—Chas T Streeter Constn Co et al; M A Hulett (A); H F Miller (R); due...14,821.15

SHERIDAN AV, es, 129 n 165th, 40x100; 135 Bway Holding Corp—Chas T Streeter Constn Co et al; M A Hulett (A); H F Miller (R); due...14,821.15

JAN. 12.

BOSTON RD, 1441; Geo M Brown et al, as extr—Jos Kleiner et al; Stewart & Shearer (A); G Ludwig (R); due...26,331.50

158TH ST, nwc Forest av, 87x61.00; Bklyn Savgs Bank—T M Realty Corp; Schenck & Punnett (A); N D Pearlman (R); due...97,481.67

JAN. 14.

SHERIDAN AV, es, 49 n 165th, 40x100; 135 Bway Holding Corp—Chas T Streeter Constn Co et al; H M Bellinger, Jr (A); H F Miller (R); due...14,835.93

SHERIDAN AV, nec 165th, 54.6x100; 135 Bway Holding Corp—Chas T Streeter Constn Co et al; H M Bellinger, Jr (A); H F Miller (R); due...22,180.51

JAN. 15.

WASHINGTON AV, ws, 82 n 178th, 27x50; Levi S Tenney, as trste—Marlana Bonagur et al; Walradt & Blaney (A); O F Davis (R); due...6,220.91

183D ST, swc Morris av, 43.1x108.7; Catello Cavaliere—183d St & Morris Av Corp et al; M Miller (A); J A McEveety (R); due...2,837.94

JAN. 16.

158TH ST, 653-5 E; also CAULDWELL AV, 800; N Y Title & Mtg Co—Lytle Constn Co, Inc, et al; H M Bellinger, Jr (A); D Mathewson (R); due...16,893.34

JAN. 17.
FOX ST, es, 150 s Barretto, 43.9x105;
Henry Morgenthau Co—173d St Impvt
Co, Inc, et al; S T Stern (A); D L
Podell (R); due. 7,356.39
FOX ST, es, 193.9 s Barretto, 43.9x
105; Henry Morgenthau Co—173d St
Impvt Co, Inc, et al; S T Stern
(A); H H Straus (R); due. 7,356.39

LIS PENDENS.

The first name is that of the Plaintiff;
the second that of the Defendant.

Manhattan.

JAN. 12.
78TH ST, es, bet Av A & 1 av, lot 31; Julius
Previn—Nassau Beekman Investing Co; fore-
closure of transfer of tax lien; I Enselman
(A).

JAN. 14.
31ST ST, 142-56 E; Friedman Cont Co, Inc—
Wm H Seach et al; action to foreclose me-
chanic's lien; P D Shapiro (A).
8TH AV, 396; LEXINGTON AV, swc 93d, 100.8x
18.4; 76TH ST, 57 W; GREENWICH AV, 57,
& PERRY ST, 1; Julian Franklin—Emma
Franklin et al; partition; McKennell & Ap-
pell (A).

JAN. 15.
30TH ST, 3 & 5 W; 5TH AV, ws, 40 n 30th, 34x
125; 5TH AV, 282-4; 30TH ST, 7-9 W; 5TH
AV, 292; 5TH AV, ws, 74.1 n 30th, 24.8x100;
PARCEL of land beg at point in centre line
of blk bet 30th & 31st, 100 ft w 5 av, runs 25xs
24.8xe25xn24.8 to beg; 5TH AV, ws, 74 s 31st,
24.11x75; 5TH AV, swc 30th, 25x125; 5TH AV,
ws, 25 s 30th, 24.7x125; 30TH ST, ss, 125 w
5 av, 25x98.9; Roxton Realty Co—Helen Jo-
seph et al; action to compel determination of
claims, &c; Cadwalader, Wickersham & Taft
(A).

BROADWAY, es, 56.10 n 74th, 26.1x66.1; Frank
Seclaire—Daniel Katz et al; action to foreclose
mechanic's lien; Cabell & Breckenbridge (A).

JAN. 16.
No Lis Pendens filed this day.

JAN. 17.
CENTRAL PARK W, 151; Malex Realty Corp—
Kenilworth Holding Co; specific performance;
A S Natanson (A).

JAN. 18.
7TH AV, ws, 130.1 s Leroy, 30.6x18.3x irreg;
City of N Y—Bartholomew Sparboro et al;
action to acquire title, &c; W P Burr (A).

Bronx.

JAN. 11.
No Lis Pendens filed this day.

JAN. 12.
No Lis Pendens filed this day.

JAN. 14.
WASHINGTON AV, 1316-8; Saml Roth—Bern-
stein-Kramer Realty Co, Inc; action to fore-
close mechanic's lien; H Roth (A).

JAN. 15.
No Lis Pendens filed this day.

JAN. 16.
BAINBRIDGE AV, 3044; Wolf Cohn—Nellie
McEvoy et al; action to foreclose mechanic's
lien; A Grometstein (A).

JAN. 17.
FREEMAN ST, swc Stebbins av, 65x60; Annie
L Demorest—Jno R Fraser et al; action to
foreclose transfer of tax lien; C H Schwartz-
man (A).

LOT 15, blk 2348, sec 9, tax map; City N Y—
Fredk B Pinkus et al; action to foreclose tax
lien; W P Burr (A).

LOT 51, blk 2839, sec 11, tax map; City N Y—
Patk F Glennen et al; action to foreclose tax
lien; W P Burr (A).

MECHANICS' LIENS.

First name is that of the Lienor; the second
that of the Owner or Lessee, and the third
that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 12.
30TH ST, 313 E; P Aguda Co—Louisa
Scheffers (62) 200.00

57TH ST, 112 E; Peter Brown—
Johanna Kremer & Annie Lynch (64) 391.18

57TH ST, 112 E; Hugh Greene—
Johanna Kremer & Annie Lynch (65) 590.91

CENTRAL PARK W, ws, whole front
bet 62 & 63d, 200x200; Greenfield
Iron Works, Inc—New Theatre Co &
Abe L Libman (63) 1,675.00

5TH AV, 125; Berger Mfg Co—Edw de
P Livingston, Goodhue Livingston &
Boldtman Bros (61) 56.00

8TH AV, 899; National Iron Works—J
Maloney & Century Constn Co (66) .. 109.00

JAN. 14.
LEXINGTON AV, swc 76th, 25x100;
Meyer Bank—Thos E Fitzgerald;
Frank Heitsner & Morris Margowitz
(67) 315.00

WEST END AV, 839; Chas Mock—
Marion L Lord & Arthur B Bastine;
Goodale, Perry & Dwight; renewal
(68) 216.94

WEST END AV, swc 101st, 97x100;
Louise Koehler—Marion L Lord &
Arthur B Bastine; Goodale, Perry &
Dwight (69) 72.70

47TH & 48TH STS, PARK & MADISON
AVS, blk, &c; Penn Metal Co—Pa-
terno Constn Co; Union Partition Co
(70) 133.54

JAN. 15.
DELANCEY ST, 122; Phillip Wiener
—Warshaw Bros; Siegel Bldg Corp
(74) 565.00

80TH ST, 533 E; Artistic Sheet Metal
Works, Inc—Fleischmann Vehicle Co;
Clark & Appleman (75) 765.00

AV A, 1644; J Mathews Cont Co—Lena
Grasmaner Est; Rose & Otto H An-
derson (71) 194.00

51H AV, 4; Phillip Wiener—Salmagundi Club; Siegel Bldg Corp (73) .. 1,080.00

8TH AV, 899; Century Constn Co—Jno
J Maloney (76) 1,563.20

JAN. 16.
EXTERIOR ST, es, opposite end 19th,
40x500; known as E 19th St Pier;
A B C Iron Works, Inc—O H Perry
& Son; Clark & Appelmann (79) ... 522.00

2D ST, 274 E; A B C Iron Works, Inc
—Israel Orphan Asylum; Clark &
Appelmann (78) 101.00

15TH ST, 7 E; A B C Iron Works,
Inc—Soc of Commonwealth Center;
Clark & Appelmann (80) 305.50

80TH ST, 529-33 E; A B C Iron Works,
Inc—Fleischmann Vehicle Co; Clark
& Appelmann (81) 60.60

80TH ST, 529-33 E; Church E Gates &
Co—Fleischmann Vehicle Co; Clark
& Appelmann (82) 1,045.86

LENOX AV, 513; Schweibish Bros, Inc
—Est of Louise Schneider; Fred
Goess (77) 80.00

JAN. 17.
2D ST, 274-80; Callahan, Kingsley Co
—Israel Orphan Asylum; Clark &
Appelmann (84) 464.00

44TH ST, 2-4 E, Saml Karp—Wetzel
Bldg Co; Edw W Blanchard (85) 250.00

80TH ST, 529-33 E; Colonial Sand &
Stone Co—Fleischmann Vehicle Co;
Clark & Appelmann (87) 261.60

84TH ST, 167-75 E; White Excavating
Co—Onyx Garage, Inc; Marcus Con-
tracting Co & Philip Repatzky (88) .. 110.00

AV A, 361-75; Frank Pierschalski et
al—Mid-Crosstown Ry Co & Auto
Truck Storage & Exch Co; renewal
(90) 1,963.81

BROADWAY, nec 54th, —x—; White
Excavating Co—Ford Motor Co, Inc;
Jas Dempsey (89) 266.25

5TH AV, 1067; Arthur Todhunter—1067
5 Av Co, Inc (83) 738.60

5TH AV, 47; H & I Levine Constn Co,
Inc—Salmagundi Club; Siegel Bldg
Corp (86) 1,550.00

JAN. 18.
JONES ST, ws, 119.8 s 4th, 25x100;
Hyman Gross—Anna C S Hassey &
Maria Marino (94) 161.00

15TH ST, 7 E; Acme Sand Blast Co—
Society of the Commonwealth Center
& Clark & Appelmann (91) 300.00

33D ST, 5 E; Feinberg & Feinberg, Inc
—Wm S Pyle & Building Repair Co;
renewal (93) 206.90

71ST ST, 314 W; Wolf Kliot—M Mur-
phy & — Holmes (92) 550.00

Bronx.

JAN. 11.
BRIDGE & approach over tracks of N Y
Central R R at E 149th & Park av;
Albert J Schwarzer—N Y Central R
R Co; Louis H Friedman & Fred-
burn Constn Corp (22) 225.00

JAN. 12.
BARNES AV, sec 214th, 26.4x138.8; G
B Raymond & Co—Angelina Belotti &
Michl Belotti; renewal (25) 201.88

UNIVERSITY AV, nwc 174th, 105.8x
200; Bronx Artificial Stone Works,
Inc, & B F Constn Co, Inc (23) 1,162.50

UNIVERSITY AV, ws, bet 174th &
175th, —x—; Overhead Kitchen
Clothes Dryer Co & B F Constn Co,
Inc (24) 525.60

JAN. 14.
No Mechanics' Liens filed this day.

JAN. 15.
JEROME AV, 2370-2; Marks Bros—
Arklin Realty Co (26) 725.00

JAN. 16.
COSTER ST, ws, 325 s Spofford av, 42.1
x102.9; Tell & Herbst—Arnold Seltzer
(27) 200.00

JAN. 17.
GLOVER ST, 1628; Morris Sobel—Katy
Marconi Trotta; Felix DeCanio (31) .. 20.00

138TH ST, 410-2 E; Berger Mfg Co—
Mary J McNamara; Wm H Tiedeman,
Inc (28) 53.00

COMMONWEALTH AV, 1240; Louis
Bergson—Margt A Brower & Jno Doe;
Margt Brower (29) 73.00

WEBSTER AV, w of existing 3 av line
of the Manhattan El R R, opposite
bend 635, 117.7 n E 194th, —x—;
Nicholas Engel—Interborough R T
Co & Jno Doe; M J Leahy (30) 6,287.14

JAN. 18.
No Mechanics' Liens filed this day.

JAN. 19.
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JAN. 17.
No Satisfied Mechanics' Liens filed this
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JAN. 18.
56TH ST, 437-53 E; Edw E Buhler Co
—Robt W Goelet et al; Jan15'18.... 85.96

Bronx.

JAN. 11.
No Satisfied Mechanics' Liens filed this
day.

JAN. 12.
CRESTON AV, 2414; Lenox Sand &
Gravel Co, Inc—M H P Bldg Corp et
al; June22'17 637.00

JAN. 14.
149TH ST, 315-7 E; Nicola Pizzini—
Florence Herman et al; Nov13'17.... 42.50

JAN. 15.
SEDGWICK AV, ws, at intersec 161st,
& trestle connecting therewith, 200x
100; Standard Iron Works, Inc—New
York Central R R Co et al; Dec29'17. 507.45

JAN. 16.
No Satisfied Mechanics' Liens filed this
day.

JAN. 17.
No Satisfied Mechanics' Liens filed this
day.

JAN. 18.
WEBSTER AV, w existing 3 av line
of the Manhattan El R R, opposite
Bent, 635, 11.7 n 194th, —x—; Jno
Giannattasio—Interborough R T Co
et al; Dec24'17. 6,527.40

JAN. 19.
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day.

MISCELLANEOUS.

MADISON ST, 146, 1-sty bk shed, 31x66, tar & gravel rf; \$2,500; (o) N. Y. City (Bureau of Sewers); (a) Chas. E. Gregory, Room 2108 Municipal Bldg (9).

The Bronx.

STABLES AND GARAGES.

COURTLANDT AV, e s, 55.11 n 162d, 1-sty garage, tar & gravel rf, 111.11x115; \$20,000; (o) A. J. Schwarzlert, 369 E 16th; (a) S. J. Kissler, 529 Courtlandt av (4).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) bulkier; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

CHAMBERS ST, 105-7, install stairway to 5-sty bk lofts & str; \$150; (o) Wm. H. Carey, 200 Fulton, Bklyn; (a) M. J. Harrison, World Bldg. (95).

DUANE ST, 142-4, cut openings, f. p. lintels & doors to 6-sty bk str & loft; \$300; (o) Wm. P. Mason, on prem; (a) Jno. B. Snook Sons, 261 Bway (57).

HOUSTON ST, 204-6 W, erect fire escapes to 5-sty bk lofts; \$800; (o) James Fagan, 202 W Houston; (a) Jacob Fisher, 931 Fox, Bronx (85).

HOWARD ST, 21-23, erect steel beams to carry new pressure tanks to 5-sty bk lofts; \$4,760; (o) Whitting Patterson Co., 261 Canal; (a) R. J. Mansfield, 135 William (97).

LUDELOW ST, 41, remove vent shaft & water closet, new partitions, bath room, alter windows, steel beams, remove fire escape to 5-sty bk tnt; \$5,000; (o) Abr. Wollaist, 113 E 19th; (a) F. Horenburger & P. Bards, 122 Bowery (68).

NASSAU ST, 81, new stairs & partitions to 6-sty bk str & office; \$100; (o) Berbro Realty Co., 81 Nassau; (a) H. L. Young, 32 Union sq (78).

SOUTH ST, 250, erect fire escape to 5-sty bk storage; \$300; (o) Est. of Chas. A. Coe, care Henry E. Coe, 69 Wall; (a) Henry M. Entlich, 432 S 5th, Bklyn (88).

3D ST, 90 E, construct new smoke house, old one removed, new f. p. stairs & elevator, old elevator & stairs removed, repair floors, install floor drains to 5-sty bk smoke house, etc.; \$4,000; (o) Third St. Ice Co.; (Pres.) Albert J. Schwarzlert, 369 E 16th; (a) Chas. Schaefer, Jr., 529 Courtlandt av, Bronx (82).

13TH ST, 54 E, install bulkhead to 4-sty bk str & loft; \$400; (o) Almy G. Gallatin, care Cruikshank Co., 141 Bway; (a) Jno. B. Snook Sons, 261 Bway (90).

16TH ST, 253 W, remove wall, partitions, install posts & girders to 3-sty bk office & tnt;

\$2,500; (o) Justus I. Wakelee, 128 Liberty; (a) Geo. M. McCabe, 96 5 av (66).

21ST ST, 531-37 W, install new steel girders, floor beams, reinforced concrete floors, excavate for new cellar, remove bk walls, bk up openings, steel stairs installed, new elevator shafts, elevator, canopies, bk wall, pent house to 7-sty bk warehouse; \$4,500; (o) Clement C. Moore, care Jas. N. Wells Sons, agent, 191 9 av; (a) Morgan O'Brien, 49 E 90th (62).

26TH ST, 250 W, install toilets, f. p. partitions, composition floors & sanitary bases to 4-sty bk offices; \$2,500; (o) Wells, Fargo & Co., 51 Bway; (a) Geo. Butler, 62 W 45th (83).

34TH ST, 17 W, new stairs, elevator, show windows & partitions to 5-sty bk str & offices; \$9,000; (o) The Bedell Co., prem; (a) Seymour & Schonewald, Grand Central Terminal (84).

38TH ST, 402 W, new water closets, partitions, sinks, f. p. boiler room & flue to 5-sty bk str & tnt; \$800; (o) Mary McGrane O'Brien, 206 W 95th; (a) Jos. Stern, 412 W 39th (74).

43D ST, 5 E, alter sidewalk vault to 7-sty bk publishing; \$1,000; (o) Henry Phipps Est., care Jno. S. Phipps, 787 5 av; (a) Delano & Aldrich, 126 E 38th (72).

48TH ST, 308-10 W, construct floor, mezzanine, partitions & plumbing, platforms removed to 4-sty bk studio; \$2,500; (o) Clausen & Flanagan Brewing Co., 441 W 25th; (a) Ed. Sternlight, 285 St. Nicholas av; (lessee) Manhattan Studios Co., 220 W 42d (86).

52D ST, 134 W, remove walls, front, partitions, build piers, str front, dumbwaiter & new floor to 2-sty str & storage; \$2,500; (o) Gertrude Martin, 106 W 52d; (a) C. B. Brun, 405 Lexington av (92).

56TH ST, 1 E, cut wall opening to 5-sty bk str & tnt; \$200; (o) Wm. Waldorf Astor, 23 W 26th; (a) J. K. French, 163 Underhill av, Bklyn (77).

59TH ST, 57 E, new skylight & headers to 5-sty bk str & studio apts; \$250; (o) Leon Ottinger, 31 Nassau; (a) Sidney F. Oppenheim, 333 E 80th (81).

66TH ST, 49-51 W, reinforced concrete floors, pier removed, wall chased to 6-sty bk garage; \$5,000; (o) Anna B. Newington, prem; (a) Benj. Ascher, 280 Madison av; (lessee) Battery Operating Co., prem (89).

107TH ST, 409 E, construct partitions to 4-sty bk lofts; \$360; (o) Edwin Blume, 59 W 109th; (a) Elwood Hughes, 210 W 34th (94).

108TH ST, 248 W, 1-sty removed, new stairs, elevator & shaft, concrete floors, sheet metal to 5-sty bk garage; \$15,000; (o) Geo. C. Mase-man, on prem; (a) Euell & Euell, 116 W 39th (64).

120TH ST, 56 E, construct f. p. dumb waiter shaft, repair fire damage to 5-sty bk apt; \$2,000; (o) Myron Butler, 116 Nassau; (a) Robt. Dreiyuss, 66 Post av (61).

BROADWAY, 339, new toilet & partition, lower stairs to 6-sty bk str & loft; \$200; (o) Est. of Allison Post, care Theo. A. Swan, exr, 84 William; (a) Julius J. Diemer, 118 E 28th (71).

BROADWAY, 18, new floors, mezzanine, pent house, iron stairs to 9-sty bk offices; \$50,000; (o) Elmer Smathers, 304 W 75th; (a) Severance & Van Allen, 4 W 37th (87).

BROADWAY, 361-3, enclose boiler room to 6-sty bk str & factory; \$200; (o) Caroline White, 609 5 av; (a) Peter J. McKeon, 217 Bway (91).

LEXINGTON AV, 1226, remove partitions, rearrange interior, stucco, general repair to 2-sty bk str; \$1,000; (o) Mary R. Washburn, 61 Bway; (a) Lucian Pisciotto, 391 E 149th (60).

MADISON AV, 182-84, new water closets, windows, partitions, deafening slate bases, glass panels, toilet removed to 5-sty bk str & tnt; \$2,000; (o) Letitia & Percival C. Ketterer, 575 West End av; (a) Larremore V. V. Sweezy, 181 Bway (65).

MADISON AV, 685, new front, floor & staircase, change partitions, 1-sty addition, 12x 32, new plumbing & heating to 4-sty bk str & tnt; \$8,000; (o) Est. of Annie A. Peckam, care Jas. G. King, exr, 80 Bway; (a) Herbert M. Baer, 665 5th av (70).

MADISON AV, 692, new skylight, trimmers & headers to 5-sty bk str & studio apts; \$250; (o) James Barry, prem; (a) Sidney F. Oppenheim, 333 E 80th (80).

MANHATTAN AV, 405, 1-sty bk ext, 10x19, new window to 3-sty bk tnt & garage; \$1,000; (o) Jane Neuburg, on prem; (a) Cohn Bros., 361 Stone av, Bklyn (75).

WEST END AV, 683, new bathrooms & partitions to 5-sty bk apt; \$5,000; (o) 690 West End Av. Corp., 2875 Bway; (Pres.) Anthony Campagna; (a) Lucian Pisciotto, 391 E 149th (96).

2D AV, 735, construct stairway & alcove to 4-sty bk str & tnt; \$200; (o) Wm. J. Borgelt, on prem; (a) M. Joseph Harrison, World Bldg. (63).

5TH AV, 721-25, cut door opening, arch & new doors to 5-sty bk str & apt; \$250; (o) Vincent Astor, 840 5 av; (a) Chas. L. Fraser, 103 Park av (93).

6TH AV, 238-44, f. p. enclosure, new fire escape to 5-sty bk str & lofts; \$1,000; (o) est. of Margaret Metzger, care John P. Leo, 770 St. Nicholas av; (a) Frank J. Schefeik, 4168 Park av (67).

6TH AV, 289-93, new partitions, water closet & vent shaft to 4-sty bk str & lofts; \$300; (o) The Dept. Stores Realty Corp., 30 E 42d; (a) Henry M. Entlich, 432 S 5th, Bklyn (69).

9TH AV, 522, new water closets, tile floors, marble bases, partitions, gas lights & windows to 4-sty bk str & tnt; \$500; (o) Dayton Est. Corp., 17 W 42d; (a) Benj. H. & Chas. N. Winston, 148th & 3 av (73).

11TH AV, 390, construct f. p. bulkhead, new stairs to 4-sty bk factory; \$1,000; (o) Est. of Cornelius Daly, 459 W 34th; (a) John H. Knubel, 305 W 43d (79).

11TH AV, 575-9, alter fire escapes, f. p. windows, doors, exits to 5-sty bk shop; \$2,000; (o) The N. Y. Mfrs. Real Est. Co., 607 W 43d; (a) R. H. Almiroty, 220 5 av (76).

The Bronx.

WESTCHESTER AV, n w c Bergen av, new f. p. door & new steel beams to 4-sty bk str & theatre; \$500; (o) Lachman & Goldsmith, 35 Nassau; (lessee) Royal Operating Corp., 1564 Bway; (a) Jas. J. Gavigan, Grand Central Terminal (3).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indiv—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T & c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torren System.

RECORDS SECTION

of the

REAL ESTATE BUILDERS

RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York N. Y. as second class matter."

Vol. CI

No. 2602

New York, January 26, 1918.

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

JAN. 18, 19, 21, 22, 23 & 24.

Attorney st. 6 (1:315-2), es. 161.3 s Grand, 20.6x50, 3-sty bk tnt; Depositors Assets Corp'n to Herman L Heller, 1414 57th, Bklyn; B&S & CaG; AL; Jan11; Jan24'18; A\$8,500-11,500 (R S 50c). **8,000**

Attorney st. 6; Herman L Heller, of Bklyn, to Lena Wald, & Attorney; AL; Jan 22; Jan24'18. **O C & 100**

Bedford st. 64 (2:587-3), es. 43.9 n Morton, 18.9x69, 2-sty & b bk dwg; A\$5,500-6,000; also BEDFORD ST. 66 (2:587-4), es. 62.6 n Morton, 18.9x69, 2-sty & b bk dwg; A\$5,000-5,500; Kath Foley, 68 Gery av, Elmhurst, B of Q, to N E Vail & Co, 22 W 1, Mt Vernon, NY; July27'17; Jan23'18 (R S 50c). **325**

Bedford st. 66, see Bedford, 64.

Broome st. 10-21 (2:321-14), swc Mangin (Nos 13-5), 50x75, 6-sty bk tnt & str; Chas J Leshe, ref, to Excelsior Savgs Bank, 79 W 23, pff; FORECLOS Jan17; Jan23; Jan 24'18, A\$18,000-41,500 (R S \$35). **35,000**

Cannon st. 112-4 (2:339-4), es. 75.2 n Stanton, 49.9x100x50x100, 1-sty bk theatre; Edw F Maloney, ref, to Abt Salomon, 299 Bway, & Ludolf H Abraham, 164 Water, TRSTES will Emily R Marcus, pffs; FORECLOS Dec20'17; Jan21; Jan23'18; A \$27,000-127,000 (R S \$45). **45,000**

Cannon st. 127 (2:335-70), ws. 140 s Houston, 20x100, 3-sty bk tnt; Benj Aufses to Dena Aufses, 118 E 73; Jan22; Jan23'18; A\$10,500-12,500 (R S 50c). **O C & 100**

Chrystie st. 168-70 (2:420-6), es. 150 s Rivington, 49.9x82x50x82, 2-5-sty bk tnts & str; Walter J Carlin, ref, to Mary G E Aldrich, 150 W 59; Robt L Harrison, 20 W 9, & Robt W B Elliott, 383 Park av, EXRS Jas H Aldrich, pffs; FORECLOS Jan15; Jan16; Jan19'18; A\$30,000-40,000 (R S \$38). **38,000**

Front st. 95-7 (1:35-13), nec Gouverneur la, 44.11x61.8x45.2x60.8, 4-sty bk office & str bldg; Sarah B Reynolds et al to Thos S Gladding, 172 Gates av, Montclair, NJ; Sept24'17; Jan23'18; A\$34,000-44,000 (R S \$50). **O C & 100**

Gouverneur la, nec Front, see Front, 95-7.

Grand st. 41 (1:227-19), sws, abt 70 w West Bway, 22.6x72.8, 3-sty bk tnt & str, 1-sty ext; Julian H Barclay, 885 West End av, et al, EXRS & Jas S Barclay, to N A Amodeo & Bros, Inc, 42 Grand; 1/2 pt; AL; Jan16; Jan24'18; A\$10,000-10,500 (R S \$5). **5,000**

Grand st. 41; Julian H Barclay & Mary G his wife, 885 West End av, to same, 1/2 pt; AL; Jan16; Jan24'18 (R S \$5). **nom**

Hester st. 127-31 (1:305-35), ns. 60 w Forsyth, 60.1x50, 6-sty b k tnt & str; Graham-Siegel Co to J S Holding Corp'n; 1/2 pt; AL; Feb15'17; Jan22'18; A\$38,000-57,000. **O C & 100**

Mangin st. 13-5, see Broome, 19-21.

Monroe st. 303-5 (4:235-15), ns, abt 175 w Corlears, 50x95, 6-sty bk stable; A\$19,500-42,500; also MONROE ST. 307 (1:265-17), ns, abt 145 w Corlears, 25x96, 6-sty bk stable; A\$9,000-20,500; Wm Koster, Jr, to Cordner Realty Co, 180 Stratford rd, Bklyn; B&S; AL; Jan19; Jan22'18 (R S \$5). **O C & 100**

Monroe st. 307, see Monroe, 303-5.

Mott st. 228 (2:493-9), es. 201 s Prince, 26.3x93x26.3x93.1, 5-sty bk tnt & str & 5-sty bk rear tnt; Rose Bockar, of Bklyn, to Jos A Barrett, 67 W 73; mtg \$30,000; Jan19; Jan21'18; A\$18,000-30,000. **nom**

Orchard st. 176 (2:412-3), es. 50 n Stanton, 25.6x87.9x25.10x87.9, 5-sty bk tnt; Moses Ryshpan, of Norwich, Conn, to Chas Wicentowski, 145 Norfolk; 1/2 pt; mtg \$26,000; Jan3; Jan22'18; A\$18,000-26,000. **nom**

Trinity pl. 70-6 (30-6) (1:51-17), ws. 201.1 s Thames, 104.4x42.4x108.9x52, 6-sty bk loft & str bldg; Sconset Realty Corp'n to Alliance Realty Co, 115 Bway; mtg \$100,000 & AL; Dec31'17; Jan24'18; A\$125,000-145,000 (R S \$50). **O C & 100**

Water st. 655 (1:243-103), ss. 350 w Jackson, 25x70, 5-sty bk tnt; Bertha Frie-

der to Frank H Sincerbeaux, 110 Newbold pl, Kew Gardens, B of Q, & Albert W Pross, 304 St Johns pl, Bklyn, TRSTES for Helen A Howell, under deed of trust by Albro Akin; mtg \$8,000; Jan8; Jan18'18; A\$4,000-8,000 (R S \$1). **nom**

West st. 421, see West, 422.

West st. 422 (2:637-50), es. 86.8 s 11th, runs e81.8xne13.8xh16xw91 to st xs 22.11 to beg, 3-sty bk bldg & str, 1/2 pt; AT; A \$14,500-16,500; also WEST ST. 421 (2:637-49), es. 86 s 11th, 23x88.11x24x81.8, 4-sty bk tnts & str & 2-sty bk rear shop; 1/2 pt; A\$13,500-16,000; Isabel B Tyte, of Bklyn, to Betram D Depierris, 630 W 172; Jan22; Jan23'18 (R S \$10). **nom**

6TH st. 324-6 E (2:147-18-19), ss. 325 e 2 av, 50x97, 2-5-sty bk tnts & str; Millie Segal to Chas Rubinger, 1990 7 av; AL; Dec26'17; Jan18'18; A\$32,000-42,000 (R S 50c). **nom**

10TH st. 85 E (2:556-31), ns. 150 w 3 av, 25x94.7, 6-sty bk loft & str bldg; B B Realty Co to Archibald C Reid, 160 Magnolia av, Jersey City, NJ; mtg \$67,000 & AL; Jan4; Jan23'18; A\$14,000-28,000. **O C & 100**

11TH st. 648 E (2:393-31), ss. 65 w Av C, 18x47.4, 4-sty bk tnt & str; Milton M Sittenfeld, ref, to Robt M Law, 13 E 124, pff; PARTITION SALE Dec20'17; Jan24'18; A \$1,000-5,000 (R S \$150). **4,250**

13TH st. 509-11 E (2:407-56), ns. 121 e Av A, 37.6x103.3, 6-sty bk tnt & str; Stella Bonomolo to Anna Biscili, 509-11 E 13; 1/2 pt; mtg \$41,500; Dec31'17; Jan19'18; A\$15,000-38,000. **O C & 250**

16TH st. 115-35 W (3:792-16-21), ns. 200 w 6 av, 300x92, 3-6-sty bk tnts; 115-137 West 16th St Co to Prestonia M Martin, at Grymes Hill, SL 57-100 pts, & Aurelia L Leubuscher, 5 W 124, 43-100 pts; mtg \$465,000 & AL; Jan24'18; A\$ — — — (R S \$143). **O C & 100**

17TH st. 534-8 E (3:974-40-42), ss. 178 w Av B, 60x92, 3-4-sty bk tnts; Milton M Sittenfeld, ref, to Robt M Law, 13 E 124, pff; PARTITION SALE Dec20'17; Jan24'18; A\$18,000-27,000 (R S \$250.50). **24,250**

18TH st. 415 W (3:716-26), ns. 200 w 9 av, 21x92, 4-sty bk tnt; Elemco Realty Co to Lawyers Mtg Co; B&S; AL; Sept25'17; Jan22'18; A\$8,500-11,000. **nom**

19TH st. 257 W (3:769-8), ns. 170.10 e 8 av, runs e27.6xw75.8xe22.6xn36.9xw51xs 104.10 to beg, 4-sty bk tnt & str & 2-sty bk rear stable; Wm A McQuaid, ref, to Pompeo J C Ughetta, 652 Flatbush av, Bklyn, pff; FORECLOS Jan15; Jan19; Jan 24'18; A\$16,500-24,000 (R S \$11). **11,000**

22D st. 462 W (3:719-77), ss. 175 e 10 av, 37.6x98.9, 2-sty & b bk dwg; Olive E Hulbert, of Chicago, Ill, to Benj D Woodward, at Monroe, NY; Adele M Woodward, 419 W 22, & Ethel D Earle, 155 E 34; AT; QC; Dec—17; Jan23'18; A\$18,000-21,000. **nom**

26TH st. 440 W (3:723-59), ss. 425 w 9 av, 25x98.9, 5-sty bk tnt; Mary, wife Aaron Snitow, to Lillian Snitow, all at 588 10 av; 1/2 pt; AT; B&S; AL; Jan17; Jan23'18; A\$11,000-20,000. **nom**

29TH st. 219 E (3:910-14), ns. 235 e 3 av, 25x98.9, 4-sty bk tnt; Julia Singer, 215 E 117, to Herman Rosenfeld, 1962 3 av; AL; Jan18; Jan21'18; A\$12,000-14,500 (R S 50c). **nom**

36TH st. 113 E (3:892-8), ns. 200.9 w Lex av, 24.3x98.9, 4-sty & b stn dwg; Flintlock Realty Co to Frances T Pennoyer, 113 E 36; B&S & CaG; AL; Jan23; Jan21'18; A\$38,800-50,000 (R S \$45). **nom**

38TH st. 223-31 W (3:788-31-35), ns. 227.7 w 7 av, 102.11x98.9, 5-4-sty bk & stn tnts & str; Richd F Dalton, ref, to Julius Mautner, 970 Park av, pff; sub to ten mtgs \$135,000 aggregate; FORECLOS Dec20'17 & recorded Jan18'18; A\$142,500-150,000 (R S \$13.50). **13,500**

40TH st. 357 W, see 41st, 352-4 W.

41ST st. 352-4 W (4:1031-this & 40th st, 357 W lot 5), ss. 100 e 9 av, 50x98.9, 4 & 5-sty bk loft bldg; also 40TH ST. 357 W (4:1031), ns. 100 e 9 av, 20x98.9, 5-sty bk loft bldg; Crouch & Fitzgerald, a corp'n, to Winfield S Gilmore, 202 W 103; mtg \$58,000; Dec31'17; Jan24'18; A\$48,500-67,000 (R S \$12). **exch & 100**

43D st. 144-6 E (5:1297-42-45), ss. 150 w 3 av, 50x100; 2-5-sty bk tnts; Milton M Sittenfeld, ref, to Robt M Law, 13 E 124, pff; PARTITION SALE; Dec20'17; Jan24'18; A\$50,000-61,000 (R S \$40). **40,000**

43D st. 459 W (4:1053-6), ns. 125 e 10 av, 25x100.4, 4-sty stn tnt & 3-sty bk rear tnt; Wm C Miller to David C Miller, both at 459 W 43; B&S; mtg \$12,000; Dec15'17; Jan24'18; A\$14,000-19,000. **nom**

44TH st. 12 E (5:1278-63), ss. 225 e 5 av, 25x100.5, 7-sty bk loft & str bldg; Chas O'Shea of Bklyn to Albert B Ashforth, Inc, 12 E 44; B&S & CaG; mtg \$87,500; Jan25 '17; Jan18'18; A\$108,000-120,000. **O C & 100**

44TH st. 300-4 W, see 8 av, 699.

49TH st. 426 W (4:1058-16), ss. 325 w 9 av, 25x100.5, 5-sty stn tnt & str; Mary, wife Aaron Snitow, to Lillian Snitow, all at 588 10 av; 1/2 pt; AT; B&S; AL; Jan17; Jan23'18; A\$12,000-23,000. **nom**

49TH st. 541-5 W (4:1078-8), ns. 175 e 11 av, 75x100.5, 2-6-sty bk tnts & str; Wm Lustgarten & Co to Stewart Maurice, 185 East Post rd, Mamaroneck, NY; AL; Jan 22; Jan23'18; A\$31,500-77,000. **500**

50TH st. 412 E (5:1361-44), ss. 120 e 1 av, 20x90, 4-sty & b stn dwg; Ruth A. wife of & Benj Florsheim, 838 West End av, to Harry A Florsheim, 412 E 50; mtg \$7,500; Oct13'17; Jan22'18; A\$6,000-9,500. **nom**

51ST st. 335 E (5:1344-14 1/2), ns. 350 e 2 av, 18.9x100.5, 3-sty & b stn dwg; German Kahn, 364 E 50, & ano, EXRS, &c Emanuel S Kahn to Nettie Altmayer, 335 E 51; Josie Leo, 600 W 183, & Solomon E Kahn, 335 E 51; Nov5'14; Jan18'18; A\$8,000-10,500. **provisions of will**

51ST st. 335 E; Solomon E Kahn, 830 St Nicholas av, to Nettie Altmayer, 629 W 115, & Josie Leo, 600 W 183; 1/2 pt; Jan14; Jan18'18 (R S \$150). **nom**

53D st. 441 W (4:1063-10), ns. 225 e 10 av, 25x100.5, 5-sty bk tnt & str & 2-sty fr rear tnt; Robt C Morris, ref, to Lottie & Seymour Schlusel, 37 W 74, EXRS Alex Schlusel, pffs; FORECLOS Jan9; Jan22 '18; A\$11,000-18,000 (R S \$14). **14,000**

58TH st. 174-82 W, see 7 av, 911-7.

58TH st. 530 W (4:1086-48), ss. 375 w 10 av, 25x100.5, 5-sty bk tnt & str; West Side Savgs Bank, 110 6 av, to Edw J Toner, 658 10 av; B&S & CaG; AL; Jan22; Jan23 '18; A\$9,500-15,000 (R S \$14.50). **14,500**

66TH st. 10 E (5:1380-65), ss. 180 e 5 av, 20x100.5, vacant; Jos M Ferrer to Irene O'D Ferrer, his wife, 24 E 60; Jan23; Jan 24'18; A\$64,000-73,000 (R S \$100). **gift**

66TH st. 213 W (4:1158-23), ns. 550 e West End av, 25x100.5, 5-sty bk tnt; Hyman Greenstone & Esther, his wife, to Leah Greenstone, 262 W 83; mtg \$16,400 & AL; Jan16; Jan21'18; A\$9,000-14,500 (R S \$3). **nom**

67TH st. 12 E (5:1381-63), ss. 168 w Mad av, 27x100.5, 4-sty & b stn dwg, 2-sty ext; Jos A Seykora, 313 E 72, to John Quinn, 58 Central Park W; Nov29'15; Jan 19'18, A\$87,000-100,000 (R S \$12.50). **nom**

67TH st. 12 E; Jos A Seykora & Anna M, his wife, 536 E 148, to same; QC; Jan18 '18; Jan19'18 (R S \$1). **nom**

67TH st. 133 W (4:1139-9), ns. 200 e Ams av, 25x100.5, 5-sty bk tnt; Domenico Timpaldi et al to Hamilton Carhartt, of Carhartt, SC; mtg \$23,000 & AL; Jan11; Jan 19'18; A\$18,000-28,000 (R S \$17). **O C & 100**

71ST st. 274 W (4:1162-61), ss. 80 e West End av, 20x100.5, 3-sty & b bk dwg; Emanuel S Kahn, ref, to Caroline Mayne, 131 Riverside dr; FORECLOS Dec12'17; Jan23'18; A\$19,500-23,000 (R S \$10). **10,000**

72D st. 28 E (5:1386-51), ss. 40 e Mad av, 18.3x80, 5-sty & b stn dwg; Geoffrey Konta, ref, to County Holding Co, 100 Bway; mtg \$46,000 & AL; FORECLOS Jan 22; Jan23; Jan24'18; A\$37,000-53,000 (R S \$6). **5,800**

77TH st. 405 E (5:1472-6), ns. 119 e 1 av, 25x102.2, 5-sty bk tnt & str; Julia Singer, 215 E 117, to Bertha Gluck, 539 2 av; AL; Jan18, Jan21'18; A\$8,000-22,000 (R S 50c). **nom**

83D st, 236 E (5:1528-32), ss, 180.6 w 2 av, 22.10x102.2, vacant; Martha W Stilwell, NY, & Jas H Gill, of Bronxville, NY, to Francis L Wandell, at Saddle River, Bergen Co, NJ; CaG; AL; June 23'17; Jan 22'18; A\$9,500-9,500. nom

90TH st, 148-50 W (4:1220-59), ss, 100 e Ams av, 50x100.8, 6-sty bk storage, Huguenot Trust Co, 32 North av, New Rochelle, NY, EXR & TRSTE David E Dealy, to Eugene C Ludin, 446 3d, Bklyn; mtg \$46,500; Jan 16'18; A\$37,000-63,000 (R S \$23.50). 70,000

90TH st, 148-50 W; David E Dealy, Jr, 10 Circle, Rochelle Park, New Rochelle, NY, et al, to Eugene C Ludin, 446 3d, Bklyn; B&S & CaG; mtg \$46,500; Jan 16'18; Jan 19'18. nom

90TH st, 148-50 W; Eugene C Ludin, of Bklyn, to Harry Smith, 941 6 av, & John F Ulrich, 395 Ft Washington av; B&S & CaG; Jan 17'18; Jan 19'18. O C & 100

95TH st, 133 W (4:1226-19), ns, 333 w Col av, 16.6x100.8, 3-sty & b bk dwg; Herman Acher, 133 W 95, to Juan Jose Ariosa, 614 W 157; Jan 23'18; Jan 24'18; A\$11,000-12,000 (R S \$17). O C & 100

102D st, 120 E (6:1629-62), ss, 255 e Park av, 25x100.11, 5-sty bk tnt; Chas L Hoffman, ref, to Sigmund Mendelsohn, 314 W 107, plff; FORECLOS Jan 18'18; Jan 18'18; Jan 19'18; A\$9,000-15,500 (R S \$9). 8,500

106TH st, 119 E (6:1634-11), ns, 158.4 w Lex av, 16.8x100.11, 3-sty & b stn dwg; Wm Kappenberg, 2846 Briggs av, to Tracy S Voorhees, 285 St Johns pl, Bklyn; mtg \$8,500; Jan 21'18; Jan 23'18; A\$7,000-8,000 (R S 50c). O C & 100

109TH st E (6:1703-22½), nwc Pleasant av, runs w 12 to original h w l x— to ws Pleasant av xs100.11 to beg, vacant; Melvin H Dalberg, ref, to Wm N Ryerson, at Duluth, Minn; Lucy or Lury R Lawrance, 166 W 88, & Julia R White, 18 Clinton av, Montclair, NJ; FORECLOS of transfer tax lien Jan 18'18; A\$3,800-3,800 (R S \$4.50). 4,250

109TH st E (6:1703-22½), nwc Pleasant av; City N Y to same; AT; QC; Dec 26'17; Jan 18'18 (R S 50c). 113,500

112TH st, 137 W (7:1822-7), ns, 120.3 e 7 av, 20.3x100.11, 5-sty bk tnt; Bernard A Shalit of Boston, Mass, to Alice L Wright, 462 Enfield st, Bklyn; QC; AL; Aug 6'14; Jan 18'18; A\$10,500-20,000. nom

115TH st, 9 E (6:1621-8), ns, 175 e 5 av, 25x100.11, 5-sty bk tnt & str; Wm Bondy, ref, to Mercy M Plum, 140 E 55, plff; Dec 14'17; Jan 8'18; Jan 21'18; A\$11,000-23,000 (R S \$15). 15,000

115TH st, 346 E (6:1868-30½), ss, 90 w 1 av, runs s75.10xw10x9.2xw10x85 to st x e20 to beg, 4-sty bk tnt & str; Morris Bruck, 1024 Boston rd, Bronx, & ano, heirs Saml Bruck, to Anna Bruck, 320 Manhattan av, widow, of Saml Bruck; QC; Jan 2'18; Jan 18'18; A\$5,000-9,000 (R S \$3.50). nom

117TH st, 218 E (6:1666-39), ss, 200 e 3 av, 25x100.10, 5-sty bk tnt; Levi M Scoville, 212 W 123, to Milton Realty Co, 370 E 149; mtg \$13,500 & AL; Jan 21'18; Jan 23'18; A\$7,500-16,000 (R S 50c). nom

117TH st, 218 E (6:1666-39), ss, 200 e 3 av, 25x100.10, 5-sty bk tnt; Ruhl Real Property Co of Bronx to Levi M Scoville, 212 W 123; QC; Jan 2'18; Jan 18'18; A\$7,500-16,000 (R S 50c). nom

117TH st, 218 E; Milton Realty Co to same; mtg \$13,500 & AL; Jan 2'18; Jan 18'18 (R S \$3). nom

119TH st, 135 E (6:1768-15), ns, 333.9 e Park av, 18.9x100.11, 4-sty bk tnt; Annie & Katrina Gissel, of Bklyn, EXTRACES Henry Gissel, to Mary J Mulvihill, 149 E 121; Jan 22'18; Jan 24'18; A\$7,000-9,000 (R S \$5). 5,000

121ST st, 316 E (6:1797-48½), ss, 160 e 2 av, 20x100.11, 4-sty bk tnt; Lucia Sessa, widow, 316 E 121, to Michl Maraffino, 800 2 av; mtg \$9,700; Jan 18'18; Jan 19'18; A\$5,600-8,000 (R S 50c). O C & 100

124TH st, 348 E (6:1800-35), ss, 172.6 w 1 av, 18x100.11, 3-sty & b stn dwg; Cono Brigante to Gennaro Demarco, 348 E 124, & Michele Gallo, 2421 1 av; AL; Jan 22'18; Jan 23'18; A\$5,000-7,000 (R S 50c). nom

127TH st, 43 W, see Lenox av, 245.

130TH st, 517 W (7:1985-19), ns, 279.4 w Ams av, runs ne64.10xw5xne121xw22.5xsw120.11xse4.11xsw78.3xse28.2 to beg, 2-sty fr rear tnt; Henry A Friedman, ref, to Grace Covert, 178 W 94; FORECLOS Jan 15'18; Jan 19'18; A\$10,000-10,500 (R S \$7). 6,600

130TH st, 517 W (7:1985-19), ns, 279.4 w Ams av, runs ne64.10 to former cl Byrd x nw5xne121xw22.5xsw120.11xse4.11xsw78.3 to st x e28.2 to beg, 2-sty fr rear tnt; Grace Covert, 178 W 94, to Harvey J Lefler, 661 West End av, & Arthur W Corse, 178 W 94; mtg \$5,000; Jan 19'18; Jan 22'18; A\$10,000-10,500 (R S \$2). O C & 100

132D st, 238 W (7:1937-47), ss, 425.6 e 5 av, 14.6x99.11, 3-sty & b stn dwg; Louis G Hassenfratz to Eliz Hassenfratz, 238 W 132; mtg \$7,000; Jan 18'18; Jan 19'18; A\$7,300-5,200. O C & 100

134TH st, 5 W (6:1732-32), ns, 110 w 5 av, 25x99.11, 5-sty bk tnt & str; Balbetta Levor, 2400 7 av, to Gustav Levor, 525 West End av; AL; Oct 16'17; Jan 23'18; A\$7,000-19,000. nom

160TH st, 638-44 W (8:2136-60), ss, 475 w Bway, 100x100, 6-sty bk tnt; mtg \$119,500; A\$50,000-150,000; also RIVERSIDE DR, 552 (7:1995-77), es, 86.6 n 127th, runs n75xe141.11xsw92.7xw30.1xw174.4 to beg, 6-sty bk tnt; mtg \$175,000; A\$80,000-200,000; Alphonse Montant, of Larchmont, NY, to Geo W Morgan, at New Dorp, SI; B&S; Dec 28'17; Jan 24'18; re-recorded from Jan 15'18 to correct error. nom

160TH st, 638-44 W; mtgs \$119,500; also RIVERSIDE DR, 552; mtg \$175,000; Geo W Morgan, at New Dorp, SI, to Alphonse Montant & Eliza C B, his wife, at Larch-

mont, NY, as tenants by entirety; Dec 28'17; Jan 24'18; re-recorded from Jan 15'18 to correct error (R S \$27.75). nom

164TH st, 505 W (8:2121-49), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Sadie Wartell to Ernestine Noah, 452 W 164; mtg \$55,000 & AL; Feb 15'15; Jan 18'18; A\$19,000-57,000. O C & 100

176TH st, 506 W (8:2132-84), ss, 144 w Ams av, 43.6x99.11, 5-sty bk tnt; Delta Holding Corp to Wm Daly, 1326 Fulton av; mtg \$33,000; Jan 15'18; Jan 23'18; A\$13,000-40,000 (R S \$3). O C & 100

Av A, 1661 (5:1567-23), ws, 50 n 87th, 25x77, 5-sty bk tnt & str; Jacob Rubin, of Bklyn, to Eva Rubin, 1516 54th, Bklyn; QC; Jan 21'18; Jan 23'18; A\$9,000-17,500. nom

Amsterdam av, 1907 (8:2108-55), es, 100 s 158th, 24.5x100, 4-sty bk tnt & str; Chas L Borek, ref, to Chas A Briggs, Jr, 76 Hamilton av, White Plains, NY, EXRS Chas A Briggs, plff; FORECLOS Jan 17'18; Jan 18'18; Jan 22'18; A\$18,000-22,000 (R S \$15). 15,000

Bowery, 166 & 166½ on map 166 (2:478-33), ws, 185 n Broome, 25.8x100x25x100, 3-sty bk tnt & str; Algernon S Norton, ref, to Jacob Blyn, 511 E 72; mtg \$17,000; PARTITION SALE Oct 31'17; Jan 18'18; Jan 19'18, A\$25,000-29,000 (R S \$13). 20,500

Broadway, 177 (1:63-19), ws, 71.2 n Cortlandt, runs w61.6 & 20.3x—18.4xsl0 & 15.5x99.6 to st x n25.4 to beg, 5-sty stn office & str bldg; Winfield S Gilmore, 202 W 103, to Crouch & Fitzgerald, 352-4 W 41; mtg \$323,000; Dec 31'17; Jan 24'18; A\$375,000-390,000 (R S \$12). exch & 100

Claremont av, 182 (7:1993-108), es, 100 n 125th, 40x100, 5-sty bk tnt; Wm J McNulty, 510 W 153, & ano, to Fairlawn Realty Co, 165 Bway; mtg \$34,250 & AL; Jan 18'18; Jan 22'18; A\$30,000-47,000. O C & 100

Lenox av, 245 (7:1907-30½), ws, 44.2 n 122d, 19x80, 4-sty & b stn dwg; A\$14,000-18,500; also 122TH ST, 43 W (6:1725-18), n s, 416.3 e Lenox av, 18.9x100, 3-sty & b fr dwg; A\$6,000-6,800; Katie W Grenzbach & Julia A Whitehorn to Newat Realty Co; AL; Jan 17'18; Jan 18'18 (R S \$26). O C & 100

Lenox av, 654 (6:1740-69), sec 143d, 24.11 x85, 1-sty bk theatre; A\$11,000-15,000; also LENOX AV (6:1740-70-71), es, 24.11 s 143d, 50x85, vacant; A\$15,500-15,500; Anna L Healy, 340 Park pl, Bklyn, to Rebecca Siff, at Lowland rd, South Nyack, NY, & Essie Cohen, 131 W 110; B&S; Jan 7'18; Jan 23'18 (R S 50c). O C & 100

Lenox av, es, 24.11 s 143d, see Lenox av, 654.

Lexington av, 251 (3:890-65), es, 46.8 s 35th, 25.10x100, 4-sty & b stn dwg; Arthur M Sherwood, at Westport, Essex Co, NY, to Chas Edson, at East Williston, LI; QC; Nov 23'17; Jan 24'18; A\$36,000-48,000. nom

Lexington av, 251; Archibald R Watson, as assignee of Arthur M Sherwood under gen assign for benefit of creditors recorded in County Clks Office May 9'17, to same; QC; mtg \$40,000; Jan 19'18; Jan 24'18 (R S 50c). 200

Lexington av, 581 (5:1306-21), es, 56.7 n 51st, 18.4x67, 4-sty stn tnt & str; Moskoko Realty Inc, 14 W 50, to Mary Ambrose, 575 Lex av; mtg \$16,000; Jan 23'18; Jan 24'18; A\$13,500-19,000 (R S \$15). O C & 100

Madison av, 1311 (5:1504-52), es, 20.4 s 93d, 20x74, 4-sty & b stn dwg; Emanuel Hochheimer to Evelyn N Hochheimer, his wife, 1311 Mad av; AL; May 2'17; Jan 23'18; A\$18,000-24,000. nom

Madison av, 1311; Evelyn N Hochheimer to Montefiore Home & Hospital for Chronic Diseases, 210th & Gun Hill rd; AL; Jan 4'18; Jan 23'18 (R S 50c). nom

Pleasant av, nwc 109th, see 109th E, nwc Pleasant av.

Riverside dr, 552, see 160th, 638-44 W.

St Nicholas av, 964 (8:2108-17), es, 101.8 s 159th, 25.5x118.5x25x123.1, 5-sty bk tnt; Chas A Hickey, ref, to Lewis H Nash, at South Norwalk, Conn, TRSTE will Lewis Hallock, plff; FORECLOS Jan 8'18; Jan 15'18; Jan 24'18; A\$13,000-28,000 (R S \$20.50). 20,500

St Nicholas av, 964; Lewis H Nash, TRSTE will Lewis Hallock, to Irene Zatulove, 941 Intervale av; AL; Jan 17'18; Jan 24'18 (R S \$9). 26,918

2D av, 147 on map 149 (2:465-53), ws, 40 n 9th, 32.10x125, 3-sty & b bk dwg; Lewis B Moore & ano, EXRS Maria T Major, to American Christian Missionary Society, office at 147 2 av, NY, & at Cincinnati Ohio; mtg \$24,000; Jan 15'18; Jan 18'18; A\$36,000-40,000 (R S \$15). 39,000

2D av, 539 (3:910-35), ws, 18.5 s 30th, 17.6x65, 4-sty stn tnt & str; Julia Singer, 215 E 117, to Bertha Gluck, 539 2 av; QC; Jan 18'18; Jan 21'18; A\$8,500-11,000 (R S \$1). nom

2D av, 558 (3:936-63), es, 37 s 31st, 18.6 x82, 4-sty bk tnt & str; Hyman Greenstone & Esther, his wife, to Leah Greenstone, 262 W 83; mtg \$8,000; Jan 16'18; Jan 21'18; A\$9,000-12,000 (R S \$4). nom

2D av, 802 (5:1335-50), es, 20.5 s 43d, 20 x81, 4-sty stn tnt & str; Hyman Greenstone & Esther, his wife, to Leah Greenstone, 262 W 83; mtg \$9,000; Jan 16'18; Jan 21'18; A\$11,000-16,000 (R S \$5.50). nom

5TH av, 162 (3:823-41), ws, 63.6 n 21st, 27 to alley x120, with AT to use of 10 ft alley extd from ss 22d, 4-sty & b stn dwg & 2-sty bk rear bldg; Saml Woolverson & ano, EXRS & TRSTES Martha H Andrew, to Markham Realty Corp, 31 Nassau; Jan 17'18; Jan 18'18; A\$86,000-88,000 (R S \$65). O C & 100

7TH av, 911-7 (4:1010-61), sec 58th (Nos 174-82) runs s100xe83.4xso.5xe14.8xsl00.5xw 125 to beg, 12-sty bk tnt; Martin L Stover, ref, to Olean Co, Inc, 90 West Bway; mts \$900,000 & AL; FORECLOS Jan 4'18; Jan 19'18; A\$425,000-1,100,000 (R S \$20). 20,000

7TH av, 2295 (7:1919-61½), es, 41.6 & 135th, 16.7x75, 3-sty stn tnt & str; Richd F Weeks, ref, to Geo F Martens, at New Germantown, NJ, & Bertha C M Johnson, at Roselle Park, NJ, TRSTES will Geo F Martens, plff; FORECLOS Jan 9'18; Jan 15'18; Jan 21'18; A\$9,000-11,000 (R S \$12). 12,000

8TH av, 699 (4:1034-36), swc 44th (Nos 300-4), 25x100, 4-sty bk tnt & str; Wm C Miller to David C Miller, both at 459 W 43; ½ pt; B&S; mtg \$78,000; Dec 15'17; Jan 24'18; A\$85,000-105,000. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 161 (2:416-25), ws, abt 180 n Rivington, —, 7-sty bk tnt & str; general release; Louis Lesser to Conrad Konig, 739 Jefferson av, Bklyn; July 12'17; Jan 22'18; A\$13,000-30,000. 82,500

Lawrence st, 21-5, see 125th, 504 W. William st, 259 (1:119), ns, 76.3 e New Chambers, 30.5x64.6x30.6x65.2; re judgmt; Archibald C M I Stewart, 140 Barry av, Mamaroneck, NY, to Jeanie A Stuart, 477 3d, Bklyn; AL; Jan 14'18; Jan 23'18. nom

16TH st, 115-137 W (3:792), ns, 200 w 6 av, 300x ½ blk; assign of rents; 115-137 West 16th St Ca to Abt Klamroth, 18 Fairfield st, Montclair, NJ; Jan 22'18; Jan 24'18. 4,000

16TH st, 115-37 W (3:792), ns, 200 w 6 av, 300x92; assign rents to secure mtgs as below; 115-137 West 16th St Co with Metropolitan Life Ins Co (holds mtgs for \$375,000), Mary Fels, 122 E 37 (mtg \$45,000), & Clyde Mc Mark, 177 S Oxford, Bklyn (mtg \$45,000); Jan 18'18; Jan 23'18. nom

43D st, 459 W (4:1053-6), ns, 125 e 10 av, 25x100.4, 4-sty stn tnt & 3-sty bk rear tnt; re dower; Eliz F Miller to David C Miller, both at 459 W 43; AT; QC; Jan 11'18; Jan 24'18; A\$14,000-19,000. nom

44TH st, 300-4 W, see 8 av, 699.

85TH st, 332-4 W (4:1246), ss, 325.6 w West End av, 49.6x102.2; assign rents to secure int in mtgs to ext of \$6,500; Aldebaran Co, 140 Nassau, to Gouverneur Mtg Corp, 149 Bway; mtg \$115,000; Jan 18'18; Jan 21'18. nom

125TH st, 502 W, see 125th, 504 W.

125TH st, 504 W (7:1979-35), ss, 50 w Ams av, 25x100.11; also LAWRENCE ST, 25 (7:1967-5), ns, 89.5 e from ss 127th, 30x 61.10x33.9x46.3 to 127th (No 428); also LAWRENCE ST, 21-3 (7:1967-6-7), nec Edward (closed), runs e8.11xne149.6xsw26.6 to st xs144 to beg, except part of Edward st as lies in 127th, together with e ½ of Edward st, being in all 39.9 on Lawrence & 54.9 on 127th; also 125TH ST, 508 W (7:1979-37), ss, 100 w Ams av, 25x100.11; also 125TH ST, 502 W (7:1979-34), ss, 25 w Ams av, 25x100.11; also 126TH ST, 366-72 W (7:1952-57-60), ss, 100 e Morning-side av, 100x99.11; also MADISON AV, 1983 (6:1751-53½), es, 76 s 127th, 23.8x 110; also 125TH ST, 506 W (7:1979-36), ss, 75 w Ams av, 25x100.11; agnt not to sell, mtg or partition prior to Feb 1'19; Geo R Moran, of Ohio, with Idabel Porter, NY; Lily M Grout, of Bklyn; Wm E Moran, of Glen Ridge, NJ, & Harry P Moran, of Glen Ridge, NJ; Oct 31'17; Jan 24'18. nom

125TH st, 506-8 W, see 125th, 502 W.

126TH st, 366-72 W, see 125th, 502 W.

127TH st, 428 W, see 125th, 504 W.

Broadway, 2188 (4:1169) es, 77.4 s 78th, 25.9x30.5x25.6x34.1; agmt by party 1st pt not to offer above for sale to any person except party 3d pt, who has option to purchase same for \$39,000, within one yr, & Alex & Minnie V Vlachos, parties 1st & 2d pts, 2188 Bway, with Ida Gunzburger, 320 Manhattan, party 3d pt & holder of 3d mtg for \$7,500; Dec 20'17; Jan 24'18. nom

Madison av, 1983, see 125th, 504 W.

3D av, 535 (3:916), es, 74.1 s 36th, 24.8x 125; consent to 3d track; Emanuel A & Florence E Gardner, 611 W 114, to Manhattan Railway Co; mtg \$38,000; Nov 19'17; Jan 22'18. 384,800

3D av, 535; consent to 3d track; Greenwich Savgs Bank, mtgee, to same; mtg \$38,000; Dec 6'17; Jan 22'18. nom

8TH av, 699 (4:1034-36), swc 44th (Nos 300-4), 25x100, 4-sty bk tnt & str; re dower; Eliz F Miller to David C Miller, both at 459 W 43; ½ pt; AT; QC; Jan 11'18; Jan 24'18; A\$85,000-105,000. nom

Copy of last will (misc) of John V Cockroft, late of Ossining, NY; June 10'17; Jan 24'18.

Power of atty (misc) to conduct saloon, &c; Marius Zurla to John Zurla, both at 228 E 106; Sept 28'17; Jan 22'18.

Power of atty (misc); Annie N Curtis, of Boston, Mass, to Egerton L Winthrop, Jr, 114 E 39, & Bronson Winthrop, 23 E 33; May 18'16; Jan 22'18.

Power of atty (misc); Adolph Wurzburger to Pauline Wurzburger, his wife; Jan 6'18; Jan 19'18.

Power of atty (misc); E Vail Stebbins, 33 W 9, to Chas H Stebbins, 33 W 9, & Rowland Stebbins, 116 E 80; Apr 6'17; Jan 18'18.

Power of atty (misc) to discharge mtgs &c; Wm H Bischoff, of Base Hospital, Camp Dodge, Des Moines, Ia, to John Keck, 684 10th, Bklyn; Dec 24'17; Jan 23'18.

CONVEYANCES.

Borough of the Bronx.

JAN. 18, 19, 21, 22, 23 & 24.

Albany Crescent, ws, 100 s 231st, see Bway, sec Kimberly pl.

Albany Crescent, ws, 185 s 231st, see Bway, ss, 225 s Kimberly pl.

Barretto st, 915 (10:2733), sec So blvd (No 890), 100x23.9, 4-sty bk tnt & str; Hugh P Skelly, 24 W 33, to G & E Realty Co, 650 1 av; mtg \$25,000; Jan 12'18; Jan 23'18. O C & 100

Beech ct (14:3526), sws, 30 nw Beech, 29 x64.5x25x79.3; Hudson P Rose Co to Filippo Battaglia, 585 Morris av; Jan17; Jan18'18 (R S \$1).

Exterior st, ws, 175 s Bway, see Bway, see Kimberly pl.

Exterior st, swc Bway, see Bway, nec Verveelen pl.

Exterior st, es, 450 n Kingsbridge rd, see Bway, see Kimberly pl.

Exterior st, es, 127 s 230th, see Bway, see Kimberly pl.

Exterior st (8:2215), ws, 116 s Bway, 58 x120.1x—x146.9, vacant; Jos M Callahan, ref, to Harry Stone, 587 Fox; PARTITION SALE Nov27'17; Jan3; Jan21'18 (R S \$150).

Exterior st, see 230th, see Bway, es, 50 s Verveelen pl.

Godwin ter (13:3404), es, 250 n Kimberly pl, 25x125, vacant; Jos M Callahan, ref, to Hy Grossmann, 343 Bronx Park av; PARTITION; mtg \$1,230; Jan3; Jan18'18 (R S \$250).

Godwin ter (13:3404), nec Kimberly pl, 50x100; also BROADWAY, ws, 50 n Kimberly pl, 50x100, vacant; Jos M Callahan, ref, to Elsie Boves, 695 St Nicholas av; mtg \$3,165; PARTITION Jan3; Jan18'18 (R S \$550).

Godwin ter, nec 230th, see Kimberly pl, ss, 100 e Godwin ter.

Godwin ter, ws, 200 n 230th, see Bailey av, nwc 230th.

Godwin ter (13:3404), es, 134.1 s 231st, vacant; Jos M Callahan, ref, to Howard W Merchant, 8 W 64; mtg \$600; PARTITION Nov27'17; Jan3; Jan24'18 (R S \$1).

Home st, 750 (10:2662), ns, 167.1 w Tinton av, 20x100, 3-sty fr tnt; Sebastian Weiffenbach, 1132 Forest av, to Amelia C Schuler & Matilda, Emma & Ida Weiffenbach, 1132 Forest av, joint tenants; July 25'12; Jan23'18.

Home st, 761 (10:2662), ns, 147.1 w Tinton av, 20x120, 3-sty fr tnt; Sebastian Weiffenbach, 1132 Forest av, to Amelia C Schuler & Matilda, Emma & Ida Weiffenbach, 1132 Forest av, joint tenants; July 25'12; Jan23'18.

Kimberly pl (13:3404), ss, 100 e Godwin ter, 50x100; also BROADWAY, ws, 100 s Kimberly pl, 125x120x125x125; also GODWIN TER, nec 230th, 111.4x125x206.1x155; Jos M Callahan, ref, to Bell Land Corp, 191 Main, Oneonta, NY; PARTITION; mtg \$22,295; Jan3; Jan19'18 (R S \$32).

Kimberly pl, nec Godwin ter, see Godwin ter, nec Kimberly pl.

Kimberly pl, swc Bway, see Bway, see Verveelen pl.

Kimberly pl, nec Bway, see Bway, nec Kimberly pl.

Kimberly pl, ss, 100 e Bway, see Bway, see Kimberly pl.

Kimberly pl, ns, 100 e Bway, see Bway, see Kimberly pl.

Kimberly pl, sec Bway, see Bway, see Kimberly pl.

Kingsbridge ter (12:3256), ws, 39.9 n land Tecca N Reed, runs w122.8x250x118.1 to ter xs250 to beg; Lawyers Title & T Co & ano, EXRS Chas Paris, to Chas E Gremmels, 296 Fiske av, Westerleigh, SI; Jan14; Jan18'18 (R S \$5).

Lorillard pl, 2360 (11:3054), ses, 196.8 ne 3 av, 25x100, 2-sty & b bk dwg; Geo F Gifford to Nicola De Crescenzo, 280 Av A; Dec5'17; Jan22'18 (R S \$9).

Parsons st, ss, 50 w Bailey av, see Marion av, nwc 197th.

Tiffany st, nec Whitlock av, see Whitlock av, 890.

Union pl, 150, see Ogden av, swc Union pl.

Verveelen pl, ns, 79.1 e Bway, see Bway, see Kimberly pl.

Verveelen pl, sec Bway, see Bway, see Verveelen pl.

Verveelen pl (12:3266), swc Putnam pl, 45.10x100x61.5x100.6, vacant; Jos M Callahan, ref, to Max & Louis Aronson, 135 W 116; mtg \$770; PARTITION Jan3; Jan19'18 (R S \$150).

138TH st, 113-5 E, see Walton av, 251.9.

147TH st, 466 E (9:2291), ss, 90 w Brook av, 25x100, 5-sty bk tnt; Robt F Neumann to Ida A Smith, Spring Lake, NJ; mtg \$17,500; Jan17; Jan18'18 (R S \$250).

152D st, 305 E (9:2412), ns, 500 w Courtlandt av, 25x100, 4-sty bk tnt; Kate Hablitz, 305 E 152, to Chas Hablitz, 305 E 152, & Anna M Wren, 305 E 152; mtg \$—; Jan23; Jan24'18 (R S \$2).

173D st, 230 E, see Eastburn av, see 173d.

174TH st, 444-56 E (11:2906), ss, 36.5 e Park av, 163.6x100x163.6x100.1, 1-sty bk garage & 1-sty bk str; Frida Wattenberg et al to Katie W Grenizbech, 145 W 122, & Julia A Whitehorne, 22 W 123; Jan17; Jan18'18 (R S \$58).

176TH st, 712-4 E (11:2949), ss, 100 w Clinton av, 49.10x158, 5-sty bk tnt; H & D Co to Saloma Newman, 359 E 8; mtg \$48,500; Jan15; Jan18'18.

187TH st, 732 E, see Prospect av, 2373.

187TH st, 753 E (11:3115), ns, 100 w So blvd, 32.9x98x25x99.6, 5-sty bk tnt; Edmund D Hennessy, ref, to Maria Spica, 2388 Lorillard pl, plff; mtg \$19,000; FORECLOS Dec21'17; correction deed; Jan18; Jan21'18 (R S \$2).

187TH st, 753 E; Maria Spica, 2388 Lorillard pl, to Ernesto Bifulci, Giuseppina Salottolo & Italia Niaralagna, 2753 Briggs av; mtg \$1,900; Jan18; Jan21'18 (R S \$4).

188TH st, 651 E, see Belmont av, 2450-8.

197TH st, 329 E, see Marion av, nwc 197.

198TH st, 391 E (11:3279), ns, 101.3 e Decatur av, 25.5x93.2x25.4x92.8, 3-sty fr tnt & str; Isabel Hiler to Thos H Richardson, 391 E 198; AT; Jan14; Jan24'18 (R S \$1).

O C & 100

230TH st W (12:3264), ss, 105.5 w Bailey av, runs w50.3x57.1xw25x167.1xw75.9x208.9 to beg, vacant; Jos M Callahan, ref, to Jennie Tackney, 355 E 135; PARTITION; mtg \$2,170; Jan3; Jan18'18 (R S \$350).

230TH st W, nwc Bway, see Bway, nwc 230th.

230TH st W, swc Bway, see Bway, ws, 225 s Kimberly pl.

230TH st W, swc Bailey av, see Bailey av, swc 230th.

230TH st W (12:3266), ns, 349.11 e Bway, 25x125x38.8x125.9, vacant; Jos M Callahan, ref, to Wm C Canning, 2987 W 30, Bklyn; mtg \$2,100; PARTITION Jan3; Jan19'18 (R S \$3).

230TH st W, sec Exterior, see Bway, es, 50 s Verveelen pl.

230TH st W, nec Godwin ter, see Kimberly pl, ss, 100 e Godwin ter.

230TH st W, ss, 161 e Exterior, see Bway, see Kimberly pl.

230TH st W, ss, 117 e Kingsbridge av, see Bway, see Kimberly pl.

230TH st W, ns, 150 e Bway, see Bway, see Kimberly pl.

230TH st W (8:2215), ss, 202 w Bway, 100.4x93.4x101x68.10, vacant; Jos M Callahan, ref, to Jas J Mayer Realty Co, 119 W 10; PARTITION SALE Nov27'17; Jan3 (re-recorded in Bronx Jan10'18); Jan21'18 (R S \$4).

230TH st W (13:3402), ss, 57.9 e Kingsbridge av, 59.1x122.2x26x126.9, vacant; Jos M Callahan, ref, to Geo L Liebler, 246 W 230; PARTITION; mtg \$2,450; Jan3; Jan18'18 (R S \$350).

230TH st W, nwc Bailey av, see Bailey av, nwc 230th.

230TH st W, ns, 81.9 w Bailey av, see Bailey av, nwc 230.

230TH st W, nec Kingsbridge av, see Bailey av, nwc 230th.

231ST st W, swc Godwin ter, see Bway, nec Verveelen pl.

231ST st W, ss, 75.7 e Bway, see Bway, ws, 225 s Kimberly pl.

234TH st E (17:4995), ns, 405 e Carpenter av, 75x114, Wakefield; Margt K Jack to Agnes K Jack, 667 E 234; Aug10'16; Jan18'18.

235TH st, 521 E (12:3397), ns, 146.1 w Webster av, 25x100, 2-sty fr dwg; John Mulholland, ref, to North Side Savings Bank, 3220 3 av, plff; FORECLOS Dec13'17; Jan17; Jan18'18.

Albany rd, es, 121.3 n Bailey av, see Marion av, nwc 197th.

Alexander av, 135 (9:2309), ws, 75 s 134th, 25x100, 5-sty bk tnt & str; Union Heights Realty Co, 185 Montague, Bklyn, to Wm T Horn, 24 Prospect st, Middletown, NY; Hy Horn, 3023 3 av; Theo & Fredk Horn, 413 E 153; Chas Horn, Youngsville, NY, & Mathilda E Stevens, on Chatfield st, Springdale, Conn; B&S; Jan18; Jan19'18.

Bailey av, ws, 391 s 230th, see Bway, ws, 225 s Kimberly pl.

Bailey av (12:3264), swc 230th, 57.7x109.1x76.5x105.6, vacant; Jos M Callahan, ref, to Eva Hartman, 556 St Pauls pl; mtg \$3,395; PARTITION Jan3; Jan19'18 (R S \$5).

Bailey av, swc Parsons, see Marion av, nwc 197th.

Bailey av (12:3266), nwc 230th, 123.4x119.8x120.4x81.9; also 230TH ST W, ns, 81.9 w Bailey av, 100x125; also KINGSBRIDGE AV, nec 230th, runs n390.11x113.4x300x—x141.9 to 230th xw160 to beg; also KINGSBRIDGE AV, sec 231st, 50 x102.9x50x99.2; also GODWIN TER, ws, 200 n 230th, 326x111.9x325x134.9, vacant; Jos M Callahan, ref, to Emma L Moller, at 230th & Kingsbridge av; mtg \$65,520; Jan3; Jan24'18 (R S \$94).

Belmont av, 2450-8 (11:3075), nec 188th (No 651), 95x50, 6-sty bk tnt & str; Alex Di Marco, 854 Rogers av, Bklyn, et al, to Jos Di Marco, 463 Cyrus pl, 16%, & Anthony Colavita, 59 Main, Port Washington, LI, 20%; mtg \$39,500; Oct11'17; Jan19'18.

Boston rd (11:3004), ss, 156.7 w West Farms rd, 50x108.1x62.6x152.2, except part for Bryant av, vacant; Sarah Berry, Bklyn, to Shirley S Lloyd, 2609 Bway; mtg \$2,000; Jan4; Jan22'18.

Boston rd, 997, see 3 av, 3310.

Broadway, swc Exterior, see Bway, nec Verveelen pl.

Broadway, nwc Kimberly pl, see Bway, nec Verveelen pl.

Broadway, ws, 125 n Kimberly pl, see Bway, see Kimberly pl.

Broadway (12:3266), nec Verveelen pl, 39.6x79x33.6x79.1; also EXTERIOR ST, swc Bway, 116x146.9x110x159.4; also 231ST ST W, swc Godwin ter, 49.4x100x56.5x100; also BROADWAY, nwc Kimberly pl, 25x100, vacant; Jos M Callahan, ref, to Alex McLane, 213 Ellwood av, Newark, NJ; PARTITION, Nov27'17; mtg \$13,455; Jan3; Jan19'18 (R S \$21).

Broadway, see Kimberly pl, 115x100; also 230TH ST W, ns, 150 e Bway, runs e 154.8x190.5 to Kimberly pl xw175x50x90x50x100 to beg; also KIMBERLY PL, ns, 100 e Bway, 50x100; also VERVEELEN PL, ns, 79.1 e Bway, 149.2x77.9x131.6x85.2; also ALBANY CRESCENT, ws, 100 s 231st, 85x68.4x105.4x51.3; also EXTERIOR ST, es, 127 s 230th, runs s206x137.6x132.6x51.4 xw107.5 to beg; also 230TH ST W, ns, 161 e Exterior, 50x8x131; also EXTERIOR ST, es, 150 n Kingsbridge rd, 187.10x63.11x182.4 x1.8; also EXTERIOR ST, ws, 175 s Bway, 58.2x103.9x120.1; also 230TH ST, ss, 117 e Kingsbridge av, 150x93.4x153x122.2; also BROADWAY, ws, 125 n Kimberly pl, 190.8x151.8x276.3x125; Jos M Callahan, ref, to Chas E Gremmels, 296 Fiske av, Westerleigh, SI; mtg \$36,765; PARTITION Nov27'17; Jan3; Jan19'18 (R S \$61.50).

Broadway, ws, 100 e Godwin ter, see Bway, see Kimberly pl.

Broadway, ws, 100 e Godwin ter, see Bway, see Kimberly pl.

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Broadway, ws, 100 s Kimberly pl, see Kimberly pl, ss, 100 e Godwin ter.

Broadway (12:3264 & 3266), es, 50 s Verveelen pl, 50x100; also EXTERIOR ST, sec 230th, 12x107.5x50x110.8; Jos M Callahan, ref, to Jas Keane, 115 W 84; PARTITION mtg \$9,520; Jan3; Jan19'18 (R S \$14).

Broadway (13:3404), nwc 230th, 46x116.3x56x—, vacant; Jos M Callahan, ref, to Patk Hangley, 95 Columbia av, Jersey City, NJ; mtg \$15,120; PARTITION Jan3; Jan18'18 (R S \$22).

Broadway (12:3264), ws, 225 s Kimberly pl, 25.6x116.3x25x120; also BROADWAY, nec 230th, 75x100; also 231ST ST W, ns, 78.7 e Bway, 124.4x100.3x136x100; also ALBANY CRESCENT, ws, 185 s 231st, 75x99.3x92x68.4; also BAILEY AV, ws, 391 s 230th, 216x200.3x250x200.2; also 230TH ST W, swc Bway, 206x64.11x—x2.4, vacant; Jos M Callahan to Cortlandt Godwin, Sea Breeze av, Good Ground, LI; mtg \$26,460; PARTITION Jan3; Jan18'18 (R S \$38).

Broadway (12:3266), nec Kimberly pl, 50 x100, vacant; Jos M Callahan, ref, to Hugh E Smith, 354 High, Newark, NJ; mtg \$3,745; PARTITION Jan3; Jan18'18 (R S \$550).

Broadway (12:3266), sec Verveelen pl, 50x100, also BROADWAY (13:3404), swc Kimberly pl, 100x100, vacant; Jos M Callahan, ref, to Wm F Vidal, 121 No Columbus av, Mt Vernon, NY; mtg \$8,790; PARTITION Jan3; Jan18'18 (R S \$15).

Broadway, swc Kimberly pl, see Bway, see Verveelen pl.

Broadway, swc 230th, see Bway, ws, 225 s Kimberly pl.

Broadway, ws, 50 n Kimberly pl, see Godwin ter, nec Kimberly pl.

Broadway, nec 230th, see Bway, ws, 225 s Kimberly pl.

Broadway (13:3404), ws, 100 n Kimberly pl, 25x125, vacant; Jos M Callahan, ref, to Edw Hisnay, 442 W 238; PARTITION; mtg \$1,137.50; Jan3; Jan18'18 (R S \$2).

Carpenter av, 4219 (17:4993), ws, 46 s 234th, 23x102.6; Albert Crouter, 4219 Carpenter av, to Max Schlesinger, 2406 Webster av; mtg \$3,000; Jan16; Jan23'18 (R S \$2).

Clarence av (18:5486), nes, 250 se Evans av, 25x95; Richd M Montgomery & Co to Estates Development Co, 17 Mad av; AL; Aug9'11; Jan24'18.

Coster av, es, 250 n Edenwald av, see Coster av, es, 150 n Edenwald av.

Coster av (17:5004), es, 150 n Edenwald av, 75x100; also COSTER AV, es, 250 n Edenwald av, 50x100; also FOX AV, ws, 200 n Edenwald av, 25x100; Harry Kempner, ref, to Julia Ward, 16 E 43, plff; FORECLOS Jan8; Jan15; Jan23'18.

Courtlandt av, 565 (9:2331), ws, 80 n 149th, 25x100, 3-sty fr tnt & str; Fredk A Brusius, 565 Courtlandt av, to Timothy F Sullivan, 370 E 147; mtg \$10,500; Jan24'18 (R S \$3).

Courtlandt av, 565; Timothy F Sullivan to Bingle Realty Co, 499 Willis av; mtg \$9,000; Jan23; Jan24'18 (R S \$3).

Cruger av (15:4050), ws, 170 n Morris Park av, 75x95; Isidor W Lukach, 112 E 93, to John F Amann, 1356 Greene av, Bklyn; Dec20'17; Jan24'18 (R S \$2).

Cruger av (15:4050); same prop; Fredk Stolle, Bklyn, to same; mtg \$800; Jan4; Jan24'18 (R S \$150).

Cruger av (15:4050); same prop; John F Amann, Bklyn, to Fredk Stolle, 1356 Greene av, Bklyn; Jan4; Jan24'18 (R S \$2).

Davidson av, 1907 (11:2862), ws, 75 n 177th, 25x87.9x25.11x80.11, 4-sty & b bk dwg; Meta Investing Co to Oscar A En Holm, 2353 Davidson av; mtg \$11,800; Jan4; Jan18'18 (R S \$150).

Eastburn av (11:2793), sec 173d (No 230), 46.8x95, 5-sty bk tnt; Taroff Constn Co to Nathan Friedman, 1393 Carroll, Bklyn; Jan17; Jan19'18 (R S \$0c).

Eastchester rd (15:4209), es, 405.5 s Saratoga av, 25.1x111.1x25x109.7; Raffaele Gagliardi to Hudson P Rose Co, 7 W 45; Jan15; Jan19'18 (R S \$0c).

Edwards av (18:5370), ws, 265.4 s Balcom av, 106.1x79.10x100x45.3; Carrie Toelle, 2871 Grand concourse, to Hugo Wabst, 3318 White Plains av; Jan19; Jan21'18 (R S \$250).

Forest av, 1132 (10:2661), es, 120 s Home, 19x107.2, 2-sty & b fr dwg; Sebastian Weiffenbach, 1132 Forest av, to Amelia C Schuler & Matilda, Emma & Ida Weiffenbach, 1132 Forest av, joint tenants; July25'12; Jan23'18.

vacant; also PARSONS ST (12:3261), ss, 50 W Bailey av, runs sw75.5xsw52.11xn73.2 to Albany rd xnw100 to Parsons xse18.4 to beg; also BAILEY AV (12:3261), swc Parsons, runs s129xw73.2xne52.10xn75.5 to st xe50 to beg, vacant; also land in N Y County; deed of trust; Mary K Shradly et al to Edwin Kempton, 385 Clinton av, Bklyn, TRSTE; Jan16; Jan21'18 (R S \$5).

Morris av, 2185 (11:3181), ws, 147.1 n Cameron pl, 25x91.7x25x90.10, 3-sty fr tnt & str; Chas Weis to Fredk Pfister, 394 E 184; mtg \$3,500; Jan2; Jan19'18. O C & 100

Ogden av (9:2526), swc Union pl (No 150), 50x50, except part for av, 1-sty fr dwg; Ellen McDonald to Eliz Connell, 126 W 58; B&S & CaG; Dec11'17; Jan21'18 (R S \$450). O C & 100

Pelham rd (15:4152), es, 73.11 n Mid-dletown rd, 50x90, except part for av; Jos Newman to Robt E Walker, 2537 Poplar; Sept17'13; Jan21'18. nom

Prospect av, 689 (10:2675), ws, 244.3 n 152d, 19.3x95, 2-sty & b bk dwg; Theresa Davis, 689 Prospect av, to Annie Davis; 689 Prospect av; mtg \$5,000; Jan10; Jan18 '18. nom

Prospect av, 2373 (11:3102), swc 187th (No 732), 70x95, 6-sty bk tnt & str; Angela Carretta to John D Smarto, 33 South av, Bridgeport, Conn; B&S & CaG; Jan15; Jan18'18. nom

Sedgwick av (11:2882), ws, 526.9 n Washington Bridge, 25x95, vacant; Frank Richter 3315 Bway, to Florence R Richmond, 30 Dunwoodie, Yonkers, NY; mtg \$1,000; Oct10'17; Jan18'18. nom

Southern blvd, 890, see Barretto, 915.

Southern blvd, 991 (10:2725-pt lot 70), ws, 668 s Westchester av, 25x128x25x127.6, pt 2-sty bk str; also INTERIOR LOT (10:2725) begins 128 w So blvd & 693 s Westchester av, runs w9.4xn25xe8.11x25 to beg; Timothy F Sullivan to Harry C Bryan, 27 Westchester av; Jan18'18. O C & 100

Southern blvd, 993 (10:2725-pt lot 70), ws, 643 s Westchester av, 25x127.6x25x127.1, pt 2-sty bk str; also INTERIOR LOT (10:2725) begins 127.1 w So blvd & 643 s Westchester av, runs s25xw8.11xn25xe8.5 to beg; Timothy F Sullivan to Wm J Williamson, Plandome Park, LI; Jan18'18. O C & 100

Southern blvd, 991-3 (10:2725), ws, 643 s Westchester av, 50x128x50x127.1, 2-sty bk str; also INTERIOR LOT (10:2725) begins 127.1 w So blvd & 643 s Westchester av, runs s50xw9.4xn50xe8.5 to beg; Wm J Williamson et al to Timothy F Sullivan, 370 E 147; Jan18'18. O C & 100

Undercliff av, 1559 (11:2880), ws, 753.2 n Washington Bridge, 51.7x136.11x41.8x136.10, 2-sty & b bk dwg; Arnold R Boyd, 420 Riverside dr, to University of Chicago, 134 So La Salle, Chicago, Ill; Jan18; Jan19'18. O C & 100

Van Nest av, 789 (15:4036), ns, 50 w Barnes av, 25x100, except part for Van Nest av; Isidore H Vogel, 501 W 51, to Margt Hickey, 245 W 51; QC; mtg \$4,000; Jan4; Jan19'18. nom

Vyse av (11:2993), es, 64.7 n Home, 50x100, 5-sty bk tnt; Abr Eisenberg et al to Bernhard Susser, 1202 Vyse av; mtg \$39,800; Jan22; Jan23'18 (R S \$750). O C & 100

Walton av, 251-9 (9:2344), nwc 138th (Nos 113-15), 102.2x28.1x100x49.1, 2-sty bk office & factory; Jacob Bros Co to Isabelle Realty Co, 539 W 39; B&S; Jan9; Jan23'18 (R S \$27). 47,000

Westchester av (14:3767), ss, 31.4 w White Plains rd, 45x102.9x45x104.2; Balboa Realty Co to Timothy F Sullivan, 370 E 147; mtg \$3,000; Jan9; Jan24'18. 100

Westchester av (14:3767), same prop; Timothy F Sullivan to Fredk A Brusius, 565 Courtlandt av; mtg \$3,000; Jan23; Jan 24'18 (R S \$3). O C & 100

Whitlock av, 890 (10:2733), nec Tiffany, 100x134.2x100.4x142.3, vacant; Down Town Realty Co to Rosen-Craus Realty Co, 350 Bway; mtg \$19,500; Jan19; Jan23'18 (R S \$950). nom

Whitlock av (10:2604), es, 642.10 s Leggett av, 75x85, vacant; Robt J Gray to Dorothy Golden, 546 Claremont Pkway; B&S; Jan18; Jan19'18 (R S \$450). O C & 100

Woodcrest av (9:2511), ws, 50.4 n 163d, 25.2x112.5x25x109.3, 2-sty & a bk dwg; Hy S Clark to Mary D Clark, 1130 Anderson av; mtg \$6,000; Nov30'17; Jan23'18 (R S \$2). nom

Zerega av (14:3840, 3841, 3842, 3843, 3844, 3849, 3850 & 3838), es, extends from Powell av to Gleason av, 216x1,005; also ZEREGA AV (*), es, extends from Gleason av to Ellis av, 216x1,005; also ZEREGA AV (*), es, from Ellis to Newbold avs, 216x505; also ZEREGA AV (*), es, extends from Newbold av to Waterbury av, 216x405; also LUDLOW AV (*), ns, lot R, map Unionport, 150x— to Chatterton av x70x216; also CHATTERTON AV (*), ns, lot S, same map, 100x— to Blackrock av x79x216; also ELLIS AV (*), ns, 505 e Zerega av, 550x— to Newbold av —x216; also NEWBOLD AV (*), ns, 405 e Zerega av, 138x— to Waterbury av x74x216; also ZEREGA AV (*), nec Waterbury av, 270x—x445; Edyth M Knapp, Rutherford, NJ, to L Napoleon Levy, 18 W 72; B&S & AT; Nov 20'17; Jan18'18. nom

Zerega av (14:3838, 3840, 3841, 3842, 3843, 3844, 3849 & 3850), same prop; Edw M Smith to same; B&S & AT; Sept29'17; Jan 22'17. nom

3D av, 3310 (10:2607), es, 115 n 164th, 16.6x— to Boston rd (No 997) x16.10x—, 2-sty bk tnt & str & 2-sty fr tnt & str; Orson A Raynor, ref, to Albt Mamlock, 230 W 103, plfr; mtg \$9,000; FORECLOS Jan14; Jan21; Jan23'18 (R S \$1). 750 over mtg

3D av, 3436-42 (10:2608), es, 54.8 sw 167th, 75x120, 4-2-sty fr tnts & str & 2-sty fr rear tnt; City Real Estate Co, to Bond & Mtg Guar Co; 175 Remsen, Bklyn; B&S; mtg \$20,700; Jan22; Jan24'18. nom

Interior plot (11:3100), begins 97.2 s Grote & 38.7 e Prospect av, runs e48xs2.6x w48xn2.6 to beg; Sarah Weisman, 2133 Daly av, to Absar Realty Co, 2133 Daly av; Jan 22; Jan23'18. nom

Interior lot, 127.1 w So blvd & 643 s Westchester av, see So blvd, 993, also 991-3.

Interior lot, 128 w So blvd & 693 s Westchester av, see Westchester av, 991.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Lorillard pl, 2350 (11:3054), ss, 196.8 ne 3 av, 25x100; re judgmt; Fagan Iron Works, a corpn of Jersey City, NJ, to Geo F Gifford, 140 W 71; Jan16; Jan22'18. nom

Meat st (15:4027), nwc Unionport rd, 105.1x25x105.10x25, land in bed of st in front of above; deed of cession; Christina Allard to City N Y; May27'15; Jan22'18. nom

Meat st (15:4027), nwc Unionport rd, 105.1x25x105.10x25, land in bed of st in front of above; re mtg; Agnes Pusch to City N Y; May27'15; Jan22'18. nom

Meat st (15:4027), nwc Unionport rd, 105.1x25x105.10x25, land in bed of st in front of above; re mtg; Andw Riedell, Bklyn, & ano, to City N Y; May27'15; Jan 22'18. nom

Reed's Mill la (17:5273, 5269 & 5266), from Dyre av to Boston rd; order of court appointing E Crosby Kindeberger, Arthur N Giegerich & Wm T Van Alstyne as Commissioners of Estimate & Assessment to compensate Emily C & Fredk F Martens; Jan18; Jan22'18. order of court

University av (9:2532), swc 170th, 105.10 x50x102.1x42.10; re all claim in \$6,444.58; Edith W Scott, individ & as EXTRX Walter I Scott, to Grand View Apartment Co, & Dollar Savings Bank, 2808 3 av; Jan14; Jan19'18. 500

Vyse av (11:2993), es, 66.7 n Home, 50x100; re judgmt; Bella, wife Solomon Winer, 73 Westmoreland st, Glasgow, Scotland, to Bernhard Susser, 1202 Vyse av; Jan2; Jan 23'18 (R S 500). nom

Worth av (11:2890), land in bed of av in front of & adj the s 75 rt of lot 71, blk 2890, tax map; re easement of light & air; Wm A Cameron to Morris Appel, 565 W 144; Jan23; Jan24'18. nom

LEASES.

Borough of Manhattan.

JAN. 18, 19, 21, 22, 23 & 24.

Cannon st, 68-70 (2:328), apt 3 on 2d fl; Dora Zimmerman, 68-70 Cannon, to Morris Form, 68-70 Cannon, & ano; 3yf Jan1; Jan 5; Jan24'18. 504

Cherry st, 107 (1:251), str & 3 upper flrs; assign Ls recorded Mar10'17; Andreas Likardiopolos to Athanasios Malladis, 107 Cherry; ½ RT&I; Jan8; Jan21'18. nom

Greenwich st, 223 (1:86), through to West Bway (No 8), str & b; Ida Grosberg, 16 E 114, to Fritz Verstondege; from Jan 5'18 to Apr30'20; Jan5; Jan24'18. 2,000

Hester st, 142, see Bowery, 88-88½.

Market st, 84-90 (1:249), all; sur Ls, dated Jan13'17; Max Jurist, 111 W 117, to Market St Realty Co, 45 W 34; AT; Jan 22; Jan23'18. nom

24TH st, 206-14 E (3:904), all; Jos J O'Donohue, Jr & ano, EXRS Jos J O'Donohue, to Saml Cox at Bay Shore, LI; 21yf May1; Dec28'17; Jan23'18; taxes, &c, & \$5,000 to \$7,583.34, or net for term 126,000.

36TH st, 15-17 W (3:838), str & b; Jaton Constn Co, 18 E 41, to Seligman A Myers of Burlington, NJ, firm H & E S Myers, 684 Bway; from Aug1'17 to Jan31 '23; July26'17; Jan23'18. 7,200

49TH st E, nec 3 av, see 3 av, 797-9.

49TH st, 116 W (4:1001), all; Peck & Zucca, Inc, to Israel Witsky, 29 E 29; 4-8-12yf Sept1'17; Aug31'17; Jan23'18. 2,400 to 2,800

56TH st, 227-9 E (5:1330); sobrn of Ls & mtg for \$10,000 to mtg for \$53,300; L L D Realty Co, owner, & Almo Garage Co, lessee & mtgee, with Trstes of the Leake & Watts Orphan House, 61 Bway, mtgee; Jan3; Jan19'18. nom

58TH st, 13-15 E (5:1294), ns, 275 e 5 av, 50x100.5, all; Down Town Realty Co to Hyman Willet, 608 3 av; 20yf Jan1; Dec 26'17; Jan19'18. taxes &c & 10,000

72D st, 14 W (4:1124), ss, 250 w Central Park W, 25x102.2, all; Allen M Rogers & ano to Edw F Fitzgerald, 31 W 60; 21yf May1; Jan3; Jan24'18. taxes &c & 3,630 to 4,130

74TH st, 441 E (5:1469), all; Rose Tauber to Edw Devlin; 2yf Feb1; 3y ren; Jan 2; Jan19'18. 1,500

85TH st, 228-30 E (5:1530), ss, 50x102.2, 3-sty garage, all; Grand Building Corp, 44 Court st, Bklyn, to Jos Levy, 464 Ft Washington av; 21yf Aug1; Jan4; Jan18 '18. taxes, &c, & 6,500

101ST st W, swc Col av, see Col av, 836.

113TH st, 5 E (6:1619), all; Edcele Realty Co, 15 E 32, to I & M Realty Co, 152 E 34; 3yf Feb1'18; Jan18; Jan23'18. 1,500

144TH st, 203-5 W, see 146th, 202-16 W.

146TH st, 202-16 W (7:2031); also 146TH ST, 246-256 W (7:2031); also 144TH ST, 203-5 W (7:2030); assign Ls recorded June 14'17; I & M Realty Co to Wonder Realty Corp, both at 152 E 34; Nov2'17; Jan22'18. O C & 100

146TH st, 246-56 W, see 146th, 202-16 W.

Av A, 70 (2:400), all; Wm W Astor of London, Eng, to Adam Wackenhut, 70 Av A; 20yf May1'19; Dec14'17; Jan18'18. taxes, &c, & 1,300

Bowery, 88-88½ (1:203), swc Hester (No 142), str & bs; Chas H Shulman Realty Account, Inc, to Wm Isaac, 1815 7 av, & Leonard Isaac, 655 W 160; 5yf Mar1'19; 5y ren; Oct25'17; Jan24'18. 7,200

Broadway, 2615 (7:1870), s store; Louis N Kramer to Morris & Moses Buchsbaum, 2525 Bway; 5yf Oct1'17; Sept14'17; Jan18 '18. 2,500

Broadway, 3854 (7:2119), 3d str s of sec 161st; Windsor Court Realty Co to Thos Pappas & Peter Thoss, 461 W 163; 5 3-12 yr from June1'17; May7'17; Jan22'18. 1,000 & 1,200

Columbus av, 836 (7:1855), swc 101st, part of b of two rooms, 54x32 & 26x7; H Markowitz, 228 W 112, to Bright Star & Sunshine Laundry Co, on premises, et al; 6yf Nov1'16; Sept8'16; Jan24'18. 1,080

West Broadway, 8, see Greenwich, 223.

2D av, 92-4 (2:447), s str & b; Anna J Doyle, of Bklyn, to Leopold Tatt, 212 E 6; 5yf Feb1; 5 y ren; Jan12; Jan22'18. 3,040

3D av, 797-9 (5:1323), nec 49th, 50x115, all; Mary L Cassidy to Jacob Friedman, 850 E 175, Bronx, firm Friedman Brothers; 10yf May1'18; Jan16; Jan18'18. taxes, &c, & net 5,000 & 6,000

LEASES.

Borough of the Bronx.

JAN. 18, 19, 21, 22, 23 & 24.

Beck st, see Intervale av, see Intervale av, 894.

Intervale av, 894 (10:2711), sec Beck, str & c; Solomon Rashbo to Saml Dreyer, 894 Intervale av; from Jan1'17 to Dec28'22; Jan—17; Jan18'18. 1,020 to 1,200

Intervale av, 1221 (11:2973), 3-sty stable; Theresa Sofia, 1231 Intervale av, to Jos Wisnoffsky, 1924 1 av, & ano; 5yf Jan1; Dec26'17; Jan24'18. 2,100

Prospect av, 618-20 (10:2685), all; Edcele Realty Co, 15 E 32, to I & M Realty Co, 152 E 34; 3yf Feb1'18; Jan18; Jan23'18. 2,800

Road (13:3404), leading from Kings-bridge to Yonkers & South Bway — s at ws land party 2d pt, 243x427x224.7x431.1; sur life Ls; Emma L Moller to Hannah Rosenberg, 56 Ft Wash av, et al; Jan22; Jan24'18. nom

Southern blvd, 959 (10:2725), store & c; J F M Co to Long Hat Stores, a corpn, 621 Bway; 3yf May1; Oct25'17; Jan21'18. 2,400 to 2,600

MORTGAGES.

Borough of Manhattan.

JAN. 18, 19, 21, 22, 23 & 24.

Broome st, 376 (2:480), ns, 50.9 w Mott, 25.2x106.5x25x111.7; ext of mtg for \$20,000 to Nov27'19, 5%; Jan2; Jan24'18; Edw J Luce, at Rutherford, NJ, et al, trstes will Geo S Hamlin, with Sarah, wife, & Saml Williams, 71 W 113, et al (R S \$10). nom

Central Park S, 210, or 59th st W (4:1030), ss, 175 w 7 av, 25x100.5; Jan16; Jan 24'18; due Jan23'21, 5%; Margaret E & Susan D Griffith, 21 W 56, to Martin Taylor, at St James, LI, trste will John K Stewart. 27,000

Elizabeth st, 84 (1:239), es 205.2 s Grand, 24.8x88.11x24.8x90; ext of mtg for \$26,000 to Nov27'19, 5%; Nov28'17; Jan23'18; Bar-net & Nathan Michalover with Eliz L Thomasson (R S \$13.50). nom

Elizabeth st, 86 (1:239), ws, 180.5 s Grand, 24.9x90x irreg x89.11; ext of mtg for \$26,000 to Nov28'22, 5%; Nov28'17; Jan 23'18; Bar-net & Nathan Michalover with Eliz L Thomasson et al (R S \$13.50). nom

Front st, 95-7 (1:35), nec Gouverneur la, 44.11x61.8x45.2x60.8; PM; Jan16; Jan23 '18; 5y5½%; Thos S Gladding of Montclair, NJ, to N Y Title & Mtg So. 35,000

Front st, 95-7; PM; pr mtg \$35,000; Jan 16; Jan23'18; due Feb1'21, 6%; same to Sarah B Reynolds at Kingston, NY, & Henrietta Wynkoop, 27 Washington Sq North. 11,000

Gouverneur la, nec Front, see Front, 95-7.

Maiden la, 133 (1:70); ext of mtg for \$13,000 to Nov28'20, 5½%; Nov28'17; Jan 23'18; Clara Ringswald, extr & trste Jas P Walsh, decd, & et al with Robt Connor, 315 6 av, Bklyn. nom

Monroe st, 7 (1:276), ns, 125.8 e Cath, 25.11x101.4x27.4x101.4; Dec28'17; Jan23'18; installs, 5%; Bertha Isaac to Anna Glaser, 270 Manhattan av. 3,000

Mulberry st, 231 (2:495), ws, abt 190 n Spring, 25x100; pr mtg \$11,500; Jan24'18; 3y or sooner, 6%; Martin Garone to Rosina Tarravalla, 142 Cherry. 3,000

Renwick st, 47, see Spring, 308.

Spring st, 308 (2:594), swc Renwick (No 47), 25x75; Jan12; Jan19'18; due Jan2'19, 6%; Avis S Birdsall, at Truell Court, Central av, Plainfield, NJ; Edith F Embree, 507 Mad av, NY, & Nina E de Raismes, 11 Beech st, Flushing, B of Q, to Harold D Lund, 62 Bank. 4,200

Thompson st, 228 (2:537); ext of mtg for \$3,000 to Dec1'20, 5½%; Dec1'17; Jan19'18; Lawyers Title & T Co with Edw M Berrien, exr & trste Lydia M Marquette (R S \$150). nom

5TH st, 540-2 E (2:400); ext of mtg for \$20,000 to Jan16'21, 5½%; Dec20'17; Jan 19'18; Church Pension Fund with Mary E Wood, 259 Lenox av (R S \$10). nom

16TH st, 115-37 W (3:792), ns, 200 w 6 av, 300x92; Jan22; Jan23'18; installs, \$1.-250 monthly, 6%; 115-137 West 16th St Co, Inc, to Clyde McCarroll Mark, 177 South Oxford st, Bklyn. 45,000

16TH st, 115-37 W; certf as to mtg \$45,000; Jan19; Jan23'18; same to same. —

16TH st, 115-37 W; sobrn of judgments to mtg for \$45,000; Jan22; Jan23'18; La-vinia Litch et al with same. nom

16TH st, 115-37 W; sobrn of judgments to three mtgs for \$125,000 each; Jan22; Jan23'18; Lavinia Litch et al with Metropolitan Life Ins Co. nom

17TH st, 534-8 E (3:974), ss, 178 w Av B, 60x92; PM; Jan24'18; 3y or sooner, 5%; Robt M Law to Mary E Arnold, 13 E 124. 6,000

22D st, 533-7 W (3:694), ns, 425 w 10 av, 75x98.9; Dec3'17; Jan23'18; due Dec1'20, 5%; Mary M Sherman, 420 Park av, to Martin Taylor, at St James, LI, & ano, gdns of Marian & Jean Stewart. 25,000

23D st, 545-7 W (3:695), ns, abt 250 e 11 av, 50x98.8; sub to 21y Ls from Nov1'03, with renewal; Jan5; Jan19'18; due Jan1'21, 4%; Mary M Sherman, 420 Park av, to Mary M Sherman, 420 Park av, & Robt H Gardiner, of Gardiner, Me, trstes will Gardiner Sherman. 15,000

31ST st, 119-23 W, see 32d, 116-22 W.

32D st, 116-22 W (3:807), ss, 204.2 w 6 av, 70.10x— to ns 31st (Nos 119-23); ext of mtg for \$850,000 to Oct1'21, 5½% & 5%; Jan18; Jan24'18; Cuyler Realty Co with Metropolitan Life Ins Co (and consent by Alliance Realty Co, owner of mtg for \$246,750) (R S \$425). nom

32D st, 116-22 W; also 31ST ST, 119-23 W; participation agmt in mtg for \$850,000 recorded Aug5'11; Jan18; Jan24'18; Metropolitan Life Ins Co (to own prior int of \$799,000) with Cuyler Preferred Subscribers Corp, 141 Bway (to own \$51,000). nom

37TH st, 247-9 W (3:787); ext of mtg for \$36,500 to Jan15'21, 5½%; Jan8; Jan19'18; Excelsior Savgs Bank with 247-249 West 37th St Corp, 55 Liberty (R S \$18.25). nom

37TH st, 247-9 W; agmt as to ownership of bond & mtg for \$36,500; Jan15; Jan19'18; Lawyers Title & T Co (owns \$4,500) with Excelsior Savgs Bank, 6 av & 23d (owns \$32,000). nom

50TH st, 39 E (5:1286); ext of mtg for \$60,000 to Dec1'20, 5½%; Jan2; Jan24'18; N Y Life Ins Co with Gertrude Gibert, 24 E 82, & Comete L Stead, by her committee, Saml C Shaw, of Bridgeport, Conn (R S \$30). nom

50TH st, 50 E (5:1285), —x—; secures notes of the Vermont Last Block Co of Brattleboro, Vt; June21'18; Jan23'18; due, &c, as per notes; Geneva W H Woodruff to Vermont National Bank & Peoples National Bank, both of Brattleboro, Vt. 20,000

50TH st, 301-5 W, see 8 av, 831.

51ST st, 323 E (5:1344), ns, 237.6 e 2 av, 18.9x100.5; PM; Jan15; Jan24'18; 1y6%; Edmund Assenheimer, 245 E 53, to Emily C Thole, 591 2d, Bklyn. 3,500

53D st, 21-3 W (4:1025), ns, 147.9 w Bway, 50x200.10 to ss. 54th (Nos 238-40); pr mtg \$140,000; Jan19; Jan21'18; 2y6%; Emil Seelig, 361 W 51, to Abr Leipzig, 50 W 77. 6,000

54TH st, 238-40 W, see 53d, 221-3 W.

56TH st, 227-9 E (5:1330), ns, 300 w 2 av, 50x100.5; Dec31'17; Jan19'18; 5y or sooner, 5%; L L D Realty Co, 60 Wall, to Trstes of the Leake & Watts Orphan House, 61 Bway. 53,300

56TH st, 227-9 E; certf as to mtg \$53,300; Dec31'17; Jan19'18; same to same.

56TH st, 227-9 E; sobrn of Ls & mtg for \$10,000 to mtg \$53,300; Jan3; Jan19'18; same, owner, & Almo Garage Co, lessee & mtg, with same. nom

58TH st, 530 W (4:1086), ss, 375 w 10 av, 25x100.5; PM; Jan22; Jan23'18; 5y5%; Edw J Toner, 658 10 av, to West Side Savings Bank, 110 6 av. 10,000

59TH st W, ss, 175 w 7 av, see Central Park S, 210.

64TH st, 179 W (4:1136); agmt discontinuing action to foreclose mtg recorded July1'13 & agmt modifying ext of mtg for \$16,000 due and payable Jan18'18 or on demand at 5½%; Jan18'18; Michael J Adrian Corp with Harry H & Daniel H Jackson. nom

67TH st, 133 W (4:1139), ns, 200 e Ams av, 25x100.5; PM; pr mtg \$23,000; Jan14; Jan19'18; due Dec1'20 or sooner, 6%; Hamilton Carhartt, of Carhartt, SC, to Domenico & Frank Tipaldi, 133 W 67. 7,000

70TH st, 336 E (5:1444), ss, 105 w 1 av, 27.6x100.4; pr mtg \$4,000; Jan19; Jan22'18; due Feb1'21, 6%; Wm B Noyes to Jas A Trowbridge, at Noroton, Conn, trste for Mary A Davis, will Amos H Trowbridge. 1,200

71ST st, 151 E (5:1406), ns, 387.6 w 3 av, 12.10x100; pr mtg \$12,000; Jan17; Jan18'18; installs, \$50 monthly, 6%; Florence K. wife of & Leo S Greenbaum to Max Hirsch, 210 W 140. 1,000

71ST st, 151 E; sobrn of two mtgs for \$7,000 aggregate to mtg \$1,000; Jan16; Jan18'18; Harriet Kreisler, 320 Central Park W, mtgee, with same.

71ST st, 274 W (4:1162), ss, 80 e West End av, 20x100.5; PM; Jan23'18; 3y5½%; Caroline Mayne, 131 Riverside dr, to N Y Title & Mtg Co. 14,000

72D st, 115 E (5:1407); ext of mtg for \$21,000 to Jan16'23, 5%; Jan14; Jan18'18; N Y Life Ins & Trust Co, 52 Wall, with Sara G Iselin (Bronson), 711 5 av (R S \$10.50). nom

76TH st, 156 W (4:1147), ss, 262.4 e Ams av, 20.10x102.2; pr mtg \$12,500; Jan15; Jan18'18; 3y6%; Emily D & Louisa A Morewood, 156 W 76, to Eliz D Ferguson of Stamford, Conn. 1,500

78TH st, 158 E (5:1412), ss, 287.6 w 3 av, 18.9x102.2; Jan22; Jan23'18; 3y6%; Millie Arnstein & Marion or Mariam W Levy, 158 E 78, extrx & trstes David Weinberg, to David E Levy, 178 E 78, & Hattie W Miller, 120 Bergen av, Jamaica, B of Q. 5,000

81ST st, 151-3 E (5:1510), ns, 256.2 w 3 av, 43.10x102.2; Jan2; Jan22'18; demand, 6%; Fredk Bohde, Jr to John H Coursen, 596 Park av. 4,800

85TH st, 436 & 440 E (5:1564), ss, abt 119 w Av A, 2 lots, each 37.6x102.2; 2 mtgs, each \$3,500; Nov25'17; Jan22'18; 3y6%; Melton Realty Corp, 55 John, to State Bank, 378 Grand. total 7,000

85TH st, 436 & 440 E; 2 certfs as to 2 mtgs \$3,500 each; Nov25'17; Jan22'17; same to same.

85TH st, 332-4 W (4:1246); ext of an int of \$2,000 in mtg for \$74,000 to May16'22 at 5%; Jan18; Jan21'18; John H Stoutenburgh, 110 W 77, with Aldebaran Company, 140 Nassau (R S \$1). nom

85TH st, 332-4 W (4:1246); agmt as to ownership of bond & mtg for \$74,000; Jan15; Jan21'18; John H Stoutenburgh, 110 W 77 (owns \$2,000), with Italian Savgs Bank, 64 Spring (owns \$72,000). nom

85TH st, 332-4 W (4:1246); Agmt as to ownership of bond & mtg for \$14,500; Jan18; Jan21'18; Ella Burger, 333 Pennsylvania av, Bklyn (owns \$9,500), with Gouverneur Mtg Corp, 149 Bway (owns \$5,000). nom

85TH st, 332-4 W (4:1246-46); ext of an int of \$72,000 in mtg for \$74,000 to May16'22, 5%; Jan15; Jan23'18; Italian Savings Bank, 64 Spring, with Aldebaran Co, 198 Bway (R S \$37). nom

87TH st, 166-8 W (4:1217), ss, 97.6 e Ams av, 108x100.8; ext of mtg for \$20,000 to Feb1'19, 6%; pr mtg \$325,000; Jan18; Jan19'18; Rotary Realty Co, 150 Lafayette, with Jacob Axelrod, 166 W 87 (R S \$10). nom

95TH st, 203-9 W (4:1243), ss, 86 w Ams av, runs n100.8xw3.9xn100.8 to ss 96th (Nos 202-8) xw117.8 to cl old Bloomingdale rd xs201.8 to 95th xell1.4 to beg; Jan23; Jan24'18; 3y6%; Claremont Building Corp to Jesse I Straus, 399 Park av. 165,000

95TH st, 203-9 W; also 96TH ST, 202-8 W; certf as to mtg \$165,000; Jan19; Jan24'18; same to same.

96TH st, 202-8 W, see 95th, 203-9 W.

97TH st, 127-9 E, see Lex av, 1504.

101ST st, 118 W (7:1855), ss, 275 w Col av, 25x100.11; Jan19; Jan21'18; 3y5½%; Wm P Canavan to N Y Title & Mtg Co. 4,000

101ST st, 330 W (7:1889), ss, 281 w West End av, 22x100.11; ext of mtg for \$21,000 to Feb6'21, 5%; Dec19'17; Jan18'18; Otto Kaufmann, 285 Central Park W, with Rosana C Hafner, 330 W 101 (R S \$10.50). nom

117TH st, 218 E (6:1666), ss, 200 e 3 av, 25x100.10; pr mtg \$12,000; Jan2; Jan18'18; 3y6%; Levi M Scoville to Henry Eggert, 2081 Ryer av, Bronx. 1,500

120TH st, 231-3 W (7:1926), ns, 408.4 w 7 av, 33.4x100.11; Junell'17; Jan24'18; 3y or sooner, 5½%; Farmers Loan & Trust Co, as admr & trste will Stephen H Martling, to Jas G Wagner, 246 Madison, Bklyn, & ano, exrs Arnold H Wagner. 7,500

121ST st, 246-8 W (7:1926), ss, 441.8 w 7 av, 33.4x100.11; Junell'17; Jan24'18; 3y or sooner, 5½%; Farmers Loan & Trust Co, as admr & trste will Stephen H Martling, to Jas G Wagner, 246 Madison, Bklyn, & ano, exrs Arnold H Wagner. 7,500

122D st W, nec Manhattan av, see Manhattan av, 528-34.

123D st, 405-7 W (7:1964), ns, 57.9 w Col av, 42.2x94; pr mtg \$20,000; Jan16; Jan19'18; due July1'18, 6%; Jennie W McCarron, 407 W 123, to John E Stillwell, 9 W 49. 8,000

123D st, 405-7 W (7:1964); ext of mtg for \$20,000 to Jan16'21, 5½%; Jan16; Jan19'18; Title Guar & T Co with Jennie W McCarron, 405 W 123 (R S \$10). nom

126TH st, 145 E (6:1775), ns, 335 w 3 av, 25x99.11; Jan17; Jan18'18; due & int as per bond; Julia A Murphy of Bklyn to Title Guar & T Co. 2,000

129TH st, 56 W (6:1726), ss, 135 e Lenox av, 27.6x99.11 (this mtg intended to take the place & to correct mtg recorded Nov 27'17; pr mtg —; Nov15'17; Jan18'18; 2y6%; Anthony Building Corp to Pauline Levy, 1815 Church av, Bklyn. 2,000

130TH st, 17 E (6:1755), ns, 214 e 5 av, 16x99.11; pr mtg \$4,400; Jan19; Jan23'18; installs as per bond, 6%; Johanna Metzger, 17 E 130, to Frances Lippner, 1018 E 163, Bronx. 200

130TH st, 517 W (7:1985), ns, 279.4 w Ams av, runs ne64.10 to former cl of Byrd xnw5xne121 xnw 22.5 xsw 120.11 xs e4.11xsw 78.3 to st xe28.2 to beg; PM; Jan19; Jan21'18; 3y, int as per bond; Grace Covert, 178 W 94, to Bankers Trust Co, 501 5 av, sub trste will Geo H Moller. 5,000

140TH st, 471 W (7:2057); ext of mtg for \$8,000 to Jan21'21, 5%; Jan10; Jan23'18; Jennie Beach Gasper, 30 W 53, with Josephine Schwarz, 471 W 140. nom

177TH st, 515-7 W (8:2132), ns, 227.6 w Ams av, 42.6x101.6x42.7x98.9; Jan2; Jan22'18; due June1'32, 5%; Benrub Realty Corp, 442 Lorimer, Bklyn, to Melton Realty Corp, 55 John. 3,500

177TH st, 515-7 W; certf as to mtg \$3,500; Jan2; Jan22'18; same to same.

Lexington av, 1504 (6:1625), nwc 97th (Nos 127-9), 25.11x104.11; ext of mtg for \$22,000 to Jan15'21, 5½%; Jan8; Jan22'18; Bernard L Tim, 209 W 79, & ano, trstes will Louis Tim, with John Schreiner, 701 W 177, et al, exrs & trstes Geo Schreiner (R S \$11). nom

Manhattan av, 528-34 (7:1949), nec 122d, 100.11x100; ext of mtg for \$150,000 to Jan18'19, 5%; Jan18; Jan22'18; Ella M Burke, 4811 Euclid av, Cleveland, Ohio, with Hancock Constn Co, 530 Manhattan av. nom

St Nicholas av, 964 (8:2108), es, 101.8 s 159th, 25.5x118.5x25x123.1; PM; Jan17; Jan24'18; 3y5½%; Irene Zatulove, of Bronx, to Lewis H Nash, at South Norwalk, Conn, trste will Lewis Hallock. 18,000

2D av, 805 (5:1317), ws, 25.5 n 43d, 25x 80; ext of mtg for \$13,000 to Nov1'20, 5%; Jan9; Jan19'18; Mary F Angell with Union Dime Savings Bank, 701 6 av (R S \$7.50). nom

8TH av, 831 (4:1041), nwc 50th (Nos 301-5), runs w118.4xn100.5xe38.4 xs77 xe80 to av xs23.5 to beg; Jan22; Jan23'18; due & int as per bond; Bancroft Realty Co to Title Guar & T Co. 35,000

8TH av, 831, nwc 50th (Nos 301-5); certf as to mtg \$35,000; Jan22; Jan23'18; same to same.

8TH av, 831, nwc 50th (Nos 301-5); sobrn of mtg for \$190,000 to mtg \$35,000; Jan22; Jan23'18; Columbia Trust Co as trste under deed of trust by Bancroft Realty Co of which Julien T Davies of Great Neck, LI, is holder of entire issue of bonds, with Title Guar & T Co. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certificate (misc) as to deed of trust or mtg \$— dated Dec1'17; Jan18; Jan21'18; Penn Seaboard Steel Corp to Commercial Trust Co, as trste.

Edgemere Crest, B of Q (misc); certf as to mtg \$6,500; Jan12; Jan18'18; Benaben Realty Corp to Geo F Bauer, gdn Alex Bauer.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When the attorney is not given it is the party of the second part.

Borough of Manhattan.

JAN. 18, 19, 21, 22, 23 & 24.

Academy st, 645 (8:2234); Delta Holding Corp to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (\$2,000, Jan10'18); Jan24'18. nom

Attorney st, 168-70 (2:345); Bertha Wagner, of Red Bank, NJ, to Farmers Loan & Trust Co, 22 William, exr Pauline D James; (A) Geller, R & H, 22 Exchange pl \$23,000, Jan22'02; Jan23'18. 23,000

Attorney st, 172 (2:345); Cheever N Ely et al, trstes for Edwin A Ely, will Smith Ely, to Lawyers Mtg Co (\$14,000, Nov4'07); Jan23'18. 14,000

Bedford st, 71 (2:584); Title Guar & T Co to Alwina v L Wynkoop, 9 W 91; (A) Title Guar & T Co (\$3,000, Jan17'18); Jan23'18. 3,000

Bleecker st, 341 (323) (2:619); John E Miller & ano, exrs Kate C Brown, to Lawyers Mtg Co (\$4,500, June21'12); Jan24'18. 3,750

Bond st, 51 (2:529); Lawyers Mtg Co to Maria L Vanderpoel, at Chatham, NJ; (A) Lawyers Mtg Co (\$18,000, Aug4'05); Jan24'18. 15,000

Carlisle st, 6 (1:53); Atwell Realty Co, 46 Cedar, to Cornelia Brinckerhoff, 64 E 78; (A) Wm R Brinckerhoff, 46 Cedar (\$7,000, now due \$2,500, Jan7'01); Jan18'18. nom

Carlisle st, 6; Gurdon G Brinckerhoff, Jr, et al, exrs &c Gurdon G Brinckerhoff, to Atwell Realty Co, 46 Cedar; (A) same (same mtg); Jan18'18. 2,537.20

Front st, 95-7 (1:35); N Y Title & Mtg Co to New Rochelle Trust Co at 264 Main st, New Rochelle, NY, & ano, gdns Dorothy S Bostwick et al; (A) N Y Title & Mtg Co (\$35,000, Jan23'18); Jan24'18. 35,000

Front st, 235 (1:97); Wm Horrman et al, exrs, &c, August Horrman, to Minnie Badenhausen, 122 Prospect st, Stapleton, SI; (A) E Cossman at Stapleton, SI (\$12,000, June28'05); Jan24'18. 12,000

Henry st, 98 (1:275); Archibald H M Sinclair to National Association of Audubon Societies for the Protection of Wild Birds & Animals, 1974 Bway; (A) Lawyers Title & T Co (\$25,000, Mar16, 1892); Jan21'18. 15,000

Jefferson st, 29 (1:270); Cheever N Ely et al, trstes for Maria L Vanderpoel, will Smith Ely, to Lawyers Mtg Co (\$12,000, Aug8'12); Jan23'18. 12,000

Madison st (1:269), swc Montgomery, 55.11x75; Carrie A Knight, trste will Jos N Knight, to Lawyers Title & T Co (\$7,000, Mar28'10); Jan22'18. nom

Ridge st (2:343), ws, 72.11 s Rivington, 30x50.7; Caroline T Kissel, of Morris Township, Morris Co, NJ, admtrix Wm K Thorn, to said Caroline T Kissel, individ; (A) C W Bennett, 2 Rector (\$21,500, June 3'09); Jan23'18. nom

Sheriff st, 83 (2:339); Fannie B Harlan, gdn Clement H Gibson, to Lawyers Mtg Co (\$25,000, June3'07); Jan23'18. 21,000

Thompson st, 228 (2:537); Lawyers Title & T Co to Louise Hennessey, 136 E 94; (A) Lawyers Title & T Co (\$3,000, Dec13, 1892); Jan19'18. 3,000

Washington st, 435 (1:223); Lawyers Title & T Co to Jas A & Edwin D Trowbridge, in trust for Mary A Davis, will Amos H Trowbridge; (A) Lawyers Title & T Co (\$5,500, May14'02); Jan18'18. 5,500

Washington st, 435; Jas A Trowbridge, sole surviving trste for Mary A Davis, will Amos H Trowbridge, to Lawyers Title & T Co & ano, trstes will Antonio Gonzalez; (A) same (same mtg); Jan18'18. 5,500

William st, 259 (1:119); Archibald C M I Stewart, 140 Barry av, Mamaroneck, NY, to Herman Meyer, 16 North Moore; (A) Title Guar & T Co (\$5,000, Dec15'16); Jan21'18. nom

- 7TH st, 54 E (2:448); Howard Willets, at 151st, LL, et al, trstes for J Macy Willets, to Richd Jost, 231 Lenox rd, Bklyn; (A) Jacob Rutz, 230 Grand (\$25,000, Oct 10'06); Jan19'18. 23,000
- 391H st, 212 W (3:788); N Y Title & Mtg Co to Thos McLure, 129 Rochelle st, City Island, Bronx; (A) Stoddard & M, 123 Bway (\$25,000, Feb11'11); Jan23'18. 11,500
- 42D st, 358 W (4:1032); Title Guar & T Co to Annie Maguire, 184 E 111; (A) Title Guar & T Co (\$12,000, Nov6'14); Jan18'18. 11,000
- 45TH st W (5:1261), ns, 487.6 w 5 av, 12.6x100.5; Chas M Cannon & ano, exrs & trstes John H Hindley, to Bowery Savgs Bank, 128 Bowery; (A) Cadwalader, W & T, 40 Wall (\$25,000, Sept9'01); Jan23'18. 19,000
- 41H st W (5:1263), ns, 38.6 e 6 av, 19.6x75.4; Ada H Hindley to John H Hindley, 131 W 75; (A) Cannon & Cannon, 135 Bway (\$25,000, Feb28'02); nled & discharged Jan 23'18. 20,000
- 4TH st W (4:1057), ns, 200 w 9 av, 25x100.5; Farmers Loan & Trust Co & ano, exrs Caroline C Hettinger, to Maggie Schwab, 374 Washington av, Bklyn; (A) Bailey & Sullivan, 135 Bway (\$12,000, Jan 14, 1895); Jan18'18. 12,000
- 50TH st E (5:1304), ss, 147.6 w 3 av, 27.6x100.5; Greenville B Winthrop & ano, trstes will Eliz V S Winthrop, to Arzelia P Winthrop, 175 W 87; (A) G B Winthrop, 111 Bway (\$22,000, June5'14); Jan23'18. 15,000
- 50TH st W (4:1041), ns, 425 w 8 av, 19.2x100.5; Mercantile Trust Co to John A Wyeth, 244 Lex av; (A) Henry Staton, 80 Bway (\$6,000, May10'10); filed & discharged Jan18'18. 6,000
- 52D st, 251 W (4:1023); Edith W Tiemann to Carroll S Smith, 129 E 47; (A) R P Lydon, 35 Nassau (\$13,500, Dec28'06); Jan23'18. 13,500
- 55TH st, 147 E (5:1310); Jeanne A Evalenko, 181 W 75, to Edith L Corin, 64 Sanford st, East Orange, NJ; (A) Max Corin, 35 Nassau (\$4,000 Dec4'17); Jan24'18. 4,000
- 58TH st, 38 W (5:1273); Ethelinda C Horton, extrx & Norman F Cross, to J Frederic Kernochan, 862 Park av, & ano, as committee Marie Marshall; (A) Henry F Miller, 44 Pine (\$26,000, Dec29, 1876); Jan23'18. 26,000
- 61H st, 133 W (4:1139); Domenico & Frank Tipaldi to Louis D'Angelo, 351 W 114, & ano; (A) Wm J Carey, 320 Bway (\$7,000, Jan19'18); Jan19'18. 7,000
- 58TH st, 332-4 W (4:1246); Ella Burger, 333 Pennsylvania av, Bklyn, to Gouverneur Mtg Corp, 149 Bway; (A) Title Guar & T Co (\$15,500, Feb19'04); Jan21'18. 15,500
- 55TH st, 332-4 W (4:1246); John H Stoutenburgh, 110 W 77, to same; (A) same (\$74,000, May16'17); Jan21'18. 74,000
- 85TH st, 332-4 W; same to same; (A) same (\$1,500, Mar12'17); Jan21'18. 1,500
- 87TH st W (4:1217), ss, 97.6 e Ams av, 108x100.8; Benj Mordecai, trste for Eva C Mordecai, to Rotary Realty Co, 150 Lafayette; (A) Lawyers Title & T Co (\$30,000, May15'14); Jan19'18. 30,000
- 95TH st 205 W (4:1243); Central Trust Co to John J Maloney 136 Midwood Bklyn; (A) Title Guar & T Co (\$20,000, Dec15'02); Jan24'18. 20,000
- 95TH st, 207 W (4:1243); Central Trust Co of N Y, exr John J Lynes, to Central Trust Co of N Y, 54 Wall; (A) Title Guar & T Co (\$20,000, Jan15'02); Jan24'18. 20,000
- 95TH st, 207 W (4:1243); Central Trust Co to John J Maloney, 136 Midwood, Bklyn; (A) same (same mtg); Jan24'18. 20,000
- 96TH st W (4:1243), ss, 144.3 w Ams av, 31.3x100.9x27.6x100.8; American Savings Bank, 115 W 42, to John J Maloney, 136 Midwood, Bklyn; (A) Title Guar & T Co (\$30,000, June18'09) (filed and discharged Jan24'18). 30,000
- 101ST st, 118 W (7:1855); N Y Title & Mtg Co to Frank H Patteson, at Lake Mahopac, NY, & ano, trstes will Henry B Patteson; (A) N Y Title & Mtg Co (\$4,000, Jan21'18); Jan23'18. 4,000
- 103D st, 163 E (6:1631); John Wagner, of Red Bank, NJ, to Farmers Loan & Trust Co, 22 William, exr Pauline D James; (A) Geller, R & H, 32 Exchange pl (\$15,000, July26'12); Jan23'18. 15,000
- 107TH st, 238 E (6:1656); Frank Lamorte, 326 E 126, to Mary R Novello, 161 E 107; (A) Chas Novello, 320 Bway (\$1,000, Oct18'12); Jan21'18. 1,000
- 113TH st E (6:1640), ss, 120 w 3 av, 30x100.11; Emile Openhym to Lawyers Mtg Co; (A) Title Guar & T Co (\$12,500, Jan19'03); Jan24'18. 12,500
- 113TH st E (6:1640), same prop; Lawyers Mtg Co to Geo Widmer, 128 East End av; (A) same (same mtg); Jan24'18. 12,500
- 115TH st, 16 W (6:1598); Marks Kirshbaum, 113 E 91, to Alfred Hahn, 1292 Mad av; (A) Abr J Halbrin, 41 Park Row (\$4,000, July9'12); Jan24'18. 4,000
- 115TH st W (6:1598), ss, 245 w 5 av, 20x100.11; Marks Kirshbaum, 113 E 91, to Alfred Hahn, 1292 Mad av; (A) Abr J Halbrin, 41 Park Row (\$7,000, July19, 1895); Jan24'18. 7,000
- 118TH st, 440 E (6:1711); Title Guar & T Co to Zachariah Jellison, 245 Carlton Bldg (\$4,000, May7'07); Jan19'18. 4,000
- 120TH st, 231-3 W (7:1926); Jas G Wagner & ano, exrs Arnold H Wagner, to Estelle W Cutler, 529 E 9, Bklyn, et al; (A) Title Guar & T Co (\$7,500, Jan24'18); Jan 24'18. 7,500
- 120TH st, 232 W (7:1925); Rena Sulzberger to Nathan Lowenstein, 2090 7 av; (A) Hart & Sollifrey, 140 Nassau (\$1,000, Jan23'14); Jan24'18. 1,000
- 121ST st, 246-8 W (7:1926); Jas G Wagner & ano, exrs Arnold H Wagner, to Geo S Kebabian, 503 W 144, et al; (A) Title Guar & T Co (\$7,500, Jan24'18); Jan24'18. 7,500
- 122D st, 447-9 E (6:1810); Harry L Goldin, of Shenandoah, Pa, gdn Wolf Goldin, to Wm W Goldin, 625 Bway; (A) Gettner, S & A, 299 Bway (1/2 pt mtg \$12,500, June23'05); Jan23'18. 12,500
- 123D st E (6:1772), ns, 190 e Park av, 25x100.11; Warwick Savgs Bank, of Warwick, NY, to Lawyers mtg Co (\$18,000, Dec17'02); Jan19'18. 18,000
- 126TH st, 54 E (6:1750); Bertha Wagner, of Red Bank, NJ, to Farmers Loan & Trust Co, 22 William, exr Pauline D James; (A) Geller, R & H, 32 Exchange pl (\$12,300, Mar18'04); Jan23'18. 12,300
- 128TH st E (6:1804), ss, 75 e 2 av, 25x99.11; Phoenix Ingraham to Eliz P Ingraham, 2109 5 av; (A) Ronald K Brown, 320 Bway (\$5,300, May17, 1893); Jan18'18. 5,300
- 135TH st, 120 W (7:1919); Rosina Robinson, 1330 Pendrell st, Vancouver, BC, to Isaac Silverberg, 226 Fairmont av, Newark, NJ, et al, exrs Maria Silverberg; (A) Myers & Sherwin, 299 Bway (1-12 pt & AT in mtg \$24,000, June17'05); Jan19'18. 24,000
- 135TH st, 120 W; Aaron Silverberg, 351 St Nicholas av, to same; (A) same (1-12 pt & AT, same mtg). nom
- 135TH st, 120 W; Chas Silverberg, 365 Clarence av, Arverne, LI, to same; (A) same (1-12 pt same mtg). nom
- 135TH st, 120 W; Isaac Silbverberg, 226 Fairmont av, Newark, NJ, to same; (A) same (1-12 pt same mtg); Jan19'18. nom
- 137TH st, 21 W (6:1735); John E Nail to Reuben Newman, 286 5 av, as collateral (\$13,000, Dec3'08); Jan22'18. 3,500
- 138TH st, 523 W (7:2070); Delta Holding Corp, 217 Bway, to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (\$6,000, Jan12'18); Jan24'18. 6,000
- 181ST st W (8:2152), ss, 145 e Audubon av, 75x119.6; 530-534 W 179th St Realty Corp to Jacob Hirsh, 25 W 87, et al, exrs, & C, Saml Hirsh & et al; (A) Wise & O, 206 Bway (\$15,000, Jan11'18); Jan24'18. 15,000
- Av A, 218 (2:407); Solomon Libman, 48 W 38, exr Caroline Stern, to Sidney P Ehrenberg, 981 Park av; (A) Myron Sulzberger, 38 Park row (\$16,000, Jan7'13); Jan 18'18. 16,000
- Bowery, 319 (2:457); Wm Horrman et al, exrs, & C, August Horrman, to Chas Horrman, 122 Prospect st, Stapleton, SI, as committee for Emily Horrman; (A) Cossmann, at Stapleton, SI (\$4,000, June22, 1899); Jan24'18. 4,000
- Bowery, 319 (2:457); Wm Horrman et al, exrs, & C, August Horrman, to Chas Horrman, 122 Prospect st, Stapleton, SI, as committee for Emily Horrman; (A) E Cossmann at Stapleton, SI; (\$15,000, Apr 21, 1873); Jan24'18. 15,000
- Haven av (8:2139), ws, 175 n from ss 170th, 25x103.3; Adolph Wurzbarger, 342 W 88, to Chas Lippman, 565 W 162; (A) Lachman & Goldsmith, 35 Nassau (\$6,000, Oct17'16); Jan22'18. 6,000
- Haven av (8:2139), ws, 200 n from ss 170th produced, 50x103.3; Wm de Lancey Ward to Chas Lippman, 565 W 162; (A) Lachman & G, 35 Nassau (\$11,500, Oct17'16); Jan18'18. 11,500
- Madison av, 1311 (5:1504); Max Hirsch to Samson Lachman, 313 W 106; (A) Stroock & S, 30 Broad (\$3,000, May23'11); Jan23'18. 3,000
- 2D av, 186 (2:453); U S Trust Co of N Y, trste will Rosalie King, for Sarah King et al, to Rose Millis, 186 2 av (\$15,000, Jan21'13); Jan24'18. 15,000
- 3D av, 2189 (6:1784); Delta Holding Corp to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (\$3,000, Oct15'17); Jan24'18. 3,000
- 5TH av (5:1277), sec 43d, 62.11x irreg x 100.5x133; Lawyers Realty Co, 160 Bway, to Henry A Mark, 177 So Oxford, Bklyn; (A) Ferriss & Storck, 165 Bway (1/2 pt of \$150,000, June16'16); Jan23'18. 150,000
- 5TH av (5:1277), sec 43d; same prop; Henry A Mark, of Bklyn, to Wm G Willcox, 115 Davis av, West New Brighton, B of Q; (A) same (same int & AT in same mtg, on which is now owing \$53,333.33); Jan23'18. 26,666.66
- 12TH av (3:675), sec 30th, 49.4x99.6; Ada C Courtenay, at Oxford, Conn, to Harry Ferguson, 306 W 81; (A) Noble & Camp, 2 Wall (1/4 pt of \$45,000, Jan8'10); Jan18'18. 11,250

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Mannattan.

JAN. 18, 19, 21, 22, 23 & 24.

Blecker st, 171 (2:540); Citizens Investing Co to Yale University, New Haven, Conn; (A) Title Guar & T Co; Mar16'09; Jan18'18. 40,000

14TH st, 32 E (2:571); Wm J & Ellen S Demorest to Land Title & Trust Co; (A) Title G & T Co; Nov30, 1881; Jan21'18. 30,000

18TH st W (3:716), ns, 200 w 9 av, 21x92; Fredk G Becker to Lawyers Mort Co, 59 Liberty; (A) Lawyers T & T Co, 160 Bway; June12'12; Jan22'18. 8,000

19TH st W (3:742), ns, 60 e 9 av, 20x69.3; Jno Addison to Title Guar & Trust Co; Dec28'05; Jan19'18. 8,500

22D st W (3:694), ns, 325 e 11 av, 50x98.9; Mary M Sherman to Mary M Sherman, 420 Park av, & Robt E Gardiner, of Gardiner, Me; (A) Lawyers T & T Co, 160 Bway; May7'04; Jan19'18. 15,000

47TH st W (5:1263), ns, 38.6 e 6 av, 19.6x75.4; Albt G Weed, Jr, to Chas M Cannon & ano, exrs & trstes will John H Hindley; (A) Cannon & C, 135 Bway; Feb28'02; Jan 23'18. 25,000

49TH st, 541-45 W (4:1078); Wm Lustgarten & Co to Benj Doblin, 796 Lex av; (A) Aug Weyman, 68 Wm; Apr20'14; Jan 24'18. 10,000

49TH st W (4:1077), ss, 488.6 w 10 av, runs s100.5xw36.1xn100.10 to ss st x66.6 to beg; Jane G Sherman, 243 E 30, to Fredk W Sherman, 243 E 30; Jan20'16; Jan23'18. 1,300

50TH st, 337 W (4:1041); N Y Polyclinic Med School & Hospital to Jno A Wyeth; (A) Lewis & Elgas, 40 Exch pl; May2'10; Jan18'18. 11,000

50TH st, 339 W (4:1041); N Y Polyclinic Medical School & Hospital to Jno A Wyeth; (A) Lewis & Elgas, 40 Exch pl; June 13'10; Jan18'18. 5,000

50TH st, 351 W (4:1041); N Y Polyclinic Medical School & Hospital to Jno A Wyeth; (A) E A Darling, 23 E 21; June 13'10; Jan18'18. 5,000

50TH st, 353 W (4:1041); Jno A Wyeth to Meyer Vesell; (A) Lawyers T & T Co; Apr29'10; Jan24'18. 3,000

50TH st W (4:1041), ns, 386.8 w 8 av, 19.2x100.5; N Y Polyclinic Medical School & Hospital to Jno A Wyeth; (A) Jos W Middlebrook, 149 Bway; Mar17'11; Jan18'18. 10,000

50TH st W (4:1041), ns, 425 w 8 av, 19.2x100.5; N Y Medical School & Hospital to Jno A Wyeth; (A) Alexander & G, 120 Bway; May2'10; Jan18'18. 6,000

51ST st, 335 E (5:1344); Sol E Kahn, 830 St Nicholas av, to Nettie Altmeyer, 629 W 115, & Josie Leo, 600 W 183; (A) Saml J Joseph, 154 Nassau; Feb26'17; Jan18'18. 2,000

53D st 2 W; see 54th, 238-40 W.

53D st, 223 W; see 54th, 238-40 W.

54TH st, 238-40 W (4:1025); also, 53D ST, 2 W & 223 W; Emil & Maude Seelig to Norman W Peters, 380 Riverside dr; (A) Fluegelman & S, 52 Bway; Nov7'17; Jan21'18. 3,000

55TH st, 147 E (5:1310); Lillian C Rainbow, 14 W 50, to Maurice Daly, 16 Central Park W; (A) J A Wernberg, 371 Fulton st, Bklyn; Mar30'16; Jan24'18. 3,000

56TH st, 227-229 E (5:1330); L L D Realty Co, 60 Wall, to Trustees of the Leake & Watts Orphan House, 61 Bway; (A) Wm A Kirk, 15 William; Feb1'17; Jan21'18. 31,000

59TH st, 210 W (4:1030); Margarette E & Susan D Griffith to Newburgh Savgs Bank, Newburgh, NY; (A) Title Guar & T Co; Dec15, 1899; Jan24'18. 27,000

67TH st, 133 W (4:1139); Domenico & Frank Tipaldi to Louis D'Angelo & Harry Angelo; (A) Wolf & K, 203 Bway; Jan26'05; Jan21'18. 5,000

69TH st, 245 W (4:1161); 245 West 69th St Co, 505 5 av, to Dezee Realty Co, 180 Bway; (A) Arnstein & L, 128 Bway; July 14'16; Jan24'18. 15,000

74TH st E (5:1449), ns, 225 e 2 av, 25x102.2; John A & Estelle D Weekes, at Oyster Bay, LI, to Arthur Sutherland, 9 Park av, White Plains, NY; (A) Weekes Bros, 45 William; Oct10'11; Jan23'18. 4,000

95TH st, 203 W (4:1343); Gustave & Estelle W Disch to Dry Dock Savgs Instn; (A) F M Tichenor, 38 Park Row; Jan24'18. 20,000

95TH st, 205 W (4:1243); Gustave & Estelle W Disch to Jno J Maloney; (A) Duer, S & W, 50 Wall; Dec15'02; Jan24'18. 20,000

95TH st, 207 W (4:1243); Gustave & E W Disch to Jno J Maloney; (A) Duer, S & W, 50 Wall; Jan15'02; Jan24'18. 20,000

96TH st E (6:1624), ns, 95 e Lex av, 25x100.11; Solomon Frankel & Saml Werner to Leopold Haas Estate Corp, 520 Bway; (A) Simon M Roeder, 119 Nassau; Jan25'05; Jan19'18. 7,400

96TH st, 204 W (4:1243); Mary B Cunningham to Julia & Hy Wolff & ano, exrs & trstes; (A) M S & I S Isaacs, 52-4 Wm; Aug3'08; Jan24'18. 25,500

96TH st W (4:1243), ss, 89.9 w Ams av, 27.6x100.8; Andrew T & Annie C Doyle to Mutual Life Ins Co; (A) at 59 Cedar; July 22, 1890; Jan24'18. 25,000

96TH st W (4:1243), ss, 144.3 w Ams av, 27.6x100.8; Mary B Cunningham to Jno J Maloney; (A) J V Irwin, 203 Bway; June 11'09; Jan24'18. 30,000

105TH st, 130 E (6:1632); Morris & Emma Reiss to Blumenthal & Rickart, Inc, at Lombard & South sts, Balto, Md; (A) Eppstein & Rosenberg, 19 Cedar; May22'12; Jan24'18. 1,000

111TH st, 105 E (6:1639); Rose H Stein to Emmie K Holzman; (A) Arnstein & L, 128 Bway; June28'05; Jan18'18. 7,000

111TH st, 111 W (7:1821); Land Map Realty Corp to Billings Estate Corp, 115 Bway; (A) Lawyers Title & T Co; May19'13; Jan24'18. 11,000

111TH st, 113 W (7:1821); Land Map Realty Corp to Billings Estate Corp, 115 Bway; (A) Lawyers Title & T Co; May19'13; Jan24'18. 11,000

113TH st, 527 W (7:1885); Elias & Henrietta Hartman to Adolph E Schwab, 180 St Nicholas av; (A) S Howard Cohen, 55 Liberty; Jan20'13; Jan23'18. 6,000

115TH st, 17 W (6:1599), ns, 270 w 5 av, 28.6x100.11; Mary E Schleiermacher to Louis Schramm, 362 W 19; (A) Thos F Keogh, 90 West Broadway; June10'14; Jan 18'18. 3,000

116TH st E (6:1709), ss, 95 e 1 av, 37.3x100.10; Chas Palumbo, 408 E 116, to Victoria Bldg & Contracting Co; (A) Nicholas Cella, 111 Bway; Apr30'14; Jan22'18. 4,000

121ST st W (7:1926), ss, 441.8 w 7 av, 16.8x100.11; John J & Ellen Meehan to Farmers Loan & Trust Co, 22 Wm, admr; (A) Geller, R & H, 22 Echn pl; Marns, 1890; Jan24'18. 14,000

141ST st W (7:1926), ss, 458.4 w 7 av, 16.8x100.11; John J & Ellen Meehan to Farmers Loan & Trust Co, 22 Wm, admr Stephen H Martling; (A) Geller, R & H, 22 Echn pl; May8, 1890; Jan24'18. 14,000

176TH st, 506 W (6:2132); Marble Hill Development Corp, 61 Bway, to Abr & Louis Davis; (A) J H Zieser, 271 Bway; Nov29'16; Jan23'18. 2,250

Lexington av (5:1306), es, 56.7 from nec 51st, 18.4x67; Moskoko Realty, Inc, to Edith L Corin, East Orange, NJ; (A) Max Corin, 35 Nassau; Sept1'16; Jan24'18, 5,000

Madison av, 1311 (5:1504); Emanuel & Natalie Hochheimer to Samson Lachman; (A) Lachman & Goldsmith, 35 Nassau; May 22'11; Jan23'18. 3,000

Old Bloomingdale rd (4:1243), nec 95th, 167.10 w Ams av, 100.9x30.8; Kerloe R & C Co to Jacob Wicks, Jr, 701 Mad av; (A) R H Mitchell, 38 Park Row; May9'13; Jan 24'18. 30,000

Old Bloomingdale rd (4:1243), sec 96th, 175.4 w Ams av, 100.9x30.7x100.9x31.11; Frank E & Ella A Gillies et al to Wm Crawford; (A) Bowers & G, 46 Cedar; Feb 2'18; Jan24'18. 26,000

Park av (5:1391), swc 77th, 102.2x155; 350 Park Avenue Corp to Realty Mort Co, 30 E 42; (A) Stoddard & M, 128 Bway; May2'13; Jan19'18. 125,000

5TH av, 590 (5:1263); Hermine Haan, 2 E 55, to Jacob H Schiff, 965 5 av; (A) Lawyers T & T Co; Mar27'13; Jan18'18. 50,000

MORTGAGES.

Borough of the Bronx.

JAN. 18, 19, 21, 22, 23 & 24.

Albany Crescent (12:3266), ws, 185.5 s 231st, 75x99.3x92.10x68.4; PM; Jan3; Jan18 '18; 3y5½%; Cortlandt Godwin to Jos M Callahan, ref, 1037 Ogden av. 1,050

Albany Crescent (12:3266), ws, 67.8 s 231st, 85x68.4x105.4x51.3; PM; Jan3; Jan 19'18; due May1'21, 4½%; Chas E Gremmels to Jos M Callahan, ref, 1037 Ogden av. 810

Exterior st (12:3265), swc Bway, 116x 146.9x110x159.4; PM; Jan3; Jan21'18; 3y 5%; Alex McLane to Jos M Callahan, ref, 1037 Ogden av. 5,980

Exterior st (12:3265), ws, 116 s Bway, 58 x 120.1x—x 146.9; Jan3 (re-recorded in Bronx Jan10'18); Jan21'18; 3y4½%; Harry Stone to Jos M Callahan, 1037 Ogden av, as ref in partition action, Moller vs Godwin. 625

Exterior st, ws, 174 s Bway, see Exterior st, es, 450 n Kingsbridge rd.

Exterior st (12:3264), sec 230th, 127x 107.5x80x110.8; PM; Jan3; Jan19'18; due May1'21, 5½%; Jas Keane to Jos M Callahan, ref, 1037 Ogden av. 6,650

Exterior st (12:3264), es, 450 n Kingsbridge rd, 187.10x63.11x182.4x1.8; also EXTERIOR ST, ws, 174 s Bway, 58x103.9x 120.1; PM; Jan3; Jan19'18; due May1'21, 4½%; Chas E Gremmels to Jos M Callahan, ref, 1037 Ogden av. 1,120

Exterior st (12:3264), es, 127 s 230th, runs s 206.10x137.6x113.2xw 101 xn 51.3 xw 107.5; PM; Jan3; Jan19'18; due May1'21, 4½%; Chas E Gremmels to Jos M Callahan, ref, 1037 Ogden av. 4,410

Elsmere pl (11:2956), ns, 75 w Marmion av, 50x100; pr mtg \$5,000; Jan18; Jan24'18; 3y6%; Rosa C Kinkel, 815 Elsmere pl, to Anna Heins, 49 E 88. 2,000

Featherbed la (11:2876), ns, 217.3 w from ws of curve at Featherbed la & Macombs rd, 50x100; Jan17; Jan19'18; 3y6%; Francis Schell to Marie F Gerz, 732 Van Nest av. 3,000

Godwin ter, ws, abt 210 n 230th, see Kingsbridge av, es, 196 n 230th.

Godwin ter (13:3403), es, 134.1 s 231st, 25x 125; PM; Jan3; Jan24'18; 3y4½%; Howard W Merchant to Jos M Callahan, 1037 Ogden av, ref. 600

Godwin ter (13:3404), ws, 200 n 230th, 100.4x127.8x100x134.9; PM; Jan3; Jan24'18; 3y5½%; Emma L Moller to Jos M Callahan, 1037 Ogden av, ref. 3,990

Godwin ter (13:3404), ws, 175.6 s 231st, 125.5x120.7x125x111.9; PM; Jan3; Jan24'18; 3y5½%; Emma L Moller to Jos M Callahan, ref, 1037 Ogden av. 5,075

Godwin ter (13:3404), es, 250 n Kimberly pl, 50x125; PM; Jan3; Jan18'18; 3y4½%; Hy Grossmann to Jos M Callahan, ref, 1037 Ogden av. 1,230

Godwin ter (13:3404), nec 230th, 111.4x 125x206.1x155; PM; Jan3; Jan19'18; due May1'21, 5½%; Bell Land Corp to Jos M Callahan, ref, 1037 Ogden av. 10,325

Godwin ter (13:3404), nec Kimberly pl, 50x100; PM; Jan3; Jan18'18; 3y4½%; Elsie Boves to Jos M Callahan, ref, 1037 Ogden av. 1,425

Grote st (11:3100), ss, 38.7 e Prospect av, 50.5x112.9x48x97.2; Jan22; Jan23'18; 5y 5%; Absar Realty Co, 2133 Daly av, to West Side Savings Bank, 110 6 av. 34,000

Grote st (11:3100), same prop; certf as to above mtg; Jan22; Jan23'18; same to same.

Grote st (11:3100), ss, 89 e Prospect av, runs s115.4xe—xn127.7xw14.5 to st xw39.5 to beg; Jan22; Jan23'18; 5y5%; Absar Realty Co, 2133 Daly av, to West Side Savings Bank, 110 6 av. 39,000

Grote st (11:3100), same prop; certf as to above mtg; Jan22; Jan23'18; same to same.

Kimberly pl, nec Godwin ter, see Godwin ter, nec Kimberly pl.

Kimberly pl, nec Bway, see Bway, nec Kimberly pl.

Kimberly pl, swc Bway, see Bway, swc Kimberly pl.

Kimberly pl, ss, 150 e Bway, see 230th W, ns, 150 e Bway.

Kimberly pl, ss, 100 e Bway, see Bway, sec Kimberly pl.

Kimberly pl, sec Bway, see Bway, sec Kimberly pl.

Kimberly pl (12:3266), ns, 100 e Bway, 50x100; PM; Jan3; Jan19'18; due May1'21, 4½%; Chas E Gremmels to Jos M Callahan, ref, 1037 Ogden av. 1,020

Kimberly pl (13:3404), ss, 100 e Godwin ter, 50x100; PM; Jan3; Jan19'18; due May 1'21, 5½%; Bell Land Corp to Jos M Callahan, ref, 1037 Ogden av. 1,435

Lorillard pl (11:3054), ses, 196.8 ne 3 av, 25x100; PM; Jan22'18; 5y, int as per bond; Nicola De Crescenzo, 280 Av A, to Geo F Gifford, 140 W 71. 6,500

Putnam pl, swc Verveelen pl, see Verveelen pl, swc Putnam pl.

Stevens pl, nwc 187th, see Tiebout av, n ec 187th.

Tiffany st, nec Whitlock av, see Whitlock av, nec Tiffany.

Verveelen pl, sec Bway, see Bway, sec Verveelen pl.

Verveelen pl (12:3266), ns, 79.1 e Bway, 149.2x77.9x131.6x85.2; PM; Jan3; Jan19'18; due May1'21, 4½%; Chas E Gremmels to Jos M Callahan, ref, 1037 Ogden av. 2,235

Verveelen pl (12:3266), swc Putnam pl, 45.10x100x61.5x100.5; PM; Jan3; Jan19'18; due May1'21, 5½%; Max & Louis Aronson to Jos M Callahan, ref, 1037 Ogden av. 770

151ST st E (9:2441), ns, 350 nw Morris av, 50x59.3; also 151ST ST E (9:2440), ss, 375 w Morris av, 25x118.5; pr mtg \$4,300; Jan16; Jan23'18; installs, 6%; Jas P Pinto to Mendel Marcus, 2305 W 5th, Bklyn. 1,020

151ST st E, ss, 375 w Morris av, see 151ST E, ns, 350 nw Morris av.

161ST st E (10:2620), ns, 92.5 e 3 av, 2 lots, each 27x100; 2 exts of 2 mtgs for \$9,500 each to Dec24'19 at 5%; Oct10'17; Jan22'18; Chas M Caldwell & ano, trstes, with Anna M Decker. nom

167TH st E (9:2371), sws, 134 se Wash av, 41x92; agmt as to share ownership in mtg; Jan7; Jan23'18; Essie Harris, individ & as admtrx Meyer Harris, with Jas H Martin, Wolfeboro, NH, & ano, trstes Saml J Huggins. nom

169TH st E (10:2694), ss, 110.11 e Prospect av, runs s57.11xne54.10 to st xw18.9 to beg; pr mtg \$2,700; Jan21; Jan23'18; 1y 6%; Matilda Cahn to Bronx Security & Brokerage Co, 258 E 138. 600

170TH st W, nec Ogden av, see Ogden av, 1360.

174TH st E (11:2906), ss, 36.5 e Park av, 98.1x100x98.1x100.1; PM; Jan15; Jan18'18; 3 y5%; Katie W Grenzbach & Julia A Whitehorne to Newat Realty Co, 200 Bway. 15,000

174TH st E (11:2906), ss, 134.6 e Park av, 65.5x100; PM; Jan15; Jan18'18; 3y5%; Katie W Grenzbach & Julia A Whitehorne to Newat Realty Co, 200 Bway. 11,500

176TH st E (11:2949), ss, 100 w Clinton av, 49.10x158; PM; Jan15; Jan18'18; due Oct 1.18, 6%; Saloma Newman, 359 E 8, to H & D Co, 9 Ft Wash av. 1,000

184TH st E (11:3209), ss, 90 w Grand av, 20.2x59.10; Jan21; Jan24'18; installs, 6%; Emma Caven, 2352 University av, to Tremont B & L Assn, 1931 Wash av. 4,000

184TH st E (11:3209), same prop; sobr agmt; Jan18; Jan24'18; Esther Hamburger with same. nom

186TH st, 440 E, see Park av, sec 186.

187TH st E, nec Tiebout av, see Tiebout av, nec 187.

224TH st E (17:4849), ns, 155 w Bronxwood av, 25x114, Wakefield; Jan21; Jan 22'18; due May16'18, 6%; John W Stevenson, 865 E 224, to Frances Lippner, 1018 E 163. 142

230TH st W (13:3402), ss, 25 w Bway, 203.10x68.10x200x2.4; PM; Jan3; Jan18'18; 3 y5½%; Cortlandt Godwin to Jos M Callahan, ref, 1037 Ogden av. 4,270

230TH st W (12:3264), ss, 105.5 w Bailey av, runs w50.3 xss7.1xw25 x167.1 xe75.9 xn 208.9 to beg; PM; Jan3; Jan18'18; 3y5½%; Jennie Tackney to Jos M Callahan, ref, 1037 Ogden av. 2,170

230TH st W (13:3402), ss, 57.9 e Kingsbridge av, 59.1x122.2x26x126.9; PM; Jan3; Jan18'18; 3y5½%; Geo L Leibler to Jos M Callahan, ref, 1037 Ogden av. 2,450

230TH st W (12:3266), ns, 181.9 w Bailey av, 25x125.9x38.8x125; PM; Jan3; Jan19'18; due May1'21, 5½%; Wm C Canning to Jos M Callahan, ref, 1037 Ogden av. 2,100

230TH st W (12:3266), ns, 150 e Bway, 154.8x190.11 to Kimberly pl, 125x190; PM; Jan3; Jan19'18; due May1'21, 4½%; Chas E Gremmels to Jos M Callahan, ref, 1037 Ogden av. 6,180

230TH st W (13:3264), ss, 161 e Bway, 50.6x131x50.6x131; PM; Jan3; Jan19'18; due May1'21, 4½%; Chas E Gremmels to Jos M Callahan, ref, 1037 Ogden av. 1,500

230TH st W (13:3402), ss, 117 e Kingsbridge av, 150 x 93.4 x—x 122.2; PM; Jan3; Jan19'18; due May1'21, 4½%; Chas E Gremmels to Jos M Callahan, ref, 1037 Ogden av. 5,220

230TH st W (12:3265), ss, 202 w Bway, 100.4x93.4x101x68.10; PM; Jan3 (re-recorded in Bronx Jan10'18); Jan21'18; 3y 5%; Jas J Mayer Realty Co to Jos M Callahan, 1037 Ogden av, as ref in partition action Moller vs Godwin. 2,600

230TH st W, swc Bailey av, see Bailey av, swc 230th.

230TH st W, nec Bway, see Bway, nec 230th.

230TH st W, nwc Bway, see Bway, nwc 230th.

230TH st W, see Exterior, see Exterior sec 230th.

230TH st W, nec Godwin ter, see Godwin ter, nec 230th.

230TH st W (12:3266), ns, 81.9 w Bailey av, 100x125; PM; Jan3; Jan24'18; 3y5½%; Emma L Moller to Jos M Callahan, 1037 Ogden av, ref. 4,480

230TH st W (13:3404), nec Kingsbridge av, 78x114.9x75x90.10; PM; Jan3; Jan24'18; 3y5½%; Emma L Moller to Jos M Callahan, 1037 Ogden av, ref. 7,560

230TH st W (13:3404), ns, 78 e Kingsbridge av, 86x141.9x71.10x114.9; PM; Jan3; Jan24'18; 3y5½%; Emma L Moller to Jos M Callahan, 1037 Ogden av, ref. 6,650

231ST st W (13:3404), swc Godwin ter, 49.4x100.4x56.5x100; PM; Jan3; Jan21'18; 3y5%; Alex McLane to Jos M Callahan, ref, 1037 Ogden av. 2,210

231ST st W (12:3266), ss, 78.7 e Bway, 124.4x100.3x136x100; PM; Jan3; Jan18'18; 3y5½%; Cortlandt Godwin to Jos M Callahan, ref, 1037 Ogden av. 7,350

233D st E (17:4846), ss, 83.9 e Barnes av, as on map Thompson Rose Est, 18.9x 100; pr mtg \$3,000; Jan21; Jan23'18; due Dec15'18, 6%; Maria wife of & Antonio Alvino, to Jos Reitano, 327 E 226. 1,000

Bailey av (12:3264), swc 230th, 57.7x 109.1x76.5x105.6; PM; Jan3; Jan19'18; due May1'21, 5½%; Eva Hartman to Jos M Callahan, ref, 1037 Ogden av. 3,395

Bailey av (12:3264), ws, 524 n Kingsbridge rd, 107x205.9x111x200.3; PM; Jan3; Jan18'18; 3y5½%; Cortlandt Godwin to Jos M Callahan, ref, 1037 Ogden av. 2,800

Bailey av (12:3264), ws, 391 s 230th, 107x 205.9x111x206.2; PM; Jan3; Jan18'18; 3y 5½%; Cortlandt Godwin to Jos M Callahan, ref, 1037 Ogden av. 2,800

Bailey av (12:3266), nwc 230th, 123.4x 119.8x120.4x81.9; PM; Jan3; Jan24'18; 3y 5½%; Emma L Moller to Jos M Callahan, 1037 Ogden av, ref. 6,965

Beech av (16:4719), ss, 276 e Elm, 25x 100, except part for Needham av; Jan5; Jan21'18; 2y6%; Gaetano Alaimo, 729 E 213, to Paolo Mell, 1418 Oakley. 212

Broadway (13:3404), nwc 230th, 46x116.3 x56x—; PM; Jan3; Jan18'19; 3y5½%; Patk J Hanglely to Jos M Callahan, ref, 1037 Ogden av. 15,120

Broadway (12:3266), nec 230th, 75x100, map Godwin Estate; PM; Jan3; Jan18'18; 3y5½%; Cortlandt Godwin to Jos M Callahan, ref, 1037 Ogden av. 5,390

Broadway (13:3266), sec Verveelen pl, 50x100; PM; Jan3; Jan18'18; 3y4½%; Wm F Vidal to Jos M Callahan, ref, 1037 Ogden av. 3,180

Broadway (12:3266), nec Kimberly pl, 50 x100; PM; Jan3; Jan18'18; 3y5½%; Hugh E Smith to Jos M Callahan, ref, 1037 Ogden av. 3,745

Broadway (13:3404), swc Kimberly pl, 100x100; PM; Jan3; Jan18'18; 3y4½%; Wm F Vidal to Jos M Callahan, ref, 1037 Ogden av. 5,610

Broadway (13:3404), nwc Kimberly pl, 50x100; PM; Jan3; Jan21'18; 3y5%; Alex McLane to Jos M Callahan, ref, 1037 Ogden av. 2,600

Broadway (12:3266), nec Verveelen pl, 39.6x79x33.6x79.1; PM; Jan3; Jan21'18; 3y 5%; Alex McLane to Jos M Callahan, ref, 1037 Ogden av. 2,665

Broadway (13:3404), ws, 50 n Kimberly pl, 50x100; PM; Jan3; Jan18'18; 3y4½%; Elsie Boves to Jos M Callahan, ref, 1037 Ogden av. 1,740

Broadway (13:3404), ws, 100 n Kimberly pl, 25x125; PM; Jan3; Jan18'18; 3y5½%; Edw Hisnay to Jos M Callahan, ref, 1037 Ogden av. 1,137.50

Broadway (13:3404), ws, abt 225 s Kimberly pl, 25.3x116.3x25x120; PM; Jan3; Jan 18'18; 3y5½%; Cortlandt Godwin to Jos M Callahan, ref, 1037 Ogden av. 2,800

Broadway (13:3404), ws, 100 s Kimberly pl, 125x120x125x125; PM; Jan3; Jan19'18; due May1'21, 5½%; Bell Land Corp to Jos M Callahan, ref, 1037 Ogden av. 10,535

Broadway (12:3266), sec Kimberly pl, 115x100; also KIMBERLY PL, ss, 100 e Bway, 50x90; PM; Jan3; Jan19'18; due May 1'21, 4½%; Chas E Gremmels to Jos M Callahan, ref, 1037 Ogden av. 6,720

Broadway (12:3266), es, 50 s Verveelen pl, 50x100; PM; Jan3; Jan19'18; due May 1'21, 5½%; Jas Keane to Jos M Callahan, ref, 1037 Ogden av. 2,870

Broadway (13:3404), ws, 122.5 s 231st, 190.8x125x276.3x151.8; PM; Jan3; Jan19'18; due May1'21, 4½%; Chas E Gremmels to Jos M Callahan, ref, 1037 Ogden av. 7,600

Broadway, swc Exterior, see Exterior, swc Bway.

Carpenter av (17:4993), ws, 46 s 234th, 23x102.6; ext of \$3,500 mtg to Dec27'20, at 6%; Jan22; Jan23'18; Celia I Keller, Norwalk, Conn, with Max Schlesinger, 2406 Webster av (R S \$1.50). nom

Courtlandt av (9:2331), ws, 80 n 149th, 25x100; pr mtg \$10,500; Jan24'18; 5y5%; Timothy F Sullivan, 370 E 147, to Fredk A Brusius, 555 Courtlandt av. 1,000

Cruger av (15:4050), ws, 170 n Morris Park av, 75x95; Jan4; Jan24'18; 1y6%; Fredk Stolle, Bklyn, to Carl E & Marie Zibold, 24 Parkview av, East Glendale, LI, tenants by the entirety. 800

Edwards av (18:5370), ws, 265.4 s Balcom av, 106.1x79.10x100x44.3; PM; Jan19; Jan21'18; due Jan—21, 6%; Hugo Wabst, 3318 White Plains av, to Carrie Toelle, 2871 Grand blvd & concourse. 3,000

Garrison av, see Hunts Point av, see Hunts Point av, see Garrison av.

Grand blvd & concourse (9:2457), es, 75 n 167th, 308.6x104.10; PM; pr mtg \$—; Jan15; Jan21'18; due May1'18, 6%; Delta Holding Corp to Dulcet Holding Corp, 73 Nassau. 16,000

Harrod av, swc Westchester av, see Westchester av, swc Harrod av.

Hunts Point av, 819-59 (10:2740), ws, 181 n Lafayette av, 429x100; PM; pr mtg \$—; Jan15; Jan18'18; due Jan1'28, 6%; Ell-Ess Holding Corp to Hunts Point Constn Co, 30 E 42. 44,000

Hunts Point av (10:2761), sec Garrison av, —x—; ext of \$36,500 mtg to Oct14'20, at 5½%; Nov24'17; Jan24'18; Title Guar & T Co with Saxe Development Corp, 99 Nassau, nom

Kingsbridge av (13:3404), es, 196 n 230th, 100x241 to Godwin ter x100.4x256.2; PM; Jan3; Jan24'18; 3y5½%; Emma L Moller to Jos M Callahan, ref, 1037 Ogden av, 11,200

Kingsbridge av (13:3404), es, 200 s 231st, 100x120.3x100x113.4; PM; Jan3; Jan24'18; 3y5½%; Emma L Moller to Jos M Callahan, ref, 1037 Ogden av, 5,320

Kingsbridge av (13:3404), es, 90.11 n 230th, 100x129.3x100x134.7; PM; Jan3; Jan24'18; 3y5½%; Emma L Moller to Jos M Callahan, ref, 1037 Ogden av, 8,960

Kingsbridge av (13:3404), sec 231st, 50x 102.9x99.2; PM; Jan3; Jan24'18; 3y5½%; Emma L Moller to Jos M Callahan, 1037 Ogden av, ref, 5,320

Mapes av (11:3110), ws, 132 n 180th as on map East Tremont, 33x150, except part for Mapes av; pr mtg \$4,000; Jan2; Jan19'18; 2y6%; Hy Oeser to Rime Bldg Co, 509 Willis av, 1,125

Morris av (11:2806), es, 100 n 177th, 40.7 x110x38.7x110; pr mtg \$17,500; Jan19; Jan21'18; 2y6%; Erminie M Carruthers, 3 W 84, to Paul V Jennings, same address, 2,000

Ogden av, 1360 (9:2522), nec 170th, 100x 110x100x109.5; pr mtg \$75,000; Jan17; Jan18'18; due, &c, as per bond; 74th St Holding Co, 80 E 42, to Abel King, 148 E 65, & ano, 17,000

Park av (11:3039), sec 186th (No 440), 100x20; Jan17; Jan18'18; due Feb1'21, 5½%; Hy Kammerer, 440 E 186, to Jas P Judge, 440 E 186, 2,000

Sedgwick av (9:2541), ws, 175 s 171st, 135 x95; Jan19; Jan21'18; demand, 6%; Edw R Poerschke to German Exchange Bank, 339 Bowery, 15,000

Southern blvd (10:2725), ws, 443 s Westchester av, 40x129.8x40x128.2; pr mtg \$20,000; Jan24'18; installs, 6%; 173d St Realty Co to Elted Corp, 215 Montague, Bklyn, 10,000

Southern blvd (10:2725), same prop; certf as to above mtg; Jan24'18; same to same, 17,000

Tiebout av (11:3022), nec 187th, 50.1x 123.7 to Stevens pl x51x113.11; Jan16; Jan18'18; due as per agmt, 6%; East 187th St United Presbyterian Church to Board of Church Extension of United Presbyterian Church of North America, 701 Publication Bldg, Pittsburgh, Pa, 13,811.81

University av (11:3209), es, 60.7 s 184th, stalls, 6%; Emma Caven, 2352 University av, to Tremont B & L Assn, 1931 Wash av, to Tremont B & L Assn, 1931 Wash av, 4,000

University av (11:3209), same prop; sobrn agmt; Jan18; Jan24'18; Rose Hamburger, 601 W 141, with same, nom

Van Nest av, 789 (15:4036), ns, 50 w Barnes av, 25x100, except part for av; pr mtg \$4,000; Jan4; Jan19'18; installs, 6%; Margt, wife of & Fred V Hickey, 245 W 51, to Isadore H Vogel, 501 W 51, 2,000

Villa av (12:3311), es, 550 n 204th or Potter pl, 25x123.3x25x123.3; Jan17; Jan23'18; 3y6%; Louis Luminoso, 3180 Villa av, & Angelo Luminoso, 11 So Portland av, Bklyn, to Gelardo Gasperino, 3642 Holland av, 1,200

Walton av (11:2822), es, 150.10 n 174th, 75x104x75x98.6; Jan18; Jan23'18; due, &c, as per bond; Fredk C Leubuscher, 5 W 124, to Dorothy L Klamroth, 18 Fairfield st, Montclair, NJ, 5,000

Westchester av (14:3745), swc Harrod av, 50.10x100; Jan19; Jan21'18; 3y5%; Tommaso Giordano to Giovanni Pingitore, 79 Macdougall, 2,500

White Plains av, 3706 (16:4664), es, 63.8 n 216th, 25.7x80.1; ext of \$4,000 mtg to Jan14'21 at 5%; Jan14; Jan18'18; Title Guar & T Co with Fredk P Ballard, 3706 White Plains rd (R S 32), nom

Whitlock av (10:2733), nec Tiffany, 100 x134.2x100.4x142.3; PM; pr mtg \$12,500; Jan22; Jan23'18; due, &c, as per bond; Rosen-Craus Realty Co to Down Town Realty Co, 80 Nassau, 7,000

White Plains av, 3706 (16:4664), es, 63.8 n 216th, 25.7x80.1; ext of \$4,000 mtg to Jan14'21 at 5%; Jan14; Jan18'18; Title Guar & T Co with Fredk P Ballard, 3706 White Plains rd (R S 32), nom

Whitlock av (10:2733), nec Tiffany, 100 x134.2x100.4x142.3; PM; pr mtg \$12,500; Jan22; Jan23'18; due, &c, as per bond; Rosen-Craus Realty Co to Down Town Realty Co, 80 Nassau, 7,000

White Plains av, 3706 (16:4664), es, 63.8 n 216th, 25.7x80.1; ext of \$4,000 mtg to Jan14'21 at 5%; Jan14; Jan18'18; Title Guar & T Co with Fredk P Ballard, 3706 White Plains rd (R S 32), nom

Whitlock av (10:2733), nec Tiffany, 100 x134.2x100.4x142.3; PM; pr mtg \$12,500; Jan22; Jan23'18; due, &c, as per bond; Rosen-Craus Realty Co to Down Town Realty Co, 80 Nassau, 7,000

White Plains av, 3706 (16:4664), es, 63.8 n 216th, 25.7x80.1; ext of \$4,000 mtg to Jan14'21 at 5%; Jan14; Jan18'18; Title Guar & T Co with Fredk P Ballard, 3706 White Plains rd (R S 32), nom

Whitlock av (10:2733), nec Tiffany, 100 x134.2x100.4x142.3; PM; pr mtg \$12,500; Jan22; Jan23'18; due, &c, as per bond; Rosen-Craus Realty Co to Down Town Realty Co, 80 Nassau, 7,000

White Plains av, 3706 (16:4664), es, 63.8 n 216th, 25.7x80.1; ext of \$4,000 mtg to Jan14'21 at 5%; Jan14; Jan18'18; Title Guar & T Co with Fredk P Ballard, 3706 White Plains rd (R S 32), nom

Whitlock av (10:2733), nec Tiffany, 100 x134.2x100.4x142.3; PM; pr mtg \$12,500; Jan22; Jan23'18; due, &c, as per bond; Rosen-Craus Realty Co to Down Town Realty Co, 80 Nassau, 7,000

White Plains av, 3706 (16:4664), es, 63.8 n 216th, 25.7x80.1; ext of \$4,000 mtg to Jan14'21 at 5%; Jan14; Jan18'18; Title Guar & T Co with Fredk P Ballard, 3706 White Plains rd (R S 32), nom

Whitlock av (10:2733), nec Tiffany, 100 x134.2x100.4x142.3; PM; pr mtg \$12,500; Jan22; Jan23'18; due, &c, as per bond; Rosen-Craus Realty Co to Down Town Realty Co, 80 Nassau, 7,000

White Plains av, 3706 (16:4664), es, 63.8 n 216th, 25.7x80.1; ext of \$4,000 mtg to Jan14'21 at 5%; Jan14; Jan18'18; Title Guar & T Co with Fredk P Ballard, 3706 White Plains rd (R S 32), nom

Whitlock av (10:2733), nec Tiffany, 100 x134.2x100.4x142.3; PM; pr mtg \$12,500; Jan22; Jan23'18; due, &c, as per bond; Rosen-Craus Realty Co to Down Town Realty Co, 80 Nassau, 7,000

White Plains av, 3706 (16:4664), es, 63.8 n 216th, 25.7x80.1; ext of \$4,000 mtg to Jan14'21 at 5%; Jan14; Jan18'18; Title Guar & T Co with Fredk P Ballard, 3706 White Plains rd (R S 32), nom

134TH st, 535 E (9:2262); Title Guar & T Co to Lillian B Ryder, Hastings-on-Hudson, NY, et al; (A) Olcott, B & McM, 170 Bway (\$15,500, May16, 1895); Jan19'18, nom

143D st, 456 E (9:2287); Mary A Reynolds, White Plains, NY, to Kate Harper, Seneca Falls, NY, & ano; (A) Dani Moran, Seneca Falls, NY (\$2,000, Apr6, 1896); Jan23'18, 2,052

156TH st E (10:2687), ss, 90 e Prospect av, 20x100; Mary Plunkett to Thos Foy, 141 E 48; (A) Grant Squires, 299 Madison av (\$5,000, Feb20, 1896); Jan23'18, 3,000

162D st E (9:2408), ns, 227.6 e Courtlandt av, 37.6x100; Wm J Wiley, gdn Howard C Young & ano, to Howard C Young, Fort Michie, NY; ½ part; (A) Crook & C, 93 Nassau (\$5,000, May24'04); Jan17'18, 2,250

176TH st, 712-E (11:2949); H & D Co to Rachel Zauderer, 860 Riverside dr; (A) Saml Wacht, Jr, 170 Bway (\$1,000, Jan15'18); Jan18'18, nom

176TH st E (11:3004), nwc Longfellow av, 100x89, except pt for Longfellow av & 176th; Louise N Bristow, extrx & Geo F Bristow, to Louise N Bristow, 646 Crotona Park S; (A) Ernest Hall, 64 William (\$10,000, Jan8'12); Jan18'18, 10,000

219TH st E (16:4654), ns, w ½ lot 831, map Wakefield, 50x114; Lavina S Hirleman, 2681 Mad av, to Norman E Gray, 70 Vernon av, Yonkers, NY; AT; (A) Hirleman & V, 391 E 149 (\$2,000, Mar17'06); Jan17'18, 400

233D st E (17:4846), ss, 83.9 e Barnes av as on map Thompson Rose Estate; Title Guar & T Co to Rudolf Schildt, 453 E 119 (\$4,000, Jan6'15); Jan23'18, 4,000

242D st E (17:5107), swc White Plains av, 46.11x—; Wm Reed, 1966 University av, to Frieda Blumenberg, 29 E 29; (A) M B McHugh, 115 Bway (\$1,800, Dec23'14); Jan21'18, 1,800

243D st E (17:5110), ns, 175 w White Plains av, 25.1x100; Kath G Boland, Tuckahoe, NY, to Thos B Underhill, Yonkers, NY; (A) H D Lent, 22 W 1st, Mt Vernon, NY (\$3,000, May5'05); Jan18'18, 3,000

Bronx & Pelham Pkway (15:4223), ss, 475.9 w land N Y, N H & H R R Co, 150x 100; Thos Foy to Janet M Schouler, 161 W 86; (A) G Squires, 299 Mad av (\$2,000, July13'11); Jan23'18, 2,000

Brook av (9:2264), es, 160 n 136th, 40x 100; Veronica D Hoenninger to Chas C Grauten, 250 W 21; (A) John C Hoenninger, 5 Beekman (\$2,500, Oct31'13); Jan18'18, 1,500

College av, nec 163d, see So Blvd, es, 325 n Barretto, 400

Elton av, 865 (9:2382); Clara De Hirsh Home for Working Girls, 225 E 63, to Albt Bosch, 320½ W 40; (A) Title Guar & T Co (\$19,000, May29, 1900); Jan18'18, 15,000

Fulton av (11:2925), ws, 177.7 s 170th, —x—; Esther H Eno to Wm C Knapp, 1169 Washington av; (A) Geo A Steinmuller, 1511 3 av (\$2,500, Oct15'15); Jan22'18, 2,500

Grand blvd & concourse (9:2457), es, 75 n 167th, —x—; Dulcet Holding Corp to Peter Sinnott, 967 E 165, et al; (A) Title Guar & T Co (\$16,000, Jan15'18); Jan21'18, O C & 100

Hughes av (11:3073), ws, 100 s 187th, —x—; N Y Title & Mtg Co to Thos McLure, 129 Rochelle, City Island; (A) Stoddard & M, 128 Bway (\$10,000, June15'09); Jan23'18, O C & 100

Jerome av (11:3187), sec 184th, —x—; 183d St Holding Corp to Saml Berman, 214 S 3, Bklyn; (A) D Steckler, 135 Bway (\$7,500, Aug22'17); Jan23'18, O C & 100

Ludlow av (14:3695), ss, 179.4 e Castle Hill av, 50x100.1; Jos Frank & ano, exrs Bernhard Frank, to Bertha Frank, 88 Morton, Bklyn; (A) I Kahn, 761 E 169 (\$4,000, Sept3'15); Jan23'18, 4,000

Prospect av, 2373 (11:3102); Angela Carretta to Frank J Higgins, 640 Howard av, New Haven, Conn; (A) A & H Bloch, 99 Nassau (\$8,000, May23'16); Jan18'18, 6,500

Prospect av, 2373; Frank J Higgins, New Haven, Conn, to John W Seeger, 2330 Prospect av; (A) same (\$8,000, May23'16); Jan18'18, 100

Southern blvd (11:2379), es, 36.10 n Home, —x—; N Y Investors Corp to Title Guar & T Co (\$36,000, Jan14'13); Jan17'18, 33,000

Southern blvd (10:2735), es, 325 n Barretto, 151.11x100; also COLLEGE AV (9:2423), nec 163d, 85x120; Eva A Bell et al, exrs Enoch C Bell, to Albert W Lauter, 410 E 141; (A) O E Davis, 3210 3 av (\$5,000, Jan23'13); Jan17'18, 750

Southern blvd (10:2735), es, 325 n Barretto, 75x100; Victoria Bldg & Contracting Co to Hyman Friedman, 120 E 14; AT; (A) Title Guar & T Co (\$30,000, Oct18'16); Jan18'18, 2,532.95

Southern blvd (10:2735), es, 325 n Barretto, 75x100; Franklin J Mason to Hyman Friedman, 120 E 14; (A) Title Guar & T Co (\$28,000, Apr17'17); Jan18'18, 100

Tiebout av, 2093 (11:3144); Eliz K Dooling to Michl F Sweeney, Pottstown, Pa; (A) Knox & D, 27 Cedar (\$2,050, Mar10'09); Jan17'18, 2,050

Union av (10:2655), swc 158th, 36.3 to Westchester av x18.6x101.5x irreg; State Bank to Fredk C Baggs, Jr, 257 4 av; (A) State Bank, 378 Grand (\$10,000, May10'07); Jan18'18, nom

Union av (10:2655), swc 158th, 36.3 to Westchester av x18.6x101.5x irreg; State Bank to Fredk C Baggs, Jr, 257 4 av; (A) State Bank, 378 Grand (\$24,000, Feb28'13); Jan18'18, nom

Union av (10:2655); same prop; State Bank to Fredk C Baggs, Jr, 257 4 av; (A) State Bank, 378 Grand (\$12,000, Feb28'13); Jan18'18, nom

Valentine av (11:3146), es, 75 s Clark, 25x85; also LOT 89 (11:2929), map 176 lots Bathgate Estate; Tommaso Giordano to Giovanni Pingitore, 79 Macdougall; (A) C P Hallock, 999 E 180 (\$6,500, Dec10'10); Jan21'18, 6,500

3D av, 4175 (11:2924); Title Guar & T Co to Dorothy Halligan, 65 W 87 (\$3,500, Oct26'17); Jan18'18, 3,500

Lot 168 (14:3763), amended map part Gleason property; Harry C Bryan to Wm J Williamson, Plandome Park, LI; (A) Williamson & B, 499 Willis av (\$1,700, Apr27'07); Jan18'18, 500

Lot 3 (15:4087, 4061, 4092, 4100, 4106, 4096, 4095, 4123, 4128, 4130, 4272, 4270, 4330 & 4266), blk 1; LOTS 1 to 6, 15, 16 & 21 to 24, blk 6; LOT 34, blk 10; LOTS 28 & 29, blk 15; LOTS 14 & 17, blk 17; LOT 9, blk 24, blk 6; LOT 34, blk 10; LOTS 28 & 29, LOTS 7 to 10, blk 32; LOTS 5 & 6, blk 34; LOT 50, blk 38; LOTS 1 to 3, blk 40; LOT 4, blk 67; LOT 25, blk 44; Albert Frank Co to Title Guar & T Co (\$20,000, Sept13'16); Jan23'18, nom

Lot 3, blk 1; same prop; Title Guar & T Co to Mutual Life Ins Co, 32 Nassau (\$20,000, Sept13'16); Jan23'18, 17,405

Lot 476 (11:2995), map sect A, Vyse Estate; Eliz Steinmetz, 2155 Daly av, to Bernhard Risse, 947 Westchester av; (A) J A Steinmetz, 1005 E 180 (\$1,500, June9'17); Jan23'18, 1,380

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of the Bronx.

JAN. 17, 18, 19, 21, 22 & 23.

Home st, ns, 25 e Fox, see 176th E, ss, 100 w Clinton av, 400

Jennings st, 790 (11:2963); Geo P Engeldrum, 797 Jennings, to Cath Sabsovitch, 64 W 107; (A) Title Guar & T Co; Nov27'16; Jan17'18, 400

Lorillard pl, 2406 (11:3056); Caterina Romano, 610 Crescent av, to Bronx Enterprise Co, 261 Bway; (A) Jos Kurzman, 261 Bway; Aug16'15; Jan18'18, 3,000

Manida st (10:2768), es, 246.8 s Spofford av, 20x76.9x20.2x73.9; Albt Gerhards to Manhattan Mtg Co; (A) Hildreth & P, 7 E 42; Feb6'09; Jan19'18, 4,250

Mt Hope pl, 19 (11:2852); Jacob Geisler to Chas M Rosenthal; (A) Title Guar & T Co; Dec15'08; Jan17'18, 2,000

Tiffany st, es, 275 s 163d, see 176th E, ss, 100 w Clinton av, 725

151ST st E (9:2441), ns, 350 nw Morris av, 50x59.3; Jas P Pinto to Bronx Security & Brokerage Co; (A) I Levison, 258 E 138; Oct18'16; Jan23'18, 1,000

173D st, 426 E (11:2897); Wm Love to Sarah B Myrick, Bklyn; (A) F A Camp, 280 Bway; Jan21'08; Jan17'18, 3,000

174TH st E (11:2906), ss, 100 e Park av, 100x100; Lucy K Stryker & Susannah S Folz to Kath Rainsford, Rye, NY; (A) Lawyers Title & T Co; Apr10'17; Jan21'18, 4,000

176TH st E (11:2949), ss, 100 w Clinton av, 49.10x158.1x49.10x158; also TIFFANY ST (11:2974), es, 275 s 163d, 50x110; also HOME ST (10:2712), ns, 25 e Fox, 75x89.2x 64.2x97.1; H & D Co to Southeastern Mills, Inc, 170 Bway; (A) Saml Wacht, Jr, 170 Bway; Aug17'17; Jan17'18, 1,000

178TH st E (*), ss, 200 e Bronx Park av, 25x100; Hyman Cohen to David Cohen; (A) L B Freedman, 320 Bway; Oct12'07; Jan18'18, 1,000

189TH st E (11:3165), ss, 95.11 e Creston av, 50.6x44.7 to Irving x50x51.8; Helene Mundt to Dollar Savgs Bank; (A) Lexow, M & W, 43 Cedar; June6'02; Jan21'18, 1,500

220TH st E (*), ns, e ½ of w ½ lot 284, map Wakefield, 25x114; Michele Trezza to Mary Ryer; (A) Clocke, K & R, 391 E 149; Nov9'08; Jan21'18, 1,500

223D st E (*), ss, e 25 ft of lot 601, map Wakefield, 25x114; Karl O Radke, 751 E 223, to Amelia Wasewski, 736 E 223; (A) Gescheidt & T, 6 S 4 av, Mt Vernon, NY; Oct19'12; Jan22'18, 2,000

Carpenter av (17:5105), es, 176.8 s 242d, 37.4x—x107; Louise Vasold to Peter Ebert, 790 E 166; (A) Arthur Bell, 391 E 149; Jan16'15; Jan18'18, 1,500

Carpenter av (17:5105); same prop; same to same; (A) same; Jan21'16; Jan18'18, 500

Castle Hill av (*), ws, e ½ lot 454, map Unionport, 100x100; Louis Muller & Louisa Hauck to Franklin C Albee; (A) C H Friedrich, 35 Nassau; June12'07; Jan23'18, 2,000

Chatterton av (*), ns, 182.4 e Virginia av, 37.6x103; Giuseppe Gaspari, Vito & Rosario Randazzo, 239 E 111, to Hudson P Rose Co, 7 W 45; (A) G Randazzo, 239 E 111; July5'16; Jan22'18, 600

Crescent av, 663-5 (11:3074); Smarto Constn Co to Angela Carretta, 663 Crescent av; (A) Title Guar & T Co; Jan12'16; Jan21'18, 8,000

Clinton av (11:2950), swc Fairmount pl, 98.11x50.1x96.9x50; Francis Frey to Chas Reinhart; (A) Geo A Steinmuller, 1511 3 av; Apr16'06; Jan17'18, 3,500

College av (9:2423), nec 163d, 85x44.2; Frisco Realty Co to Greenwich Mtg Co, 509 Willis av; (A) Title Guar & T Co; Jan27'11; Jan18'18, 6,000

Decatur av, 2657 (12:3282); Eugene Frering, 1061 Hall pl, to Benenson Realty Co, 401 E 152; (A) C A Furthman, 3 av & 148th; Feb17'17; Jan23'18, 5,000

Hughes av (11:3069), ws, 182.9 n 179th, 25.9x176; John J Perletto to Rowland W Thomas; (A) Title Guar & T Co; Dec20 '05; Jan17'18. 2,000

Hull av (12:3349), ss, 313.7 e 204th, 50x100; Jas Gamble to Tremont Building & Loan Assn; (A) Friend & F, 132 Nassau; Nov22'06; Jan18'18. 1,000

Mohegan av, 1817 (11:2958); McEvoy & Koester Constn Co, 1817 Mohegan av, to Louise Koester, on Vincent av; (A) H B Raffle, 74 Bway; Nov5'13; Jan23'18. 5,000

Morris av (9:2331), sec 150th, 50x70.3, Pasquale A Riche to Ebling Brewing Co; (A) J A Hardiman, 27 Wm; Aug12'08; Jan17'18. 11,000

Morris av (9:2331), sec 150th, 50x70.3; Pasquale A Riche to Ebling Brewing Co; (A) J A Hardiman, 27 Wm; Oct2'08; Jan17'18. 9,000

Morris av (9:2423), es, 108.4 n Bonner pl, 41.8x100; Thos D Malcolm Constn Co to Martin M Stone, 867 E 23d, Bklyn, & ano; (A) J H Zieser, 217 Bway; Jan17'18. 5,000

Park av (11:3030), ws, 392.6 s 182d, 25x97.11; Ellen Mulholland to Chas A Benkiser, 1906 Marmion av; (A) C A Furthman, 3 av & 148th; Nov21'10; Jan23'18. 300

Union av (10:2671), ws, 28 n 166th, 28x90.8; John & Chas Hartmann, 803 E 166, to Geo F Trommer, 1632 Bushwick av, & ano, trstes Wm G Ringler; (A) Geo A Steinmuller, 1511 3 av; Dec1'15; Jan17'18. 7,500

Union av, 701 (10:2665); John Gloeckner, 701 Union av, to Fredk Hingsburg, 1285 Hoe av; (A) Thos G Patterson, 647 Courtlandt av; Sept23'15; Jan21'18. 2,000

Whitlock av (10:2604), es, 642.10 s Leggett av, 75x85; Robt J Gray to Fredk S Lee; (A) Title Guar & T Co; Dec1'07; Jan21'18. 1,000

Lot 27, blk 63 (*), map Morris Park; Max J Roth to Morris Park Estates, 25 Broad; (A) Lawyers Title & T Co; July 24'13; Jan21'18. 3,500

Lot 167 (11:3109), map sec A Vyse Estate; Axel Hingsburg to John Gloeckner, 701 Union av; Jan2'13; Jan21'18. 1,500

Lot 179 (*), map 250 lots Thompson-Rose Estate; Dennis M Conroy to Chas W Holly, 162 E 42; (A) Chas Kallmeyer, 205 E 45; Jan2'12; Jan21'18. 700

Lot 59 (12:3271), map Van Cortlandt Park; Walter S Lybolt & Ella M Gindorff to Augustus Van Cortlandt, Jr, Garden City, LI; (A) Lawyers Title & T Co; July 17'12; Jan17'18. 800

Lot 13 (*), map 327 lots Hunter Estate; Raffaele Gagliardi, 2343 Arthur av, to Hudson P Rose Co, 7 W 45; Nov6'16; Jan19'18. 523

Lots 19 & 20 (*), map 113 lots Baychester Realty Co; Fredk Jackson to Crawford Real Estate & Bldg Co; (A) H J Crawford, 99 Nassau; Aug20'08; Jan22'18. 470

Lots 45 to 47 (*), map Bronx ter; Patk J McSweeney to Irving Realty Co; (A) P J McSweeney, 597 E 135; Aug7'07; Jan22'18. 540

Lots 63 & 64 (9:2522), parcel 20, map Wm B Ogden; E Osborne Smith, 1628 University av, to Jacob Dohrmann, 81 Palisade av, Jersey City, NJ; (A) Lawyers Title & T Co; Jan17'16; Jan22'18. 4,000

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death and recording date, the location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Beer, Jacobina or Binn.—Feb14'15 (Jan17'18)—69TH ST, 322 E (5:1443-45), 16.8x77.4, 3-sty & b stn dwg, \$9,000.

Berkowitz, Sophie.—Nov14'17 (Jan18'18)—85TH ST, 310 E (5:1547-46), 28x102.2, 4-sty bk & stn tnt, \$17,000.

Bernheimer, Belle G.—May12'17 (Jan21'18)—72D ST, 35 W (4:1125-11), 25x102.2, 5-sty bk & stn dwg, \$55,000.

Cohn, Julius M.—Feb18'17 (Jan4'18)—26TH ST, 212-32 W (3:775-58), 223.3x98.9, 5-sty bk factory, \$160,000.

105TH ST, 307 W (7:1891-49), 19x100.11, 6-sty & b bk dwg, \$25,000.

Elmer, Sara F.—Sept24'17 (Jan17'18)—LENOX AV, 189 (7:1904-32), 18.3x75, 3-sty & b bk dwg, \$14,500.

Holden, Edwin R.—Feb13'14 (Oct21'15) (supplement report Jan18'18)—79TH ST, 13 E (5:1491), 20x102.2, 4-sty bk & stn dwg, \$85,000.

82D ST, 311 W (4:1245-14), 20x102.2, 4-sty bk & stn dwg, \$26,000.

Levy, Hermann.—Sept7'17 (Jan16'18)—CLINTON ST, 226 (1:269-37), 25x93.6, 6-sty bk tnt & str, \$30,000.

MADISON ST, 307 (1:268-40), 26.6x92.5, 6-sty bk tnt & str, \$24,000.

MADISON ST, 310 (1:268-25), 19.6x109.5, 6-sty bk tnt & str, \$20,000.

2D ST, 181 E (2:397-22), 28x100.11, 6-sty bk tnt & str, ½ pt of \$36,000.

2D ST, 183 E (2:397-24), 28x105.11, 6-sty bk tnt & str, ½ pt of \$36,000.

2D ST, 185-7 E (2:397-25), 28x105.11, 6-sty bk tnt & str, ½ pt of \$39,000.

Lieberman, David H.—Mar29'13 (Jan15'18)—MACDOUGAL ST, 99 (2:542-51), 25x100, 5-sty bk tnt & str, ½ pt of \$27,000.

MONROE ST, 13 (1:276-6), 25x101.4, 6-sty bk tnt & str, 1-6 pt of \$32,000.

MONROE ST, 15 (1:276-7), 25x101.4, 6-sty bk tnt & str, 1-6 pt of \$32,000.

CANAL ST, 67-71 (1:299-38-39), 50x54.6, 3-5-sty bk tnts & str, ½ pt of \$50,000.

65TH ST, 170 W (4:1136-59), 25x100.5, 5-sty bk tnt & str, ½ pt of \$20,000.

(These latter two parcels sold at auction during year 1916, \$80,000 for Canal st & \$20,000 for 65th st prop.)

Peters, Mary E.—June23'17 (Jan18'18)—89TH ST, 323 E (5:1552-15), 25x100.8, 5-sty bk tnt, \$19,500.

Roe, Albert S.—Aug3'17 (Jan17'18)—72D ST, 174 W (4:1143-63), 23.4x102.2, 4-sty bk & stn dwg, \$85,000.

Rogers, Rattie R.—Mar17'17 (Jan17'18)—72 DST, 14 W (4:1124-43), 25x102.2, 4-sty bk dwg, \$50,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisers Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 25, 1918, at the New York Real Estate Salesrooms.

JOSEPH P. DAY.

Church st, 324-6, see Walker, 28-30.

Dykman st, sws, 37.10 se St Nicholas av, runs se256.8xsw73.11xs108.2xse98.2xsw50xse233.4 to ws Ft George trs463.9 to Ft George av xsw300xwn381.11 to es St Nicholas av xn709.6xne6.4xne15.9 to beg, vacant; due, \$29,256.80; T&c, \$1,256.44; withdrawn.

Lispennard st, 29-31, see Walker, 28-30.

Walker st, 28 & 30 (*), nwc Church (Nos 308-12), 50x75, 5-sty bk loft & str bldg & 3-sty fr loft & str bldg; also LIS-PENNARD ST, 29 & 31, nwc Church (Nos 324-26), 50x60, 2-3-sty fr loft & str bldgs; due, \$3,609.91; T&c, \$—; sub to pr mtg aggregating \$20,000; Anna F Cooper. 21,000

6TH st, 738 E (*), ss, 243 w Av D, 25x70, 5-sty bk tnts & str; due, \$19,817.68; T&c, \$819.28; Chas P Buckley, trste. 15,000

18TH st, 326 W, ss, abt 310 w 8 av, 20x92, 3-sty bk tnt (exrs sale); Leonard Weill. 6,100

18TH st, 342 W (*), ss, 300 e 9 av, 25x92, 5-sty stn tnt; due, \$9,195.80; T&c, \$614.40; Mary E Sandford. 27,000

19TH st, 238 E, ss, 160 w 2 av, 20x84, 3-sty & b bk dwg (trstes sale); Wm Von Der Horst. 9,000

49TH st, 322 W (*), ss, 350 w 8 av, 25x100.5, 5-sty bk tnt & str; due, \$5,353.14; T&c, \$100; Sol Dornberger et al. 24,000

49TH st, 541-5 W, ns, 175 e 11 av, 75x100.5, 2-6-sty bk tnts & str; due, \$50,354; T&c, \$2,040; withdrawn. 21,000

54TH st, 126 E, ss, 90 w Lex av, 25x100.5, 2-sty bk garage (exrs sale); John H Naughton. 27,000

10TH st, 402 E, ss, 83 e Av C, 25x92.3, 5-sty bk tnt; sub to mtg \$11,500 (vol); Laura G Webb. 16,000

119TH st, 73 W, ns, 247 e Lenox av, 18x100.11, 3-sty bk dwg; withdrawn. 15,100

23D st, 343 E, ns, 150 w 1 av, 25x98.9, 5-sty bk tnt; sub to mtg \$10,000 (vol); Benj T Graham. 21,750

St Nicholas av, 189, ws, n 119th, 32x105.5x irreg, 5-sty bk tnt; sub to mtg \$17,500 (vol); Benj T Graham. 21,750

64TH st, 8 E, ss, 150 e 5 av, 20x100.5, 4-sty & b stn dwg (exrs sale); Edith Talcott Bates. 50,000

72D st, 28 E (*), ss, 40 e Mad av, 18.3x80, 5-sty & b stn dwg; due, \$5,584.36; T&c, \$58.40; sub to 1st mtg \$46,000; Union Mtg Co. 51,800

85TH st, 350 W (*), ss, 96.4 e Riverside dr, runs s52.2xse25xse25xse25xse50xnl02.2xwl10 to beg, 6-sty bk tnt; due, \$168,334.70; T&c, \$4,216.45; Republic of Panama. 165,000

131ST st, 3 E (*), ns, 99 e 5 av, 26x99.11, 5-sty bk tnt; due, \$3,900.55; T&c, \$171.74; sub to 1st mtg \$13,000; Kate Meney. 19,500

132D st, 233 on map 235 W (*), ns, 291 w 7 av, 15x99.11, 3-sty & b bk dwg; due, \$9,283.35; T&c, \$398.90; Albt C Hall, trste. 8,500

142D st, 525 W, ns, abt 245 w Hamilton pl, 19.8x99.11, 3-sty & b stn dwg (vol sale); withdrawn. 10,000

1ST av, 286 (*), es, 23 s 17th, 23x94, 3-sty bk tnt & str; due, \$11,642.48; T&c, \$150; Columbia Trust Co. 10,000

HENRY BRADY.

20TH st, 337 & 339, on map 339-43 E (*), ns, 186.11 w 1 av, 35.8x92, 6-sty bk tnt & str; due, \$14,220.16; T&c, \$0.50; pr mtg \$34,000; Henry H Jackson. 44,000

96TH st, 226 E (*), ss, 369 e 3 av, 32x100.8, 5-sty bk tnt; due, \$26,865.95; T&c, \$739; Geo B Bernheim, trste. 15,000

120TH st, 60 W (*), ss, 278.9 e Lenox av, 19x100.11, 3-sty & b stn dwg; due, \$20,408.29; T&c, \$—; Cornelia W Hall et al, trste. 12,000

133D st, 524 W (*), ss, 275 w Ams av, 17.6x99.11, 4-sty bk tnt; due, \$8,645.29; T&c, \$710; Cornelia H Hughes. 5,000

Riverside dr, 260 (*), nec 98th (Nos 319-21), 106.5x130.11x100.11x96.11, 10-sty bk tnt; due, \$58,475.32; T&c, \$5,555; Geo Abeel. 438,653

ARTHUR C. SHERIDAN.

104TH st, 64 E (*), ss, 117.6 w Park av, 18.9x100.11, 3-sty stn synagogue; due, \$4,429.72; T&c, \$303.76; N Y Title & Mtg Co. 3,500

BRYAN L. KENNELLY.

Willert st, 45-7 (*), nwc Delancey (Nos 222-6), 44.8x88, 6-sty bk tnt & str; due, \$29,601.58; T&c, \$1,565.50; Emigrant Indust Savgs Bank. 70,000

Total\$1,074,903

Corresponding week 1917..... 405,990

Jan. 1, 1918, to date..... 3,459,781

Corresponding period, 1917..... 2,142,260

Bronx.

The following are the sales that have taken place during the week ending Jan. 25, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

St Anns av, 306, es, 27.6 s 141st, 27x104, 5-sty bk tnt & str (exrs sale); John Geiger. 16,200

ARTHUR C. SHERIDAN.

Burnet pl, 1119 (*), ns, 70.2 w Barry, 25x90, 1-sty fr shed; due, \$838.27; T&c, \$459.65; City N Y. 250

219TH st, 710 E (*), ss, 605 w Barnes av, 100x114; due, \$7,112.09; T&c, \$300.10; Wm C Arnold. 5,000

219TH st, 720 E (*), ss, 555 w Barnes av 50x114; due, \$3,885.84; T&c, \$133.40; Wm C Arnold. 3,000

SAMUEL MARX.

Parcel of land bounded on the south by salt meadow land of Saml Valentine, e by small creek, n by salt meadow land of Andw George, e by creek running w of Goose Island, in Eastchester Creek, being lands conveyed by John H Campbell to Stephen B & Kate M Odell; due, \$6,618.48; T&c, \$4,694.39; withdrawn.

HENRY BRADY.

Jesup av (*), swc 172d, 51.5x100.2x50.6x102; also JESUP AV, ws, 252.3 s Featherbed la, 50x100; also JESUP AV, ws, 352.3 s Featherbed la, 275.11x100.2x270.2x100; also JESUP AV, es, 1,259.8 s & sw Featherbed la, runs sw75xse153.6xne118.5 to Macombs rd xne335.4xnw138.8xsw350xnw110 to beg; also JESUP AV, ses, 1,384.9 s & sw Featherbed la, 131.2x— to Devoe x171.11x111.2; also MACOMBS RD, ws, 394.11 s & sw Featherbed la, 25x91.7x25x98.7; also MACOMBS RD, ws, 495.1 s & sw Featherbed la, 408.9x142.5x341.6x79.1; also MACOMBS RD, ws, 186.4 s Featherbed la, 50x144.10x50 x138.11; due, \$56,375; T&c, \$2,600; Bond & Mtg Guar Co. 27,000

GEORGE PRICE.

Ludlow av (*), ns, 155 w Havemeyer av, 50x108; due, \$2,345.44; T&c, \$1,000; Kate Schwanewede. 1,500

Total\$52,950

Corresponding week, 1917..... 770,200

Jan. 1, 1918 to date..... 400,830

Corresponding period, 1917 938,425

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

JAN. 28. PINEHURST AV, swc 179th, 80x100, vacant (exrs sale).

38TH ST, 272 W, ss, 100 e 8 av, 16.8x98.9, 4-sty bk & stn tnt (exrs sale).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JAN. 26.

No Legal Sales advertised for this day.

JAN. 28.

2D ST, 126 E, ns, 341.7 e 1 av, 24.8x121.11, 6-sty bk tnt & str; Geo Haupt—Louis Aronson et al; Chas L Hoffman & Henry A Friedman (A), 31 Nassau; Theo K McCarthy (R); due, \$4,902.11; T&c, \$—; sub to 1st mtg \$35,000; Joseph P Day.

31ST ST, 317-9 E, ns, 200 e 2 av, 40x98.9, 6-sty bk tnt & str; Congregational Home Missionary Soc—Paul W Solomon et al; Meyers & Clark (A), 51 E 42d; Chas M Beattie (R); due, \$46,071.13; T&c, \$1,965.81; Joseph P Day.

1ST AV, 1028, es, 20.1 n 56th, 20x94, 4-sty bk tnt & str; Lincoln Trust Co—Ferdinand C Bammam et al; Middlebrook & Borland (A), 46 Cedar; Jas F Curnen (R); due, \$8,593.37; T&c, \$175; Henry Brady.

JAN. 29.

32D ST, 142 W, ss, 435 w 6 av, 20x44.7x20.5x40.2, vacant; Union Dime Savgs Bank—Marjorie D Bellows et al; Butcher, Tanner & Foster (A), 1 Mad av; Isidor Ehrman (R); due, \$15,834.47; T&c, \$624.74; Joseph P Day.

MADISON AV, 1537, es, 50.11 n 104th, 16.8x70, 3-sty bk tnt & str; Emma D Kenney—Frank Romano et al; Sullivan & Cromwell (A), 49 Wall; Elek J Ludwig (R); due, \$10,890.46; T&c, \$123.30; Henry Brady.

POST AV, ns, 100 e Dyckman, 100x125, vacant; Julius A Stursberg et al—Eva Levine et al; Albert H Atterbury (A), 30 Broad; Jos P Morrissey (R); due, \$11,037.68; T&c, \$2,560.17; Joseph P Day.

3D AV, 1759, es, 75.9 s 98th, 25x83.9, 5-sty stn tnt & str; N Y Life Ins & Trust Co, trustee—Dora Kessler et al; Emmet & Parish (A), 52 Wall; Murray Hulbert (R); due, \$17,889.83; T&c, \$682; Henry Brady.

STH AV, 507, ws, 58.6 n 35th, 20.3x95, 4-sty stn tnt & str; 2-sty ext; U S Trust Co of N Y, trustee—Saml A Teets et al; Stewart & Shearer (A), 45 Wall; Chas N Flint (R); due, \$42,085.79; T&c, \$1,008.60; Joseph P Day.

JAN. 30.

CHRISTOPHER ST, 183, ns, 247.7 w Washington, 23.6x63.9x29.1x63.9, 3-sty bk loft & str bldg; Emelia B Hendrickson—Jno M Williams et al; Harold Swain (A), 176 Bway; Lawrence S Greenbaum (R); due, \$8,214.16; T&c, \$600; L J Phillips & Co.

94TH ST, 312 E, ss, 200 e 2 av, 25x100.8, 5-sty bk tnt; Bank for Savgs in City N Y—Ida Jantzer et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Chas L Hoffman (R); due, \$11,037.95; T&c, \$1,208.11; Samuel Marx.

94TH ST, 314 E, ss, 225 e 2 av, 25x100.8, 5-sty bk tnt; Bank for Savgs in City N Y—Louis Scheifers et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Phoenix Ingraham (R); due, \$11,029.71; T&c, \$1,208.11; Henry Brady.

LEXINGTON AV, 181-7, es, 20 n 31st, runs n 78x100x81x83.11x80 to 31st (No 137) xw 18.6x20xw85.5 to beg, 5-4-sty bk tnts & str; W Forbes Morgan, Jr, trustee—Justa Realty Co et al; W Gibbs Whaley (A), 27 William; Geo J Gillespie (R); due, \$122,345.53; T&c, \$3,320.30; Joseph P Day.

6TH AV, 814, nec 46th (Nos 73-7), runs n 24.9x50.10x25.11x39.8x50.8xw90.6 to beg, 5-sty bk tnt & str & 2-4-sty stn-tnts & str; 6TH AV, 818, es, 49.2 n 46th, 20.1x91.10, 4-sty stn tnt & str; Thos H Kelly—Philip A Fitzpatrick et al; Gillespie & O'Connor (R); due, \$8,115.44; T&c, \$5,474.65; Henry Brady.

JAN. 31.

117TH ST, 5 E, ns, 110 e 5 av, 25x100.11, 5-sty bk tnt; Ethel Kingsland Anderton—i G Realty Co, Inc, et al; Frederic deP Foster (A), 44 Wall; J Campbell Thompson (R); due, \$22,378.48; T&c, \$593.90; Joseph P Day.

130TH ST, 303 W, ns, 100 e St Nicholas av, 25 x101.10, 5-sty bk tnt; Mary J Kingsland—David B Getz et al; Chas P & Wm W Buckley (A), 141 Bway; Jno J Brady, Jr (R); due, \$22,408.09; T&c, \$494.40; Henry Brady.

AMSTERDAM AV, es, 1,150.1 n 188th, 100x 225.6 to Ft George Speedway x102.9x228.4, vacant Julia Coddington—Jas Thom et al; Cadwalader, Wickersham & Taft (A), 40 Wall Francis S McAvoy (R); due, \$21,203.27; T&c, \$928.54; J H Mayers.

FEB. 1.

120TH ST, 58 W, ss, 297.9 e Lenox av, 19x100.11, 3-sty & bk stn dwg; Cornelia W Hall et al, trustees—Will Kramer, Jr, et al; Remsen & Parsons (A), 60 Wall; Jas J Walker (R); due, \$18,299.24; T&c, \$317.30; H Brady.

132D ST, 14 E, ss, 240 e 5 av, 30x99.11, 5-sty bk tnt Equitable Life Assur Soc of U S—Berthe Gubin et al; Alexander & Green (A), 120 Bway; Chas H Tuttle (R); due, \$17,194.51; T&c, \$757.50; Joseph P Day.

6TH AV, 450-2, es, 49.4 n 27th, runs n39.6x68 xw6"x32x24xw100 to beg, 7-sty bk loft & str bldg; Reuben L Maynard et al—Max Radt et al; Reuben L Maynard (A), 141 Bway; Cornelius Huth (R); due, \$165,221.25; T&c, \$3,644.30; Joseph P Day.

FEB. 2.

No Legal Sales Advertised for this day.

FEB. 4.

118TH ST, E, ns, 160 e 5 av, 50x100.11, vacant; Meta Malchow—Katie Graff et al; Albert W Venino (A), 59 Wall; Harry Herskowitz (R); due, \$15,369.07; T&c, \$181.80; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

JAN. 26.

No Legal Sales advertised for this day.

JAN. 28.

231ST ST, E, ss, 305 e Barnes av, 100x114.10; Jacob J Pantell—Jno Entwistle et al; August Weymann (A), 154 Nassau; Otto Henschel (R); due, \$938.41; T&c, \$440; Arthur C Sheridan.

JAN. 29.

220TH ST, 849 E, ns, 305 w Bronxwood av, 50x 114; Municipal Liens Co—Jas A Golver et al; Edwin C Smith (A), Rochester, N Y; Otto Henschel (R); due, \$400; T&c, \$920; Arthur C Sheridan.

LONGFELLOW AV, ws, 200 n Seneca av, 25x 100, vacant; Mary E Clark—Dorsey J Miller et al; Wm L Clark (A), 35 Nassau; M Maldwin Fertig (R); due, \$1,984.00; T&c, \$650; Joseph P Day.

EVERGREEN AV, es, 224 n Westchester av, 40x100; American Real Estate Co—Julia H Moody et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Chas H Friedrich (R); due, \$5,551.11; T&c, \$114; sub to 1st mtg \$20,000; Joseph P Day.

JAN. 30.

No Legal Sales advertised for this day.

JAN. 31.

BARRY AV, sec Worthen, runs e190.10x276.7 to cl of 156th xw191.2x296.7 to beg, vacant; Edw C Bridgman et al; Empire Develop Co; Cornelius Doremus (A), 66 Bway; Chas M O'Keefe (R); due, \$12,039.55; T&c, \$458.70; Henry Brady.

FEB. 1.

UNION AV, 694, es, 27.5 s 155th, 18.9x95, 2-sty & b bk dwg; City Real Est Co—Hugh J Begley et al; Harold Swain (A), 176 Bway; Bernard S Van Rensselaer (R); due, \$6,447.00; T&c, \$67.60; Arthur C Sheridan.

HAVILAND AV, 2238, ss, 280.4 e Castle Hill av, 100x103.1; Friederike Koppelman—Nellie A Newman et al; Adolph E Gutesell (A), 38 Park Row; Abr I Solomon (R); due, \$3,713.75; T&c, \$2,079.83; Joseph P Day.

FEB. 2.

No Legal Sales advertised for this day.

FEB. 4.

FAIRMOUNT AV, ns, 30.6 w Valentine av, 75x 100; Mutual Benefit Soc of Members of East German Conference of Methodist Episcopal Church—Rudolph F Knochenhauer et al; Jerome Eisner (A), 41 Park Row; Edw D Dowling (R); due, \$1,205.52; T&c, \$114.18; Joseph P Day.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JAN. 19.

CHERRY ST, 128; Henry De F Weekes—Sam Weinberg et al; amended; Weekes Bros (A). RIVERSIDE DR, ws, 100 n 161st, 56.10x100x irreg, and other PROP in Bronx County; Corn Exch Bank—Jas Pilkington et al; Bowers & Gerard (A).

3D AV, ws, 50.11 n 103d, 25x100; Francis H Kinnicutt et al—Leon Sabie Realty Co et al; Hunt, Hill & Betts (A).

JAN. 21.

No Foreclosure Suits filed this day.

JAN. 22.

COLUMBIA ST, 98; Grace D Thorne et al, exrs —Meyer Israelowitz et al; G E Gartland (A). SAME PROP; Grace D Thorne—same; G E Gartland (A).

12TH ST, 607 E; City Real Estate Co—Marie L Berger et al; H Swain (A).

118TH ST, E, ss, 410 e Lenox av, 25x100.11; Frederic de P Foster et al—Caroline Romer et al; W C Heywood (A).

117TH ST, E, ss, 125 w 5 av, 33.4x100.1; Francis I Noble, trustee—Henry W Schlesinger et al; W C Runyon (A).

2D AV, 1836; N Y Savgs Bank—Henry Hof et al; J A Dutton (A).

JAN. 23.

120TH ST, 229 W; Equitable Life Assurance Society of the U S—Ferdinand Cahn et al; Alexander & Green (A).

122D ST, ns, 312.6 w Amsterdam av, 62.6x90.11; N Y Life Ins Co—Sauer Realty Co et al; G W Hubbell (A).

138TH ST, ns, 329.6 w 7 av, 17x99.11; Equitable Life Assurance Society of the U S—Jessie F Mahon et al; Alexander & Green (A).

JAN. 24.

CANAL ST, 62, & ALLEN ST, 10 & 12; Isaac Shiman—Corp of H & A Cohen et al; Strasbourg & Schallek (A).

GOUVENEUR ST, 42; Kive Siegel—Rosie Goldstein et al; J H Corn (A).

MONROE ST, 280; U S Trust Co of N Y, trustee—David Lasky et al; W M Powell (A).

RIDGE ST, 112-4; Sarah A Vedder—Abr Zubrinsky et al; H A Trebing (A).

51ST ST, 302-4 W; Wm M Walker—Michl Naftal et al; G W Ellis (A).

63D ST, 22-8 W; Wm F Clare—Elknur Realty Co, Inc; amended; F A Gill (A).

71ST ST, 113-5 W; Alex Greiff—Hennessey Realty Co et al; A M Levy (A).

114TH ST, 27 W; Max Weissman—Abr Lewis et al; S S O'Keen (A).

WADSWORTH AV, sec 190th, 179.7x100; 3 actions; Manhattan Mtg Co—Wadsworth Associates, Inc, et al; Garrington & Pierce (A).

JAN. 25.

HESTER ST, 83-5; Julius J Dukas—Calvin Realty Corp et al; S F Hyman (A).

RIDGE ST, es, 150 n Broome, 25x100; Eliz S Brice—Bernard Fortgang et al; W R Adams (A).

STANTON ST, 328; Union Trust Co of N Y—Michael Wieder et al; Miller, King, Lane & Trafford (A).

9TH ST, 619 E; Louise S Austin—Lena Brown et al; amended; W R Adams (A).

114TH ST, 331 E; Cornelia H Hughes—Louis Garofola et al; amended; E D Loughman (A).

AMSTERDAM AV, swc 75th, 100x212; Henry L Einstein—Frank Bradley et al; amended; H Swain (A).

Bronx.

JAN. 18. SHERMAN AV, ws, 136.8 n 163d, 20.10x100; Sarah Levy—Maria Alliegro et al; Morrison & Schiff (A).

WESTCHESTER AV, 916-8; Marie Heiderman, as extrx—Brener Realty Co et al; O E Davis (A).

JAN. 19.

FOREST AV, 1126; Harry J Sprung—Thos O'Brien et al; S Sprung (A).

SEDGWICK AV, ws, 224.5 s Giles, 90x100; PLOT 11, map of land at Kingsbridge, 24th Ward, belonging to Wm Ogden Giles; LOTS 40, 41, 42 & 43, same map; LOTS 28, 29, 30 & 31, map of prop belonging to Wm Ogden Giles at Kingsbridge Heights, 24th Ward; LOTS 32, 33, 34 & 35, same map; LOTS 36, 37, 38 & 39, same map; LOTS 13, 14, 15, 16, 17 & 18, parcel 25, map showing subdivision of prop of est of Wm B Ogden, situated at Highbridge; LOTS 1 & 2, blk A, map of portion of lands of M S Arnov, owned by Geo F Jarrett; Corn Exchange Bank—Jas Pilkington et al; Bowers & Gerard (A).

JAN. 21. BRYANT AV, 1439; Delia Kearney Huss—Geo W Muller et al; Knox & Deignan (A).

LOTS 29 & 30, part of, map Village Eltonia; Jane E Reynolds—Jas Reynolds, Jr, et al; L Howlett (A).

JAN. 22.

No Foreclosure Suits filed this day.

JAN. 23.

TIFFANY ST, ws, 250 n Randall av, 100x100; WORTHEN ST, es, 350 n Randall av, 100x100; WORTHEN ST, es, 350 n Randall av, 30xirreg; LONGWOOD AV, sws, 104.7 nw Tiffany, 100x 100; TRIANGULAR piece of land beg at the c formed by intersec of centre line of Leggett's Creek & nws Truxton, —x—; Walter S Gurnee et al, as exrs—Tiffany Develop Co; M Cooper (A).

TIFFANY ST, sec Spofford av, 50x100; RAN-DALL AV, nec Casanova, 100x175; BARRETTO ST, es, 300 s Spofford av, 50x100; RAN-DALL AV, nwc Manida, 100x100; BARRETTO ST, sec Spofford av, 100x275; Walter S Gurnee et al, as exrs—Jno J Tierney et al; M Cooper (A).

HILTON AV, swc Dean pl, 100x38.7; Fannie H Youngs as trustee—Century Holding Co; Holt, Warner & Gaillard (A).

JACKSON AV, 906; Helen M Rowland et al—Edmund Francis Realty Co et al; Cary & Carroll (A).

JAN. 24.

174TH ST, nes, at intersec nws University av, 100x1,006xirreg; Lees Tract Corp—B F Constn Co, Inc, et al; Stoddard & Mark (A).

BROOK AV, es, 70 n 147th, 30x100; Wm Bruce Brown—Jno Diehl et al; Wilson, Barker & Wager (A).

STEBBINS AV, 1391; German Exch Bank of City N Y—Kate Obmeis et al; J Steiner (A).

STEBBINS AV, 1393; same—same; same (A).

STEBBINS AV, 1397; same—same; same (A).

UNIVERSITY AV, nws, 100.6 ne 174th, 82.5x 100; Lees Tract Corp—B F Constn Co, Inc, et al; Stoddard & Mark (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JAN. 17.

88TH ST, ss, 252 e Amsterdam av, 18x 100.8; Brooklyn Trust Co—Jas A Rich et al; Cullen & Dyckman (A); Chas Putzel (R); due.....14,867.78

JAN. 18.

RIDGE ST, ws, 72.11 s Rivington, 30x 50.7; Caroline T Kissell—Meyer Greenberg; Frank L Crocker (A); Israel H Zinovoy (R); due.....20,143.16

92D ST, 313 E; Mechanics Bank—Mayer Adler et al; Edw T Horwil (A); Myron Sulzberger (R); due..12,435.00

JAN. 19 & 21.

No Judgments in Foreclosure Suits filed these days.

JAN. 22.

60TH ST, ss, 200 e West End av, 25x 100.5; Adele Kneeland—246 West 60th St Corp; Henry L Bogert (A); Abr Oberstein (R); due.....5,258.33

8TH AV, 2301; Jennie G Buckley—Harold R Evans; Bernard J Tiney (A); J Sidney Bernstein (R); due..15,581.25

JAN. 23.

CHRYSTIE ST, 118; Albert C Morgangstern—Delancey Holding Co; Wolf & Kohn (A); Jno H Rogan (R); due.....22,736.88

86TH ST, ss, 475 w Central Park W, 25x102.2; Stephen C Clark—May L Haskin; Ver Planck & Prince (A); Geo H Engelhard (R); due.....46,881.25

92D ST, ns, 230 w West End av, 20x 56.5; Chas Lask—Robt M Silverman; Henry, Meyers & Manne (A); Jno T Hogan (R); due.....2,072.00

Bronx.

JAN. 18.

LOT 30, blk 3369, sec 12, tax map; City N Y—Maud Kennedy et al; W P Burr (A); J A Bolles (R); due.....1,214.88

LOT 31, blk 3369, sec 12, tax map; City N Y—Maud Kennedy et al; W P Burr (A); J A Bolles (R); due.....1,256.22

JAN. 19.

No Judgments in Foreclosure Suits filed this day.

JAN. 21.

No Judgments in Foreclosure Suits filed this day.

JAN. 22.

BOSTON RD, ws, 61.3 n 180th, 71.4x 152.6; N Y Trust Co, as trustee—Ralph Milite et al; Merrill, Rogers & Terry (A); M B McHugh (R); due.....51,956.32

JAN. 23.

LOT 46, blk 2890, sec 11, tax map; City N Y—Albert L Lowenstein et al; W P Burr (A); T C Press (R); due.....919.64

LOT 19, blk 3312, sec 12, tax map; City N Y—Moses G Wright et al; W P Burr (A); L A Moskowitz (R); due.....2,251.43

JAN. 24.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JAN. 19.

No Lis Pendens filed this day.

JAN. 21.

No Lis Pendens filed this day.

JAN. 22.

48TH ST, 318-22 E; Metropolitan Studios, Inc —Jno F Kuhn; specific performance; Appleton, Perrin & Hoyt (A).

JAN. 23.

RIVERSIDE AV or dr, es, 22.3 n 81st, 20.2x 88.0x irreg; Henrietta K Emley—Estella K Tucker et al; partition; L J Tompkins (A).

5TH AV, 1329; Lincoln Trust Co, trustee—Henry S Brightman; action to reform agreement; Edwards, O'Loughlin & George (A).

JAN. 24.

WEST ST, 421 & 422; Washington Brockner—Harriet I B Hanfield et al; partition; Wells & Moore (A).

5TH AV. 2605-7; Danl K De Beixodon—Julia Bachrach (et al; F de P Foster (A)).
CENTRAL PARK W. 270, & 97TH ST. 12 W; Consolidated Chandelier Co—370 Central Park W, Inc, et al; action to foreclose mechanic's lien; Weschler & Kohn (A).
JAN. 25.
BLEECKER ST. 85-0, 1,3 pt; also BROADWAY. 523 & 527, 1/3 pt; also HESTER ST. 79, 1 pt; also ORCHARD ST. 41, 1,3 pt; also 2D ST. ns, lot 3, adj land of Mrs Jessej Judah, 1/3 pt; also GREENE ST. 65, 68, 68½, 1/11 pt; also CANAL ST. 362, 1/11 pt; Jas A Foley, recr—Reginald Ronalds et al; action to set aside deeds; F M Patterson (A).
PLEASANT AV. ns, lot 5; Geo Gilchrist et al —Jos H Godwin, Jr, et al; action to foreclose tax lien; W M Sullivan (A).

Bronx.

JAN. 18.
No Lis Pendens filed this day.
JAN. 19.
No Lis Pendens filed this day.
JAN. 21.
No Lis Pendens filed this day.
JAN. 22.
No Lis Pendens filed this day.
JAN. 23.
No Lis Pendens filed this day.
JAN. 24.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 19.
19TH ST. 600-11 E; N Y Roofing Co—est Jno U Brookman; A Nelson (95) 185.00
108TH ST. 103-7 W; Michl Buffano—9th Ward Realty Co; Oscar Nelson (99) 2,155.00
CLAREMONT AV. 140; Spencer Heater Co—Eva Trop; Mrs C Schafer (98) 20.35
MADISON AV. sec 64th, 100.5x132.6; Cross & Cross—Verona Holding Co (97) 1,667.00
PARK AV. MADISON AV. 4TH & 48TH STS. blk. &c; Standard Metal Furring & Lathing Co—Vanderbilt Av Realty Corp; Union Partition Co (96) 407.89
JAN. 21.
15TH St. 7 E; Max Levin—Society of Commonwealth Center & Clark & Appelman (101) 120.00
5TH AV. 148; Pierce, Butler & Pierce Mfg Corp—S V C Hamilton; renewal (100) 600.00
JAN. 22.
BROAD ST. 49; Jos Petrusa—49 Broad St Realty Corp & Jacob Gottlieb (105) 821.38
56TH ST. 227-9 E; Starobin Electrical Supply Co—L L D Realty Co, Inc, & Haskell Electric Contracting Co (102) 222.93
57TH ST. 112 E; Jacques L De Mesquita—Johanna Kiemer; Anna Lynch (104) 35.00
72D ST. 31-3 E; Elevator Supplies Co, Inc—31 E 72d St Corp; Zahner Metal Sash & Door Co (103) 341.10
JAN. 23.
15TH ST. 7 E; Saml Hyman—Society of the Commonwealth Center, Inc, & Clark & Appleman (109) 385.00
25TH ST. 254-8 W; Isidor Schwartz—Edw W Browning & Lazarus & Allen Black (108) 54.73
27TH ST. 142-6 E; Isidor Schwartz—Edw W Browning & Lazarus & Allen Black (107) 106.25
53D ST. 46 W; Reliable Roofing Co—Dr Wilbur B Harple & Robt R Algie; renewal (106) 77.60
54TH ST. 128 E; P Aguado Co—Amelia H Sinsheimer (119) 39.00
CENTRAL PARK W. nwc 62d, 200.10x 223; Peter Clark—New Theatre & Century Amusement Corp (111) 25.80
SAME PROP; same—same (112) 23.50
SAME PROP; same—same (113) 47.25
SAME PROP; same—same (114) 15.25
SAME PROP; same—same (115) 3.75
SAME PROP; same—same (116) 13.00
SAME PROP; same—same (117) 6.75
SAME PROP; same—same (118) 283.00
5TH AV. sec 74th, —x—; M F Westergren, Inc—Ravitch Bros Constn Co Zahner Metal Sash & Door Co (110) 150.00
JAN. 24.
6TH ST. 217-9 E; Chas Wennerholm—Jno Doe; Henry J Peper & Co, Inc (125) 60.00
97TH ST. 12 W. & CENTRAL PARK WEST. 370; Consolidated Chandelier Co—370 Central Park W, Inc, & Fred F French (120) 1,505.00
138TH ST. 105 W; Max Hurwitz—105 W 138th St Inc; Marie B Murray (121) 417.17
136TH ST. 167 W; Jacob Soffen—Thos J & Mary Simcox (122) 170.30
DELANCEY ST. 122; Abr Sacks—Warsaw Bros; Siegel Bldg Corp (123) 639.00
AV D. sec 6th, 20x72; Henry Regelmann—Jno Wilkens & Augusta Badenhof (124) 115.00
JAN. 25.
12TH ST. 119-25 W; Norwalk Lock Co—Lustgarten Co, Inc (129) 1,600.00
15TH ST. 7 E; Halpern & Mestel—Society of the Commonwealth Centre & Clari & Appelman (130) 105.00
54TH ST. 212-6 E; Burchartz Fireproofing Co, Inc—Crescent Star Realty Co & Plaza Contracting Co (132) 830.00

57TH ST. 36 W; Max Kronreich—Eliz L Goodnow & Isabella L Bigelow; renewal (126) 330.00
76TH ST. 134 E; Abr Bernard—Julius Tishman Sons, Inc, & Markowitz (131) 85.00
78TH ST. 217 W; Sam Friedlander—Edmund H Chatillon & E Woome (128) 78.50
EDGEcombe AV. ws. 899.6 n 150th, 175x75.10x175x100; Conroy Bros, Inc—Candler Holding Corp (127) 6,903.10

Bronx.

JAN. 18.
HOE AV. 1533-5; Nathan Yannett—Etta Crakaw; D Sullivan Crakaw (32) 235.00
JAN. 19.
No Mechanics' Liens filed this day.
JAN. 21.
SEDGWICK AV. swc 177th, 77.4x141; Bronx Artificial Stone Works, Inc—Edwin F Branning (33) 15,500.00
JAN. 22.
WASHINGTON AV. 1185; Roof Maintenance Co—Barney Greenthal (34) 20.00
JAN. 23.
CANNON PL. 3488, 3490, 3492, 3494; Richard E Thibaut, Inc—Cannon Pl Constn Co; renewal (36) 39.38
PURDY ST. 1586; Pasquale Giacobbe—Bridget Dunn; Maggie Sommer (35) 42.00
JAN. 24.
KAPPOCK ST. ns, 180 e Spuyten Duyvil pkway, 60x125; Levine Iron Works, Inc—Est of Isaac Johnson; Thos N Wright (37) 84.02
168TH ST. 801 E; Morris Negin—Irene W Hartt (38) 45.00
184TH ST. sec Jerom Av. 95x95; Decorative Concrete Wks—Arklin Realty Co; Arklin Realty Co, Aaron Klein, pres (39) 65.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 19.
BROADWAY. 683; Saml Lucks et al—Wells & Newton et al; Oct13'17 100.00
56TH ST. 437-53 E; Igoe Bros—Robt W Goelet et al; Jan10'18 147.19
JAN. 21.
BROADWAY. 1587; Mitchell Vance Co—Russell Hotel & Restaurant Co et al; Dec31'17 290.00
JAN. 22.
5TH AV. ws. whole front bet 33d & 34th; Amalgamated Cornice & Roofing Co—Waldorf-Astoria Hotel Co et al; Dec3'17 375.00
JAN. 23.
5TH AV. 471; Wm Buess, Inc—Gurdian Holding Co et al; Nov22'17 97.00
16TH ST. 115 to 137 W; C Pardee Wks —115-137 W 18th St Co, Inc, et al; Aug29'17 1,500.00
SAME PROP; Leopold Anzig—same; Aug27'17 480.00
SAME PROP; N Y Mineral Flooring Co, Inc—same; Nov14'17 100.00
SAME PROP; Jno S Kelly—same; Oct 15'17 1,983.00
SAME PROP; A B See Elec Elev Co—same; Aug30'17 1,300.00
SAME PROP; Henry A Bade—same; Aug28'17 491.08
SAME PROP; Murray & Hill Co—same; Aug29'17 3,315.43
SAME PROP; Knickerbocker Window Gardens—same; Aug29'17 555.30
SAME PROP; Albert S Hoyd—same; Sept4'17 1,627.40
SAME PROP; Sidney F Strongin—same; Aug30'17 563.00
SAME PROP; Fiore Amanna—same; Nov17'17 765.00
SAME PROP; Frans A Boedhtcher—same; Nov14'17 360.00
SAME PROP; Ole G Bertelsen—same; Nov13'17 7,811.27
SAME PROP; Mortimer C Rosenbaum & Bro, Inc—same; Aug28'17 2,221.69
SAME PROP; Jarcho Bros, Inc—same; Aug28'17 4,875.65
SAME PROP; Susan Lewis—same; Nov14'17 273.07
SAME PROP; Owen Walsh Mfg Co—same; Sept1'17 2,666.77
SAME PROP; Frank E Pearson, Inc—same; Nov7'17 5,792.50
SAME PROP; Reis & O'Donovan, Inc—same; Aug29'17 6,727.82
SAME PROP; Alfred Peats Co—same; Sept5'17 741.68
SAME PROP; B A & G N Williams—same; Sept5'17 703.60
SAME PROP; Schweibish Bros, Inc—same; Oct2'17 2,720.25
SAME PROP; Arco Co—same, Nov16'17 31.10
SAME PROP; Moritz Arnstein—same; Sept6'17 623.05
SAME PROP; Henry Bosch Co—same; Sept4'17 274.15
SAME PROP; Jas J Mooney Co—same; Sept6'17 300.00
SAME PROP; Norwalk Lock Co—same; Nov14'17 657.38
SAME PROP; Amanna & Lyons—same; Aug30'17 1,394.30
SAME PROP; Isidor Berger—same; Nov21'17 149.55
SAME PROP; Anton Larsen & Son, Inc—same; Aug30'17 593.75
JAN. 24.
16TH ST. 115 to 137 W; G A & H Boehm—115-137 W 16th St Co, Inc et al; Aug6'17 10,076.48

5TH AV. 509; Manhattan Carting Co, Inc—Dyckman Bldg Corp et al; Nov14'17 38.00
JAN. 25.
81ST ST. 4 E; Garrett M Ross—Caroline S Fellowes et al; Dec28'15 335.00
SAME PROP; Fredk R Smith—same; Apr16'17 163.90

Bronx.

JAN. 18.
No Satisfied Mechanics' Liens filed this day.
JAN. 19.
No Satisfied Mechanics' Liens filed this day.
JAN. 21.
136TH ST. 517 E; H Greenberg & Sons—Luck Bldg Corp et al; Sept 7'16 85.00
GRAND BLVD & CONCOURSE, es. 75 n 167th, 308x104; Gallo & Boscanelli—Dulcet Holding Corp et al; June23'17 11,700.00
SAME PROP; Brooklyn Fireproof Sash & Door Co, Inc—same; June23'17 675.00
SAME PROP; Brand & Silverstein Iron Works—same; June22'17 5,093.15
SAME PROP; Landsman & Soffin—same; June22'17 2,400.00
SAME PROP; Church E Gates & Co—same; June22'17 3,954.40
SAME PROP; Columbia Metal Box Co, Inc—same; June22'17 524.00
SAME PROP; Robinson Dumb Waiter Co—same; Aug23'17 236.00
SAME PROP; Richard E Thibaut, Inc—same; Oct17'17 533.95
GRAND BLVD & CONCOURSE, es. 75 n 167th, 308x104; Overhead Kitchen Clothes Dryer Co Dulcet Holding Corp et al; Aug21'17 464.00
SAME PROP; J Resnik & Son—same; Aug18'17 462.80
SAME PROP; Gallo & Boscanelli—same; June29'17 11,700.00
SAME PROP; Landsman & Soffin—same; June28'17 2,400.00
SAME PROP; Kandel Concreting Co—same; June26'17 1,400.00
SAME PROP; Modern Tile Co—same; June25'17 1,850.00
SAME PROP; Wimpie Electric Co—same; June23'17 700.00
JAN. 22.
GRAND BLVD & CONCOURSE, es. 75 n 167th, 308.5x104; Osinoff Flooring Co Dulcet Holding Corp et al; June26'17 5,000.00
SAME PROP; Jos Sciacca—same; June27'17 2,455.00
SAME PROP; Rubin Marcus Inc—Same; June22'17 8,150.00
SAME PROP; G Goldberg & Sons, Inc—same; July13'17 692.75
SAME PROP; Geo Colon & Co—same; June21'17 12,750.00
JAN. 23.
180TH ST. 250 E; Louis Hochman—Anton Lukasey et al; Oct'17 67.00
JAN. 24.
No Satisfied Mechanics' Liens filed this day.
1 Discharged by deposit.
2 Discharged by bond.
3 Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

JAN. 17, 18, 19 & 21.
No Attachments filed these days.
JAN. 22.
PERMALITE CORPN; Jno H Redmond; \$20.-466.24; Winter & Winter.
JAN. 23.
No Attachments filed this day.

CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

JAN. 18, 19, 21, 22, 23, 24.
George Backer Constn Co. 230-2 W 38th st..Cooper Hewitt Electric Co.. 9,084.00
Hygrade Amusement Co. 1770 3d av.. Julia B Gillespie 3,000.00
Israelson, Louis. 508-10 W 172d st.. Raisler Heating Co 1,250.00
Smith, Russell B. 1614-20 Bway.. Austin Organ Co (R) 12,500.00
Silverman, Arthur E. 53-9 E 96th..A B See Electric Elevator Co 5,250.00

Bronx.

JAN. 17, 18, 19, 21, 22, 23.
Brook Constn Co. 920 Southern blvd.. Geo Wolf. Plumbing (R) 10,150.89
Same. 924 Southern blvd..same. Plumbing (R) 10,045.50
Hunts Point Garage Co. 932 Southern blvd..Warsaw Elevator Co. Elevator 3,479.50
Lawson, J. S. 2310 Belmont av.. Pierce, Butler & Pierce Mfg Corp. Boiler 520.44

BUILDING LOAN CONTRACTS

The first name is that of the Lender;
the second that of the Borrower.

Bronx.

JAN. 18.
OGDEN AV. 1360; Abel King & Fredk
Lese loans 74th St Holding Co, Inc,
to erect 5-sty bk & stu apt; 8 pay-
ments. \$17,000.00

JAN. 19.
No Building Loan Contracts filed this
day.

JAN. 21.
No Building Loan Contracts filed this
day.

JAN. 22.
No Building Loan Contracts filed this
day.

JAN. 23.
No Building Loan Contracts filed this
day.

JAN. 24.
No Building Loan Contracts filed this
day.

PLANS FILED FOR NEW
CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
MADISON AV. s e c 38th, 16-sty f. p. apts,
tile & slate fl. 38x125; \$650,000; (o) August
Heksher, 50 E 42d; (a) Whitney Warren &
Chas. D. Wetmore, 16 E 45th (12).

STABLES AND GARAGES.

PARK AV. s e c 131st, 1-sty bk garage, 99x
110, plastic slate fl. \$15,000; (o) Keats Co., 135
Bway; (Pres) Mathilda Van Praag; (a) Samuel
Cohen, 32 Union Sq E (14).

CHARLES T. 93-5, 1-sty bk garage, rubber-
oid fl. 38x96; \$7,000; (o) John H. Cooper, 372
Bleecker; (a) Wm. S. Boyd, 203 W 14th (11).

MISCELLANEOUS.

135TH ST, 179-83 W. 6-sty f. p. Y. M. C. A.,
75x90, tile, tar & gravel rf; \$200,000; (o) Y. M.
C. A. of N. Y. C., 215 W 23d; (Pres) Wm.
Fellows Morgan; (a) John F. Jackson, 1328
Bway (13).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

163D ST. s s s, 87 W Teller av, 5-sty bk tnt,
slag fl. 93x93; \$115,000; (o) Siebrand H.
Nieuwenhuis, 339 E 163d; (a) Kreymborg
Archtl. Co., 1029 E 163d (6).

163D ST. s s s, 186 W Teller av, 5-sty bk tnt,
slag fl. 100x96; \$135,000; (o) Siebrand H.
Nieuwenhuis, 339 E 163d; (a) Kreymborg
Archtl. Co., 1029 E 163d (7).

EXPLANATION OF TERMS USED AND
RULES FOLLOWED IN COMPILING
RECORDS.

Q. C. is an abbreviation for Quit Claim
deed, i. e., a deed where all the right,
title and interest of the grantor is con-
veyed, omitting all covenants and war-
ranty.

C. a G. means a deed containing Cove-
nant against Grantor only, in which he
covenants that he hath not done any act
whereby the estate conveyed may be im-
peached, charged or encumbered.

B. & S. is an abbreviation for Bargain
and Sale deed, wherein, although the
seller makes no expressed consideration,
he really grants or conveys the property
for a valuable consideration, and thus im-
pliedly claims to be the owner of it.

The street and avenue numbers given
in these lists are, in all cases, taken from
the insurance maps when they are not
mentioned in the deeds. The numbers, it
will occasionally be found, do not cor-
respond with the existing ones, owing to
there having been no official designation
made by them by the Department of Pub-
lic Works.

The first date is the date the deed was
drawn. The second date is the date of
filing same. When both dates are the
same, only one is given. When the date
of drawing is other than in the current
year the stated year is given. When both
the dates are in the same year the year
follows the second date.

The figures in each conveyance, thus,
2:482-10, denote that the property men-
tioned is in section 2, block 482, lot 10.

It should also be noted in section and
block numbers that the instrument as filed
is strictly followed.

A \$20,000—\$30,000 indicates the as-
sessed value of the property, the first
figures being for the lot only and the
second figures representing both lot and
building. Letter P before second figure
indicates that the property is assessed as
in course of construction. Valuations are
from the assessment roll of 1916.

DWELLINGS.

AMUNDSON AV. e s, 537.6 s Jefferson av, 2-
sty & attic hollow tile dwg. slate fl. 22x46;
\$6,000; (o & a) Oscar F. Lundberg, 2162 Strang
av (3).

PLANS FILED FOR
ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

ATTORNEY ST. 96, erect new stairway, mezzanine & window, remove partition to 5-sty bk tnt & str; \$1,000; (o) Kalman Rosenblutt, prem; (a) Jacob Fisher, 25 Av A (118).

CANAL ST. 432, install toilets & mullion win-
dow to 3-sty bk str & lofts; \$400; (o) Chas. W.
Ellis, 149 Bway; (a) David Bleier, 2339 Morris
av (2978). Corrects error in issue Dec. 15,
1917, when street number was omitted.

HUDSON ST. 652-64, erect one 2,500-gal. tank
& steel beam supports to 6-sty bk factory;
\$300; (o) Ed. Ermold & Co., prem; (a) The
Rusling Co., 39 Cortlandt (105).

LAFAYETTE ST. 94-8, extend stairways, con-
struct toilet to 6-sty bk offices; \$3,000; (o)
Mrs. Helen H. Jenkins, 232 Madison av; (a)
John Mead Howells, 470 4 av (122).

LIBERTY ST. 106-8, erect fire escape, new f.
p. doors & windows, f. p. partitions, metal
lathing, stairs, pent house & metal cornice to
5-sty bk str & lofts; \$2,000; (o) Havermeyer
Real Est. Co., 26 Cortlandt; (a) Olonzo
Jersey, 62 William (103).

MULBERRY ST. 109, erect marquee to 3-
sty bk moving picture theatre; \$400; (o) Fk
Vanito, prem; (a) Louis A. Sheinart, 194 Bow-
ery (120).

NASSAU ST. 170, install new partitions &
plumbing fixtures to 3-sty bk lofts; \$5,000; (o)
Monroe Clothes Shop Co., 55 5 av; (a) Moore
& Landsidel, 148th & 3 av (116).

N MOORE ST. 56-62, construct mezzanine to
5-sty f. p. garage; \$500; (o) Max Schlesinger,
310 Forest av, Lakewood, N. J.; (a) B. W. Dort-
man, 26 Court, Bklyn (107).

STATE ST. 14-18, alter fire-escapes, remove
window, cut down bk wall, f. p. door to 11-
sty bk offices; \$1,000; (o) Chesebrough Bldg.
Co., prem; (a) Alphonse J. Fritschy, 604 Green-
wich (110).

14TH ST. 401 W, remove bk work, set steel
beams & columns, reset pier, erect partition, str
fronts to 1-sty bk str; \$250; (o) Samuel
Snyder, prem; (a) Benj. Sackheim, 1896 Ber-
gen, Bklyn (117).

44TH ST. 5 W, floors reinforced to 2-sty bk
str; \$200; (o) Fifth Av. Bank; (Pres) Theo-
dore Hetzler, 530 5 av; (a) J. A. Hays, 2010
Bway (104).

49TH ST. 46 W, new front, bathroom, par-
titions & stairs, alter rear exit to 4-sty bk dwg;
\$8,000; (o) Solomon Kalvin, 1480 Bway; (a)
Adolph E. Nast, 546 5 av (109).

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
adm—administrator.
admtr—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

55TH ST. 416 E, erect bk wall, f. p. door, in-
stall gas tank, concrete floor to 1-sty bk ga-
rage; \$800; (o) Lippman Schumacher, 422 E
62d (119).

57TH ST. 9 E, 1-sty added, remove & alter
partitions, install f. p. partitions, fire escape,
stairs & toilets to 4-sty bk show room; \$15-
000; (o) Fritz Achelis, 11 Mercer; (a) Wm.
Phillip, 681 5 av (99).

72D ST. 534 E, remove pier, erect f. p. col-
umn to 5-sty bk bakery; \$250; (o) Emanuel
Gottfried, prem; (a) Otto L. Spannhake, 13
Park Row (98).

116TH ST. 420 E, erect partitions, entrance,
bk opening, new plumbing fixtures to 3-sty bk
tnt; \$1,200; (o) Danato D'Avanzo, 2274 2 av;
(a) Edwin Wilbur, 25 W 42d (107).

137TH ST. 263 W, reset partitions, cut open-
ing to 6-sty bk tnt; \$150; (o) Mary E. Kings-
land, 141 Bway; (a) Wm. Huenerberg, 2080
Daly av (111).

AMSTERDAM AV. 1326-8, erect water closet,
ext & marquee, reset partition to 2-sty bk str
& moving picture theatre; \$1,000; (o) N. Y.
Railway Co., 165 Bway, Pres., Theo. Shonts;
(a) Frank Martini, 403 3 av (114).

BROADWAY. 678, doors replaced by metal
window to 5-sty bk str; \$200; (o) Banger
Clarkson, 26 W 50th; (b) Freeman Bloodgood,
Jr., 8 York (115).

BROADWAY. 338, erect one 7,500-gal. pres-
sure tank & steel beam supports to 6-sty bk str
& loft; \$2,600; (o) Est of Geo. Bliss, care Wal-
ter P. Bliss, 71 Bway; (a) The Rusling Co., 39
Cortlandt (106).

BROADWAY. 265-7, erect stairway, parti-
tions, door, headers, trimmers, toilet, tile floors
& bases to 5-sty bk business; \$300; (o) Or-
phan Asylum Society in the City of N. Y.;
(Treas) Elizabeth E. Auchincloss, 105 E 22d;
(a) Chas. F. Winkelman, 103 Park av (108).

BROADWAY. 2730, new partition, iron win-
dow guards to 14-sty f. p. apt; \$500; (o) T. J.
McLaughlin's Sons, 345 Amsterdam av; (a)
Gaetan Ajello, 1 W 34th (100).

BROADWAY. 1491, shift entrances, enlarge
show window, remove partition to 4-sty bk cafe
& hotel; \$125; (o) Dowling Estl., care Sam
Dowling, prem; (a) L. Kern, 422 E 92d (123).

MADISON AV. 656, new basement front,
plumbing, heating & elec wiring, 1-sty rear ad-
dition, rearrange partitions to 4-sty bk str &
dwg; \$9,500; (o) Sigmund Lustgarten Est, care
David T. Davis, 55 Liberty; (a) Herbert M.
Baer, 665 5 av (113).

WEST END AV. 328, construct vault to 10-
sty bk hotel; \$2,000; (o) Louise M. Soreli, 332
Riverside av; (a) J. M. Felson, 1133 Bway
(102).

4TH AV. 113-19, install iron stairway to 8-
sty bk str & lofts; \$475; (o) Peoples Realty
Co., 31 Nassau; (a) Ed. D. Dunn, 470 Park av
(112).

Bronx.

BOSTON RD. 1149, new exits, new fire es-
capes, new partitions to 3-sty bk dwg, office &
dispensary; \$800; (o) Jay Tee Bee Co, Inc.,
Jas. F. Barry, 2806 3 av, Pres.; (a) Moore &
Landsidel, 3 av & 148th (4).

W FORDHAM RD. 14, 1-sty bk ext. 18.33x6.6,
new show windows, stairs, partitions to 3-sty
bk str & dwg; \$2,000; (o) Henry A. Schulte, 12
W Fordham rd; (a) Paul C. Hunter, 191 9 av

decd—deceased.
e—East.
exr—executor.
extr—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torren System.

RECORDS SECTION

of the

REAL ESTATE BUILDERS

RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CI

No. 2603

New York, February 2, 1918.

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

JAN. 25, 26, 28, 29, 30 & 31.

Birmingham st, see Henry, see Henry 86-8.

Bleecker st, 163 (2:539-39), ns, 75 e Sullivan, 25x100, 2-sty bk str; Stephen W Farrington, of Freeport, LI, to Josephine F & R Alice Farrington, both at Passaic, NJ; Mar1'15; Jan30'18; A\$16,000-20,000. nom

Broome st, 125, see Ridge, 24.

Broome st, 354, see 52d, 428-46 E.

Canal st, 368 (101) (1:211-30), ss, abt 250 e West Bway, 25.10x90.3x25x84.10, es, 5-sty bk loft & str bldg; Savgs Bank of Utica, at Utica, NY, to Jacob Hertzberg, 137 W 115; Jan21; Jan29'18; A\$21,000-29,000 (R S \$15). nom

Canal st, 368 (101); Jacob Hertzberg to Leonard Weill, 155 W 103; mtg \$13,000; Jan29'18. nom

Cannon st, 105, see Stanton, 281.

Cherry st, 362 (1:259-31), ns, 126.5 e Montgomery, 26x94.9x26.4x96, 5-sty bk tnt & str & 4-sty bk rear tnt; Beckie Levin, 25 E 99, to Louis Lejides or Lugides (?), 1437 Madison av; mtg \$19,000; Nov9'17; Jan29'18; A\$7,500-13,500 (R S \$1). nom

Cherry st, 367 (1:259-15), ss, abt 70 w Gouveneur, 34.8x64.5x28x65.6, with the alley bet 365 & 367 Cherry, 2x64, 4-sty bk tnt & str; Michael Cohen, 221 East Bway, to Jacob Nathan, 258 Madison; AL; Jan16; Jan25'18; A\$7,500-11,500 (R S 50c). 150

Cherry st, 385-9 (1:260-6-9 & 58-63), sec Scammel (Nos 52-8), 71.3x156.6 to ns Water (Nos 630-6) x71.3x151, 10-5-sty bk tnts & str; Monmouth Holding Co to Loretta M Higgins, 226 E 7, Bklyn; B&S; Jan24; Jan30'18; A\$30,500-49,000. nom

Crosby st, 97 (2:496-10), es, abt 110 s Prince, 25.3x66; Geo F Johnson Co, 15 Exchange pl, Jersey City, NJ, to Geo F Johnson, 340 W 72; B&S; Sept25'14; re-recorded from Oct6'14 Jan30'18; A\$12,000-24,000. O C & 100

Delancey st, 222-6, see Willett, 45-7.

Dominick st, 31 (2:579-35), ns, 140.11 w Varick, 19x75, 3-sty & b bk dwg; Henry W Unger, ref, to Emigrant Indust Savgs Bank, pff; FORECLOS Dec26'17; Jan28; Jan30'18; A\$6,200-9,000 (R S \$8). 8,000

Dyckman st (8:2255), nec land of Hudson R Co, abt 120x100x abt 170 to RR x—, vacant, except part conveyed to Hudson River R Co by deed recorded Nov3, 1847, being a gore at swc of above 27 ft on Dyckman & abt 11 ft on land of RR Co; Ferry Realty Corp, at Pier 11, N R, to Gotham Assets Co, at Pier 11, N R; mtg \$11,000 & AL; Jan24; Jan29'18; A\$—\$. (R S \$4). 15,000

Elizabeth st, 146-50, see 52d, 428-46 E.

Front st, 7-9 (1:4-27), sec Moore (Nos 25-7), 30.4x80x28.10x80, 5-sty bk loft & str bldg; also rear & s part of land conveyed by Conger to Herick by deed dated May1, 1839, 5 ft on e & ws & 7 ft on n & ss; Julia P Gardner, at Port Washington, LI, & ano, to 210 West 56th St Co, 135 Bway; AL; Jan26; Jan29'18; A\$28,000-36,000 (R S \$34). O C & 100

Goerck st, 1 (2:326-53), ws, 75 n Grand, 25x75, 6-sty bk tnt; Robt M Miller, ref, to J Leo Honigman, 204 W 86, & Bernard Kreizer, 215 W94, TRSTES will Sylvester Knight, pffs; sub to taxes, &c; FORECLOS Dec19'17; Dec21'17; Jan25'18; A\$6,000-16,500 (R S \$19). 19,000

Greene st, 204-6 (2:533-9), es, 100.2 s 3d, 49.10x100, 6-sty bk loft & str bldg; Central Trust Co of N Y to Chas Laue, 152 8 av, Bklyn; B&S & CaG; Jan24; Jan25'18; A\$33,000-56,000 (R S \$35). nom

Greene st, 204-6; Charles Laue to Bronstein Realty Co, 1603 Fairmount av, Balt. Md; mtg \$31,500 & AL; Jan24; Jan25'18 (R S \$12). O C & 100

Greenwich st, 216 (1:84-45), ws, abt 80 s Barclay, 26.6x80, 6-sty bk loft & str bldg; John Henry Van Kirk to Henry J S Hall, 51 Riverside dr; QC. Jan25'18; A\$28,000-37,000. nom

Henry st, 86-8 (1:275-47), sec Birmingham row or alley, 38x42, 7-sty bk loft & str bldg; Isaac Goodstein to Igood Realty Co, 135 Bway; B&S; AL; Jan25; Jan28'18; A\$17,000-27,000 (R S \$250). nom

Laurel Hill ter, swc 185th, see 52d, 428-46 E.

Laurel Hill ter, nws, 200 e Ams av, see 52d, 428-46 E.

Laurel Hill ter, nwc 184th, see 52d, 428-46 E.

Liberty st, 13, see William, 80-2.

Maiden la, 66, see William, 80-2.

Moore st, 25-7, see Front, 7-9.

North Moore st, 9 (1:190-48), ns, 69.9 w West Bway, 24.1x75.3x23.8x75.2, 6-sty bk lof & str bldg; J Sidney Bernstein, ref, to Francis Speir, 276 Ridgewood rd, South Orange, NJ, & Wm E Stewart, 175 Turrell av, South Orange, NJ, as TRSTES for Kath F Kip, pffs; FORECLOS Jan3; Jan25; Jan30'18; A\$13,500-28,000 (R S \$33). 33,000

Pike st, 48 (1:274-19), ws, 75.2 s Madison, 25x86, 5-sty bk tnt & str; Lawrence Schorr to Louisa Schorr, his wife, 208 W 84; mtg \$24,400 & AL; Jan26; Jan30'18; A\$13,500-23,000 (R S 50c). nom

Pine st, 41-3, see William, 45.

Pitt st, 19, see Ridge, 24.

Prospect pl, 60 (5:1335-32¼), ws, 67.1 s 43d, 16.8x54, 3-sty & b stn dwg; John Gallagher, B of Q, to Anna M Gallagher, his wife, 471 1 av, Astoria, B of Q; mtg \$3,500; Jan26; Jan29'18; A4,000-6,500 (R S \$250). nom

Ridge st, 24 (2:341-37), es, 150 s Broome, 25x100, 3-sty bk tnt & str & 4-sty bk rear tnt; A\$16,000-20,000; also BROOME ST, 125 (2:341-51), swc Pitt (No 19), 20x60, 4-sty bk tnt & str; A\$12,500-18,000; Louis Levy to F G & L Realty Co, 115-7 Nassau; AL; Jan23; Jan25'18 (R S \$1). nom

Rivington st, 325½ (2:323-13), ss, 61.7 e Goerck, 18.9x75, 3-sty bk tnt & str & 4-sty bk rear loft bldg; Nathan Schanupp, 317 E 79, to 325½ Rivington St Corp; B & S; Jan16; Jan25'18; A\$5,500-7,500 (R S 50c). O C & 100

Scammel st, 52-S, see Cherry, 385-9.

Stanton st, 281 (2:334-57), swc Cannon (No 105), 70x27.6, 5-sty bk tnt & str; A\$19,000-32,000; also 11TH ST, 235 E (2:467-43), ns, 177 w 2 av, 25x100, 6-sty bk tnt; A\$18,000-37,000; also 11TH ST, 233 E (2:467-44), ns, 202 w 2 av, 25x100, 6-sty bk tnt; A\$18,000-37,000; Isaac Goodstein to Igood Realty Co, 135 Bway; B&S; AL; Jan25; Jan28'18 (R S \$5.50). nom

Water st, 630-6, see Cherry, 385-9.

Willett st, 45-7 (2:338-32), nwc Delancey (Nos 222-6), 44.8x88, with rights to alley in rear to Delancey, 6-sty bk tnt & str; Saml Seabury, ref, to Emigrant Indust Savgs Bank, pff; FORECLOS Jan22; Jan29; Jan30'18; A\$43,500-77,500 (R S \$70). 70,000

Willett st, 59 (2:338-26), ws, abt 175 n Delancey, 25x100, 6-sty bk tnt & str; Nathan Schanupp, 317 E 79, to Fifty-Nine Willett St Corp; B&S; Jan16; Jan25'18; A\$15,000-31,000 (R S 50c). O C & 100

William st, 45 (1:43-this & Wm st, 47-9, & Pine st, 41-3, lot 16), ws, 80 n Wall, runs n30.9xw37.3xnl1.6xw30x38.6xel10x34.3xe57.10 to beg; also WILLIAM ST, 47-9 (1:43), ws, 46.10 s Pine, runs nw42.11xne45.8 to ss Pine (Nos 41-3) xnw38.6xsw71.8xe44.6xsw11.11xse37.3 to st xne37.6 to beg, 9-sty bk office & str bldg; John A Stewart et al, as TRSTES in N Y of the Liverpool & London & Globe Ins Co, to John A Stewart, 16 W 53; Walter C Hubbard, 138 W 74, & Thatcher M Brown, at Red Bank, NJ, as TRSTES in N Y of said Liverpool & London & Globe Ins Co; B&S & confirmation deed; Jan18; Jan29'18; A\$650,000-775,000. nom

William st, 47-9, see William, 45.

William st, 80-2 (1:68-6), sec Maiden la (No 66), 72.8 to ns Liberty (No 13) x25.8x62.1x32.6, 13-sty bk office & str bldg; John A Stewart et al, as TRSTES in N Y of the Liverpool & London & Globe Ins Co, to John A Stewart, 16 W 53; Walter C Hubbard, 138 W 74, & Thatcher M Brown, at Red Bank, NJ, as TRSTES in N Y of said

Liverpool & London & Globe Ins Co; B&S & confirmation deed; Jan18; Jan29'18; A\$180,000-275,000. nom

4TH st, 316 E (2:373-11), ss, 164.9 e Av C, 18.9x96, 3-sty bk synagogue with pews, benches, etc; Ahawath Schloma Benevolent Soc, "Soc of the Love of Solomon," to Chebra Bikur Cholim B'Nai Israel Anshei Baranoff; mtg \$10,500; Jan3; Jan25'17; A exempt-exempt (R S \$2). 13,500

6TH st, 738 E (2:375-28), ss, 243 w Av D, 25x70, 5-sty bk tnts & str; Appleton L Clarke, ref, to Chas F Buckley, at Tenafly, NJ, TRSTE will Sarah L Clarke, pff; FORECLOS Jan22; Jan25'18; A\$11,000-16,000 (R S \$15). 15,000

11TH st, 233-5 E, see Stanton, 281.

21ST st, 4 W (3:822-45), ss, 142.6 w 5 av, 27.6x92, 4-sty & b stn dwg; Harold K & Edw H Mount, 131 Remsen, Bklyn, to Alta A Crosby, 20 W 129; Dec28'17; Jan29'18; A\$33,000-35,000 (R S \$25.50). O C & 100

21ST st, 4 W; Alta A Crosby to Edw H Van Ingen, 9 E 71; B&S & CaG; mtg \$22,000 & AL; Jan29'18. nom

21ST st, 429 W (3:719-24), ns, abt 351 w 9 av, 14.2x98.9, 4-sty stn dwg; Sarah A McDonald to David Williams & Mary E, his wife, 509 W 23, as tenants by entirety; AL; Jan28; Jan29'18; A\$7,000-9,000 (R S \$10). O C & 100

24TH st, 115 E (3:880-11), ns, 184 e 4 av, 20x98.9, 3-sty & b bk dwg; Francis W Pollock, ref, to Emigrant Indust Savgs Bank, pff; FORECLOS Jan17; Jan29; Jan30'18; A\$27,000-29,000 (R S \$15). 15,000

27TH st, 362 W (3:750-73), ss, 98 e 9 av, 22x98.9, 3-sty bk tnt; Margareta Culbert, 362 W 27, & David Schars, of 46 W 83, EXRS Sarah L Culbert, to Margareta Culbert, 362 W 27; ½ pt; AL; Jan23; Jan28'18; A\$10,500-12,000 (R S \$2). 2,000

29TH st, 41 E (3:859-33), ns, 260.7 e Mad av, 21.2x98.9, 4-sty & b bk dwg; Cornelia F Pinkham, widow, at Montclair, NJ, to Chas E Haskell, 227 Main st, Orange, NJ; AL; Jan21; Jan29'18; A\$46,000-47,500 (R S \$20). O C & 100

29TH st, 41 E; Chas E Haskell to Gouverneur Morris Carnochan, at New City, Rockland Co, NY; mtg \$19,000; Jan29'18 (R S \$13). nom

31ST st, 317-9 E (3:937-12), ns, 200 e 2 av, 40x98.9, 6-sty bk tnt & str; Chas M Beattie, ref, to Congregational Home Missionary Society, 237 4 av, pff; FORECLOS Jan28; Jan30'18; A\$16,000-47,000 (R S \$25). 25,000

35TH st, 416 W (3:732-49), ss, 175 w 9 av, 25x98.9, 5-sty bk tnt & str & 4-sty bk rear tnt; Anthony Grieco et al to Theresa Coviello, 416 W 35; mtg \$13,000 & AL; Sept 1'17; Jan29'18; A\$11,000-18,000 (R S \$1). O C & 100

43D st E (5:1277-68½), ss, 108 e 5 av, 15x 25.5, vacant; Incas Realty Co to Postal Life Ins Co, 511 5 av; ½ pt; B&S & CaG; Jan9; Jan31'18; A\$30,000-30,000 (R S \$50). nom

46TH st, 637-9 W (4:1094-12-13), ns, 475 w 11 av, 50x100.5, 1 & 2-sty pk & fr stable; Eugene F McGirr, 2350 Bway, & ano, EXRS, &c, Bernard Campbell to Semaj Realty Co, 303 5 av; Jan24; Jan25'18; A\$18,000-18,000 (R S \$19). nom

49TH st, 322 W (4:1039-47), ss, 350 w 8 av, 25x100.5, 5-sty bk tnt & str; Wilbur Larremore, ref, to Solomon Dornberger, 1572 Washington av, pff; mtg \$20,000; FORECLOS Jan22; Jan29; Jan30'18; A\$15,000-27,000 (R S \$4). 4,000

51ST st, 72 W (5:1266-73), ss, abt 25 e 6 av, —x—, 4-sty stn tnt & str; A\$30,000-36,000; also 76TH ST, 327 W (4:1185-54), n s, abt 165 e Riverside dr, —x—, 3 & 4-sty & b bk dwg; A\$26,000-36,500; certified copy of will; Henry Clay Adams (by will) to Virginia P Adams, his wife; Feb17'10; Jan 26'18. will

52D st, 428-46 E (5:1363-27), ss, 353 e 1 av, 236.3x100.5, 2-4 & 5-sty bk ice factory; A\$75,000-215,000; also 71ST ST, 514-22 E (5:1482-14 & 40), ss, 248 e Av A, runs s 100.5xe75x100.5 to ns 70th (Nos 519-21) at point 323 e Av A xe50xn200.10 to 71st xw 125 to beg, 4 & 6-sty bk ice factory; A\$41,000-235,000; also AMSTERDAM AV, 2501-11 (8:2149-30), nec 184th, runs e196.11 to

ws Laurel Hill ter xne11.11xn85.10xw200 to av xs97.5 to beg, 1-3 & 4-sty bk ice factory; A\$55,000-355,000; also LAUREL HILL TER (8:2149-pt lot 30), nws, 200 e Ams av & 11.11 n from 184th, runs n85.10xe25xs— to ter xsw— to beg, 2-sty bk bldg; A\$—; also LOT (8:2149-pt lot 30), begins 79.11 s 185th & 225 e Ams av, runs s13.3 to nws Laurel Hill ter xne14xw5.8 to beg, pt 2-sty bk bldg; A\$—; also 185TH ST W (8:2149-42), ss, 200 e Ams av, 25x 79.11, vacant; A\$3,000-3,000; also 185TH ST W (8:2149-43), ss, 225 e Ams av, runs s 79.11xe5.8 to ws Laurel Hill ter xne51xn 32.8 to st xw25 to beg, vacant; A\$3,000-3,000; also 185TH ST W (8:2149-44), ss, 250 e Ams av, runs s32.8 to ws Laurel Hill ter xne on curve 33.10 to st xw8.10 to beg, vacant; A\$500-500; also 185TH ST W (8:2149-38-41), ss, 100 e Ams av, 100x79.11, vacant; A\$12,000-12,000; also 67TH ST, 305-9 W (4:1179-27-28½), ns, 80 w West End av, 70x100.5, 5-sty bk tnt & 1-sty bk bldg; A\$25,600-30,000; also 67TH ST, 311 W (4:1179-26), ns, 150 w West End av, 25x100.5, 2-sty fr tnt; A\$8,000-9,000; also 67TH ST, 313 W (4:1179-25), ns, 175 w West End av, 25x100.5, 2-sty fr tnt & str; A\$8,000-9,500; also BROOME ST, 354 (2:478-1 & 5), nec Eliz (Nos 146-8), runs n137.2xe98.1xs4.10xe .014xs44.11xe.09½xs113.4 to st xw10.5 to beg, 5-sty bk ice factory; A\$131,000-322,000; also ELIZABETH ST, 150 (134) (2:478-6), es, 137.2 n Broome, runs e99.2xn 25.2xw56.11xs0.2xw13.11xw28.4 to st xs24.1 to beg, 6-sty bk tnt & str; A\$16,000-34,000; also 131ST ST, 624-8 W (7:1997-49), ss, 375 w Bway, 75x99.11, 3-sty bk ice factory; A\$24,000-55,000; Ice Manufacturing Co to Knickerbocker Ice Co, 1480 Bway; mtg \$209,680; Jan15; Jan30'18 (R S \$1,233).

52D st, 414 W (4:1061-40), ss, 175 w 9 av, 24x100.5, with AT to strip 1x100.5 on w, 5-sty bk tnt; also property at Mt Vernon, NY; determination of old trust recorded Jan12'12 & establishment of new trust; Louis N Smith, 146 W 2, Mt Vernon, NY, to Wm B Mattheaus, 18 S 7 av, Mt Vernon, NY, in trust for Emma B Mattheaus, 18 S 7 av, Mt Vernon, NY; AT; QC; Jan21; Jan28'18, A\$2,000.

55TH st, 422 W (4:1026-54), ss, 145.10 w Bway, 20x100.5, 5-sty bk loft & str bldg; Sadie Bonwit, 322 W 101, to Dec3'17; Jan25'18; A\$34,000-44,000.

56TH st, 108 E (5:1310-69½), ss, 45 e Park av, 22.6x75.5, 4-sty stn tnt; Ellen McCarthy, widow, to Nora & Mary A McCarthy, both at 108 E 56; mtg \$7,500; Jan25; Jan29'18; A\$29,000-30,000.

58TH st, 530 W (4:1086-48), ss, 375 w 10 av, 25x100.5, 5-sty bk tnt & str; Edw J Toner, 650 10 av, to Absar Realty Co, 2133 Daly av; mtg \$10,000; Jan22; Jan31'18; A \$9,500-15,000.

67TH st, 305-13 W, see 52d, 428-46 E.

69TH st, 328 E (5:1443-43), ss, 225 e 2 av, 16.8x77.4, 3-sty & b stn dwg; John M Aranyossy, to Anna Aranyossy, his wife, 328 E 69; ½ pt; AL; Jan30; Jan31'18; A \$5,100-8,000 (R S \$2).

69TH st, 333 W (4:1181-14), ns, 450 w West End av, 25x100.5, 5-sty bk tnt; Eney Gruppelli to Wm D Kilpatrick, 71 E 95; AL; Jan29'18; A\$9,000-14,500.

70TH st, 510-21 E, see 52d, 428-46 E.

71ST st, 514-22 E, see 52d, 428-46 E.

72D st, 31-3 E (5:1387-21), nec Madison av, 56x102.2, 13-sty bk tnt; 31 East 72D St Corp to Guardian Holding Co, 50 E 42; mtg \$475,000 & AL; Jan31'18; A\$200,000-220,000 (R S \$200).

73D st, 166 E (5:1407-47), ss, 250 w 3 av, 40x102.2, 2 & 3-sty bk stable; Phoenix Ingraham, ref, to Kate D Pulitzer, 7 E 73, one of the debts; FORECLOS Jan3; Jan30'18; A\$30,000-65,000 (R S \$35).

76TH st, 327 W, see 51st, 72 W.

78TH st, 446 E (5:1472-31), ss, 119 w Av A, 25x102.2, 5-sty bk tnt & str; Louis W Stotesbury, ref, to Mary R Lewis at Ridgefield, Conn, plff; FORECLOS Jan16; Jan24; Jan25'18; A\$8,000-28,000 (R S \$20).

79TH st, 234 E (5:1433-34), ss, abt 220 w 2 av, 17.10x102.2, 3-sty & b stn dwg; Max Backhaus to The Henry St Settlement, at 265 Henry; mtg \$8,500; Jan30; Jan31'18; A\$10,500-12,000 (R S \$5).

91ST st 69 E (5:1503-30), ns, 247.8 e Mad av, 19x100.8, 3-sty & b stn dwg; Andw A Smith to Mary L Smith, his wife, 69 E 91; AL; Jan30'18; A\$16,500-25,000 (R S \$6).

91ST st, 5-7 W (4:1205-26), ns, 120 w Central Park W, 57x100.8, 6-sty bk tnt; Ely Neumann, ref, to German Savings Bank, 157 4 av, plff; FORECLOS Dec27'17; Jan25'18; A\$56,000-110,000 (R S \$85).

99TH st, 211 E (6:1649-8), ns, 180 e 3 av, 25x100.11, 25x100.11, 6-sty bk tnt & str; Jos P Morrissey, ref, to Rachel A Friend, 264 Riverside dr, TRSTE will Solomon Friend, plff; FORECLOS Jan3; Jan30; Jan31'18; A\$7,000-24,500 (R S \$16).

100TH st, 53 E (6:1606-25), ns, 270 w Park av, 33.4x100.11, 5-sty bk tnt & str; Benj J Weil to Bertha Kahn, 421 E 82; B&S; AL; Jan23; Jan29'18; A\$13,500-29,000.

100TH st, 53 E; Bertha Kahn to Benj J Weil, 21 E 82; B&S; AL; Jan23; Jan29'18.

101ST st, 309 W (7:1889-54), ns, 100 w West End av, 25x100.11, 5-sty bk tnt; Francis W Pollock, ref, to Elmarie Corp, 35 Nassau; FORECLOS Jan17; Jan30; Jan31'18; A\$22,500-25,000 (R S \$30.50).

101ST st, 322 W (7:1889-28½), ss, 202 w W 101 av, 19x100.11, 5-sty stn dwg; Sadie Bonwit, 322 W 101, to 322 West 101st St Co at 60 Wall; AL; Feb20'17; Jan25'18; A\$16,000-28,000.

102D st, 105 E (6:1630-3), ns, 52 e Park av, 25x100.11, 6-sty bk tnt & str; Fredk Holtermann, of Bronx, to John Meyer, 114 E 102; ½ pt; AT; mtg \$11,000; Jan24; Jan26'18; A\$9,000-17,000 (R S 50c).

103D st, 300-2 E, see 2 av, 1998.

104TH st, 348 E, see 1 av, 2017.

110TH st, 8 E (6:1615-65), ss, 228 w Mad av, 19.6x100.11, 5-sty bk tnt; Milton M Silverman et al, EXRS & Clementine M Silverman, to See Em Holding Co, 555 W 151; B&S & CaG; AL; Jan25; Jan28'18; A \$9,500-18,500.

112TH st, 511 W (7:1884-21), ns, 234 w Ams av, 66x100.11, 6-sty bk tnt; Postal Life Ins Co, 511 5 av, to Incas Realty Co, 511 5 av; B&S & CaG; mtg \$130,000; Jan9; Jan31'18; A\$55,500-110,000 (R S \$50).

114TH st, 166-8 E (6:1641-45), ss, 159.4 e Lex av, 40.8x100.10, 6-sty bk tnt & str; Volkan Realty Corp to Fredk G Reed, 253 E 68; mtg \$50,500 & AL; Jan19; Jan25'18; A\$17,000-44,000 (R S \$1).

114TH st, 224 E (6:1663-41½), ss, 271.2 e 3 av, 16.8x100.11, 3-sty & b stn dwg; Jacob S Ortman to Elemco Realty Co, 59 Liberty; B&S; AL; Jan30; Jan31'18; A\$5,000-6,500.

114TH st, 27 W (6:1598-21), ns, 395 w 5 av, 20x100.11, 5-sty bk tnt; Abr Lewis to Max Weissman, 54 W 114; B&S; Jan26'18; A\$10,000-18,000 (R S \$1).

114TH st, 240 W (7:1829-57), ss, 175 e 8 av, 25x100.11, 5-sty bk tnt; Andw Weir to Agnes Weir, both at 134 Myer st, Hackensack, NJ; mtg \$20,000; Jan26; Jan29'18; A\$14,000-25,000 (R S 50c).

115TH st, 63 W (6:1599-14), ns, 300 e Lenox av, 25x100.11, 5-sty stn tnt; A\$13,000-25,000; also 115TH ST, 65 W (6:1599-13), ns, 275 e Lenox av, 25x100.11, 5-sty stn tnt; A\$13,000-25,000; also 115TH ST, 69 W (6:1599-12), ns, 225 e Lenox av, 25x100.11, 5-sty stn tnt; A\$13,000-25,000; also 117TH ST, 29-31 W (6:1601-22-23), ns, 335 w 5 av, 50x100.11, 2-5-sty bk tnts; A\$26,000-42,000; also 117TH ST, 212-4 E (6:1666-41), ss, 140 e 3 av, 40x100.10, 6-sty bk tnt & str; A \$18,000-40,000; also 132D ST, 43 W (6:1730-20), ns, 410 w 5 av, 25x99.11, 5-sty bk tnt & str; A\$7,000-21,000; Isaac Goodstein to Igood Realty Co, 135 Bway; B&S; AL; Jan25; Jan28'18 (R S \$6).

115TH st, 65 W, see 115th, 63 W.

115TH st, 69 W, see 115th, 63 W.

115TH st, 125-7 W, see 7 av, 1968.

116TH st, 243-5 W (7:1922-9), ns, 200 e 8 av, 40x100.11, 6-sty bk tnt & str; Lawyers Mtg Co to 243 & 245 West 116th St Co; B&S; mtg \$42,000 & AL; Jan25; Jan26'18; A\$28,000-54,000 (R S \$48).

117TH st, 212-4 E, see 115th, 63 W.

117TH st, 419 E (6:1711-10), ns, 212.9 e 1 av, 18.9x100.11, 4-sty bk tnt & str; Domenico Sebastiano, 419 E 117, to Assunta De Blasio, 1964 Honeywell av, Bronx; mtg \$5,000; Dec19'17; Jan25'18; A\$4,800-8,000 (R S 50c).

117TH st, 29-31 W, see 115th, 63 W.

119TH st, 202 W, see 7 av, 1968.

120TH st, 235 W (7:1926-13½), ns, 441.8 w 7 av, 16.8x100.11, 3-sty & b stn dwg; A \$7,300-8,800; also 120TH ST, 237 W (7:1926-13), ns, 458.4 w 7 av, 16.7x100.11, 3-sty & b stn dwg; A\$7,300-8,800; Lawyers Mtg Co to Hebrew Convalescent Home, 136 W 117; B&S; mtg \$11,000 & AL; Jan22; Jan26'18 (R S \$13).

120TH st, 237 W, see 120th, 235 W.

122D st, 142 W (7:1906-51), ss, 427 w Lenox av, 21x100.11, 3-sty & b stn dwg; Gustav H Heidgerd et al to John H Heidgerd, 142 W 122; QC; Jan25; Jan31'18; A \$9,200-14,500 (R S \$9).

124TH st, 152 E (6:1772-51), ss, 361 w 3 av, 21.4x100.11, 3-sty & b fr dwg; John T Russell & Anna, his wife, 152 E 124, to Annie W Childs, 611 W 111; B&S; AL; Jan30; Jan31'18; A\$7,500-8,000.

124TH st, 152 E; Annie W Childs, 611 W 111, to John T Russell, 152 E 124; B&S; AL; Jan30; Jan31'18.

125TH st, 61½-63 E (6:1750-25½-26), ns, 126.10 e Mad av, 33.2x99.11, 2-4-sty bk tnts & str; Hudson Realty Co to Benenson Realty Co, 401 E 152; mtg \$37,000 & AL; Jan30; Jan31'18; A\$37,500-49,000 (R S \$10).

126TH st, 207-9 E (6:1791-5-6), ns, 108.9 e 3 av, 32x99.11, 2-3-sty stn tnts; Lewis Friedman to Jas H Cruikshank, at Freeport, LI; AL; Jan3; Jan30'18; A\$9,600-10,600 (R S \$5).

127TH st, 242 W (7:1932-47½), ss, 425 e 8 av, 12.10x99.11, 3-sty & b stn dwg; Emily Just, widow of Carl Just, Jr, to Otto G H Plangemann, 242 W 127; mtg \$4,300 & AL; Jan24; Jan25'18; A\$4,700-6,000 (R S \$1.50).

131ST st, 624-8 W, see 52d, 428-46 E.

132D st, 43 W, see 115th, 63 W.

132D st, 233 on map 235 W (7:1938-20), n s, 291 w 7 av, 15x99.11, 3-sty & b bk dwg; John Davis, ref, to Albert C Hall of Stamford, Conn, TRSTE will Alvah C Hall, plff; FORECLOS Jan22; Jan25'18; A\$4,500-5,800 (R S \$8.50).

133D st, 524 W (7:1986-106), ss, 275 w Ams av, 17.6x99.11, 4-sty bk tnt; Eugene Frayer, ref, to Cornelia H Hughes, at Harrow Weald Park, Middlesex Co, Eng, plff; FORECLOS Jan22; Jan30'18; A\$5,000-8,000 (R S \$5).

136TH st, 250 W (7:1941-54), ss, 252.6 e 8 av, 16.8x99.11, 3-sty & b bk dwg; Wm S Holder, 22 E 131, to Harlem Congregational Church, at 250 W 136; mtg \$6,500 & AL; Jan29; Jan31'18; A\$5,300-8,000.

139TH st, 211 W (7:2025-25), ns, 156.7 w 7 av, 19.2x99.11, 4-sty bk dwg; Wells Holding Co, 159 W 125, to C Lenox Butler, 115 W 125; mtg \$8,000; Jan22; Jan25'18; A \$6,400-8,500 (R S \$7.50).

139TH st, 211 W (7:2025-25), ns, 156.7 w 7 av, 19.2x99.11, 4-sty bk dwg; Jas F Kemp, 219 Lynch Bldg, Tulsa, Oklahoma, to Wells

Holding Co, 159 W 125; AL; Dec28'17; Jan26'18; A\$6,400-8,500 (R S \$7.50).

144TH st, 211-3 W (7:2030-25), ns, 190 w 7 av, 40x99.11, 6-sty bk tnt & str; Bella Hillman to Annie Brown, 2460 7 av; mtg \$37,500; Dec20'17; Jan29'18; A\$14,500-42,000 (R S \$3).

144TH st, 315 W, see 7 av, 1968.

152D st, 448 W (7:2066-49), ss, 425 e Ams av, 50x99.11, 2-sty bk academy; Isabella Wallace, 54 W 120, to Ernestine Fuerst, 448 W 152; mtg \$22,500 & AL; Jan25; Jan26'18; A\$20,000-28,000.

159TH st W, sec Bway, see Bway, 3810.

182D st, 558 W (8:2154-15), ss, 78.8 w Audubon av, 17.10x70, 3-sty & b fr dwg; Louis Schussler et al, heirs, & ca, Clara Schussler, decd, to Clara Schussler, 558 W 182; also heir of Clara Schussler; B&S & CaG; Jan24; Jan25'18; A\$5,500-6,000 (R S \$3).

184TH st W, nec Ams av, see 52d, 428-46 E.

185TH st W, ss, 100 e Ams av, see 52d, 428-46 E.

185TH st W, ss, 200 e Ams av, see 52d, 428-46 E.

185TH st W, ss, 250 e Ams av, see 52d, 428-46 E.

185TH st W, ss, 225 e Ams av, see 52d, 428-46 E.

Av C, 183-7 (2:394-41-43), ws, 51.9 n 11th, 77.3x83, 2-6-sty bk tnts & str; Abr Golden et al to Harriet E Schmohl, 1457 Lex av; mtg \$100,750 & AL; Jan30; Jan31'18; A\$38,000-84,000 (R S 50c).

Amsterdam av, 931 (7:1860-63), es, 47.10 s 106th, 26.6x100, 5-sty bk tnt & str; Mary K Holly to Louise Holly Goddard, 981 Mad av; ½ pt; AT; Jan30'18; A\$24,000-36,000 (R S \$5).

Amsterdam av, 2501-11, see 52d, 428-46 E.

Bradhurst av, 44, see 7 av, 1968.

Broadway, 177 (1:63-19), ws, 71.2 n Cortlandt, runs w61.6 & 20.3x—18.4xs10 & 15.5xe99.6 to st xn25.4 to beg, 5-sty stn office & str bldg; Winfield S Gilmore, 202 W 103, to Crouch & Fitzgerald, 352-4 W 41; mtg \$323,000 & AL; Dec31'17; re-recorded from Jan24'18; Jan30'18; A\$375,000-390,000 (R S \$12).

Broadway, 924 (3:850-15), es, 22.6 n 21st, 19.11x107.8x19.4x102.3, 4-sty bk str, 2-sty ext; A\$69,500-72,000; also BROADWAY, 926 (3:850-14), es, 42.5 n 21st, 19.11x13.1x19.4x107.8, 4-sty bk str, 2-sty ext; A\$71,000-73,000; Esther C Nelson, of Bayonne, NJ, to Leonac Realty Co, 135 Bway; mtg \$122,500 & AL; Nov10'15; Jan30'18 (R S \$1.50).

Broadway, 926, see Bway, 924.

Broadway, 3510 (8:2117-7), sec 159th, 99.11x125, 6-sty bk tnt & str; Owners Syndicate Co, 30 E 42, to Longdale Realty Corp, 1411 Bway; mtg \$190,000 & AL; Jan15; Jan29'18; A\$125,000-265,000 (R S \$45).

East End av (Av B) (5:1589-21), es, 51.2 n 80th, 51x68.3x51.3x62.10, vacant; Vincent J Slattery to J Henry Coleman, at Fairmount av, Chatham, NJ; ½ pt; AL; Jan9; Jan29'18; A\$11,000-11,000.

Madison av, 1586-8 (6:1612-17 & 56), ws, 75.11 s 107th, 50x100, 2-5-sty stn tnts & str; Lena Holzwasser to Herman Holzwasser, 253 W 139; Jan15; Jan25'18; A\$33,000-53,000.

Madison av, nec 72d, see 72d, 31-3 E.

Morningside av, 106 (7:1964-34), ws, 121.1 n 123d, 27x100, 5-sty bk tnt; Andw Weir, 134 Myer st, Hackensack, NJ, to Grace L Perocheau, 105 Hancock, Bklyn; mtg \$18,000; Jan26; Jan29'18; A\$16,000-26,000 (R S 50c).

Pleasant av, 347 (6:1806-23), ws, 60.11 n 118th, 20x88, 3-sty & b bk dwg; Cath Iervolino to Gennaro Iervolino, both at 309 E 110; ¼ pts; mtg \$3,000 on whole; Apr26'17; re-recorded from Sept29'17; Jan26'18; A \$4,800-6,200.

Post av (8:2220-45), ns, 100 e Dyckman, 100x155, vacant; Jos P Morrissey to Wm & Julius A Stursberg, 45 E 17; FORECLOS & drawn Jan29; Jan31'18; A\$25,000-25,000 (R S \$5).

Riverside dr, 51 (4:1186-51), es, 75.8 s 78th, 27.10x122.3x27.6x117.7, 5-sty & b stn dwg; Stuart E Hall, son of Henry J S & Alice R Hall, to Henry J S Hall, 51 Riverside dr; AT; Jan2; Jan25'18; A\$38,000-63,000 (R S \$17).

Sherman av, 248 (8:2227-23), nws, 100 sw Isham, 75x150, 5-sty bk tnt; Jos L Feinberg, of Scarsdale, NY, et al, to Jack-Alan Holding Co, 5 Beekman; B&S; AL; Jan26; Jan28'18; A\$21,000-93,000 (R S 50c).

1ST av, 286 (3:948-52), es, 23 s 17th, 23x 94, 3-sty bk tnt & str; Geo A McLaughlin, ref, to Columbia Trust Co, 60 Bway, plff; FORECLOS Jan24; Jan25; Jan29'18; A\$11,500-14,000 (R S \$10).

1ST av, 2017 (6:1675-30), swc 104th (No 348), runs w100xs100 to ws 1 av xn25 to beg, probable error or omission, 6-sty bk tnt & str; Nathan Schanupp, 317 E 79, to 348 East 104th St Corp; AT; B&S; Jan16; Jan25'18; A\$18,000-38,500 (R S 50c).

1ST av, 2017 (6:1675-30), swc 104th (No 348), 25x100, 6-sty bk tnt & str; Nathan Schanupp, 317 E 79, to 348 E 104th St Corp; B&S; Jan16; Jan31'18; re-recorded from Jan25'18; A\$18,000-38,500 (R S 50c).

2D av, 1908 (6:1674-49), sec 103d (Nos 300-2), 200x100x26x100, 5-sty stn tnt & str; Nathan Schanupp, 317 E

7TH av, 1968 (7:1924-33), ws, 75.11 s 119th, 25x100, 5-sty bk tnt & str; A\$19, 000-31,000; also BRADHURST AV, 44 (6:2044-23), nec 144th (No 315), 100.6x21.7x 99.11x32.3, 6-sty bk tnt & str; A\$21,000-44,000; also 115TH ST, 125-7 W (6:1825-47), ns, 312 w Lenox av, 63x100, 6-sty bk tnt; A\$37,000-95,000; also 119TH ST, 202 W (6:1924-38), ss, 100 w 7 av, 25x100.11, 5-sty bk tnt; A\$12,000-21,000; Isaac Goodstein to Igood Realty Co, 135 Bway; B&S; AL; Jan 25; Jan28'18 (R S \$20). nom

Lot begins 79.11 s 185th & 225 e Ams av, see 52d, 428-46 E.

Plot (8:2255-pt lot 615), begins 31.1 n cl 216th & 642.11 e cl 14 av, on Randels map, runs ne19.4 xe 39.11 xsw 21x—40.3 to beg; City N Y to Geo F Sanborn, 38 Livingston, Bklyn, & Fred H Sanborn, 1322 Dean, Bklyn; B&S; Dec31'17; Jan30'18; A\$ 600

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

JAN. 25, 26, 28, 29, 30 & 31.

Astor pl, swc 3 av, see 3 av, 8-17.

Cooper sq, 41-55, see 3 av, 8-17.

Greenwich st, 737 (2:633), es, 56.6 n Perry, 19x70; consent to 3d track; Wm F Moore, 111 W 11, et al, as owners, to Manhattan Railway Co & ano; mtg \$1,000; Sept 10'17; Jan31'18 (R S \$1). 543.40

Greenwich st, 737; consent to 3d track; Wm F Moore, as mtgee, to same; mtg \$1,000; Jan13; Jan31'18. nom

Hall pl, 2-14, nwc 6th, see 3 av, 8-17.

5TH st, 808 E (misc), power of atty to conduct business known as the Eastern Saw Mill Wood Work Co; Celia Rosengarten to David Rosengarten; ½ pt; AT; Jan3; Jan26'18.

6TH st, nec 3 av, see 3 av, 8-17.

7TH st E, nwc 3 av, see 3 av, 8-17.

11TH st, 11 E, see 12th, 2 E.

12TH st, 2 E (misc), ss, 125 e 5 av, 25x 206.6 to ns 11th (No 11); court order to Geo R Beach as ref in bankruptcy to consummate sale, etc; Cornelius Doremus, 66 Bway, as TRSTE in bankruptcy; Edw L Teller, bankrupt, to John L Fogliasso; ½ pt; Jan14; Jan25'18. 8,000

26TH st E, sec 2 av, see 2 av, sec 26th.

47TH st, 123-7 W (4:1000); re & receipt of \$35,000 from estate Mary E Stebbins, decd; Josephine E Schwab to Jos Richards, at Montela, Ulster Co, NY, & Cath Schwab, at Bloomingberg, Sullivan Co, NY; May21'17; Jan26'18.

47TH st, 123-7 W; re & receipt of \$7,000 from same estate; Milton G Richards to same; May21'17; Jan26'18.

47TH st, 123-7 W; re & receipt of \$10,000 from same estate; Lucy Richards to same; May21'17; Jan26'18.

52D st, 261-3 W, see 53d, 256 W.

53D st, 256 W (4:1024-57), ss, 175 e 8 av, 18.9x100.5, 3-sty & b bk tnt; A\$11,000-12,000; also 53D ST, 260-2 W (4:1024-59-59½), ss, 118.9 e 8 av, 37.6x100.5, 2-3-sty bk tnts; A\$22,000-24,000; also 52D ST, 261-3 W (4:1024-6-6½), ns, 128 e 8 av, 28x100.5, 2-3-sty stn tnts; A\$36,000-38,000; also 53D ST, 258 W (4:1024-58), ss, abt 160 e 8 av, —x—, 3-sty bk tnt; A\$11,000-12,000; all RT&I in contract dated Jan1'16; Wm B Bascom, 428 S Logan st, Lansing, Mich, to Geo J Bascom, 227 Langdon av, Mt Vernon, NY; AL; Aus23'17; Jan25'18. nom

53D st, 256 W; also 53D ST, 260-2 W; also 52D ST, 261-3 W; also 53D ST, 258 W; AT & (Henrietta) Clara Bascom Douglas at Phoebe, Elizabeth City County, Virginia, to same; Sept1'17; Jan25'18. nom

53D st, 258 W, see 53d, 256 W.

53D st, 260-2 W, see 53d, 256 W.

Audubon av, 247-51 (8:2132-21); order of liquidation; May4'17; Jan31'18; in the matter of the application of People of State N Y by Jesse S Phillips, Supt of Insurance, to take possession of the property & liquidate the business of the Casualty Company of America. court order

All real property, being 1-6 pt of which Thos R McNeill died seized in sec 1, blk 83 & 139 & sec 4, blk 1146; Jan25; Jan 26'18; demand, 6%; Ada McNeill Bird of Mt Vernon, NY, to Wm H Caldwell, 162 W 121. 5,000

2D av (3:931), sec 26th, —x—; assign rents; Annie Gaffney to Peter Doelger Brewing Co, 407 E 55; AL; Jan10; Jan30'18. nom

3D av, 8-17 (2:544), nwc 7th, runs w85.5 to es 4 av (Nos 1-7½) xn160.6 to ss Astor pl xe141.7 to 3 av xsl95 to beg. "Cooper Union"; also 3D AV, 397-407, or COOPER SQ, 41-55 (2:462), nec 6th, 181.9x100 to ws Hall pl (Nos 2-14), "Cooper Union Hewitt Bldg"; this parcels is leasehold; consent to 3d track; Cooper Union for the Advancement of Science & Art, to Manhattan Railway Co, & ano; Jan17; Jan31'18 (R S \$5). 4,350

3D av, 397-407, see 3 av, 8-17.

4TH av, 1-7½, see 3 av, 8-17.

9TH av, 804 (4:1044), es, 48.4 n 53d, runs e75xn4.9xnw44 & 32.4 to av xsl6.8 to beg; also 9TH AV, 853 (4:1065), ws, 84.5 n 55th, runs w100.9xn3.4xe100 to av xsl6 to beg; mtg \$6,000; consent to 3d track; Lillie K Lippmann, 50 Central Park W, to Manhattan Railway Co; Jan14; Jan25'18 (R S \$1). 731.99

9TH av, 853 (4:1065); consent to 3d track; Gustav Lippmann, mtgee, to Manhattan Railway; mtg \$6,000; Jan17; Jan 25'18. nom

9TH av, 853, see 9 av, 804.

Appointment (misc) of new TRSTE: Julius Oppenheimer et al. TRSTES will Solomon Rothfeld, to Milton F Steindler, of N Y, as co-TRSTES same will; Dec13'17; Jan31'18.

Appointment (misc) of new TRSTE: Bettie Rothfeld et al. TRSTES will Sigmund Rothfeld, to Milton F Steindler, as co-TRSTE same will; Dec13'17; Jan31'18.

Exemplified copy (misc) last will of Wm S Miller; all estate, real & personal, to his wife, Charlotte M Miller; Sept10'06; Jan29'18.

Power of atty (misc): Albertina T Russell to Archibald D Russell, her husband, of Princeton, NJ; Jan24; Jan26'18.

CONVEYANCES.

Borough of the Bronx.

JAN. 25, 26, 28, 29, 30 & 31.

Bronx Park S (182d st) (11:3134), ss, 125 e Vyse av, 25x99.5x25x99.6, vacant; also 181ST ST E (11:3134), ns, 125 e Vyse av, 25x99.11x25x94.7, vacant; also 181ST ST E (11:3134), ns, 100 e Vyse av, 25x94.7x24.11 x97.3, vacant; John F W Mangels, 624 11th, Bklyn, to Chas A H Barg, 502 W 136; mtg \$17,000; Jan19; Jan26'18. nom

Burke st, swc Olinville av, see Olinville av, swc Burke.

Edgewater ter, es, 350 s Town Dock rd, see Edgewater ter, es, abt 575.7 s Town Dock rd.

Edgewater ter (18:5467), es, abt 575.7 s Town Dock rd, runs s346.8xe104.1xn85.2xsw 33.4xs50.10xne20.1xn194xw98.11 to beg; also EDGEWATER TER (18:5467), es, 350 s Town Dock rd, 175.3x98.3x179.6x130.6; also TOWN DOCK RD (18:5467), see Edgewater ter, runs ne148.7xse138.1xne66 xse 1.1 xsw 191.1 to ter xnw150 to beg; Estates Development Co to Bronx Shore Park Development Co, 87 Nassau; ½ pt; Jan24; Jan25'18. O C & 100

Edgewater ter (18:5467); also TOWN DOCK RD; same prop; same to Mercantile Holding Co, 160 Bway; ½ pt; Jan24; Jan 26'18 (R S \$12.50). O C & 100

Fox st (10:2722), es, 125.9 n Tiffany, 37.6 x105, 3-sty bk school; Elmore Realty Co to Church of St Athanasius, Bronx, NY, 878 Tiffany; B&S; Mar19'12; Jan25'18. O C & 100

Fox st, swc Westchester av, see Westchester av, 980-98.

Jefferson pl, sec Franklin av, see Franklin av, 13'2.

Jefferson pl, sec Franklin av, see Franklin av, 13'2.

Lillian pl, swc Tremont av, see Tremont av, 1010.

Palisade pl, 1814 (11:3877), es, 262.3 n Popham av, 50x86.11x43.9x102.4, 2-sty & a fr dwg; Saml F Reynolds, ref, to Margt Mansfield, 946 Bloomfield av, Glen Ridge, NJ, plff; FORECLOS Dec27; Jan25; Jan31'18 (R S \$10). 10,000

Rogers pl, 941 (10:2698), ws, 217.1 n Westchester av, 66.8x73.4x66.8x74.1, 5-sty bk tnt; Teresina De Nigris to Margherita Galotta, 2170 Belmont av; mtg \$33,000; Nov24'16; Jan29'18. O C & 100

Simpson st, 1003-7 (10:2724), ws, 287.8 s Westchester av, 82x105.11x82x105.1, 2-5-sty bk tnts; also Simpson st, 1017 (10:2724), ws, 163.8 s Westchester av, runs s42xw 104.3xn20.6xne40xw70.4 to beg, 5-sty bk tnt & str; Longdale Realty Corp to Owners Syndicate Co, 30 E 42; mtg \$101,000; Jan25; Jan29'18 (R S \$17.50). O C & 100

Simpson st, 1017, see Simpson, 1003-7.

Tiffany st, 998-1002½, see Westchester av, 980-98.

136TH st, 426 E (9:2280), ss, 240 e Willis av, 15x100, 3-sty & b bk dwg; Max Rothman, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS Nov30; Jan25; Jan26'18 (R S \$5). 5,000

140TH st E (10:2591), ss, 86.3 e So Blvd, 75x100, vacant; Edw I Goodman to Celia K. wife Hy Goodman, 1330 Bristow; ½ pt; B&S & AT; Oct30'17; Jan31'18. O C & 100

143D st, 494-6 E, see Brook av, 377.

144TH st, 233 E (9:2335), ss, 350.5 e Park av, 24.5 x100.2 x24.5x100.1, 1-sty fr rear stable; Mott Haven Co to Elvina, wife Moritz F Westergren, 225 E 144; Jan3; Jan30'18 (R S \$4). O C & 100

150TH st, 511 E, see Brook av, 556.

151ST st, 319 E (9:2411), ns, 350 w Courtlandt av, 25x116.5x25x116.4, 3-sty fr tnt & str; Emma, wife of & Clarence C Pinneo, to Michele Curcio, Jos Cerbone & Frank Del Vecchio, 618 Morris av; mtg \$5,000; Jan29; Jan30'18 (R S \$6.50). O C & 100

153D st, 428 E (9:2374), ss, abt 120 w Elton av, —x—, 5-sty bk tnt; Herman Seibert, Newark, NJ, to Lina Seibert, 1280 Clay av; AT; May7'17; Jan30'18. nom

166TH st, 270-4 E, see Morris av, sec 166th.

175TH st, 788-92 E (11:2952), ss, 236.7 e Prospect av, 90x143.1x90x142.1, 2-5-sty bk tnts; John A Hagmayer to Hagset Realty Co, 2121 3 av; mtg \$69,000; Jan16; Jan30'18 (R S \$60). 100

175TH st E, swc Prospect av, see Prospect av, swc 175th.

177TH st, 851 E, see Marmion av, 1960-8.

178TH st, 748 E (11:3093), ss, 100 w Prospect av, 23x120.1, 2-sty fr dwg; Burlock E Rabell, ENR Jas W Westerfield, to Jak Segal, 1890 Crotona Pkway; Jan29; Jan30'18 (R S \$5). 4,800

180TH st, 774 E (11:3109), ss, 125.3 e Prospect av, 25x100, 1-sty bk str; Wm J Williamson et al to Bingle Realty Co, 2796 3 av; mtg \$7,000; Jan29'18 (R S \$5). O C & 100

181ST st, 61 W (11:3207), ns, 100 w Grand av, 50x100, 2-sty & b bk dwg; Kessler Realty Co, 960 Prospect av, to W C P Realty Co, 406 E 140; mtg \$10,000; Jan26; Jan28'18 (R S 50c). O C & 100

181ST st, 61 W (11:3207), ns, 100 w Grand av, 50x100, 2-sty & b bk dwg & 1-sty bk rear garage; Filippina Spadaccini to Kessler Realty Co, 960 Prospect av; mtg \$13,000; Jan19; Jan25'18. 100

181ST st E, ns, 100 e Vyse av, see Bronx Park S, ss, 125 e Vyse av.

182D st E, nwc Walton av, see Walton av, 2231.

214TH st, 841 E (16:4673), 28.8x109.6; Johanna Hauptmann to Margarethe Banks, 1912 Loring pl; Jan24; Jan26'18 (R S \$3). O C & 100

217TH st E (16:4688), ns, 50 w Paulding av, 25x114.4; Adele Taylor, 963 E 217, to Eliz Nevin, 963 E 217; mtg \$3,000; Jan19; Jan31'18. nom

225TH st E, ns, abt 205 e Paulding av, see 229th st E, ss, 205 e Paulding av.

229TH st E (17:4875), ss, 205 e Paulding av as on map Wakefield, runs e100x218x sw— to 228th xw—xn228 to beg; Margt B Niles to Edenswald Nelson, 4016 Seton av; Jan25; Jan26'18 (R S \$2). O C & 100

232D st E (17:4879), ns, 325 e Paulding av, 25x89.10; Anfas Operating Co to Lorillard Bldg Co, 540 E 187; mtg \$3,150; Jan 25; Jan28'18. nom

232D st E (17:4879), ns, 105 w Laconia av, 25x89.10; Margt B Niles to Edenswald Nelson, 4016 Seton av; Jan25; Jan26'18 (R S 50c). O C & 100

233D st E (17:4879), ss, 360 e Paulding av, 37.6x89.10; Builders of Modern Homes, Inc, to Thos A Grimes, 1933 Marmion av; mtg \$5,500; Jan25; Jan26'18 (R S \$1.50). O C & 100

Bassford av, 2327-9, see Franklin av, 1372.

Bassford av, 2327-9 (11:3053), ws, 199.6 s 3 av, 40.2x85, 2-2-sty fr dwgs; Jas C Gullick to Clarence H Fay, 45 W 11; ¼ pt; Sept15'17; Jan18'18. nom

Broadway (12:3264-3266), es, 50 s Verveelen pl, 50x100; also EXTERIOR ST, sec 230th, 128x107.5x79.8x110.8, vacant; Jos M Callahan, ref, to Jas Keane, 115 W 84; mtg \$9,520; PARTITION SALE; Jan3 (re-recorded in N Y Co Jan19'18); Jan31'18 (R S \$14). 13,600

Bronxdale av, ns, 118.8 w Matthews av, see Bronxdale av, ns, 31.11 w Matthews av.

Bronxdale av, nwc Matthews av, see Bronxdale av, ns, 31.11 w Matthews av.

Bronxdale av (15:4263, 4262, 4324), ns, 31.11 w Matthews av, 31.11x118.2x25x98.3; also MULINER AV, ws, 176.3 n Bronxdale av, 50x109.1x50x111.6; also BRONXDAL AV, nwc Matthews av, 90x97.5x55.8x143.4; also BRONXDAL AV, ns, 118.8 w Matthews av, runs w81.8xn151.10xe25x50xe25 xs25xe2x50x108.4 to beg; also MULINER AV, es, 145.8 s Bronx & Pelham Pkway, 250x 100; Longdale Realty Co to Owners Syndicate Co, 30 E 42; Jan15; Jan29'18 (R S \$7.50). O C & 100

Bronxdale av (15:4094), nes, 251.8 nw Van Nest av, 25.2x88.11x25x92; Isidor Marcovitz, Bklyn, to Theo Gutman, 458 Eastern Pkway, Bklyn; Jan7; Jan25'18 (R S \$1). 930

Brook av, 377 (9:2287), swc 143d (Nos 494-6), 25x100, except part for av, 5-sty bk tnt & str; Sophia A Seidman, 2316 Av Q, Bklyn, et al, to John C McEachen, 776 Lincoln pl, Bklyn; mtg \$16,000; Jan2; Jan26'18 (R S 50c). nom

Brook av, 556 (9:2276), nec 150th (No 511), 25x100, 5-sty bk tnt & str; Pellegrino Schiaffino, Bklyn, to John N Scelsa, 8732 20 av, Bklyn; mtg \$23,200; Jan14; Jan31'18 (R S \$5). O C & 100

Brook av, 1303 (11:2893), ws, 101.6 n 169th, 29.1x90, 4-sty bk tnt & str; Rose Hamel, 104 W 70, to Morris C Hamel, 1593 E 15, Bklyn, & Wm J Higgins, 2403 Bway; mtg \$9,500; Jan30; Jan31'18. 500

Bryant av, 1013-9 (10:2748), ws, 100 n Aldus, 84x100, 2-5-sty bk tnts; Simonia Realty Corp, 2133 Daly av, to David Chernoff, 650 W 173; mtg \$72,000; Jan25; Jan 26'18. nom

Cambreleng av, 2420 (11:3090), es, 100 s 188th, 25x98.4x25.6x107, 2-sty & b fr dwg, except strip 1.2 ft wide on south; Jas Halpin to Thos F Haugh, 2346 Prospect av; AL; Jan9; Jan25'18. nom

Carpenter av (16:4653), ws, 50 s line bet lots 1136 & 1137 on map Wakefield, 34.6x 105, part lot 1137 said map; Meserole Masons Material Co to Homan & Puddington, a corp, 81 New; AL; Dec4'17; Jan26'18 (R S \$1). nom

Clarence av, es, 225 & 375 s Randall av, see Edison av, ws, 50 n Lafayette av.

Clarence av, es, 320 n Randall av, see Edison av, ws, 50 n Lafayette av.

Clarence av, ws, 150.9 s Lafayette av, see Edison av, ws, 50 n Lafayette av.

Clarence av, swc Randall av, see Edison av, ws, 50 n Lafayette av.

Corlear av (13:3406H), ws, 75 s 236th, 25x100, vacant; John F Stilwell to Pearl Niles, Town of Union, NJ; mtg \$647; Jan 21; Jan25'18. nom

Corlear av (13:3406H), ws, 100 s 236th, 25x100, vacant; Frances E Stilwell to Pearl Niles, Town of Union, NJ; mtg \$647; Jan21; Jan25'18. nom

Denn av (15:5479), ws, 75 n Philip av, 50x50; also SHORE DR (15:5481), ws, 250 s Philip av, 425x100; also SHORE DR (15:5486), ws, 50 s Randall av, 150x96.8x150x 100; also SHORE DR (15:5486), ws, 275 s Randall av, 112.6 x79.8 x—x187.2; also SHORE DR (15:5481), ws, 50 s Philip av, 75x100; Bruce Brown Land Co to Bronx Shore Park Development Co, 87 Nassau; Jan24; Jan25'18. O C & 100

Decatur av, 3145 (12:3349), nws, 345 sw 205th, 25x100, 2-sty fr dwg; Maurice L Monash, 3145 Decatur av, to Maurice L & Lena B Monash, 3145 Decatur av, tenants of the entirety; mtg \$5,000; Jan30; Jan31'18 (R S \$3). O C & 100

Eagle av, 893 (10:2620), ws, 25 n 161st, 18.9x100, 4-sty bk tnt; Geo Wirth, 543 Walnut, West Hoboken, NJ, to Anton Rodler, at Canterbury, Conn; mtg \$9,250; Jan12; Jan29'18 (R S \$2). nom

Edison av, ws, 310.4 s Schley av, see Edison av, ws, 50 n Lafayette av.

Edison av, es, 112.3 s Schley av, see Edison av, ws, 50 n Lafayette av.

Edison av, es, 50 & 205 s Lafayette av, see Edison av, ws, 50 n Lafayette av.

Edison av (15:5423), ws, 50 n Lafayette av, 25x100; also EDISON AV (15:5423), es, 205 s Lafayette av, 50x100; also EDISON AV (15:5428), es, 80 s Lafayette av, 50x100; also EDISON AV (15:5439), ws, 310.4 s Schley av, 50x94.9x50x95.11; also EDISON AV (15:5440), es, 112.3 s Schley av, 50x100; also HOLLYWOOD AV (15:5421), swc Otis av, 80x275; also CLARENCE AV (15:5481), es, 320 n Randall av, 50x100; also CLARENCE AV (15:5486), es, 375 s Randall av, 50x148.11 to Shore dr x53.5x164.8; also CLARENCE AV (15:5486), es, 225 s Randall av, 50x187.2 to Shore dr x50.6x194.2; also CLARENCE AV (15:5485), swc Randall av, 75x100; also CLARENCE AV (15:5477), ws, 154.9 s Lafayette av, 75x100; also LOTS 21 to 23 & 33, blk 5315, on land map City N Y; Estates Development Co to Bronx Shore Park Development Co, 87 Nassau; Jan24; Jan25'18. 100

Ellis av (14:3831), ns, 105 e Havemeyer av, 33.4x108; Kilner Newman to Julia Newman, widow, 150 Huguenot, New Rochelle, NY; mtg 1/3 of \$4,000; Dec30'11; Jan29'18. omitted

Ellis av, see Havemeyer av, see Havemeyer av, see Ellis av.

Franklin av, 1372 (11:2933), sec Jefferson pl, 45.2x120, 2-sty & a fr dwg; Jas C Gulick to Clarence H Fay, 45 W 11; 1/4 pt; Sept15'17; Jan28'18. nom

Franklin av, 1372 (11:2933), sec Jefferson pl, 45.2x120, 2-sty & a fr dwg; also BASSFORD AV, 2327-9 (11:3053), ws, 199.6 s 3 av, 40.2x85, 2-sty fr dwgs; Mariana G. wife of Edwin G Bradley, Montclair, NJ, et al, to Gulick Realty Co, 2 Rector; 1/2 pt; Nov22'17; Jan28'18. nom

Franklin av, 1372; also BASSFORD AV, 2327-9; Jas I Gulick, Corondo, Cal, to same; 1/2 pt; Nov22'17; Jan28'18. nom

Franklin av, 1372; also BASSFORD AV, 2327-9; Jas I Gulick, Corondo, Cal, to same; 1/2 pt; Nov22'17; Jan28'18. nom

Grant av, 1066 (9:2448), es, 32 s 166th, 25x100, 3-sty bk int; Mary Ambrose to Moskoko Realty, Inc, 14 W 50; mtg \$4,000; Jan23; Jan25'18. O C & 100

Harrison av, 2109 (11:3219), ws, 75 n 180th, 75x100, 5-sty bk int; Agreeable Realty Co to Julius Vogel, 900 Fox, & Jacob Schultz, 1615 University av; mtg \$55,000; Jan29; Jan31'18 (R S \$9). O C & 100

Havemeyer av (14:3830), sec Ellis av, 58x105; Kilner Newman to Deborah, wife Hugh F McLaughlin, 1720 Holland av; Dec 30'11; Jan31'18. nom

Hobart av (17:5005), ss, 150 e 236th, 25x100; Chancy B Nichols to Etta C Nichols, 10 W 21, West New York, NJ; July19'09; Jan30'18. O C & 100

Hollywood av, swc Otis av, see Edison av, ws, 50 n Lafayette av.

Hull av, 3222 (12:3350), ses, 332.4 ne 205th, 75x100, 2-sty & a fr dwg & 1-sty fr rear garage; Casper A Schweitzer, 3222 Hull av, to Casper A & Margt Schweitzer, tenants by the entirety, 3222 Hull av; Jan24; Jan30'18. nom

Hull av (12:3348), ws, 182 s Gun Hill rd, 50x100, vacant; Mary J Kerby to Mt St Vincent Co-Operative B & L Assn, 1930 Arthur av; mtg \$3,500; Jan23; Jan28'18. nom

Intervale av, 1036 (10:2705), es, 144.3 n 165th, 50x100, 5-sty bk int; Teresina De Nigris to Margherita Galotta, 2170 Belmont av; mtg \$33,000; Mar2'17; Jan29'18. O C & 100

Jerome av, 2412 (11:3188), es, 367.5 n 184th, 22.8x38.2x22.8x36.11, 2-sty bk office; Edna A Patton to John H Beckmann, 2295 University av; 1/2 pt; B&S & CaG; mtg \$4,500; Jan19; Jan28'18. O C & 100

Madison av (15:4196), ns, 325 w Robin av, 25x128 to Pelham rd x34.11x152.6, except part for Westchester av; Filandro Pillone to Carmela Pillone, his wife, 877 6 av; mtg \$—; Jan31'18. gift

Mapes av, 2063, see Mapes av, ws, 184.3 s 180th.

Mapes av (11:3109), ws, 184.3 s 180th, 88.2x145.3, vacant; also MAPES AV, 2063 (11:3109), ws, 272.5 s 180th, 44x145, 5-sty bk int; Isaac Goodstein to Igood Realty Co, 135 Bway; AL; Jan25; Jan28'18 (R S \$1). nom

Marmion av, 1960-8 (11:3117), ses, at nes 177th (No 851), 115.8x40.2x115.9x40.2, 5-sty bk int & str; Olds Holding Corpn to Thos J Bannon, 51 E 129; mtg \$53,000; Jan 29; Jan30'18 (R S \$10.50). O C & 100

Morris av (9:2437), sec 166th (Nos 270-4), 49x95, 5-sty bk int; Anthony J Romagna, 2028 Grand blvd & concourse, to Emilio Farago, Winfield av, Mamaroneck, NY; Jan 25; Jan30'18. nom

Mulliner av, ws, 176.3 n Bronxdale av, see Bronxdale av, ns, 31.11 w Matthews av.

Mulliner av, es, 145.8 s Bronx & Pelham Pkway, see Bronxdale av, ns, 31.11 w Matthews av.

Olinville av (16:4544), swc Burke, 80x96.2x81.11x96.8; Mary McGarry to Esther V McGarry, 660 Burke av; mtg \$—; Jan 30'18. nom

Otis av, swc Hollywood av, see Edison av, ws, 50 n Lafayette av.

Pelham rd, ss, abt 325 w Robin av, see Madison av, ns, 325 w Robin av.

Prospect av, 601 (10:2674), ws, 255 n 150th, 20x100, 4-sty bk int; Emma O Frank, 2 W 123, to Saml L Snyder, 1054 Lowell; Jan29; Jan30'18 (R S \$7). 7,000

Prospect av, 1324 (10:2694), es, 218.6 n Home, 37.6x100, 5-sty bk int; Hy K Davis, ref, to Frank A Haas, 330 E 93, piff; FORECLOS Jan9; Jan23; Jan26'18. 1,000

Prospect av (11:2948), swc 175th, 95x25x94.11x25, vacant; Mary E Halley to Chas V Halley, Jr, 756 E 175; Apr24'17; Jan31'18. O C & 100

Prospect av (18:5357), ss, 925 e Throggs Neck rd, 25x119.4x25x118.6; John Norton, New Castle, Aughrim, County of Galway, Ireland, & ano, heirs John Norton, to Kate Norton, 34 Gramercy Park, heir same; QC; Dec22'17; Jan30'18. nom

Radcliff av (16:4446), es, 175.1 s Allerton av, 50x100; Harris Bezinski, 1922 Crotona Pkway, to Morris Gimiansky, 1845 7 av, & Jacob M Kahn, 200 W 113; mtg \$480.50; Jan15; Jan29'18 (R S 50c). nom

Randall av, swc Clarence av, see Edison av, ws, 50 n Lafayette av.

St Auns av, 624 (10:2616), es, abt 100 s Westchester av, 25.4x77.9x25x74.4, ns, 1-sty fr dwg, except part taken by State, Federal or Municipal authorities; Agnes Brown et al, heirs Lena Monaghan, to Mary Gilman, 1110 Forest av; mtg \$1,500; Jan22; Jan29'18 (R S \$1.50). nom

Shakespeare av (11:2872), es, 150 n Jesup pl, 50x97.6, vacant; Raymond J Van Wagner to Walter S Torrence, 1094 Woodycrest av; mtg \$1,435; Jan24; Jan29'18 (R S \$1.50). O C & 100

Shore dr, ws, 50 s Philip av, see Dean av, ws, 75 n Philip av.

Shore dr, ws, 250 s Philip av, see Dean av, ws, 75 n Philip av.

Shore dr, ws, 50 & 275 s Randall av, see Dean av, ws, 75 n Philip av.

Topping av, 1750 (11:2799), es, 225 n 174th, 25x95, 3-sty bk int; Alfred Auslander, 1750 Topping av, to Geo F Lebchner, at nec Jackson av & Walnut st, Queens Village, LI; mtg \$12,000; Jan18; Jan26'18 (R S \$3). 100

Town Dock rd, see Edgewater ter, see Edgewater ter, es, abt 575.7 s Town Dock rd.

Tremont av, 1010 (11:3005), swc Lillian pl, runs s80.7xw79.7x75.1xe26.11xn2.11xe 52.3 to beg, vacant; Phoenix Ingraham, ref, to Comity Mtg Corpn, 40 Wall, piff; FORECLOS Dec26'17; Jan25; Jan30'18 (R S \$21). 21,000

Vyse av, 1447 (11:2987), ws, 150 s Jennings, 25x100, 2-sty & a fr dwg; Pietro Arcaro, 1447 Vyse av, to Antonio Arcaro, 1447 Vyse av; mtg \$2,000; May22'17; Jan 30'18. nom

Walton av, 2231 (11:3186), nwc 182d, 22x95, vacant; Cath Moessner to Ferdinand R Minrath, 119 W 75; Jan24; Jan31'18 (R S \$1.50). O C & 100

Walton av (11:2854), ws, 133.10 s Burnside av, 75x100, vacant; Danl V Sullivan, ref, to Columbia Trust Co, as TRSTE, 60 Bway, piff; mtg \$5,000; FORECLOS Dec12; Jan23; Jan30'18 (R S \$1). 1,000

Washington av, 1792 (11:2916), es, 104 s 175th, 54x109.4, except part for av, 6-sty bk int & str; Wm Korn et al to Jennie Paley, 696 Cauldwell av; B&S & AL; Jan 28; Jan31'18. nom

Westchester av, 980-98 (10:2714), sec Tiffany (Nos 998-1002 1/2), runs s95.3xe102.11xn44.9xne36.3 to ws Fox nx145.1 to av xsw 246 to beg, 1 & 2-sty bk str; Benenson Realty Co, 401 E 152, to Hudson Realty Co, 30 E 42; mtg \$142,500; Jan30; Jan31'18 (R S \$40). O C & 100

3D av, 3711 (11:2911), ws, 85.6 n 170th, 27.9x95.1x27.7x93.5, 4-sty bk int & str; Ely Rosenberg, ref, to Emigrant Indust Saves Bank, piff; FORECLOS Jan4; Jan 29; Jan30'18 (R S \$12). 12,000

3D av, 3744-8 (11:2927), es, 47.3 n St Pauls pl, 40.1x100, 6-sty bk int & str; John A McEveety, ref, to David I Vogel, 1101 Westchester av; FORECLOS Jan8; Jan29'18 (R S \$36). 36,000

Lots 21 to 23 & 33, blk 5315, map City N Y, see Edison av, ws, 50 n Lafayette av. Lots 109 to 111, 156 to 160, 163 to 165, 198 to 205 & 216 to 220, map 231 lots partition Moller vs Godwin; also 98A (12:3264-3266); Jos M Callahan, ref, to Cortlandt Godwin at Sea Breeze av. Good Grounds, LI; mtg \$26,460; PARTITION SALE; Jan3; (re-recorded in N Y Co Jan18'18); Jan26'18 (R S \$38). 37,800

Lots 215 & 231 (12:3264-3266), map 279 partition Moller vs Godwin; Joseph M Callahan, ref, to Geo L Liebler, 246 W 230, Bronx; mtg \$2,450; PARTITION SALE; Jan 3; Jan26'18 (re-recorded in N Y Co) (R S \$3.50). 3,500

Lots 112 to 116, 119 to 131, 135, 136, 149 154, 162, 180 to 187, 190, 191 & 207 & 208 (12:3264-3266); also LOT 206; also LOTS 225 to 230, 72 to 79, map 279 partition Moller vs Godwin; Jos M Callahan, ref, to Chas E Gremmels, 296 Fiske av, Westleigh, SI; mtg \$36,765; PARTITION SALE; Jan3 (re-recorded in N Y Co Jan19'18); Jan31'18 (R S \$61.50). 61,275

Lots 155 & 211 to 214, 34A, 35A, 83 & 84 (12:3264-3266), map 279 partition Moller vs Godwin; Jos M Callahan, ref, to Alex McLane, 213 Ellwood av, Newark, NJ; mtg \$13,455; PARTITION SALE; Jan3 (re-recorded in N Y Co Jan19'18); Jan31'18 (R S \$21). 20,700

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Vyse av (11:2993), es, 64.7 n Home, 50x100; re judgmt; Bella, wife Solomon Winer, 73 Westmoreland st, Glasgow, Scotland, to Bernhard Susser, 1202 Vyse av; Jan2; Jan 23'18 (R S 50c); corrects error in last issue, when distance n of Home st was 46.7. nom

Receipt for payment of \$258.10, amount of transfer tax; State of N Y, by Asst Deputy Comptroller, to Mary B Hess, as ADMTRX Lizzie Hoffman; Jan21; Jan28'18. —

LEASES.

Borough of Manhattan.

JAN. 25, 26, 28, 29, 30 & 31.

Christopher st, 33 (2:610), nwc Waverly pl, str fl & b; Fredk Rabbe to Marcelin

Soubie, 33 Christopher; 10yf May1'17; Apr 10'17; Jan30'18. 900

Roosevelt st, 16 (1:117), middle str; Jos Rovegno to Geo Gougoumis, 16 Roosevelt, et al, firm Smyrna Bakery Co; 5yf Mar1'17; Feb14'17; Jan31'18. 360

Suffolk st, 73 (2:352), n str fl & b; Abr Swetnick to Joseph Zeide, 73 Suffolk; 5yf May1; 3yren at \$720 & \$780; Nov5'17; Jan 25'18. 660

Suffolk st, 73; asn above Ls; Jos Zeide to Frank Pollack, 73 Suffolk; AT; Nov5; Jan25'18. nom

Sylvan pl, nec 120th, see 120th E, nec Sylvan pl.

Thompson st, 240-2 (2:538), all; Elena Realty Corpn, 226 Lafayette, to Ermene De Polo, 244 Thompson; 5yf May1; Jan30'18. 6,000

Thompson st, 240-2; asn above Ls; Ermene De Polo to Greenwich Village Garage, on premises; Jan19; Jan30'18. nom

Water st, 618 (1:259), ns, 26.2 w Gouverneur, all; John J Dunn, of White Plains, NY, to John J Dunn, Inc, 618 Water; 3yf Jan11; Jan31'18. 2,400

Water st, 628 (1:260), all; John J Coughlin, 209 Hooper, Bklyn, to Frank A Harrington, 12 Luddington av, Clifton, NJ; from Jan31'18 to Jan1'23; Jan30; Jan31'18. 2,400

Waverly pl, nwc Christopher, see Christopher, 33.

William st, 93-7 (1:67); asn all title in Ls dated Jan14'13 to secure 2d mtg for \$300,000 & sub to 1st mtg \$600,000; West 40th & 41st Sts Realty Co, 725 Bway, to Ideal Investing, Inc, 45 E 17; Aug1'17; Jan 30'18. nom

27TH st E, nwc 4 av, see 4 av, 386.

40TH st, 16-18 E (3:869), 8th floor; Sterling Bronze Co to Debenham, Gardiner & Co; 3yf May1; Jan22; Jan30'18. 6,500

49TH st, 46 W (5:1264); consent to assign Ls dated Jan9'08; Trustees of Columbia University (consent to assign by Title Guar & T Co & ano, EXRS Sarah A Knight) to Solomon Kalvin, 542 W 112; Jan5; Jan26'18. nom

49TH st, 108-10 W (4:1001), 2-4-sty bldgs all; Eled Land Corpn, 70 Washington, Bklyn, to Oreste Giolito, 108-10 W 49; 10yf Jan1; Dec3'17; Jan28'18. taxes &c & 6,000 & 7,000

75TH st, 423 E (5:1470), str, fl, pt c & 4 rooms on 2d fl front w; Jos Stransky, 429 E 71, to Jos M Spritzey, 423 E 75; from Feb1'18 to Apr30'20; Jan23; Jan30'18, 1,020

110TH st, 324 E (6:1681), ss, 25x160, 2-sty stable & yard, all; Luigi & Antonio Guida to Bennett Kanter, all at 411 E 122; 5yf Feb1; Jan19; Jan30'18. 1,728

112TH st, 215-7 E (6:1662), all; Gordonel Realty Co to Saul Spector, 232 E 116, & ano; 4 11-12yf July1'17; July2'17; Jan31'18. 5,100

120TH st E (6:1769), nec Sylvan pl, garage, all; Aitchdarr Realty Co to Congetta Marino, 212 E 111, & Mary Panzella, 350 E 119; 15yf May1; Jan19; Jan30'18. 6,500 & 7,000

124TH st, 208-12 W (7:1929), ss, 62x100, 2 & 3-sty bldgs, all; Palace Automobile & Machine Co to John Finnerty, 229 E 31; 10yf May1; May26'17; Jan26'18. taxes &c & 4,300

129TH st, 34 W, all; Florence Doniger, 207 W 110, to Jos Greenwald, 820 W 180; 3yf Sept1'17; 3yren; Aug4'17; Jan30'18. 6,000

3D av, 58 (2:556), ws, 94.8 n 10th, 23.9x78; leasehold; consent to 3d track; Ella A Milligan of Bklyn, individ & EXTRX John H Brady, to Manhattan Railway Co; Jan11; Jan30'18 (R S 50c). 177.15

3D av, 60 (2:556), ws, 118.6 n 10th, 23.9x78; leasehold; consent to 3d track; Jeanette Hall, NY, individ & EXTRX Eliza Martin, to Manhattan Railway Co; Jan15; Jan30'18 (R S 50c). 170.35

4TH av, 386 (3:857), nwc 27th, pt of cor str; Hotel Koller Co to D A Schulte, Inc, 384-6 Bway; from Apr1'18 or sooner to May1'23; Jan10; Jan25'18. 1,800

10TH av, 650 (4:1055); assign Ls dated Mar25'17; Louis Eibsen to Adolph Gspomer, 103 W 84; Jan29'18. nom

12TH av (7:2004), ws, 79.5 n 131st, runs nw—xn23.11x—6.11x—59.5x—30.7x—83.2 to av xsw35.6 to beg; also PLOT at swc of above & 39.10 n 131st & 95.10 w 12 av, runs n—xne 45.11 x—59.5 x—46.6 x—56.7 to beg, with lands bet above & N Y C & H R R Co; all; Lucy W Jordan et al, EXRS &c Richd Webber, office at 25 W 33, to Alice B Morris, 222 W 79, individ & EXTRX Chas B Morris; 10yf Jan1'18; Nov12'17; Jan31'18. taxes &c & 1,680

LEASES.

Borough of the Bronx.

Morris av, 634 (9:2411), all; Margt Voute, 886 Morris av, to Maria Casario, 624 Morris av; 5yf May15'17; Jan25'18, 420 & 480

Morris av, 678 (9:2413), all; Caroline Martin, 676 Morris av, to Camillo & Dan Salvati, 649 Morris av; 3 4-12yf Feb1; Jan 28; Jan31'18. 1,224

MORTGAGES.

Borough of Manhattan.

JAN. 25, 26, 28, 29, 30 & 31.

Canal st, 368 (101) (1:211), ss, abt 150 e West Bway, 25.10x90.3x25x84.10, es; PM; Jan21; Jan29'18; 5y or sooner, 5%; Jacob Hertzberg, 137 W 115, to Savings Bank of Utica, at Utica, NY. 13,000

Front st, 7-9 (1:4), sec Moore (Nos 25-7), 30.4x80x28.10x80; also rear & s pt of land conveyed by Conger to Herick by deed dated May1, 1839, being 5 ft on e & ws & 7 ft on n & ss; PM; Jan26; Jan29'18; due Jan

28'23, or sooner, 5%; 210 West 56th St Co, 135 Bway, to Julia P Gardner, at Port Washington, LI, & Emily P Cape, 55 E 76. 24,000

Fulton st, 114-6 (1:78); ext of mtg for \$130,000 to Dec'18, 5%; Jan9; Jan30'18; 114 & 116 Fulton St, a corp, & Jefferson M Levy, 59 E 34, with Augustus Hemenway, 2 Green St, Canton, Mass, et al, trstes will Augustus Hemenway (R S \$65). nom

Greene st, 204-6 (2:533), es, 100.2 s 3d, 49.10x100; PM; Jan24; Jan25'18; 5y or sooner, 5% & with privilege of 5y ext; Chas Laue, of Bklyn, to Central Trust Co of N Y, 54 Wall. 31,500

Lafayette st, 126-130 (1:209); ext of mtg for \$74,000 to Jan26'21, 5½%; Jan24; Jan 26'18; N Y Trust Co & Gibraltar Mtg Co with Hugh L Fox, at West Islip, LI. nom

Macdougall st, 37 (2:552-26), ws, bet Washington pl & W 4th, assessed to Celestino Piva; transfer of tax lien for yrs 1912 to 1916; Aug23'17; Jan31'18; 3y 4 5-10%; City N Y to Abt Frankel, 2531 Madison st, Ridgewood, LI. 5,247.53

Maiden la, 103, see Pearl, 203.

Maiden la, nes at nws William, see William, 93-7.

Moore st, 25-7, see Front, 7-9.

Mulberry st, 169 (2:471); ext of mtg for \$23,500 to Jan10'21, 5½%; Jan22; Jan 30'18; Antonio Cagliostro, 1856 Bath av, Bklyn, with Girard Trust Co at Broad & Chestnut sts, Phila, Pa. nom

Pearl st, 203 (1:69), ws, 16.6 n Maiden la, 21.1x57.9x20.11x59; also MAIDEN LA, 103, ns, 60 w Pearl, runs w21.1xn59.10xe7.2 xsel8.6xe13.6xs40.5 to beg; also RT&I to strip at swc Pearl (No 205) at point 71.3 w Pearl, runs nw18.6xe15.8x18.6 to beg; Jan22; Jan25'18; due Feb'21, 5%; Woodbury G Langdon Co to U S Trust Co of N Y 25,000

Pearl st, 203, also MAIDEN LA, 103, &c; certf as to mtg \$25,000; Jan9; Jan25'18; same to same.

South st, 9 (1:4), ns, 11.7 e Moore, 22.9x 99.10x25.1x99.11; ext of mtg for \$5,000 to Dec30'20, 5%; Jan30; Jan31'18; Rudolph H Meyer, 483 13th, Bklyn, with Hermann H & Fredk Rajen, 480 13th, Bklyn, & 571 9th, Bklyn (R S \$2.50). nom

William st, 93-7 (1:67), nws at nes Maiden la; participation & ext of mtg for \$600,000 to Jan14'21, 4½%; Jan15; Jan30'18; Greenwich Savings Bank, 246 6 av, owns \$550,000; Ideal Investing, Inc, a corp, 45 E 17, owns \$50,000, with West 40th & 41st Sts Realty Co, 725 Bway, owns premises. nom

3D st, 361 (331) E (2:357), ns, 236.9 e Av D, runs ne77 to 4 ft alley x6xse40x40 to st xw20 to beg, with rights to alley; pr mtg \$3,500; Jan3; Jan29'18; due July3'20, 6%; Mayer Schnee, 361 E 3, to Wolf Spindel & Benj Zuckerkandel, 154 Lynch, Bklyn. 1,100

4TH st, 316 E (2:373), ss, 164.9 e Av C, 18.9x96; PM; pr mtg \$—; Jan25'18; 2y 6%; Chebra Bikur Cholim B'Nai Israel Anshei Baranoff to Ahawath Schioma Benevolent Soc, "Society of the Love of Solomon." 500

14TH st, 101 E (3:870); ext of mtg for \$39,000 to Jan15'21, 5%; Jan24; Jan29'18; Jos Schmitt, of Asbury Park, NJ, with Bank for Savgs, 280 4 av (R S \$19.50). nom

19TH st, 426 W (3:716), ss, 325 w 9 av, 25x92; also 5TH AV, 553 (5:1281), es, 78.5 n 45th, 22x51; all RT&I; pr mtg \$—; Jan1; Jan30'18; due & int as per bond; Eva L Johnson to Wm W Owens, 289 Clinton av, Bklyn. 3,500

21ST st, 4 W (3:822), ss, 142.6 w 5 av, 27.6x92; PM; Jan29'18; due July29'22, 5%; Alta A Crosby to Harold K Mount, at Yaphank, LI, & Edw H Mount, 159 Remsen, Bklyn. 22,000

21ST st, 429 W (3:719), ns, abt 351 w 9 av, 14.2x98.9; PM; Jan28; Jan29'18; 5y5%; David Williams to Sarah A McDonald, 429 W 21. 8,000

26TH st, 300-300½ E, see 2 av, 458.

29TH st, 41 E (3:859), ns, 260.7 e Mad av, 21.2x98.9; PM; Jan21; Jan29'18; 3y5%; Chas E Haskell to Cornelia F Pinkham, 24 Hillside av, Montclair, NJ. 19,000

34TH st, 436-40 W (3:731); agmt, party 1st pt has delivered deed to Lanier McKee, sub to all liens & party 2d pt releases party 1st part from all liability under ext agmt of Dec, 1913 & not to enter deficiency judgment, etc; Dec—17; Jan30'18; Harriet M Leach at Montclair, NJ, owner, with Lucie M Stearns at Adams, Mass, holder of 1st mtg for \$50,000. nom

40TH st, 2 W, see 5 av, 452.

45TH st, 41 & 41½ W (5:1261), ns, 475 w 5 av, 25x100.5; consolidate & ext of two mtgs for \$39,000 aggregate to Jan23'21, 5%; Jan23; Jan30'18; Bowery Savings Bank, 128 Bowery, with Alcinous B Jamison, 43 W 45 (R S \$19.50). nom

46TH st, 637-9 W (4:1094), ns, 475 w 11 av, 50x100.5; PM; Jan24; Jan25'18; 3y or sooner, 5%; Semaj Realty Co, 303 5 av, to Eugene F McGirr, 2350 Bway, & ano, exrs &c Bernard Campbell. 18,000

47TH st, 228-236 W (4:1018), ss, 375 e 8 av, 117.6x100.5; pr mtg \$192,500; Jan25; Jan26'18; due June24'18, 6%; Arthur J & Kath C Morgan & Josephine D, wife Arthur J Morgan, to Julius Lowenthal & Co, 242 4 av. 25,000

47TH st, 228 to 236 W; ext of mtg for \$192,500 to June24'22, 5%; Jan25; Jan26'18; N Y Life Ins & Trust Co with Arthur J & Kath C Morgan (R S \$96.25). nom

47TH st, 228-36 W; sobrn of mtg for \$75,000 to mtg \$25,000; Jan19; Jan26'18; Arthur J Morgan, 146 W 97, & Kath C Morgan, 606 W 115, owners, & Bond & Mtg Securities Co, with same. nom

47TH st, 542 W (4:1075); ext of mtg for \$18,000 to Nov25'22, 5%; Nov8'17; Jan26'18; Margt K Dyer & ano, gdns Henry P Ammi-

down, et al, with Wm Gehringer et al. nom

47TH st, 544 W (4:1075); ext of mtg for \$18,000 to Nov15'22, 5%; Nov8'17; Jan26'18; Margt K Dyer & ano, gdns Henry P Ammidown, et al, with Wm Gehringer et al. nom

53D st, 221-3 W (4:1025), ns, 147.9 w Bway, 50x200.10 to ss 54th (Nos 238-40); pr mtg \$140,000; Jan19; Jan21'18; 2y6%; Emil Seelig, 361 W 51, to Abr Leipzig, 50 W 77. Corrects error in last issue when st Nos were 21-3 W. 6,000

56TH st, 227-9 E (5:1330), ns, 300 w 2 av, 50x100.5; leasehold; pr mtg \$—; Jan 23; Jan25'18; due Sept1'38, 4½%; L L D Realty Co to Almo Garage Co, Inc. 10,000

58TH st, 15 W (5:1274), ns, 475 e 6 av, 20x100.5; pr mtg \$40,000; Jan26; Jan30'18; 1y, int as per bond; P Henry Dugro to Sarah E Whoriskey, 268 W 141. 12,000

72D st, 137 W (4:1144), ns, 412.2½ e Ams av, 21.9½x102.2, with AT to strips adj on w; Jan9; Jan29'18; due & int as per bond; Phineas C Lounsbury, of Ridgefield, Conn, to Title Guar & T Co. 27,500

73D st, 166 E (5:1407), ss, 250 w 3 av, 40x102.2; PM; Jan30'18; 3y5½%; Kate D Pulitzer to Jas W Gerard & Mary D, his wife, as joint tenants, 372 Mad av. 32,000

75TH st, 423 E (5:1470); sal ls; Jan29; Jan30'18; demand, 6%; Jos M Spritzey, 423 E 75, to Henry Elias Brewing Co, 403 E 54. 2,000

78TH st, 118 E (5:1412); ext of mtg for \$17,000 to Mar8'21, 5½%; Jan18; Jan29'18; Ida B Gale with John H Campbell (R S \$8.50). nom

81ST st, 119 W (4:1212), ns, 150.11 w Col av, 17x102.2; ext of mtg for \$15,000 to Jan 25'21, 5%; Jan15; Jan30'18; Kaufman G Falk, 151 Central Park W, with Bella S Castell, 3456 Bway (R S \$7.50). nom

86TH st, 42 W (4:1199); certf as to reduction to \$40,000 of mtg for \$55,000 recorded Sept2'15; Jan23; Jan29'18; Geo McKesson Brown, at Huntington, LI, to Benj W Mayer. nom

95TH st, 70 W (4:1208); ext of mtg for \$15,000 to Feb'20, 4½%; Dec20'16; Jan25'18; Jas Egan with Edw T Kennard, 739 West End av, exr Wm F Newkirk. nom

96TH st, 161 E (6:1624); ext of mtg for \$17,000 to Jan4'21, 5½%; Jan4; Jan29'18; Ludwig Ulmann, 1730 Bway, with Selian Neuhoi, 1275 Mad av. nom

98TH st, 287 E (6:1648), ns, 125 w 2 av, 25x100.11; Jan23; Jan29'18; due Nov23'20, 6%; Supreme Russian-Turkish Baths, Inc, to John H Block, 131 Lincoln av, Rockville Centre, LI. 4,000

98TH st, 287 E; certf as to mtg \$4,000; Jan23; Jan29'18; same to same.

98TH st, 125 W (7:1853), ns, 598.9 e Ams av, 24.9x100.11; certf that \$4,000 has been paid on a/c of mtg \$14,000 recorded Aug3'10, & \$10,000 remains, which is extended to Aug3'20, % as per agmt; Jan15; Jan29'18; Clara & Laura Reinwarth to Geo Schworer. nom

99TH st, 260 W (7:1870); ext of mtg for \$26,000 to Jan18'21, 5%; Jan25; Jan31'18; Philip Pretzfeld with Susan E Flower, 208 W 56 (R S \$13). nom

100TH st, 53 E (6:1606); ext of mtg for \$24,000 to Jan1'21, 5%; Jan23; Jan29'18; Matilda L Schoonmaker, 251 W 121, & ano, with Bertha Kahn, 421 E 82 (R S \$12). nom

101ST st, 186 E (6:1628); ext of mtg for \$15,000 to Feb'19, 5½%; Jan19; Jan26'18; Seymour Schlusell, exr Alexander Schlusell with Margaretha Boehm, 4928 Bway. nom

101ST st, 309 W (7:1889), ns, 100 w West End av, 25x100.11; PM; Jan30; Jan31'18; 3y5½%; Elmarie Corpn to Eliz Schulz, at Spring Valley, NY. 25,000

101ST st, 309 W; PM; pr mtg \$25,000; Jan30; Jan31'18; 2y or sooner, 6%; same to Matilda Schmandt, 135 Shippen st, Weehawken, NJ. 5,000

104TH st, 52 E (6:1609), ss, 120 e Mad av, 25x100.11; ext of mtg for \$10,000 to Jan5'21, 5%; Jan15; Jan25'18; Lizetta A, wife Frank Thoms, with John S Jacobus, trste will Saml M Jacobus (R S \$5). nom

105TH st, 7 E (6:1611), ns, 150 e 5 av, 25x111; Jan1; Jan25'18; 1y5%; Chas Spengler, 7 E 105, to Bertha Kaiser, 7 E 105. 2,000

109TH st, 62 W (7:1844), ss, 200 e Col av, 25x100.11; ext of mtg for \$17,000 to Mar1'21, 5½%; Jan23; Jan29'18; Bernard L Tim, 209 W 79, with Stephen J Weaver, — Trenton av, Utica, NY (R S \$8.50). nom

112TH st, 101-5 W; see Lenox av, 45-7.

112TH st, 511 W (7:1884), ns, 234 w Ams av, 66x100.11; PM; pr mtg \$65,000; Jan9; Jan31'18; 10y4½%; Incas Realty Co to Postal Life Ins Co, 511 5 av. 65,000

114TH st, 109 W (7:1824), ns, 193.6 w Lenox av, 31.6x100.11; Jan25; Jan26'18; 5y or sooner, 5½%; Libbie Siff to Marks Rosenberg, 680 West End av. 16,000

115TH st, 67 W (6:1599); ext of mtg for \$16,500 to Jan1'21, 5%; Jan31'18; Walter A Burke, exr & trste Matilda B Brown, with Mary Foley, 321 S 4 av, Mt Vernon, NY. nom

116TH st, 243-5 W (7:1922), ns, 200 e 8 av, 40x100.11; PM; Jan25; Jan26'18; due & int as per bond; 243 & 245 W 116th St Co to Lawyers Mtg Co. 42,000

120TH st, 235-7 W (7:1926), ns, 441.8 w 7 av, 33.3x100.11; PM; Jan22; Jan26'18; due & int as per bond; Hebrew Convalescent Home to Lawyers Mtg Co. 11,000

120TH st, 307 W (7:1947), ns, 150 w 5 av (?) should be 8 av, 25x100.11 (error); also 3D AV, 2127 (6:1666), es, 22 n 116th, 26x65; ½ pt; Oct25'17; Jan30'18; demand, 6%; Chas B Clark to Irene C Wittschen, 113 W 94. 3,263.03

121ST st, 124-6 E (misc); certf as to chattel mtg \$10,000; Jan25; Jan26'18; M H Powers Co to Mary E Powers. nom

125TH st, 61½-63 E (6:1700), ns, 126.10 e Mad av, 33.2x99.11; pr mtg \$62,000; Jan31'18; Jan31'18; due & int as per bond; Swift Realty Co, 30 E 42, to Park Realty Co, 30 E 42. 5,000

125TH st, 61½-63 E; certf as to mtg \$5,000; Jan31'18; Jan31'18; same to same.

126TH st, 207-9 E (6:1791), ns, 108.9 e 3 av, 32x99.11; PM; Jan30'18; 3y5½%; Jas H Cruikshank of Freeport, LI, to Wm Hanselman, 45 Erwin Park rd, Montclair, NJ. 4,900

126TH st, 304 W (7:1952); ext of mtg for \$5,500 to Jan25'21, 5½%; Jan25; Jan29'18; Title Guar & T Co with Bar Harbor Realty Corp, 304 W 126. nom

129TH st, 56 W (6:1726), ss, 135 e Lenox av, 27.6x99.11; pr mtg \$17,500; Nov12'17; Jan25'18; instalts, \$100 monthly, 6%; Anthony Building Corp to Saml Schiau, 110 St Nicholas av. 1,200

139TH st, 211 W (7:2025), ns, 156.7 w 7 av, 19.2x99.11; PM; Jan8; Jan25'18; due & int as per bond; C Leroy Butler to Wells Holding Co, 159 W 125. 4,500

139TH st, 211 W; PM; pr mtg \$4,500; Jan 8; Jan25'18; due & int as per bond; same to same. 2,000

145TH st, 155-7 W (7:2014); certf as to mtg \$2,000; Dec22'16; Jan31'18; The Lucy-mr Realty Corp to Liberal Trading Co. nom

145TH st, 458 W (7:2059), ss, 157 w Convent av, 15x99.11; Jan21; Jan26'18; 3y5½%; Amalie H Q Mulholland, of Fishkill, NY; Olive W Q Van Leer, of Rhinebeck, NY; Nathalie W Q Adams & Vestana Q Huxthal, both of White Plains, NY, & Esther A Bertine & Adriana S Q Archer, both of Manhattan, to N Y Title & Mtg Co. 5,000

152D st, 448 W (7:2066), ss, 425 e Ams av, 50x99.11; PM; Jan25; Jan26'18; 10y5%; Ernestine Fuerst, 448 W 152, to Isabella Wallace, 54 W 120. 17,500

153D st, 528 W (7:2084), ss, 400 w Ams av, 25x99.11; ext of mtg for \$10,000 to Jan6'23, 6%; pr mtg \$—; Jan23; Jan29'18; Martin Kilpatrick with Thresa Piriender, 467 W 46 (R S \$5). nom

153D st, 528 W (7:2084); ext of mtg for \$15,000 to Jan1'23, 5%; Jan25; Jan29'18; Henry & Katharina Kaiser, 533 W 46, with Thresa Piriender, 467 W 46 (R S \$7.50). nom

157TH st, 465 W, see St Nicholas av, 941.

158TH st, 499 W, see Ams av, 1933.

Amsterdam av, 931 (7:1860), es, 47.10 s 106th, 26.6x100; Jan29; Jan30'18; due & int as per bond; Louise Holly Goddard to Dry Dock Savings Instn, 341 Bowery. 18,000

Amsterdam av, 1933 (8:2108), nec 158th (No 499), 35.11x106; ext of mtg for \$55,000 to Jan30'23, 5%; Dec10'17; Jan25'18; Julia A Mulcahy, individ & extrx Anna G McClellan et al, with Mary L Shear (R S \$27.50). nom

Lenox av, 45-7 (7:1822), nwc 112th (Nos 101-5), 90.5x100; Jan19; Jan28'18; due June 24'18, 6%; Malex Realty Corp to Jacob Rosenthal, 340 W 86. 12,000

Lenox av, 45-7, nwc 112th (Nos 101-5); certf as to assn rents & mtg \$12,000; Jan19; Jan28'18; same to same.

Madison av, 1778 (6:1622); ext of mtg for \$18,000 to Jan1'23, 5½%; Jan25; Jan26'18; Fred Quenzer, 1776 Mad av, with Henrietta F Gravenhorst, 172 Ross, Bklyn, individ & exrs &c Geo A Germann (R S \$9). nom

St Nicholas av, 941 (8:2108), nwc 157th (No 465), 46.8x90.10x45x103.3; ext of mtg for \$51,000 to July25'18, with agmt to extend to Jan25'21, 5%; Dec12'17; Jan30'18; Andw Wilson, at Newark, NJ, trste will Chas E Fleming, with Agency Realty & Mtg Co, 31 Nassau (R S \$25.50). nom

Sherman av, 160-4 (8:2225), ns, 200 w 204th, 100x150; assign rents; Jan29; Jan31'18; due & int as per bond; Malex Realty Corp to Jacob Rosenthal, 340 W 86. 9,000

Sherman av, 160-4; certf as to assign rents; Jan29; Jan31'18; same to same.

West End av, 312 (4:1166); ext of mtg for \$10,500 to Jan15'23, 5%; Jan24; Jan31'18; Josephine, wife Wm E Taylor, 749 Ocean av, Bklyn, with Seamens Bank for Savgs, 76 Wall (R S \$5.25). nom

1ST av, 1375 (5:1448); ext of mtg for \$17,000 to Jan24'21, 5½%; Jan24; Jan25'18; Title Guar & T Co with Wm Wolfson, 19 E 89 (R S \$8.50). nom

1ST av, 1574 (5:1562); ext of mtg for \$20,000 to Jan22'21, 5½%; Jan22; Jan30'18; Fanny Ellinger, 2 W 72, with Millie Arnstein, 158 E 78, individ & extrx, &c, David Weinberg & et al (R S \$10). nom

1ST av, 2252 (6:1709), es, 25.10 s 116th, 25x95; ext of mtg for \$6,000 to May8'23, 6%; Jan29; Jan31'18; Margherita or Margaretta Galotta, 2170 Belmont av, Bronx, with Michele Ansalone, 2252 1 av (R S \$3). nom

2D av, 458 (3:931), sec 26th (Nos 300-300½), 20x74; pr mtg \$16,000; Jan10; Jan 29'18; due Dec—21, 5%; Annie Gaffney to Peter Doelger Brewing Co, 407 E 55. 1,500

3D av, 2127, see 120th, 307 W.

5TH av, 452 (3:841), swc 40th (No 2), 33x 110; Jan24; Jan26'18; 3y or sooner, 5%; Florence G Bronson, Mary E Little, Florence L Hope & Chas Knox Robinson to Farmers Loan & Trust Co, 22 William. 250,000

5TH av, 553, see 19th, 426 W.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Junius st, 432, Bklyn (misc); certf & consent to chattel mtg \$3,000; Jan17; Jan 26'18; Million Brothers Co to Wm G Cooper, Inc.

Catskill, NY (misc), known as the Dunwoodie Farm, & chattels; certf as to mtg \$—; Jan29; Jan31'18; Malex Realty Corp to Jacob Rosenthal.

Chattel mtg (misc); certf as to mtg \$4,123.14; Jan28; Jan31'18; Metropolitan Photo-Engraving Co to Leopold Samuels et al.

Certificate (misc) as to mtg \$—; Jan 30; Jan31'18; Klintrup-Huybers Co to Alexander & Stein, Inc.

Jamaica, B of Q (misc); certf of consent to borrow from John H Judge, \$7,324.03; Louis E Hasbrouck \$3,220.14; Chas E Barkley \$673.60; Wm P Rae \$5,545.66, & Michl Coleman \$7,334.75; Jan14; Jan25'18; Jamaica-Hillcrest Co to above.

Jamaica, B of Q (misc); certf of consent to borrow from John H Judge, Louis B Hasbrouck, Chas E Barkley, Wm P Rae & Michl Coleman \$180 each, & the further sum of \$4,000 aggregate; Jan14; Jan25'18; Jamaica-Hillcrest Co to above.

Jamaica, B of Q (misc); certf as to approval of bill & note for \$5,594.34; Jan14; Jan25'18; Jamaica-Hillcrest Co to Wm P Rae Co, 192 Montague, Bklyn.

Jamaica, B of Q (misc); certf as to approval of bill & note for \$5,594.34; Jan14; Jan25'18; Jamaica-Hillcrest Co to Wm P Rae Co, 192 Montague, Bklyn.

Jamaica, B of Q (misc); 2 certfs as to 2 notes or mtgs \$5,000 each & of 2 mtgs for \$2,250 each; Jan14; Jan25'18; Jamaica-Hillcrest Co to Leshe T McCurdy, at Manhattan Club, 26th st & Mad av.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When the attorney is not given it is the party of the second part.

Borough of Manhattan.

JAN. 25, 26, 28, 29, 30 & 31.

Bleecker st, 159-161 (2:539); Katie Schwartz to Alex Noyen, 1495 Mad av; (A) Louis Rosenberg, 116 Nassau (\$25,000, Sept 25'17); Jan26'18. 6,300

Columbia st, 100 (2:334); Max Baer to Abr Hirschberger, 1472 Seabury pl, Bronx; (A) Harold L Kunstler, 149 Rivington (\$2,200, Aug2'07); Jan29'18. 1,000

Henry st, 150 (1:271); Eliza Strauss to Jennie Freedman, 150 Henry; (A) Chas S Rosenberg, 27 Rutgers (\$12,000, Jan10'08); Jan30'18. O C & 100

Ridge st, 80-2 (2:343); David Lippmann et al to Sarah Spodek, 316 Wyona st, Bklyn; (A) M A Rabinovitch, 230 Grand (\$4,000, Jan6'14); Jan29'18. O C & 100

South st, 9 (1:4); Union Trust Co of N Y to Rudolph H Meyer, 485 13th, Bklyn; (A) Shiland & Hedges, 149 Bway (\$15,000, Dec3'09); Jan31'18. 13,200

Suffolk st, 186 (2:350); Wm Whitlock, trste for Alice T Parkin, to Augusta Parkin; (A) Frederic de P Foster, 44 Wall (\$10,000, Mar5'03); Jan31'18. 10,000

51th st, 624 E (2:387); Lena Gang, of Greenfield, Ulster Co, NY, to Sarah Gang, 651 E 5; (A) J Macher, 54 Maiden la (\$6,625, Nov19'15); Jan28'18. O C & 100

51th st, 624 E (2:387); Sarah Gang to Emilie Macher, 139 Donaldson av, Rutherford, NJ; (A) same (same mtg); Jan28'18. 100

7TH st, 204 E (2:389); Richd L Suydam, exr Caroline A Suydam, to Richd L Suydam, 2039 Bway; (A) Jos S Frank, 66 Bway (\$28,000, Dec2'08); Jan25'18. nom

9TH st, 332 E (2:450); Vinnie R Rudolph of Summit, NJ, to Julia K Bergmann, 229 Morris av, Summit, NJ; (A) August Kuhn, 141 Bway (\$25,000, Jan6'03); Jan30'18. nom

10TH st, 648 E (3:983); Lizzie Wollmar et al, exrs, &c, Katharina Marr, to Jos Kammerer, 695 Prospect av, Bronx; (A) Title Guar & T Co (\$7,000, Jan13'08); Jan 29'18. 5,000

16TH st E (3:983), ss, 138 w Av C, 25x 103.3; Otto Marr, exr Otto May, to Lizzie Wollmar, 2169 Washington av, Bronx, et al, exrs Katharina Marr; (A) Chas A Furthman, 148th & 3 av (\$7,000, Jan13'08); Jan26'18. nom

36TH st, 149 E (3:892); also 38TH ST, 305 E (3:944); also 37TH ST, 212 E (3:917); also 36TH ST, 219 E (3:917); also 36TH ST, 223 E (3:917); also 40TH ST, 104-6 W (3:815); Kaufman Schlieve, 122 W 120, to Edith W Provost at Sherman Sq Hotel, Bway & 71st; (A) David Provost, 132 Nassau (\$2,000, Apr1'13); Jan29'18. nom

38TH st, 235 W (3:788); Equitable Life Assur Soc of U S to Anna E Maginn, 206 W 80; (A) John M Ruck, 99 Nassau (\$3,000, Sept18'12); Jan28'18. 3,000

39TH st, 212 W (3:788); N Y Title & Mtg Co to Thos McLure, 129 Rochelle st, City Island, Bronx; (A) Stoddard & M, 128 Bway (\$25,000, Feb11'11); Jan30'18. O C & 100

47TH st, 228-36 W (4:1018); Julius Loewenthal & Co, 242 4 av, to N Y Life Ins & Trust Co, 53 Wall; (A) Lawyers Title & T Co (AT in mtg \$225,000, June24'12); Jan26'18. nom

48TH st, 139 E (5:1303); Fredk W Overbeck & ano, exrs John Overbeck, to Fredk W Overbeck, 65 W 87, individ et al; (A) Henry Wendt, 99 Nassau (\$8,000, June9'10); Jan31'18. 8,000

63D st, 154 E (5:1397); Philadelphia Trust Co to Philadelphia Trust Co, 415 Chestnut st, Philadelphia, Pa, as trste for Various Trusts (\$70,000, May11'17); Jan30'18. 70,000

72D st, 137 W (4:1144); Jesse S Phillips as Supt of Insurance of State N Y to Provident Savings Life Assurance Society of N Y, 511 5 av; (A) Title Guar & T Co (\$50,000, July28, 1898) (Filed & discharged Jan29'18). nom

77TH st, 164 E (5:1411); Clara Bloomingdale et al, exrs &c Joseph B Bloomingdale, to Yorkville Bank, 1511 3 av; (A) Theo Schultheis, 1511 3 av (\$16,500, Jan28'15); Jan28'18. 16,500

84TH st E (5:1546), ss, 75 w 1 av, 25x 81.2; Fredk H Ihlenburg, 171 E 91, admr Caroline Ihlenburg, to Fredk H Ihlenburg, 171 E 91, individ (\$5,000, Sept 3'07); Jan 28'18. nom

90TH st, 59 E (5:1502); Clara Engelke to Arthur G Quinn, 5 W 102; (A) Stoddard, 128 Bway (½ part of mtg \$2,000, Aug19'16); Jan29'18. 1,000

113TH st E (6:1640), ss, 120 w 3 av, 30x 100.11; Lawyers Title & T Co to Lawyers Mtg Co; (A) Title Guar & T Co (\$12,500, Jan19'03); Jan25'18. nom

117TH st W (7:1922), ss, 300 e 8 av, 100x100.11; Title Guar & T Co to Sarah S Brownell; (A) G S Daniels, 27 Wm (\$18,000, Feb6, 1895) (Filed & discharged Jan 25'18). 18,000

121ST st, 68 E (6:1747); Fredk W Overbeck & ano, exrs John Overbeck, to Fredk W Overbeck, 65 W 87, individ et al; (A) Henry Wendt, 99 Nassau (\$7,000, May26'08); Jan31'18. 6,500

126TH st, 304 W (7:1952); Henry C Rosenbaum, 51 E 73, & ano, exrs, &c, Albert S Rosenbaum, to Title Guar & T Co (\$6,000, Nov1'01); Jan25'18. 6,000

128TH st W (7:1955), ns, 100 w 8 av, 50x99.11; Katie Schwartz to Gabriel Besner, 39 W 113; (A) Louis Rosenberg, 116 Nassau (\$31,000, July3'17); Jan26'18. nom

129TH st, 56 W (6:1726); Saml Schlaue to Nellie A Bogardus, of Bethel, Conn; (A) Burger & B, 233 Bway (\$1,200, Jan28'18); Jan28'18. nom

131ST st, 632 W (7:1997); also 11TH AV, 675 (4:1096); Bertha Goldschmidt, 1368 Brook av, admrx Belle Smalbach, to Benj F Embigler, 600 W 113; (A) Jacobs & Livingston, 120 Bway (two mtgs, \$3,000, Jan 18'13, & \$3,000, Feb4'07); Jan31'18. 200

145TH st, 155-7 W (7:2014); Rubin Singer, 52 Ridge, to Max Mandel, 574 West End av; (A) Max Mandel, 33-9 W 19 (\$2,000, Dec26'16); Jan31'18. nom

145TH st, 458 W (7:2059); N Y Title & Mtg Co to Marie T Schaefer, 611 W 110; (A) N Y Title & Mtg Co (\$5,000, Jan26'18); Jan30'18. 5,000

148TH st, 405 W (7:2063); Julia Coddington, trste for Emily M Coddington, to Title Guar & T Co (\$12,000, Oct1'12); Jan 30'18. 10,000

153D st, 528 W (7:2084); East River Savings Instn to Henry Kaiser, 533 W 46; (A) Title Guar & T Co (\$15,000, Feb14'01); Jan25'18. 15,000

177TH st, 515-7 W (8:2132); Melton Realty Corp, 55 John, to The State Bank, 378 Grand (\$3,500, Jan22'18); Jan31'18. nom

Av A, 252 (3:973); Solomon Libman, exr Caroline Stern, to Esther Fisher, 2 W 72; (A) Kantrowitz & E, 320 Bway (½ pt of \$16,000, Feb4'14); Jan31'18. order of court

Amsterdam av, 902-4 (7:1876); Adam Urbach, 259 7 av, to Lillian B Spangenberg, 500 W 149; (A) De La Mare & Morrison, 140 Nassau (\$3,000, Mar21'16 on ½ pt); Jan31'18. nom

Amsterdam av, 902-4; Lillian B Spangenberg, 501 W 149, to Adam Spangenberg, 501 W 149; (A) same (½ pt mtg \$3,000, Mar21'16); Jan31'18. 1,500

Madison av, 1778 (6:1622); Frederic de P Foster & ano, trstes Albert A Kingsland, will Ambrose C Kingsland, the elder, to Fred Quenzer, 1776 Mad av; (A) Lawyers Title & T Co (\$20,000, Sept9, 1898); Jan 26'18. 18,000

Madison av, 1861 (6:1747), sec 121st, 17.9x83; N Y Institution for the Instruction of the Deaf & Dumb to Lawyers Mtg Co (\$15,000, Jan21'04); Jan25'18. 10,000

1ST av, 1946 (6:1694); Fannie Frankel & ano to Ida Rosenberg, 201 W 110, et al; (A) Moses Goodman, 287 Bway (\$17,000, Mar1'12); Jan30'18. nom

1ST av, 2319 (6:1795); Arthur P Ackerman, as trste, to N Y Title & Mtg Co (a prior int of \$15,000 in mtg \$17,000, Oct13'08); Jan28'18. O C & 100

3D av, 1301-3 (5:1429), two mtgs, \$12,000 each, Jan24'07; also 113TH ST, 558 W (7:1884), mtg \$16,500, Jan12'07; also BROADWAY, 2643-5 (7:1872), mtg \$18,000, Nov4'09; also 104TH ST, 1 W (7:1840), mtg \$35,000, Jan2'07; also 46TH ST, 352-6 W (4:1036), mtg \$90,000, Jan9'07; also GREENWICH ST, 487-9 (2:594), mtg \$63,000, Nov26'09; also FRANKLIN ST, 139-41 (1:179), mtg \$165,000, Jan6'10; also ST NICHOLAS AV (7:1923), nec 117th, 118.5x 39.9; mtg \$125,000, May2'10; also 7TH AV (7:1923), nwc 117th, 100.11x60; mtg \$125,000, May2'10; also 21ST ST, 40 E (3:849), mtg \$7,250, Aug23'17; John A Stewart et al as trstes in N Y of the Liverpool & London & Globe Ins Co, to John A Stewart, 16 W 53; Walter C Hubbard, 138 W 74, & Thatcher M Brown at Red Bank, N J, as trstes in N Y of said Liverpool & London & Globe Ins Co; assigns 11 mtgs as above; Jan29'18. nom

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

JAN. 25, 26, 28, 29, 30 & 31.

Bank st, 33-35 (2:615); Jno & Jno Henry Lubbert to Samson Lachman; (A) Lachman & Goldsmith, 35 Nassau; Jan15'14; Jan26'18. 8,000

Canal st, 368 (1:24); Elias & Sarah Stone to the Savings Bank of Utica, Utica, NY; (A) Lawyers T & T Co, 160 Bway; Feb15, 1900; Jan30'18. 36,000

Ridge st, 80-82 (2:343); Morris Spodek to Sarah Spodek; (A) Moses Cohen, 99 Nassau; Jan5'14; Jan29'18. 4,000

Lewis st, 118 (2:330); Lizzie, wife Max Sturtz, to Wm & Josephine T Heide; (A) Davis & Kaufmann, — Chambers; Oct1, 1891; Jan31'18. 2,900

Oak st, 31 (1:111); Costanza Villano to Michele Languna; (A) N Yuzzolino, 73 Mulberry; Nov1'07; Jan31'18. 2,000

West Washington pl, 82-84 (2:552); also WEST WASHINGTON PL (2:552), ss, 21x 95.4; Rosie Levy to Green-Wood Cemetery; (A) Miller, K, L & T, 80 Bway; June30'08; Jan29'18. 3,000

12TH st, 508 E (2:405); Beni & Mary Faden, on premises, to Stanislaus N Tuchman, 601 W 168; (A) S N Tuchman, 302 Bway; Dec4'16; Jan25'18. 500

35TH st, 166 W (3:810); Mary Rusk, on premises, to Wm E Budd, Elizabeth, NJ; (A) Appell & Taylor, 51 Chambers; July9'13; Jan25'18. 5,000

36TH st W (3:838), ns, 150 w 5 av, 25x 98.9; Cath C Hall to Richard Delafeld, 40 W 46; (A) Chas I Moran, 34 Pine; Mar24'11; Jan30'18. 10,000

37TH st, 219 E (3:918); Louis Bergen, 436 E 146, to Jacob Ruppert, Inc, 1639 3 av; (A) Walter H Stewart, 1629 3 av; Aug 22'17; Jan25'18. 1,500

59TH st, 349 W (4:1112); Nicolas Henry to Nicolas Henry, as admr of goods, chattels & credits of Adrian Leon Henry, late of 537 Manhattan av; (A) John M Ruck, 271 Bway; Dec19'03; Jan28'18. 17,000

71ST st, 114 W (4:1142); Annie McGimpsey to David D A Outcault & Margt A Gregory, exr will Julia P Outcault; (A) Chas E Appleby, 55 Liberty; July31'08; Jan30'18. 25,000

72D st, 137 W (4:1144); Phineas C & Jennie W Lounsbury, Ridgefield, Conn, to Provident Savgs Life Assur Soc of N Y; (A) Wm T Gilbert, 35 Nassau; June30, 1898; Jan29'18. 50,000

79TH st, 234 E (5:1433); Fannie Mandel to Max Backhaus; (A) Title Guar & T Co; Sept12'10; Jan31'18. 2,500

95TH st, 203 W (4:1343); Gustave & Estelle W Disch to Dry Dock Savgs Instn; (A) F M Tichenor, 38 Park Row; June6'05; Jan24'18; corrects error in last issue as to date of mtg. 20,000

114TH st (6:1663), ss, 271.2 e 3 av, 16.8x 100.11; Fannie Ortman to Rachel Lublin; (A) Lawyers T & T Co; Oct6'03; Jan31'18. 1,750

114TH st, 109 W (7:1824); Libbie Tiff to Jos Vidootzky, 45 W 110; (A) Title Guar & T Co, 176 Bway; Sept13'17; Jan29'18. 10,000

117TH st W (7:1922), ss, 300 e 8 av, 100x 100; Wm G Lathrop, Jr, to Sarah S Brownell; (A) G S Daniels, 27 Wm; Feb6, 1895; Jan25'18. 18,000

162D st, 539-41 W (8:2122); Middle-Town Realty Co to Max Shloss; (A) Simon Shloss, 309 W 86; Jan7'10; Jan26'18. 12,000

Amsterdam av, 770 (7:1869); Aug Stellhorn, 449 W 129, to John H Rogan, 625 St Marks av, Bklyn; (A) J H Rogan, 145 Nassau; Jan31'16; Jan31'18. 3,000

Amsterdam av, 931 (7:1860); Mary K Holly to Title Guar & T Co; Nov5'17; Jan 31'18. 2,500

Amsterdam av, 931 (7:1860); Mary K Holly, 118 W 57, to Mary A Davis; (A) Title Guar & T Co; 3 mtgs on above property, May9 and May24'16, & Aug24'16, each mtg \$2,500; Jan31'18. 2,500

Broadway (8:2117), sec 159th, 99.11x125; Owners Syndicate Co to Metropolitan Life Ins Co; (A) Butcher, T & F, 1 Madison av; Mar12'09; Jan29'18. 20,000

4TH av (2:555), es, 174 n 9th, 20.4x36.9x irreg; also 4TH AV (2:555), es, 146 n 9th, 28x36.9x12.5x25.2x40.6; Morris Weinstein, 62 W 124, to Rose Woronov, 1655 44th, Bklyn; (A) Lawyers T & T Co, 160 Bway; Nov28'16; Jan25'18. 2,800

8TH av, 2518-2524 (7:1940); Carl, Jr, & Emily Just to Otto G H Plangemann, exr, 242 W 127; (A) Hy J Appel, Jr, 132 Nassau; Jan2, 1900; Jan25'18. 3,500

9TH av (3:736), swc 39th, 24.8x100; Nathaniel B Abbott, Hartsdale, NY, to Fred W Woerz, Jr; (A) Maurice L Hyman, 320 Bway; Dec28'04; Jan31'18. 7,500

11TH av (3:695), nec 23d, 24.8x75, lot 879, map lands Clement C Moore, situate at Greenwich in City N Y, bounded sw in front by 23d st, ne by half distance line bet 23d & 24th sts, 25x98.8; also LOTS 881-883, same map, bounded nw in front by 11 av & se by lot 879, 74x75; John Hollings to Geo Ehret, 1197 Park av; (A) Edw M Burghard, 111 Bway; Nov14'10; Jan25'18. 14,000

11TH av (3:695), nec 23d, 24.8x75, lot 879, map lands Clement C Moore, situate at Greenwich in City N Y, bounded sw in front of 23d st, ne by half distance line bet 23d & 24th sts, 25x98.8; also LOTS 881, 882 & 883, same map, bounded nw in front by 11 av & se by lot 879, 74x75; John Hollings to Geo Ehret, 1197 Park av; (A) Edw M Burghard, 111 Bway; May8'11; Jan 25'18. 14,000

MORTGAGES.

Borough of the Bronx.

JAN. 25, 26, 28, 29, 30 & 31.

Ferris pl (14:3857), sws, at nwc lot 23, nap part Bowne prop, runs s147.5x25.2x— (44.7 to pl xe25 to beg, part lot 23 said nap; pr mtg \$5,000; Jan2; Jan28'18; 3y6%; Tiebout Av Co, 1005 E 180, to Geo J Hoehn, 227 Tinton av. 1,000

Ferris st (14:3857), sws, at nwc lot 22, runs sw147.4x25.2x—144.7 to st xe25 to beg, part lot 23, map part Bowne prop; Jan1; Jan26'18; 3y6%; Tiebout Av Co to Ludwig Schwentner, 2656 Decatur av. 5,000

Jennings st, nwc Vyse av, see Vyse av, 461-3.

Lowerre pl (17:4828), ws, 100 n 226th, 38.4x155; Jan25; Jan29'18; due &c as per bond; Jas T Smith, 4011 Lowerre pl, to Fredk A Southworth, as trste John Southworth, 990 Peace st, Pelham Manor, NY. 2,500

142D st, 430 E (9:2286; ext of \$2,750 mtg o Dec1'20, at 5½%; Dec1'21; Jan31'18; Equitable Life Assur Soc of U C with Morris Browdy, 583 E 138. nom

151ST st E (9:2411), ns, 350 w Courtlandt av, 25x116.5x25x116.4; PM; Jan29; Jan30'18; 5y5%; Michele Curcio, Jos Ceronone & Frank Del Vecchio to Emma Finleo, 170 Prospect pl. 5,000

151ST st E, see Concord av, see Concord av, sec 151st.

155TH st, 418 E (9:2376), ss, 220 w Elton av, 25x100; Jan25; Jan28'18; 3y5½%; Eliz A Givens, 418 E 155, to N Y Title & Mtg Co. 2,500

163D st E, swc Teller av, see Teller av, swc 163.

164TH st E (9:2385), ss, 200 nw Wash av, 25x150; ext of \$3,500 mtg to Jan26'23 at 5%; Jan26; Jan30'18; David F Frisbie o Hy Baum (R S \$150). nom

191ST st, 601 E (12:3273); ext of \$1,000 mtg to Jan'21 at interest as per bond; Jan4; Jan30'18; Giovannina Fucci Russo, 317 Culken st, Phillipsburg, NJ, with Peter Shand, 363 Ford. nom

214TH st, 841 E (16:4673), —s, 28.8x109; PM; Jan21; Jan26'18; 3y5½%; Margarethe Banks, 1912 Loring pl, to Johanna Hauptmann, 1912 Loring pl. 2,500

223D st E (17:4836), ss, 405 w Barnes av, 25x114, map Wakefield; Jan19; Jan28'18; 3y5½%; Karl O Radke, 736 E 223, to Hy Dase, 9 N 5 av, Mt Vernon, NY. 500

230TH st E (17:4855), ns, 205 e Barnes av as on map Wakefield, 25.3x114; Jan24; Jan25'18; due &c as per bond; Benedict, Luzzo & Giovanna Livolzi to Cirino Turis, 165 E 115. 4,500

239TH st E (17:5084), nwc Furman av, 40x100; Jan23; Jan25'18; 3y, int as per bond; Minnie Watsky, 735 Cranford av, to Harris Pomerantz, 86 W 119. 4,000

Bathgate av, 1630 (miscel), es, 130 n 172d, 4.10x90.7; certf as to mtg \$13,000; Jan24; an25'18; Nalpak Realty Co to Matilda Protzmann. 13,000

Bathgate av, 1630 (11:2920), es, 130.1 n 72d, 24.10x90.7x24.11x90.7; Jan24; Jan25'18; y5½%; Nalpak Realty Co to Matilda Protzmann, 296 E 162. 13,000

Bathgate av, 2301 (11:3053), ws, 87.6 n 83d, 18.3x64.5; Jan25; Jan29'18; due &c as per bond; Maria L Connelly, 2301 Bathgate av, to Fredk A Southworth, trste John Southworth, at Pelham Manor, NY. 2,750

Cambreleg av, 2491 (11:3091); ext of \$3,000 mtg to Jan1'23 at 6%; Jan5; Jan 0'18; Meyer Rosenberg, 1919 7 av, with Bartolomeo Tranzillo, 2491 Cambreleg av. nom

Concord av (10:2642), sec 151st, 47.8x94; an29; Jan30'18; 3y6%; Benj Taub, 140 E 2; to Max Schwartz, 1707 Unionport rd. 7,500

Crotona av, 2319 (11:3103), ws, 312.6 n 83d, 37.6x80; pr mtg \$17,000; Aug31'17; an28'18; installs, int as per bond; Anthony Bldg Corpn to Saml Schlaw, 110 St Nicholas av. 750

Furman av, nwc 239th, see 239th E, nwc Furman av.

Grant av (9:2448), es, 82 s 166th, 25x100; xt of \$4,000 mtg to Jan23'21 at 5½%; Jan 3; Jan28'18; N Y Title & Mtg Co with Moskoko Realty Inc, 14 W 50 (R S \$2). nom

Harrison av, 2109 (11:3210), ws, 75 n 80th, 75x100; PM; pr mtg \$55,000; Jan29; an31'18; 3y6%; Julius Vogel & Jacob Schultz to Agreeable Realty Co, 220 Bway. 10,000

Morris av (11:2806), es, 100 n 177th, 40.7 x101x38.9x110; declaration amending mtg recorded Jan21'18 to contain above property; Jan24; Jan29'18; Erminie M Caruthers to Paul V Jennings. 10,000

Morris av (11:2806), es, 100 n 177th, 40.7 x101x38.9x110; ext of \$17,000 mtg to April 20 at 5%; Jan22; Jan29'18; Erminie M Caruthers, 3 W 84, with Nancy Levy, 1263 3d, Bklyn, & ano, exrs Emanuel Levy (R S \$8.50). nom

Parker av (10:3970), es, 100 s Lyon av, 5x100, except part for av; Jan15; Jan26'18; installs, 6%; Michl J McGrath to N Y & Suburban Co-Oper B & L Assn. 4,000

Parker av (15:3990), sws, 25 ne Rose pl, 5x100; Jan15; Jan29'18; installs, 4%; Rebecca Eller, 1629 Parker av, to Aaron Gurewith, 160 Mott av. 1,000

Teller av (9:2422), swc 163d, 115x87; pr mtg \$50,000; Jan12; Jan25'18; 3y6%; August Dooper to Niewenhous Bros, Inc, 369 E 163. 25,000

Tremont av E (11:2924), swc 3 av, 95.2x15.3 x95.3x19.8; Jan29; Jan30'18; 3y6%; Caroline B Gent, Fredk or Fredk A Boss, Charlotte or Lottie Boss, & Robt A Boss, heirs Fredk Boss, to N Y Title & Mtg Co, 25,000

Undercliff av (9:2537), es, 125 s Boscobel pl, 50x119.2x50.2x123.4; ext of \$4,000 mtg to July10'19 at 6%; July24; Jan29'18; Cath Pilkington, 3377 Sedgwick av, to Mary Durack. nom

University av (11:3209), es, 60.7 s 184th, 20.4x53.1x20.1x49.10; Jan21; Jan24'18; installs, 6%; Emma Caven, 2352 University av, to Tremont B & L Assn, 1931 Wash av; corrects error in last issue as to 2d line. 4,000

Vyse av, 1461-3 (11:2988), nwc Jennings, 75x50; ext of \$24,000 mtg to Jan1'23 at 5½%; Jan25; Jan26'18; Wm P Zwing, 320 E 86, with David Laemmle, 128 Christopher. nom

3D av, 2558-60 (9:2314); ext of \$20,000 mtg to Feb1'20 at 5%; Apr6'17; Jan31'18; Equitable Life Assur Soc of U C with Hy G Autenrieth, Tarrytown, NY. nom

3D av (11:2927), es, 47.3 n St Pauls pl, 40x100; PM; Jan29'18; 3y5½%; David I Vogel, 1101 Westchester av, to Milton S Guiterman, 58 Central Park W. 35,000

3D av, swc Tremont av, see Tremont av, swc 3 av.

Lots 225 to 230 (12:3264-3266) map 279 partition sale Moller vs Godwin; PM; Jan 3 (re-recorded in N Y Co Jan19'18); Jan 31'18; 3y or sooner, 4½%; Chas E Gremmels to Jos M Callahan, 1037 Ogden av, as ref in partition. 5,220

Lots 215 & 231 (12:3264-3266) map 279 lots partition Moller vs Godwin; PM; Jan 3; Jan26'18; 3y5½%; Geo L Liebler to Jos M Callahan, 1037 Ogden av, Bronx, as ref in partition action. 2,450

Lots 216 to 220 (8:2215, map 279 lots partition Moller vs Godwin; PM; Jan3; Jan26'18; 3y5½%; Cortlandt Godwin to Jos M Callahan, 1037 Ogden av, Bronx, as ref in partition action. 4,270

Lots 180 to 187 (12:3264-3266), map 279 lots partition Moller vs Godwin; PM; Jan3 (re-recorded in N Y Co Jan19'18); Jan31'18; 3y or sooner, 4½%; Chas E Gremmels to Jos M Callahan, 1037 Ogden av, as ref in partition. 4,410

Lots 211 to 214 (12:3264-3266), map 279 lots partition Moller vs Godwin; PM; Jan 3 (re-recorded in N Y Co Jan19'18); Jan 31'18; 3y5½%; Alex McLane to Jos M Callahan, 1037 Ogden av, Bronx, as ref in partition. 5,980

Lots 176 to 179 (12:3264-3266), map 279 lots partition Moller vs Godwin; PM; Jan 3 (re-recorded in N Y Co Jan19'18); Jan 31'18; 3y5½%; Jas Keane to Jos M Callahan, 1037 Ogden av, Bronx, as ref in partition. 6,650

Lots 206 to 208 (12:3264-3266), map 279 partition Moller vs Godwin; PM; Jan3 (re-recorded in N Y Co Jan19'18); Jan 31'18; 3y or sooner, 4½%; Chas E Gremmels to Jos M Callahan, 1037 Ogden av, Bronx, as ref in partition. 1,170

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of the Bronx.

JAN. 24, 25, 26, 28, 29 & 30.

Purdy st (15:3947), ws, lot 444, map Unionport, 100x216 to Odell; Chas Hanlon et al to Herman Becker, Ridgefield Park, NJ; (A) J A Steinmetz, 1007 E 180 (\$4,000, Mar20'06); Jan24'18. 3,000

134TH st E (10:2547), ns, 80 e St Anns av, 17x100; Wm J Poulin, 374 West st, West Hoboken, NJ, to Mary C Poulin, 421 Malone st, West Hoboken, NJ; ½ pt; (A) J Homer Hildreth, 17 E 42 (3,000, Jan3, 1889); Jan30'18. 1,500

151ST st, 754 E (10:2642); Max Schwartz, 1707 Unionport rd, to Saml Schwartz, 1707 Unionport rd, et al; (A) M H Rothstein, 132 Nassau (\$7,500, Jan29'18); Jan30'18. nom

155TH st, 418 E (9:2376); N Y Title & Mtg Co to Christine Hoefer, 2231 Adams pl \$2,500, Jan25'18); Jan30'18. 2,500

176TH st, 863 E (11:2959); Malvina Rusom to Chas H Muller, 675 E 137; AT; (A) Merrill, R & T, 100 Bway (\$42,000, Jan14 '15); Jan25'18. an int of 2,006.42

176TH st, 863 E (11:2959); Chas H Muller to N Y Trust Co, 26 Broad; (A) Merrill, R & T, 100 Bway (\$42,000, Jan14'15); Jan25'18. an int of 2,006.42

181ST st, 785 E (11:3110); Delta Holding Corpn to Abr Davis, 241 W 113 & ano; (A) J H Zieser, 217 Bway; Jan24'18. nom

231ST st E (17:4845), ns, 80 e White Plains av, —x—; Michl Eckes to Mary Eckes, 760 Jackson av; (A) C A Weber, 331 E 149 (\$4,000, May1'15); Jan26'18. nom

232D st E (17:4879), ns, 385 e Paulding av, 25x89.10; Jas P Migliaccio, 2499 Arthur av, to Grazia Cardillo, 540 E 187 (\$1,000, Nov1'17); Jan26'18. nom

Anthony av, 1678 (11:2889); Title Guar & T Co to Hy P Kraft, Ridgewood, NJ; (A) Title Guar & T Co (\$4,000, Jan31'07); Jan29'18. 3,500

Anthony av, 1678; Hy P Kraft, Ridgewood, NJ, to Hy P Kraft, Ridgewood, NJ, trste for Dorothy B Kraft; (A) same (\$4,000, Jan31'07); Jan29'18. nom

Anthony av (11:3156), es, 275 n Burnside av, 25x123.10; Phillipin Frey to Leon Frey, 2062 Anthony av; (A) Louis Boehm, 320 Bway (\$1,400, Aug16'04); Jan25'18. nom

Cauldwell av, 906 (10:2631); Title Guar & T Co to Henry P Kraft, Ridgewood, N J; (A) Title Guar & T Co (\$5,000, June1'12); Jan29'18. 5,000

Cauldwell av, 906 (10:2631), same prop; Hy P Kraft, Ridgewood, NJ, to Hy P Kraft, Ridgewood, NJ, trstes for Phoebe Conklin; (A) same (\$5,000, June17'12); Jan 29'18. nom

Crotona av, 2319 (11:3103); Saml Schlaw to Nellie A Bogardus, Bethel, Conn; (A) Burger & B, 233 Bway (\$750, Aug31'17); Jan28'18. nom

Fordham rd E (11:3154), nwc Valentine av, 103.11x200; Arthur E Briggs to A Oldrin Salter, 2225 Sedgwick av; (A) Salter & S, 140 Nassau (\$45,000, Aug9'17); Jan25 '18. nom

Fordham rd E (11:3154), same prop; A Oldrin Salter, exr Mary L Berrian, to same; AT; (A) same (\$45,000, Aug9'17); Jan25'18. 11,250

Garrison av (10:2761), see Hunts Point av, —x—; Adelaide P Ehrlich & ano to Harold Nelson, 341 E 19; (A) J A Seidman, 61 Park Row (\$20,000, May15'16); Jan24'18. 10,000

Grand blyd & concourse, 2246, 2250, 2526 & 2530 (11:3158 & 3154); Delta Holding Corpn, 217 Bway, to Abr Davis, 241 W 113 & ano; (A) J H Zieser, 217 Bway (\$12,130.17, Oct11'17); Jan24'18. nom

Grand av (11:3197), nec 183d, —x—; Eleanor G Sandman, 2395 Valentine av, to Michl Sauren, 2055 Anthony av; (A) J J Hynes, 290 Bway (\$8,000, May23'16); Jan 28'18. 8,000

Grant av, 1066 (9:2448), es, 82 s 166th, 25x100; Mary Ambrose to N Y Title & Mtg Co, 135 Bway (\$7,500, June29'08); Jan25 '18. 4,000

Harrison av (11:3206), es, 110 n 180th, —x—; Laura Wheeler & ano, exrs Emily O Wheeler, to Laura Wheeler, Sharon, Conn; (A) Murray, P & H, 37 Wall (\$40,000, Mar2'16); Jan30'18. 36,000

Hughes av (11:3081), es, 100 n 180th, 25 x95; Chas A Hitchcock, trste Geo R. —x— to Giovannio Cuomo, 278 St Ann's, —x— Title Guar & T Co (\$5,000, Nov20'05); Jan 26'18. 5,500

Hull av, 3212 (12:3350); N Y Investors Corpn to Bond & Mtg Guar Co; (A) Title Guar & T Co (\$4,000, Dec26'08); Jan26'18. 4,000

Mapes av (11:3109), swc 180th, 88x22.2; Rosa C Klinkel, 815 Elmsmere pl, to Anna Heins, 49 E 88; (A) E J Martin, 507 Tremont av (\$5,500, June18'12); Jan24'18. nom

Marion av, 2736 (12:3233); Title Guar & T Co to Geo W Murray, 400 E 120; (A) O'Hara Bros, 200th & Webster av (\$3,000, Apr6'05); Jan25'18. 3,000

Morris Park av (15:4056 & 4055), nec Muliner av, 24.7x69.5; also MULINER AV (15:—); nwc Morris Park av, 59.3x—; Eliz K Dooling to John M Haffen, 2979 Marion av; (A) Frees & McE, 3029 3 av (\$8,000, Nov2'14); Jan25'18. 8,000

Moshola av (13:3421R), ss, lots 1, 2, 5 to 11, map prop formerly Abr Schermerhorn; Angeline V Acker & ano, admsrs Angeline R Acker, to Robt W B Elliott, 383 Park av; (A) Harrison, E & B, 59 Wall (\$3,000, Aug12'98); Jan25'18. 3,000

Mt Eden av (11:2792), nec Weeks av, —x—; Title Guar & T Co to Alex J Robertson, 314 W 72, & ano, trste for Wm L Pollis (\$8,000, Dec1'11); Jan29'18. 8,000

Sherman av, 963 (9:2455); Sylvester Pope et al, trstes Josephine L Peyton, to Title Guar & T Co, 176 Bway (\$32,000, Aug20'14); Jan26'18. 32,000

Sherman av (9:2455), ws, 207.6 n 163, —x—; Walter C Noyes & ano, revs American Real Estate Co to Sylvester Pope, 424 Central Park W et al, trstes Josephine L Peyton; AT; (A) Title Guar & T Co (\$32,000, Aug20'14); Jan26'18. 2,000

Southern blvd, 966 (10:2742); Olds Holding Corpn, 217 Bway, to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (\$3,000, Jan—'18); Jan24'18. nom

Southern blvd, 1011 (10:2725); Elted Corpn, 215 Montague, Bklyn, to Dividend Realty Corpn, same address; (A) Title Guar & T Co (\$10,000, Jan24'18); Jan24 '18. 100

Valentine av, 1988 (11:2815); Gertrude Eilenberger to Renwick M Brown, 120 W 227; (A) Brown & F, 10 Wall (\$1,000, Apr 27'16); Jan30'18. nom

Vyse av, 1461-3 (11:2988); Louis Levi of Schenectady, NY, & ano, exrs Aaron Levi to Wm P Zwing, 320 E 86; (A) Title Guar & T Co (\$24,000, Oct27'08); Jan26'18. nom

Westchester av, 678 (10:2644); Marie Heiderman, extrx, to Minnie Ikelheimer, 301 W 108; (A) Max Monfried, 299 Bway (\$10,000, Dec31'08); Jan30'18. O C & 100

3D av (11:2922), ws, 209 n 174th, —x—; Mary S Riggs & ano as extrx, &c, to Title Guar & T Co (\$7,500, Apr24, 1900); Jan29 '18. nom

3D av (11:2921), ws, 50.4 n 173d, —x—; J C Gaffney Constn Co to Motor Mercantile Co, 370 E 149; (A) Kadel, Van K & K, 370 E 149 (\$1,000, Sept28'17); Jan28'18. 1,000

Lot 175 (11:2806), map L G Morris; Paul V Jennings, 3 W 84, to Leopold Loewus, 106 Mt Hope pl; (A) Title Guar & T Co (\$2,000, Jan19'18); Jan25'18. 100

Lots 9 to 11 (16:4313, 4314, 4315, 4346, 4347, 4348, 4349, 4352, 4353, 4354, 4431, 4432, 4435, 4436, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4450, 4514, 4515, 4516, 4517, 4518, 4519, 4550, 4551, 4552, 4553, 4554, 4555, 4573, 4574, 4575, 4576, 4577, 4605, 1606, 4607, 4608 & 4609); LOTS 31 & 32, 33 & 34, 44 & 45, 46 to 49, 102 to 104, 105 & 106, 111 & 112, 113 & 114, 212 & 213, 224, 225 & 226, 271 & 272, 273 & 274, 325, 326, 327, 328, 329 to 332, 333, 334, 347, 348 & 349, 404 to 406, 407 & 408, 416 to 419, 420 & 421, 434 & 435, 436, 437 & 438, 451, 452, 502 to 505 & 564, 601, 602, 603 & 604, 605 & 606, 607, 634, 635, 636 & 637, 638 & 639, 640 & 641, 709, 710, 719 & 720, 730, 731, 732 to 734, 783 & 784, 791, 820 to 823, 843 & 844, 849 to 851, 852 to 855, 870, 879 to 881, 882 & 883.

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908 to 911, 912, 913 to 916, 917 & 918, 925 to 928, 929 & 930, 969 to 971, 972, 973, 1053 to 1055, 1085 to 1088, 1089, 1090, 1107, 1108 & 1145 & 1147, 1109 & 1144, 1110 & 1111, 1142 & 1143, 1150 to 1153, 1155 & 1156, 1179 & 1180, 1218, 1220, 1221 & 1222, 1251 & 1252, 1280 to 1282, 1283 & 1284, 1325 to 1328, 1377, 1378 & 1379 on map 1,445 lots Estate Lorillard Spencer; Chelsea Realty Co to N Y Public Library, Astor, Lenox & Tilden Foundations, 5 av & 42d; (A) N Y Title & Mtg Co (assign 84 mtgs aggregating \$46,-345, all dated June15'17); Jan28'18.

O C & 100
Lots 35 to 38 (same sect & blks); LOTS 39, 40 & 41, 55 & 56, 57 & 58, 81 to 83, 84 & 85, 86 & 87, 99 to 101, 116 & 117, 118 & 119, 176 & 177, 214 & 215, 243, 269 & 270, 281, 282 & 283, 297, 298 & 299, 336 & 337, 342 & 343, 344 to 346, 352 to 355, 410 & 411, 412 & 413, 464 & 465, 480 & 481, 506 to 510, 576 to 579, 597, 600, 615 & 616, 628 & 629, 630, 669 & 670, 712 to 714, 715, 716 & 717, 718, 737 to 740, 788, 789, 790, 816 & 817, 818 & 819, 824 to 826, 827, 847 & 848, 864 to 874, 892 to 895, 946 to 949, 919 to 924, 931 & 932, 1023 to 1025, 1036 & 1037, 1056 & 1057, 1103 & 1104, 1105, 1123 to 1126, 1166 & 1167, 1176 & s 1/2 1175, 1178 & s 1/2 1175, 1190 & 1191, 1192 & 1193, 1215, 1255 & 1256, 1271 to 1278, 1348 & 1349, 1380 to 1382, 1383 to 1385, 1390 & 1391, 1400 & 1401, 1403 & 1404, 1405, 1406, A26, A29, same map; same to Lorillard Spencer, 3d, 960 Park av; (A) same (assign 78 mtgs aggregating \$47,-174.49, all dated June15'17); Jan28'18.

O C & 100
Lots 5 to 8 (same sect & blks); LOTS 62 to 66, 67, 92 to 95, 96, 97 & 98, 127, 128 to 131, 132 to 134, 158 to 160, 161 to 163, 178, 179, 180, 181 & 182, 183, 184, 193, 205 to 207, 208 to 210, 230 & 231, 232 & 233, 234 & 235, 236, 246 & 247, 248, 250 to 255, 265 to 268, 269 & 301, 302, 305, 306, 307 to 310, 365 & 366, 372 & 373, 374 & 375, 376 & 377, 378, 385 & 386, 387 & 388, 397 & 398, 399 & 400, 401 to 403, 425, 439 & 440, 442 & 443, 444, 445, 446 & 447, 448 & 449, 452 & 453, 454, 455 to 457, 477 to 479, 483 to 486, 460, 461, 497, 498, 499 & 500, 501, 525 & 526, 527 & 528, 529 to 532, 542, 543 to 546, 547 to 550, 555, 566 & 567, 568, 569 & 570, 592 to 594, 595, 622 & 623, 624 & 625, 627 & A33, 654 & 655, 1001 to 1003, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 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2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731,

120TH st, 58 W, ss, 297.9 e Lenox av, 19 x100.11, 3-sty & bk stn dwg; due, \$18,-299.24; T&c, \$317.30; withdrawn.
130TH st, 303 W (*), ns, 100 e St Nicholas av, 25x101.10, 5-sty bk tnt; due, \$22,-408.09; T&c, \$494.40; Mary J King'sland. 20,000
Madison av, 1537 (*), es, 50.11 n 104th, 16.8x70, 3-sty bk tnt & str; due, \$10,890.46; T&c, \$423.30; Emma D Kemeys. 9,000
1ST av, 1028 (*), es, 20.1 n 56th, 20x94, 4-sty bk tnt & str; due, \$8,593.37; T&c, \$175; Lincoln Trust Co. 8,000

BRYAN L. KENNELLY.
38TH st, 272 W, ss, 100 e 8 av, 16.8x98.9, 4-sty bk & stn tnt (exrs sale); Wm Connolly. 18,750
Pinchurst av, swc 179th, 80x100, vacant (exrs sale); Russly Co. 24,600

SAMUEL MARX.
94TH st, 312 E (*), ss, 200 e 2 av, 25x100.8, 5-sty bk tnt; due, \$11,037.95; T&c, \$1,208.11; Bank for Savings in City N Y. 12,550

J. H. MAYERS.
Amsterdam av, 2719 (*), es, 1,150.1 n 188th, 100x225.6 to Ft George Speedway x 102.9x228.4, vacant; due, \$21,203.27; T&c, \$928.54; Julia Coddington. 16,000

L. J. PHILLIPS.
Christopher st, 183, ns, 247.7 w Washington, 23.6x63.9x23.1x63.9, 3-sty bk loft & str bldg; due, \$8,214.16; T&c, \$600; Louis Kalischer. 9,175

Total \$494,425
Corresponding week, 1917..... 1,094,486
Jan. 1, 1918, to date..... 3,954,206
Corresponding period, 1917..... 3,236,746

Bronx.
The following are the sales that have taken place during the week ending Feb. 1, 1918, at the Bronx Salesrooms, 3208-10 Third av.
ARTHUR C. SHERIDAN.

220TH st, 849 E, ns, 305 w Bronxwood av, 50x114; due, \$400; T&c, \$920; adj sine die.

231ST st E (*), ss, 305 e Barnes av, 100x114.10; due, \$938.41; T&c, \$440; Jacob J Pantell. 3,000

Union av, 694 (*), es, 27.5 s 155th, 18.9x95, 2-sty & b bk dwg; due, \$6,447; T&c, \$67.60; City Real Estate Co. 6,000

JOSEPH P. DAY.
Evergreen av (*), es, 224 n Westchester av, 40x100; due, \$5,551.11; T&c, \$114; sub to 1st mtg \$20,000; American Real Estate Co. 22,500

Haviland av, 2238 (*), ss, 280.4 e Castle Hill av, 100x103.1; due, \$3,713.75; T&c, \$2,-079.83; Friederike Koppelman. 3,000

Longfellow av (*), ws, 200 n Seneca av, 25x100, vacant; due, \$1,984; T&c, \$650; Mary E Clark. 1,800

HENRY BRADY.
Barry av (*), sec Worthen, runs e190.10x s276.7 to cl of 156th xw191.2x296.7 to beg, vacant; due, \$12,039.55; T&c, \$458.70; Edw C Bridgman et al. 7,000

Total \$43,300
Corresponding week, 1917..... 322,300
Jan. 1, 1918, to date..... 444,130
Corresponding period, 1917..... 1,260,725

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.
The following is a list of Legal Sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

FEB. 2.
No Legal Sales advertised for this day.

FEB. 4.
118TH ST, E, ns, 160 e 5 av, 50x100.11, vacant; Meta Malchow—Katie Graff et al; Albert W Venino (A), 59 Wall; Harry Herskowitz (R); due, \$15,369.07; T&c, \$181.80; Joseph P Day.

FEB. 5.
FRONT ST, 25-7, sec Broad (Nos 113-5), runs s62.7x66.8x74.6x74.6x86.11 to beg, 2-4-sty bk tnts, str on cor & 4-sty bk loft bldg; Chas H Phelps—Dow Realty Co et al; Jno P East (A), 149 Bway; Jno H Rogan (R); due, \$63,-773.89; T&c, \$5,921.75; Henry Brady.
MONROE ST, 93, ns, 185 e Pike, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnts; Herman Gotthelf—Sol Greenbaum et al; A Fred Silverstone (A), 150 Nassau; Phoenix Ingraham (R); due, \$20,261.92; T&c, \$900; Herbert A Sherman.

PEARL ST, 297, ns, 135.8 e Beekman, runs n 102.4x12.10x55.3x3.3x42.9x17.10 to beg, 5-sty bk loft & str bldg; Jennie O Clenighen et al—60 Cliff St Co et al; Jno S Jenkins (A), 165 Bway; Robt L Turk (R); due, \$15,242.37; T&c, \$420; Henry Brady.

4TH ST, 97 E, ns, 150 e 2 av, 25x96.2, 5-sty bk tnt & str; Bankers' Trust Co, trste—Leon Goldberg et al; White & Case (A), 14 Wall; Jas A Lynch (R); due, \$28,307.93; T&c, \$801.68; Henry Brady.

121ST ST, 57 E, ns, 229.6 w Park av, 18x100.11, 3-sty & b bk dwg; Sidney B Taylor, admr—Emily J Coles et al; Lord, Day & Lord (A), 49 Wall; Francis W Pollock (R); due, \$9,-142.61; T&c, \$186.70; Joseph P Day.

125TH ST, 332 E, ss, 375 e 2 av, runs s150xne 39.2x33x66'x100xw25.6 to beg, 6-sty bk tnt & str; Bway Savgs Inst of City N Y—Ben-nett Alterman et al; Richard Kelly (A), 233 Bway; Jno B Harrison (R); due, \$31,124.99; T&c, \$876.83; Joseph P Day.

130TH ST, 37 W, ns, 435 e Lenox av, 20x99.11, 4-sty & b stn dwg; Emigrant Indust Savgs Bank—Jas F Lucy et al; R & E J O'Gorman (A), 51 Chambers; Wm P Burr (R); due, \$13,015.91; T&c, \$51.50; Samuel Marx.

NAEGLE AV, ns, 300 w Elwood, 100x178.10x 130.5x262.7, vacant; Victoria Duffy—Jas A Lynch et al; Harold Swain (A), 176 Bway; Geo F Harriman (R); due, \$17,101.56; T&c, \$2,124.89; Henry Brady.

OLD BROADWAY, 37-9 (2340-2), es, 85 s 130th, 40.1x100.1, 6-sty bk tnt & str; Albany Savgs Bank—Fleischmann Realty Co, Inc, et al; Tracey, Cooper & Townsend (A), 25 North Pearl, Albany, N Y; Algernon Norton (R); Joseph P Day.

ST NICHOLAS AV, 1124-30, es, 26.2 n 166th, runs w78.7x84.1x50x—xs25xw65.6 to beg, 2-sty bk office & str bldg; Benj Welles—Henry A Passholz et al; Jas H Hickey (A)—43 Exchange pl; Augustin J Powers (R); due, \$54,-986.98; T&c, \$1,466.95; Henry Brady.

3D AV, 1759, es, 75.9 s 98th, 25x83.9, 5-sty stn tnt & str; N Y Life Ins & Trust Co, trste—Dora Kessler et al; Emmet & Parish (A), 52 Wall; Murray Hulbert (R); due, \$17,889.83; T&c, \$682; Henry Brady.

FEB. 6.
MONROE ST, 266, ss, 100 w Jackson, 25x87.6x 25x89.4, 6-sty bk tnt & str; Nannie S Vander-pool et al—Hinda S Tausky et al; Cary & Carrol (A), 59 Wall; Carl Ehlermann, Jr, (R); due, \$25,517.57; T&c, \$990.35; Joseph P Day.

9TH ST, 700-4 E, sec Av C (Nos 140-2), 83x40.8, 6-sty bk tnt & str; Harry Hastorl—Julius Stolloff et al; House, Grossman & Vorhaus (A), 115 Bway; Thos N Cuthbert (R); due, \$69,-561.49; T&c, \$1,061.70; Henry Brady.

99TH ST, 222 E, ss, 335 e 3 av, 25x100.11, 5-sty bk tnt; Henry Walz—Benj Kaplan et al; Al-bert J Appell (A), 51 Chambers; Saml H Wandell (R); due, \$9,091.11; T&c, \$—; sub to pr mtg \$10,000; Joseph P Day.

BROADWAY, 1730-4, nec 55th (No 213), 75.4x 138.7x82.1x121.1, 11-sty bk tnt; Max Loewen-thal—Derwent Realty Corp et al; Milton Dammann (A), 61 Bway; Francis X Sullivan (R); due, \$37,406.76; T&c, \$—; Joseph P Day.

6TH AV, 814, nec 46th (Nos 73-7), runs n24.9xe 50.10x25.11xe39.8x50.8xw90.6 to beg, 5-sty bk tnt & str & 2-4-sty stn tnts & str; 6TH AV, 818, es, 49.2 n 46th, 20.1x91.10, 4-sty stn tnt & str; Thos H Kelly—Philip A Fitzpatrick et al; Gillespie & O'Connor (R); due, \$8,-115.44; T&c, \$5,474.65; Henry Brady.

FEB. 7.
CHRYSTIE ST, 157, ws, 75.9 n Delancey, 24x 125.10x25x126.6, 5-sty bk tnt; Hermann D Most—Walter S Josht et al; Robt J Mahon (A), 154 Nassau; Jos V Mitchell (R); due, \$13,586.97; T&c, \$3,435.22; Henry Brady.

14TH ST, 422 E, ss, 294 e 1 av, 25x103.3, 5-sty bk tnt & str; Lawyers' Mtg Co—422 East 14th St Corp et al; Cary & Carroll (A), 59 Wall; Jos D Kelly (R); due, \$20,956.94; T&c, \$545.23; Henry Brady.

88TH ST, 45 E, nec Mad av (No 1225), 36.8x 100.8, 6-sty bk tnt & str; Seamen's Bank for Savgs in City N Y—Wm Dwyer et al; Cad-walader, Wickersham & Taft (A), 40 Wall; Wm D Sawyer (R); due, \$84,876.78; T&c, \$3,266.98; Joseph P Day.

130TH ST, 28 E, ss, 91.10 w Mad av, 18.1x99.11, 3-sty & b stn dwg; Bway Savgs Inst of City N Y—Jennie S Brisk et al; Richard Kelly (A), 233 Bway; Warren Leslie (R); due, \$9,628.24; T&c, \$90.18; Joseph P Day.

FEB. 8.
ARDEN ST, ss, 125 w Sherman av, 225x80, vac-ant; Walter A Burke, exr, et al—Gibraltar Realty Co et al; Hill, Lockwood, Redfield & Lydon (A), 35 Nassau; Jas A Beha (R); due, \$17,689.10; Henry Brady.

DELANCEY ST, 204, ns, 75 e Ridge, 25x100, 5-sty bk tnt & str; German Savgs Bank in City N Y—Hyman Glick et al; Meyer Auerbach (A), 42 Bway; David L Weil (R); due, \$26,-553.42; T&c, \$1,125.60; Henry Brady.

121ST ST, 231 W, ns, 400 w 7 av, 25x100.11, 5-sty bk tnt; General Synod of the Reformed Church in America—Isaac Goodstein et al; Claude V Pallister (A), 233 Bway; Walter B Safford (R); due, \$22,107.59; T&c, \$946.20; Joseph P Day.

132D ST, 70 W, ss, 672.6 w 5 av, 18.9x99.11, 3-sty & b fr dwg; Josephine M Ros—Thos A Roe et al; Hill, Lockwood, Redfield & Lydon (A), 35 Nassau; Jos D Kelly (R); due, \$5,-531.77; T&c, \$228.50; Henry Brady.

132D ST, 14 E, ss, 240 e 5 av, 30x99.11, 5-sty bk tnt Equitable Life Assur Soc of U S—Berthe Gubin et al; Alexander & Green (A), 120 Bway; Chas H Tuttle (R); due, \$17,-194.51; T&c, \$575.50; Joseph P Day.

LEXINGTON AV, 1900-20, nwc 118th (Nos 135-7), 90x40, 7-sty bk tnt & str; German Savgs Bank in City N Y—Cozy Home Realty Co et al; Meyer Auerbach (A), 42 Bway; Mortimer S Brown (R); due, \$57,989.94; T&c, \$1,788.76; Henry Brady.

FEB. 9.
No Legal Sales advertised for this day.

FEB. 11.
MADISON ST, 353, ns, 192 e Scammel, 24x96, 5-sty bk tnt & str; Mary R Lewis—Jacob Kurzman et al; Daly, Hoyt & Mason (A), 15 William; H Joseph (R); due, \$19,626.01; T&c, \$442.50; Bryan L Kennelly.

VARICK ST, 28, es, 25 n Beach, 25x60, vacant; Anna A Quast—Peter H McArdle et al; Rabe & Keller (A), 258 Bway; Edw J Martin (R); due, \$19,062.76; T&c, \$1,625.47; Samuel Gold-sticker.

Bronx.
The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

FEB. 2.
No Legal Sales advertised for this day.

FEB. 4.
FAIRMOUNT AV, ns, 30.6 w Valentine av, 75x 100; Mutual Benefit Soc of Members of East German Conference of Methodist Episcopal

Church—Rudolph F Knochenhauer et al; Jerome Eisner (A), 41 Park Row; Edw D Dowling (R); due, \$1,205.52; T&c, \$114.18; Joseph P Day.

FEB. 5.
PARKER ST, 1656, es, — s Castle Hill av, 25x 90; Mary A Palmer—Maria Vinciguerra et al; Hieronimus A Herold (A), 45 John; Morris Frank (R); due, \$5,817.42; T&c, \$155; James J Donovan.

WASHINGTON AV, 2250, es, 73.2 n Fletcher, 37.6x73.4x36x79.11, 5-sty bk tnt; Eugenia K Davis—Nora Constn Co et al; Action 1; Alex-ander & Green (A), 120 Bway; Alfred C Cox, Jr (R); due, \$20,872.32; T&c, \$900; Arthur C Sheridan.

FEB. 6.
168TH ST, E, nwc Fulton av, runs n41.8xw 111.1x138.7xw60x50xw176 to 3 av xs176.4xe337 to beg, vacant; Blanche B Neukirch—Elm Holding Co, Inc; Carns, Leventritt & Goetz (A), 128 Bway; Julius D Tobias (R); due, \$30,270.38; T&c, \$24.25; Joseph & Co.

BROOK AV, 548, es, 25 e 150th, 25x100, 5-sty bk tnt & str; Irving Trust Co, trste—David Lazar et al; Breed, Abbott & Morgan (A), 32 Liberty; Thos Gilleran (R); due, \$17,371.11; T&c, \$548; Henry Brady.

WASHINGTON AV, 1967, ws, 82 n 178th, runs w88.1xn27xw50xn41x137.11xs31 to beg, 2-sty & b fr dwg; Levi S Tenney, trste—Mariannina Bonagur et al; Walradt & Blaney (A), 141 Bway; Oliver E Davis (R); due, \$6,571.73; T&c, \$275.60; James J Donovan.

FEB. 7.
HALPERIN ST, 2627, ns, 100 w Blondell av, 25 x100; Poughkeepsie Trust Co—Wm A Mallett et al; Action 2; C W H Arnold, Poughkeepsie, N Y (A); Lambert G Mapes (R); due, \$4,-055.78; T&c, \$45.72; George Price.

HALPERIN ST, 2625, ns, 125 w Blondell av, 25 x100; same—same; Action 3; same A; same (R); due, \$3,872.18; T&c, \$741.07; George Price.

ANTHONY AV, swc Prospect pl, runs s95xw185 to Clay av xn75xe2.6xn20xe92.6 to beg, 1-sty fr stable & vacant; Henry Schneider, exr—Eva W Bailey et al; Salter & Steinkamp (A), 140 Nassau; Ely Neumann (R); due, \$9,-192.16; T&c, \$2,717.41; Henry Brady.

GLEBE AV, 2515 & 2517, ns, 182.4 e St Peters av, 59.10x140.1x59.11x141.11; Poughkeepsie Trust Co—Wm A Mallett et al; Action 1; C W H Arnold (A), Poughkeepsie, N Y; Lam-bert G Mapes (R); due, \$3,545.32; T&c, \$1,757.58; George Price.

FEB. 8.
FOREST AV, 801, nwc 158th (No 727), 100x87.6, 6-sty bk tnt & str; Bklyn Savgs Bank—T M Realty Co Corp et al; Schenck & Punnett (A), 84 William; Nathan D Perlman (R); due, \$97,933.51; T&c, \$1,185.60; Samuel Marx.

WASHINGTON AV, 2254, es, 109.9 n Fletcher, 40.7x66.1x40x73.4, 5-sty bk tnt; Eugenia K Davis—Nora Constn Co et al; Action 2; Alex-ander & Green (A), 120 Bway; Alfred C Cox, Jr (R); due, \$20,879.86; T&c, \$900; Arthur C Sheridan.

FEB. 9.
No Legal Sales advertised for this day.

FEB. 11.
VILLA AV, 3173-9, ws, 188.4 s Van Cortlandt av, 100x100, 2-5-sty bk tnts & str; N Y Title & Mtg Co—Aloha Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway; William Bondy (R); due, \$22,641.47; T&c, \$441.47; Arthur C Sheridan.

FORECLOSURE SUITS.
The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.
JAN. 26.
No Foreclosure Suits filed this day.

JAN. 28.
SEAMAN AV, 13 & 15; Sarah G Fuller—Saml Eighorn et al; Wesselman & Kraus (A).

1ST AV, 609 & 611, & 35TH ST, 342 E; Wm B Parsons et al—Mary E Loomam et al; Bowers & Gerard (A).

JAN. 29.
JACKSON ST, 41 & 43; Eliz W Burke—Celia Rosenzweig et al; Miller, King, Lane & Traf-ford (A).

7TH ST, 195; Ella S Chase—Vertha Scherer et al; H A Uterhart (A).

107TH ST, 164 E; Sadie Josephy—Herman Steinbuehler; O Englander (A).

129TH ST, ss, 135 e Lenox av, 27.6x99.11; Pauline Levy—Anthony Bldg Corp et al; Breitbart & Breitbart (A).

AUDUBON AV, nec Croton, 90x49.9; Archibald H Mac R Sinclair—Enwil Holding Co, Inc, et al; F de P Foster (A).

BRADHURST AV, 114; 2 actions; BRAD-HURST AV, es, 27.8 n 142d, 27.4x61.10xirreg; Frank W Blauvelt—Moses D Moss et al; B W Foody, Jr (A).

MADISON AV, es, 66 n 124th, 22x85; & 124TH ST, ns, 85 e Mad av, 50x100.11; Emigrant Indust Savgs Bank—Mary A White et al; R & E J O'Gorman (A).

POST AV, nec 204th, 100x100; Margt Mahan—Farmers Loan & Trust Co exr, et al; H S Cook (A).

JAN. 30.
12TH ST, 627 E; Florence Rudden—Israel Mos-kowitz et al; Engelhard, Pollak, Pitcher & Stern (A).

115TH ST, ns, 200 w 1 av, 25x100.10; Wm H Schmidt—Gaetano Riccio et al; G W Smyth (A).

127TH ST, 110 E; Sarah F O'Reilly—Laura Bayles et al; Engelhard, Pollak, Pitcher & Stern (A).

141ST ST, ns, 175.2 e Bway, 24.11x100; Jeanette R Cillics—Jos C Calhoun et al; A S Brown (A).

161ST ST, 553 & 555 W; 2 actions; N Y Life Ins Co—W 82d St Realty Co et al; G W Hub-bell (A).

MANHATTAN AV, 58; Carrie R Heiden—M Edw Downey et al; amended; W M Weis (A).

JAN. 31.

CHERRY ST, 140; Augustus E Kissam et al—Juliette B Trumpy et al; King & Smith (A).
102D ST, ns, 215 e Amst av, 25x96.10; Cath Ernst—Ray Freeman; H Cracauer (A).
105TH ST, ns, 350 e 5 av, 49.10x100.11; Jas Punnett et al—Saml L Ettlinger et al; Cary & Carroll (A).
127TH ST, 308 W; Farmers' Loan & Trust Co—Benenson Realty Co et al; Geller, Rolston & Horan (A).
127TH ST, ss, 191.8 w Lenox av, 16.8x99.11; N Y Savgs Bank—Edw Nicholson et al; J A Dutton (A).
129TH ST, 310 W; Geo Vassar, Jr, et al—Eliz A Galbraith et al; R L Moffett (A).
130TH ST, ss, 283.4 w Lenox av, 16.8x99.11; Walter J Torpey—Isabella G Lowen et al; Wesselman & Kraus (A).
139TH ST, ns, 33.16 e 8 av, 18.2x99.11; Equitable Life Assur Soc of U S—Edw T Willner et al; Alexander & Green (A).
139TH ST, ns, 34.8 e 8 av, 18.2x99.11; Equitable Life Assur Soc of U S—Thos F McGuire et al; Alexander & Green (A).
141TH ST, 121 W; Morris Aron—Barbara Feiss et al; McLaughlin & Stern (A).
MADISON AV, 2089; Maurice Cohen et al—Hattie Wolf et al; Greenberg & Levy (A).
ST NICHOLAS AV, 191; U S Fire Ins Co—May C Lott et al; A S & W Hutchins (A).
WADSWORTH AV, swc 180th, 75x100; U S Savgs Bank of City N Y—Bristol Realty Co; Merrill, Rogers & Terry (A).
1ST AV, swc 88th, 25.2x100; Soc for Relief of Destitute Blind of City N Y & Vicinity—Mary F Larkin et al; F de P Foster (A).

FEB. 1.

MERCER ST, 117-9; Farmers Loan & Trust Co—Elise S Chalmers et al; Geller, Rolston & Horan (A).
WASHINGTON TER, 2; Lawyers Mtg Co—Johanna A Lyon et al; Cary & Carroll (A).
32D ST, 352 E—Isabella Hart—Annie Mynett et al; S Wechsler (A).
107TH ST, 16+ E; Louis A Ansbacher et al—Herman Steinbuehler, Inc; H A Gordon (A).
107TH ST, ns, 300 e 5 av, 50x132.11; Parker K Deane—Saml L Ettlinger et al; Kantrowitz & Esberg (A).
113TH ST, 17 W; Equitable Life Assurance Society of the U S—Lewis S Goldstein et al; Alexander & Green (A).
123D ST, 225 W; Wm M Purdy et al—Julius Krutewitch et al; Jones & Carleton (A).
129TH ST, ss, 135 e Lenox av, 27.6x99.11; Pauline Levy—Anthony Bldg Corp et al; Breitbart & Breitbart (A).

Bronx.

JAN. 25.
LOTS 6, 7, 8 & 9, map of partition of lands in Town of Westchester, prop belonging to heirs of Capt Cornell Ferris; Poughkeepsie Trust Co—Frank E Field et al; C W H Arnold (A).

JAN. 26.

BRYANT AV, ws, 150 n Jennings, 25x100; Cornelia H Hughes—Silvia Falter et al; E D Loughman (A).
PROSPECT AV, ws, 207.6 s 166th, 37.6x144.7; Jos Alexander et al, as trsts—Gustave Becker et al; J Fisher (A).

JAN. 28.

No Foreclosure Suits filed this day.

JAN. 29.

CROTONA AV, 2323; Jeanette F Bonner—T J Cunningham Co et al; Shiland & Hedges (A).
PROSPECT AV, nwc Elizabeth, 100x89; Louise N Bristow—Morton M Green et al; E Hall (A).

JAN. 30.

174TH ST, nes, at intersec nws University av, 105.8x134.6; Lees Tract Corp—B F Constn Co, Inc, et al; Stoddard & Mark (A).
BATHGATE AV, es, 186.9 s 179th, 18x93; Theo Sattler, Jr, et al—Louis Haenisch; R E Bergman (A).
BROOK AV, 441; Gustav Bergman—Thos Mulligan et al; Kurzmann, Ottinger & Frank (A).
PLOT begins at point 95.8 e nec Shakespeare av & 169th, 73.8x24.6; Herman H Schurman et al—Delta Holding Corp et al; J A Bowen (A).

JAN. 31.

KINGSBRIDGE RD, W, ss, 346.7 w Grand av, 86.2x150.8; U S Savgs Bank of City N Y—Excellent Realty Co, Inc, et al; Merrill, Rogers & Terry (A).
3D AV, 3108; Annie Fuchs as gdn—Chas Doll et al; J P Lamerdin (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff;
 the second that of the Defendant.

Manhattan.

JAN. 24.
11TH ST, ns, 158.2 e Washington, 21.1x95; Emigrant Industrial Savgs Bank—Geo Solomon et al; R & E J O'Gorman (A); Abr Landau (R); due.... 8,462.22
JAN. 25.
RIVINGTON ST, nec Suffolk, 25x100; Israel Interberg—May Jacobs et al; Cardozo & Nathan (A); Lucille Pugh (R); due..... 20,889.90
112TH ST, 24 W; Julius Horwitz—Chas Wersba et al; A I Spiro (A); Jas F McNaboe (R); due..... 3,628.00
JAN. 26 & 28.
 No Judgments in Foreclosure Suits filed these days.
JAN. 29.
DIVISION ST, 193; Addie Wertheimer—Abr H Sarasohn; Guggenheimer, Untermyer & Marshall (A); J Campbell Thompson (R); due..... 15,285.11
HAVEN AV, sec 172d, 58.5x169; also FT WASHINGTON AV, swc 172d, 26.1x220.3; Van Dyck Est—Reguis Constn Co, Inc, et al; Middlebrook & Borland (A); Saml H Orday (R); due..... 40,891.58

JAN. 30.

120TH ST, ns, 205 e Park av, 20x100.11; Mutual Life Ins Co of N Y—Annie L Phelan et al; Fredk L Allen (A); Winter Russell (R); due..... 6,853.54

Bronx.

JAN. 25.
KELLY ST, ws, 100.4 s 165th, 25x100; Sidney B Klee—Keilbert Constn Co, Inc, et al; I A Rabinow (A); A H Vitale (R); due..... 4,114.00
JAN. 26.
158TH ST, ns, 100 w Elton av, 50x100; Augusta A Wurm—Minnie Zumbuehl et al; E P Orrell, Jr (A); D V Sullivan (R); due..... 7,050.17
JAN. 28.
 No Judgments in Foreclosure Suits filed this day.
JAN. 29.
192D ST, swc Grand Blvd & Concourse, 203.1x211.5; Geo W Short—Jno E Haskins Est Inc et al; Salter & Steinkamp (A); R H Bergman (R); due..... 12,276.60
JAN. 30.
LOTS 203, 204, 205, 206 & 207, map of 329 choice lots, being part of the Schieffelin Est, 24th Ward; Allan Stevenson—Nathan Aschner et al; J H Lack (A); E Neumann (R); due..... 1,373.97
LOTS 212, 213 & 214, same map; same—same (A); same (R) due... 739.93
LOTS 264, 265 & 266, same map; same—same (A); same (R) due... 739.93
LOT 268, same map; same—same; same (A); same (R); due..... 317.02
JAN. 31.
133D ST, 337-9 E; Michl J Shea—Louis Rosenblum et al; J M Rider (A); E J Flynn (R); due..... 11,921.66

LIS PENDENS.

The first name is that of the Plaintiff;
 the second that of the Defendant.

Manhattan.

JAN. 26.
9TH AV, 527, & 58TH ST, 440 W; Peter A Smith—Leopold Leicht et al; action to set aside conveyance; J N Emley (A).
59TH ST, ss, 200 e Mad av, 75x100.5; Isaac D Mufson—56 E 59th St Corp et al; action to foreclose mechanic's lien; Kirk & Diamond (A).

JAN. 28.

No Lis Pendens filed this day.

JAN. 29.

No Lis Pendens filed this day.

JAN. 30.

141ST ST, 519 W; Lottie Murphy et al—Josephine S Simonds et al; partition; O'Donnell & Conway (A).

JAN. 31.

No Lis Pendens filed this day.

FEB. 1.

44TH ST, 501-3 W; also 10TH AV, 615-19; Isidore Schapierer—Isidore Hyman et al; action to foreclose mechanics lien; M G Lippman (A).

Bronx.

JAN. 25.
 No Lis Pendens filed this day.

JAN. 26.

No Lis Pendens filed this day.

JAN. 28.

LOT 61, blk 2564, sec 10, on tax map; Jos Dana Miller—Robt J Rooney et al; action to foreclose transfer of tax lien; A Weymann (A).

JAN. 29.

No Lis Pendens filed this day.

JAN. 30.

No Lis Pendens filed this day.

JAN. 31.

No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

Manhattan.

JAN. 26.
SULLIVAN ST, 215; Louis Shapiro—Jas R Strang; McCotter & Davis (133)..... 300.00
119TH ST, 158 W; Louis Bayer—Katie Schwartz; Plaza Cont Co (135)..... 2,450.00
SAME PROP; Empire Architectural Iron Works—same (136)..... 900.00
SAME PROP; J Portman & Co—same (137)..... 4,100.00
SAME PROP; Gabriel Besner—same (138)..... 1,100.00
SAME PROP; Alex Novem—same (139)..... 4,000.00
SAME PROP; H A Berger Metal Ceiling & Fire Proofing Co—same (140)..... 750.00
EDGEcombe AV, 409; Arnesto Mfg Co—Candler Holding Corp; Rudolph Thun (134)..... 413.00
JAN. 28.
53D ST, 56 W; C Muller & Son—Hattie G Toomey; Century Leasing Co & W E Morgan (141)..... 126.55
57TH ST, 112 E; Jno J McAfferty—Johanna Kremer; Anna Lynch (141)..... 1,435.14
119TH ST, 158 W; Levenson Co—Katie Schwartz; Plaza Cont Co (144)..... 2,750.00
EDGEcombe AV, 409 to 419; Leonard Sheet Metal Works Inc—Candler Holding Corp (142)..... 2,052.00
JAN. 29.
DIVISION ST, 259; Expanded Metal Engineering Co—Jewish Maternity Hospital; Clark & Appelman (154)..... 184.19

38TH ST, 107-9 W; David Wolneiser—Remainder Realty Co; Chas K Faulkhauser (147)..... 225.00
54TH ST, 212-6 E; Pietrowski & Konop Inc—Crescent Star Realty Co; Plaza Cont Co (151)..... 626.67
54TH ST, 212-6 E; Louis Bayer—Crescent Star Realty Co; Plaza Cont Co (152)..... 160.00
54TH ST, 212-6 E; Empire Architectural Iron Works—Crescent Star Realty Co; Plaza Cont Co (148)..... 200.00
SAME PROP; Gabriel Resner—same (149)..... 550.00
54TH ST, 212-6 E; Lawrence Rukysyer—Crescent Star Realty Co & Jacob Hoffman Bwg Co; Plaza Cont Co, Inc (155)..... 510.00
77TH ST, 219-23 W; Louis Bayer—Morris & McVeigh & 77th St Realty Corp; Plaza Cont Co (150)..... 1,650.00
77TH ST, 219-23 W; Lawrence Rukysyer—77th St Realty Corp; Plaza Cont Co, Inc (156)..... 862.88
77TH ST, 219-25 W; Pietrowski & Konop Inc—Morris & McVeigh & 77th St Realty Corp; Plaza Cont Co (158)..... 1,972.82
80TH ST, 529 to 533 E; Empire Fireproof Door Co—Fleischmann Vehicle Co; Clark & Appelman (159)..... 270.00
119TH ST, 158 W; White Steel Sanitary Furniture Co—Katie Schwartz; Plaza Cont Co, Inc (157)..... 76.80
119TH ST, 158 W; Halpern & Mestel, Inc—Katie Schwartz; Plaza Cont Co, Inc & J M Schwartz (144)..... 250.00
150TH ST, 470-4 W; Ike Rothholz—470 W 150th St Corp (153)..... 232.75
JAN. 30.
54TH ST, 212-6 E; Louis Medwin—Jacob Hoffman Bwg Co & Crescent Star Realty Co; Plaza Cont Co (161)..... 275.00
54TH ST, 212-6 E; J Portman & Co—Crescent Star Realty Co; Plaza Cont Co (164)..... 55.00
63D ST, 1 to 17 W; Robt Irvine—New Theatre; Century Amusement Corp (165)..... 397.85
77TH ST, 219-23 W; J Portman & Co—77th & Realty Corp; Plaza Cont Co (162)..... 600.00
77TH ST, 219-23 W; Henry Cont Co—Morris & McVeigh & 77th St Realty Co; Plaza Cont Co (166)..... 956.59
SAME PROP; Saverio Feraca—same (167)..... 3,600.00
84TH ST, ns, 343.8 w Columbus av, 21 x102.2; Knickerbocker Chandler & Elec Supply Co—Eva Konski (163)..... 69.25
119TH ST, 158 W; Louis Medwin—Katie Schwartz; Plaza Cont Co (160)..... 950.00

JAN. 31.

CARMINE ST, 19 to 23; Frank Tranzillo—Edith Bertini; Lawrence Bertini; renewal (173)..... 90.00
2D ST, 274 to 280 E; Josiah P La Feure—Israel Orphan Asylum; Clark & Appelman (182)..... 1,871.00
30TH ST, 254 W; Isidor Schafferer—Wm G Schmittberger, exr (181)..... 30.00
38TH ST, 107-9 W; Lepold Pissner—Remainder Realty Co, Inc; Gustav Edward & Edw H Sweeten (175)..... 35.00
54TH ST, 212 & 214 E; Oriental Fireproof Sash & Door Co—Crescent Star Realty Co & Jacob Hoffman Bwg Co; Plaza Cont Co (169)..... 150.00
54TH ST, 212 E; Globe Sash & Door Co—Crescent Star Realty Co & Jacob Hoffman Bwg Co; Plaza Cont Co (169)..... 150.00
54TH ST, 212 E; Globe Sash & Door Co—Crescent Star Realty Co & Jacob Hoffman Bwg Co; Plaza Const (187)..... 257.00
63D ST, 106 & 108 E; Dowd Lumber Co—Wm H Wheeler; Plaza Constn Co (185)..... 109.90
63D ST, 106-8 W; Globe Sash & Door Co—Wm H Wheeler; Plaza Constn Co, Inc (186)..... 550.00
77TH ST, 219 W; Oriental Fireproof Sash & Door Co—77th St Realty Corp; Plaza Cont Co (170)..... 1,200.00
77TH ST, 219-23 W; Dowd Lumber Co—Morris & McVeigh & 77th St Realty Corp; Plaza Constn Co, Inc (184)..... 1,016.27
119TH ST, 158 W; Globe Sash & Door Co, Inc—Katie Schwartz; Plaza Cont Co (176)..... 1,625.00
119TH ST, 158 W; Oriental Fireproof Sash & Door Co—Kate Schwartz; Plaza Cont Co (172)..... 215.00
123D ST, 225 W; Julian Stryczkowski—Pearl Niles (178)..... 35.00
128TH ST, 305-7 W; Dowd Lumber Co—Geo Heinlein; Plaza Constn Co, Inc (185)..... 70.74
128TH ST, 305 & 307 W; Oriental Fireproof Sash & Door Co—Geo Heinlein; Plaza Cont Co (171)..... 840.00
130TH ST, 110-4 E; Caneva Bros—Wm T Carleton (179)..... 800.00
AV C, 183 to 187; David Coviasky—Annie Golden; Abr Golden (174)..... 1,589.19
BROADWAY, nwc 155th, 99.11x125; American Hardware Corp of N Y—Board of Trsts of Museum of American Indian Heye Foundation; Jno Clark Udall Inc (177)..... 1,060.65
ST NICHOLAS AV, 174; Bournonville Welding Co—L Greenblatt (180)..... 60.00

FEB. 1.

19TH ST, 142 E; Louis Tishman—Geo C Carey, Clark & Appleman & J P Le Favre (5)..... 175.00
54TH ST, 212 E; Colonial Sand & Stone Co, Inc—Crescent Star Realty Co & Plaza Contracting Co (7)..... 164.40
5TH ST, 76 E; Margulies & Epstein—Philip Roy, Saml Schaeffer & Nassau Lunch, Inc (6)..... 1,243.00
63D ST, 106-8 W; Colonial Sand & Stone Co—Wm W Wheeler & Plaza Contracting Co (8)..... 142.20

77TH ST, 219-23 W; Colonial Sand & Stone Co—Morris & McVeigh, 77th St Realty Corp & Plaza Contracting Co (9).....	42.90
105TH ST, 403-13 E; also 106TH ST, 404-14 E; Leo Silverman—Nathan Manufacturing Co & Brown Bros, Inc; renewal (4).....	654.74
119TH ST, 158 W; Pinkas Klahr—Katie Schwartz & Plaza Contracting Co, Inc (10).....	116.74
129TH ST, ss, 200 e Amsterdam av, 217x 109.10 to 129th; Leo Silverman—Bernheimer & Schwartz Brewing Co & Brown Bros, Inc; renewal (3).....	407.54
BROADWAY, nwc 155th, 99.11x125; American Hardware Corp of N Y—Board of Trstes of the Museum of the American Indian Heye Foundation & Jno Clark Udall Inc (1).....	1,060.65
BROADWAY, nwc 135th, 99.11x125; Geo Brown & Co—Board of Trstes of the Museum of the American Indian Heye Foundation & Jno Clark Udall Inc (2).....	5,840.68
10TH AV, nwc 46th, 50x100; Pinkus Klahr—Katie Schwartz & Plaza Contracting Co, Inc (11).....	435.00

Bronx.

JAN. 25. ANDREWS AV, es, 300 n 183d, 50x 80; Chelsea Lumber Co—Rose A Friedenber; Saml Friedenber (40).....	236.78
JAN. 26. No Mechanics' Liens filed this day.	
JAN. 28. No Mechanics' Liens filed this day.	
JAN. 29. 232D ST, ns, 430.1 w Laconia av, 25x 89.10; Title Guar & Trust Co—Anfas Operating Co, Inc; A Fasano (145).....	15.00
JAN. 30. 232D ST, ns, 430.4 w Laconia av, 25x 89.8; Title Guar & T Co—Anfas Operating Co, Inc; A Fasane (41).....	15.00
JAN. 31. 149TH ST, nwc Park av, 25x75; Fredk Starr Cont Co—N Y Cen R R Co; Fredburn Constn Co (43).....	347.80
ANDREWS AV, es, 300 n 183d, 50x 80; Cheney & Co, Inc—Rose A Friedenber; Saml Friedenber (42).....	190.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JAN. 26. 49TH ST, 541-5 W; Leopold Anzlg—Wm Lustgarten & Co, Inc, et al; Aug27'17 May9'17.....	153.00
55TH ST, 105 W; Solar Metal Products Co, Inc—105 W 54th St Inc et al; Nov22'17.....	1,934.03
74TH ST, 59 W; Harry R Roder—Alda T Tagliavia et al; Aug23'17.....	345.00
JAN. 28. No Satisfied Mechanics' Liens filed this day.	
JAN. 29. 14TH ST, 233 W; Acme Wood Carpet Flooring Co—Ricardo Vilalto et al; May9'17.....	275.00
81ST ST, 4 E; Harry Schlenoff—S Caroline Fellows et al; Dec22'16.....	1,221.00
45TH ST, 101 W; David Wolkeiser—Edw Robinson et al; Dec4'17.....	136.75
105TH ST, 230 W; Atarobin Elec Supply Co, Inc—T J McLaughlin's Sons et al; Jan4'18.....	718.97
5TH AV, 125; Berger Mfg Co—Edw de P Livingston et al; Jan12'18.....	56.00
JAN. 30. 23D ST, 331-5 W; Michl A Lyons—Isabella Cappel; Mar7'17.....	683.00
54TH ST, 128 E; Simon Snair—Mollie Sinsheimer et al; Oct10'17.....	313.00
JAN. 31. BROADWAY, 204-10; J D Johnson Co, Inc—Bway-John St Corp et al; Jan 30'18.....	55.54
FEB. 1. 72D ST, 31-3 E; Elevator Supplies Co, Inc—31 East 72d St Corp et al; Jan22'18.....	341.10
120TH ST, 26 W; Isaac D Mufson—Helena Galewski et al; Oct26'17.....	100.00
5TH AV, swc 74th; M F Westergren, Inc—Ravitch Bros Constn Co et al; Jan23'18.....	150.00

Bronx.

JAN. 25. No Satisfied Mechanics' Liens filed this day.	
JAN. 26. WOODYCREST AV, es, 25 n 165th, 100 x100.9; Murray & Hill Co—Woodycrest Bldg Corp et al; Feb27'17.....	1,915.00
WOODYCREST AV, es, 25 n 165th, 100 x100.9; Murray & Hill Co—Woodycrest Bldg Corp et al; April12'17...	1,915.00
JAN. 28. No Satisfied Mechanics' Liens filed this day.	
JAN. 29. No Satisfied Mechanics' Liens filed this day.	
JAN. 30. BROADWAY, 5780; Star Concrete Mfg Co—5780 Bway Bldg Co, Inc, et al; Jan17'17.....	115.00
JAN. 31. No Satisfied Mechanics' Liens filed this day.	

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

JAN. 24, 25, 26, 28 & 29.
No Attachments filed these days.
JAN. 30.
ORFANOS, Michael D; Moscahlades Bros; \$1-650; Goldstein & Goldstein.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JAN. 25, 26, 28, 29, 30, 31.
Gabler Constn Co & H Loewy & Estate of W S Moses & J N Wells Sons, Inc. 531-9 W 21s st—Tippett & Wood..... 3,921.00
Jacobs, Saml E, & Palais de Glace, Inc. 180th st, ns, 175 e St Nicholas av, 150x 100x irreg to 181st, 560 W, x irreg. Voss Ice Machine Works; (R) \$11,700; balance due..... 3,00.00

Bronx.

JAN. 24, 25, 26, 28, 29 & 30.
Fusco, Giuseppe, 245-7 E 151st. Ioner Elev Co, Inc, to Giuseppe Fusco; elev. 2,000.00

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

STABLES AND GARAGES.

STANTON ST, 310, 4-sty bk garage, 22x75, slag rf; \$6,000; (o) Wm. Rosenbaum, 245 2 av; (a) Jacob Fisher, 25 Av A (15).
117TH ST, 256-62 W, 4-sty bk garage, 90x 100, tar roof; \$35,000; (o) Sam Williams, care (a) Louis A. Shienart, 194 Bowery (16).
158TH ST, W, 58 e of N. Y. Cent. R. R. tracks, 1-sty bk garage, 90x200, slag rf; \$60,000; (o) I. M. B. Realty Co, 74 Bway; (Pres.) Teresa Berinstein, 216 W 100th; (a) De Rosa & Pereira, 150 Nassau (17).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

GRAND CONCOURSE, w s, 102.11 n 165th, 5-sty bk tnt, 105.11x126.10, slag rf; \$130,000; (o) Conwall Const. Co., Saml. Williams, 103 W 116th, Pres; (a) Gronenberg & Leuchtag, 303 5 av (8).
FACTORIES AND WAREHOUSES.
138TH ST, n s, 161.4 w Walnut av, 1-sty bk factory, 39.4x43.4, cor steel rf; \$7,850; (o) Central Union Gas Co., 130 E 15th; (a) Wm. Cullen Morris, 102 Franklin av, Flushing, L. I. (9).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builNer; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

GRAND ST, 134, install new elec fixtures, elevator & shaft, skylight, f. p. doors to 6-sty bk storage; \$15,000; (o) Vincent Astor, 23 W 26th; (a) Egerton Swartout, 18 W 34th (134).
GREENE ST, 121-3, elevator shaft fireproofed, erect f. p. bulkhead, doors, skylight & elevator machinery room to 6-sty bk str & loft; \$2,500; (o) Alfred Eisenback, 30 W 26th; (a) Harold F. Smith, 38-40 W 32d (126).
GREENE ST, 15-17, remove floor lights, install beams, strengthen stairs to 6-sty bk str & lofts; \$350; (o) Trustees of Presbytery of N. Y., Inc.; (Sec'y) Jas. Yereano, 128 Bway; (a) Jno. B. Snook Sons, 261 Bway (158).
MONROE ST, 101, install water closets, windows, bk piers, partitions, deafening, glass panels & remove present toilets to 5-sty bk str & tnt; \$2,000; (o) L. K. & P. C. Ketterer, 575 W End av; (a) Larremore V. V. Sweezy, 181 Bway (132).
WATER ST, 503-5, remove stalls, cut door openings, erect boiler room, install gas tank, repair concrete floor to 1-sty garage; \$1,000; (o) Paul Vlane, 29 Beekman; (a) Louis A. Sheinart, 194 Bowery (138).
WATER ST, 337-9, install f. p. boiler room, fue & door to 2½-sty bk stable & garage; \$250; (o) Allen L. Story, Bayside, L. I.; (a) Richardson & Boynton Co., 31 W 31st (166).
STII ST, 18 E, new staircase, partition, window openings & front stuucced, bldg raised, install partitions & walls to 3-sty bk dwgs; \$15,000; (o) Manley E. Sturgis, 17 W 32d; (a) Geo. Provot, 104 W 42d (154).

9TH ST, 17 W, new heating system, stairs, bathrooms & fixtures, iron ladder, skylight, vent ducts & windows, remove entrance, stoop, stairs & partition to 4-sty bk studio apt; \$12,000; (o) J. Irving Walsh, 73 W 11th; (a) Ferdinand Savignano, 18 E 41st (143).

14TH ST, 500 W, remove part of wall, set steel girder, wire mesh, bk piers, partition, str front to 3-sty bk str & hotel; \$1,200; (o) Frank Davidson, on prem; (a) Sam Holoba, 130 11 av (144).

19TH ST, 533 E, erect new partition, stalls & floor drain to 2-sty bk stable & market; \$300; (o) Est of Jno. W. Brookman, care Hon. Aug. Hand, 88 Wall; (a) Max. Zipkes, 405 Lex av (145).

21ST ST, 531-9 W, erect a steel 7,500-gal. & 10,000-gal. wooden pressure tanks & steel supports to 7-sty bk lofts; \$3,971; (o) Est of W. S. Moore, care J. N. Wells Sons, 191 9 av; (a) Royal J. Mansfield, 135 William (163).

23D ST, 311-17 E, remove part of wall, install post, girders, partitions & remove old partitions to 3-sty bk factory; \$3,000; (o) Jas. R. McAfee, on prem; (a) Jno. R. Rainbow, 14 W 50th (128).

24TH ST, 206-14 E, construct new roof, reconstruct front walls, etc, remove bk walls to 1-sty bk garage; \$8,000; (o) Sam Cox, 50 E 31st; (a) M. Joseph Harrison, World Bldg (150).

24TH ST, 109-11 W, reinforce floors to 7-sty bk storehouse; \$1,200; (o) R. J. Horner, 230 W 76th; (a) Franklin Eng. Co., 346 Bway (147).

27TH ST, 120 W, install partitions, provide str, water closet, alter show window to 12-sty bk lofts & str; \$200; (o) Jacob Herb, 120 W 27; (a) Gronenberg & Leuchtag, 303 5 av (165).

30TH ST, 129-33 W, remove 3 upper stys, partitions, reinforce floors, construct new stairs, building front & rear ext to 2-sty bk str & lofts; \$12,000; (o) Midtown Holding Corp., care (a) M. Joseph Harrison, World Bldg (151).

42D ST, 47-61 W, erect partitions to 6-sty bk str & offices; \$200; (o) Est of Eug. A. Hoffman, Inc.; (Pres.) W. H. Harris, 258 Bway; (a) John Scheier, 25 W 42d (161).

45TH ST, 121 W, erect new f. p. stairs & enclosures, cut floor opening, new marquise, toilet rooms, dumb waiter & elevator, f. p. shafts to 3-sty bk restaurant; \$10,000; (o) James Hebron, 265 W 70th; (a) Simeon B. Eisendrath, 500 5 av (155).

46TH ST, 158 W, remove partitions to 4-sty bk private residence; \$500; (o) Nellie Lyon, on prem; (a) Sam Levingson, 101 W 42d (136).

48TH ST, 702 W, erect f. p. partitions, door, mezzanine, platform, composition floor, plaster boards, bins, doorway, metal stack, remove old stalls, etc, to 2-sty bk factory; \$1,150; (o) est of Bradish Johnson, 39 Courtlandt; (a) Jas. W. Whitehead, 268 Mad av (129).

57TH ST, 13 & 15 W, new f. p. staircase, doors, cut openings, new toilet rooms, remove partitions & staircase, f. p. passage, door cut into window to 4-sty bk str & show rooms; \$10,000; (o) Euphemia S. Coffin & Helen Munro Schurman, 22 W 52; (a) Renwick, Aspinwall & Tucker, 8 W 40th (149).

73D ST, 102, W, new f. p. iron beams, plumbing, steam heating, elec work, partitions, f. p. door, vent shaft, dumbwaiter shaft, skylight, floors & base to 4-sty bk str, office & apt; \$7,500; (o) Harry R. Roeder, Inc., 200 W 72d; (a) B. E. Stern, 56 W 45th (146).

75TH ST, 102-14 E, remove pier & fire escape, construct f. p. chimney, f. p. forge room, doors, floors, etc, fire escape, cut opening to 5-sty bk garage; \$2,500; (o) Mrs. Charlotte K. Palmer, 38 W 59th; (a) Fredk. Platt, 1123 Bway (152).

87TH ST, 174-6 W, erect stairs, f. p. door, f. p. partition to 13-sty bk apt; \$450; (o) 176 W. 87th St. Corp., care Robt. Ferguson, prem; (a) Schwartz & Gross, 347 5 av (160).

89TH ST, 262 W, remove wall & stoop, erect ext & partition to 4-sty bk dwg; \$7,000; (o) Arthur J. Theaman, 602 W 157th; (a) Irving Margon, 370 E 149th (159).

97TH ST, 315-25 E, construct mezzanine, post & girders to 1-sty bk mfg; \$1,000; (o) F. & F. Corp., care Henry Frank, 374 Hudson; (a) Jacob Gescheidt, 142 E 43d (125).

98TH ST, 287 E, erect stairway to 5-sty bk apt; \$75; (o) Max Kaminsky, on prem; (a) Sam. Levingson, 101 W 42d (135).

104TH ST, 102-4 E, reset door, new f. p. door, partitions, rebuild stairs, steel lath erected to 2-sty bk dwg; \$600; (o) Adolph Realty Co., care Wm. Bacharach, prem; (a) Jobst Hoffman, 188 St Nicholas av (157).

112TH ST, 328 E, construct 1-sty rear ext, new stairway, cut windows, remove stoop, ramps, construct new iron stairway, toilet & fixtures, floor drains, elec lighting system & skylights to 3-sty bk market; \$10,000; (o) Lawrence Cofin, 314 E 112th; (a) Ferdinand Savignano, 18 E 41st (130).

125TH ST, 213-7 W, remove mezzanine & erect new mezzanine to 5-sty bk str & offices; \$500; (o) Bank Bldg. Co. of Harlem, 1 Mad av; (a) L. F. J. Weiher, 217 W 125th (137).

BROADWAY, 203, alter fire escape to 10-sty bk offices; \$3,000; (o) 195 Bway Corp., 15 Dey, vice pres, H. F. Thurber; (a) Jno. C. Rennard, 15 Dey (141).

BROADWAY, 212, remove stairs, wainscot, ceiling, frames, marble & metal, bk up openings, install str front to 6-sty bk str & offices; \$800; (o) est of Ed. M. Knox, care J. Fredk. Kernochan, 44 Pine; (a) L. E. Denslow, 44 W 18th (133).

BROADWAY, 836-8, erect f. p. enclosures to 6-sty bk factory; \$4,000; (o) Roosevelt est, care Jno. E. Roosevelt, 44 Wall; (a) Julius Eckman, 30 E 42d (140).

EDGEcombe AV, 48, erect 1-sty f. p. ext. f. p. doors, bk up opening to 3-sty bk private dwg; \$250; (o) Chas. A. Winch, 383 Convent av; (a) Robt. E. Moss, 126 Liberty (164).

MADISON AV, 168, new exit, fire escape, window to 7-sty bk mfg.; \$1,500; (o) 168 Madison Av Realty Co., 299 Eway; (a) John P. Boyland, Fordham rd & Webster av, Bronx (153).

MADISON AV, 1532, ext show window to 4-sty bk str; \$500; (o) Henry Rubinstein; on prem; (a) Gronenberg & Leuchtag, 303 5 av (141).

ST NICHOLAS AV, n e c 182d, erect partition, water closet & skylight, alter str front to 1-sty bk str; \$500; (o) 182d St & St Nicholas Av. Co., care Fk. J. Sinnott, pres., 55 Liberty; (a) Sass & Springsteen, 32 Union sq E (124).

WEST END AV, 673, erect fire escape, f. p. door, cut gate opening to 4-sty private school; \$800; (o) Arthur C. White, on prem; (a) Wilfred C. Reid, 1023 Summit av (139).

1ST AV, 1496, remove partition, erect new str front, bk wall, partition & iron doors to 7-sty bk str & tnt; \$1,200; (o) Leo N. Kaplan, 61 W 106th; (a) Morris Schwartz, 194 Bowery (131).

1ST AV, 1108-14, erect new fire escape, stairway & bulkhead to 3-sty bk factory; \$250; (o) Est of Fred Buse, care General Elect. Co., 120 Bway; (a) W. R. Smith, 1349 Clinton, Far Rockaway, N. Y. (162).

4TH AV, 386, remove part of wall, install new iron beams, partitions, str fronts to 4-sty bk str & hotel; \$600; (o) Keller Inc Co., on prem; (a) Alfred L. Kehoe & Co., 1 Beekman (127).

5TH AV, 208, new freight elevator, plumbing fixtures, stairs, toilet rooms, boiler rooms & str front, repair air shaft, general repairing to 7-sty bk office & str; \$15,000; (o) Harry C. Hallenbeck, 80 Lafayette; (a) Wm. E. Au, stin, 46 W 24th (156).

5TH AV, 375, remove skylight, install f. p. windows, tin rf, angle irons to 6-sty bk str;

\$450; (o) Mrs. Mary E. Crocker, 377 5 av; (a) Herbert R. Mainzer, 58 W 47th (167).

6TH AV, 252, install wooden stairs, bk up openings to 4-sty bk str & office; \$200; (o) Alex Brokaw, on prem; (a) Gronenberg & Leuchtag, 303 5 av (142).

Bronx.

138TH ST, 549 E, new show windows, new girders to 2-sty bk str & dwg; \$200; (o) Louis Reichardt, on prem; (a) Chas. Schaefer, Jr., 529 Courtlandt av (6).

150TH ST, E, s s, 325 w Courtlandt av, 2-sty bk ext, 21x13, new girders & bath to 2-sty fr str & dwg; \$1,600; (o) Leandro Casario, 341 E 149th; (a) Vitale Della Penna, 289 E 149th (8).

3D AV, w s, 62.4 s Tremont av, new bk piers to 2-sty bk garage; \$150; (o) Howard Canoune, Plainfield, N. J.; lessees, Bronx Borough Garage Co., Wm. Isemann, 504 Tremont av, pres; (a) Chas. S. Clark, 441 Tremont av (7).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indivd—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—slide.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T & c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torrens System.

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RECORDS SECTION

of the

REAL ESTATE BUILDERS' RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. CI

No. 2604

New York, February 9, 1918.

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

FEB. 1, 2, 4, 5, 6 & 7.

Ann st, 47 (31) (1:92-17), ns, abt 120 e Nassau, 27.11x153.9x26.8x161, nws, 7-sty bk loft & str bldg; Jas S Barclay, 25 E 73, et al, EXRS & Jas S Barclay, decd, to Thos Tileston, 2d, at Florham Park, NJ; ½ pt; mtg Dec7'17; Feb1'18; A\$55,000-90,000 (R S \$50).

Ann st, 47; Julian H Barclay, 885 West End av, to same; ½ pt; Dec5'17; Feb1'18 (R S \$49). O C & 100

Attorney st, 97-103, see Clinton, 80.
Beekman pl, 8 (5:1361-14), ws, 57 n Mitchell pl, 19x80, 4-sty & b strn dwg; Mary or Marie Barry, EXTRX Thos Barry, to Chas J Wirth, 4 Beekman pl; mtg \$3,500 & AL; Feb5; Feb6'18; A\$5,000-9,300 (R S \$4.50). O C & 100

Cathedral pkway, 101, see Lenox av, 1.
Clinton st, 80 (2:348-47), es, 100 s Rivington, 25x100, 5-sty bk hall; A\$26,000-38,000; also CLINTON ST, 82 (2:348-46), es, 125 s Rivington, 25x100, 4 & 5-sty bk hall; A\$26,000-35,000; also CLINTON ST, (2:348), es, 99.10 s Rivington, a strip 0.2x 50x0.1x50; also ATTORNEY ST, 103 (2:348-60), ws, 80 s Rivington, 20x90.8, 3-sty bk tnt; A\$10,500-12,000; also ATTORNEY ST, 101 (2:348-61), ws, 100 s Rivington, 20x100.4, 3-sty bk tnt & str; A\$11,000-14,000; also ATTORNEY ST, 99 (2:348-62), ws, 120 s Rivington, 20x100.8, 3-sty bk tnt & str; A\$11,000-13,500; also ATTORNEY ST, 97 (2:348-63), ws, 140 s Rivington, 20x100.8, 3-sty bk tnt & str; A\$11,000-13,000; mtg \$142,000 & AL; Gustav Grossman & ano, EXRS & C Martin Grossman, to Blinderman & Cohen Amusement Co, 80-2 Clinton; Jan31; Feb1'18 (R S \$150). 150,000

Clinton st, 82, see Clinton, 80.
Crosby st, 97 (2:496-10), es, abt 115 s Prince, 25.3x66, 7-sty bk loft & str bldg; Fredk Johnson & ano, TRSTES Geo F Johnson, to D H Jackson Co, 135 Bway; B&S & CaG; mtg \$12,500 & AL; Jan15; Feb4'18; A\$12,000-24,000 (R S \$2.50). O C & 100

Front st, 100 (102) (1:33-30), ns, abt 45 e Gouverneur la, 19.10x84.8x19.5x84.6, 4-sty bk loft & str bldg; Wm A Shilstone, 1016 E 38, Bklyn, to Arkell & Douglas, Inc, 44 Whitehall; B&S; Jan8; Feb1'18; A\$16,000-21,000 (R S \$17). O C & 100

Front st, 102 (1:33-29), ns, abt 60 e Gouverneur la, 19.8x79.9, 4-sty bk loft & str bldg; Wm A Shilstone, 1016 E 38, Bklyn, to Arkell & Douglas, Inc, 44 Whitehall; B&S; Dec12'17; Feb1'18; A\$17,000-22,000 (R S \$13). O C & 100

Fulton st, 161-5, see 5 av, 452.

Fulton st, 219 (1:85-32), ns, abt 80 e Greenwich, 25x82, 4-sty bk loft & str bldg; Harold K & Edw H Mount, at 131 Remsen, Bklyn, to Arkell & Douglas, Inc, 44 189 Montague, Bklyn; Jan23; Feb1'18; A\$52,000-60,000 (R S \$35). 35,000

Fulton st, 219; Kings County Development Co of Bklyn to Geo A Baehm, 448 14th, Bklyn; mtg \$15,000; Jan31; Feb1'18. nom

Grand st, 208 (2:470-31), ns, 23.4 e Mott, 23.11x100x23.7x100, 6-sty bk tnt & str; Onofrio Lo Pinto et al to Raymond Guarini, 1303 Av U, Bklyn, & Domenico Candela, 128 Clinton av, Bklyn, private bankers, firm Guarini & Candela; Feb1; Feb6 '17; A\$18,500-40,000. nom

Henry st, 30 (1:277-43), ss, abt 170 e Cath, 25x100, 6-sty bk tnt & str; Max Mandel to Rebecca Mandel, both at 574 West End av; Jan29; Feb2'18; A\$16,000-33,000. nom

Houston st, 476-S E (2:356-23), ns, 50.3 w Goerck, 50x68.6, 6-sty bk tnt & str; Transfer Holding Co to Pinky Natus, 433 Flushing av, Bklyn; B&S; AL; Feb6; Feb7'18; A\$21,000-42,000. nom

Hudson st, 541 (2:632-52), ws, 81.11 s Perry, 18.10x67x17.9x73.6, with AT to strip on s —x—, 4-sty bk tnt & str; Arthur Ofner, ref, to Wm H Sage, at Bronxville, NY, TRSTE will Wm W Raynolds, plff; FORECLOS July13; July19'17; Feb7'18; A\$10,000-11,500 (R S \$9). 9,000

Hudson st, 541; Wm H Sage, TRSTE will Wm W Raynolds, to Chas T Raynolds, 34 James st, Newark, NJ; Gustavus W Raynolds, 352 W 117; Adelaide R Sutphen, 527 W 110, & Anna C McCarthy, 157 W 79, heirs & c Mattie C Raynolds; Jan17; Feb7'18. nom

Hudson st, 541; Chas T Raynolds, 34 James st, Newark, NJ, et al, to Wm H Sage, 970 Park av; Jan23; Feb7'18 (R S \$9). nom

Laight st, 71-7, see Washington, 401-11.
Monroe st, 279 (1:265-3), ns, 50.2 e Jackson, 25x95, 6-sty bk tnt & str; Lizzie Shor, 2143 2 av, to Gussie Dworkowitz, 1424 50th, Bklyn; mtg \$26,000; Oct25'17; Feb2'18; A\$9,000-23,500 (R S 50c). O C & 100

Pine st, 80-2, see Water, 136.
St Marks pl, 60 (2:449-19), ss, 300 w 1 av, 25x93.6, 4-sty bk tnt; Fannie Guttman to John Guttman, 54 St Marks pl; B&S; Jan9'11; Feb1'18; A\$18,000-24,000. nom

South st, 26 (1:34-31), ns, abt 90 e Coenties sl, 25.1x86.2x25.3x83.7, 4-sty bk loft & str bldg; Swan Realty Corp to Moses Rodinsky, 31 South; AL; Jan31; Feb1'18; A\$16,000-21,000 (R S \$25.50). O C & 100

Stanton st, 161 (2:349-17), ss, 125 e Suffolk, 25x100, 5-sty bk tnt & str; Isidor Landau of Bklyn to Annie Felsenfeld, 60 Pitt; AL; Jan22; Feb6'18; A\$19,000-26,500 (R S 50c). nom

Suffolk st, 16 (1:313-4), es., 125.3 n Hester, 25x100.4x25x100.5, 5-sty bk tnt & str; Wm P Maloney, ref, to Chas E Gremmels, 294 Pisk av, B of R; PARTITION SALE Dec18'17; Feb5; Feb6'18; A\$19,000-26,000 (R S \$19.50). 19,350

Suffolk st, 57 (2:351-48), ws, 50 s Broome, 25x75, 5-sty bk tnt & str; Jos P Morrissey, ref, to Lawyers Mtg Co; FORECLOS Jan8; Feb1; Feb2'18; A\$16,000-20,500 (R S \$18.50). 18,500

Washington st, 401-11 (1:217-14), see Laight (Nos 71-7), 125x80, 6-sty bk mill; Union Pacific Tea Co, 71 Laight, to Jas Butler, Inc, 390 Washington; mtg \$170,000; Feb7'18; A\$80,000-155,000 (R S \$220). nom

Water st, 136 (1:39-34), nws, 24.2 ne Pine, runs ne25xnw84.11xsw27.8xnw5.10x sw24.2 to Pine (Nos 80-2) xse39.11xne24.1 xse47.7 to beg, 7-sty bk office & str bldg; V Mott Pierce et al, EXRS & Ray V Pierce, to Pierce Estates, Inc, at Wilmington, Del; Jan17; Feb7'18; A\$38,000-85,000 (R S \$100). nom

Water st, 348-50 (1:110-33), ns, 103.10 w James sl, 34.1x60.6x27.5x59.9, 4-sty bk stable; mtg \$6,000; A\$9,500-14,000; also WATER ST, 357-9 (1:110-30), ss, abt 35 w James sl, 33.4x76, 1-sty fr bldg & vacant; mtg \$6,500; A\$12,000-12,500; Alliance Realty Co to Saml Moore, 397 7th, Bklyn; B&S; Feb5'18 (R S \$5.50). O C & 100

Water st, 357-9, see Water, 348-50.
2D st, 308 E (2:372-47), ns, 71 w Av D, 22x46.10, 3-sty bk tnt & str; Isidor Monheimer, 601 W 149, to Julius Belman, 4001 3 av; B&S; mtg \$8,750; Feb4'15; Feb7'18; A\$7,500-8,500. O C & 100

9TH st, 729-31 E (2:379-49), ns, 293 w Av D, 40x92.3, 6-sty bk tnt & str; Wm Lefkowitz, 320 E 3, to Benj Moore, 146 W 142; ¼ RT&I; mtg \$47,400; June17'15; Feb5'18; A\$19,500-43,500. O C & 100

9TH st, 729-31 E; Saml Weiss, 4203 13 av, Bklyn, to same; ¼ pt; RT&I; mtg \$47,400; June23'15; Feb5'18. O C & 100

11TH st, 511 E (2:405-56), ns, 145.6 e Av A, 25x103.3, 5-sty bk tnt & str; Jos Weinstein of Bronx to Annie Weinstein, 1752 Eastburn av, Bronx; Aug20'17; Feb6'18; A\$13,000-21,000. O C & 100

11TH st, 624 E (2:393-19), ss, 293 e Av B, 25x94.8, 6-sty bk tnt & str; Willar Realty Co, 220 Bway, to Jos Aronauer, 63 Chrystie, mtg \$18,000 & AL; Jan31; Feb1'18; A\$12,000-26,000 (R S \$7). O C & 100

11TH st, 719 E (2:381-28), ns, 63 w Dry Dock, 21x85.6, 3-sty fr bk ft tnt & str, 1-sty ext; Jos P Morrissey as TRSTE in bankruptcy of of Jos Schroeder, bankrupt, to Jas O'Donnell, 538 E 89; AT; B&S; Jan31; Feb6'18; A\$6,000-6,500. 50

12TH st, 511 E (2:406-59), ns, 146 e Av A, 25x103.3, 5-sty bk tnt & str & 5-sty bk rear tnt; Kath E, wife Wm C Dilger, of

White Plains, NY, et al, to Wm C Dilger, 28 Court, White Plains, NY; AT; mtg \$15,000; Nov30'17; Feb4'18; A\$12,000-19,000. O C & 100

12TH st, 511 E (2:406-59), ns, 146 e Av A, 25x103.3, 5-sty bk tnt & str & 5-sty bk rear tnt; John H Rindlaub et al to John Scholl & Bro. Inc, 147 Reade; ½ pt; mtg \$15,000; Sept19'17; Feb4'18; A\$12,000-19,000. O C & 100

13TH st, 435-41 E (2:441-41-44), ns, 150 w Av A, runs w80x91.6xe36.7xn4.9xne6.10 along cl former Stuyvesant xse69x842.3 to beg, 3-6-sty bk tnts & str; Jos Weinstein of Bronx to Annie Weinstein, 1752 Eastburn av, Bronx; mtg \$62,000; Aug20 '17; Feb6'18; A\$36,000-74,000. O C & 100

19TH st, 257 W (3:769-8), ns, 170.10 e 8 av, runs e27.6xn75.8xe22.6xn36.9xw51xs 104.10 to beg, 4-sty bk tnt & str & 2-sty bk rear stable; Pompeo J C Ughetta, of Bklyn, to Eliz I McManus, 433 Central Park W; mtg \$15,500 & AL; Feb6; Feb7 '18; A\$16,500-24,000 (R S \$10). O C & 100

20TH st, 337 & 339 on map 339-43 E (3:926-25), ns, 186.11 w 1 av, 35.8x92, 6-sty bk tnt & str; Harry N French, ref, to Henry H Jackson, 63 E 92, plff; mtg \$34,000; FORECLOS Jan25; Feb7'18; A\$18,000-41,000 (R S \$10). 10,000

20TH st, 339-43 E, see 20th, 337-9 E.

26TH st, 136 E (3:881-59), ss, 81 e Lex av, 19x49.4, 3-sty bk tnt; Nathan Burkan, ref, to Gramont Constn Co, 95 William; def; FORECLOS Jan3; Jan31; Feb1'18; A\$10,000-12,500 (R S \$10). 9,750

31ST st, 401-5 E, see 1 av, 540.

31ST st, 304-6 W, see 8 av, 415-9.

36TH st, 205-17 W (3:786-34-37 & 47), ns, 80 w 7 av, runs n98.9xe80 to ws 7 av (No 492) xn24.8xw100xn14.1xw125xs45.10x sel0.11 xs16.8 xw—xs75 to 36th xel34 to beg, 1-sty bk garage, 3-4-sty bk tnts & str & 5-sty bk rear stable; Seventh Av Associates to Whitnoyl Corp, at 137 W 44; B&S; mtg \$360,000; Feb1; Feb2'18; A\$181,500-192,500 (R S \$1). O C & 100

36TH st, 206-14 W, see 36th, 216 W.

36TH st, 216 W (3:785-pt lot 49), ss, 605 e 8 av, 21x98.9, pt 5-sty bk telephone exchange; also 36TH ST, 206-14 W (3:785-pt lot 49), ss, 95 w 7 av, 79x98.9, pt 5-sty bk telephone exchange; Irving F Favor, as TRSTE in bankruptcy of Estate Edw G Soltmann, bankrupt, to N Y Telephone Co, 15 Dey; AT; B&S; Jan23; Feb1'18; A\$— (R S \$1). 1,000

40TH st, 2 E, see 5 av, 452.

40TH st, 201 E, see 3 av, 623.

41ST st, 226 E (5:1314-36), ss, 272.6 w 2 av, 22.6x98.9, 3-sty bk tnt & str & 3-sty bk rear tnt; Theo K McCarthy, ref, to Arnold Levien, 1414 46th, Bklyn; FORECLOS Jan11; Feb1'18; A\$9,500-13,500 (R S \$8). 7,675

50TH st, 243-5 E (5:1324-19-20), ns, 141 w 2 av, 33x100.5, 2-3-sty & b bk dwg; Jos Schur 812 6 av, to Lena Schur, 135 W 130; mtg \$3,000; Feb2; Feb6'18; A\$12,500-17,500. nom

51ST st, 133 W (4:1004-15), ns, 425 w 6 av, 25x120, 2 & 3-sty bk stable; Wm Woodward, 9 E 86, to Winat Realty Co, 2261 University av; Feb5'18; A\$35,000-40,000 (R S \$25). O C & 100

55TH st, 350-8 W (4:1045-54), ns, 175 e 9 av, 100x156x101x144.7, 9-sty bk tnt; Brentmore Realty Co to Orinoco Realty Co, 119 W 40; mtg \$246,000; Jan2; Feb2'18; A\$110,000-405,000 (R S \$254). O C & 100

65TH st, 47 W (4:1121-13), ns, 475.0% w Central Park W, 24.11x100.5, with AT to strip on e.0% x100.5, 4-sty & b strn dwg; 63 West 131st St Corp to Agreeable Realty Co, 220 Bway; mtg \$22,000; Jan30; Feb1'18; A\$27,500-34,000 (R S \$5). O C & 100

70TH st, 252 W (4:1161-53), ss, 508 w Ams av, 17x100.5, 4-sty bk dwg; Ellay Realty Co to Geo L Grub, 303 W 73; AL; Feb1; Feb2'18; A\$13,500-22,000 (R S \$14). O C & 100

72D st, 16 E (5:1386-61), ss, 268 e 5 av, 27x102.2, 4 & 5-sty & b strn dwg; Jos L Myers & ano, EXRS & TRSTES Robt W Tailor, to Edmund L Baylies, 10 E 62; mtg \$80,000; Feb1; Feb5'18; A\$95,000-145,000 (R S \$10). O C & 100

73D st, 102 W (4:1144-34), ss, 25 w Col av, 19x102.2, 4-sty & b stn dwg; Mary L Moran, 134 Lincoln pl, Bklyn, to Harry R Roeder, Inc, 200 W 72; mtg \$16,000; Feb 1'18; A\$18,000-24,500 (R S \$250). O C & 100

76TH st, 519-21 E (5:1188-13), ns, 235 e Av A, 50x102.2, 6-sty bk tnt & str; Jacob Gengel, of Bklyn, to Realty Constn Corp, 1422 Pitkin av, Bklyn; mtg \$39,000; Feb 1; Feb 2'18; A\$11,000-50,000 (R S \$5).

O C & 100

76TH st, 24 W (4:1128-17), ss, 350 w Central Park W, 25x102.2, 4 & 5-sty & b stn dwg; Nicholas E Betjeman to Geo Backer & Saml Levy, both 378 West End av, & Emanuel Arnstein, 600 West End av; AL; Feb 1; Feb 2'18; A\$32,500-54,000 (R S \$54).

O C & 100

80TH st, 225-7 E (5:1526-12), ns, 279.7 w 2 av, 47.9x102.2, 3-sty bk home; American Female Guardian Society & Home for the Friendless to N Y City Baptist Mission Soc, 56 Washington sq S; Jan 30; Feb 4'18; A exempt-exempt (R S \$25).

25,000

81ST st, 303 E (5:1544-5), ns, 100 e 2 av, 25x102.2, 5-sty bk tnt & str; Bertha Kahn to Benj J Weil, 21 E 82; B&S; AL; Jan 15; Feb 1'18; A\$9,000-19,000 (R S \$1). O C & 50

83D st, 53 W (4:1197-11), ns, 258.4 e Col av, 16.8x102.2, 3-sty & b bk dwg; Mary L Schreyer, 10 N 8 av, Mt Vernon, NY, to Hamilton F Dean, 214 E 31; mtg \$11,000 & AL; Jan 30; Feb 4'18; A\$15,700-16,500 (R S \$1).

nom

85TH st, 350 W (4:1246-53), ss, 96.4 e Riverside dr, runs s52.2xe25.5xe25xs25xe 50 xn 102.2 xw 100 to beg, 6-sty bk tnt; Phelan Beale, ref, to Fifty Central Park West Corp, 49 Wall; FORECLOS Jan 24; Jan 31; Feb 6'18; A\$100,000-185,000 (R S \$165).

165,000

85TH st, 532 E (5:1581-38), ss, 348 e Av A, 25x102.2, 5-sty bk tnt & str; May P Schefers, of East Rockaway, LI, to Jos A Theberg, at 21st st, West New York, NJ; mtg \$20,000; Feb 1'18; A\$8,000-17,000 (R S \$350).

O C & 100

87TH st, 437 E (5:1567-18), ns, 163.6 w Av A, 21.6x100.8, 3-sty stn tnt; Caspar A Schweitzer, 3222 Hull av, to Josephine M Schweitzer, 437 E 87; 1/2 pt; mtg \$4,500 & AL; Jan 31; Feb 1'18; A\$7,500-10,000 (R S \$350).

O C & 100

87TH st, 439 E (5:1567-19), ns, 142 w Av A, 21.6x100, 3-sty stn tnt; John B Pecht to Jos Pecht, 529 E 88; Rose Pecht, 513 E 63, & Emma Korner, 2011 Woodbine, Bklyn, children of Theresa Pecht, decd; life estate in 1/2 R&T; B&S; AL; Feb 6; Feb 7'18; A\$7,500-10,000.

nom

89TH st, 262 W (4:1236-57), ss, 178 e West End av, 15x100.8, 4-sty & b stn dwg; Lillie S Beebe, of Rahway, NJ, to Rose Theaman, 602 W 157; B&S; mtg \$12,000; Jan 26; Feb 4'18; A\$16,400-18,000 (R S \$2).

O C & 100

89TH st, 311-7 W (4:1250-82), ns, 190 w West End av, 80x100, 9-sty bk tnt; Geo Backer et al to Carl J Stein, 420 West End av; mtg \$215,000; Jan 30; Feb 2'18; A \$92,000-300,000 (R S \$145).

O C & 100

93D st, 254 W (4:1240-56 1/2), ss, 119 w Bway, 17x100.8, 4 & 5-sty & b bk dwg; A \$16,100-22,000; also 120TH ST, 25 W (6:1720-5), ns, 80 e Lenox av, 20x100.11, 4-sty & b bk dwg; A\$10,500-14,000; also 114TH ST, 526 W (7:1885-47), ss, 350 w Ams av, 25x100.11, 4-sty & b bk dwg; A \$20,000-28,000; also two parcels in Bronx recorded Apr 29, 1899, one in 118, p260 (A D) & in 113, p 185, sec 12 on May 8, 1899; the other was recorded July 9'03 in 118, p 266, sec 12; Mary K Shradly & Jacob Shradly, & Jenny K, his wife, to Edwin Kempton, 385 Clinton av, Bklyn, as TRSTE, 1/2 pt for life of Jacob & Jennie K Shradly, & then to their daughter, Marjory Shradly, & other 1/2 pt for life Mary K Shradly & then to her daughter, Madeleine Shradly; AL; Jan 16 (re-recorded from Bronx on Jan 21'18); Feb 6'18 (R S \$5).

nom

96TH st, 42 W (4:1209-48 1/2), ss, 393 w Central Park W, 18x100.8, 5-sty & b bk dwg; Emil W Oppenheim, 801 West End av, to Edith L Sayward, 216 W 99; mtg \$18,000 & AL; Dec 15'17; Feb 6'18; A\$13,000-21,000 (R S \$1).

nom

96TH st, 42 W; Edith L Sayward, 216 W 99, to Grassi Realty Co, 320 5 av; AL; Jan 4; Feb 6'18 (R S \$150).

nom

102D st, 321-5 E (6:1674-14-15), ns, 250 w 1 av, 75x100.11, 2 & 3-sty bk stable; Central Dairy Co, 322 E 103, to Borden's Farm Products Co, at Wassaic, Dutchess Co, NY; Dec 28'17; Feb 2'18; A\$19,000-48,500.

nom

103D st, 322-6 E (6:1674-37), ss, 250 w 1 av, 75x100.11, 3-sty bk stable; Central Dairy Co, 322 E 103, to Borden's Farm Products Co, at Wassaic, Dutchess Co, NY; Dec 28'17; Feb 2'18; A\$19,000-47,000.

nom

104TH st, 64 E (6:1609-43), ss, 117.6 w Park av, 18.9x100.11, 3-sty stn synagogue; Louis W Stotesbury, ref, to Wilton Holding Corp, 135 Bway; FORECLOS Jan 23; Jan 26; Feb 6'18; A\$7,500-9,300 (R S \$350).

3,500

104TH st, 301 E, see 2 av, 2024.

109TH st, 77 E (6:1615-33), ns, 53 w Park av, 27x75.8, 5-sty bk tnt & str; Pauline Caesar, of Lyndhurst, NJ, et al, to Henry Sanders, 430 E 65; mtg \$13,000; Jan 30; Feb 1'18; A\$9,500-16,500 (R S 50c).

nom

110TH st, 8 E (6:1615-65), ss, 228 w Mad av, 19.6x100.11, 5-sty bk tnt; See Em Holding Co to Milton M Silverman, 207 W 110; Moses Crystal, 319 W 89, & Laura Gross, 63 Hamilton ter, EXRS, & c, Clementine M Silverman; B&S & CaG; AL; Jan 31; Feb 6'18; A\$9,500-18,500.

nom

111TH st, 100 W, see Lenox av, 1.

113TH st, 204-8 E (6:1662-47), ss, 95 e 3 av, 45x100.11, 6-sty bk tnt & str; Leopold Harris to Sadie Harris, both at 317 E 13; AL; Dec 4'17; Feb 4'18; A\$13,500-42,000.

nom

114TH st, 526 W, see 93d, 254 W.

114TH st, 609 W (7:1896), ns, 125 w Bway, 100x100.11, 9-sty bk tnt; Irving Arms Real Estate Corp to Grenell Corp; mtg \$273,750; Feb 1; Feb 2'18; A\$110,500-330,000 (R S \$25).

O C & 100

114TH st, 610 W (7:1895-65), ss, 168 w Bway, 14x100.11, 4-sty & b bk dwg; Vilette Birch to Maria M Birch, both at Brewster, NY; mtg \$10,000; Jan 27; Feb 5'18; A\$11,500-16,000 (R S \$10).

O C & 100

115TH st, 55 E (6:1621-24), ns, 84 e Mad av, 26x100.10, 5-sty stn tnt; Ross Cohn & Jos Arons, EXRS Louis Arons, to Wm H Hottes, 725 Home; AL; Feb 5'18; A\$10,500-24,000 (R S 50c).

O C & 300

115TH st, 67 W (6:1599-12), ns, 250 e Lenox av, 25x100.11, 5-sty stn tnt; Mary Foley of Mt Vernon, NY, to Goldie Rubenstein, 519 W 143; mtg \$16,500; Jan 31; Feb 6'18; A\$13,000-25,000 (R S \$350).

O C & 100

117TH st, 5 E (6:1623-5), ns, 110 e 5 av, 25x100.11, 5-sty bk tnt; J Campbell Thompson, ref, to Ethel K Anderson, 48 E 73, plff; FORECLOS Jan 31; Feb 1'18; A\$11,000-24,500 (R S \$21).

21,000

119TH st, 132 E (6:1767-61), ss, 265 e Park av, 20x100.11, 5-sty bk tnt & str; Laura E Walker to Max Goldwasser, 1152 Ogden av, & Herman Wald, 2110 Vyse av; mtg \$8,000 & AL; Feb 1; Feb 2'18; A\$7,600-16,000 (R S \$250).

O C & 100

119TH st, 506 E (6:1815-47), ss, 128 e Pleasant av, 20x98.9, 4-sty stn tnt; Julius H Wald, of Chicago, Ill, to Sarah A McMahon, 1121 Woodycrest av; B&S & CaG; mtg \$7,000 & AL; Jan 19; Feb 7'18; A\$3,600-7,000 (R S 50c).

nom

120TH st, 25 W, see 93d, 254 W.

120TH st, 60 W (6:1718-60), ss, 278.9 e Lenox av, 19x100.11, 3-sty & b stn dwg; Murray Hulbert, ref, to Cornelia W Hall, at Tarrytown, NY, & Westchester Trust Co, TRSTES will John H Hall, plffs; FORECLOS Jan 25; Jan 31; Feb 5'18; A\$9,900-14,000 (R S \$12).

12,000

121ST st, 236 W (7:1926-48), ss, 357 w 7 av, 18x100.11, 5-sty bk tnt; Cath B Davis, of Phila, Pa, to Etta Blanchard, 150 W 120; B&S & CaG; mtg \$7,000; Dec 10'17; Feb 7'18; A\$7,900-12,500 (R S \$8.40).

O C & 100

122D st, 325A-327 E (6:1799-14 1/2-15), ns, 296 w 1 av, 37x100.11, 3-sty bk left bldg, 1-sty ext & 1 & 2-sty fr shop; N Y Savgs Bank, 81 8 av, to Carmine Di Angelo, 422 E 122; mtg \$8,000 & AL; Feb 1; Feb 2'18; A\$9,400-12,100 (R S \$10).

O C & 100

122D st, 345 W (7:1949-10), ns, 224 e Morningside Park E, 15x100.11, 3-sty & b stn tnt; Margt G O'Connell, of New Rochelle, NY, to Ideal Mtg Corp, 63 Wall; AL; Feb 1; Feb 2'18; A\$6,900-9,000 (R S 50c).

O C & 100

123D st, 417 E (7:1811-9), ns, 199.6 e 1 av, 19x100.11, 3-sty & b fr dwg; Martin B Hofman to Frank Schreiber, 125 Foster av, Bklyn; mtg \$2,000 & AL; Feb 1'18; A \$3,700-3,800.

nom

123D st, 418 E (6:1810-38), ss, 262 e 1 av, 25x100.11, 4-sty bk tnt; Dallan Realty Co to Virginia A Meert, 256 Ave Brugmann, Brussels, Belgium; B&S & CaG; AL; Feb 6'18; A\$5,000-9,000 (R S 50c).

nom

125TH st, 603 W, see Claremont av, 180.

129TH st, 62 E (6:1753-42), ss, 117.6 w Park av, 24.4x99.11, 5-sty bk tnt; Susan E Blodgett, 140 W 72, & ano, to Ida Stern, 141 W 127; mtg \$13,000 & AL; Jan 30; Feb 5'18; A\$6,400-19,000 (R S \$16).

O C & 100

129TH st, 141 W (7:1914-15 1/2), ns, 341.8 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Albarus L Sayre & Etta, his wife, to Julia A Sayre, of Fresno, Cal; QC; AL; Jan 6'17; Feb 1'18; A\$5,600-7,200.

nom

130TH st, 142 W (7:1914-49 1/2), ss, 341.8 e 7 av, 16.8x99.11, 4-sty & b stn dwg; Julia A Sayre to Albarus L Sayre, of Madera, Cal; QC; AL; Jan 6'17; Feb 1'18; A\$5,300-8,000.

nom

130TH st, 145 W (7:1915-11 1/2), ns, 491.8 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Lodivich H Sanford, 490A Jefferson av, Bklyn, to Louis H Smart, 145 W 130; B&S & CaG; mtg \$4,000 & AL; Jan 7; Feb 7'18; A\$5,300-6,500 (R S \$250).

O C & 100

130TH st, 303 W (7:1958-5), ns, 100 e St Nicholas av, 25x101.10, 5-sty bk tnt; John J Brady, Jr, ref, to Mary J Kingsland, 1026 5 av, plff; FORECLOS Jan 31; Feb 1; Feb 2'18; A\$9,000-22,000 (R S \$20).

20,000

133D st, 600 W, see Bway, 3291-5.

135TH st, 512 W (7:1988-46), ss, 329.2 w Ams av, 45.10x99.11, 6-sty bk tnt; Hudson Realty Co to Benenson Realty Co, 401 E 152; mtg \$52,000 & AL; Jan 30; Feb 1'18; A\$24,500-58,000 (R S \$5).

nom

135TH st, 635 W (7:2002-2), ns, 505 w Bway, runs n99.11xw102.2 to es Riverside dr (No 583) xsw102.5 to st xel25 to beg, 6-sty bk tnt; Halcyon Real Estate Corp to Irving Arms Real Estate Corp; AL; Feb 1; Feb 4'18; A\$125,000-230,000 (R S \$1).

nom

135TH st, 575 W, see Riverside dr, see Riverside dr, 575.

140TH st, 133-41 W (7:2009-23), ns, 120 w Lenox av, 115x99.11, 7-sty bk tnt; A\$33,000-140,000; also 140TH ST, 143-9 W (7:2009-18), ns, 235 w Lenox av, 115x99.11, 7-sty bk tnt; A\$33,000-140,000; also 141ST ST, 108-16 W (7:2009-39), ss, 120 w Lenox av, 123x99.11, 7-sty bk tnt; A\$39,000-145,000; Morris Workin to E H E Realty Corp, 133 W 140; AL; Nov 1'17; Feb 5'18.

nom

140TH st, 143-9 W, see 140th, 133-41 W.

141ST st, 108-16 W, see 140th, 133-41 W.

143D st, 154-8 W, see 7 av, 2449-55.

146TH st, 424 W (7:2060-46), ss, 25 e Convent av, 37.6x99.11, 5-sty bk tnt; D H Jackson Co to Emma Meckert, 1431 University av, & Mary Streinell, 512 W 153; mtg \$37,000; Jan 31; Feb 1'18; A\$19,000-44,000 (R S \$12).

exch

151ST st, 452 W (7:2065-54), ss, 254 e Ams av, 21x99.11, 5-sty bk tnt; Eugene

Angell to L B M Realty Co, 1787 Ams av; mtg \$14,500; Jan 31; Feb 1'18; A\$8,000-18,500 (R S \$2).

nom

153D st, 512 W (7:2084-42), ss, 225 w Ams av, 25x99.11, 3-sty & b fr dwg; Emma Meckert, of Bronx, to D H Jackson Co, 135 Bway; AL; Jan 31; Feb 1'18; A\$11,500-12,000 (R S \$12).

nom

154TH st, 308-10 W (7:2047-18-19), ss, 175 w 8 av, 50x99.11, 2-5-sty bk tnts; Pfaff, Inc, 109 Lafayette, to Esther Fass, 601 W 182; mtg \$44,000 & AL; Jan 31; Feb 1'18; A\$14,000-40,000 (R S 50c).

O C & 100

162D st, 615 W, see Ft Washington av, nec 162d.

179TH st, 710 W (8:2176-23), ss, 175 e Ft Washington av, 50x92.6, 5-sty bk tnt; John Wichelns of Bklyn to Anna H Ahrens, 442 W 162; mtg \$43,000; Feb 5; Feb 6'18; A\$20,000-53,000.

nom

179TH st, 710 W (8:2176-23), ss, 175 e Ft Washington av, 50x92.6, 5-sty bk tnt; Anna H Ahrens to John Wichelns, 36 3 av, Bklyn; mtg \$45,000; Feb 1; Feb 5'18; A \$20,000-53,000.

nom

179TH st, 714 W (8:2176-22), ss, 125 e Ft Washington av, 50x92.6, 5-sty bk tnt; Cowanessque Realty Corp to Delta Holding Corp, 217 Bway; mtg \$45,000 & AL; Jan 30; Feb 5'18; A\$20,000-53,000 (R S \$11).

O C & 100

179TH st, 714 W; Hargood Realty & Constn Co to same (corrects defect in acknowledgment of deed recorded Jan 17'12); Jan 31; Feb 5'18.

nom

179TH st, 714 W; Delta Holding Corp to Ida E Kreuscher, 856 Macon, Bklyn; mtg \$45,000 & AL; Jan 31; Feb 5'18 (R S \$19).

O C & 100

Amsterdam av (8:2149-194), es, 1,150.1 n 188th, 100x225.6 to Ft George Speedway x 102.9x228.4, vacant; Francis S McAvoy, ref, to Julia Coddington, 24 W 58, plff; FORECLOS Jan 31; Feb 6; Feb 7'18; A\$16,000-21,000 (R S \$16).

16,000

Broadway, 212, see 5 av, 452.

Broadway, 3291-5 (7:1999-36), swc 133d (No 600), runs w125x99.11xe50xn25xe75 to st xn74.1 to beg, 6-sty bk tnt & str; Coliar City Land Co of Troy N Y to Chamax Realty & Constn Corp, 170 Bway; mtg \$129,750; Feb 1; Feb 5'18; A\$55,000-155,000 (R S \$11).

O C & 100

Claremont av, 180 (7:1993-112), nec 125th (No 603), 100x100, 6-sty bk tnt; R L S Realty Corp to Ararat Realty Corp, 149 Bway; mtg \$153,500 & AL; Feb 6; Feb 7'18; A\$90,000-190,000 (R S \$20).

O C & 100

Edgecombe av, 60 (7:2041-29 1/2), es, 74 s 138th, 18x68, 4-sty bk tnt; John Detjens, at Stapleton, B of R, to Bella Bry, 60 Edgecombe av; QC; Dec 28'17; Feb 1'18; A \$6,000-9,000.

nom

Fort Washington av, 15-17 (8:2136-50), ws, 157.4 w on curve from ws Bway, runs s115.9 to point 115 n 158th xw75xn114.10x ne45.2 to av at point 209.2 w Bway on curve xs51.10 to beg, with AT to small gore on Ft Washington av, ws, add above on es — x—x—, 6-sty bk tnt; Nathan Sulzberger to Max Reutlinger, 4524 Park av; B&S; AL; Feb 1; Feb 4'18; A\$51,990-141,990 (R S \$5).

O C & 50

Fort Washington av, 15-17 (8:2136-50), ws, abt 157.4 w on curve from Bway, runs s115.9 to point 115 n 158th xw75xn114.10x ne45.2 to av at point 209.2 w Bway xs51.10 to beg, with AT to small gore on ws of said av add on e — x—x—, 6-sty bk tnt; Max Reutlinger, of Bronx, to Nathan Sulzberger, 1 E 59; B&S; AL; Feb 1; Feb 5'18; A\$51,990-141,990 (R S \$5).

O C & 50

Fort George Speedway, ws. — n 188th, see Ams av, es, 1150.1 n 188th.

nom

Fort Washington av (8:2137-40), nec 162d (No 615), 98.11x187.11x68.9x164.11, 6-sty bk tnt; R L S Realty Corp to Ararat Realty Corp, 149 Bway; mtg \$200,000; Feb 6; Feb 7'18; A\$90,000-250,000 (R S \$35).

O C & 100

Lenox av, 1 (7:1820-25-30 & 37-40), nwc Cathedral pkway (No 101), runs w125xn 171.10 to ss 111th (No 100) xes8.9 to sws St Nicholas av (No 1) xse— to ws Lenox av xs— to beg, vacant; Lucy W Hewitt at Tuxedo Park, NY, to Stalwart Realty Corp, at Newburgh, NY; Dec 15'17; Feb 6'18; A\$212,500-212,500 (R S \$300).

nom

Lenox av, 414 (6:1728-71), es, 49.11 s 131st, 25x85, 5-sty stn tnt & str; N Y Life Ins & Trust Co, 52 Wall, to Cecelia Cohen, 600 W 178; B&S; Feb 4; Feb 7'18; A\$13,500-22,000.

10,000

Madison av, 1793 (6:1623-52), es, 25.2 s 118th, 25.3x60, 5-sty bk tnt & str; Levi M Scoville, 212 W 123, to Anthony Ave Realty Co, 5 Beekman; mtg \$17,500 & AL; Feb 1; Feb 2'18; A\$13,000-20,000 (R S \$1).

O C & 100

Madison av, 1793 (6:1623-52), es, 25.2 s 118th, 25.3x60, 5-sty bk tnt & str; Alice M Rosenzweig, 100 Northern av, to Levi M Scoville, 212 W 123; mtg \$16,700; Feb 1'18; A\$13,000-20,000.

nom

Marble Hill av (8:2215-510), ws, 139.8 s 227th, 37.6x65, vacant; Cornelius G Kolff, 9 Harbor View pl, Rosebank, SI, to Mary Kaufman, 945 E 163, Bronx, & Rose Quasha, 540 W 157; mtg \$2,600; Feb 1; Feb 2'18; A\$5,000-5,000.

nom

Morningside av, 106 (7:1964-34), ws, 121.1 n 123d, 27x100, 5-sty bk tnt; Grace L Perchoeau, 105 Hancock st, Bklyn, to Agnes Weir, 134 Myer st, Hackensack, NJ; mtg \$18,000; Jan 30; Feb 2'18; A\$16,000-26,000 (R S 50c).

O C & 100

Riverside dr, 575 (7:2001-60), sec 135th, runs e24.5xsl149.11xw44.4xn27xw59.7xn18 to dr xn132.3 to beg; also right, title, & c, to parcel of land on es Riverside to 132.3 sw 135th, runs s18xe59.7xsl8xw— to Riverside dr xn— to beg, 6-sty bk tnt; Saml S Koenig, ref, to Harlem Savings Bank, 124 E 125, plff; FORECLOS Jan 8; Jan 31; Feb 1'18; A\$90,000-200,000 (R S \$185).</

Riverside dr, 575, sec 135th; Harlem Savings Bank to Chas Hensle, 91 Fletcher av, Mt Vernon, NY; mtg \$199,500 & AL; Jan 31; Feb'18 (R S \$850). O C & 100

Riverside dr, 583, see 135th, 635 W. **Riverside dr, es, 132.3 sw 135th**, see Riverside dr, 575.

St Nicholas av, 1, see Lenox av, 1. **St Nicholas av, 1630-2** (8:2161-13), es, 75 n 191st, 67.6x100, 5-sty bk tnt & str; Mose Goodman Corp, 117 W 119, to Emilie Bierman, 558 W 181; mtg \$62,000 & AL; Jan'1; Feb'18; A\$34,000-P\$34,000 (R S \$16). O C & 100

Vermilyea av, 64 (8:2234-39), nws, 100 ne Academy, 50x150x—x100, 5-sty bk tnt; Delta Holding Corp to Sarah Hafner, 396 E 154; mtg \$48,000; Jan'1; Feb'18; A\$12,000-P\$12,000 (R S \$450). O C & 100

1ST av, 540 (3:9631-1), nec 31st (Nos 401-5), runs e150xn98.9xw50x54.9xw100 to av xs49.5 to beg, 6-sty bk tnt & str bldg; General Optical Co at 256 Washington st, Mt Vernon, NY, to Chas Hoffman, 39 W 89, & Gerson Robinson, 348 N Fulton av, Mt Vernon, NY; mtg \$84,000; Feb'1; Feb'18; A\$43,500-145,000 (R S \$20). O C & 100

1ST av, 1028 (5:1368-1½), es, 20 n 56th, 20x94, 4-sty bk tnt & str; Jas F Curnen, ref, to Lincoln Trust Co, 204 5 av, piff; FORECLOS Jan'28; Feb'5; Feb'18; A\$8,000-13,000 (R S \$8). S, 8,000

2D av, 1265 (5:1421-23), ws, 41.11 n 66th, 39x100, 6-sty bk tnt & str; Emanuel Libman to Nambil Realty Co, 120 Bway; B&S & CaG; mtg \$33,000; Feb'5; Feb'18; A\$24,000-55,000. O C & 100

2D av, 1265 (5:1421-23), ws, 41.11 n 66th, 39x100, 6-sty bk tnt & str; Jacob Corday, B of Q, to Emanuel Libman, 180 E 64; mtg \$33,000; Feb'1; Feb'18; A\$24,000-55,000 (R S \$17). O C & 100

2D av, 2024 (6:1676-1), nec 104th (No 301), 25.1x75, 4-sty str tnt & str; Marvin Holding Co to Sam Bernard, 317 W 89, & Henry Jones, 105 W 72, EXRS & TRSTES Morris Jones; AL; Jan'26; Feb'18; A\$11,800-21,500 (R S 50c). nom

3D av, 621, see 3 av, 623.

3D av, 623 (5:1314-2), es, 24.8 n 40th, 24.8x80, 4-sty bk tnt & str, 1-sty ext; A \$17,500-25,000; also 3D AV, 621 (5:1314-1), nec 40th (No 201), 24.8x80, 4-sty bk tnt & str & 1-sty bk str; A\$26,500-33,000; also McDONOUGH ST, 100 (Bklyn), ss, 262.6 e Tompkins av, 20x100; also 3D AV (9:2371), nws, pt lot 41 map Morrisania, bounded se by av 47.6 sws 212 ft, nws by lot 34 46.11 & nes 206 ft less abt 20 ft taken to widen av; also 3D AV, 3413 (9:2371), nws, 260.6 sw 167th, runs sw29.9xnw100x sw25.9xnw83.9xne48.5xse— to beg, being pt lot 41, same map, 3-sty fr tnt & str & 2-sty fr rear bldg; Isabel B Tyte, of Bklyn, to Chas E Tyte, 100 McDonough, Bklyn, her husband, as TRSTE, 90% for Isabel B Tyte & 10% for party 1st pt; AL; Jan'26; Feb'18 (R S \$45). nom

5TH av, 452 (3:841-49), swc 40th (No 2), 33x110, 10-sty bk office & str bldg; mtg \$250,000 & AL; A\$880,000-970,000; also BROADWAY, 212 (1:89-12), nec Fulton (Nos 161-5), 29x77.2x29x76.2, 6-sty bk office & str bldg; mtg \$200,000 & AL; A\$525,000-550,000; also stocks, &c; J Fredk Kernochan, EXR Edw M Knox, to Farmers Loan & Trust Co, 22 William, TRSTE will Edw M Knox, for Florence C Bronson et al; Jan'25; Feb'18. nom

6TH av, 450-2 (3:829-3), es, 49.4 n 27th, runs e100xn10xw32xs0.6xw68 to av xs39.6 to beg, 7-sty bk tnt & str bldg; Cornelius Huth, ref, to Reuben L Maynard, 645 West End av, & Edw C Titus, 127 W 11, as TRSTES for benefit B A Thompson, piffs; FORECLOS Feb'1; Feb'18; A\$113,000-175,000 (R S \$146.50). 150,000

7TH av, 492, see 36th, 205-17 W.

7TH av, 1854-6 (7:1828-30), ws, 125.11 s 113th, 50x100, 7-sty bk tnt; Prestonia M Martin to Royton Realty Co, 233 Bway; mtg \$60,000; Feb'18; A\$44,000-95,000 (R S \$5.50). O C & 100

7TH av, 2226 (7:1937-30), ws, 24.11 n 131st, 25x75, 1 & 3-sty bk shop; Land Estates, Inc, to Richd J Brown, 503 W 161; mtg \$15,000 & AL; Jan'31; Feb'18; A\$12,000-24,000 (R S \$5). O C & 100

7TH av, 2449-55 (7:2011-59-63), sec 143d (Nos 154-8), 99.11x150, 3-6-sty bk tnts & str; Chas I Weinstein to Hamilton Holding Co, 37 Liberty; QC; mtg \$251,725; Jan 28'16; Feb'18; A\$77,000-191,000. O C & 100

7TH av, 2449-55, see 143d (Nos 154-8); Henry Homes, TRSTE in bankruptcy of Chas I Weinstein, bankrupt, to same; AT; QC; AL; Nov'26'17; Feb'18. O C & 100

8TH av, 415-9 (3:7542-46), swc 31st (Nos 304-6), 49.4x100, 5-4-sty bk tnt & str on av; Algernon S Norton, ref, to Howard C Warren at Princeton, NJ, one of the piffs; mtg \$60,000; FORECLOS Jan'17; Feb'18; A\$90,000-102,000 (R S \$7). 7,000

8TH av, 507 (3:759-40), ws, 58.6 n 35th, 20.3x95, 4-sty str tnt & str, 2-sty ext; Chas N Flint, ref, to U S Trust Co of N Y, 45 Wall, piff; FORECLOS Jan'29; Feb'1; Feb'18; A\$35,500-40,000 (R S \$19). 37,500

8TH av, 2377 (7:1954-34), ws, 50 s 128th, 25x84, 5-sty bk tnt & str; Sarah Hafner, of Bronx, to Cowanque Realty Corp, 145 Duane; mtg \$20,000; Jan'31; Feb'18; A\$15,500-23,000 (R S \$20). O C & 100

10TH av, 352-4 (3:728-2-3), es, 25.6 n 30th, 50x100, 2-5-sty bk tnts & str; Criterion Holding Co at 46 Cedar, to Wm Prager, individ, 129 E 74, & Isaac Lowenfeld, 106 E 64; Wm Prager, & Alex Pfeiffer, 50 E 96, EXRS Pincus Lowenfeld; mtg \$30,000; Nov'28'17; Feb'18; A\$24,500-39,000. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

19TH st, 257 W (miscel); power of atty; Peo Ughetta to Marye E V Ughetta; Jan 4; Feb'18.

48TH st, 169 W (4:1001), ns, 50 e 7 av, 16.8x50.4; agmt; party 2d pt assigns rents to party 1st pt to secure notes for \$1,700, &c; New York Income Corp, 31 Nassau, grantor, with Frandel Realty Co, obligor; mtg \$17,000; Jan'31; Feb'18. nom

58TH st E, swc 2 av, see 2 av, 1099-1101.

125TH st, 603 W, see Claremont av, 180.

133D st, 600 W (7:1999), "Bellmore"; reassign rents recorded Mar'28'16; Jos N Nassoit & R Leonard Lanning to Collar City Land Co of Troy, NY; AT; Feb'1; Feb'18. nom

162D st, 615 W, see Ft Washington av, nec 162d.

Claremont av, 180 (7:1993-112), nec 125th (No 603), 100x100, 6-sty bk tnt; re mtg; recorded Feb'5'13; Ralph L Spotts to Ararat Realty Corp, 149 Bway; AT; Feb'6; Feb'18; A\$90,000-190,000. nom

Fort Washington av (8:2137-40), nec 162d (No 615), 98.11x187.11x68.9x164.11, 6-sty bk tnt; re mtg recorded Feb'5'13; Ralph L Spotts to Ararat Realty Corp, 149 Bway; AT; Feb'6; Feb'18; A\$90,000-250,000. nom

Madison av, 1793 (6:1623-52), es, 25.2 s 118th, 25.3x60; asn rents to extent of \$1,000; Anthony Avenue Realty Co of Bronx to Sterling Holding Corp, 299 Bway; Jan 31; Feb'18; A\$13,000-20,000. nom

2D av, 1099-1101 (5:1331), swc 58th, 40.5 x60; consent to two new tracks, &c; Minnie Iden, individ & EXTRX, & Henry A Iden, EXR, &c, Albert Iden, to Manhattan Railway Co & ano; Jan'9; Feb'18 (R S \$2.50). 3,214.10

2D av, 2240 (6:1687); certf as to satisfaction of asn rent recorded Oct'14; John W Lyness to Guglielmo Passarelli, 301 E 115; Jan'25; Feb'18.

Court order (miscel) approving bond for \$50,000 of Julius J Dukas, 10 E 96, as TRSTE in matter of Harry & Louis Jarmulowsky, individ & as firm of S Jarmulowsky's Bank, bankrupt; Wm H Willis, ref; Jan'4; Feb'18.

Power of atty; Wm Ziegler, Jr, 525 Park av, appoints J Curry Watson, 399 Park av, as atty to receive estate due under will of Wm Ziegler, decd; Dec'13'17; Feb'18.

Assign of ½ pt (miscel), about \$7,100, in estate of Emma F Howe, due upon her death under will Alfred S Fraser; Alfred F Howe of Derby, Conn, to Walter S Garde, of Hartford, Conn; Aug'11'11 (re-recorded from Sept'21'11); Feb'18.

Assign of above; Walter S Garde of Hartford, Conn, to Philip Troup, of New Haven, Conn; AT; Dec'31'17; Feb'18.

Power of atty (miscel); Shepherd Knapp, 8 Institute rd, Worcester, Mass, to Wilson M Powell, 7 Wall; July'27'17; Feb'18.

Power of atty (miscel); same, as EXR & TRSTE will Emma B Knapp & as EXR & TRSTE will Shepherd Knapp, to same; July'27'17; Feb'18.

WILLS.

Borough of Manhattan.

Sniffen et, 5 (3:891-56), ws, abt 40 s 36th, —x—, 2-sty bk studio; A\$8,300-10,250; also PARK AV, 34-6 (3:865-38-39), w s, abt 30 s 36th, —x—, 2-4-sty & b bk dwgs; A\$131,500-161,000; Fredk Sturges Est, Arthur P Sturges, EXR, 31 Nassau; (A) Speir & Bartlett, 52 Wall. Will filed Jan'2'18.

45TH st, 74 W (5:1263-70½), ss, abt 60 e 6 av, —x—, 4-sty & b stn dwg; A\$34,000-39,000; also 34TH ST, 218 W (3:783-56), ss, abt 205 w 7 av, —x—, 4-sty str tnt; A \$31,500-33,000; Ensign B Pardee Est, Clara R Pardee EXTRX, 74 W 48; (A) Arthur Smith, 111 Bway.

71ST st, 208 W (4:1162-38), ss, abt 140 w Ams av, —x—, 3 & 4-sty & b bk dwg; A\$21,500-29,000; Wm Arrowsmith Est, Kath W Arrowsmith, EXTRX, 208 W 71; (A) Geo W Dunn, 261 Bway. Will filed Jan'18 '18.

CONVEYANCES.

Borough of the Bronx.

FEB. 1, 2, 4, 5, 6 & 7.

Beck st, 882, see Intervale av, 882-94.

Clarence st, es, 200 s Barkley av, see Madison st, es, 150 s Morris Park av.

Fox st, 1169-71 (11:2974), ws, 95.3 s Intervale av, runs w34.11xnw27 to ses Intervale av (Nos 1238-40) xsw50xse4.1xse50.11 to st xn50 to beg, 2-2-sty & b fr dwgs; Swift Realty Co to Benenson Realty Co, 401 E 152; mtg \$8,500; Jan'30; Feb'18 (R S \$3). nom

Hewitt pl, 756 (10:2695), es, 125 n 156th, 50x100, 5-sty bk tnt; Arthur H Robitzek, 3141 Decatur av, to Wm R Hausstein, 787 Dawson; mtg \$40,000; Oct'5'17; Feb'18 (R S 50c). O C & 100

Hewitt pl, 756; Wm R Hausstein to Marie J Tonjes, 1001 Flatbush av, Bklyn; mtg \$40,000; Feb'18 (R S 50c). 300

Hornaday pl, nwc Honeywell av, see Honeywell av, 2141.

Julianna st, nwc Elliott av, see Elliott av, nwc Julianna.

Kelly st, 717 (10:2686), nwc Leggett av, 110x40, 4-sty bk tnt; Emil Hubschman, Bklyn, to Loretta M Higgins, 226 E 7, Bklyn; mtg \$21,000; Jan'29; Feb'18. nom

Lorillard pl (11:3056), es, 140.2 n 187th, 32.2x98, 1-sty garage; Mary A Sabella to Anfus Operating Co, 2537 Cambreleng av; mte \$5,207.70; Jan'31; Feb'18. nom

Madison st (15:4044; 18:5469), es, 150 s Morris Park av, 25x100; also CLARENCE ST, es, 200 s Barkley av, 25x100; Wm J Egan, 131 Keap, Bklyn, to Walter J Murphy, 21 Columbia tr, Weehawken, NJ; Nov'22'17; Feb'18 (R S 50c). O C & 100

Minford pl, 1465 (11:2977), ws, 31.6 s 172d, 31x70, 4-sty bk tnt; Otto Lippmann, 3766 White Plains rd, to John Kuse, 1463 Hoe av; mtg \$13,000; Feb'5; Feb'18 (R S \$3). O C & 100

Parkview pl, nwc 256th, see 256th W, nwc Parkview pl.

Sagamore st, ns, 150 w Brown av, see Mace av, ns, 50 e Barker av.

Tiffany st, 1068-70 (10:2717), es, 254.3 s 167th, 50x100, 2-2-sty fr dwgs; Mary Kaufman & ano to Cornelius G Koiff, 9 Harbor View pl, Clifton, SI; mtg \$8,800; Jan'31; Feb'18. O C & 100

139TH st, 511 E, see Brook av, 276.

155TH st, 366 E (9:2401), ss, 100 e Courtlandt av, 25x100, 2-sty fr dwg; Kath M Mann to Lillian Edsall, 3038 Hull av; mtg \$4,500; Jan'30; Feb'18 (R S \$2). O C & 100

160TH st E, late Findlay st (9:2419), being strip 1.6 lying in bed of Findlay st extending from Park to Courtlandt avs as on map Melrose; Jennie P Frisbee, Medford, Mass, et al, heirs Saml B Leach, to Siebrand H Niewenhous, 2535 Grand av; B&S; Feb'16'17; Feb'18. nom

165TH st E, swc Clay av, see Teller av, sec 165th.

165TH st E, sec Teller av, see Teller av, sec 165th.

165TH st E, nwc Grand blvd & concourse, see Grand blvd & concourse, 1051.

167TH st, 846-8 E (10:2691), ss, 69.2 e Stebbins av, 50x146.11x52.1x161.8, 5-sty bk tnt; Swift Realty Co to Benenson Realty Co, 401 E 152; mtg \$48,750; Jan'30; Feb'18 (R S \$5). nom

167TH st W, ss, 138.7 e Lawrence av, see Sedgewick av, es, abt 300 s 167.

169TH st, 425 E, see Brook av, 1300.

174TH st E (14:3764 & 3767), ws, 126.4 s Westchester av, 50x100; Cogswell-Taylor Impt Co to Wm A Taylor, 2d Co, 12, 103d Ammunition Train, Mt Gretna, Pa; B&S & AL; Aug'30'17; Feb'18. 100

174TH st E (14:3764), ws, 201.4 s Westchester av, 25x100; Frances M wife Louis Herbold, 1247 Taylor av, to Louis Herbold, 1247 Taylor av; Feb'1; Feb'18 (R S \$1). 100

174TH st E, swc Anthony av, see Anthony av, 1705.

175TH st, 725 E, see Clinton av, 1807.

176TH st W, swc Jerome av, see Jerome av, swc 176th.

178TH st E (15:3908), ss, 250 e Bronx Park av, 25x100; David F Hanigan & Son, Inc, 143 W 98, to Luigi Odasio, 1178 E 178; mtg \$4,500; Feb'5; Feb'18 (R S \$1). O C & 1,000

182D st E, swc So blvd, see So blvd, 2171.

186TH st, 440 E, see Park av, sec 186th.

187TH st E, swc Prospect av, see Prospect av, 2373.

188TH st W (11:3219), ns, 33.10 e Webb av, runs n99xe66.8xn30xe20xne159.4xse120.1 to st xsw150.7xw120xw55xw48.8 to beg, vacant; Winat Realty Co to Wm Woodward, 9 E 86; mtg \$31,400; Feb'5'18 (R S \$30). O C & 100

239TH st, 245 E (12:3380), ns, 440 e Kepler av, 40x100, 2-sty & a fr dwg; also LOTS 247 & 248, map land at Woodlawn Heights of E K Willard et al, 40x100; Geo R Vreeland to N Y & Suburban Co-Oper B & L Assn, 147 E 125; Nov'27'17; Feb'18 (R S 50c). O C & 100

240TH st E (12:3394), ns, 160 e Martha av, runs e50xn174.7xnw28.7xsw—xsl78 to beg, vacant; Adolph C Schielinger, 147 W 2d, Mt Vernon, NY, to Updyke Bldg Co, 261 E 239; mtg \$12,000; Nov'19'17; Feb'18. nom

256TH st W (13:3421Q), nwc Parkview pl, 25.2x98.9x25x101.7, vacant; Gustave G Bielfeld, 4 5th st, Weehawken, NJ, to Michl F Lauro, 81 Degraw, Bklyn; ½ pt; Jan'8; Feb'18 (R S 50c). nom

256TH st W (13:3421L), ss, 50 w Newton av, 50x105.5x50x102, vacant; Howard Parkes to Wm A Wallace, 261 Berry, Bklyn; mtg \$5,050; Jan'24; Feb'18. nom

Anthony av, 1705 (11:2839), swc 174th, 82.9x50.6x88x61.4, 5-sty bk tnt & str; Morris Lowenthal to Dora Mossberg, 1705 Anthony av; AL; Feb'5'18 (R S \$1.00). 100

Boston rd, 1103-5 (10:2613), ws, 19 n 166th, 99.11x76.4x99.11x77.9, 2-3-sty fr dwgs & vacant; Sirap Realty Co, 43 Exch pl, to Lillian A Reilly, 1764 Vyse av; mtg \$16,000; Feb'2; Feb'18 (R S \$2.50). 100

Boston rd, 1103-5 (10:2613), ws, 19 n 166th, 99.11x76.4x99.11x77.9, 2-3-sty & b bk dwgs & vacant; Lillian A Reilly to Thos J Barry, 580 E 169; mtg \$14,000; Feb'2; Feb'18. O C & 100

Brook av, 276 (9:2267), nec 139th (No 511), 25.1x100.1x25x97.1, 5-sty bk tnt & str; Utility Realty Co to Hy Morgenthau Co, 30 E 42; mtg \$15,000; Feb'5; Feb'18. nom

Brook av, 1300 (11:2894), nec 169th (No 425), 34.1x100x33.5x100, 4-sty bk tnt & str; Gertrude Boechee to Conwall Corp, 309 Bway; mtg \$26,000; Feb'1; Feb'18 (R S \$1). nom

Bryant av (11:3003), es, 105 n 174th, 150x100, vacant; Adele S Dodd to Eckman Bldg Co, 2132 Daly av; Feb'5; Feb'18 (R S \$12). O C & 100

Byron av, ses at ns Nereid av, see Nereid av, ns, at ses Byron av.

Clay av (11:2887), es, lots 81 to 85, map Wm E Zborowski, 125x90; Hy M Powell, 302 Central Park West, to Lien Securities Corp, 51 Chambers; mtg \$5,000; Jan'29; Feb'18 (R S \$7). 100

Clay av, swc 165th, see Teller av, sec 165th.

Clinton av, 1807 (11:2949), nwc 175th (No 725), 90x27, 4-sty bk tnt & str; Clinton Av Realty Co to Anton Erdmann, 166 St Ann's av; AT; AL; Feb'1; Feb'18. nom

Crescent av, 5054-607 (11:3073), ns, 139.7 ne Arthur av, runs ne137.4xw86.1xsl07.1 to beg, 2-sty bk office & str bldg & 2-sty &

a fr dwg; Maria Martimucci, 2301 Arthur av, to Edw J Walsh, 2384 Tiebout av; mtg \$10,000; Jan31; Feb1'18.

Crotone av, 1844 (11:2949), es, 50 s 176th, 41.4x80x41.2x80, 5-sty bk tnt; Moris Wolfinger Bklyn, to Fanny Speciner, 336 E 5; 1/2 pt; AT & AL; Feb4; Feb6'18 (R S \$1).

Crotone av, 2311 (11:3103), ws, 237.6 n 183d, 37.6x80, 4-sty bk tnt; Otto A Giesser, 72 Sheelbank pl, Rockville Centre, LI, to Otto A & Margt Giesser, joint tenants, same address; mtg \$—; Feb1; Feb2'18.

Davidson av (11:3198), ws, 115.6 n North, 80.3x103x54.5x100, vacant; Thos J Bannon, 51 E 129, to Olds Holding Corp, 217 Bway; mtg \$5,000; Jan24; Feb1'18 (R S \$1).

Davidson av (11:3198); same prop; Olds Holding Corp to Lucy C Robertson, 2270 University av; mtg \$5,500; Jan31; Feb1'18 (R S \$1).

Eagle av (10:2624), es, 100 s 156th, 75x 115.1, vacant; John L O'Brien, ref, to Fannie F Welch, 15 E 71, plff; FORECLOS Sept27; Nov30'17; Feb6'18.

Eastburn av, 1752 (11:2796), es, 188.3 n 174th, 25x95, 2-sty & b bk dwg; Jos Weinstein to Annie Weinstein, 1752 Eastburn av; mtg \$4,000; Aug20'17; Feb7'18.

Eastern Blvd (18:5541), ss, 135 w Unionport Pottery Works, runs sw329.10xsw490.6 to ss Westchester Creek xnw472.6xne166.9 to ss Eastern Blvd xne283.9 to a pt of tangence xn on curve 181.2 to beg; Abr I Solomon, ref, to Robitzek Investing Co, plff; FORECLOS Jan9; Jan29; Feb6'18 (R S \$25).

Ellis av (14:3831), ns, 66.8 e line bet 104 351 & 352, runs n108x83.4xsl08 to av xw33.4 to beg, part lot 451 map Unionport; Kilner Newman to Jos Newman, 2319 Ellis av, or 1543 Benson av; Dec30 '11; Feb2'18.

Elliott av (16:4627), nwc Julianna, 25.1x 100; Howard Tompkins, Yonkers, NY, to Fredk Schrader, 429 E 160; mtg \$6,000; Jan19; Feb2'18 (R S 50c).

Evergreen av (14:3771), es, 224 n Westchester av, 40x100; Chas H Friedrich, ref, to American Real Estate Co, 141 Bway, plff; FORECLOS Jan29; Jan30; Feb6'18.

Fordham rd E (11:3154), ns, 129.10 e Valentine av, runs n79.2 x again n53.11xsl35.1 to rd xw114.7 to beg, 1-sty bk str; Mayer S Auerbach to Leopold Weil, 303 W 100; 3-10 pt; mtg 3-10 of \$12,500; Dec20'17; Feb1'18.

Grand Blvd & Concourse, 2501, see Fordham rd E, nwc Grand Blvd & Concourse.

Grand Blvd & Concourse, 1051 (9:2472), nwc 165th, 102.11x72.6x102.11x74, 5-sty bk tnt; Conwall Corp to Gertrude Boecher, 1160 West Farms rd; mtg \$83,000; Feb1; Feb4'18 (R S \$28).

Grant av (9:2452), ws, 206.6 n 166th, 50x 100, vacant; Sidney G De Kay to Pittsburgh Plate Glass Co, 322 Hudson; Dec14 '10; Feb6'18.

Grant av (9:2452), same prop; Pittsburgh Plate Glass Co to Degnon Realty & Terminal Impt Co, 68 Hunters Point av, B of Q; Dec31'17; Feb6'18.

Honeywell av, 2141 (11:3124), nwc Hornaday pl, 63.4x78.10x62.8x87.11, 5-sty bk tnt; Philip Kaufman & Son, a corp, 1357 Odell, to Benj Taub, 140 E 92; mtg \$44,500; Feb1'18 (R S \$19).

Intervale av, 870-80, see Intervale av, 882-94.

Intervale av, 882-94 (10:2711), es, at ses Beck (No 882), 115x112.6x100x55.7, 5-sty bk tnt & str; also INTERVALE AV, 870-80 (10:2711), es, at nws Fox (No 865), 115 x43.1x100x100, 5-sty bk tnt & str; Ten-rab Realty Co to Kano Realty Co, 38 E 30; Jan31; Feb1'18 (R S \$53).

Intervale av, 1238-40, see Fox, 1169-71.

Jackson av, 462 (10:2578), es, 275 s 147th, 25x100, 2-sty fr dwg; John F Snyder, 462 Jackson av, to Christian Snyder, same address; AT; mtg \$—; Sept29'17; Feb2'18.

Jackson av, 462; Chas W Snyder, Woodhaven, LI, to same; AT; mtg \$—; Sept 21'17; Feb2'18.

Jackson av, 462; Theresa L Schneider, Jamaica, LI, to same; AT; mtg \$—; Sept 21'17; Feb2'18.

Jackson av, 462; Christian Snyder, 462 Jackson av, to John F Snyder, 462 Jackson av; mtg \$—; Sept29'17; Feb2'18.

Jerome av (11:2361), swc 176th, 138x100 x123x103.3 to beg, vacant; Geo W McAdam to John F Kaiser, Yonkers, NY, & Thos H Reynolds, 980 Anderson av; mtg \$19,940; Jan24; Feb4'18 (R S \$1).

Kingsbridge rd, 213 W (12:3256), es, 75 n Nindham pl, 50x106.11x50x100.9, 2-sty & b fr dwg; Elmore F Austin to Cora B Austin, 2676 Morris av; Dec27'17; Feb4'18.

Lawrence av, ws, abt 300 & 500 s 167th, see Sedgwick av, es, abt 300 s 167th.

Lawrence av, ws, abt 350 s 167th, see Sedgwick av, es, abt 350 s 167th.

Leggett av, nwc Kelly, see Kelly, 717.

Ludlow av (14:3815), ns, 155 w Havemeyer av, 50x108; M Maldwin Fertig, ref, to Kate Schwanewede, plff, 2030 Lex av; FORECLOS Jan25; Jan30; Feb7'18.

Mace av (15:4256; 16:4426), ns, 50 e Barker av, 50x100; also OLINVILLE AV, es, 274.6 n Waring av, 50x99.11; also SAGAMORE ST, ns, 150 w Brown av, 50x 100, except part for White Plains rd; Michl Rauch, 845 E 219, to Sarah A or Sadie A Rauch; June29'08; Feb7'18.

MacLay av, 2513 (18:4001), ws, 50 s Montgomery pl, 25x100; Thos Farry to Agnes Farry, 2421 Butler pl; Feb28'16; Feb6'18.

Marion av, 2440 (11:3025), es, 93.3 s 188th, 50x96.4x50x92.7, 5-sty bk tnt; Nathaniel A May, 16 W 83, to Nash Realty Co, 233 Bway; mtg \$32,000; Jan29; Feb7'18 (R S \$5).

Monroe av, 1865 (11:2801), ws, 75 s Mt Hope pl, 25x115, 3-sty & b fr dwg; Frank A Kramer, 1865 Monroe av; to Edw A Kramer, 1865 Monroe av; 1/2 pts; Feb1; Feb4'18 (R S \$1).

Montgomery av, 1747 (11:2877), ws, 315 s Popham av, 25x100, 2-sty & b fr dwg; Edwin F Branning to E Forrester Branning, 1747 Montgomery av; mtg \$5,000; Jan31; Feb1'18.

Monticello av (17:4960), es, 300 n Nelson av, 25x100; Patk Garrity, 109 E 102, to Theresa Tengstrom, 3937 Amundson av; mtg \$250; Feb5; Feb6'18.

Muliner av (15:4324), es, 160.9 s Bronx & Pelham Pkway, 250x100; Owners Syndicate Co to Benenson Realty Co, 401 E 152; Jan30; Feb1'18 (R S \$5).

Murdoch av (17:4984), ws, 375 n Randall av, 50x100; Gertie Halpin, 27 W 118, to Benenson Realty Co, 401 E 152; Feb2; Feb6'18 (R S \$1).

Nelson av, 1026 (9:2512), es, 195.6 s 165th, 45.1x79.10x45.3x80.11, 2-sty & b fr dwg & vacant; Isabella Johnston, New Fairfield, Danbury, Conn, to Kath Clancy, 1021 Nelson av; mtg \$3,000; Feb1; Feb2 '18 (R S \$1.50).

Nereid av (17:5072), ns at ses Byron av, runs e93.5xns85.4 to Byron av xsw126.7 to beg; Elsie Joseph, 813 E 179, to Eliz Steinmetz, 2155 Daly av; 1/2 pt; Jan28; Feb5'18.

Ogden av, 1207 (9:2528), ws, 367.7 n 167th, 27.2x95, 5-sty bk tnt; S W Cor 197th St & Webster Av Corp to Twelve-Seven Ogden Av Corp, 123 Blecker; mtg \$18,750; Feb1'18 (R S \$4).

Old Albany Post rd (13:3415P), nwc Private rd or la, runs sw130.3xns69x69x— to Old Albany Post rd xsw57.6 to beg, vacant; Wm Lappe at 252d st & Newton av, to Agnes M Shea, 31 Hopkins av, Jersey City, NJ; B&S; Feb5; Feb6'18.

Old Albany Post rd (13:3415P), same prop; Agnes M Shea, 31 Hopkins av, Jersey City, NJ, to Wm & Christina Lappe, at 252d & Newton av, tenants by the entirety; B&S; Feb5; Feb6'18.

Olinville av, es, 274.6 n Waring av, see Mace av, ns, 50 e Barker av.

Park av, 4506 (11:3038), es, 133.4 n 183d, 16.8x100, 2-sty fr dwg; Wm Sohmer, Beach 134th, Belle Harbor, NY, individ & as EXR Bertha Krefft, to Cornelius Neumann, 525 E 82; Jan23; Feb2'18 (R S \$4).

Park av (11:3039), see 186th (No 440), 100x20, 2-sty & b bk dwg; Hy Kammerer, 440 E 186, to Agnes M Kammerer, 440 E 186, his wife; mtg \$4,800; Feb5'18 (R S \$4).

Private rd or la, nwc Old Albany Post rd, see Old Albany Post rd, nwc Private rd or la.

Prospect av, 2373 (11:3102), swc 187th, 70x95, 6-sty bk tnt & str; John D Smarto, Bridgeport, Conn, to Adolph H Schmidlin, 4221 Park av; AL; Feb4; Feb6'18.

Prospect av, 2373; Adolph H Schmidlin to Charlotte M Smarto, 33 South av, Bridgeport, Conn; AL; Feb4; Feb6'18.

Riverdale av (13:3423A), es, 85.4 s 259th (as in 1867), 85.4x300x89x300, 2 & 3-sty fr dwgs & vacant; Owen H Beagen, 39 Seaman av, to Josephine J Beagen, 39 Seaman av; B&S & AT; Feb2; Feb6'18.

Rosedale av, 1499 (15:3895), ws, 542 s Harlem Branch N Y & N H & H R R Co; Eliz wife John A Steinmetz, 2155 Daly av, to Alfred H Finlay, 47 Montgomery pl; B & S; Feb2; Feb5'18 (R S 50c).

Sedgwick av, es, 500 s 167th, see Sedgwick av, es, abt 300 s 167th.

Sedgwick av (9:2527), es, abt 300 s 167th, 125x120 to Lawrence av x125x117.9, vacant; also SEDGWICK AV (9:2527), es, 500 s 167th, 100x120 to Lawrence av, vacant; also 167TH ST W (9:2527), ss, 138.7 e Lawrence av, 75x100, vacant; Hudson Realty Co to Benenson Realty Co, 401 E 152; Jan30; Feb1'18 (R S \$12).

Sedgwick av (9:2527), es, abt 350 s 167th, 50x120 to Lawrence av, vacant; also SEDGWICK AV (9:2527), es, abt 500 s 167th, 25x120 to Lawrence av, vacant; Leon S Mendel to Hudson Realty Co, 30 E 42; Jan16; Feb1'18.

Southern Blvd, 887 (10:2722), ws, 151 s Barretto, 74x105, 5-sty bk tnt & str; also SOUTHERN BLVD, 891 (10:2722), ws, 77 s Barretto, 74x105, 5-sty bk tnt & str; Hy Morgenthau Co to Benenson Realty Co, 401 E 152; B&S; Jan31; Feb1'18 (R S \$12).

Southern Blvd, 891, see So Blvd, 887.

Southern Blvd, 2171 (11:3111), swc 182d, 112x116.3x100x65.10, except part for st, 2-sty fr hotel; Emily Blasius et al, EX-TRX Emile Blasius, to Ruth Jakobi, 12 E 8; AL; Jan23; Feb2'18.

Southern Blvd, 551 (10:2683), ns, 550 w Av St John, 37.6x105, 4-sty bk tnt & str; Adolph Bierman to Intervale Holding Co, 117 W 119; mtg \$22,500; Jan11; Feb5'18 (R S \$4).

Southern Blvd (10:2735), es, 400 n Barretto, 77x100, vacant; Franklin J Mason, 415 E 31, to Hyman Friedman, 120 E 14; QC; Jan17'17; Feb4'18.

Teller av, 1341 (11:2732), nws, 383.10 ne 169th, 25x100, 2-sty & b bk dwg; Mary Eisenstein, 1566 Mad av, to Herman Dutschke, Jr, 513 E 87; Jan24; Feb7'18 (R S 50c).

Teller av (9:2424), sec 165th, 113.3x250.11 to Clay av x127.1x222.5, vacant; Benenson Realty Co to West Farms Constn Co, 30 E 42; mtg \$24,500; Jan31; Feb1'18 (R S \$2).

Union av, 1221 (10:2673), ws, 106.10 n 168th, 40x94.9x40x94.10, 5-sty bk tnt; Fredk W Ehrsam, 525 Wales av, to Bayle Realty Co, 1338 Prospect av; mtg \$30,000; Jan 31; Feb2'18 (R S \$6).

Unionport rd, 1723 (15:4030), ws, 229.9 n Van Nest av, 25.1x105 x 25 x 107.2; Jennie

Truelsen, individ & as EXTRX Hans F N Truelsen, to Josephine S Hewitt, Worth- ington, Mass; mtg \$4,000; Feb1; Feb2'18.

Webster av, 1340 (11:2893), es, 176 s Kinderman pl, 25x90, 4-sty bk tnt; Richd Cleve, 1352 Brook av, to Clara B Penz, 1352 Brook av; Feb5; Feb7'18.

White Plains rd (14:3767), ws, 330.1 s 240th, 50x159.10x50x160.8; Jos T Hanlon to John J Bell, Upper Nyack, NY; mtg \$1,500; Jan22; Feb2'18.

White Plains rd or av (17:4825), ws, 100 s 224th, 25x100, except part for rd or av; Albt A Pinna, 8517 Fulton, Bklyn, to Elsa Kaiser, 4374 Bronx Blvd; mtg \$5,400; Jan 31; Feb1'18 (R S 50c).

Whitlock av, 873 (10:2732), ws, 150 s Tiffany, 25x100, 3-sty bk tnt; Margt Gies- ser, 72 Sheelbank pl, Rockville Centre, LI, to Otto A & Margt Giesser, joint tenants, same address; Feb1; Feb2'18.

3D av, 3367 (9:2370), ws, 116 s 166th, 29.6x169.7x29.4x166.4, 3-sty bk tnt & str, 1-sty ext & 2-sty fr rear bldg; Louise E Edet et al, heirs Chas A Edet, to Margt Edet, 3367 3 av; QC; Dec31'17; Feb7'18 (R S 50c).

3D av, 3413, see 3 av, 623, Manhattan Cons.

3D av, 3367 (9:2370), ws, 116 s 166th, 29.6 x169.7x29.4x166.4, 3-sty bk tnt & str, 1-sty ext & 2-sty fr rear bldg; Margt Edet, 3367 3 av, to Louis Walter, 243 W 135; mtg \$15,000; Feb5; Feb6'18 (R S \$1.50).

3D av, nws, pt lot 41 map Morrisania, see 3 av, 623, Manhattan Cons.

Lots 247-248, map Woodlawn Heights of E K Willard, see 239th, 245 E.

Southeast part lot 14019 (12:3361), sec 118 on map Woodlawn Cemetery; Woodlawn Cemetery, a corp, to Frank Gavenda, 870 Longwood av; July9'17; Feb5'18.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Carlisle pl (16:4660), ss, 195 e Holland av, runs e50xs364.5 to 211th xw52xn378.8 to beg; petition & order granting application to condemn above to open Carlisle pl; City N Y to whom it may concern; Jan31; Feb 4'18.

Creston av, 2500, see Grand Blvd & Concourse, ws, 106.4 n Fordham rd.

Fordham rd, 121 E, see Grand Blvd & Concourse, ws, 106.4 n Fordham rd.

Fordham rd E (11:2167), nwc Grand Blvd & Concourse (No 2501), runs n106.4xw 100xs47xe10xs108.11xsl3.2 to rd xe102 to beg, 2-sty bk str; re mtg; Saml H Stern- berg to Level Realty Corp, 935 Intervale av; Jan31; Feb1'18.

Grand Blvd & Concourse (11:3167), ws, 106.4 n Fordham rd, 200x100, vacant; also FORDHAM RD, 121 E (11:3167), ns, 102 sw Grand Blvd & Concourse, runs n13.2xn 108.11xw79.9 to es Creston av (No 2500) xs 96.2 to 109th xse68.2 to rd xne43.8 to beg, vacant; re mtg; Bowery Savgs Bank to Level Realty Corp, 935 Intervale av; Jan 30; Feb1'18.

Exemplified copy last will & testament of Thekla Federhart, Sept14, 1900; Feb5 '18.

Exemplified copy of last will & testa- ment of Albt G Federhart; May9'06; Feb 5'18.

Order of court appointing Thos E Rush EXR & TRSTE Emanuel Einstein; April7 '16; Feb7'18.

Order of court appointing Alice F Ein- stein, of Pompton Lakes, NJ, TRSTE Emanuel Einstein; July26'17; Feb7'18.

LEASES.

Borough of Manhattan.

FEB. 1, 2, 4, 5, 6 & 7.

Blecker st, 224 (2:527); sobrn of Ls to mtg for \$9,000; Henry Longman, owner, of 224-6 Blecker, & Arthur Zuffo, lessee, of 224 Blecker, with Maurice J Simon, 315 Central Park W, & Hy J Seib, 2324 Uni- versity av, mtgees; Feb7'18.

East Broadway, 65 (1:280), str & b; Harry & Wolf Elias to Harry Gertner, 448 Riverside dr; ext Ls; 5yf May1; Jan24; Feb5'18.

Essex st, 177 (2:412); assign & sur- render Ls dated Apr29'03; Lesro Realty Co, 35 Nassau, to Winthrop C Rutherford, at Allamuchy, Warren Co, NJ; AT; Jan31; Feb1'18.

Fulton st, 219 (1:85); sobrn of Ls to mtg for \$15,000; Geo A Baehm, of Bklyn, with Title Guar & T Co; Jan31; Feb1'18.

James st, 70-70½ (1:278), n str; Gerarda Capece to Speros Madoukas, 79 James; 5yf Feb1; Jan31; Feb1'18.

James st, 71 (1:116), w str & b; Rosina Marino et al to Christopher G Cominos, 68 James; 5yf Sept1 1900 (? meant for '17); Sept7'17; Feb7'18.

Lawrence st, 60, see Ams av, 1351-3.

Prince st, 101 (2:513), str & b; Sol Mil- ler, of Bronx, & Miller Cap Co, to Max Berkower, firm Prince Lunch, 631 Powell, Bklyn; 5yf Feb1; Feb2; Feb5'18.

Rutgers sl, 82 (1:248), nwc Water, ground fl & b & pt fl above ground fl, 25 on sl x25 on Water st; agmt modifying Ls recorded Feb4'13 & adding additional space on floor above ground fl, now to be 25x35, from Mar1'17 to Aug30'33, at addi- tional rental of \$540 per annum; Hyman Adelstein & Abram Avrutine to Leon Stamper, 82 Rutgers sl; Feb21'17; Feb7'18.

Rutgers sl, 82; assign Ls recorded Feb 14'13; also agmt as above; Leon Stamper to L Stamper, Inc, both at 82 Rutgers sl; Dec10'17; Feb7'18.

Water st, nwc Rutgers sl, see Rutgers sl, 82.

4TH st, 193 E (2:400), ns, 100.2 e Av A, 24.10x96.2, the land; Wm W Astor, of London, Eng, to Max Zwerdling, 193 E 4; 20yf May1'19; Mar20'17; Feb1'18.

15TH st, 525-31 E (3:973), ns, 220.6 w Av B, 100x103.3, all, with option to purchase for \$108,500; East Side Fireproof Stabling & Storage Co to Stuyvesant Transportation Co; 15yf Jan1; Jan1; Feb1'18. taxes &c & 6,000 to 10,740

39TH st, 328-32 W (3:762); assign Ls recorded June5'17 & agmt as to payment of mtg or notes due Dec15'19 at 6%; H & H Model Apt Co to New York Studios, Inc; mtg \$21,000; Dec15'17; Feb1'18. 40,000

40TH st, 637-41 W (4:1088), all; with option to purchase bldg for \$45,000; Jacob Mayers, 25 E 93, to N Y Veal & Mutton Co, 1 av & 43d; 12yf Feb1; option of renewal at \$6,000; Jan21; Feb6'18; ground rent \$— & taxes &c, 4,000

42D st, 157 E (5:1297), w str & rear pt b; Chas McDermott, Inc, to Stefan J Fatseas, 419 Lex av, & ano; 7 3-12yf Feb1; Feb1; Feb7'18. 3,300

47TH st, 240 W, see Bway, 1567-9.

50TH st, 17 W (5:1266), ns, 318 w 5 av, 21x100.5; TRSTES of Columbia University consent to assign Ls by Mendel Presberger, 215 Montague, Bklyn, lessee, to 17 West 50th St Corp, at 308 W 21; Jan31; Feb7'18. nom

50TH st, 17 W; consent to assign Ls by way of mtg for \$12,500; same consent to assign by 17 West 50th St Corp, 308 W 21, lessee, to Mendel Presberger, 215 Montague, Bklyn; Feb6'18; Feb7'18.

50TH st, 17 W; assigns Ls dated Oct1'08; Mendel Presberger, 600 W 116, to 17 West 50th St Corp, 308 W 21; mtg \$12,500; Feb6; Feb7'18. O C & 100

96TH st, 306-S E (5:1558), all, with furniture, machinery, &c; M Bowsky Fur Dressing Dyeing Co to Sahid Black Dyers, Inc; 4 3-12yf Feb1; 3y ren; Jan29; Feb5'18. 2,400

97TH st, 323-5 E (6:1669), all; F & F Property Corp, at 374 Hudson, to Union Smoked Fish Co, 323 E 97; 2-12yf Apr1; Jan11; Feb6'18. 2,400

107TH st W, see Bway, see Bway, 2778.

123TH st, 213-23 E (6:1790), ns, 155 e 3 av, 100x99.11; agmt modifying Ls recorded Nov9'17; 125th St Garage, Inc, et al, with Mary Herman; Jan30; Feb1'18. nom

Broadway, 1567-9 (4:1018), swc 47th (Nos 214-20), runs w123xsl00.5x63.10x55.5x6e 69.6 to Bway x43.2 to beg, all; Ella A Gray to Lee Shubert, 151 W 86; 10yf May1; 5y ren; Apr1'17 & modified Jan18'18; Feb6'18. taxes, &c, & 47,500 & 50,000

Broadway, 2778 (7:878), sec 107th, str; Caspar C Trepel to Theophilus Delaportas & Geo Fassio, 205 W 109; 7 2-12yf July1'17; July20'17; Feb5'18. 3,250 & 3,500

Broadway, 4352 (8:2167), es, 65 n 185th, 149.5x irreg x154.5x191; assign Ls recorded Apr21'17; Theo Klein & Morris Jacobs to 185th St Garage Co; Jan31; Feb2'18. nom

Amsterdam av, 1351-3 (7:1966); also LAWRENCE ST, 60, all; Jas J Deering to Jos A Breen, 504 W 136; 21yf Feb1; Dec27'17; Feb2'18. 1,500 to 2,700

Madison av, 1427-9 (6:1604), 7-8y bk & strn apt, all; Franklin-Madison Realty, Inc, 1427-9 Mad av, to Maxine & Marie L Vannacci, both at 211 W 102; 5yf Nov15'17; 5y ren at \$7,000; Nov16'17; Feb5'18. 6,700

3D av, 1543 (5:1532), str fl & front b; Frank T Faulkner, of Bklyn, to John Behrmann, 1543 3 av; 5yf May1; Feb1; Feb2'18. 1,200

8TH av, 613-5 (3:763), top fl & chattels; Dionysios Zacharopoulos, 507 W 170, to Leopold A De Rosa, 701 W 179; from Feb4'18 to May1'23; 5y ren; Feb4; Feb5'18. 3,000

LEASES.

Borough of the Bronx.

FEB. 1, 2, 4, 5, 6 & 7.

Beck st, 882 (10:2711), apt No 22; Ten-rab Realty Co to Hyman Fass, 882 Beck; 5yf Oct1'17; Oct1'17; Feb7'18. 624

149TH st, 226 E (9:2337), all; Fredk A Brusius, 565 Courtlandt av, to Dinerman & Sokoloff, Inc, 226 E 149; 8yf Jan1'15; Dec14'17; Feb1'18. 1,500

220TH st E (16:4654), ss, 305 e Carpenter av on map Wakefield, 100x114; also 228TH ST E (17:4839), nwc Carpenter av, 114x105; certified copy of assign of 1,000 yr tax Ls; Wm H Sparks, ADMR Mary Parrish, Pelham, NY, to Fredk G Weed, Mt Vernon, NY; Feb4'97; Feb7'18. nom

220TH st E; also 228TH ST E; same prop; certified copy of assign of 1,000 yr tax Ls; Fredk G Weed, Mt Vernon, NY, to Elenor L Morgan; Apr13'97; Feb7'18. nom

Boston rd, 2003 (11:3135); assign Ls; Mary A Langbein, 505 E 175, to Chas E Thames, 524 West End av; Jan29; Feb1'18. nom

228TH st E, nwc Carpenter av, see 220th E, ss, 305 e Carpenter av.

Broadway (13:3421N), ws, at sws Mosholu av, runs nw95xw100x36.10xe abt 15 xs25xe100 to Bway xn47 to beg, all; Augusta Zibelin, 14 Britton av, Elmhurst, LI, to Chas Jaeger, 6471 Bway; 5yf Sept30'18; Apr10'16; Feb4'18. 2,500

Broadway (13:3421N); same prop; consent to Assign Ls; August Zibelin & ano to Sophia Fecker, on premises; Dec4'17; Feb4'18. nom

Carpenter av, nwc 228th, see 220th E, ss, 305 e Carpenter av.

Grand blvd & concourse, 2406 (11:3152), all; Jas G Patton, 824 Jackson av, to Alfred J Higgins, 1425 Grand Concourse; 3 4-12yf Feb1'18 (options 5 yrs renewal at \$1,500 per yr); Jan30; Feb6'18. 1,200

Mosholu av, sws, at vs Bway, see Bway, ws, at sws Mosholu av.

Tremont av, 475 E (11:3043), str; Clement H Smith & ano to Leopold Oppenheimer, 509 W 110; 3yf May1; Jan26; Feb4'18. 3,600 to 3,800

Williamsbridge rd (15:4111 4112, 4114 & 4115), es, being lot 1, blk 4111; lot 1, blk 4112; lot 19, blk 4114; lot 20, blk 4115 on tax map; all Woodmansten Realty Co to Jos Pisano, on Williamsbridge rd; 5yf Dec28'17; Jan11; Feb7'18. 1,600

MORTGAGES.

Borough of Manhattan.

FEB. 1, 2, 4, 5, 6 & 7.

Ann st, 47 (31) (1:92), ns, abt 120 e Nassau, 27.11x153.9x26.8x161, nws; Jan26; Feb1'18; due Feb1'21, 6%; Thos Tlestone of Florham Park, NJ, to Gibraltar Mtg Co, 52 Wm. 30,000

Attorney st, 97-103, see Clinton, 80.

Beekman pl, 8 (5:1361), ws, 57 n Mitchell pl, 19x80; PM; Feb5; Feb6'18; 5y or sooner, 5½%; Chas J Wirth, 4 Beekman pl, to John J Barry, 178 E 93, ½ pt, & Susan A Barry, 151 E 45, ½ pt. 6,000

Beekman pl, 8; PM; pr mtg \$6,000; Feb5; Feb6'18; 3y, int as per bond; same to Adam Muller, 44 E 87. 2,000

Bleecker st, 224-6 (2:527), ws, 53.4 n Downing, 26.8x75; Feb7'18; due Jan1'21, 6%; Hyman Longman to Maurice J Simon, 315 Central Park W, & Hy J Seib, 2324 University av. 9,000

Clinton st, 80 (2:348), s, 100 s Rivington, 25x100; also CLINTON ST, 82 (2:348), es, 125 s Rivington, 25x100; also CLINTON ST (2:348), es, 99.10 s Rivington, a strip, 0.2x50x0.1x50; also ATTORNEY ST, 103 (2:348), ws, 80 s Rivington, 20x90.8; also ATTORNEY ST, 101 (2:348), ws, 100 s Rivington, 20x100.4; also ATTORNEY ST, 99 (2:348), ws, 120 s Rivington, 20x100.8; also ATTORNEY ST, 97 (2:348), ws, 140 s Rivington, 20x100.8; PM; Jan31; Feb1'18; due Aug31'25 & option to ext for 10 yrs more, 5½%, or due on May1'19 if parties 1st part fail to improve by that date Nos 97 to 103 Attorney st; Blinderman & Cohen Amusement Co to Gustav Grossman, 2240 Grand blvd & concourse, Bronx, & ano, trstes Martin Grossman. 142,000

Clinton st, 82, see Clinton, 80.

Clinton st, es, 99.10 s Rivington, see Clinton, 80.

Crosby st, 97 (2:496), es, abt 115 s Prince, 25.3x66; PM; Jan15; Feb4'18; 5y5%; D H Jackson Co, 135 Bway, to Central Trust Co of N Y, & Fredk Johnson, — Hanover st, Morris Co, NJ, as trstes Geo F Johnson. 12,500

Essex st, 165 (2:412), ws, 123.4 n Stanton, 25x89.9; Feb5; Feb6'18; 3y5%; Clark G Voorhees, at Lyme, Conn, & Ethelred F Folsom, 735 Lex av, NY, exrs &c Geo W Folsom, to N Y Life Ins & Trust Co, 52 Wall. 7,000

Forsyth st, 115 (2:419); ext of mtg for \$9,000 to Jan1'21, 6%; Nov21'17; Feb6'18; Equitable Life Assur Soc of U S with Benedict Weissman, 308-10 Broome. nom

Front st, 66 (1:32); ext of mtg for \$15,000 to Jan16'21, 5½%; Jan16; Feb1'18; Title Guar & T Co with Ingraham Corp, at Hempstead, LI (R S \$750). nom

Fulton st, 219 (1:85), ns, abt 85 e Greenwich, 25x82; PM; Jan31; Feb1'18; due & int as per bond; Kings County Development Co to Title Guar & T Co. 15,000

Hamilton st, 42-6 (1:253), ss, 79.6 w Market, 78.1x158.6x74.8x173.7; also STERLING PL (Bklyn), ns, 235.5 w 7 av, 55.6x100; Feb1'17; re-recorded in Kings Co Feb1'17; Feb7'18; due Feb1'18, 6%; John E Collins, of Bklyn, to Edw B Thompson, at Freeport, LI, as trste for Brooklyn Furniture Co. 760

Hudson st, 625 (Manhattan); also STEBBINS AV, 1273 (11:2970); also 184TH ST, 30 W (11:3198); also land at East Orange, NJ; also all notes, bonds, &c; trust agmt; June6'16; Feb7'18; Cornelia M Adams, 62 Chestnut st, East Orange, NJ, with Arthur F Adams, 314 W 104, & Burlock E Rabell, 60 Hamilton ter. nom

Houston st, 200 E (2:397), ns, 293.3 e Av A, 24.9x105.6; Feb5; Feb6'18; 3y5%; Clark G Voorhees, at Lyme, Conn, & Ethelred F Folsom, 735 Lex av, NY, exrs &c Geo W Folsom, to N Y Life Ins & Trust Co, 52 Wall. 10,500

Laight st, 71-7, see Washington, 401-11.

Madison st, 309 (1:268); ext of mtg for \$21,500 to Feb14'21, 5%; Jan29; Feb5'18; Emigrant Indust Savings Bank with Jakob Loeb, 35 St Nicholas ter (R S \$10.75). nom

Madison st, 347 (1:267), ns, 120 e Scammel, 24x96; pr mtg \$—; Jan31; Feb6'18; due Apr1'30 or sooner, 5%; Bessie Balish & Victor Rosenzweig & Sarah, his wife, to John Heilman, 123 Fenimore, Bklyn. 4,000

Norfolk st, 163-5, see Stanton, 134-6.

South st, 26 (1:34), ns, abt 85 e Counties sl, 25.1x86.2x25.3x83.7; PM; Jan31; Feb1'18; due Feb1'23, 5%; Moses Rodninsky to Swan Realty Corp, 84 Wm. 17,000

Stanton st, 134-6 (2:355); also NORFOLK ST, 163-5; agmt as to payment to tenant of deposit of \$1,600 on compliance & performance of conditions in lease dated Oct9'14; Dec18'17; Feb5'18; installs, 3%; Frances Rosenthal, landlord, with Louis Levy, 134 Stanton, tenant. 1,600

Washington st, 401-11 (1:217), sec Laight (Nos 71-7), 125x80; PM; Feb7'18; 1y5%; Jas Butler, Inc, 390 Washington, to Union Pacific Tea Co, 71 Laight. 170,000

Washington st, 435 (1:233); ext of mtg for \$5,500 to Jan1'23, 5½%; Jan18; Feb5'18; Lawyers Title & T Co & ano, trstes will Antonio Gonzalez, with Ann E Duignan (R S \$2.75). nom

Water st, 348-50 (1:110), ns, 103.10 w James sl, 34.1x60.6x27.5x59.9; also WATER ST, 357-9 (1:110), ss, abt 38 w James sl, 33.4x76; PM; pr mtg \$16,500; Feb5'18; due Aug1'20, 6%; Saml Moore of Bklyn to Alliance Realty Co, 115 Bway. 2,500

Water st, 357-9, see Water, 348-50.

Worth st, 196, see Park Row, 188-92.

4TH st, 64 E (2:459), ss, 275 w 2 av, 25 x100.5; ext of mtg for \$19,250 to May27'19, 5%; Jan18; Feb2'18; Henry A Dix at Crotona av, Mt Kisco, NY, with Jos L Rosenberg, 527 W 110. nom

4TH st, 193 E (2:400), ns, 100.2 e Av A, 24.10x96.2; leasehold; Jan2; Feb1'18; 2y6%; Max Zwerdling to Wm Stienes, 522 E 6. 2,000

4TH st, 293-7 W (2:614); ext of mtg for \$20,000 to Sept1'20, 5%; Aug31'17; Feb6'18; Equitable Life Assur Soc of U S with Noelle Grauby, 293 W 4. nom

8TH st, 384 E (2:377); ext of mtg for \$11,000 to June15'21, 5%; Dec27'17; Feb1'18; Viola Maybaum, 170 W 73, with Saml Rhonheimer, 15 Glenada pl, Bklyn, et al (R S \$5.50). nom

8TH st, 386 E (2:377); ext of mtg for \$8,000 to Dec1'20, 5%; Dec27'17; Feb5'18; Seymour P Kurzman, 755 Park av, & ano, trstes will Louis Gans, with Saml Rhonheimer, 15 Glenada pl, Bklyn, et al (R S \$4). nom

14TH st, 321 E (3:921), ns, 233.6 e 2 av, 23.1x103.3; pr mtg \$14,000; Feb1; Feb2'18; 1y6%; Geo H Noll & Margaretthe Bihler, exrs Henry Noll, to Theresa Noll, 242 E 83. 1,900

15TH st, 422-30 W (3:712), ss, 325 w 9 av, 125x103.1; Jan24; Feb1'18; due Dec1'20, 5%; Estate of Bradish Johnson, a corp, to U S Trust Co of N Y. 50,000

15TH st, 422-430 W; certf as t mtg \$50,000; Jan24; Feb1'18; same to same.

19TH st, 205-9 W (3:769), ns, 80 w 7 av, 70x92x69.8x92; pr mtg \$150,000; Jan24; Feb5'18; due Feb1'20, 6%; Wyanoke Realty Co to Hasco Building Co, 52 Vanderbilt av. 43,000

19TH st, 205-9 W; certf as to mtg \$43,000; Jan24; Feb5'18; same to same.

19TH st, 257 W (3:769), ns, 170.10 e 8 av, runs e27.6xw75.8xe22.6xn36.9xw51x5 104.10 to beg; PM; pr mtg \$5,500; Feb6; Feb7'18; due Feb1'21, 5%; Eliz I McManus to Pompeo J C Ughetta, 652 Flatbush av, Bklyn. 10,000

21ST st, 34 E (3:849); ext of mtg for \$25,000 to Nov15'22, 5%; Jan30; Feb6'18; Jos W Stern & Edw B Marks with Seamens Bank for Savgs, 76 Wall (R S \$12.50). nom

21ST st, 34 E; ext of mtg for \$10,000 to Nov15'22, 5%; Jan30; Feb6'18; same with same (R S \$5). nom

21ST st, 34 E; ext of mtg for \$8,000 to Nov15'22, 5%; Jan30; Feb6'18; same with same (R S \$4). nom

26TH st, 136 E (3:881), ss, 81 e Lex av, 19x49.4; PM; Jan31; Feb1'18; demand, 5%; Gramont Constr Co to Eliz G Pierson, 925 Park av. 9,000

27TH st, 39-41 W (3:829); ext of 2d mtg for \$15,000 to Dec1'18, 5%; pr mtg \$—; Dec12'17; Feb6'18; Equitable Life Assur Soc of U S with Beverwyck Co, 100 Bway (& Edw S Hatch, guarantor to ext of \$5,000) (R S \$2.50). nom

27TH st, 153-9 W (3:803); ext of mtg for \$300,000 to Nov15'20, 5%; Jan30; Feb1'18; John S Melcher with Seamens Bank for Savgs, 76 Wall (R S \$150). nom

33D st, 553-7 W (3:705); ext of mtg for \$25,000 to Sept9'20, 5%; Aug31'17; Feb6'18; Equitable Life Assur Soc of U S with Prince Iron Works, 553-7 W 33. nom

39TH st, 319 W (3:763), ns, 275 w 8 av, 25x98.9; pr mtg \$12,000; Feb1'18; due Jan1'21 or sooner, 6%; Geo L Kohler to Valentine Braun, 507 E 5. 2,000

47TH st, 214-20 W, see Bway, 1567-9.

48TH st, 169 W (4:1001), ns, 50 e 7 av, 16.8x50.4; sobrn of mtg for \$4,000 recorded Sept15'17 to asn of rents to secure notes for \$1,700; Jan28; Feb4'18; Jacob Mandel, mtgee, to New York Income Corp, 31 Nassau. nom

48TH st, 200-2 W, see Bway, 1578-92.

50TH st, 17 W (5:1266), ns, 318 w 5 av, 21x100.5; leasehold; PM to ext of \$7,500; Jan31; Feb7'18; 3y6%; 17 West 50th St Corp, 308 W 21, to Mendel Pressberger, 600 W 116. 12,500

50TH st, 17 W; leasehold; certf as to mtg \$12,500; Feb6; Feb7'18; same to same.

61ST st, 48 E (5:1375), ss, 115 w Park av, 20x100.5; Nov30'17; 3y5%; Cornelian Realty Co, 141 Bway, to Austin B Fletcher, 1 E 60, trste for Gertrude S Baxter; corrects error in issue Dec8, when st No was 47 E. gold 35,000

61ST st, 48 E; certf as to mtg \$35,000; Nov26; Nov30'17; same to same; corrects error in issue Dec8, when st No was 47 E. nom

64TH st, 184 E, see 3 av, 1071-6.

67TH st, 218 W (4:1158); ext of mtg for \$10,000 to Dec1'20, 5%; Dec14'17; Feb6'18; Equitable Life Assur Soc of U S with Max & Ida Stern, 141 W 127. nom

67TH st, 220 W (4:1158); ext of mtg for \$10,000 to Dec1'20, 5%; Dec14'17; Feb6'18; Equitable Life Assur Soc of U S with Max & Ida Stern, 141 W 127. nom

70TH st, 252 W (4:1161), ss, 508 w Ams av, 17x100.5; PM; Feb1; Feb2'18; 3y5½%; Geo L Grub, to N Y Title & Mtg Co. 9,000

71ST st, 304 W (4:1183); ext of mtg for \$25,000 to Jan8'21, 5½%; Jan17; Feb5'18; Myra S Lamson, 160 E 36, with Harriet C. Wyra & Frank J Sprague (R S \$500). nom

72D st, 16 E (5:1386), ss, 268 e 5 av, 27 x102.2; PM; pr mtg \$80,000; Feb1; Feb5'18; due Aug1'19, 6%; Edmund L Baylies to Jos L Myers, 58 Central Park W, & ano, exrs, &c, Robt W Tailer. 10,000

72D st, 121 E (5:1407); ext of mtg for \$15,000 to Feb'23, 5%; Feb'18; Minnie M Herrman (Hilson), trste will Max Hilson, with Pauline Bunzl, 121 E 72 (R S \$7.50). nom

73D st, 102 W (4:1144); ext of mtg for \$16,000 to Feb'21, 5 & 4½%; Feb'18; Emigrant Indust Savgs Bank with Harry I Roeder, Inc, a corp, 200 W 72 (R S \$8). nom

76TH st, 8 W (4:1128); ext of mtg for \$25,000 to Feb'21, 6%; Feb'18; Clara De Hirsch Home for Working Girls, 225 E 63, with Charlotte T Dillon, 8 W 76 (R S \$12.50). nom

78TH st, 351 E (5:1453), ns, 125 w 1 av, 25x73.1x25.4x68.7; pr mtg \$—; Apr'20'14; Feb'18; due Oct'20'14, or installs, 6%; Jos Herman, 1735 1 av, to Ernest N Adler, 1506 1 av. 2,000

80TH st, 225-7 E (5:1526), ns, 279.7 w 2 av, 47.9x102.2; PM; Jan'30; Feb'18; due Feb'21 or sooner, 5%; New York City Baptist Mission Society to American Female Guardian Society & Home for the Friendless, 936 Woodycrest av, Bronx. 15,000

83D st, 425 E (5:1563), ns, 225 e 1 av, 25x102.2; pr mtg \$14,000; Dec'12'17; Feb'18; 3y or sooner, 6%; Mary E Werner, of White Plains, NY, to Rudolph E Werner, 324 Post rd, White Plains, NY. 2,000

89TH st, 54 E (5:1500); ext of mtg for \$10,000 to Dec'10, 5½%; Dec'15'17; Feb'18; Equitable Life Assur Soc of U S with Salomon Karlebach, 75 Ft Washington av. nom

89TH st, 317 W (4:1250), ns, 190 w West End av, 80x100; PM; pr mtg \$215,000; Jan'30; Feb'18; 5y or sooner, 6%; Carl J Stein, 420 West End av, to Geo Backer, 378 West End av, et al. 30,000

101ST st, 169 & 173 E (6:1629), ns, 80 & 160 e Lex av, 2 lots, each 40x100.11; two exts of two mtgs for \$31,500 each to Feb'12, 5%; Feb'18; Edw A Kerbs with Benson Realty Co, 31 Nassau. nom

101ST st, 171 E (6:1629), ns, 120 e Lex av, 40x100.11; ext of mtg for \$31,500 to Feb'12, 5%; Feb'18; M Samuel Stern, 2013 5 av, with Benson Realty Co, 31 Nassau. nom

111TH st, 20 E (6:1616), ss, 218 e 5 av, 26.11x100.11; Nov'30'17; Feb'18; due & int as per bond; 111th St Realty Corp to Jennie Fischer, 239 W 41, & ano. 5,000

111TH st, 20 E; certf as to mtg \$5,000; Dec'3'17; Feb'18; same to same. nom

112TH st, 37 (33) W (6:1596), ns, 350 e Lenox av, 25x100.11; Jan'30; Feb'18; due July'21, 6%; Sarah Baehr to Morris Levy, 885 West End av. 1,600

112TH st, 249-51 W (7:1828); 2 exts of mtgs for \$28,000 each to Jan'21, 5%; Jan'7; Feb'18; Hyman Sonn, 40 W 86, et al, trstes will Sigmund Rothfeld, with Victor Weichmann, 214 W 112 (R S \$14 on each). nom

114TH st, 609 W (7:1896), ns, 125 w Bway, 100x100.11; PM; pr mtg \$271,750; Feb'18; Feb'18; 5y6%; Grenell Corp to Halcyon Real Estate Corp. 53,250

115TH st, 237 E (6:1665); ext of mtg for \$36,000 to Dec'19'20, 5%; Dec'19'17; Feb'18; Edythe M Andrus, 103 Murray av, Goshen, NY, with Lazar Margulies, 1902 7 av, & Bernard Margulies, 1845 7 av (R S \$18). nom

116TH st, 415 E (6:1710), ns, 177 e 1 av, 22x100.10; Feb'5; Feb'18; 3y5%; Giuseppe or Jos Labriola, 415 E 116, to N Y Life Ins & Trust Co, 52 Wall. 5,000

119TH st, 132 E (6:1767), ss, 265 e Park av, 20x100.11; PM; Feb'18; due & int as per bond; Max Goldwasser, 1152 Ogden av, & Herman Wald, 2110 Vyse av, to Ennis & Sinnott, Inc, 55 Liberty. 8,000

120TH st, 318 E (6:1796); ext of mtg for \$5,000 to Jan'21, 5%; Nov'23'17; Feb'18; Equitable Life Assur Soc of U S with Vincenzo Picarello, 2059 1 av. nom

121ST st, 236 W (7:1926), ss, 357 w 7 av, 18x100.11; PM; Feb'6; Feb'18; 3y5%; Etta Blanchard to Cath B Davis, 4011 Pine st, Phila, Pa. 7,000

121ST st, 250 W (7:1926), ss, 212.10 e St Nicholas av, 18x100.11; pr mtg \$5,000; Feb'18; 1y6%; Marguerite M Smith Basiet, of Larchmont, NY, to John J Gieser, 2228 Houghton av. 1,500

122D st, 325A & 327 E (6:1799), ns, 296 w 1 av, 37x100.11; PM; Feb'18; due & int as per bond; Carmine Di Angelo, 422 E 122, to N Y Savgs Bank, 81 8 av. 8,000

123D st, 417 E (7:1811), ns, 199.6 e 1 av, 19x100.11; pr mtg \$2,000; Feb'18; 2y6%; Frank Schreiber, 125 Foster av, Bklyn, to Martin B Hofman, 161 W 36. 2,000

125TH st, 603 W, see Claremont av, 180.

127TH st, 167 E (6:1776), ns, 138.6 w 3 av, 21.6x99.11; Jan'30; Feb'18; 1y5%; Otto Stahl to Wm & Herman Bruns, 154 W 98. 20,000

129TH st, 62 E (6:1753), ss, 117.6 w Park av, 24.4x99.11; PM; Jan'30; Feb'18; 5y5%; Ida Stern to Susan E Blodgett, 140 W 72, & ano. 13,000

130TH st, 145 W (7:1915), ns, 491.3 w Lenox av, 16.8x99.11; PM; pr mtg \$1,000; Jan'9; Feb'18; due & int as per bond; Louis H Smart, 145 W 130, to Lodivich H Sanford, 490A Jefferson av, Bklyn. 2,500

133D st, 503 W (7:1987), ns, 100 w Ams av, 37.6x99.11; pr mtg \$—; Jan'31; Feb'18; due Jan'20, 6%; D H Jackson Co to Olga E Schlaw, 604 W 191. 3,000

133D st, 600 W, see Bway, 3291-5.

135TH st W, see Riverside dr, see Riverside dr, 575.

136TH st, 209 W (7:1942); ext of mtg for \$6,750 to Dec'12, 5½%; Dec'27'17; Feb'18; Equitable Life Assur Soc of U S with Millie & Abr Levy, 57 W 90. nom

141ST st, 622-4 W (7:2038), ss, 325 w Bway, 100x99.11; ext of mtg for \$222,500

to Oct'12, 5½ & 5%; Jan'30; Feb'18; Theomac Corp with Metropolitan Life Ins Co (R S \$111.25). nom

144TH st, 60-2 W (6:1741), ss, 210 e Lenox av, 100x99.11; pr mtg \$34,000; Jan'30; Feb'18; demand, 6%; Non-Column Garage Co to David Bender, 820 S 18, Newark, NJ. 4,000

151ST st, 452 W (7:2065), ss, 254 e Ams av, 21x99.11; PM; Jan'31; Feb'18; 3y or sooner, 6%; L B M Realty Co, 1787 Ams av, to Eugene Angell, 185 E 93. 2,000

153D st, 512 W (7:2084), ss, 225 w Ams av, 25x99.11; PM; Jan'31; Feb'18; 3y6%; D H Jackson Co, 135 Bway, to John S Cameron, 28 W 90. 6,000

162D st, 615 W, see Ft Washington av, nec 162d.

169TH st, 709-15 W, see Haven av, nec 169th.

179TH st, 714 W (8:2176), ss, 125 e Ft Washington av, 50x92.6; PM; pr mtg \$45,000; Jan'31; Feb'18; due Aug'120, 6%; Ida E Kreuscher, 856 Macon, Bklyn, to Delta Holding Corp, 217 Bway. 5,000

181ST st, 618 W (8:2162), all RT&I to lease; Jan'31; Feb'18; due & int as per 19 notes; Irving Dorf & St James Bakery & Restaurant, 618 W 181, to Jacob & Harry Halbrein, firm J Halbrein & Son. 2,100

Av A, 1463 (5:1472), ws, 63.7 s 78th, 19.3 x94; Feb'18; Feb'18; 3y6%; Annie I Quinn, 1463 Av A, to Jas Madden, 426 E 76. 2,500

Av B, 104 (2:402), ws, 57.9 s 7th, 20x64.6; ext of mtg for \$13,500 to Feb'18'23, 5%; Jan'29; Feb'18; Ernestine Berowicz, 1215 Park av, with Jos Goldberg, 308 W 46. nom

Audubon av, 247-51 (8:2132-21); order of liquidation; May'17; Jan'31'18; in the matter of the application of People of State N Y by Jesse S Phillips, Supt of Insurance, to take possession of the property & liquidate the business of the Casualty Co of America. (Reprinted from last issue when this appeared under N Y miscellaneous conveyances). court order

Broadway, 1567-9 (4:1018), swc 47th (Nos 214-20), runs w123xsl00.5x63.10xn 55.5x69.6 to Bway xn43.2 to beg; leasehold; Jan'18; Feb'18; installs, \$10,000, ½ yearly 6%; Lee Shubert, 151 W 86 (& Jacob J Shubert in bond), to Ella A Gray, 1977 Bway. notes 100,000

Broadway, 1578-92 (4:1019) sec 48th (Nos 200-2), 129x— to w 7 av (Nos 710-20) x 125.5x93.9; ext of mtg for \$675,000 to Mar 15'21, 5%; Jan'18; Feb'18; Moritz B Philipp with Broadway & 7th Ave Co, 715-9 Bway (R S \$337.50). nom

Broadway, 3291-5 (7:1999), swc 133d (No 600), runs w125x99.11x50xn25x75 to Bway xn74.11 to beg; PM; pr mtg \$132,000; Feb'18; Feb'18; 2y6%; Chamax Realty & Constn Corp to Collar City Land Co, 21 2d st, Troy, NY. 6,000

Claremont av, 180 (7:1993), nec 125th (No 603), 100x100; PM; pr mtg \$153,500; Feb'6; Feb'18; due Feb'123, 6%; Ararat Realty Corp to R L S Realty Corp, 105 Hudson. 7,000

Fort Washington av, 15-17 (8:2136), ws, abt 157.4 w on curve from Bway, runs s 115.9 to point 115 n 158th xw75xn14.10xne 45.2 to av at point 209.2 w Bway xs51.10 to beg, with AT to small gore on av adj on e; ext of mtg for \$90,000 to Feb'21, 5½%; Feb'18; Feb'18; Middletown Savgs Bank, at Middletown, NY, with Max Reutlinger, 4524 Park av (R S \$45). nom

Fort Washington av (8:2137), nec 162d (No 615), 98.11x187.11x68.9x164.11; PM; pr mtg \$200,000; Feb'6; Feb'18; due & int as per bond; Ararat Realty Corp to R L S Realty Corp, 105 Hudson. 25,000

Haven av (8:2139), nec 169th (Nos 709-15), 73.11x127.8x71.7x109.2; ext of mtg for \$115,000 to Nov'10, 5½%; Dec'12'17; Feb'18; Middletown Savgs Bank, at Middletown, NY, with An-Mi Realty Co, 50 Union sq. nom

Lenox av, 414 (6:1728), es, 49.11 s 131st, 25x85; PM; Feb'4; Feb'18; 5y5%; Cecelia Cohen, 600 W 178, to N Y Life Ins & Trust Co, 52 Wall. 16,000

Lexington av, 644 (5:1309); ext of mtg for \$12,000 to Jan'31'21, 5½%; Jan'31; Feb'18; Title Guar & T Co with Edw J Cudihy, 644 Lex av (R S \$6). nom

Madison av, 304 (5:1276), ws, 49.4 n 41st, 16.5x100; additional to 3 pr mtgs \$40,000 aggregate; Feb'2; Feb'18; due & int as per bond; Mary A Jordan, at Fishkill Village, NY, to N Y Savgs Bank, 81 8 av. 6,000

Madison av, 1793 (6:1623), es, 25.2 s 118th, 25.3x60; PM; pr mtg \$16,700; Feb'18; due & int as per bond; Levi M Scoville, 212 W 123, to Alice M Rosenzweig, 100 Northern av. 800

Park row, 188-92 (1:161); also WORTH ST, 196; ext of consolidated mtgs for \$68,000 aggregate to Sept'20, 5%; Aug'29'17; Feb'18; Equitable Life Assur Soc of U S with Louis Silverstone, 509 W 110, individ, exr & trste Wolf Silverstone et al. nom

Riverside dr, 575 (7:2001), sec 135th, runs e24.5xsl49.11xw44.4xn27xw59.7xn18 to dr xne on curve 132.3 to beg, with all title to Riverside dr, es, 132.3 sw 135th, runs s18 xw 59.7 xsl8 xw— to dr xne— to beg; PM; Jan'31; Feb'18; due & int as per bond; Chas Hensle, of Mt Vernon, NY, to Harlem Savgs Bank, 124 E 125. 199,500

St Nicholas av, 1630-2 (8:2161), es, 75 n 191st, 67.6x100; PM; pr mtg \$62,000; Jan'11; Feb'18; due Feb'12'1. 6%; Emilie Bierman to Mose Goodman Corp, 117 W 119. 13,000

2D av, 1551 (5:1526), ws, 76.7 s 81st, 25.6 x104; ext of mtg for \$13,700 to Feb'12'1, 5%; Jan'31; Feb'18; Bankers Trust Co, 501 5 av, trste will Geo H Moller, with Katie F Jakel, 216 W 137 (R S \$6.85). nom

3D av, 580 (3:919), es, 85 s 39th, 20x100; pr mtg \$10,000; Jan'31; Feb'18; 3y6%; Katie & Louis Moeschel, 589 3 av, to Thos F Quinlan, 221 E 39. 2,500

3D av, 1074-6 (5:1398), ws, 50.5 s 64th, runs w100xn50.5 to ss 64th (No 184) xw25 xs100.5x125 to av xn50 to beg; pr mtg \$—; Feb'2; Feb'18; 2y6%; Beacon Holding Co to Tillie Jacobson, 935 St Nicholas av. 5,000

3D av, 1074-6; also 64TH ST, 184 E; certf as to mtg \$5,000; Feb'2; Feb'18; same to same. nom

7TH av, 444 (3:784), ws, 22.1 n 34th, 18x 60; pr mtg \$7,500; Jan'31; Feb'18; 3y or sooner, 5%; Hattie Lilianthal to Carrie Galland, 718 St Marks av, Bklyn. 4,000

7TH av, 710-20, see Bway, 1578-92.

7TH av, 2226 (7:1937), ws, 24.11 n 131st, 25x75; PM; pr mtg \$15,000; Feb'18; Feb'18; 3y6%; Richd J Brown to Land Estates, Inc, 135 Bway. 3,500

8TH av, 549 (3:761); ext of mtg for \$15,000 to Feb'21, 5%; Dec'20'17; Feb'18; Equitable Life Assur Soc of U S with Geo E Doty, 216 W 38. nom

8TH av, 579 (3:762); ext of mtg for \$10,000 to Feb'21, 5%; Dec'20'17; Feb'18; Equitable Life Assur Soc of U S with Geo E Doty, 216 W 38. nom

8TH av, 681-5 (4:1034); ext of mtg for \$125,000 to Jan'21, 5%; Dec'6'17; Feb'18; Equitable Life Assur Soc of U S with Jos & Frank Goodman, 236 W 44. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

All real property, being 1-6 pt of which Thos R McNeill died seized in sec 1, blk 83 & 139 & sec 4, blk 1146; Jan'25; Jan'26'18; demand, 6%; Ada McNeill Bird of Mt Vernon, NY, to Wm H Caldwell, 162 W 121. (Reprinted from last issue when this appeared under N Y miscellaneous conveyances). 5,000

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When the attorney is not given it is the party of the second part.

Borough of Manhattan.

FEB. 1, 2, 4, 5, 6 & 7.

Ann st, 47 (1:92); Gibraltar Mtg Co to N Y Trust Co, 26 Broad, as collateral to secure note; (A) M S & I S Isaacs, 52 William (\$30,000, Feb'18); Feb'18. O C & 100

Henry st, 149-51 (1:2894); also AV A, 195-7 (2:440); same to same; (A) same (\$3,000, Jan'21'16); Feb'18. nom

Henry st, 149-51 (1:2894); also AV A, 195-7 (2:440); Abr J Dworsky, 53 E 93, to Safety Holding Co, 5 Beekman; (A) Harold H Straus, 5 Beekman (two mtgs, \$4,000, Jan'21'16, & \$43,000, Dec'28'05); Feb'6'18. nom

Houston st, 315 E (2:350); Hugh B Reed, exr Sarah A G Skinner, to General Clergy Relief Fund, 281 4 av; (A) White & Case, 14 Wall (\$—, June'28'10); Feb'5'18. 9,187.50

Ludlow st, 120 (2:410); Saml Riker, Jr, & ano, admrs will Joshua Hendricks, to Henry S Hendricks, 54 W 87; (A) Saml Riker, Jr, 19 Cedar (\$25,000, Oct'6, 1898); Feb'5'18. nom

Ludlow st, 120 (2:410); Henry S Hendricks, 271 Central Park W, to Columbia Trust Co, 60 Bway, trste Henry S Hendricks; (A) Saml Riker, Jr, 19 Cedar (\$25,000, Oct'6, 1898); Feb'5'18. nom

Pearl st, 212 (1:70); W Irving Clark, exr Mary A Gillespie, to John Wolfe, 40 E 25; (A) Ferriss & S, 165 Bway (\$25,000, Jan'27'09); filed & discharged Feb'5'18. 25,000

Pike st, 53 (1:272); John A Cowie, 20 Linden av, Ossining, NY, exr Jas A Cowie, to Title Guar & T Co as sub trste will Jas A Cowie; (A) Allen & Sabine, 55 Liberty (\$15,000, Apr'18'02); Feb'6'18. court order

19TH st, 321 E (3:925); Hugh B Reed, exr Sarah A G Skinner, to General Clergy Relief Fund, 281 4 av; (A) White & Case, 14 Wall (\$—, Nov'11'14); Feb'5'18. 5,614.58

21ST st W (3:797), ns, 85 w 6 av, 20x 98.9; Margt Knox to Max Hirsch, 210 W 140; (A) Lawyers Title & T Co (\$15,000, Dec'6'12); Feb'4'18. nom

24TH st, 238 E (3:904); Harold C Richard to Vera Van Buren Richard, 340 Park av; (A) Jos H Rose, 361 Stone av, Bklyn (½ pt \$18,000, now owing \$5,000, Sept'8'05); Feb'6'18. 2,500

24TH st, 238 E; same to Florence T L Van Buren, 55 W 71, gdn for David D Van Buren; (A) same (½ pt same mtg); Feb'6'18. 2,500

29TH st, 356 W (3:752); North Western Dispensary in City N Y to N Y Title & Mtg Co (\$5,500, July'6'10); Feb'7'18. 5,500

31ST st, 231 E (3:912); Camilla M White (Morgan) to Title Guar & T Co (\$10,000, Apr'6'03); Feb'6'18. 8,000

40TH st, 104-6 W (3:815); Lawyers Realty Co to Robt Grant, 305 W 72; (A) Lawyers Title & T Co (\$10,000, Dec'27'16); Feb'6'18. 15,500

51ST st E (5:1321), ss, 100 w 2 av, 40x 100.5; Lawyers Mtg Co to Saml Horowitz, 507 Willoughby av, Bklyn; (A) M & B Jaffe, 299 Bway (\$40,000, Feb'5'03); Feb'7'18. 40,000

64TH st, 31 W (4:1117); Central Trust Co of N Y, 54 Wall, to Jacob Hirsh, 25 W 87, et al, exrs & Saml Hirsh; (A) Wise & O, 206 Bway (\$27,000, July'1, 1896); Feb'1'18. 23,000

70TH st, 252 W (4:1161); N Y Title & Mtg Co to Thos B Hewitt, 122 Remsen, Bklyn, trste will John L Sleight; (A) N Y Title & Mtg Co (\$9,000, Feb'18); 9,000

71ST st, 221 E (5:1426); Lillie G Buchsbaum & ano, exrs Carrie Gans, to Lillie G Buchsbaum, 202 Riverside dr, individ & ano; (A) Campbell, F & T, 2 Rector (\$12,000, July 19, 1883); Feb'18. 100

72D st, 121 E (5:1407); Grenville L Winthrop & ano, exrs Robt Winthrop, to Minnie M Herrman, 85 E 79, trste will Max Hilson; (A) Lawyers Title & T Co (\$15,000, Feb'18); 15,000

76TH st E (5:1488), ns, 298 e Av A, 50x 102.2; Jacob Gengel to Sarah Glickman, 1422 Pitkin av, Bklyn; (A) Jonas & N, 115 Bway (\$12,400, Feb'08); Feb'18. 100

82D st, 210-16 E (5:1527); Julius J Dukas as trste in bankruptcy of Harry & Louis Jarmulowsky, individ & as firm S Jarmulowsky's Bank, bankrupts, at 54 Canal, to Sadie N Fleck, 169 Columbia Heights, Bklyn; (A) Max Silverstein, 309 Bway (\$64,000, now owing \$7,500, Apr'23 '07); Feb'18. 6,000

82D st, 222 E (5:1527); Maria Ruff, at Far Rockaway, LI, to Charlotte Delveaux, 349 E 87; (A) A & H Bloch, 999 Nassau (\$10,000, Aug'12); Feb'18. 6,000

92D st, 327 E (5:1555); Augusta H Meyer, exr & Herman Bohlenlate, to Gustave F Messerschmidt, 77 Corona av, Elmhurst, B of Q; (A) Salter & S, 140 Nassau (\$14,000, Feb'03); Feb'18. 14,000

95TH st E (5:1524), ns, 90 e Park av, 18.6x—; Harry J Simonds, B of Q, to Benj Blumenthal, 981 Park av; (A) M B & D W Blumenthal, 35 Nassau (\$2,000, June'11 '14); Feb'18. 2,000

107TH st, 315-7 E (6:1679); Levi S Tenney & ano, trstes Wm D Thompson, to Richd H Thompson, 1109 St Paul st, Baltimore, Md, & ano, admsr will Mary R Gorter; (A) Levi S Tenney, 141 Bway (an int of \$25,896.42 in mtg \$33,000, Mar'15 '11); Feb'18. court order

107TH st, 64 W (7:1842); Nathan J & Moses Packard, firm Packard & Co, to John Dvorsky, 654 Academy st, L I City, B of Q; (A) Title Guar & T Co (\$5,000, Dec'17 '17); Feb'18. 5,000

109TH st E (6:1702), ss, 220 e 1 av, 100x 100.10; John Theall & ano, exrs Ellen Theall, to Hermine K Kahrs, 1454 3 av; (A) Theall & Beam, 45 Wall (\$2,000, Feb'02); Feb'18. 2,000

110TH st E (6:1615), ss, 228 w Mad av, 19.6x100.11; Lawyers Mtg Co to Matilda R De Gonzalez, 258 W 71; (A) Lawyers Mtg Co (\$12,500, Oct'22 '12); Feb'18. 10,000

114TH st, 306 E (6:1685); Levi S Tenney & ano, trstes Wm D Thompson, to Richd H Thompson, 1109 St Paul st, Baltimore, Md, & ano, admsr will Mary R Gorter; (A) Levi S Tenney, 141 Bway (\$7,500, Dec'21 '11); Feb'18. court order

115TH st, 83 W (6:1599); Florence H Lippmann, of Bklyn, to David I Goldstein, of Maplewood, NJ, or 320 Bway, N Y City (½ pt of mtg \$9,000, Sept'19 '16); Feb'18. nom

116TH st E (6:1710), ns, 177 e 1 av, 22x 100.10; Wm M Campbell, admr Mary J Oliver, to Wm M Campbell, as committee Hattie A Campbell, (A) Hiram M Kirk, 130 Fulton (\$11,000, Oct'29 '02); filed & discharged Feb'18. 11,000

117TH st, 206 E (6:1666); Freeport Bank, of Freeport, LI, to Rudolph P Domschke, at Lynbrook, LI; (A) Title Guar & T Co \$10,000, July'26 '06); Feb'18. nom

126TH st, 36 E (6:1750); Union Trust Co of N Y to Mary A Langbein, 505 E 175 (\$6,500, Oct'11 '13); Feb'18. 4,000

127TH st, 237 W (7:1933); Geo W Short, 410 Riverside dr, to Frances S Quinn, 2 E 127; (A) Geo W Short, 159 W 125 (\$5,500, Dec'15 '15); Feb'18. 2,500

130TH st, 126 W (7:1914); Carl Stein to Geo Backer, 378 West End av, et al; (A) Title Guar & T Co (\$9,500, Mar'21 '11); Feb'18. 9,500

130TH st, 145 W (7:1915); Lawmor Impt Co to Frank A Shaw at White Plains, NY; (A) Dunlop & Smith, 63 Wall (\$950, Sept 15 '17); Feb'18. 950

133D st, 545 W (7:1987); Maurice Cohen, of Yonkers, NY, to Linda S Kahn, 827 Lincoln pl, Bklyn; (A) Greenberg & Levy, 55 Liberty (\$1,500, Dec'17 '17); Feb'18. 1,500

135TH st, 120 W (7:1919); Sol Silverberg, 7 W Ferry st, Buffalo, NY, to Isaac Silverberg, 276 Fairmont av, Newark, NJ, et al, exrs & Maria Silverberg; (A) Myers & Sherwin, 299 Bway (1-12 pt & AT in mtg \$24,000, June'17 '05); Feb'18. nom

142D st, 516 W (7:2073); Saml A Goldschmidt & ano, trstes Celestine A Gardner et al, to Emma C Mastin, 111 W 70; (A) Wm C Lester, 30 E 57 (\$12,750, Feb'23, 1899); Feb'18. 8,000

145TH st, 223-5 W (7:2031); Howard Chapman of Bklyn to A Wright Chapman, 160 Hicks st, Bklyn; (A) Wilson M Powell, 7 Wall (\$40,000, Apr'21 '08); Feb'18. an int of 3,000

159TH st, 549 W (8:2118); Levi S Tenney & ano, trstes Wm D Thompson, to Richd H Thompson, 1109 St Paul st, Baltimore, Md, & ano, admsr will Mary R Gorter; (A) Levi S Tenney, 141 Bway (\$8,000, reduced to \$5,810, Apr'4 '05); Feb'18. court order

179TH st, 815 W (8:2177), nwc Pinehurst av; Alex D B Pratt to Beatrice M Pratt, 1140 Park av; (A) F I Haber, 44 Cedar (\$65,000, Nov'11 '11); Feb'18. O C & 100

Av A, 104 (2:402); Louis J Freiman, 100 W 114, to Ernestine Berowicz, 1215 Park av; (A) Shapiro & B, 299 Bway (\$14,000, Feb'13 '03); Feb'18. 100

Av D (2:363), nec 7th, 48.4x85; Alice E Munroe et al, exrs Grace E Munroe, to Alice E Munroe, individ, 207 Lincoln pl, Bklyn, et al; (A) Raymond M Lowes, 96 Bway (\$60,000, Nov'7 '04); Feb'18. nom

Amsterdam av, 1542 (7:2083); Sophie Maas, extrx Henry Kornahrens, to Nellie Miller, 1041 Ogden av; (A) Geo W Ellis, 149 Bway (\$9,000, July'5 '04); Feb'18. 9,000

Lexington av, 1328-38 (5:1517); also 89TH ST, 120 E; Central Trust Co, 54 Wall, admr & trste will John McQuade, to Edw A McQuade, 308 E 67; (A) Shelby & McC, 256 Bway (1-5 pt mtg \$90,000, Dec'3 '12); Feb'18. nom

Madison av, 1427-9 (6:1604); Kath McGee, 41 Bond, Bklyn, to Virginia Lee Egebert, 355 E 16, Bklyn; (A) Geo W Titcomb, 215 Montague, Bklyn (\$14,000, Sept 2 '08); Feb'18. an int of 312

Pinehurst av (8:2177), es, 100 n 180th, —x—; Hugh B Reed, exr Sarah A G Skinner, to General Clergy Relief Fund, 281 4 av; (A) White & Case, 14 Wall (\$16,500, May'19 '09); Feb'18. 13,612.50

Pinehurst st, 44 (8:2177); Alex D B Pratt to Beatrice M Pratt, 1140 Park av; (A) F I Haber, 44 Cedar (\$50,000, Nov'11 '11); Feb'18. O C & 100

Pinehurst av, 48 (8:2177); Alex D B Pratt to Beatrice M Pratt, 1140 Park av; (R) F I Haber, 44 Cedar (\$—, Nov'11 '11); Feb'18. O C & 100

Pleasant av, 384 (6:1817); John McDonald to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY; (A) Amend & A, 119 Nassau (\$2,000, Feb'16 '06); Feb'18. 2,000

St Nicholas av, 1630-2 (8:2161); Mose Goodman Corp'n, 117 W 119, to Abel King, 148 E 65, & ano; (A) Fredk Lese, 35 Nassau (\$13,000, Feb'4 '18); Feb'18. nom

2D av, 566 (3:937); Hugh B Reed, exr Sarah A G Skinner, to General Clergy Relief Fund, 281 4 av; (A) White & Case, 14 Wall (\$—, Apr'26 '06); Feb'18. 11,123.75

5TH av, 394 (3:838); Columbia Trust Co to Columbia Trust Co, 60 Bway, trste will Geo W Crossman for Herman S Crossman; (A) Lawyers Title & T Co (two mtgs, \$90,000, Apr'4 '02, & \$110,000, Dec'30 '14); Feb'18. 200,000

10TH av, 548 (4:1050); Andrew Franz, 517 Park av, Richmond Hill, B of Q, to Franz Franz Realty Co, 1311 Bushwick av, Bklyn; (A) Mann & Buxbaum, 886 Bway, Bklyn (\$2,500, May'20 '16); Feb'18. nom

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

FEB. 1, 2, 4, 5, 6 & 7.

Beekman pl (5:1361), ws, 57 n Mitchell pl, 19x80; Thos & Mary Barry to Manhattan Savgs Instn, 644-6 Bway; (A) Hoyt & S, 66 Bway; Jan'7, 1896; Feb'18. 6,000

Bleecker st (2:527), ws, 53.4 n Downing, 26.8x75; Hy Longman to Mary C Schuler, admx; (A) Ezekiel Fixman, 198 Bway; May 1 '06; Feb'18. 20,000

Cherry st, 385-385½, 387-389 (1:260); also SCAMMEL ST, 54-56; Pincus Lowenfeld & ano to American Mtg Co, 31 Nassau; (A) Bowers & G, 46 Cedar; July'16 '09; Feb'18. 10,000

Grand st, 42-4 (2:476); Maria Geis to Abr N Bernstein; (A) Jonas, L & N, 115 Bway; Oct'4 '15; Feb'18. 2,450

Grand st, 208 (2:470); Onofrio & Grazia Lopinto et al to Accusto Termine, 104 Sullivan; (A) Polizzi & Co, 192 Bowery; Oct'23 '08; Feb'18. 1,040

Grand st (2:470), ns, 23.4 e Mott, 23.7x 100x23.2x100; Onofrio & Grazia Lopinto et al to Giovanni Maccarrone, 31 W 126; (A) E M Vickers, 192 Bowery; Nov'15 '12; Feb'18. 1,216.99

Houston st, 260 E (2:397); Geo W & Fanny E H Folsom to N Y Life Ins & Trust Co, 52 Wall; (A) Emmet & Parish, 52 Wall; Dec'8, 1896; Feb'18. 5,500

Houston st, 346 E (2:384); Morris Ross to Bernhard Mayer; (A) Weil & M, 5 Beekman; Oct'3 '05; Feb'18. 8,800

Hudson st, 529 (2:631); Chas & Ella G Winters, 255 N 5th, Roseville, NJ, to Excellent Realty Co, 277 Bway; (A) Wendel, E & R, 277 Bway; Jan'15 '17; Feb'18. 1,000

Leonard st, 58 (1:176); Robt B & Eliza H Lawrence of Flushing, B of Q, to Greenwich Savgs Bank; (A) R B Lawrence, 45 Bway; Feb'15, 1899; Feb'18. 7,000

Norfolk st (2:351), ws, 100 s Broome, 25.9x100; Norfolk Holding Co to Isaac Shiman, of Cleveland, Ohio; (A) Strasbourger, E & S, 74 Bway; Feb'18 '14; Feb'18. 6,500

Pearl st, 212 (1:70); Jas W McCulloch, Orange, NJ, to John Wolfe, 40 E 25; (A) John M Knox, 82 William; Jan'27 '09; Feb'18. 25,000

Stanton st (2:417), nec Allen, 45x65; Isaac & Rosie Grossman et al to Moses Goodman; (A) M Goodman, 287 Bway; Mar'25 '08; Feb'18. 19,000

Suffolk st, 16 (1:313); Cath Lanby to Title Guar & T Co, 176 Bway; (A) Title Guar & T Co; May'7 '10; Feb'18. 4,000

Sutton pl, 25 (5:1372); J Louis Schaefer to the Franklin Savgs Bank; (A) W M Powell, 7 Wall; June'3 '03; Feb'18. 3,000

Warren st, 54 (1:136); Sarah A Brevoort to Ida & Sadie E Adams; (A) Title Guar & T Co, 176 Bway; Jan'21 '09; Feb'18. 45,000

Water st, 157-9 (1:71); Emily T Kent to U S Trust Co of N Y; (A) Stewart & S, 45 Wall; Nov'23 '07; Feb'18. 24,000

Water st (1:264), nec Corlears, 150x100; Augustus Sbarboro to Equitable Life Assur Society of U S; (A) Alexander & G, 120 Bway; Aug'10 '04; Feb'18. 40,000

2D st 4 E (2:458); Gizella Rosenbach to Jos Graham, 23 Bayside pl, Hammels, Rockaway Beach, B of Q; (A) Title Guar & T Co; Aug'25 '11; Feb'18. 5,500

5TH st, 431 E (2:443); Moses L Krim, 242 E 2, to David Trautmann, admr Estate of Frances Grisch; (A) Title Guar & T Co; Jan'12 '11; Feb'18. 6,500

18TH st, 126 W (3:793); Security Elevator Safety Co to Stuart Duncan, 3 E 75, & Susan W Duncan, Hotel Plaza, 5 av & 59th, trstes John P Duncan; (A) Ormiston & McC, 27 William; Oct'17 '04; Feb'18. 20,000

18TH st W (3:742), ns, bounded w by lot 45, map of lands of Sami Boyd, dated Jan, 1826 (said w boundary being 200 from 9 av), premises being lot 44 of said map, 25x92; Jas J Riordan to Mary Dumas, Bklyn; (A) Whaley, Walker & Fay, 27 William; Feb'15; Feb'18. 2,250

19TH st W (3:769), ns, 80 w 7 av, 69.8x 92x70x92; Wyanoke Realty Co to Amos R E Pinchot; (A) Ward & Smyth, 60 Bway; Aug'16 '12; Feb'18. 10,000

21ST st, 107 W (3:797); Harrison A & Sara C Pell to Geo Stark; (A) Arthur Knox, N Y C; Jan'18 '12; Feb'18. 7,500

43D st, 213 E (5:1317); Frank W Mosher to City Real Estate Co, 176 Bway; (AA) Title Guar & T Co 156 Bway; Feb'14; Feb'18. 10,000

47TH st W (5:1262), ss, 228.7 w 5 av, 21.5x100.5; Ethel J Norwood to Wm Walldorf Astor; (A) Peabody, Baker & P, 2 Wall; May'13, 1896; Feb'18. 13,000

58TH st W (5:1274), ns, 455 e 6 av, 20x 100.5; Henry & Sophia Dugro to Isaac Untermyer et al, trstes; (A) Guggenheim-er, U M & 37 Wall; May'14 '08; Feb'18. 25,000

72D st E (5:1446), ss, 283.4 e 2 av, 16.8x 102.2; Louis Fondiller to Sara N Foss at Hotel Monterey, Bway & 94th; (A) Horwitz & W, 346 Bway; Aug'5 '09; Feb'18. 4,000

79TH st, 212 E (5:1433); Ignatz & Regina Margaretten to Lawyers Mtg Co, 59 Liberty; (A) Title Guar & T Co; July'1 '09; Feb'18. 12,000

80TH st, 323 E (5:1543); Antonia & Alojse Semerad to Anton & Matilda Braun; (A) Theodore Sattler, 147 4 av; Jan'31 '07; Feb'18. 1,000

82D st E (3:1527), ss, 70 e 3 av, runs s 102.2x83.9x2.2x16.6x3.0.2 to cl blk ex33.6 xn102.2 to ss st xw133 to beg; Abram & Cussie Hillman et al to Sadie N Fleck; (A) Morris Clark, 54 Canal; Apr'23 '07; Feb'18. 64,000

85TH st, 532 E (5:1581); Louisa Scheffers to Geo Jantzer; (A) Geo A Steinmuller, 1511 3 av; July'7 '04; Feb'18. 2,000

89TH st, 118-20 W (4:1219); Rachel Rosenblum to Fannie Shaskan; (A) A T Sharps, 154 Nassau; June'28 '06; Feb'18. 10,000

98TH st, 287 E (6:1648); Max Kaminsky & ano to John H Block, 131 Lincoln av, Rockville Centre, LI; (A) Lind & P, 46 Cedar; July'17; Feb'18. 500

109TH st, 77 E (6:1615); Hy Sanders to Hy Sanders; (A) A & H Bloch, 99 Nassau; Feb'16; Feb'18. 3,000

109TH st, 77 E (6:1615); Pauline Caesar et al to Hy Sanders, 1205 1 av; (A) A & H Bloch, 99 Nassau; Feb'15; Feb'18. 1,000

115TH st E (6:1621), ns, 84 w Mad av, 26x100.10; Louis Arons to Jos Arons; (A) Kantrowitz & Esberg, 302 Bway; May'29 '06; Feb'18. 3,000

116TH st E (6:1710), ns, 177 e 1 av, 22x 100.10; Moe & Lillie Jacob to Wm M Campbell as Committee of Hattie A Campbell, an incompetent; (A) Legal Union, 304 Bway; Oct'21 '02; Feb'18. 11,000

116TH st, 11-13 E (6:1600); Rose Theatre Co, 1980 7 av, to Emanuel Kreiss, 121 W 141; (A) David M Neuberger, 302 Bway; May'28 '13; Feb'18. 10,000

123D st, 418 E (6:1810); David & Lottie H Lion to Amalia Schaaf; (A) Lawyers Title & T Co; July'8 '07; Feb'18. 3,000

126TH st, 58 W (6:1723); Jerry J Cohan to Geo M Cohan; (A) Dennis F O'Brien, Times Bldg, N Y City; Oct'21 '01; Feb'18. 7,000

127TH st, 167 E (6:1776); Danl S Doran to Hy A Maurer, exrs will Sophia Kempner; (A) Title Guar & T Co, 176 Bway; Apr'20 '11; Feb'18. 5,000

130TH st, 145 W (7:1915); Lodovicus H Sanford to Frank A Shaw, White Plains, NY; (A) Lawyers T & T Co; Sept'14 '17; Feb'18. 950

131ST st, 121-123 W (7:1916); Wm & Alice E Brown to Bronx Investment Co, 100 Bway; (A) Merrill, R & T, 100 Bway; July'22 '16; Feb'18. 700

150TH st, 506-8 W (7:2031); E L F Realty Co to Abel King, 148 E 65, & ano; (A) Emery L Ferris, 15 Broad; Feb'16; Feb'18. 11,500

150TH st, 510-2 W (7:2031); E L F Realty Co, 15 Broad, to Abel King, 148 E 65, & ano; Feb'16; Feb'18. 11,500

153D st W (7:2084), ss, 225 w Ams av, 25x99.11; Emma Meckert & Mary Stremel to Mary Stremel; (A) Title Guar & T Co, 176 Bway; Sept'29 '13; Feb'18. 4,000

153D st W (7:2084), ss, 225 w Ams av, 25x99.11; Emma Meckert, 1701 Nelson av, Bronx, & Mary Stremel, 612 W 153, to Mary Stremel; (A) Chas E Jones, 1451 University av, Bronx; Sept'29 '13; Feb'18. 4,000

169TH st W (8:2126), ns, 100 w Ams av, 50x81.7; Ferd Schmitt to Abr J Dworsky, 53 E 93; (A) Lawyers Title & T Co, 160 Bway; Jan'29 '14; Feb'18. 7,000

Columbus av, 764 (7:1852); Pincus Schrank to Wm Zeigler, 645 9 av; (A) Moses Cowen, 87 Nassau; Apr1'06; Feb6 '18. 10,000

Convent av (7:2063), es, 52 n 148th, 16x 85; Chas S & Grace S Allen to Chas M Hobbittzell; (A) Title Guar & T Co, 176 Bway; Sept28'14; Feb1'18. 3,000

Lexington av (5:1406), sec 72d, 104.4x 80; 150 East 72d St, Inc, to E A L Mtg Co, 505 5 av; (A) M S & S Isaacs, 52 William; Jan29'15; Feb1'18. 65,000

St Nicholas av (8:2161), sec 192d, 200x 100; Mose Goodman Corp to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97; (A) Elsmann, L C & L, 135 Bway; Jan26'17; Feb5'18. 10,000

1ST av, 2252 (6:1709); Michele & Teresa Ansalone to Margaretta Galotta; (A) J Sargent, 140 Nassau; Nov8'07; Feb1'18. 1,000

1ST av, 2252 (6:1709); Pasqualina Foris to Margaretta or Margherita Galotta; (A) Leo Schafraan, 51 Chambers; June28 '07; Feb1'18. 2,500

2D av, 1984-6 (6:1651); also AV C, 107-9 (2:390); also 102D ST E (6:1670), ss, 75 w 2 av, 25x100.11; Mollie P & Harris Schoneit to Fannie Kent, Paterson, NJ; (A) Moses Goodman, 287 Bway; June '26'17; Feb6'18. 1,000

3D av, 589 (3:919); Katie Moeschon to Louis K Ungrich, exr & trste w/ Wm Geyer; (A) Campbell & Moore, 132 Nassau; Apr27'05; Feb1'18. 5,000

5TH av, 534 (5:1260), Moses Sahlein to Lawyers Title & T Co, 166 Bway; (A) Lawyers Title & T Co, 160 Bway; Jan29 '03; Feb1'18. 60,000

MORTGAGES.

Borough of the Bronx.

FEB. 1, 2, 4, 5, 6 & 7.

Beck st, ses, at es Intervale av, see Intervale av, es, at ses Beck.

Ferris st (14:3857), sws, at nwc lot 23 on map part Bowne prop, runs sl47.5xn25.7 x—144.7 to pl xe25 to beg, being part lot 23 said map; certf as to mtg for \$5,000; Jan19; Feb2'18; Tiebout Av Co to Hedwig Schwentner. 1,000

Fox st (10:2683), ss, 100 e Av St John, 40x100; ext of \$3,500 mtg to Jan1'21 at 6%; Jan21; Feb1'18; Hy Morgenthau Co, 30 E 42, with Mary Schacht, 463 W 159. nom

Fox st, swc Westchester av, see Westchester av, ss, from Fox to Tiffany.

Fox st, nec Intervale av, see Intervale av, nec Fox.

Hornaday pl, nwc Honeywell av, see Honeywell av, nwc Hornaday pl.

Tiffany st (10:2717), es, 254.3 s 167th, 50x100; PM; Feb1'18; due & c as per bond; Cornelius G Kolff, 9 Harbor View pl, Clifton, SI, to Mary Kaufman, 945 E 163, & ano. 700

Tiffany st, see Westchester av, see Westchester av, ss, from Tiffany to Fox.

135TH st E, sec St Anns av, see St Anns av, 158.

139TH st E, nec Brook av, see Brook av, nec 139th.

148TH st, 259 E (9:2337); ext of \$3,300 mtg to Jan10'23 at 5%; Jan10; Feb6'18; Pasquale Folchi, exr Gregorio Folchi, with Celesta Diorio, 259 E 148. nom

150TH st E (9:2140), ns, 75 w Courtlandt av, 25x118.5; Feb6'18; 5y5%; Mario Lo Zito to Emma Korb, 417 E 152. 4,500

153TH st E (9:2401), ss, 100 e Courtlandt av, 25x100; PM; Jan30; Feb1'18; 3y5%; Lillian Edsall to Kath M Mann, 366 E 155. 4,500

165TH st E, nwc Grand blvd & concourse, see Grand blvd & concourse, nwc 165.

175TH st W (10:2876), ss, 75 e Nelson av as on map Century Invest Co, 50x100; Jan31; Feb1'18; 3y int as per bond; Mary Brennan, 1238 Brook av, to Robt J Gray, 494 E 142. 2,000

184TH st, 30 W, see Hudson, 625, Manhattan Mortgages.

214TH st, 835 E (16:4673), —s, 28.8x107.6; Feb6; Feb7'18; 5y6%; Frank Passaialacqua to Geo H Van Emburg, 142 Delavan av, Newark, NJ, & ano, exrs Margt E Douglas. 2,050

225TH st E (17:4839), ns, 405 e White Plains rd, 100x114; transfer of tax lien for yrs 1891, 1892, 1899 to 1911, assessed to —; June9'18; Feb4'18; 3y12%; City N Y to Peter Duncan, 720 E 222. 1,575.32

Bathgate av, 1632 (11:2920), es, 155 n 172d, 25x90.5; certf as to mtg \$12,000; Feb 5; Feb6'18; Nalpak Realty Co to Laura & Clara Reinwarth. 1,000

Bathgate av (11:2920), es, 155 n 172d, 25x90.7; Feb5; Feb6'18; 3y5%; Nalpak Realty Co to Clara Reinwarth, 358 W 122. 12,000

Broadway (12:3271B), ws, 150.7 s Van Courtlandt Park S, 50x100; pr mtg \$7,560; July24'17; Feb5'18; due & c as per bond; Bromberg Realty Co to Jos F Feist, 418 St Nicholas av. 1,000

Brook av (9:2267), nec 139th, 25.1x100x 25x97.8; Feb5; Feb6'18; 5y5%; Utility Realty Co to Augusta H Meyer, 75 Broad, Freehold, NJ, exr Herman Bohlen. 15,000

Brook av (9:2267); same prop; certf as to above mtg; Jan24; Feb6'18; same to same.

Bryant av, 1522 (11:3001); ext of \$16,000 mtg to Jan30'21 at 5%; Dec28'17; Feb1'18; Mary J Perkins, 121 E 78, with Louis K Henschel, at Camp Custer, Battle Creek, Mich. nom

Crescent av (11:3074), nws, 82.4 sw Cambreleng av, runs w47.9xs50xe6.10 to Crescent av xne64.8 to beg; Dec22'17; Feb1'18; 1y6%; Giuseppe Cataldo, 2374 Arthur av, to Pietro Cataldo, 2380 Arthur av. 700

Decatur av (12:3278), es, 155.2 s 198th, 37x100.7; Feb1; Feb4'18; 5y5%; Robina T Roberts, 2766 Decatur av, to Annie & Jos Y Roberts, 601 W 33. 2,500

Ely av (17:4885), es, 216.3 s Boston rd, 50x95; Jan16; Feb4'18; 2y6%; Giuseppe Cavaluzzi, 1823 Cedar av, to Vito Gentile, 242 W 26. 600

Fordham rd E (11:3167), nwc Grand blvd & concourse, —x—; ext of \$57,000 mtg to Jan31'23 at 5½%; Jan31; Feb7'18; Level Realty Corp with Bowery Savgs Bank, 128 Bowery (R S \$28.50). nom

Fordham rd E (11:3167), nwc Grand blvd & concourse, runs n106.4xw100xs47xe 10xs108.1lxs13.1 to rd xe102 to beg; Jan 31; Feb1'18; 5y5½%; Level Realty Corp to Bowery Savgs Bank. 43,000

Fordham rd E (11:3167); same prop; consent to above mtg; Jan31; Feb1'18; same to same.

Fordham rd E (11:3167); same prop; certf as to above mtg; Jan31; Feb1'18; same to same.

Fordham rd E, sec Walton av, see Walton av, sec Fordham rd.

Fulton av, 1361 (11:2925), ws, 359.2 s 170th, 31.2x206.8x31.6x207; Feb1; Feb2'18; 2y6½%; Moritz Schwartz to Mary Haas, 2336 University av. 3,500

Grand blvd & concourse (9:2472), nwc 165th, 102.11x72.6x102.11x74; PM; pr mtg —; Feb1; Feb4'18; 6y6%; Gertrude Boecher to Conwalt Corp, 309 Bway. 13,000

Grand blvd & concourse, nwc Fordham rd E, see Fordham rd E, nwc Grand blvd & concourse.

Grand blvd & concourse, nwc Fordham rd E, see Fordham rd E, nwc Grand blvd & concourse.

Honeywell av (11:3124), nwc Hornaday pl, 63.4x78.10x62.8x87.11; PM; Feb1'18; 5y 6%; Benj Taub, 140 E 92, to Philip Kaufman & Son, a corp, 1357 Odell. 7,500

Hull av, 3212 (12:3350); ext of \$4,000 mtg to Dec26'20 at 5½%; Feb5; Feb7'18; Bond & Mtg Guar Co with Carl Eichhorst, 3212 Hull av. nom

Intervale av (10:2711), es, at ses Beck, 11x112.6x100x55.7; PM; pr mtg \$72,000; Jan31; Feb1'18; 5y6%; Kano Realty Co to Tenrab Realty Co, 309 Bway. 17,000

Intervale av (10:2711), nec Fox, 115x43.1 x100x100; PM; pr mtg \$70,000; Jan31; Feb 1'18; 5y6%; Kano Realty Co to Tenrab Realty Co, 309 Bway. 15,000

Nelson av, 1026 (9:2512), es, 195.6 s 165th, 45.1x79.10x45.3x80.11; PM; Feb1; Feb2'18; due & c as per bond; Kath Clancy to Isabella Johnston, New Fairfield, Danbury, Conn. 3,000

Old Albany Post rd (13:3415P), nwc Private rd or la, runs sw130.3xnw69xe— to Old Albany Post rd xs57.6 to beg; Feb 5; Feb6'18; 3y5%; Wm Lappe to John D Geideman, 1276 Grant av. 2,500

Olinville av (16:4645), ws, 380 s 216th, 20x100; Jan19; Feb7'18; 3y5½%; Bridget Maher, 888 Union av, to Chas O Sheldon, admr Mary A Sheldon, 100 Valentine, Mt Vernon, NY. 2,225

Olinville av, 3401 (16:4627); ext of \$6,000 mtg to Feb1'23 at 5%; Jan19; Feb2'18; Mildred S Tompkins, Yonkers, NY, with Fredk Schrader, 429 E 160 (R S \$3). nom

St Anns av, 158 (10:2547), sec 135th, 20x 80; pr mtg \$10,000; Jan31; Feb2'18; due Aug1'20, 6%; Henrietta Harris, 1980 Prospect av, & Minnie Israel, 154 St Anns av, to Herman Berkowitz, 1956 Crotona Parkway. 2,000

Southern blvd, 887-91 (10:2722), ws, 77 s Barretto, 2 lots, each 74x105; 2 PM mtgs, each \$3,750; 2 pr mtgs — each; Jan31; Feb1'18; 2y6%; Benson Realty Co to Hy Morgenthau Co, 30 E 42. 7,500

Stebbins av, 1273, see Hudson, 625, Manhattan Mortgages.

Union av (10:2673), ws, 106.10 n 168th, 40x94.9x40x94.10; PM; pr mtg \$30,000; Feb 1; Feb2'18; 5y6%; Bayie Realty Co, 1338 Prospect av, to Antoinette L A Ehrsam, 525 Wales av. 6,000

University av, 1430-32 (9:2536); sobrn agmt; Feb5; Feb6'18; Lankan Realty Co, 600 W 181; Abel King, 148 E 65, & Isaac Schorsch, 38 W 97, with Green-Wood Cemetery, a corp, 170 Bway. nom

University av, 1430 (9:2536); ext of \$110,000 mtg to Feb5'23 at 5%; Feb5; Feb 6'18; Lankan Realty Co with Green-Wood Cemetery, a corp, 170 Bway (R S \$55). nom

Vyse av, 1481 (11:2988), ws, 275 n Jennings, 37.6x100; also VYSE AV, 1485 (11:2988), ws, 312.6 n Jennings, 37.6x100; Jan 23; Feb1'18; due June1'23, 6%; Cath Meuer, 223 E 18, to Bernard S Deutsch, 1800 Crotona av. 3,680

Vyse av, 1485, see Vyse av, 1481.

Walton av (11:3184), sec Fordham rd, 131.4x76.11x126.7x74.11; pr mtg \$25,000; Feb5; Feb6'18; 2y6%; Dowd Constn Co to Wm J Morris, Jr, on Bayview av, Far Rockaway, LI. 7,000

Walton av (11:3184); same prop; certf as to above mtg; Feb1; Feb6'18; same to same.

Westchester av (10:2714), ss, extends from Fox to Tiffany, —x—; ext of \$142,500 mtg to Dec15'22 at 5½%; Dec20'17; Feb 1'18; N Y Life Ins Co with Benson Realty Co, 401 E 152 (R S \$71.25). nom

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of the Bronx.

JAN. 31, FEB. 1, 2, 4, 5 & 6.

Brandt pl, 95 (11:2876); Eugenia K Davis, Syosset, LI, to Maimonides Benevolent Soc, 1941 Mad av; (A) Lawyers Title & T Co (\$48,000, Nov17'11); Feb1'18. 36,000

Dawson st (10:2687), ns, 200 w Leggett av, —x—; John F Miller & ano, exrs Kate C Brown, to Lawyers Mtg Co (\$5,000, Feb 17'10); Feb5'18. 5,000

Dawson st (10:2687), same prop; Lawyers Mtg Co to Pearl L Wise, 1171 44th, Bklyn (\$5,000, Feb17'10); Feb5'18. 4,500

Edgewater ter (18:5467), es, 200 s Town Dock rd, 50x161.4x52.2x176.2; Estates Development Co to Arthur Elssasser, 402 9th, Bklyn; (A) Eph A Karelsen, 87 Nassau (\$4,429.95, May17'11); Feb6'18. O C & 100

Greene pl (18:5419), ss, 100 w Edison av, 50x117.5; same to same; (A) same (\$2,000, Apr17'17); Feb6'18. O C & 100

142D st E (9:2305), ns, 405.9 e Alex av, —x—; Fredk W Overbeck & ano, exrs John Overbeck, to Fredk W Overbeck, 65 W 87, et al; (A) Hy Wendt, 99 Nassau (\$15,500, Apr15'12); Feb4'18. 15,500

145TH st, 294-6 E (9:2325); New Rochelle Trust Co, exr Margery S Stewart, to Bert A Stewart, 76 Ryerson av, Newton, NJ; (A) Title Guar & T Co (\$6,000, Apr3 '16); Feb1'18. nom

162D st, 410-12 E (9:2333); Chas Fritz, 1660 1 av, to Herman Kubler, 795 1 av & A H Kubler, 730 Tinton av (\$6,000, July 2'14); Jan31'18. 100

231ST st E (17:4833), ss, w ½ of e ½ lot 805, map Wakefield, 25x114; Frank Gass, 2248 Powell av, to Hy Stevens, 2656 8 av; (A) Frank Gass, Inc, 2215 Westchester av (\$1,200, June27'10); Feb4'18. 1,000

240TH st E (12:3394), ns, —e Martha av, being lots 184 & 185, map part Hyatt Farm; Chas P Howland, 131 E 78, to Chas P Howland, 131 E 78, as trste J C Vreeland Co, bankrupt; (A) Wm H Wurts, 15 Broad (\$11,000, Jan15'10); Feb1'18. nom

240TH st E (12:3394); same prop; same to same; (A) same (\$12,000, Jan8'09); Feb 1'18. nom

Andrews av, 2279 (11:3225); Diederich G Hildebrand, 119 Decatur, Bklyn, to Mary P Mitchell, 447 W 162, & ano; (A) Title Guar & T Co (\$8,000, May29'05); Jan31'18. 7,500

Arthur av, 2110-12 (11:3070); Ephraim Samuels to Bronx Savgs Bank, 429 Tremont av; (A) Lawyers Title & T Co (\$30,000, Mar25'15); Feb6'18. nom

Arthur av (11:3063), ws, 100 s 182d, —x—; Title Guar & T Co to Adolph Pisani, 16 Morningside av; (A) F V Nicolosi, 2175 Arthur av (\$1,500, Jan22'12); Feb5'18. 1,500

Briggs av (12:3296), nec 198th, —x—; Almine M Tjardes to Hamilton F Dean, 214 E 31; (A) Salter & S, 140 Nassau (\$4,000, Mar8'15); Feb2'18. 4,000

Broadway (12:3270), es, at ss plot 5 on map Mary C P Macomb, 25x349; Aaron O Whaley to Grace A Raab, 3472 Bailey av; (A) Title Guar & T Co (\$1,200, Jan 30'15); Feb5'18. 1,200

Bryant av (11:2993), es, 139.10 s Freeman, —x—; Fredk W Overbeck & ano, exrs John Overbeck, to Fredk W Overbeck, 65 W 87, et al; (A) Hy Wendt, 99 Nassau (\$4,000, Oct14'08); Feb4'18. 4,000

Grant av, 1278 (9:2450); N Y Title & Mtg Co to Emma C Mastin, extr J Edw Mastin, 111 W 70 (\$23,500, May10'16); Feb6'18. 23,500

Herman av, 2341 (14:3698); Kate Lurch, 100 Fordham rd E, to Louisa E Boutelle, 811 So Oak dr; (A) Frank Gass, Inc, 2215 Westchester av (\$1,800, Aug1'05); Feb6'18. 1,800

Hunts Point av, 819-867 (10:2740); Hunts Point Constn Co to Hy Morgenthau, 30 W 72; (A) W M Wechsler, 30 E 42; assign 3 mtgs (\$3,300, Mar1'17; \$3,300, Mar1'17, & \$44,000, Jan15'18); Feb1'18. 49,850

Hunts Point av (10:2740), ws, 298 n Lafayette av, —x—; N Y Investors Corp to Title Guar & T Co (\$24,000, Dec14'08); Feb 6'18. 18,750

Hunts Point av (10:2740), ws, 376 n Lafayette av, —x—; N Y Investors Corp to Title Guar & T Co (\$24,000, Dec14'08); Feb 6'18. 18,750

Hunts Point av (10:2740), ws, 493 n Lafayette av, 2 lots, each —x—; 2 assigns, each \$18,750; N Y Investors Corp to Title Guar & T Co (2 at \$24,000, Dec14'08); Feb 6'18. 37,500

Hunts Point av (10:2740), ws, 220 n Lafayette av, 2 lots, each —x—; N Y Investors Corp to Title Guar & T Co (2 at \$24,000 each, Dec14'08); Feb5'18. 37,500

Hunts Point av (10:2740), ws, 337 n Lafayette av, —x—; same to same (\$24,000, Dec14'08); Feb5'18. 18,750

Intervale av, 1139 (10:2692); Grant Squires, exr Kate S Metzger, to Mary Plunkett, 6031 Tyndale av; (A) G Squires, 299 Mad av (\$3,800, July1'14); Feb2'18. 3,500

Leggett av (10:2737), nec 145th, 100x50; also NELSON AV (11:2876), nec Brandt pl. —x—; also 174TH ST, 442 E (11:2906); also land in N Y County; Louise Stolte, extr Louisa Brosang, to Louise Stolte, 563 W 161; assigns four mtgs: (A) Westselman & K, 55 Liberty (\$3,000, Oct31'12); \$3,000, Jan8'15; \$3,000, Jan11'16; \$5,000, May5'10); Feb2'18. nom

Longfellow av, 1259 (11:2993); Levi S Tenney & ano, trstes Wm D Thompson, to Richd H Thompson, 1109 St Paul st, Baltimore, Md, & ano, admsr Mary R Gorter; (A) Levi S Tenney, 141 Bway (\$30,000, July27'10); Feb6'18. 11,500

Longfellow av, 1259 (11:2993); Levi S Tenney, trste, to Levi S Tenney & ano, trste Wm D Thompson, 23-60 pts; (A) L S Tenney, 141 Bway (\$30,000, July27'10); Feb6'18. 11,500

Southern blvd (10:2744), es, 188.7 n West Farms rd, 40x100; Wm H Wanner, 2350 Davidson av, exr Margt Quirk, to Cath A Quirk, 200 E 69; (A) Hy N Steinert, 291 Bway (\$4,500, Mar1'16); Feb6'18. nom

University av (9:2536), es, 225 s Ogden av, 101.1 to Merriam av x67.5x irreg; N Y Trust Co to City Mtg Co, 15 Wall; (A) Lawyers Title & T Co (\$120,000, July26'17); Feb6'18. nom

University av (9:2536); same prop; City Mtg Co to Green-Wood Cemetery, a corp'n, 170 Bway; (A) same (\$120,000, July26'17); Feb6'18. 110,000

Vyse av (11:2988), ws, 150 n Jennings, —x—; Jos Ashbach to Bearl W Jawitz, 149 Stanton; (A) Goldfein & W, 350 Bway (\$5,000, Feb2'14); Feb1'18. nom

Vyse av (11:2988), ws, 150 n Jennings, —x—; Hy Nembach to Jos Ashbach, 282 Vyse av; (A) Goldfein & W, 350 Bway (\$5,000, Feb2'14); Feb1'18. 100

Wales av, 627 (10:2643); Paul Baumgarten, 103 W 77, to Jos L Feinberg, Scarsdale, NY (A) H H Straus, 5 Beekman (\$7,000, Mar9'14); Feb4'18. 5,000

Washington av, 2267 & 2269 (11:3038); Title Guar & T Co to Chas Lauer, 882 3 av; (A) Lind & P, 46 Cedar (\$7,000, Feb16'12); Feb2'18. 6,500

Webster av, 1720 (11:2398); Fredk D Schneider & ano to Chas A Hitchcock, as trste Geo Ricard, 455 Putnam av, Bklyn; (A) Title Guar & T Co (\$7,000, Aug17'10); Feb1'18. 5,000

Wilkins av, 1305 (11:2976); Hy Morgen-thau Co to Lizzie Feldman, 237 W 109; (A) Meyer Levy, 220 Bway (\$8,000, Feb1'13); Feb6'18. 5,000

Zerega av, 1658 (15:3993); Louis Hausler to Saml Schaeffer, 354 W 29; (A) A & H Bloch, 99 Nassau (\$1,700, Apr23'17); Feb6'18. 1,700

Lot 10 (18:5480), blk 39, map Bruce-Brown Land Co; Estates Development Co to Bronx Shore Park Development Co, 87 Nassau; (A) Eph A Karsen, 87 Nassau (\$450, Nov9'10); Feb6'18. O C & 100

Lot 17 (18:5479), blk 20, map Bruce-Brown Land Co; Estates Development Co to Bronx Shore Park Development Co, 87 Nassau; (A) Eph A Karsen, 87 Nassau (\$5,077.50, July23'10); Feb6'18. O C & 100

Lots 18 & 19 (18:5440), map Estates Development Co & ano; Estates Development Co to Arthur Elsasser, 402 9th, Bklyn; (A) Eph A Karsen, 87 Nassau (\$4,000, Aug23'17); Feb6'18. O C & 100

Lots 22 & 23 (18:5423), map Estates Development Co & ano; Estates Development Co to Arthur Elsasser, 402 9th, Bklyn; (A) Eph A Karsen, 87 Nassau (\$5,000, Nov26'17); Feb6'18. O C & 100

Lots 24 & 25 (18:5467), map Edgewater Realty Co; same to same; (A) same (\$5,000, Nov2'14); Feb6'18. O C & 100

Lot 26 (18:5467), map Edgewater Realty Co & ano; same to same; (A) same (\$2,500, Mar13'12); Feb6'18. O C & 100

Lots 32A & 33A (13:3404), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$2,080, Jan3'18); Jan3'18. nom

Lots 33 to 35 (18:5481), blk 40, same map; same to same; (A) same (\$1,260, Nov9'10); Feb6'18. O C & 100

Lots 36 to 38 (13:3404), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$2,400, Jan3'18); Jan3'18. nom

Lots 47 to 50 (18:5440); same map; Estates Development Co to Arthur Elsasser, 402 9th, Bklyn; (A) Eph A Karsen, 87 Nassau (\$7,500, Nov15'17); Feb6'18. O C & 100

Lots 54 & 55 (13:3404), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$1,425, Jan3'18); Jan3'18. nom

Lots 56 to 61 (13:3404), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$2,480, Jan3'18); Jan3'18. nom

Lots 62 & 63 (13:3404), map Godwin Estate; N Y Title & Mtg Co to Everett R Stearns, 857 E 165 (\$1,025, Jan3'18); Feb6'18. an int of 500

Lots 62 & 63 (13:3404), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$1,027, Jan3'18); Jan3'18. nom

Lots 72 to 79 (13:3404), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$7,500, Jan3'18); Jan3'18. nom

Lots 72 to 79 (13:3404); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$7,500, Jan3'18); Jan3'18. 7,500

Lot 85 (13:3404), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$855, Jan3'18); Jan3'18. nom

Lots 112 to 116, 130 & 131 (12:3266), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$6,720, Jan3'18); Jan3'18. nom

Lots 112 to 116, 130 & 131 (12:3266); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$6,180, Jan3'18); Jan3'18. 6,180

Lots 112 to 116, 130 & 131 (12:3266); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$6,180, Jan3'18); Jan3'18. 6,180

Lots 112 to 116, 130 & 131 (12:3266); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$6,180, Jan3'18); Jan3'18. 6,180

Lots 112 to 116, 130 & 131 (12:3266); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$6,180, Jan3'18); Jan3'18. 6,180

Lots 112 to 116, 130 & 131 (12:3266); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$6,180, Jan3'18); Jan3'18. 6,180

Lots 112 to 116, 130 & 131 (12:3266); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$6,180, Jan3'18); Jan3'18. 6,180

Lots 112 to 116, 130 & 131 (12:3266); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$6,180, Jan3'18); Jan3'18. 6,180

Lots 180 to 187 (12:3264), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$4,410, Jan3'18); Jan3'18. nom

Lots 180 to 187 (12:3264); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$4,410, Jan3'18); Jan3'18. 4,410

Lots 190 & 191 (12:3264), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$1,500, Jan3'18); Jan3'18. nom

Lots 190 & 191 (12:3264); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$1,500, Jan3'18); Jan3'18. 1,500

Lots 206 to 208 (12:3264 & 3265), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$1,170, Jan3'18); Jan3'18. nom

Lots 206 to 208 (12:3264-3265); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$1,170, Jan3'18); Jan3'18. 1,170

Lots 225 to 230 (13:3402), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$5,220, Jan3'18); Jan3'18. nom

Lots 225 to 230 (13:3402); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$5,220, Jan3'18); Jan3'18. 5,220

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of the Bronx.

JAN. 31, FEB. 1, 2, 4, 5 & 6.

Garden pl, 4600 (*); Nicola Cantalupo to Mary Downey, 4600 Garden pl; (A) L Por-rino, 552 West Bway; Nov29'12; Feb4'18. 1,800

Kelly st, 42 (10:2708); Morris F Finkelstein to Geo F Johnson; (A) Title Guar & T Co; Oct10'06; Feb4'18. 4,250

138TH st E (10:2551-2552), ns, 360.8 e St Ann's av, 39.3x100; Wm W Collier to Northwestern Realty Co; (A) Frank Locker, 299 Bway; July10'06; Feb2'18. 10,714.28

150TH st, 341 E (9:2410); Virgilio Potito, 2706 3 av, to Emma Korb, 417 E 152; (A) Lawyers Title & T Co; July6'16; Feb6'18. 3,000

155TH st E (9:2401), ss, 100 e Courtlandt av, 25x100; Kath M Mann to J Clement Justin; (A) Robt H Bergman, 3219 3 av; Aug28'03; Feb1'18. 1,500

165TH st E (10:2649), ss, 38.7 w Forest av, 19.6x100; Teresa Avitabile to Lawyers Title & T Co; (A) Lawyers Mtg Co; Feb10'10; Feb5'18. 6,000

174TH st E (*), ws, 201.4 s Westchester av, 25x100; Frances M Herhold to Hy Roberts; (A) Appell & T, 90 West Bway; July2'07; Feb4'18. 3,000

183D st E (11:3071), ss, 50 w Hughes av, 25x75; Antonio Laporta to Florence M Constantian; (A) Geo Lambert, 5 Beekman; Dec17'07; Jan3'18. 2,300

184TH st, 30 W (11:3198); Eliz W. wife Morrison Rogers, to Cornelia M Adams, 62 Chestnut, East Orange, NJ; (A) B E Rabell, 38 Park Row; Feb6'18. 5,000

188TH st E (11:3219), nws, 583.4 ne Webb av, 25.1x104.1x25x107; Hugh McLernon to John H Hurt; (A) N Y Title & Mtg Co; May17'07; Jan3'18. 4,500

Bathgate av, 1632 (11:2920); John Diehl to Manhattan Mtg Co; (A) Lawyers Title & T Co; Dec9'10; Feb6'18. 10,000

Elton av (9:2378), nwc 156th, 48.5x100.6 x48.4x100.6; Edwin Robitsek to Benenson Realty Co, 401 E 152; (A) Elfers & A, 277 Bway; July16'15; Feb1'18. 10,000

Forest av (10:2658), es, 17.9 s 163d, 18.4 x95; Maurice Gatzsch to Louise F Runk & ano, trste Thos F Jeremiah; (A) Chas A Runk, 31 Nassau; Jan1'07; Feb5'18. 5,000

Harrison av (11:3210), ws, 75 n 180th, 75x100; Harrison Av Bldg Co to Chas M Rosenthal, 410 Riverside dr; (A) Lawvrs Title & T Co; Mar19'17; Feb1'18. 7,000

Honeywell av (11:3124), nwc Hornaday pl, 63.4x78 10x62.8x87.11; Philip Kaufman & Son, 1355 Odell, to Van Dyck Estate, a corp'n, 331 Mad av; (A) Moses H Rohfstein, 132 Nassau; Oct18'12; Feb1'18. 8,500

Hughes av (11:3073), ws, 250 s 186th, 25 x87.6; Ermelinda Astorino & Nicolo Capillupi to European Constn Co, 541 E 182; (A) John B M Pennetto; Nov29'12; Feb2'18. 3,000

Nelson av, 26 (9:2512); Isabella Johnston to Martin M Dunn, Pittsburgh, Pa; (A) Title Guar & T Co; Mar27'06; Feb6'18. 4,000

Spruyten Duvvil & Port Morris R R Co (11:2882 & 2886), ws, 150 sw 177th, 200x 382.10 to US Int'l line on es Harlem River x200x401.7; N Y Yacht Launch & Engine Co to Louis F Reed, 57 Reynolds ter, Orange, NJ; (A) L F Reed, 2 Rector; May15'16; Feb1'18. 25,000

Stebbins av (11:2973), ses, 276.5 n 169th, 45x135.4x45x122.10; Gross & Herman, Inc, to Gross & Herbener, a corp'n; (A) D S Edgar, 60 Wall; May1'09; Jan3'18. 7,000

Teller av, 1338 (11:2782); Frank Liss to Title Guar & T Co; Jan2'14; Feb5'18. 2,500

Union av (10:2682), es, 191.6 s 169th, 20 x168.4; Thos R Minnick, 1226 Union av, to Franklin Society for Home Bldg & Sav- ings, 38 Park Row; (A) J H Hennessy, 38 Park Row; June17'14; Feb1'18. 2,000

Vyse av (11:2992), nws, adj land sold by Thos H Walker, to Wm H Ward, 50x 150; Robt Adelmann at sec Westchester & Commonwealth avs, to Eliz Steinmetz, 912 E 182; (A) John A Steinmetz, 1009 E 180; Feb1'12; Feb1'18. 2,500

Vyse av (11:2988), ws, 275 n Jennings, 37.6x100; Cath Meier, 217 E 18, to Frank Meier, 217 E 18; (A) Bernard S Deutsch, 261 Bway; July7'16; Feb1'18. 6,000

Vyse av, 1485 (11:2988); Elizabetha Weber, 3768 Park av, to Hargton Bldg Co, 1478 Vyse av; (A) W J Egan, 258 Bway; Mar10'13; Feb1'18. 6,000

Washington av, 1178-80 (9:2372); Geo Herold, Mt Vernon, NY, to Louis M Ebling, 285 Central Park W; (A) E Cohn, 74 Bway; Oct21'16; Feb4'18. 2,500

Webster av, 2987 (12:3380); Frederic H & Frederic Allen to Title Guar & T Co; (A) John V Sheridan, Williamsbridge, NY; Dec30'09; discharged by court order Feb4'18; Feb4'18. 4,000

Lot 1 (12:3264, 3265, 3266; 13:3402 & 3404); LOTS 2 to 5, 52 & 53, 6 to 8, 9 to 11, 12 to 15, 16 to 19, 44 to 47, 20 to 23, 27 to 29, 30 to 31, 34A & 35A, 39 to 43, 48 to 51, 54A, 64 & 65, 66, 67 & 68, 80, 81 & 82, 83 & 84, 85A & 108A, 84A, 86 & 87, 89 to 95, 98A, 96A & 97, 100 to 104, 105, 108, 109 to 111, 134, 137 & 138 139, 140, 141 & 142, 143 & 144, 145, 147 & 148, 155, 156 to 160, 161, 163 to 165, 166, 167 to 170, 171 to 174, 175, 192 & 193, 194 & 195, 196 & 197, 198 to 201, 202 to 205, 209 & 210, 215 & 231, 216 to 220, 221 to 224 on map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (as-sign 52 mtgs aggregating \$200,722.50, all dated Jan3'18); Feb5'18. nom

Lot 34 (*), map prop W F Duncan; Francesco Romano to Hy C Merritt, 431 E 51; (A) Wm J Merritt, on Wilcox av, Throggs Neck, NY; Feb17'15; Feb5'18. 500

Lots 40 to 42 (*), map St Josephs Orphan Asylum; Hannah Stack to Edgewater Realty Co; (A) Lawyers Title & Mtg Co; July3'06; Feb1'18. 1,932

Lots 48 to 50 (*) blk 35, map Morris Park; John Houston to Morris Park Estates, 25 Broad; (A) Lawyers Title & T Co; July28'13; Feb2'18. 2,200

Lot 208 (*), map Lohbauer Park; Danl V Stewart to Lohbauer Park Impt Co; (A) Lawyers Title & T Co; June18'08; Feb6'18. 361

Lot 229 (*), map 327 lots Hunter Es-tate; Calogero Cascio, 104 W 109, to An-gelo Cascio, 55 McDonald, Bronx; (A) M Macolusa, 237 E 107; Sept5'16; Feb2'18. 2,000

Lots 308 & 309 (18:5383), map bldg lots of W A & H C Mapes, Westchester; Oscar Petzold to Bertha Mapes, 986 E 181; (A) L G Mapes, 1460 Williamsbridge rd; July29'12; Jan3'18. 1,350

Lots 714, 715, 743, 744, 764 to 767 (*), map Gleason prop; Selina H Giguere or Gigrieve, 228 Tremont av E, to Jesse H Clute, 201 W 117; (A) A J Carleton, 76 William; Jan16'15; Feb4'18. 1,000

REAL ESTATE APPRAISALS.

Appell, Jacob.—Dec26'15 (Jan31'18)—21ST ST, 505 W (3:693-30), 26x98.9, 5-sty bk loft; pt fee & leasehold (assessed value) \$10,000, (market value) \$8,000.

10TH AV, 185 (3:693-31), nwc 21st, 24.8x 74, 5-sty bk hotel, pt fee & leasehold, (assessed value) \$25,000, (market value) \$9,000.

10TH AV, 187 (3:693-32), 24.8x74, 4-sty bk tnt & str, \$15,000.

10TH AV, 189 (3:693-33), 24.8x74, 4-sty bk tnt & str, \$15,000.

10TH AV, 191 (3:693-34), 24.8x74, 4-sty bk tnt & str, \$15,000.

10TH AV, 193 (3:693-35), 24.8x100, 4-sty bk tnt & str, \$18,000.

10TH AV, 203 (3:694-31), nwc 22d, 24.8x74, 5-sty bk tnt & str, \$27,000.

10TH AV, 205 (3:694-32), 24.8x74, 5-sty bk tnt & str, \$18,000.

22D ST, 505 W (3:694-30), 26x49.4, 5-sty bk tnt & str, \$12,000.

10TH AV, 207 (3:694-33), 12.4x100, 4-sty bk tnt & str, \$3,500.

10TH AV, 213 (3:694-36), 24.8x100, 4-sty bk tnt & str, \$19,000.

10TH AV, 215 (3:694-37), 24.8x100, 4-sty bk tnt & str, \$18,000.

10TH AV, 217 (3:694-38), 24.8x100, 4-sty bk tnt & str, \$18,000.

10TH AV, 219 (3:694-39) swc 23d (Nos 506-8 W), 24.8x100, 4-sty bk tnt & str, \$50,000.

23D ST, 519 W (3:695-26), 25x98.9, 3-sty bk tnt & str, 1-sty ext (a v) \$24,500, (m v) \$15,000.

23D ST, 509 W (3:695-30), 20x74, 3-sty bk tnt, (a v) \$16,500, (m v) \$12,000.

23D ST, 507 W (3:695-31), 20x74, 3-sty bk tnt, (a v) \$15,500, (m v) \$12,000.

10TH AV, 227 (3:695-36), 24.8x100, 4-sty bk str & lodging house, \$18,000.

22D ST, 493 W (3:720-1), nec 10 av, 15.8x 98.9, 4-sty bk tnt, \$13,500.

22D ST, 489 W (3:720-3), 15.8x98.9, 4-sty bk tnt, \$9,000.

23D ST, 400 W (3:720-47), swc 9 av, 30x 98.9, 6-sty bk str, office & studio bldg, \$52,000.

23D ST, 402 W (3:720-48), 25x98.9, similar bldg, \$27,000.

23D ST, 404 W (3:720-49), 17.3x98.9, 5-sty bk tnt, \$16,500.

23D ST, 406 W (3:720-50), 17.3x98.9, 5-sty bk tnt, \$16,500.

23D ST, 468 W (3:720-81), 22x98.9, 4-sty bk tnt & str, \$18,000.

23D ST, 170 W (3:720-82), sec 10 av, 24x 98.9, 4 & 5-sty bk hotel, \$40,000.

7TH AV, 234 (3:773-45), 19.9x80, 4-sty bk
tnt & str (a v) \$28,500, (m v) \$22,000.
8TH AV, 282 (3:774-2), 24.8x61.6, 4-sty bk
tnt & str, \$20,000.
8TH AV, 938 (4:1027-4), 25x100, 3-sty bk
tnt & str, \$35,000.
Lanthier, Jeannette.—Mar24'17 (Jan30'18)
—29TH ST, 149-51 E (3:885-39-40), 2
lots, each 12.6x98.9, 2-4-sty & b stn
dwgs, each \$10,500.
Pfrierder, Remigius.—June17'16 (Jan30'18)
—153D ST, 528 W (7:2084-49), 25x99.11,
5-sty bk tnt, \$28,000.

ADDITIONAL SALES OF WEEK.

Except where otherwise stated, the properties
offered were in foreclosure. Adjournments
of legal sales to next week are noted under
Advised Legal Sales.

*Indicates that the property described was
bid in for the plaintiff's account.

Manhattan.

The following is the complete list
of property sold, withdrawn or ad-
journing during the week ending Feb.
8, 1918, at the New York Real Estate
Salesrooms.

JOSEPH P. DAY.

Monroe st, 266 (*), ss, 100 w Jackson,
25x87.6x25x89.4, 6-sty bk tnt & str; due,
\$25,517.57; T&c, \$990.35; Nannie S Vander-
pool et al. 19,000
88TH st, 45 E (*), nec Mad av (No 1225),
36.8x100.8, 6-sty bk tnt & str; due, \$84-
876.78; T&c, \$3,266.98; Seamen's Bank for
Savgs in City N Y. 80,000
99TH st, 222 E (*), ss, 335 e 3 av, 25x
100.11, 5-sty bk tnt; due, \$9,091.11; T&c,
\$—; sub to mtg \$10,000; Henry Walz. 14,000

118TH st E (*), ns, 160 e 5 av, 50x100.11,
vacant; due, \$15,369.07; T&c, \$181.80; Meta
Malchow. 12,000

121ST st, 57 E, ns, 229.6 w Park av, 18x
100.11, 3-sty & b bk dwg; due, \$9,142.61;
T&c, \$186.70; F C Bernhard. 8,000

121ST st, 231 (*), ns, 400 w 7 av, 25x
100.11, 5-sty bk tnt; due, \$22,107.59; T&c,
\$946.20; General Synod of the Reformed
Church in America. 15,000

125TH st, 332 E (*), ss, 375 e 2 av, runs
s150xne30.2x33x66"x100xw25.6 to beg, 6-
sty bk tnt & str; due, \$31,124.99; T&c,
\$876.83; Bway Savgs Instn of City N Y. 20,000

130TH st, 28 E, ss, 91.10 w Mad av, 18.1x
99.11, 3-sty & b stn dwg; re-advised for
Feb20. 12,000

132D st, 14 E, ss, 240 e 5 av, 30x99.11, 5-
sty bk tnt; due, \$17,194.51; T&c, \$757.50;
withdrawn. 25,000

Old Broadway, 37-9 (2340-2) (*), es, 85
s 130th, 40.1x100.1, 6-sty bk tnt & str; due,
\$—; Albany Savgs Bank. 33,000

HENRY BRADY.

Arden st (*), ss, 125 w Sherman av, 225
x80, vacant; due, \$17,689.10; Walter A
Burke, exr, et al. 22,000

Chrystie st, 157, ws, 75.9 n Delancey, 24x
125.10x25x126.6, 5-sty bk tnt; due, \$13-
586.97; T&c, \$3,435.22; Robert E Barry. 17,035

Delancey st, 204 (*), ns, 75 e Ridge, 25x
100, 5-sty bk tnt & str; due, \$26,555.42; T
&c, \$1,125.60; German Savings Bank in
City N Y. 25,000

Front st 25-7 (*), sec Broad (Nos 113-
5), runs s62.7x68x8x7x7x14.6xw86.11 to
beg, 2-4-sty bk tnts & str on cor & 4-sty bk
loft bldg; due, \$65,773.89; T&c, \$5,921.75;
Chas H Phelps. 50,000

Pearl st, 297 (*), ns, 135.8 e Beekman,
runs n102.4x12.10x59.3x8.3x42.9xw17.10
to beg, 5-sty bk loft & str bldg; due, \$15-
242.37; T&c, \$420; Jennie O Clenighen et
al. 10,000

4TH st, 97 E (*), ns, 150 e 2 av, 25x96.2,
5-sty bk tnt & str; due, \$28,307.93; T&c,
\$801.68; Bankers Trust Co. 10,000

9TH st, 700-4 E, sec Av C (Nos 140-2), 83
x40.8, 6-sty bk tnt & str; adj to Feb20. 17,000

14TH st, 422 E (*), ss, 294 e 1 av, 25x
103.3, 5-sty bk tnt & str; due, \$20,956.94;
T&c, \$545.23; Lawyers Mtg Co. 20,000

132D st, 70 W (*), ss, 672.6 w 5 av, 18.9x
99.11, 3-sty & b fr dwg; due, \$5,531.77; T&c,
\$228.50; Josephine M Ros. 3,800

Lexington av, 1900-20 (*), nwc 118th
(Nos 135-7), 90x40, 7-sty bk tnt & str;
due, \$57,989.94; T&c, \$1,788.76; German Sav-
ings Bank in City N Y. 55,000

Naegele av (*), ns, 300 w Elwood, 100x
178.10x130.5x262.7, vacant; due, \$17,101.56;
T&c, \$2,124.89; Victoria Duffy. 14,700

St Nicholas av, 1124-30, es, 26.2 n 166th,
runs nw78.7x84.1x55.0x66.5x25xw65.6 to
beg, 2-sty bk office & str bldg; due, \$54-
986.98; T&c, \$1,466.95; 37 W 19th St Realty
Co. 57,100

3D av, 1759 (*), es, 75.9 s 98th, 25x83.9,
5-sty stn tnt & str; due, \$17,839.83; T
&c, \$682; N Y Life Ins & Trust Co, trste. 17,000

SAMUEL MARX.

130TH ST, 37 W (*), ns, 135 e Lenox av,
20x99.11, 4-sty & b stn dwg; due, \$13-
015.91; T&c, \$151.50; Emigrant Indust
Savings Bank. 10,000

HERBERT A. SHERMAN.

Monroe st, 93 (*), ns, 185 e Pike, 25x
100, 5-sty bk tnt & str & 4-sty bk rear
tnts; due, \$20,261.92; T&c, \$900; Herman
Gothelf. 15,000

Total \$527,635
Corresponding week, 1917..... 443,475
Jan. 1, 1918, to date..... 4,481,841
Corresponding period, 1917..... 3,680,221

Bronx.

The following are the sales that
have taken place during the week
ending Feb. 8, 1918, at the Bronx
Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

Fairmount av, ns, 30.6 w Valentine av,
75x100; due, \$1,205.52; T&c, \$114.18; Ra-
phael J Smyth. 1,550

HENRY BRADY.

Anthony av (*), swc Prospect pl, runs s
95xw185 to Clay av nx75xe92.6xn20xe92.6
to beg, 1-sty fr stable & vacant; due, \$9-
192.16; T&c, \$2,717.41; Henry Schneider,
exr. 8,000

JAMES J. DONOVAN.

Washington av, 1967, ws, 82 n 178th, runs
w88.1xn27xw50xn4xe137.11xs31 to beg, 2-
sty & b fr dwg; adj Feb20. —

GEORGE PRICE.

Halperin st, 2627 (*), ns, 100 w Blondell
av, 25x100; due, \$4,055.78; T&c, \$745.72;
Poughkeepsie Trust Co. 2,500

Halperin st, 2625 (*), ns, 125 w Blon-
dell av, 25x100; due, \$3,872.18; T&c, \$741.07;
Poughkeepsie Trust Co. 2,500

Glebe av, 2515 & 2517 (*), ns, 132.4 e St
Peters av, 59.10x140.1x59.11x141.11; due, \$3-
545.32; T&c, \$1,757.58; Poughkeepsie Trust
Co. 2,500

ARTHUR C. SHERIDAN.

Washington av, 2250 (*), es, 73.2 n Flet-
cher, 37.6x73.4x36x79.11, 5-sty bk tnt; due,
\$20,872.32; T&c, \$900; Eugenia K Davis. 21,500

Washington av, 2254 (*), es, 109.9 n
Fletcher, 40.7x66.1x40x73.4, 5-sty bk tnt;
due, \$20,879.86; T&c, \$900; Eugenia K
Davis. 21,000

SAMUEL MARX.

Forest av, 801 (*), nwc 158th (No 727),
100x87.6, 6-sty bk tnt & str; due, \$97-
933.51; T&c, \$1,185.60; Brooklyn Savings
Bank. 94,000

Total \$153,550
Corresponding week, 1917..... 227,500
Jan. 1, 1918, to date..... 597,680
Corresponding period, 1917..... 1,488,225

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the
second that of the Defendant. (A) means
Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales
for Manhattan to be held at the Real
Estate Salesrooms, 14 and 16 Vesey
Street, unless otherwise stated:

FEB. 9.

No Legal Sales advertised for this day.

FEB. 11.

MADISON ST, 353, ns, 192 e Scammel, 24x96,
5-sty bk tnt & str; Mary R Lewis—Jacob
Kurzman et al; Daly, Hoyt & Mason (A), 15
William; H Joseph (R); due, \$19,626.01;
T&c, \$442.50; Bryan L Kennelly.

VARICK ST, 28, es, 25 n Beach, 25x60, vacant;
Anna A Quast—Peter H McArdle et al; Rabe
& Keller (A), 258 Bway; Edw J Martin (R);
due, \$19,062.76; T&c, \$1,625.47; Samuel Gold-
sticker.

FEB. 12.

No Legal Sales advertised for this day.

FEB. 13.

MONROE ST, 76, ss, 84.10 w Pike, 24.8x82.3x
25x82.1, 6-sty bk tnt & str; Walter F Kings-
land—Beni J Weil et al; Frederic F de Rham
(A), 44 Wall; Phoenix Ingraham (R); due,
\$23,405.99; T&c, \$1,040.90; Henry Brady.

9TH ST, 209 E, ns, 164.6 e 3 av, 24.6x100.11,
5-sty bk tnt; Esbert G March et al, trste—
Davis Berkman et al; Daly, Hoyt & Mason
(A), 15 William; Jonah J Goldstein (R); due,
\$14,101.37; T&c, \$445.50; Samuel Marx.

BROADWAY, 1730-4, nec 55th (No 213), 75.4x
138.7x82.1x121.1, 11-sty bk tnt; Max Loewen-
thal—Derwent Realty Corp et al; Milton
Damman (A), 61 Bway; Francis X Sullivan
(R); due, \$37,406.76; T&c, \$—; Joseph P
Day.

RIVERSIDE DR, 415, es, 50.11 s 114th, 25.9x
93.4x25x99.8, 5-sty & b stn dwg; Bklyn Savgs
Bank—Wm C Savage et al; Schenck & Pun-
nett (A), 84 William; Timothy Daly (R);
due, \$31,650.95; T&c, \$4,821.20; Henry Brady.

6TH AV, 614, nec 46th (Nos 73-7), runs n24.9x
50.10xn25.11xe39.8x50.8xw90.6 to beg, 5-sty bk
tnt & str & 2-4-sty stn tnts & str; 6TH AV,
818, es, 49.2 n 46th, 20.1x91.10, 4-sty stn tnt
& str; Thos H Kelly—Philip A Fitzpatrick
et al; Gillespie & O'Connor (R); due, \$8-
115.44; T&c, \$5,474.65; Henry Brady.

FEB. 14.

CHRISTIE ST, 118, es, 75.5 s Broome, 25x100;
5-sty bk tnt & str; Albert G Morganstern—
Delancey Holding Co et al; Wolf & Kohn (A),
203 Bway; Jno H Rogan (R); due, \$23-
724.18; T&c, \$250; Joseph P Day.

16TH ST, 423 W, ns, 275.2 w 9 av, 24.11x92, 5-
sty bk tnt & str; Jeanette F Bonner—Robt
H E Elliott et al; Shiland & Hedges (A), 149
Bway; Jno H Rogan (R); due, \$15,105.28;
T&c, \$677.09; L J Phillips & Co.

49TH ST, 500 W, ns, 150 w 10 av, 25x100.5, 4-
sty stn tnt; Susan Pringle—Bridget Smith et
al; Chalmers Wood (A), 45 Cedar; Chas L
Cohn (R); due, \$12,739.48; T&c, \$600; Joseph
& Co.

60TH ST, 246 W, ss, 200 e West End av, 25x
100.5, vacant; Adele Kneeland, extrs, &c—
246 West 60th St Corp et al; Henry L Bogert
(A), 99 Nassau; Abr Oberstein (R); due, \$5-
517.08; T&c, \$121.20; Joseph P Day.

87TH ST, 131 W, ns, 525 e Amst av, 16.8x100.8,
3-sty & b stn dwg; City Real Estate Co—
Mary A Maxcy et al; Allen & Sabine (A), 55
Liberty; Nicholas F Walsh (R); due, \$16-
519.10; T&c, \$985.50; Henry Brady.

101ST ST, 230 E, ss, 175 w 1 av, 25x100.11, 6-
sty bk tnt; Jacob Kotteck et al, exrs—Max

Wachsman et al; Sampson H Schwarz (A), 15
John; Chas E Lydecker (R); due, \$20-
734.58; T&c, \$948.30; Joseph P Day.
LEXINGTON AV, 367, es, 59.5 s 41st, 19.8x75,
3-sty stn tnt & str; Forrest Raynor et al—
Anna E McColgan et al; Chalmers Wood (A),
45 Cedar; Jos L Prager (R); due, \$24,401.00;
T&c, \$750; Joseph & Co.

FEB. 15.

RIDGE ST, 93, ws, 72.11 s Rivington, 30x50.7,
5-sty bk tnt & str; Caroline T Kissel—Meyer
Greenberg et al; Frank L Crocker (A), 5
Nassau; Israel H Zinovoy (R); due, \$20-
572.01; T&c, \$550.00; Samuel Marx.

FEB. 16 & 18.

No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales
for Bronx, to be held at the Real Estate
Salesrooms, 3208-10 3d Avenue, unless
otherwise stated:

FEB. 9 & 11.

No Legal Sales Advertised for these days.

FEB. 12.

No Legal Sales advertised for this day.

FEB. 13.

FOX ST, 888, es, 193.9 s Barretto, 43.9x105, 5-
sty bk tnt; Henry Morgenthau Co—173d St
Impvt Co, et al; Simon T Stern (A), 41 Park
Row; Harold H Straus (R); due, \$7,732.04;
T&c, \$—; sub to 1st mtg \$33,000; Joseph
& Co.

FOX ST, 890, es, 150 s Barretto, 43.9x105, 5-
sty bk tnt; Henry Morgenthau Co—173d St Impvt
Co et al; Simon T Stern (A), 41 Park Row;
David L Podell (R); due, \$7,736.89; T&c,
\$—; sub to 1st mtg \$33,000; Joseph & Co.

PARKER ST, 1656, es, — s Castle Hill av, 25x
90; Mary A Palmer—Maria Vinciguerra et
al; Hieronimus A Herold (A), 45 John;
Morris Frank (R); due, \$5,817.42; T&c, \$155;
James J Donovan.

158TH ST, 651-5 E, nec Cauldwell av (No 800),
55x74.11, 3-3-sty fr tnts; N Y Title & Mtg
Co—Lyttle Constn Co, Inc, et al; Henry M
Belling, Jr (A), 135 Bway; Douglas
Mathewson (R); due, \$17,263.44; T&c,
\$529.84; Chas A Berrian.

168TH ST, E, nwc Fulton av, runs n41.8xw
111.11xn87xw60xn50xw176 to 3 av xsl76.4xe337
to beg, vacant; Blanche B Neukirch—Elm
Holding Co, Inc; Carns, Leventritt & Goetz
(A), 128 Bway; Julius D Tobias (R); due,
\$30,270.38; T&c, \$24.25; Joseph & Co.

BOSION RD, 1441, ns, 91 e Prospect av, 26.6x
130, 6-sty bk tnt & str; Geo McK Brown et
al, exrs—Jos Kleiner et al; Stewart & Shearer
(A), 45 Wall; Geo Ludwig (R); due, \$26-
733.69; T&c, \$790.80; George Price.

BROOK AV, 548, es, 25 s 150th, 25x100, 5-sty bk
tnt & str; Irving Trust Co, trste—David
Lazar et al; Breed, Abbott & Morgan (A), 32
Liberty; Thos Gilleran (R); due, \$17,371.11;
T&c, \$548; Henry Brady.

FORDHAM RD, swc Crotona av, 52.1x204.7x
81.3x200.4, vacant; N Y Title & Mtg Co—
Jefferson M Levy et al; Morris A Hulett (A),
135 Bway; Wm G Keir (R); due, \$9,654.32;
T&c, \$156; James J Donovan.

SHERIDAN AV, 1046, es, 49 n 165th, 40x100, 5-
sty bk tnt, 135 Bway Holding Corp—Chas T
Streeter Constn Co et al; Action 1; Henry M
Belling, Jr (A), 135 Bway; Henry F Miller
(R); due, \$15,217.94; T&c, \$260.48; Joseph
P Day.

SHERIDAN AV, 1042, nec 165th, 49x100x54.7x
100.2, 5-sty bk tnt; same—same; Action 2;
same (A); same (R); due, \$22,562.52; T&c,
\$260.48; Joseph P Day.

SHERIDAN AV, 1050, es, 89 n 165th, 40x100,
5-sty bk tnt; same—same; Action 3; same
(A); same (R); due, \$15,203.16; T&c,
\$385.28; Joseph P Day.

SHERIDAN AV, 1054, es, 129 n 165th, 40x100,
5-sty bk tnt; same—same; Action 4; same
(A); same (R); due, \$15,205.26; T&c,
\$156.48; Joseph P Day.

VILLA AV, 3173-9, ws, 188.4 s Van Cortlandt
av, 100x100, 2-5-sty bk tnts & str; N Y Title
& Mtg Co—Aloha Realty Co et al; Henry M
Belling, Jr (A), 135 Bway; Wm Bondy
(R); due, \$21,941.47; T&c, \$—; Arthur C
Sheridan.

FEB. 14.

**SUMMIT PL, ns, 82.1 w Kingsbridge ter, 25x
95**, vacant; City of N Y—Geo Petri et al;
Wm P Burr (A), Municipal Bldg; Ralph H
Sturges (R); due, \$2,184.00; T&c, \$387.55;
Joseph P Day.

BOSTON RD, 2119-25, ws, 61.4 n 180th, runs w
81.9xn3xw4xn35xw71.11xn32.7x152.8x s 71.4 to
beg, 1 & 2-sty bk str & offices; N Y Trust Co,
trste—Ralph Milite et al; Merrill, Rogers &
Terry (A), 100 Bway; Miel B McHugh (R);
due, \$52,333.81; T&c, \$1,177; Henry Brady.

GRAND AV, 2053, ws, 310 s 180th, 20x100, 3-
sty & b bk tnt; Wm B Storer, trste, &c—Anna
Grandt et al; Crook & Carney (A), 93 Nas-
sau; Ely Neumann (R); due, \$7,635.36; T&c,
\$625; Joseph P Day.

MORRIS AV, swc 183d (Nos 60-72), 43.1x106.9x
43x107.5, 6-sty bk tnt & str; Catello Cava-
liere—183d St & Morris Av Corp et al; Max
Miller (A), 135 Bway; Jno A McEveety (R);
due, \$3,183.20; T&c, \$375.00; Joseph P Day.

FEB. 15.

ROGERS PL, 986, es, 17.5 s 165th, 30x78.11x
23.9x74.1, 1-sty fr dwg & 2-sty fr rear bldg;
A Starr Best et al—Jos M Markham et al;
Arrowsmith & Dunn, 261 Bway; Edw J Dun-
phy (R); due, \$2,337.26; T&c, \$78; Henry
Brady.

FEB. 16 & 18.

EXINGTON AV, nec 119th, 63.2x60xirreg; also PARK AV, 1807-13; also 152D ST, ns, 25 w Wales av, 25x101.5x irreg; Jas A Trowbridge—Dennis J McCarthy et al; M A Hulet (A).

FEB. 4.
KINGSTON ST, ss, 25.7 w Ridge, 25x72.11; Josephine Regnault—Mollie Gross et al; O J Kalt (A).

FEB. 5.
KING ST, 118; City Real Estate Co—Jacob Adler et al; amended; H Swain (A).

11TH ST, 150 W; David J Stein—Amelia Voss et al; H M Fleteau (A).

11TH ST, 307 W; City Real Estate Co—Delta Holding Corp et al; H Swain (A).

FEB. 6.
11TH ST, 325 W; Louis S Brush—Henry G Trevor et al; W C Orr (A).

12D ST, 330 E; Lincoln Trust Co—Louis H Strouse, trustee, &c; Middlebrook & Borland (A).

17TH ST, 226 E; Metropolitan Savgs Bank—Emil Ott et al; A S & W Hutchins (A).

19TH ST, ns, 118.1 e 8 av, 19x99.11; Equitable Life Assur Soc of U S—Gertrude E Ford et al; Alexander & Green (A).

FEB. 7.
ANK ST, 124; Mutual Life Ins Co of N Y—Jas H Newhan et al; F L Allen (A).

ERGER ST, 153; City Real Estate Co—Ida B Cook et al; H Swain (A).

PRING ST, 150; Metropolitan Savgs Bank—Spring Holding Co, Inc, et al; A S & W Hutchins (A).

TH AV, ws, 25.11 n 118th, 25x100; Frederic de P Poster et al—Mary Foley et al; W A Alcock (A).

11TH ST, 104-6 W; Robt Grant—104 & 106 W 40th St Corp et al; J J Baker (A).

14TH ST, ns, 175 w 1 av, 150x200.10, & 45TH ST, ns, 141 w 1 av, 150x100.5; Metropolitan Life Ins Co—Fred Opperman, Jr, Bwg Co et al; Butcher, Tanner & Foster (A).

11TH ST, 432 E; Mary Peroutka—Frank Beck et al; Arnstein & Levy (A).

11TH ST, ss, 360 w Central Park W, 40x100.11; Susan D Griffith—Chas Friedman et al; Duer, Strong & Whitehead (A).

V AV, 287-9, & 18TH ST, 438-42 E; Robt Graves et al—Semplice Saviano et al; Middlebrook & Borland (A).

ARK AV, swc 107th, 25x75.11; Agnes Stewart—Albert Tschipke et al; Dean, Tracy & McBaron (A).

FEB. 8.
6TH ST, 601 E; Theresa E McGoldrick—Selma Alexander; J H Fluery (A).

Bronx.
68TH ST, sec Park av, 150x195; Robt F Russell—Universal Ice Mfg Co, Inc; A J Appell (A).

FEB. 2.
80TH ST, ns, 132.1 w Prospect av, 66.8x135.2; Saml Danson—Melrose Plumbing Corp et al; M A Rabinovitch (A).

UNIVERSITY AV, nws, 100.6 ne 174th, 82.4x 100; Lees Tract Corp—B F Constn Co, Inc, et al; Stoddard & Mark (A).

D AV, ws, 130 s 183d, 85x122.9; Eliz DuBois—Julius Joseph et al; Young, Seacord & Ritchy (A).

LOT 577, map of Seton Homestead; Mary Keenan—Emily F Marrin et al; R Kelly (A).

FEB. 4.
BROOK AV, es, 110.4 n 164th, 27.5x102.2; Bankers' Trust Co as trstes—Annie Federman et al; White & Case (A).

FEB. 5.
No Foreclosure Suits filed this day.

FEB. 6.
65TH ST, nwc Sherman av, 100x100.1; Frederic Ashton de Peyster et al—Isabella M Meeks et al; Morris & McVeigh (A).

CAULDWELL AV, 717; also CAULDWELL AV, 715; Anna L Allen—Adolf Alper et al; M Cukor (A).

SHERMAN AV, ws, 180.2 n 165th, 75x100; Frederic Ashton de Peyster et al—Isabella M Meeks et al; Morris & McVeigh (A).

SHERMAN AV, ws, 105.2 n 165th, 75x100; same—same; same (A).

SHERMAN AV, ws, 255.2 n 165th, 100x103.9; same—same; same (A).

LOT A (with house), map of Wilton Town of Morrisania; Lewis Spencer Morris et al as exrs—Jacob Hirsch et al; Morris & McVeigh (A).

FEB. 7.
162D ST, swe Anderson av, 100x115.9; Margt Ann Gants—Geo A Meckes et al; Todd & St John (A).

OGDEN AV, 950; Thos H Reynolds—Geo A Meckes et al; Todd & St John (A).

FOREST AV, ws, 52.6 s 165th, 54x87; Eagle Savgs & Loan Co—Jas Morrison et al; Latson & Tambllyn (A).

SOUTHERN BLVD, swc 173d, 77.6x100; Alpeiano Realty & Constn Co, Inc—Chas J O'Reilly; A Lipton (A).

JUDGMENTS IN FORECLOSURE SUITS.
The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.
JAN. 31.
83D ST, ss, 133 w Central Park W, 15x102.2; N Y Trust Co—Alex A Tausky; Merrill, Rogers & Terry (A); Wm Bondy (R); due.....16,780.38

145TH ST, 468 W; Geo G Baker—Laura D C Wallin; Hooker I Coggeshall (A); Isaac Cohen (R); due. 3,077.50

FEB. 1.
132D ST, 33 W; Mabelle L Burras—Margt A Barker; Middlebrook & Borland (A); Chas H Griffith (R); due. 4,138.89

7TH AV, ws, 74.1 s 36th, 40.8x100; Chas May et al—7th Av Development Corp; Baldwin & May (A); Wm P Maloney (R); due.....87,819.53

FEB. 2.
No Judgments in Foreclosure Suits filed this day.

FEB. 4.
SUFFOLK ST, 55; Henry Burden—Louis Tanz et al; Cary & Carroll (A); Mathias L Connes (R); due...19,814.91

FEB. 5.
LEXINGTON AV, 77; Johanna McManus—Michl D Ryan; Henry S Cook (A); Jos Steinberg (R); due.....31,183.33

FEB. 6.
145TH ST, ss, 95.4 e Amsterdam av, 17.4 x99.11; Lincoln Trust Co—Laura D C Wallin; Bowers & Gerard (A); Jos E Davidson (R); due.....14,187.01

3D AV, es, 78.5 n 27th, 20.4x70; Chas Dorn—Emma Kantler; Jacob J Dorn (A); Archibald E Baxter (R); due.. 2,625.00

Bronx.
FEB. 1.
POPLAR ST, ss, at intersec ns Bear Swamp rd, 79.8x114.5; Mary B Cash—Eliz A Clancy et al; H Swain (A); J A Sullivan (R); due. 3,194.00

FEB. 2.
No Judgments in Foreclosure Suits filed this day.

FEB. 4.
No Judgments in Foreclosure Suits filed this day.

FEB. 5.
LOT 558, map of Wakefield, 24th Ward; Peter Duncan—Saml Harvey et al; E L Brisach (A); T F Turley (R); due. 2,450.77

FEB. 6.
3D AV, ws, 263.9 n 174th, 53.4x108.5; Wm P Willis, as exr—Hugo D Rosendorf et al; H Swain (A); M N Delagi (R); due. 8,035.63

3D AV, ws, 155.1 n 174th, 54.4x116.8; City Real Estate Co—Hugo D Rosendorf et al; H Swain (A); H B Goodstein (R); due..... 8,035.63

3D AV, ws, 155.1 n 174th, 54.4x115; City Real Estate Co—Hugo D Rosendorf et al; H Swain (A); H B Goodstein (R); due. 5,288.13

3D AV, ws, 209.5 n 174th, 54.4x115; City Real Estate Co—Hugo D Rosendorf et al; H Swain (A); H B Goodstein (R); due. 8,035.63

FEB. 7.
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.
The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.
FEB. 2.
No Lis Pendens filed this day.

FEB. 4.
78TH ST, 304 E; Annie L Demorest—Hungarian Brotherly Love Benevolent Society et al; action to foreclose transfer of tax lien; C H Schwartzman (A).

102D ST, 101 E; Annie L Demorest—Abr Herbst et al; action to foreclose transfer of tax lien; C H Schwartzman (A).

129TH ST, 112 E; Annie L Demorest—Jno T Mulhall et al; action to foreclose transfer of tax lien; C H Schwartzman (A).

131ST ST, 30 E; Annie L Demorest—Mary F McNamara et al; action to foreclose transfer of tax lien; C H Schwartzman (A).

2D AV, 1080; Dora Mendovitz—Jas Biard et al; action to foreclose transfer of tax lien; C H Schwartzman (A).

2D AV, 2208; Dora Mendlovitz—Biagio Permetti et al; action to foreclose transfer of tax lien; C H Schwartzman (A).

3D AV, es, 24.11 s 126th, 25x80; Annie L Demorest—Eliz Elkus et al; action to foreclose transfer of tax lien; C H Schwartzman (A).

5TH AV, 1345; Herman Weinstock—Goodman Spielholz et al; notice of attachment; P M Crandell (A).

TAX LIEN 846, Sec 6, blk 1659; Annie L Demorest—Clergymen's Retiring Fund Society of the Protestant Episcopal Church in the U S; action to foreclose transfer of tax lien; C H Schwartzman (A).

FEB. 5.
118TH ST, 331 E; Municipal Liens Co—Elizabeth Kirker et al; action to transfer of tax lien; E C Smith (A).

138TH ST, ss, 95 e Audubon av, 87.6x95; Marcus E Cummings—Charlemont Bldg Corp; action to foreclose mechanic's lien; M B Rich (A).

FEB. 6.
10TH ST, 208 E; Thos Larkin—Michl J Larkin, exr, et al; action to determine ½ interest, &c; L G Ginn (A).

3D AV, 2364-72; Chas W Armour—Wm T Minor et al; action to construe will, &c; Hamilton, Gregory & Freeman (A).

FEB. 7.
72D ST, 125 W; Albert S Aronstein—Edgar O Aronstein et al; partition; T A Leary (A).

5TH AV, nec 128th, 24.11x80; Wm T Minor—Chas W Armour; notice of attachment; Strong, Smith & Strong (A).

212TH ST, 43, bet 9th av & Harlem River, Lots 38, 42, & 43; Rosa Schlessner—Jas A Lynch et al; action to foreclose three tax liens; E Jacobs (A).

FEB. 8.
No Lis Pendens filed this day.

Bronx.
FEB. 1.
No Lis Pendens filed this day.

FEB. 2.
ST ANNS AV, es, 296.7 n Westchester av, 25.1x 58.2; also MANIDA ST, sec Randall av, 100x 100; also 157TH ST, nwc Cortlandt av, 26.5x 98; Mary Keck—Anna Dressel et al; action to declare conveyance void; L S Schlechter (A).

FEB. 4.
No Lis Pendens filed this day.

FEB. 5.
No Lis Pendens filed this day.

FEB. 6.
No Lis Pendens filed this day.

FEB. 7.
148TH ST, 369 E; Lena Messenkopf—Crotona Realty Co et al; partition suit; G Ludwig (A).

FORDHAM RD, es, 49.6 w Kingsbridge rd, 49.5x 97.5; Giuseppe Cosenza—Thos M McCarthy et al; action to register & confirm title; Reeves & Todd (A).

MECHANICS' LIENS.
First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.
FEB. 2.
30TH ST, 254 W; Chas M Pine—Wm G & Sarah Schmittberger (13)..... 7.25

77TH ST, 219-33 W; Edw S Klausner—Morris & McVeigh, 77th St Realty Corp & Plaza Contracting Co (14), 2,445.00

BROADWAY, nwc 155th, 99.11x125; Pittsburgh Plate Glass Co—Board of Trstes of the American Indian Heye Foundation & Jno Clark Udall, Inc (12). 500.00

FEB. 4.
EXTERIOR ST, es, opp E 19th st pier, 40x500; Globe Sash & Door Co—O H Perry & Son & Clark & Appelman (18)..... 182.26

77TH ST, 209-23 W; Philip Goldfarb 77th St Realty Corp & Plaza Contracting Co (15)..... 3,699.76

80TH ST, 529-33 E; Clark & Appelman—Fleischmann Vehicle Co (17)..... 6,396.56

BROADWAY, nwc 155th, 99x125; Howell, Field & Goddard, Inc—Museum of American Indian, Heye Foundation & Jno Clark Udall, Inc (16)..... 480.50

FEB. 5.
49TH ST, 43 E; Philip Reilly—Emil C Meulenbergh; Munson G Shaw (renewal 19)..... 54.50

FEB. 6.
15TH ST, 7 E; Canton Steel Ceiling Co—Society of the Commonwealth Center, Inc, & Clark & Appelman (22)..... 90.00

29TH ST, 29-37 W; S Walter Katz et al—White Est & Altman Ests, Inc (20)..... 100.00

77TH ST, 219-23 W; Giuseppe Cassano 77th St Realty Corp, Inc, & Plaza Contracting Co, Inc (27)..... 112.00

98TH ST, 204 E; Morris Schwartz—Ida Rothstein & Nathan Bloom (25)..... 112.60

128TH ST, 305-7 W; Leib Zimmerman—Geo Heilein & Plaza Contracting Co, Inc (21)..... 162.44

AUDUBON AV, 321-5; Loura A Mooney—Heilmer & Wolf & Jno Garlucci (24)..... 35.00

BOWERY, 46-8; Danl Santoro—Est of Wm Kramer et al (26)..... 310.00

FEB. 7.
BLEECKER ST, 216-26; Alessandro Guastalla—Henry L Meyer et al; Sebastiano Tomasulo (35)..... 313.50

SHERIDAN SQ, 3; Louis Fishman—Michl Halloran; Robt J Rofrano & F Savignano (28)..... 913.68

49TH ST, 48 E; Elshen Weiskopf Co, Inc—Margt D W Williams; Leigh L Williams (29)..... 332.00

54TH ST, 212 to 216 E; Plaza Cont Co—Crescent Star Realty Co (30)..... 4,276.00

57TH ST, 563 W; Herman Grandis—Kath F Reynard; Regina Neiderman (33)..... 85.00

63D ST, 106 to 110 W; Plaza Cont Co—Wm W Wheeler (31)..... 9,150.00

77TH ST, 219 to 223 W; Plaza Cont Co—77th St Realty Corp (32)..... 21,420.00

WADSWORTH AV, 130; Morris Watkin—Bristol Realty Co (34)..... 565.65

FEB. 8.
EXTERIOR ST, es, opp end of E 19th, 40x500; Anness & Potter Fire Clay Co—O H Perry & Son & Clark & Appelman (39)..... 101.71

WASHINGTON ST, nwc Morris, 42.2x 43.9; Colonial Sand & Stone Co, Inc—Geo G DeWitt, Mary P Goelet & Geo L Hiltl Co (43)..... 162.84

12TH ST, 607 E; Hyman Goldberg—Marie L Burger (40)..... 48.00

54TH ST, 212-6 E; Louis Kirschbaum—Jacob Hoffman Brewing Co & Plaza Contracting Co (38)..... 92.00

65TH ST, 13 E; Sol Moskowitz et al—Belle Hazen Realty Co, Inc, et al; renewal (41)..... 1,720.00

SAME PROP; Friedman Marble & Slate Works—same; renewal (42).... 1,047.50

80TH ST, ns, 148 w East End av, 74.10x102; Anness & Potter Fire Clay Co—Fleischman Vehicle Co & Clark & Appelman (38)..... 119.76

113TH ST, 209 E; Sam Shleman—Koppel Goldhaber (37)..... 36.00

Bronx.

FEB. 1.
SHAKESPEARE AV, 1277; Bournonville Welding Co.—Peerless American Products Co, Donato Picciolo (1).... 184.00

FEB. 2.
GRAND CONCOURSE & BLVD, swc 197th, 100.1x96.6; Muggers Iron Works—Lemarac Realty Corp & Jos Kuzman; renewal (2)..... 1,250.00
JEROME AV, 1942; Sterling Ceiling & Lathing Co—W K Hedwig, Corporate Mtg Co & W K Hedwig (3)..... 115.00

FEB. 4.
MORRIS AV, swc Cameron pl, 89x 101.4; Hauck & McGloin—Kerry Bldg Co, Inc; Kerry Bldg Co, Inc; Mary A Kastner, pres (4)..... 186.40

FEB. 5.
No Mechanics' Liens filed this day.

FEB. 6.
No Mechanics' Liens filed this day.

FEB. 7.
JACKSON AV, es, intersec nws Westchester av, 99.9x117.5; Genl Elevator Co—Wm Peters; Wecaw & Co, Inc (5)..... 1,365.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lignor; the second that of the Owner or Lessee; and the third that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 2.
116TH St, 115-37 W; Susan Lewis—Lustgarten Co, Inc, et al; Sept6'17.. 273.07

FEB. 4.
No Satisfied Mechanics Liens filed this day.

FEB. 5.
19TH ST, 205-9 W; Rockwood Sprinkler Co of Mass—Wyanoke Realty Co et al; Aug20'13..... 2,150.00
22D ST, 261 to 265 W; Jno La Spina Stone Co, Inc—Max Gold et al; Apr 11'17..... 50.00

SAME PROP; Artile Mfg Co—Gold Theatre Corp et al; April17'17..... 225.00
45TH ST, 7-11 W; Michelman & Gordon Iron Works—Brett & Good Co et al; Dec15'17..... 126.25

68TH ST, 419 E; Jos Friedlander—Emaness Holding Co et al; July 21'17..... 91.80
68TH ST, 417 E; same—same; July 21'17..... 120.90

FEB. 6.
RENWICK ST, 34-6; Hudson Wood Working Co—Jno White et al; May 19'17..... 70.91

19TH ST, 205-9 W; P J Duroan, Inc—Wyanok Realty Co et al; Aug20'13, AV A, 361-73; Eagle Concrete Arch Engineering Co—Mid-Crosstown Ry Co et al; Jan28'15..... 1,965.8.

Broadway, 1568; Max Siegel, Inc—Lloyd Realty Co et al; Jan2'18.... 506.64

FEB. 7.
No Satisfied Mechanics' Liens filed this day.

FEB. 8.
WASHINGTON PL, 77; M R Flooring Co—Pequabuck Realty Corp et al; Nov20'17..... 243.18

4TH ST, 31-5 E; E Christensen, Inc—Annie M Grossman et al; Jan26'10, 19TH ST, 205-9 W; Hermann & Grace Co—Wyanoke Realty Co et al; Aug 21'13..... 1,305.20

22D ST, 261-5 W; Standard Fireproof Sash & Door Co—Gold Theatre Corp et al; April3'17..... 230.00

116TH ST, ns, 160 e 2 av; American Slate Works, Inc—Home Garden of N Y City et al; Feb6'18..... 260.00

Bronx.

FEB. 1.
No Satisfied Mechanics Liens filed this day.

FEB. 2.
No Satisfied Mechanics Liens filed this day.

FEB. 4.
No Satisfied Mechanics' Liens filed this day.

FEB. 5.
No Satisfied Mechanics' Liens filed this day.

FEB. 6.
163D ST, 918 E; also ROGERS PL, 900; Abr Nierenberg—Rogers Pl Realty Co et al; Apr3'17..... 175.00

FEB. 7.
No Satisfied Mechanics' Liens filed this day.

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

JAN. 31.
No Attachments filed this day.

FEB. 1.
O'ROURKE, Danl; Clausen-Flanagan Brewery; \$656.75; M Britwitz.
PLUYM, Victor; Jessie Ashley; \$1,369.23; Ernst & Cane.

FEB. 2 & 4.
No Attachments filed these days.

FEB. 5.
HAUSMAN, Saml; Isidore Silverman et al; \$1,440; M H Hofstadter.

SPIELHOLZ, Goodman & Katie; Herman Weinstock; \$1,501.50; P M Crandell.

FEB. 6.
No Attachments filed this day.

CHattel MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

AFFECTING REAL ESTATE.

FEB. 1, 2, 4, 5, 6, 7.

M Lessing & Son, 120 Bway..L A Prouty Co..... 2,000.00
Rush, Edw F, 121-5 W 48th st.. Roeser & Heidelberg..... 800.00
Same, Same..... 297.00
Saranac Constn Co, Ft Washington av, nec 160th..Colonial Mantel & Ref Co..... (R) 275.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Manhattan.

FEB. 6.
50TH ST, 17 W; Mendel Pressberger lends Geo F Allison, Jno J McGrath & Wm E Cuff to make alts; — payments..... 5,000.00

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.

78TH ST, 16 E, 6-sty bk dwg, 17x87, slag rf; \$50,000; (o) Wm. A. Prime, on prem; (a) Fredk. Sterner, 150 E 62d (20).

HOTELS.

BROADWAY, 1240, 16-sty bk & stn f. p. hotel, 121x124, vitrious tile rf; \$750,000; (o) Robt. Walton Goelt, 9 W 17th; (Pres) Mr. Jas. O. Stack, 50 W 32d; (a) Albert Morton Gray, 1400 Bway (22).

STABLES AND GARAGES.

13TH ST, 120 E, 4-sty bk garage, 45x100, slag rf; \$30,000; (o) Susan Stein, on prem; (a) Gronenberg & Leuchtag, 303 5 av (19).

WEST BROADWAY, 356-60, 2-sty bk f. p. garage, 59x162, tar & gravel rf; \$80,000; (o) Leo & Fred. Dour, 365 Canal; (a) Guy W. Culgin, 15 Broad (21).

LAFAYETTE ST, 428, 1-sty bk storage, 28x 75, tar & gravel rf; \$5,500; (o) Fred T. Hopkins, Jr., Katonah, Westchester Co., N. Y.; (a) Lewis C. Patton, 597 5 av (24).

STORES, OFFICES AND LOFTS.

5TH AV, 162, 2-sty f. p. str bldg, 27x120, tar & gravel rf; \$30,000; (o) Markham Realty Corp, 21 Nassau; (a) Starrett & Van Vleck, 8 W 40th (18).

MANHATTAN ST, 69, 2-sty bk str & office bldg, 40x90, slate rf; \$7,500; (o) Thos. S. Walker, Long Lake, N. Y.; (a) H. L. Brandt, 38 Marble Hill av (23).

PLANS FILED FOR ALTERATIONS

Manhattan.

BEEKMAN PL, 17, build bk ext to 3-sty bk res; \$1,200; (o) Christine S Foster, 13 Beekman pl; (a) Russell & Horn, 25 W 42d (173).

BROAD ST, 25-33, build mezzanine to 21-sty bk offices; \$500; (o) Broad Exchange Co.; (Pres) W. T. Rosen, prem; (a) Thompson W. Miller, 253 Cypress av, Flushing, L. I. (199).

GRAND ST, 351, remove str front, columns & girders, new str front to 3-sty bk str; \$500; (o) Michael Friedman, 310 Grand; (a) Chas. M. Straub, 147 4 av (172).

GRAND ST, 277-9, partition metal covered to 3-sty bk office bldg; \$1,000; (o) Nicholas Pappas & John Conday, care J. Finkelstein, 42 Bowery; (a) Samuel Rosenblum, 51 Chambers (190).

LAWRENCE ST, 106, remove bldg, erect wall, cellar filled in, 1-sty bk ext, 25x61, to 1-sty bk garage; \$1,200; (o) Independent Order of Bnai Brith, 2307 Bway; (a) John Hauser, 118 Manhattan (193).

MT MORRIS PK, 31 W, erect new f. p. elevator shaft, f. p. doors, skylight, f. p. motor room to 5-sty bk res; \$1,000; (o) Mrs. Marion E. Dwyer, on prem; (a) J. Odell Whitenack, 231 W 18th (180).

PITT ST, 15, stairway fireproofed, f. p. windows, alter fire escape to 6-sty bk mfg; \$2,000; (o) Joseph Sperber, prem; (a) Sam. Rosenblum, 51 Chambers (191).

ROSE ST, 21-23, build toilets to 5-sty bk lofts; \$750; (o) The Equitable Life Ins. Society, 120 Bway; (a) Wm. O. Prescott, 327 Sterling pl, Bklyn (200).

SOUTH, FULTON, FRONT & BEEKMAN STS, repair rf & windows, install skylight, f. p. wall & floors & partitions, remove columns, floor reinforced to 1 & 2-sty bk garage; \$20,000; (o) Francis B. Riggs, 141 Bway; (a) Friedman, Robertson & Keeler, 90 West (203).

6 H ST, 313 E, install stairway to 3-sty bk tnt; \$100; (o) Benj. Glasgow, prem; (a) Chas. M. Straub, 147 4 av (182).

19TH ST, 521-25 W, remove 3 upper stories, walls, erect new front & side walls, rf, boiler room & f. p. rf to 1-sty bk garage; \$9,000; (o) Margaret V. C. MacNutt, 191 9 av; (a) Albert E. Straker, 191 9 av (176).

19TH ST, 424-34 E, new beams, windows, partition, flooring, f. p. door to 1 & 2-sty bk shop; \$2,500; (o) American Carbonate Co., prem. (Pres) Emil Rueff; (a) Henry Regelman, 13 7 av (186).

22D ST, 14 W, f. p. partition, new bulkhead f. p. doors to 4-sty bk str & lofts; \$1,500; (o) Manitoba Realty Co, 501 5 av; (a) A. O. Sasse 28 Manhattan av (174).

29TH ST, 42 W, erect show window, cut down pier to 3-sty bk str & lofts; \$250; (o) Henry Grathcap, 690 6 av; (a) Sam. Levingson 101 W 42d (183).

35TH ST, 160-62 W, remove beams, wall stairways & partitions, install columns, girder & beams, mezzanine to 4-sty bk offices; \$5,000; (o) Wm. H. Hussey & Son, 150 W 35th (a) Geo. Keister, 56 W 45th (201).

48TH ST, 22 E, install new bathrooms & str front; raise floor, remove stoop, erea, etc, to 5-sty bk str & dwg; \$10,000; (o) Rachael Eagen, care Wm. A. Phipps, 19 E 48th; (a) Adolph E Nast, 546 5th av (171).

50TH ST, 17 W, remove stoop, balustrade wall, rf, windows, vent shaft & partitions, new front, show windows, piers, girders, windows stucco work, partitions, bathrooms, ventilators skylight, heating & electric wiring system, tile floors & facings to 4-sty bk str & apts; \$10,000; (o) 17 W, 50th St. Corp.; (Tres) John L. McGrath, 308 W 21st; (a) Walter Haefel 52 Vanderbilt av (196).

56TH ST, 1 E, build ext, 23x25, remove doors & steps, new glass front to 5-sty bk hotel; \$4,000; (o) Udo M. Fleischmann, prem. (a) Stives & Ludwig, 9 Jackson av, L. I. City (197).

72D ST, 344 W, erect outside stairs, alter partitions to 12-sty f. p. apts; \$4,500; (o) Metropolitan Life Ins. Co., 1 Madison av; (a) D. Everett Ward, 1 Madison av (195).

81ST ST, 3 W, change entrance, 1-sty & b. ext, 12x24, new bath rooms, vent ducts, f. p. str steel wk, templates, remove old plumbing, new partitions to 4-sty bk res; \$8,000; (o) Caleb C. Dula, Hotel Beresford, 81st & Central Pk W; (a) Walter D. Blair, 599 5 av (175).

110TH ST, 320 E, remove beams, alter front wall, install counterbalance, partitions to 2-sty bk market; \$2,500; (o) Ida Simon & Anna Cohen, on prem; (a) M. Joseph Harrison, World Bldg (177).

118TH ST, 212-14 E, erect partitions, ext. motor room to 1-sty bk shop; \$600; (o) Jas. W. Kennedy, 148 E 120th; (a) Nathan Langer, 81 E 125th (181).

145TH ST, 508 W, construct partitions to 5-sty bk tnt; \$150; (o) Wm. G. Christie, 330 Franklin av, Mt. Vernon, N. Y.; (a) Eli Benedict, 352 Convent av (170).

BROADWAY, 1162, install new show windows, cut door openings, remove stairs & str front to 4-sty bk str & lofts; \$1,200; (a) Wm. R. Appleby, Minneapolis, Minn.; (a) Jas. F. Egan, 162 W 20th (168).

BROADWAY, 1485, remove partitions, 1-sty added, new rf, skylight, floor beams, etc., stairs, partitions, water closets to 3 & 4-sty bk restaurant & lofts; \$3,000; (o) Samuel Sellwyn Chamberlain, Chappaqua, N. Y.; (a) John C. Westervelt, 36 W 34th (188).

BROADWAY, 1551-3, install steel girder & plate to 3-sty bk str, lofts & offices; \$500; (o) Moe Levy, 133 Walker; (a) Fred Horenberger & Ph. Barden, 122 Bowery (198).

BROADWAY, 2121, f. p. hallway, install new stairs, platform & elevator to 3-sty bk mfg. & str; \$12,000; (o) Therese D. Browning, Rye, N. Y.; (a) Henry O. Chapman, 334 5 av (192).

BROADWAY, 1873-5, build mezzanine to 4-sty bk str; \$350; (o) Chas. E. Johnston, prem; (a) Louis Gardner, 35 Goerck (202).

2D AV, 42-50, install iron stair, skylight, f. p. passageway, f. p. dumbwaiter shaft to 3-sty bk church & rectory; \$500; (o) Archdiocese of N. Y., care Rector, Rev. Wm. H. Walsh, on prem; (a) T. H. Poole & Co., 13 W 30th (178).

3D AV, 244, shoring, install beams, columns, show windows & partitions to 4-sty bk str & tnt; \$1,500; (o) Est. of A. H. Jackson, 106 Lexington av, care Henry H. Jackson, 106 Lexington av; (a) Robt. E. Rogers, 347 S 4th, Mt. Vernon, N. Y. (185).

5TH AV, 425, erect show front to 5-sty bk str & lofts; \$400; (o) Siebrecht Realty Co., New Rochelle, N. Y.; (a) Jas. F. Egan, 162 W 20th (169).

5TH AV, 435, install new show window to 5 1/2-sty bk offices; \$400; (o) Est. of Alex Masterton, care Farmers' Loan & Trust Co., 22 William; (a) E. W. B. Neben, 32 Dennington av, Woodhaven, N. Y. (179).

5TH AV, 1053, erect bk fence & new 6-in-beams to 4-sty bk dwg; \$3,500; (o) Geo. Leary, 17 State; (a) Chas. B. Meyers, 1 Union Sq W (187).

6TH AV, 887-899, rearrange interior, new partitions & plumbing to 3-sty bk machine shop; \$1,200; (o) N. Y. Ry. Co., 165 Bway; (a) Chas. E. Corby, 50 Park pl (184).

6TH AV, 472-4, install iron stairs, f. p. dumbwaiter shaft, frame work, f. p. doors to 3-sty bk restaurant; \$1,000; (o) Ella G. Deplesse, Milford, Pike City, Pa.; (a) John C. Westervelt, 36 W 34th (189).

11TH AV, 466-68, remove three upper stys. partitions, stairs & walls, install new beams. 1-sty ext, water closets, f. p. ceilings to 5-sty bk garage & loft; \$8,000; (o) Aaron Snitow, 588 10 av; (a) Geo. H. Van Aukun, 1269 Bway (194).

Bronx.

BRYANT AV, 1534, 1-sty bk ext, 10.8x7, & new girders to 2-sty fr dwg; \$300; (o) Herman Wauer, on prem; (a) Moore & Landsiedel, 3 av & 148th (9).

3D AV, 2616, new partitions to new 3-sty bk str & dwg; \$2,500; (o) M. & D. Realty Corp., Maurice Muller, 2614 3 av, Pres.; (a) Wm. Koppe, 830 Westchester av (10).

RECORDS SECTION

of the

REAL ESTATE BUILDERS

RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter"

Vol. CI

No. 2605

New York, February 16, 1918.

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

FEB. 8, 9, 11, 13 & 14.

Allen st, 171 (2:416-20), ws, 75 s Stanton, 25x87.6, 6-sty bk tnt & str; Sadie Ehrmann to Maye B Wilson, 853 Macy pl; B&S & CaG; mtg \$30,000; Feb8; Feb13'18; A\$13,000-26,000 (R S 50c). O C & 100

Baxter st, 79 (1:199-1), es, 100.4 n Bayard, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; Wm G Patton & Mary K, his wife, to Marie G Patton, all at 540 Decatur, Bklyn; AT; Feb8; Feb11'18; A\$18,000-24,000 (R S 50c). gift

Broad st, 113-5, see Front, 25-7.

Cherry st, 370, see Cherry, 372.

Cherry st, 372 (1:259-36), ns, 24.5 w Gouverneur, 21.1 x 71.10 x 20.1x71.11, 5-sty bk tnt & str; A\$5,000-10,500; also CHERRY ST, 370 (1:259-35), ns, abt 45.6 w Gouverneur, 23x71.10x22.5x71.11, es, 5-sty bk tnt & str; A\$5,500-11,000; Isaac O Schiff et al to 370 Cherry St Corp, 320 Bway; mtg \$24,300; Feb13'18 (R S 50c). O C & 100

Church st, 308-12, see Walker, 28-30.

Church st, 324-6, see Walker, 28-30.

Colombia st, 72 (2:333-50), es, abt 58 s Rivington, 25.1x99.11, 5-sty bk tnt & str; Haiman Cohn, 324 E 3d, to Bertha Stein, 140 Jefferson st, Passaic, NJ; mtg \$23,000 & AL; Jan28; Feb13'18; A\$13,000-27,500 (R S 50c). 250

Delancey st, 290 (2:328-35), ns, 25 e Cannon, 25x100, 5-sty bk tnt & str; Saml Weil et al, EXRS Jonas Weil, to Anne H Byrd, 69 Park av, & Wm Byrd, at Short Hills, NJ, EXRS & Geo H Byrd; ½ pt; mtg \$18,000 & AL; Jan31; Feb13'18; A\$13,000-22,000. O C & 100

Delancey st, 290; Bernhard Mayer to same; ½ pt; B&S; mtg \$18,000 & AL; Jan 31; Feb13'18. O C & 100

Dyckman st, 295-301 (8:2247-864), ns, 350 w Prescott av, runs w140xnl50xnl25xs 50xnl5xsl100 to beg, 2-sty & b fr dwg & vacant; Jos P Morrissey, ref, to Thos J Goodwin, 629 W 23, & Frank J Goodwin, 328 W 22, EXRS & Bernard Goodwin, plffs; FORECLOS Nov21'17; Feb1; Feb8'18; A\$30,000-32,000 (R S 210). 20,000

Forsyth st, 213-5 (2:422-20), ws, 102.2 s Houston, 27.2x125.7, 6-sty bk tnt & str; Preston Realty Co to Dora Lester, 1335 Mad av; B&S; Feb7; Feb11'18; A\$23,000-44,000 (R S 50c). nom

Front st, 25-7 (1:5-8-10), sec Broad (Nos 113-5), runs s62.7 x e68 x s7 x n74.6 x w 76.5 to beg, 2-4-sty bk tnts, str on cor, & 4-sty bk loft bldg; John H Rogan, ref, to Chas H Phelps, 412 West End av, EXR John G Butler, plff; FORECLOS Feb 5; Feb7; Feb8'18; A\$71,000-80,000 (R S 550). 50,000

Front st, 52 (1:32-30), ns, abt 110 e Coenties sl, 30.6x80, 4-sty bk loft & str bldg; Mary L Coster, widow, to Martha E Coster, 50 E 81, & Oliver De Lancey Coster, at Tenafly, NJ; B&S; Feb11; Feb13'18; A\$20,000-29,000. nom

Goerck st, 123, see Stanton, 320.

Great Jones st, 35 (2:530-24), sws, abt 178 e Lafayette, 27x90, 7-sty bk loft & str bldg; David W De Lacy to John J Radley, at nec Ocean dr w Ver Planck av, Stamford, Conn; AL; Jan9'15; Feb14'18; A\$19,000-38,000 (R S 50c). nom

Henry st, 193 (1:285-8), ns, 170.4 e Jefferson, 25x87.6, 4-sty bk tnt, 1-sty ext; John H Rogan, ref, to Grana Realities, Inc, 63 Wall; FORECLOS Jan11'18; Feb7; Feb8'18; A\$14,500-17,500 (R S 14). 13,750

Houston st, 171 W (2:520-67), ss, 66 se Congress, 21.10x75.8x21.10x75.5, 4-sty bk tnt & str; A\$9,000-10,500; also HOUSTON ST, 173 (2:520-66), ss, 44 se Congress, 22x75.5x22x 75.2, 4-sty bk tnt & str; A\$9,000-10,500; Francis L Margesson (Leggett), of London, Eng, heir Francis H Leggett, to Margesson Realty Corp, 32 Liberty; B&S; Jan7; Feb14'18 (R S 25). O C & 100

Houston st, 173 W, see Houston, 171 W.

Laight st, 30 (1:220-24), ns, abt 140 w Varick, 27x175 to ss Vestry (No 9), 6-sty bk loft & str bldg; A\$29,000-55,000; also LAIGHT ST (1:220), ns, 140.6 w Varick, a strip, 1.4x 175 to ss

Vestry; Francis L Margesson (Leggett), of London, Eng, heir Francis H Leggett, to Margesson Realty Corp, 32 Liberty; B&S; AL; Jan7; Feb14'18 (R S 75). O C & 100

Lewis st, 122 (2:330-49), es, 75 s Houston, 25x100, 6-sty bk tnt & str; Haiman Cohn, 324 E 3d, to Saul First, 754 ½ Willoughby av, Bklyn; mtg \$25,000; Jan28; Feb 13'18; A\$12,000-27,000 (R S 50c). 250

Lispengard st, 29-31, see Walker, 28-30.

Macdonough st, 49 (2:520-80), nws, 58.2 ne King, runs ne19.2xnw69xsw12.3xw12.10xs2.6 xse76.6 to beg, 3-sty bk tnt; Francis L Margesson (Leggett), of London, Eng, heir Francis H Leggett, to Margesson Realty Corp, 32 Liberty; B&S; AL; Jan7; Feb14'18; A\$8,000-8,500 (R S 10). O C & 100

Madison st, 234 (1:270-27), ss, 85.9 e Jefferson, 20x70, 4-sty bk tnt & str; Augusta Minisman, of Bklyn, to Dorothy Minisman, 48 Johnson, Bklyn; AL; Feb13; Feb14'18; A\$8,500-10,000. nom

Monroe st, 76 (1:254-33), ss, 84.10 w Pike, 24.8x82.3x25x82.1, 6-sty bk tnt & str; Phoenix Ingraham, ref, to Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France; FORECLOS Feb13; Feb14'18; A\$10,500-20,500 (R S 22). 22,000

Monroe st, 266 (1:261-41), ss, 100 w Jackson, 25x87.6x25x89.4, 6-sty bk tnt & str; Carl Ehlermann, Jr, ref, to Lawyers Mtg Co, one of the plffs; FORECLOS Feb 6; Feb9; Feb11'18; A\$12,000-25,500 (R S 19). 19,000

Sheriff st, 52 (2:333-3), es, 125 n Delancey, 25x100, 5-sty bk tnt & str; Geo J Roll, & Jennie S, his wife, 9 Rockview ter, North Plainfield, NJ, to Theo E Roll, 79 Bainbridge, Bklyn, & Emily T Roll, 175 Crown, Bklyn; B&S & CaG; mtg \$16,000 & AL; Jan24; Feb14'18; A\$14,000-19,000. O C & 100

Stanton st, 320 (2:330-70), nwc Goerck (No 123), 25x75, 5-sty bk tnt & str; Mark S Reardon, 3d, at 170 Keap st, Bklyn, to Ernest Howe, at Newport, RI, sub TRSTE will Geo W Robins; B&S; AL; Jan9; Feb 13'18; A\$15,000-27,500. nom

Vestry st, 9, see Laight, 30.

Walker st, 28 & 30 (1:192-1), nwc Church (Nos 308-12), 50x75, 5-sty bk loft & str bldg & 3-sty fr loft & str bldg; A\$40,000-47,000; also LISPENARD ST, 29 & 31 (1:211-1-2), nwc Church (Nos 324-26), 50x60, 2-3-sty fr loft & str bldgs; A\$27,500-29,000; Carl Ehlermann, ref, to Anna F Cooper, at Belmar, NJ, plff; AT; mtg \$20,000 & AL; FORECLOS Jan22; Feb8; Feb14'18 (R S 1). 1,000

4TH st, 97 E (2:446-52), ns, 150 e 2 av, 25x 96.2, 5-sty bk tnt & str; Jas A Lynch, ref, to Bankers Trust Co, 501 E 5 av, sub TRSTE will Geo H Moller, plff; FORECLOS Feb5; Feb8'18; A\$16,000-22,000 (R S 10). 10,000

6TH st, 208-210 E (2:461-12), ss, 130 e 3 av, 50x97, 6-sty bk tnt & str; Mary E Kreitzberg, of Daytona, Florida, by Ernest Kreitzberg, her atty, to Ida Mesch, 1030 Putnam av, Bklyn; ½ pt; mtg \$55,000 on whole & \$5,000 on ½ pt; Dec14'17; Feb 11'18; A\$32,000-60,000. 99

10TH st, 402 E (2:379-10), ss, 83 e Av C, 25x92.3, 5-sty stn tnt & str; Benj T Graham, of Freehold, NJ, heir & Wm A Graham, to Laura G Webb, 21 S Parsons av, Flushing, B of Q daughter of Wm A Graham, decd; ½ RT&I; mtg \$14,500 & AL; Jan31; Feb8'18; A\$11,000-17,000 (R S 31). O C & 100

14TH st, 304-12 W (2:629-29), ss, 100 w 8 av, 100x98x102x77.4, 6-sty bk tnt & str; Herbert Kottek to Komo Corp, 87 Nassau; B&S; mtg \$175,000; June28'17; Feb 11'18; A\$75,000-155,000. O C & 100

16TH st, 532 E (3:973-40), ss, 220.6 w Av B, 25x103.3, 5-sty bk tnt; J Frederic Kernochan & ano, TRSTES will Thos B Winthrop, to Marie A Kellogg, 22 E 63, & Hy R Winthrop, of Woodbury, LI; 7-10 pts; B&S; Dec26'17; Feb9'18; A\$8,500-18,000. nom

16TH st, 449 W (3:714-9), ns, 178.3 e 10 av, 26.1x92, 5-sty bk tnt; Adolph S Popper to Rebecca S Popper, both at 235 W 109; mtg \$19,000; Jan31; Feb8'18; A\$9,500-13,000. nom

18TH st, 217-9 W (3:768-25-26), ns, 225 w 7 av, 50x92, 1-4 & 1-5-sty bk tnts & str, 4-sty bk rear tnt & 2-sty bk rear

stable; AT; mtgs \$23,500 & AL; A\$28,000-31,000; also 51ST ST, 145 E (5:1306-23 ¼), ns, 67 e Lex av, 16.9x75.5, 3-sty & b stn dwg; ¼ pt; AT; mtgs \$5,000 & AL; A\$10,000-13,000; Frank L Herrschaft, of Bklyn, to Karoline D Foley, 8 Edgewood rd, Summit, NJ, & Title Guar & T Co, EXRS Jas C Foley; B&S; May21'17; Feb8'18. nom

21ST st, 107 W (3:797-pt lot 34), ns, 85 w 6 av, 20x98.9, pt 6-sty bk str; Abr Stern, ref, to Max Hirsch, 210 W 140, plff; PARTITION SALE Jan9; Feb1; Feb9'18; A\$— \$— (R S 25). 24,600

21ST st, 107 W; Max Hirsch, 553 W 187, to South Sixth Av Co, 60 Wall; B&S; AL; Feb1; Feb9'18 (R S 28). nom

23D st, 343 E (3:929-25), ns, 150 w 1 av, 25x98.9, 5-sty bk tnt & str; Benj T Graham of Freehold, NJ, heir, & C, Wm A Graham, to Laura G Webb, 21 S Parsons av, Flushing, B of Q, daughter of Wm A Graham, decd; ½ RT&I; mtg \$13,000 & A L; Jan31; Feb8'18; A\$12,000-17,500 (R S 150). O C & 100

25TH st, 217 E (3:907-12), ns, abt 215 e 3 av, 25x98.9, 5-sty bk tnt & str & 3-sty fr rear bldg; Chas J Hesse, of Bklyn, to Otto A Weber, 32 Av A; mtg \$15,000; Feb 11; Feb14'18; A\$12,000-20,000 (R S 50c). nom

26TH st, 217 E; Otto A Weber to Chas J Hesse & Margaretha, his wife, as tenants by entirety, 5 Van Siclen av, Bklyn; mtg \$15,000; Feb11; Feb14'18 (R S 50c). nom

26TH st, 304 E; Otto A Weber to Chas 25x98.9, 5-sty bk tnt; Chas J Hesse, Bklyn, to Otto A Weber, 32 Av A; mtg \$17,000; Feb11; Feb14'18; A\$10,000-22,500 (R S 50c). nom

26TH st, 304 E; Otto A Weber to Chas J Hesse & Margaretha, his wife, as tenants by entirety, 5 Van Siclen av, Bklyn; mtg \$17,000; Feb11; Feb14'18 (R S 50c). nom

26TH st, 305 E (3:932-6), ns, 100 e 2 av, 25x98.9, 5-sty bk tnt & str; Chas J Hesse, of Bklyn, to Otto A Weber, 32 Av A; mtg \$15,000; Feb11; Feb14'18; A\$10,000-18,000 (R S 50c). nom

26TH st, 305 E; Otto A Weber to Chas J Hesse & Margaretha, his wife, as tenants by entirety, 5 Van Siclen av, Bklyn; mtg \$15,000; Feb11; Feb14'18 (R S 50c). nom

31ST st, 423 W (3:729-22), ns, 325 w 9 av, 25x98.9, 5-sty bk tnt; Adolph H Urban to Fredk Von Lumm, 504 10 av, & Geo Sterzer, 727 10 av; mtg \$16,000 & AL; Dec 21'17; Feb14'18; A\$10,000-20,000 (R S 50 cts). O C & 100

34TH st, 436-40 W (3:731-65-67), ss, 380 w 9 av, 60x98.9, 3-3-sty bk tnts; Lanier McKee, 50 Vanderbilt bl, to Goodwest Realty Co; AL; Feb8; Feb9'18; A\$42,000-48,000 (R S 50c). nom

35TH st, 342-4 E, see 1 av, 609-11.

40TH st, 201 E, see 3 av, 3403-7, Bronx Cons.

43D st E (5:1277-68 ½), ss, 108 e 5 av, 15x25.5, vacant; Chas H Jacob, B of Q, to Incas Realty Co, 511 E 5 av; ½ pt; B&S & CaG; Jan4; Feb8'18; A\$30,000-30,000 (R S 1). nom

46TH st, 343-5 E (5:1339-20 ½-21), ns, 100 w 1 av, 40x100.5, 2-4-sty bk tnts & str; J Frederic Kernochan & ano, TRSTES will Thos B Winthrop, to Marie A Kellogg, 22 E 63, & Hy R Winthrop, of Woodbury, LI; B&S; Dec26'17; Feb9'18; A\$14,000-21,500. nom

51ST st, 145 E, see 18th, 217-9 W.

51ST st, 343 E (5:1344-18), ns, 200 w 1 av, 25x100.5, 5-sty bk tnt & str; Sol E Kahn to Josephine Kahn, his wife, 830 St Nicholas av; mtg \$13,666.66; Feb13'18; A\$10,000-22,000 (R S 35.50). O C & 100

52D st, 620 W (4:1099-47), ss, 350 w 11 av, 25x100.5, 2-sty fr tnt & str & 1-sty fr rear stable; Hy J Jentzer, of Bklyn, to Max Leon, 1180 50th, Bklyn; AT; B&S; mtg \$500 & AL; July2'17; Feb11'18; A\$10,000-11,000. nom

56TH st, 7-9 W (5:1272-29-30), ns, 175 w 5 av, 50x100.5, 2-4-sty & b stn dwgs; Dreicer Realty Co to August Heckscher, of Huntington, LI; B&S; mtg \$70,000 on No 9 W & \$60,000 on No 7 W; Feb1; Feb13'18; A\$178,000-198,000 (R S 70). O C & 100

58TH st, 214 E (5:1331-40), ss, 190 e 3 av, 20x100.5, 3-sty stn tnt; A\$9,500-13,000; also CASTLE HILL AV (Bronx), sec Gleason av, 58x105; also NEWBOLD AV (Bronx), ss, 102.6 e Olmstead av, 51.3x108; Wm Beck, 214 E 58, to Meyer Gross, 109 Montgomery st, Jersey City, NJ; mtg \$14,000; Feb8; Feb9'18. nom

60TH st, 220 E (5:1414-39), ss, 352.7 w 2 av, 19.2x100.5, 3-sty & b stn dwg; Eliz Guedalia to Hattie Reuter, 408 E 121; mtg \$15,000 & AL; Feb9; Feb11'18; A\$10,000-14,000 (R S 50c). O C & 100

63D st, 11 E (5:1378-10), ns, 225 e 5 av, 25x100.5, 4-sty & b stn dwg; mtg \$50,000; A\$80,000-90,000; also 63D ST, 34 E (5:1377-46½), ns, 142 e Mad av, 20x100.5, 4-sty & b stn dwg; A\$40,000-47,000; also property at East Hampton, LI; also stocks, notes, &c; deed of trust; Sara L Johnson to Fulton Trust Co of N Y, 149 Bway, as TRSTE in trust for life of party 1st pt, & then as per will, &c; Feb7; Feb14'18. nom

63D st, 34 E, see 63d 11 E.

72D st, 14 E (5:1386-62), ss, 241 e 5 av, 27x102.2, 5-sty stn dwg, 4-sty ext; U S Trust Co of N Y to Marie wife Morris W Kellogg, 22 E 63; B&S; Feb7; Feb8'18; A \$96,000-146,000 (R S \$105). 105,000

77TH st, 138 W (4:1148-48), ss, 375.6 w Col av, 19x102.2, 4-sty & b stn dwg; Henry Allen et al, EXRS & Henry Allen, to Mary Bradley, 645 West End av, heir Henry Allen; Dec1'17; Feb8'18; A\$17,500-23,000. nom

80TH st, 104 W (4:1210-38), ss, 658.6 e Ams av, 17.5x102.2, 4-sty & b stn dwg; Caroline S McCreery, of Port Washington, LI, to Elise U Blumhardt, 1125 Mad av; mtg \$16,000 & AL; Feb8; Feb14'18; A\$16,700-22,000 (R S 50c). nom

88TH st, 45 E (5:1500-20), nec Mad av (No 1225), 36.8x100.8, 6-sty bk tnt & str; Wm D Sawyer, ref, to Seamens Bank for Savgs, 74 Wall, plff; FORECLOS Feb7; Feb 8; Feb13'18; A\$80,000-105,000 (R S \$80). 80,000

97TH st, 235A E (6:1647-20), ns, 100 w 2 av, 25x100.11, 5-sty bk tnt & str; Amelia Realty Corp, 299 Bway, to Emily Levison, 7 W 120; mtg \$8,500; Jan29; Feb13'18; A \$7,000-10,500. O C & 100

98TH st, 167 W (7:1853-6), ns, 127.6 e Ams av, runs n33xe15.10xe14.3xs33 to st xw15 to beg, 4-sty & b bk dwg; Emma Miller, 70 W 109, to Saml Bleckman, 137 W 96; AL; Feb8; Feb14'18; A\$3,000-4,000. nom

100TH st, 61 E (6:1606-30), ns, 150 w Park av, 30x100.11, 5-sty bk tnt & str; Walter W Irwin, ref, to Halsey K Smith, 2460 De Voer ter, sub TRSTE will Saml Clark, plff; FORECLOS Dec27'17; Feb11; Feb14'18; A\$12,000-27,000 (R S \$20). 20,000

104TH st, 106-112 E (6:1631-68-71), ss, 40 e Park av, 79.10x100.11, 4-2-sty bk tnts; Aroff Realty Co to John M Bowers, 45 E 65; Frederic J Middlebrook, 853 7 av, & Conrad H Bachem, 697 West End av, EXRS Wm H Gebhard; B&S; mtg \$34,000; Jan2; Feb13'18; A\$31,500-33,500. nom

111TH st, 301 E, see 2 av, 2162.

112TH st, 15 E (6:1618-10), ns, 244 e 5 av, 19x100.11, 5-sty bk tnt; Bernard J De Passe to Aline De Passe, his wife, 205 W 107; mtg \$10,000; Oct8'17; Feb9'18; A \$8,300-17,000. nom

112TH st, 15 E; Aline De Passe to Bertram Sutcliffe, 253 Burnside av E; mtg \$13,000 & AL; Jan28'18; Feb9'18. nom

112TH st, 15 E; Bertram Sutcliffe, of Bronx, to Pearl Niles, Town of Union, NJ; mtg \$13,000 & AL; Feb5; Feb9'18. nom

117TH st, 236-S E (6:1666-31), ss, 185 w 2 av, runs s-xe-xe to cl bk xw50xn-xe-xe to st xe50 to beg, with AT to any strips on e & w, vacant; Ardino Dellibovi to Victoria Garage, Inc, 236-S E 117; mtg \$10,750 & AL; Jan15; Feb14'18; A\$15,000-15,000 (R S \$2). O C & 100

121ST st, 445 E (6:1809-21), ns, 125 w Pleasant av, 25x100.10, 5-sty bk tnt; Saml & Rosie Epstein to John Stein, 336 E 119; ½ pt; mtg \$12,000; Jan31; Feb11'18; A \$6,000-12,500 (R S 50c). O C & 100

125TH st, 332 E (6:1801-35), ss, 375 e 2 av, runs e 25.6 xs100 xw0.6 xs33 to cl old Church rd xsw30.2xn150 to beg, 6-sty bk tnt & str; John E Harrison, ref, to Bway Savgs Instn, 5 & 7 Park pl, plff; FORECLOS Feb5; Feb13; Feb14'18; A\$11,000-32,000 (R S \$20). 20,000

125TH st, 63-S W (6:1723-9-9½), ns, 185 e Lenox av, 25x99.11, 4-sty bk tnt & str, 1-sty ext; Salep Realty Corp, 100 Bway, to Walter E Koehler, 1252 81st, Bklyn; B&S & CaG; mtg \$40,000 & AL; Feb1; Feb13'18; A\$40,000-50,000 (R S 50c). nom

125TH st, 440 W (7:1965-53), ss, 275 e Ams av, 25x100.11, with right of way from yard in rear to west, 5-sty bk tnt & str; Herrman Mayers to Jenny Behr, 500 W 122; mtg \$20,000 & AL; Feb7; Feb8'18; A \$14,000-24,000 (R S \$5). 1,525

129TH st W, see Convent av, see Convent av, 31-3.

130TH st, 37 W (6:1728-19), ns, 435 e Lenox av, 20x99.11, 4-sty & b stn dwg; Abram J Felt, ref, to Emigrant Indust Savings Bank, plff; FORECLOS Feb5; Feb 8'18; A\$5,600-7,500 (R S \$10). 10,000

131ST st, 38-40 W (6:1728-57-58), ss, 335 e Lenox av, 50x99.11, 2-5-sty bk tnts; Henry Allen et al, EXRS, &c, Henry Allen, to Henry Allen, 260 Convent av, & Geo Allen, 423 W 120, TRSTES James Allen; Dec1'17; Feb8'18; A\$15,000-40,000. nom

132D st, 600 W, see Bway, 3291-5.

134TH st, 187 E (7:1919-10), ns, 200 e 7 av, 25x99.11, 5-sty stn tnt; Mary Newman, 226 W 144, to Louis Newman, 753 Tinton av, & Adolph Newman, 131 Bridge, Bklyn; ½ pt; mtg \$13,000; June15'14; Feb14'18; A\$8,000-17,500. O C & 200

139TH st, 66-70 W, see Lenox av, 572-4.

140TH st, 544 W (7:2071-56½), ss, 199 e Bway, 16.4x99.11, 3-sty & b bk dwg; Mary E Calder, widow, to Metropolitan Trust Co, 60 Wall; B&S & CaG; Feb11; Feb14'18; A \$8,000-10,500 (R S 50c). nom

142D st, 231 W (7:2028-15), ns, 350 e 8 av, 25x99.11, 1-sty bk garage; Elias D Springer to Wm W Johnson, 612 N Bway, Yonkers, NY, & John Jardine, at Chatham, NJ, TRSTES will Alvin J Johnson, for Minnie A Worth; mtg \$12,500 & AL; Jan 2; Feb13'18; A\$7,000-8,000 (R S 50c). O C & 100

149TH st W, nec Bradhurst av, see Bradhurst av, nec 149.

152D st, 559 W (7:2084-5), ns, 78 e Bway, 16x83.11, 3-sty & b stn dwg; Emma L Wagner, 559 W 152, to Adelaide M Fraser, 1116 Woodcrest av; AL; Feb11; Feb13'18; A\$7,000-9,500 (R S \$1150). O C & 100

159TH st, 566-S W (8:2117-12), ss, 150 e Bway, 50x99.11, 7-sty bk tnt; Wm M Walker, of Bayville, LI, & ano, to 566 West 159th St Co, at 566 W 159; AL; Oct 7'13; re-recorded from Oct9'13; Feb14'18; A\$25,000-100,000. nomf

Av A, 222 (2:407-7), es, 24 s 14th, 27.9x 66.6, 4-sty bk tnt & str; Henry Allen et al, EXRS, &c, Henry Allen, to Henry Allen, 260 Convent av, heir Henry Allen; Dec1'17; Feb8'18; A\$15,000-19,000. nom

Bradhurst av (7:2045-83-84), nec 149th, 99.11x50, vacant; A Parker Nevlin, ref, to Thos J Goodwin, 629 W 23, & Frank J Goodwin, 328 W 22, TRSTES will Bernard Goodwin, plffs; FORECLOS Nov23'17; Feb 6; Feb8'18; A\$20,000-20,000 (R S \$5). 5,000

Broadway, 3291-5 (7:1999-36), swc 133d (No 600), runs w25xs99.11xe50xn25xe75 to st xn74.11 to beg, 6-sty bk tnt & str; Chamax Realty & Constn Co to Nason Realty Co, 170 Bway; mtg \$138,000 & AL; Feb7; Feb11'18; A\$55,000-155,000 (R S \$5). O C & 100

Convent av, 31-3 (7:1968-56), sec 129th, runs e113.8xs45.4xw73.6x again w14.9 to av xn58.8 to beg, 5-sty bk tnt & str; Lawrence Holding Co to Leonidas Realty Corp, 84 5 av; B&S & CaG; Feb13; Feb 14'18; A\$28,000-62,000. O C & 100

Lenox av, 385 (7:1914-31), ws, 49.11 n 129th, 24.11x75, 5-sty stn tnt & str; Helen F Smith to Jacob Simermyer, 385 Lenox av; B&S & CaG; AL; Jan2; Feb8'18; A \$14,000-22,000 (R S \$1). nom

Lenox av, 572-4 (6:1736-69), sec 139th (Nos 68-70), 49.11x85, 6-sty bk tnt & str; A\$29,000-67,000; also 139TH ST, 66 W (6:1736-67), ns, 85 e Lenox av, 40x99.11, 6-sty bk tnt; A\$9,000-37,500; Depositors Assets Corp to Jules Realty Co, 170 Bway; B&S & CaG; mtg \$101,000 & AL; Jan28; Feb9 '18 (R S \$850). 8,500

Lenox av, 572-4 (6:1736-67 & 69), sec 139th (Nos 66-70), runs e125xs99.11xw40xn 50xw85 to av xn49.11, 2-6-sty bk tnts, str on av; Jules Realty Co, 170 Bway, to Jos Scheinsinger, 572-4 Lenox av; mtg \$94,000; Feb1; Feb9'18; A\$38,000-104,500 (R S \$22). O C & 100

Lexington av, 1746 (1740) (6:1636-57), ws, 20.11 s 109th, 20x62.10, 4-sty bk tnt & str; Sadie Dorfman, widow & devisee Waldemar Dorfman, 3671 Bway, to Pearl Niles, at Town of Union, NJ; mtg \$10,000 & AL; Feb13; Feb14'18; A\$7,500-11,000. nom

Madison av, 269 (3:869-21), es, 56 n 39th, 28.5x100, 4-sty & b stn dwg; Francis L Margesson (Leggett), of London, Eng, heir Francis H Leggett, to Margesson Realty Corp, 32 Liberty; B&S; Jan7; Feb 14'18; A\$109,500-135,000 (R S \$165). O C & 100

Madison av, 1225, see 88th, 45 E.

St Nicholas av, 189 (7:1925-7), ws, 59.2 n 119th, 32.3x88.6x27.6x105.5, 5-sty stn tnt; Benj T Graham & ano, heirs, &c, Wm A Graham, to Margt wife Benj T Graham at Monmouth Hotel on Main st, Freehold, NJ; mtg \$17,500 & AL; Jan31; Feb8'18; A \$16,000-26,000 (R S \$250). O C & 100

St Nicholas av, 943 (8:2108-67), ws, begins 45 n 157th & 150 e Ams av, runs e 90.10 to ws St Nicholas av xn31.1xw82.7xs 30 to beg, 5-sty bk tnt; Nellie J Hymes to Joel Goldenkranz, both at 943 St Nicholas av; mtg \$21,000; Dec24'17; Feb14'18; A \$14,000-28,000 (R S \$10). nom

St Nicholas av, 1630-2 (8:2161-13), es, 75 n 191st, 67.6x100, 5-sty bk tnt & str; Emilie Bierman to Adolph Bierman, 558 W 181; AL; Feb5; Feb13'18; A\$34,000-34,000 (R S \$16). O C & 100

1ST av, 286 (3:948-52), es, 23 s 17th, 23x 94, 3-sty bk tnt & str; Columbia Trust Co to Columbia Trust Co, 60 Bway, TRSTE for Mary J Tompkins, will Jas E Warden; B&S & CaG & correction deed; Feb8; Feb 13'18; A\$11,500-14,000. nom

1ST av, 609-11 (3:940-37-38), swc 35th (Nos 342-4), 50.9x75, 2-4-sty bk tnts & str & 3-sty bk tnt; Mary E Loomam, 229 E 30, to Marcella T Mahony, 229 E 30; mtg \$15,000 & AL; Feb6; Feb14'18; A\$24,200-31,000 (R S \$150). nom

1ST av, 1456 (5:1470-48½), es, 42.2 s 76th, 20x78, 4-sty bk tnt & str, 1-sty ext; Rosa Jacobsen, 215 W 105, et al, to Berta Ungar, 339 E 75; mtg \$11,000 & AL; Feb 14'18; A\$9,500-14,500 (R S \$9). O C & 100

2D av, 1778 (5:1555-51), es, 51 s 93d, 25x 100, 5-sty bk tnt & str; Hy Haffen, of Bronx, to Adolph De Lemos, 1553 3 av; mtg \$14,000; Feb13; Feb14'18; \$11,000-22,000 (R S \$3). O C & 100

2D av, 2162 (6:1683-1), nec 111th (No 301), 25.11x75, 4-sty bk tnt & str; Giovanni Guinco, of Belmar, NJ, to Darfell Realty Co, 225 Lenox av; mtg \$12,000 & AL; Nov26'17; Feb9'18; A\$13,000-18,000 (R S \$1). nom

3D av, 621-3, see 3 av, 3403-7, Bronx Cons.

3D av, 1759 (6:1647-48), es, 75.9 s 98th, 25x83.9, 5-sty stn tnt & str; Murray Hulbert, ref, to N Y Life Ins & Trust Co, 52 Wall, TRSTE will Harriet Coles, plff; FORECLOSED & drawn Feb5; Feb8'18; A \$11,700-20,000. 17,000

8TH av, 2340 (7:1931-63), es, 124.10 n 125th, 24.9x100, 4-sty bk str; City Real Estate Co, 176 Bway, to Ferdinand W Geiler, 112 W 131; AT; B&S; Feb13; Feb14 '18; A\$28,000-38,000. nom

Small quadrilateral (8:2255-pt lot 615), begins 31.1 n of cl 216th on Randalls map & 642.11 e of cl 14 av, runs ne19.4xe39.11x sw21x—40.2 to beg, vacant; Geo P Sanborn 38 Livingston, Bklyn, & ano, to City N Y; B&S & CaG; Jan26; Feb8'18; A\$— (R S \$1). nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Bleecker st, 150-2 (2:525), ss, 25 e Thompson, 50x125; assign rents to secure mtg for \$100,000 (now due \$89,500), & int, taxes, &c, recorded July26'04; Mutual Profit Realty Co & Paris-Hencken Co, both at 141 W 36, to Metropolitan Life Ins Co; Feb2; Feb14'18. nom

Mission pl, 3-6, see Worth, 142-50.

Worth st, 142-50 (misc); also MISSION PL, 3 to 6; asn of all RT&I to extent of \$7,124.90 upon sale of above or award by City of N Y to secure indebtedness, etc; Ethel D Shepherd to Gorham Co, a corp; May27'13; Feb8'18. nom

56TH st, 7 W (5:1272-30), ns, 175 w 5 av, 25x100.5, 4-sty & b stn dwg; re mtg recorded Jan11'16; Farmers Loan & Trust Co to Dreicer Realty Co, 560 5 av; Feb4; Feb13'18; A\$90,000-100,000. 40,000

69TH st, 100 W (4:1140); power of atty to sell, &c; Helen O'Reilly to Chas A O'Reilly, her husband, 127 E 94; Feb11; Feb13'18.

107TH st, 53 E (misc); power of atty; Zelig Blechman, 53 E 107, to Nathan Pearlman, 604 E 141; Jan16; Feb14'18.

2D av, 122 (2:449); agmt as to restrictions for 12 yrs; Harry Blum, 216 Kingston av, Bklyn, with David Elfenbein, 123 2 av; Feb11; Feb14'18. nom

2-100 parts (misc) of all residuary estate under 7th clause of will of Chas E Rhinelander, decd; Benj A Sands et al to N Y Protestant Episcopal City Mission Soc, 38 Bleecker; May10'16; Feb14'18. nom

Power of atty (misc); G Cornell Tarler to Geo A Tarler, 239 W 113; Aug29'11; Feb 13'18.

Power of atty (misc); Rachel Seifert to M W Seifert, both of Bronx; Feb7; Feb 11'18.

Power of atty (misc); Anna M Rockwell, 520 W 183, to Theo W Rockwell, 746 St Nicholas av, her son; Feb5; Feb8'18.

WILLS.

Borough of Manhattan.

17TH st, 230-4 W, see 75th, 48 W.

75TH st, 48 W (4:1127-56), ss, abt 205 e Col av, 4-sty & b stn dwg; A\$24,500-31,000; also 17TH ST, 230-4 W (3:766-61), ss, abt 360 w 7 av, —x—, 8-sty bk loft & str bldg; A\$41,000-140,000; also 116TH ST, 70-2 E (6:1621-41½-42), ss, abt 110 w Park av, —x—, 2-5-sty bk tnts & str; A\$21,400-34,000; Ferdinand Kurzman Est, Anna Kurzman, EXTRX, 48 W 75; (A) Kurzman, Ottinger & Frank, 25 Broad. Will filed Jan 3'18.

116TH st, 70-2 E, see 75th, 48 W.

Madison av, 2054 (6:1754-57½), ws, abt 20 s 130th, —x—, 3-sty & b stn dwg; A\$5,000-6,000; Amanda M Wells Est, Mary Fontenelle, EXTRX, 2054 Madison av; (A) Meyer Auerbach, 42 Bway. Will filed Jan 3'18.

CONVEYANCES.

Borough of the Bronx.

FEB. 8, 9, 11, 13 & 14.

Dean st (18:5465), ws, 150 s Town Dock rd, 50x100; Lillian C (Cornwall) Rottach 2362 Lyon av, to Carolina A Buhr, on ws Dean st, —s Layton av; mtg \$4,000; Jan 30; Feb13'18 (R S \$150). O C & 100

Johnson st (17:4967), ws, 431.5 s Kingsbridge rd, 60x85.1x60x86.2; Sarah Berry, Bklyn, to Etta M Edson, 2011 Av L, Bklyn; Jan30; Feb14'18 (R S 50c). nom

Lorillard pl, 2425 (11:3056), ws, 47.11 s 188th, 32.8x90, 5-sty bk tnt; Darfell Realty Co, 225 Lex av, to Maria Guinco, 915 F st, Belmar, NJ; mtg \$20,000; Dec27'17; Feb9'18 (R S \$5). 100

Marrin st, nec Vreeland av, see Vreeland av, nec Marrin.

Oak st (16:4749), ws, bet Cornell & Kingston avs, being part lot 26, blk 4749, tax map; John H Rogan, ref, to Municipal Liens Co, Rochester, NY; FORECLOS tax lien —; Jan4; Feb11'18 (R S 50c). 200

Oak st (16:4749), ws, 100 n Kingston av, 100x100; Harold Swain, ref, to Municipal Liens Co, Rochester, NY, plff; FORECLOS tax lien Feb6; Dec29'17; Feb11'18 (R S 50c). 300

Prospect pl, swc Anthony av, see Anthony av, swc Prospect pl.

Prospect pl, see Clay av, see Anthony av, swc Prospect pl.

Whittier st (10:2766D), ws, 375 n Randall av, 25x89.2x2x101.10, vacant; also all RT&I to BRYANT AV (10:2762C), see Seneca av (No 1320), 25x100, vacant; Richd Kohlmann to Richd Plechner, 758 Beck; Feb7'11; Feb8'18.

Woodmansten pl, swc Paulding av, see Van Nest av, swc Bogart av.

140TH st, 741 E (10:2570), ns, 78 w So blvd, 25.2x132.5x25x131, 1-sty bk market; Carmela Mitola to Silvestro Chirico, 520 E 142; ½ nt; AT; mtg \$4,100; Feb8; Feb13'18 (R S 50c). O C & 100

142D st, 348-52 E (9:2304), ss, 231.6 e Alex av, 75x100, 1 & 2-sty bk stable; Central Dairy Co, 322 E 103, to Borden's Farm Products Co, Wassaic, NY; Dec28'17; Feb 11'18. nom

142D st, 356 E (9:2304), ss, 306.6 e Alex av, 25x100, 2-sty fr dwg; Central Dairy Co, 322 E 103, to Borden's Farm Products Co, Wassaic, NY; Dec28'17; Feb11'18. nom

142D st E (9:2304), being strip lying in bed of st bet ss 142d as on map sects A & B No N Y & ss 142d as legally opened; Central Dairy Co, 322 E 103, to Borden's Farm Products Co, Wassaic, NY; AT; Dec 28'17; Feb11'18. nom

142D st E (9:2304), being strip lying in bed of st bet ss 142d as legally opened & ss 142d as on map sects A & B No N Y; Central Dairy Co, 322 E 193, to Borden's Farm Products Co, Wassaic, NY; Dec28'17; Feb11'18. nom

146TH st, 525-7 E (9:2273), ns, 200 e Brook av, 50x100, 5-sty bk tnt; Benenson Realty Co to Wm F A Kurz, 951 Grant av; mtg \$36,000; Feb8'18 (R S \$6). nom

169TH st, 273 E (11:2785), ns, 22.6 e Morris av, 20x90.5, 2-sty fr dwg; Valentine Pfeifer to Chas Pfeifer, 273 E 169; AL; Oct1'17; Feb9'18. nom

172D st E, swc Jesup av, see Jesup av, s wc 172.

193D st, 200 W, see Heath av, 2669.

214TH st, 835 E (16:4673), ns, 347 e Barnes av, 28.8x109.6; Howard C Kelly, ref, to Frank Passalacqua, 835 E 214; FORECLOS Dec27'17; Feb6; Feb8'18 (R S \$3). 2,575

223D st E (17:4824), ss, 105 w White Plains rd, 75x114; Thos Helde, 680 E 223, to Magalena Helde, his wife, same address; mtg \$13,000; Oct9'17; Feb14'18. O C & 100

230TH st W (12:3264), ss, 110.7 e Exterior, 50.8x131, vacant; Jos M Callahan, ref, to Peter P McElligott, 360 W 21; mtg \$1,960; PARTITION Jan3; Feb3'18 (R S \$3). 2,500

230TH st W (12:3264), ss, 105.5 w Bailey av, runs w50.2xs57xw25xsl67xe75.7xn208.9 to beg, vacant; Jennie Tackney, 355 E 135, to Valhalla Corp, 509 Willis av; mtg \$2,170; Jan3; Feb13'18 (R S \$1). O C & 100

232D st E (17:4857), ns, at es land now owned by Carl M Nicholson, 25x100, being part lot 228 & part gore 29, map Wakefield; Axel O Malmberg to Carl M Nicholson, 121 E 47; AL; Jan17'16; Feb11'18. nom

232D st E (17:4857), ns, 25 e land now owned by Carl M Nicholson, 25x114, being part lot 228 & part gore 29, map Wakefield; Axel O Malmberg to Fred Bjorkgren, 230 E 56; AL; Jan17'16; Feb11'18. nom

232D st E (17:4857), ns, 50 e land now owned by Carl M Nicholson, 25x114, being part lot 228 & part gore lot 29 map Wakefield; Axel O Malmberg to Frank Erickson, 250 E 87; AL; Jan17'16; Feb11'18. nom

239TH st E (17:5072), sec Byron av, 99x 155.5x56.1x168.4; Carmelo Lo Curto, 161 E 118, to Vincenzina Ribauda, 1167 2 av; mtg \$5,100; Feb11; Feb14'18. nom

262D st W (13:3423P), ns, 133.2 w Bway, 50.3x90.4x50x93.8, vacant; Alice G Hudgins to Harriet I Noble, 262 Putnam av, Bklyn; mtg \$1,610; Feb7; Feb14'18 (R S \$2,500). nom

Anthony av (11:2891), swc Prospect pl, runs s95xw185 to Clay av, xn75xe92.6xn20.9e92.6 to beg, 1-sty fr stable & vacant; Ely Neumann, ref, to Hy Schneider, EXR & John P Schmenger, 139 E 16, pff; FORECLOS Feb7; Feb9; Feb11'18 (R S \$8). 8,000

Anthony av, ws, 95 s Prospect pl, see Clay av, es, 95 s Prospect pl.

Bailey av, 2876 (12:3260), es, 225 s 230th, 25x100.10x25x100.7, 3-sty bk tnt; also BAILEY AV, 2892 (12:3260), es, 50 s 230th, 25x100.7, 3-sty bk tnt; Jacob Marx, 170 W 74, to Harry Cahn, 2540 Grand av, & Junius J Pittman, 2524 Creston av; mtg \$12,000; Feb9; Feb14'18 (R S \$1). 100

Bailey av, 2892, see Bailey av, 2876.

Barkley av, ss, 50 w Vincent av, see Fteley av, ws, 168.11 s Clasons Pt rd.

Bogart av, (15:4125), ns, 375 e Rhinelander av, 25x100; Alfonso Petroccione, 686 Beck, to Hudson P Rose Co, 7 W 45; AL; June15'16; Feb8'18 (R S \$50c). nom

Bogart av, swc Van Nest av, see Van Nest av, swc Bogart av.

Boston rd, 1258-60 (10:2663), ses, 260 sw 169th, 69.8x138.6x8.6x124.1, 3-sty bk hall & str; Geo F Johnson Co, 15 Exch pl, Jersey City, NJ, to Geo F Johnson, 340 W 72; B & S; mtg \$42,000; Sept25'14; Feb8'18 (re-recorded from Oct8'14). O C & 100

Boston rd, 1447-9 (11:2938), ns, 170.6 e Prospect av, 53x130, 2-6-sty bk tnts & str; Millie Rosenberg to Sarah Walker, 640 No West st, Indianapolis, Ind; mtg \$64,500; Feb8; Feb9'18 (R S \$13.50). nom

Bryant av, sec Seneca av, see Whittier, ws, 375 n Randall av.

Bryant av (10:2761), es, 100 n Seneca av, 25x100, vacant; Meyer Kriger to Sami Tash, 1228 Hoe av, & Asher B Tash, 1472 Seabury pl; Jan25; Feb14'18. nom

Byron av, sec 239th, see 239th E, sec Byron av.

Castle Hill av, sec Gleason av, see 58th, 214 E, Manhattan Cons.

Chanute av, es, see Fteley av, ws, 168.11 s Clasons Pt rd.

Clay av (11:2891), es, 95 s Prospect pl, runs e 185 to ws Anthony av xsl00xw90xn 25xw95 to Clay av xn75 to beg, vacant; Julia E Hard, Bayshore, LI, to Edith A Gross, 1744 Clay av; mtg \$12,000; Feb8; Feb9'18 (R S \$6). 2,000

Clay av, sec Prospect pl, see Anthony av, swc Prospect pl.

Colden av, nec Nell av, see Van Nest av, swc Bogart av.

Colden av, ss, at ss N Y & W & B R Co, see Van Nest av, swc Bogart av.

Crotona av, 2319 (11:3103), ws, 312.6 n 183d, 37.6x80, 4-sty bk tnt; Anthony Bldg Corp to Sadie Goldbaum, 46 Ft Wash av; mtg \$18,000; Jan8; Feb11'18. nom

Davidson av (11:3202), sec Kingsbridge rd, runs e120.11xsl4.5 to ss Old Kingsbridge rd as same formerly existed xsw 113.4xw27.6 to av xn57.5 to beg, vacant; also DAVIDSON AV (11:3202), sec Kingsbridge rd, 289.1x113.7x325.5x120.11, vacant; John B Haskin Estates, Inc, 140 Nassau, to Hamilton F Dean, 214 E 31; mtg \$20,000; Feb6; Feb9'18 (R S \$30). nom

Davidson av (11:3202), sec Kingsbridge rd, runs e120.11xsl4.5 to ss Old Kingsbridge rd as same formerly existed xsw 113.4xw27.6 to av xn57.5 to beg, vacant; Urban Securities Co to John B Haskin Estates, Inc, 140 Nassau; mtg \$20,000; Feb 2; Feb9'18 (R S \$5.50). nom

Davidson av (11:3202), sec Kingsbridge rd, 289.1x113.7x325.5x120.11, vacant; John B Haskin Estates, Inc, a Maine corp, to John B Haskin Estates, Inc, a N Y corp, 140 Nassau; correction deed; Feb5; Feb 9'18. nom

Davidson av (11:3202), sec Kingsbridge rd, same prop; John B Haskin to same; Q C; Feb5; Feb9'18 (R S \$50c). nom

Eagle av, 567 (10:2616), ws, 551.9 s Westchester av, 25x90, 4-sty bk tnt; D Webster Losee, 18 E 27, to Elsa M Schulze, 567 Eagle av; mtg \$8,000; Mar26; Feb13'18. nom

Fieldston rd (13:3423), es, 175 s 262d, 50 x95, vacant; Benj Latz, Yonkers, NY, to Goodman Block, 1908 Crotona av; mtg \$1,000; Feb3; Feb9'18. nom

Fink av (15:4071), es, 50.10 s Blondell av, 25x78.4x25x78.6; Thos C Arnow et al to Wm J Sullivan, 1416 Parker; Feb9; Feb 11'18 (R S \$2.50). O C & 100

Forest av, 905-7, see Jackson av, es, 262.11 n 161.

Fowler av, nec Rhinelander av, see Rhinelander av, nec Fowler av.

Franklin av, 1395 (11:2931), ws, 32.9 s 170th, 20.6x94.2, 2-sty & b bk dwg; Rebecca C Starke, 1395 Franklin av, to Congregation Sons of Israel & Talmud Torah Beth Israel, Inc, 1670 Wash av; Feb13; Feb 14'18. 6,000

Fteley av (14:3721 & 3629; 18:5462), ws, 168.11 s Clasons Point rd, 32.1x106.9x69.5x 100; also CHANUTE AV, es, 350 s lots 506 & 507, map part Trask Estate; also STORY AV, 50x100; also BARKLEY AV, ss, 50 w Vincent av, 50x100; Wm Ostner, 1331 Blvd, Jacksonville, Fla, to Carolina D Ostner, his wife, same address; July5'17; Feb14'18. nom

Gleason av, sec Castle Hill av, see 58th st, 214 E, Manhattan Cons.

Haight av, es, 292.1 s Van Nest av, see Van Nest av, swc Bogart av.

Heath av, 2669 (11:3239), swc 193d (No 200), 25x100, 2-sty & b fr dwg; Saml Goldstein, ref, to Louis H Cramer, Saratoga Springs, NY, & Wm N Cromwell, 12 W 49, EXRS Mrs Frank Leslie, pffs; FORECLOS Jan15; Jan30; Feb9'18. 6,000

Hoe av, 1487 (11:2981), ws, abt 250 s 172d, 25x100, 2-sty & b fr dwg; Jos A Theberg, 215 21st, West New York, NJ, to May P Scheffers, East Rockaway, LI; mtg \$5,000; Feb1; Feb8'18. nom

Jackson av (10:2633), ws, 262.11 n 161st, 36.8x75, vacant; Edw J Flynn, ref, to City N Y, pff; FORECLOS tax lien Jan14; Feb 9; Feb14'18 (R S \$1). 750

Jackson av (10:2648), es, 262.11 n 161st, 36.8x175 to Forest av (Nos 905-7) x36.3x 175, vacant; Edw J Flynn, ref, to City N Y, pff; FORECLOS tax lien Jan14; Feb 9; Feb14'18 (R S \$1). 750

Jesup av (11:2872), swc 172d, 51.5x100.2 x50.6x102; also JESUP AV, ws, 252.3 s Featherbed la, 50x100; also JESUP AV ws, 352.3 s Featherbed la, 275.11x100.2x270.2x 100; also JESUP AV, es, 1,259.8 s & sw Featherbed la, runs s7xw5xsl53.6xne118.5 to Macombs rd xne335.4xw138.8 xsw 350 x nw110 to beg; also JESUP AV, ses, 1,398.9 s & sw Featherbed la, 131.2x— to Devoe x 171.11x111.2; also MACOMBS RD, ws, 394.11 s & sw Featherbed la, 25x91.7x25x98.7; also MACOMBS RD, ws, 495.1 s & sw Featherbed la, 408.9x142.5x341.6x79.1; also MACOMBS RD, ws, 186.4 s Featherbed la, 50x144.10x50x138.11; Chas A Hickey, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS Jan25; Feb7; Feb14'18. 27,000

Jesup av, es, 1,259.8 & 1,384.9 s & sw Featherbed la, see Jesup av, swc 172.

Jesup av, ws, 252.3 s Featherbed la, see Jesup av, swc 172.

Kingsbridge rd, see Davidson av, see Davidson av, sec Kingsbridge rd.

Lawrence av (9:2527), ws, 475 s 167th, 75x100 to Sedgwick av, vacant; Hudson Realty Co, 30 E 42, to Sadie J Mendel, 160 W 86; Jan29; Feb14'18. nom

Macombs rd, ws, 495.1 & 394.11 s & sw Featherbed la, see Jesup av, swc 172.

Monroe av, 1754 (11:2798), es, 295 n 174th, 25x95, 3-sty fr tnt; Alex Thern, 698 Eagle av, et al, to Nicholas Lakatos, 1754 Mt Hope av; Feb7; Feb9'18. nom

Monroe av, 1894 (11:2804), sec Tremont av (No 200), 60.3x24.6x60.1x24.6, 3-sty bk tnt & str; Clement H Smith to Clement H Smith Co, 460-4 East Tremont av; mtg \$12,000; Feb7; Feb8'18. nom

Mulford av (15:4154), ws, 250 s Emily, 25x100; Axel O Malmberg to Ernest Anderson, 310 Patchen av, Bklyn; AL; Jan 17'16; Feb11'18. nom

Mulford av (15:4154), ws, 225 s Emily, 25x100; Axel O Malmberg to John A Benson, 2249 Valentine av; AL; Jan17'16; Feb 11'18. nom

Neill av, nec Colden av, see Van Nest av, swc Bogart av.

Neill av, ns, 50 w Paulding av, see Van Nest av, swc Bogart av.

Newbold av, ss, 102.6 e Olmstead av, see 58th, 214 E, Manhattan Cons.

Olmstead av (14:3683), ws, 53.6 n Houghton av, 25x100; Axel O Malmberg to John Malmberg, 2477 Devoe ter; AL; Jan17'16; Feb11'18. nom

Olmstead av (14:3683), ws, 78.6 n Houghton av, 25x100; Axel O Malmberg to Ehrich Peterson, 2254 Ryer av; AL; Jan17'16; Feb 11'18. nom

Paulding av, swc Woodmansten pl, see Van Nest av, swc Bogart av.

Pratt av (17:4940 & 4939), ws, 100 s Nelson av, 50x100; also SETON AV, es, 325 s Nelson av, 50x100; Mary Cronin, 91 St James pl, Bklyn, et al, to Julia M Cronin, 375 Quincy, Bklyn; QC; AT; Apr23'15; Feb 11'18. nom

Pratt av (17:4940 & 4939), ws, 100 s Nelson av, 50x100; also SETON AV, es, 325 s Nelson av, 50x100; Cornelius Cronin, of Rosnalee, Bantier Post office, County Cork, Ireland, heir Denis C Cronin, to Julia M Cronin, 375 Quincy, Bklyn; QC; AT; Apr19'15; Feb9'18. nom

Radcliff av, ss, 325 e Neill av, see Van Nest av, swc Bogart av.

Rhineland av (15:4124), nec Fowler av, 25x100; Beckie Silverman, 46 Pilling, Haverhill, Mass, to Abr Gorfin, 126 Huntington st, Hartford, Conn; mtg \$840; June 14'17; Feb8'18. nom

St Anns av, 639 (9:2358), ws, 193.5 n Westchester av, 38.5x106.10x27.4x103.1 5-sty bk tnt; Ernest Furrer to Ellen Furrer, his wife, 639 St Anns av; AT; mtg \$23,000; Jan29; Feb11'18. nom

St Anns av (10:2617), es, 100 s 156th, 200 x90, vacant; Bradley L Eaton to Chas E Bigelow, Groton, Mass; mtg \$24,000; Mar 30'07; Feb13'18. nom

Sedgwick av, es, 475 s 167th, see Lawrence av, ws, 475 s 167th.

Seneca av, sec Bryant av, see Whittier, ws, 375 n Randall av.

Seton av, es, 325 s Nelson av, see Pratt av, ws, 100 s Nelson av.

Story av, see Fteley av, ws, 168.11 s Clasons Pt rd.

Tremont av, 200 E, see Monroe av, 1884.

Union av, 694 (10:2675), es, 27.6 s 155th, 18.9x95, 2-sty & b bk dwg; W A Keating, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS Oct26; Feb8; Feb9'18 (R S \$6). 6,000

Van Nest av, 565 (15:4020), ns, 25 w Taylor av, 25x95, except part for Van Nest av; Maria Dosso to Monica Frattini, 531 Van Nest av; mtg \$4,000; Feb1; Feb11'18 (R S \$3.50). O C & 100

Van Nest av (15:4325, 4301, 4299, 4266, 4092 & 4106), swc Bogart, 50x100; also HAIGHT AV, es, 292.1 s Van Nest av, 25x 100; also RADCLIFF AV, ss, 325 e Neill av, 25x100; also COLDEN AV, ss, at ses N Y, Westchester & Boston Railway Co, 72.7 x 27.8 to Bogart av x 40.2 x 57.7; also NEIL AV, nec Colden av, 50x100; also NEIL AV, ns, 50 w Paulding av, 25x100; also WOODMANSTEN PL, swc Paulding av, 50.6x36.3 to N Y, Westchester & Boston Railway x88.11x100; Ernest X Faissant, 598 Sunnyside av, Weehawken Heights, NJ, et al, to M Gross, 111 Wegman Pkway, Jersey City, NJ; mtg \$630; Jan31; Feb14'18. nom

Vreeland av (18:5347), nec Marrin, runs n 200 x e 100 x ss100xe8xsl100 to st xw108 to beg; Jos Diamond to Julius A Falk, 113 E 92; mtg \$14,000; Jan23; Feb9'18. nom

Washington av, 1018 (9:2369), es, 275 n 164th, 25x105, 5-sty bk tnt; Frank Gass, 2248 Powell av, to Eliz Dellmann, 851 E 169; mtg \$16,300; Jan27; Feb11'18. 100

Webster av, 1378 (11:2893), es, 50 s 170th, 18.10x90, 4-sty bk tnt; also WEBSTER AV, 1376 (11:2893), es, 68.10 s 170th, 18.10x90, 4-sty bk tnt; also WEBSTER AV, 1374 (11:2893), es, 87.8 s 170th, 18.10x90, 4-sty bk tnt; Howard B Tapscott, No Plainfield, NJ, to Norman S Benbrook, same place; mtg \$8,000; Nov14'17; Feb11'18. O C & 100

Webster av, 1374-6, see Webster av, 1378.

3D av, 3403-7 (9:2371), nws, abt 310 sw 167th, 47.6x212x46.10x206, except part for av, 1-sty bk str; also 3D AV, 3413 (9:2371), nws, 260.5 sw 167th, runs sw29.9xw100xsw 25xw83xne48.5xse — to beg, 3-sty fr tnt & str; also 3D AV, 623 (5:1314-2), es, 24.8 n 40th, 24.8x80, 4-sty bk tnt & str, 1-sty ext; A\$17,500-25,000; also 3D AV, 621 (5:1314-1), nec 40th (No 201), 24.8x80, 4-sty bk tnt & str & 1-sty bk str; A\$26,500-33,000; also McDONOUGH ST, 100 (Bklyn), ss, 262.6 e Tompkins av, 20x100; Isabel B Tyte, of Bklyn, to Chas E Tyte, 100 McDonough, Bklyn, her husband, as TRSTE, 90% for Isabel B Tyte, her daughter, & 10% for party 1st pt; AL; Jan26; Feb13'18 (R S \$45). nom

3D av, 3413, see 3 av, 3403-7.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Hoe av, 1487 (P of A); power of atty to collect rents of above premises, &c; Jos A Theberg to Edw Downey, 543 E 85; Sept 19'16; Feb8'18. nom

Tibbett av (13:3415D), ws, 147.9 n 244th, runs nw59.2xw50.11x548xsl100 to avxn78.6 to beg, vacant; re mtg; T M Randolph Meikleham & ano, EXRS Louisa Dash, to Olinda A Camp, 4418 Waldo av; Feb7; Feb 11'18. 3,000

Revocation of power of atty; Matilda Baas to Bernard Baas; Feb8; Feb11'18.

LEASES.

Borough of Manhattan.

FEB. 8, 9, 11, 13 & 14.

Canal st, 169 (1:204), str & b; Saml Saffer to Aniello Martuscell, 85 Mott; 4 3-12yf Feb1; Feb7; Feb14'18. 2,100

Eldridge st, 245 (2:422), all; Max Rosen to Mark Katzman, 10 W 117, & ano; 3yf Jan1; Jan2; Feb9'18. 6,720

Hamilton st, 15 (1:253), ns, 176.4 e Cath, 25.1x56.2x25x57.10; asn Ls recorded Nov20 '13; Helena Perry to Harry Perry, 220 E 12; Jan8; Feb8'18. nom

Houston st, 200 W (2:528), all; Ernesto Morando to Carmine Tralli, 53 Macdougall; 3 3-12yf Feb8; Feb8; Feb13'18. 1,300

1ST st, 73 E, see 1 av, 11.

5TH st, 312 E (2:446), all; Cordelia M Beresford, at White Plains, NY, to Sig-mund Schwartz, 107 Forsyth; 10y & 2½ mos from Feb15; Feb4; Feb14'18. taxes in excess of \$325 & 960

14TH st, 30 E (2:571), ss, 400 e 5 av, 25 x103.3, the land; Fredk T Van Beuren, 60 E 75, et al to Rea Operating Co, 15 E 14; 20 10-12y & 19days f Mar12; 2 rens of 21 yrs each; July21'17; Feb8'18. taxes, &c, & 4,150

14TH st 32 E (2:571), ss, 425 e 5 av, 25x 103.3, the land; Fredk T Van Beuren, 60 E 75, et al to Rea Operating Co, 15 E 14; 21 yf; Feb1; 2 rens of 21 yrs each; July21 '17; Feb8'18. taxes, &c, & 4,150

14TH st, 446 W (2:646), part of bldg; also 14TH ST, 448 W, small rear part; Hugh King Estate, Inc, to Sinclair Sales Co, on premises; 5yf May1'18; Dec7'17; Feb11'18. 3,600

14TH st, 448 W, see 14th, 446 W.

17TH st E, nwc 3 av, see 3 av, nwc 17th.

19TH st, 111-9 W (3:795), through to 20th (Nos 110-8), 1st & 2d flrs & b, con-tains 42,000 sq ft; Equitable Life Assur Soc of U S, by A S Burleson, as P G of the U S; 5yf Nov1'17; Nov19'17; Feb14 '18. 1st yr 40,000 & thereafter 25,000

20TH st, 110-8 W, see 19th, 111-9 W.

21ST st, 107 W (3:797), sobrn of Ls to P M mtg for \$25,000; Hershey Chocolate Co of N Y, 125 W 42, lessee, to Max Hirsch, 553 W 187, owner; Feb1; Feb13'18. nom

27TH st, 251 W, see 28th, 248-50 W.

27TH st, 533-5 W (3:699); also 28TH ST, 534-6 W, all; Parker Realty Co to Milton Ulmer, 454 Ft Washington av; 20yf July1'17; Apr27'17; Feb14'18. taxes &c net 10,200

28TH st, 248-250 W (3:777); also 27TH ST, 251 W, all, with machinery, pumps, tanks, fixtures, etc; also vault at w end of cold storage warehouse adj above 43 ft long 20 ft wide & 9 ft high & use of of-fice in No 238 W 28; also option to pur-chase, &c; M Groh's Sons to Chelsea Ice Plant, Inc, 238 W 28; 20yf Jan1; 20y ren at \$10,000; Dec27'17; Feb9'18; landlrd to supply tenant with 120 tons of refrigera-tion per day at 20c per ton, taxes, &c, & 7,200

28TH st, 534-6 W, see 27th, 533-5 W.

29TH st, 111 W (3:805); 111-113 West 29th St, Inc, to J P Glasser & Co, Inc, on premises; 3yf Feb1; Dec31'17; Feb13'18. 2,000

51ST st, 33 W (5:1267), rooms 2, 3 & 4 on 1st fl, part of b & rooms 4 & 5 on 13th fl; Fifty-first St Apartment Hotel, Inc, 33 W 51, to Frank Kodama, 656 W 171; from Apr1'17 to Sept1'26; Apr1'17; Feb8'18. 600

59TH st, 311 W (4:1112), str; Arthur J Rieser, 28th st & 1 av, to Geo Munk, 922 9 av; 5 2-12yf Mar1; 5y ren; Jan31; Feb8 '18. 3,000

98TH st W, nec Bway, see Bway, 2602-6.

Broadway, 2602-6 (7:1870), nec 98th, str & b; Jacob Ruppert Realty Corp, 1639 3 av, to Geo Constantin, 2612 Bway; 15yf May1'22; Oct5'17; Feb13'18. 7,650 to 10,000

Broadway, 2606 (7:1870), str & b; Jacob Ruppert Realty Corp, 1639 3 av, to Geo Constantin, 2612 Bway; 4yf May1; Oct5'17; Feb13'18. 2,100

1ST av, 11 (2:442), swc 1st (No 73), all; Moses Davis to Philip Silver, 73 1st st; 3yf Apr1'16; Mar16'16; Feb11'18. 4,400

1ST av, 11, swc 1st (No 73); consent to asn Ls; same to same; Feb8; Feb11'18. nom

1ST av, 11, swc 1st (No 73), asn above Ls; Philip Silver to Nathan Silver, both at 73 1st st; Dec26'17; Feb11'18. nom

2D av, 122 (2:449), all; H Milgrim & Bros, Inc, to Harry Blum, 214 Kingston av, Bklyn; 21yf Sept1; Feb8; Feb9'18. 5,250

2D av, 1634 (5:1547), str fl & b; asn Ls recorded Oct2'15; Herman Schornstein, 1634 2 av, to Abr Bodak, 208 Floyd, Bklyn, & Max Kirshner, 22 Av A; Dec20'17; Feb 11'18. O C & 100

3D av, 1240 (5:1406), str & b; also 3D AV, 1242, rear pt of store; Estate of J Bookman, 9 E 62, to Gustav Rudloff, 1240 3 av; ext 5yf May1; Jan18; Feb8'18. 2,160

3D av, 1242, see 3 av, 1240.

3D av (3:873), nwc 17th, 23x100, the land; Augustus Van Horne Stuvvesant to Stephen C Barnum, 31 Washington st, East Orange, NJ, sub TRSTE Ann C Mor-ton; 21yf May1'17, with renewals; Aug10 '16; Feb14'18. taxes &c 1,600

5TH av, 535 (5:1279), 1st & 2d lofts; Clara E McMahon to Gerbeau Co, Inc; from Dec1'17 to Oct31'25; Sept18'17; Feb 9'18. 8,000 & 9,000

LEASES.

Borough of the Bronx.

FEB. 8, 9, 11, 13 & 14.

Carlisle pl, nec 211th E, see 211th E, nec Carlisle pl.

147TH st, 447-53 E (9:2292), ns, 100x 100, all; also 148TH ST, 450-2 E (9:2292), all of basement, 1st & 2d floors; Christian Rieger, Jr, 857 E 164, et al to Arden Mfg Corp, 50 Broadway; 5yf Mar1; Jan31; Feb8'18. 6,300

148TH st, 450-2 E, see 147th, 447-53 E.

211TH st E (16:4660), nec Carlisle pl, 50x100, all; Luigi Manni, 714 E 215, to Giovanni Gentile, 211th st & Carlisle pl; 1 yf Mar1; 1y ren; Feb2; Feb9'18. 84

Longfellow av, 970 (10:2755); assign Ls; Saml Goldenberg to Kalman Gross, 966 Hoe av; Feb17'17; Feb13'18. nom

3D av, 2065 (9:2322), str; Wm C Bates, of Whippany, NJ, to John McCoy, 2665 3 av; 4 8-12yf Jan1'18; 5 yrs renewal at \$1,500; Dec3'17; Feb14'18. 1,200

3D av, 3872 (11:2929); agmt as to Ls to be made covering above premises; Max Bernstein & ano to Chas Cooper, 3869 3 av; Dec27'17; Feb9'18. nom

MORTGAGES.

Borough of Manhattan.

FEB. 8, 9, 11, 13 & 14.

B st, swc Dyckman, see Dyckman, swc B st.

Dyckman st (8:2246), swc B st, 100x174.7 to ns of New st x100.4x166.3, with AT to any land on s; pr mtg \$15,000; Feb1; Feb 13'18; 1y6%; Tubby Hook Realty Co to Robt R Velie, 104 W 190. 3,700

Dyckman st (8:2246), swc B st, same prop; sobrn of mtg for \$7,500 to mtg \$3,700; Feb1; Feb13'18; Lillian M Bradley, mtgee, with same. nom

Forsyth st, 80 (1:306), es, 25x100; ext of mtg for \$3,500 to Apr4'22, 6%; Feb13; Feb14'18; Simon Goldstein, 11 Eldridge, with Congregation Shaarei Torah Im An-shei Ratzk, 80 Forsyth (R S \$1.75). nom

Gramercy Park, 34 (3:876), nec 20th; all RT&I to proprietary lease of apt, Sec B, 2d fl of the "Gramercy"; Apr30'07; Feb8 '18; due May1'12, 5%; Joseph P Day to Mary T Tracy of Stamford, Conn. 5,000

Jane st, 10-14, see 12th, 245-51 W.

Rivington st, 194 (2:344-31), ns, 25 w Ridge, 24.11x69.11; agmt as to ownership of bond & mtg for \$25,000 recorded June 3'10; May31'15; Feb8'18; Max Walteter, 135 Suffolk (owns \$3,000), with Philip Pretz-feld, 212 E 68 (owns \$22,000). nom

Washington st, 317 (1:142), es, 25 s Jay, 25x80; ext of mtg for \$5,000 to Feb1'21, 5%; Feb7; Feb8'18; Jas W Taylor, 33 W 90, with Florence E Nash, 210 Madison av, trste will Wm R Peters (R S \$2.50). nom

William st, 93-7 (1:67), party 2d pt agrees to advance & pay to Greenwich Savings Bank \$125,000 on a/c of pr mtg \$600,000 & accept a subordinate int to that extent in said mtg; due Oct4'18 at 5%; Jan15; Feb13'18; West 40th & 41st Sts Realty Co, owner, with Ideal Investing, Inc, mtgee & holder of 2d mtg for \$300,000. nom

4TH st, 257 E (2:387), ns, 142.2 w Av C, 22x96; pr mtg \$15,000; Dec28'17; Feb14'18; due as per bond, 6%; Morris N Rubin to Benj Flink, 7 Walling st, Providence, RI. 1,500

12TH st, 245-51 W (2:615), ns, 147.6 w Greenwich av, runs w77.8xn72.4xw10xn62.8 to ss Jane (Nos 10-14) x69.3 to point 123.6 w Greenwich av x126.3, with AT to all land conveyed by deed recorded May6'10; pr mtg \$160,000; Feb7; Feb14'18; 2y6%; Jackson Square Realty Co to John G Davis, of Bklyn. 70,000

12TH st, 245-51 W; also JANE ST, 10-14; certf as to mtg \$70,000; Sept1'10; Feb14 '18; same to same.

12TH st, 245-51 W (2:615), ns, 147.8 w Greenwich av, runs w77.2xn110.4 & 22.7 to ss Jane (Nos 10-14) x69.3 to point 123.6 w Greenwich av x126.3, with AT to all land conveyed by deed recorded May6'10; pr mtg \$160,000; Feb7; Feb14'18; 2y6%; Jackson Square Realty Co to Eliz K Doon-ling, 179 E 80. 25,000

12TH st, 245-51 W; also JANE ST, 10-14; certf as to mtg \$25,000; Feb7; Feb14'18; same to same.

12TH st, 245-51 W; also JANE ST, 10-14; sobrn of mtg for \$70,000 to mtg \$25,000; Feb8; Feb14'18; same, owner, & Leslie M McCrum, 973 Summit av, mtgee, with same. nom

12TH st, 245-51 W; also JANE ST, 10-14; ext of mtg for \$150,000 to Feb5'21, 5¼%; Feb5; Feb14'18; Manhattan Saves Instn, 644 Bway, with Jackson Square Realty Co, 217 Bway (R S \$75). nom

18TH st W, nwc 6 av, see 6 av, 291.

20TH st E, nec Gramercy Park, see Gramercy Park, 34.

21ST st, 107 W (3:797), ns, 85 w 6 av, 20x98.9; PM; Feb1; Feb9'18; due Aug1'27, 5%; South Sixth Av Co to Max Hirsch, 553 W 187. 25,000

29TH st, 356 W (3:752); ext of mtg for \$5,500 to Feb7'21, 5¼%; Feb7; Feb9'18; N Y Title & Mtg Co with Felix Campbell, 510 W 143, & ano, exrs Agnes Mc Girr (R S \$2.75). nom

30TH st, 244 W (3:779), ss, 225 e 8 av, 25 x98.9; Feb13'18; due July1'21, 5%; Jacob Manheimer to Max Hirsch, 611 W 114. 10,000

31ST st, 459 W, see 10 av, 370-2.

36TH st, 517 W (3:708), ns, 250 w 10 av, 25x98.9; PM; pr mtg \$7,000; Feb14'18; due & int as per bond; Jas Allera to Rose-mary Realty Co, at 9 Albany st (R S \$150). 3,000

51ST st, 246-8 E (5:1324); ext of mtg for \$35,000 to Feb5'21, 5¼%; Feb7; Feb8'18; Saml Horowitz with David Rosenzweig & Strause Realty Co (R S \$1750). nom

51ST st, 246-8 E; certf as to ext of mtg \$35,000; Feb7; Feb8'18; Strause Realty Co to Saml Horowitz, mtgee.

52D st, 413 E (5:1364); certf as to pay-ment of \$2,000 on a/c of mtg & that \$6,000 is now unpaid; Feb11'18; Lewis A Lon-don to Saverio Aiosa.

52D st, 620 W (4:1099), ss, 350 w 11 av, 25x100.5, all RT&I; court order declaring deed recorded June30'14 to be a mtg which has been satisfied Feb11'18; Feb4; Feb11 '18; Max Leon, plff, vs Henry J Jentzer, of Bklyn, individ & admr Eliz McCabe, decd, & Jacob C Jentzer. court order

56TH st, 7 W (5:1272), ns, 175 w 5 av, 25 x100.5; Feb1; Feb13'18; due June1'19 or sooner, 5%; August Heckscher of Hunt-ington, LI, to Farmers Loan & Trust Co, 22 Wm. 40,000

56TH st, 7 W; PM; pr mtg \$40,000; Feb 1; Feb13'18; due June1'19 or sooner, 4½%; same to Dreicer Realty Co, 560 5 av. 20,000

57TH st, 354 W (4:1047), ss, 133.10 e 9 av, 16.8x100.5; Feb1; Feb8'18; due, May2 '23, 6%; Sarah A & Emma L Willet, 354 W 57, to Martha J Wooster, 400 W 152. 5,000

63D st, 160 E (5:1397); ext of mtg for \$13,500 to Feb7'21, 5½%; Feb9; Feb13'18; Sheppard Homans et al, trstes will Sarah L Homans, with Louise de L'Aigle Reese, 50 W 52 (R S \$6.75). nom

72D st, 14 E (5:1386), ss, 241 e 5 av, 27x 102.2; PM; Feb7; Feb8'18; due & int as per bond; Marie wife Morris W Kellogg to U S Trust Co of N Y. 50,000

77TH st, 15 E (5:1392), ns, 153.4 w Mad av, 16.8x102.2; Feb2; Feb14'18; due Jan16 '28 or sooner, 4½%; Aveley Co to Robt W Gibson, at Woodbury, LI, trste will F A Hammond. 28,000

77TH st, 15 E; certf as to mtg \$28,000; Feb2; Feb14'18; same to same.

78TH st, 130 W (4:1149); ext of mtg for \$13,000 to Nov18'20, 5%; Dec19'17; Feb11 '18; Minnie M Herrman, trste Max Hillson, with Eleanor A Cotter. nom

80TH st, 223 W (4:1228), ns, 325 w Ams av, 25x102.2; pr mtg \$20,000; also 81ST ST, 118 W (4:1211), ss, 218 w Col av, 19x102.2; pr mtg \$15,000; also 82D ST, 140 W (4:1212), ss, 362.6 e Ams av, 18.9x102.2; pr mtg \$15,000; Feb7; Feb13'18; 1y6%; Spen-cer & Co, 149 Bway, to Mary A Jordan, of Fishkill, NY. 6,000

80TH st, 223 W; also 81ST ST, 118 W; also 82D ST, 140 W; certf as to mtg \$6,000; Feb7; Feb13'18; same to same.

81ST st, 118 W, see 80th, 223 W.

82D st, 140 W, see 80th, 223 W.

98TH st, 167 W (7:1853), ns, 127.6 e Ams av, runs n33xne15.10xse14.3x33 to st xw 15 to beg; pr mtg \$5,000; Feb8; Feb14'18; due & int as per bond; Saml Blechman, 137 W 96, to Wm Sherwood, 170 W 97. 1,500

109TH st, 251 E, see 2 av, 2121-3.

114TH st, 55 W (5:1598); ext of mtg for \$18,000 to Dec15'20, 5%; Feb6; Feb8'18; Frank J Dupignac, 40 E 75, trste for Kath G Felt, with Marcus Helfand, 320 Bway. nom

139TH st, 66-70 W, see Lenox av, 572-4.

186TH st, 600 W, see St Nicholas av, 1509-15.

204TH st W, see Bway, see Bway, sec 204th.

Av A, 1441 (5:1471), ws, 95.6 n 76th 26x 100; ext of mtg for \$2,000 to Feb10'21, 6%; Feb8; Feb11'18; John Korinek, 1361 Av A, with Thos Horak, 1366 Av A (R S \$1). nom

Av D, 97-9 (2:377), ws, 36.6 n 7th, 36.6x 77; Feb4; Feb14'18; due & int as per bond; Esther L Kaufman, 178 Stanton, to Miriam Tuckman, 601 W 168. 2,000

Broadway, 4880-2 (8:2235), sec 204th, 100x119.3x100x120.6; pr mtg \$20,000; July 10'17; Feb9'18; due & int as per bond; Dyck Realty Co to Franklin Pettit, 320 W 86. 12,000

Broadway, 4880-2, sec 204th; certf as to mts \$12,000; July10; Feb9'18; same to same.

Lenox av, 572-4 (6:1736), sec 139th (Nos 66-70), runs e125x99.11xw40xn50xw85 to av xn49.11 to beg; PM; pr mtg \$94,000; Feb1; Feb9'18; installs, \$600 quarterly 6%; Jos Scheinsinger to Jules Realty Co, 170 Bway. 12,000

Lenox av, 572-4 (6:1736), sec 139th (Nos 66-70); ext of mtg for \$61,000 to Feb1'23, 5%; Jan29; Feb9'18; Albany Saves Bank, 20 N Pearl st, Albany, NY, with Jules Realty Co (R S \$30.50). nom

Lenox av, 572-4 (6:1736), sec 139th (Nos 66-70); ext of mtg for \$33,000 to Feb1'23, 5%; Jan29; Feb9'18; Albany Saves Bank, 20 N Pearl st, Albany, NY, with Jules Realty Co (R S \$16.50). nom

St Nicholas av, 1509-15 (8:2166), swc 186th (No 600), 100x100; Feb7; Feb9'18, due July31'18, 6%; Malex Realty Corpn to Jacob Rosenthal, 340 W 86. 9,000

St Nicholas av, 1509-15, swc 186th (No 600); certf as to mtg \$9,000; Feb7; Feb9'18; same to same.

Wadsworth av, 248 (8:2167); ext of mtg for \$42,500 to Jan28'21, 6%; Jan23; Feb8 '18; Edw A Ridley with Helen C Corsa, 1021 Fox st, Bronx. nom

Wadsworth av, 252 (8:2167); ext of mtg for \$42,500 to Jan28'21, 6%; Jan23; Feb8 '18; Edw A Ridley with Helen C Corsa, 1021 Fox st, Bronx. nom

Wadsworth av, 256 (8:2167); ext of mtg for \$45,000 to Jan28'21, 6%; Jan23; Feb8 '18; Edw A Ridley with Halford Holding Co of Rochester at 131 State st, Rochester, NY. nom

1ST av, 281-3 (3:9222); agmt as to own-ership of bond & mtg for \$2,350; Jan31; Feb14'18; J Henry Deeves, 306 W 82 (owns \$400), with Atlantic Finance Corp, 192 Bway (owns \$1,950). nom

1ST av, 285 (3:922); agmt as to ownership of bond & mtg for \$1,250 as reduced to \$—; Jan31; Feb14'18; J Henry Deever, 60 W 82, owns about \$300(?), with Alfred Meyers, 62 Lewis av, Bklyn, owns \$350.

1ST av, 1456 (5:1470), es, 42.2 s 76th, 20x 8; PM; pr mtg \$8,000; Feb14'18; 5y6%; Bertal Ungar, 359 E 70, to Rosa Jacobsen & Alfred Umar, 215 W 105, & Hy Umar, 6 Greenwich av. 3,000

2D av, 95 (2:461); ext of mtg for \$6,000 Dec18'22, 6%; pr mtg \$19,000; Dec18'17; Feb13'18; Harris Zimmermann, 56 W 112, with Annie Ganz, 95 2 av. nom

2D av, 1776 (5:1555), es, 51 s 93d, 25x100; PM; pr mtg \$14,000; Feb13'18; Feb14'18; 2y 6%; Adolph De Lemos to Hy Hanen, 843 Crotona Park N. 2,000

2D av, 2121-3 (6:1659), nwc 109th (No 51), 40.10x80; pr mtg \$20,000; Feb14'18; 5y6%; Harry M Greenberg to Jacob Goldstein, 6 W 98. 6,000

6TH av, 201 (3:794), nwc 18th, str Ls, 5x30, rear pt & 6' nat adjoint Schulteagar str; Feb4; Feb13'18; installs, \$100 monthly, 6%; Wm Granick to Jacob Braunstein, 115 2 av. 6,500

7TH av, 238 (3:773), ws, 29.4 s 24th, 20x 5.5; ext of mtg for \$11,000 to Feb21, 2y6%; Jan25; Feb9'18; Bankers Trust Co, 1ste with Geo T Perkins, with Henry Almoeller, 6 W 75, et al (R S \$350). nom

10TH av, 368, see 10 av, 370-2.

10TH av, 370-2 (3:729), es, 24.8 n 31st, 9.4x60; also 10TH AV, 368 (3:729), nec 1st (No 49), 24.8x60; Jan26; Feb9'18; due Jan1'23, 3y6%; Chas J Malone & Bridget M Leamy, widow, to Malone Dairy Co, 368 10 av. 5,222.36

Conditional sale agmt (misc) for tank cars; supplemental to agmt dated Aug15 17; Jan31; Feb14'18; Equitable Trust Co for N Y with Union Tank Line Co.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When the attorney is not given it is the party of the second part.

Borough of Manhattan.

FEB. 8, 9, 11, 13 & 14.

Front st, 66 (1:32); Title Guar & T Co to Ida & Sadie E Adams, 761 5 av; (A) Title Guar & T Co (\$20,000, Jan16'13); Feb13'18. 15,000

Jefferson st, 29 (1:270); Lawyers Mtg Co to Elsa L Oppenheimer, 783 5 av, et al, exrs & trstes Walter J Carr; (A) Lawyers Mtg Co (\$12,000, Aug8'12); Feb9'18. 10,000

Monroe st, 279 (1:265); Nathan Daniels, 1646 Eastern Pkway, Bklyn, to Sarah Dworkowitz, 1543 46th, Bklyn (\$2,500, Oct 8'17); Feb13'18. nom

Mott st, 81, see 11th, 340 E.

Mulberry st, 64 (1:164); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$22,000, Mar24'11); Feb8'18. 17,500

Varick st, 26 (1:212); Morton Trust Co to Peter H McArdle & ano; (A) Title Guar & T Co (\$38,000, Apr20, 1893); Feb8'18. 38,000

11TH st, 340 E (2:452); mtg \$26,000, Jan 31'07; also 2D AV (2:454), es, 86.1 s 13th, 17.2x108; mtg \$13,500; Apr4'05; also MOTT ST, 81 (1:200); mtg \$16,000, Apr10'05; Louise Stoitte, extrx Louisa Brosang, to Louise Stoitte, 563 W 161; 3 mtgs; (A) Westelman & Kraus, 55 Liberty; Feb8'18. nom

12TH st E (2:381), ss, 62.6 e Av C, 20.6x 77.6; Bernard A Caffrey, admr Peter Caffrey, to Matthew J O'Brien, 420 Willard av, Brooklyn Manor, LI; (A) Murray, P & H, 37 Wall (\$4,000, dated Jan20'05); Feb 14'18. nom

12TH st, 245-51 W (2:615); also JANE ST, 10-14; John G Davis of Bklyn to Farmers Loan & Trust Co, 22 Wm; (A) Geller, R & H, 20 Exch pl (\$70,000, mtg dated Sept 1'10, & recorded Feb14'18); Feb14'18. nom

12TH ST, 245-51 W; also JANE ST, 10-14; Farmers Loan & Trust Co to Leslie M McCrum, 973 Summit av, Bronx; (A) same (same mtg); Feb14'18. nom

16TH st, 437-9 W (3:714); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$7,000, Nov30'17); Feb8'18. 7,000

22D st, 11 E (3:851); Alex Herman, surviving partner Scholle Bros, to Alex Herman, 2 W 72, et al, trstes will Wm Scholle; (A) Kurzman, O & F, 25 Broad (\$65,000, Feb3'08); Feb8'18. nom

24TH st, 144 E (3:879); Solon L Frank, individ & et al, exrs Saml Frank, to Blanche E Frank, 2170 Bway; (A) Chas H Bliss, 150 Bway (\$—, Oct6'14); Feb9 '18. O C & 100

40TH st E (5:1314), ns, 80 e 3 av, 25x 98.9; Isabel B Tyte, extrx Jefferson Brockner to Harriet B Hanfeld at Riverhead, L I, or 1074 Park pl, Bklyn; (A) A Pallister, 233 Bway (\$15,063, Feb9'10); Feb14'18. nom

47TH st, 7 E (5:1283); Alex Herman, surviving partner Scholle Bros, to Alex Herman, 2 W 72 et al, trstes will Wm Scholle; (A) Kurzman, O & F, 25 Broad (\$55,000, June25'08); Feb8'18. nom

47TH st, 7 E; same to same; (A) same (\$15,000, May9'11); Feb8'18. nom

52D st, 54 E (5:1287); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$40,000, Sept15'05); Feb8'18. 20,000

52D st, 313 E (5:1345); Title Guar & T Co to Edw Engel, 417 E 84; (A) A & H Bloch, 99 Nassau (\$6,000, Jan22'15); Feb 13'18. 6,000

57TH st, 21 E (5:1293); Alex Herman, surviving partner Scholle Bros, to Alex Herman, 2 W 72, et al, trstes will Wm Scholle; (A) Kurzman, O & F, 25 Broad (\$35,000, Apr18'17); Feb8'18. nom

57TH st, 21 E; same to same; (A) same (\$40,000, Apr18'13); Feb8'18. nom

58TH st, 316 W (4:1048); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$27,000, Aug7'09); Feb8'18. 20,000

72D st, 41 E (5:1387); Alex Herman, surviving partner Scholle Bros, to Alex Herman, 2 W 72, et al, trstes will Wm Scholle; (A) Kurzman, O & F, 25 Broad (\$40,000, Apr15, 1889); Feb8'18. nom

80TH st, 73 E (5:1492); Alex Herman, surviving partner Scholle Bros, to Alex Herman, 2 W 72, et al, trstes will Wm Scholle; (A) Kurzman, O & F, 25 Broad (\$24,000, Sept20'04); Feb8'18. nom

86TH st, 28 W (4:1199); Alex Herman, surviving partner Scholle Bros, to Alex Herman, 2 W 72, et al, trstes will Wm Scholle; (A) Kurzman, O & F, 25 Broad (\$35,000, Dec30'09); Feb8'18. nom

116TH st, 221-5 W (7:1922); Title Guar & T Co to Henry Eggers, 326 W 87; (A) Title Guar & T Co (\$16,000, Dec24'17); Feb 13'18. 16,000

119TH st, 79 W (6:1718), ns, 193 e Lenox av; Lawyers Mtg Co to Geo F Langenbacher, 756 E 18, Bklyn; (A) Lawyers Mtg Co (\$8,000, Dec20'17); Feb14'18. 8,000

123D st, 405-7 W (7:1964); Title Guar & T Co to Ida & Sadie E Adams, 781 5 av; (A) Title Guar & T Co (\$30,000, June1'06); Feb13'18. 20,000

126TH st, 502 W (7:1980); Johnson & Bullock Co, 413 W 25, to Mary Roth, 105 Clinton av, Newark, NJ; (A) Jacob Gordon, 66 Bway (\$6,000, July5'12); Feb14'18. nom

128TH st, 305-7 W (7:1955); Gabriel Besner, 39 W 113, to Colonial Bank, 441 Col av; (A) Jesse S Epstein, 2 Rector (\$31,000, July3'17); Feb9'18. nom

139TH st, 211 W (7:2025); Wells Holding Co, 159 W 125, to Noelle Grauby, 293 W 4; (A) Title Guar & T Co (\$4,500, Jan 25'18); Feb11'18. 4,500

141ST st, 313-5 W (7:2043); Marcelle G Levy to Adele P Marcus, 5 W 104; (A) Title Guar & T Co (AT in mtg \$13,000, Sept24'08); Feb8'18. nom

100TH st, 424 W (8:2109); Saml Kronsky, 170 W 74, to N Y Protestant Episcopal Public School, 30 Pine; (A) Title Guar & T Co (\$5,000, June29'08); Feb9'18. 5,000

152D st, 605 W (8:2165); Geo Eberhardt to Hy Sullivan, 605 W 182; (A) Lawyers Mtg Co (all title in mtg \$39,000, Feb10'15); Feb13'18. 2,000

Av C (2:373), nec 3d, 48x44; Clara Klein, 609 W 191, to Max Berger, 26 W 38; (A) Chas Horowitz, 115 Bway (1/2 pt of mtg \$23,000, Jan7, 1892); Feb14'18. 5,518.16

Audubon av (8:2123), nec 167th, 76.7x95; Bank of the U S at 77 Delancey, to Saml Rosenthal, 2107 Bway, et al, firm Saml Rosenthal & Bros; (A) W B Marx, 257 Bway (\$20,000, July17'14); Feb8'18. nom

Audubon av (8:2123), nec 167th, 76.7x95; Pine-Moon Realty Co to same; (A) same (same mtg); Feb8'18. nom

Broadway (8:2235), sec 204th, 100x119.3; Franklin Pettit to A C & H M Hall Realty Co, 2789 Bway; (A) Title Guar & T Co (\$12,000, Feb9'18); Feb9'18. 8,000

Lenox av, 574 (6:1736); also 139TH ST, 68-70 W; Jules Realty Co to Fisher Lewine, 150 E 72; (A) Eisman, L C & Lewine, 135 Bway (\$12,000, Feb9'18); Feb9'18. O C & 100

Lenox av (6:1740), sec 143d, 24.11x85; Ephraim Siff, at Lowland rd, South Nyack, NY, to Jacob A Cohen, 131 W 110; (A) Lind & P, 46 Cedar (\$11,000, July27'12); Feb13'18. nom

Lexington av, 732 (5:1313); Edith R Lewis, 35 W 81, to Herman Goldman, 50 E 86; (A) Lawyers Title & T Co (\$27,000, Feb4'15); Feb13'18. 27,000

Madison av, 1231 (5:1500); Alex Herman, surviving partner Scholle Bros, to Alex Herman, 2 W 72, et al, trstes will Wm Scholle; (A) Kurzman, O & F, 25 Broad (\$40,000, Mar11'04); Feb8'18. nom

Madison av, 1497-9 (6:1608); Rutenberg & Schiller Realty Co, 135 Bway, to Sol H Miller, 560 W 163, admr Anna Miller & ano (an int of \$2,000 in mtg \$60,000, Apr 13'05); Feb13'18. nom

Seaman av (8:2248), nwc Emerson pl, 50x100; Wm Cumming, 131 W 110, to Simon M Goldsmith, 302 Convent av; (A) Albt Zimmermann, 206 Bway (\$8,500, Nov 6'15); Feb13'18. O C & 100

1ST av, 74 (2:432); Bond & Mtg Guarantee Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$18,000, Dec18'08); Feb8'18. 17,750

1ST av (5:1467), sec 73d, 25.7x88; Max Katz, 229 E 72, & ano to Jacob Levy, 1187 Lex av, as collateral for \$5,000; (A) Arnstein & Levy, 128 Bway (\$12,000, Jan22 '13); Feb14'18. nom

2D av, es, 86.1 s 13th, see 11th, 340 E.

3D av, 1606 (5:1519); Bennett J King to Title Guar & T Co (\$21,000, Jan12'05); Feb 14'18. 19,000

7TH av, 2236 (7:1937); American Mtg Co to Mary Van B Vanderpoel, 30 E 53; (A) Middlebrook & B, 46 Cedar (\$14,000, June28, 1897); Feb14'18. 11,000

10TH av, 492 (3:735); Andw Van Buskirk, gdn Marion Van Buskirk, to Marian Van Buskirk Cummin, at Manasquan, NJ; (A) Wilson M Powell, 7 Wall (all RT&I of \$4,000 in mtg for \$2,000 (reduced to \$26,500), Nov26'06); Feb13'18. 4,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

FEB. 8, 9, 11, 13 & 14.

Grand st (2:470), ns, 23.4 e Mott, 23.11x 100; Onorio & Grazia Lo Pinto et al to Raymond Guarini, 1121 Av T, Bklyn, & Domenico Candela, 128 Clinton av, Bklyn; (A) E M Vickers, 192 Bowery; Nov15'12; Feb9'18. 10,000

Spring st, 178 (2:488); Gerardo & Marietta di Tolla, on the premises, to Chas G Bouneristiano, 311 Ferry, Woodhaven, B of Q; (A) John Lotito, 302 Bway; Jan3'14; Feb13'18. 4,500

William st, 194 (1:103), leasehold, store & cellar; Thos Maloney to Jacob Kuppert, Inc, 1633 3 av; (A) Wm H Stewart, 1639 3 av; Oct29'14; Feb11'18. 3,813.76

31ST st W (3:729), ns, 325 w 9 av, 25x 98.9; Adolph Urban to Adolph H Urban, individ & as admr will Adolph Urban; (A) Chas B Sias, 1119 Mad av; Nov29, 1895; Feb 11'18. 300

31ST st, 32-34 E (3:860); Adroit Bldg Co to Ely Bernays; (A) G H Gilman, 67 wall; Feb2'14; Feb14'18. 50,000

52D st W (4:1099), ss, 350 w 11 av, 25x 100.5; deed recorded as mort; Hy J Jentzer to Hy J & Jacob C Jentzer, admr; (A) Edw Snyder, 50 Court, Bklyn; June26'14; Feb11 '18. O C & 100

98TH st, 167 W (7:1853); Emma Miller to Zeig Blechman & Isidor Soberorsky; (A) A Bangser, 55 Liberty; Apr30'17; Feb 14'18. 1,000

129TH st, 27-33 W (6:1727); Jacob & Sarah Weinstein et al to Morris Cohen, 560 W 180, & John Morrissey, 1851 7 av; (A) Kantrowitz & E, 320 Bway; Jan31'13; Feb13'18. 25,000

129TH st W (6:1727), ns, 191.8 e Lenox av, 150x99.11; Max & Rachel Lurie et al to Morris Cohen & John Morrissey, 1851 7 av; (A) Eisman & Levy, 135 Bway; Nov 23'06; Feb13'18. 30,000

139TH st W (6:1736), ss, 85 e Lenox av, 40x99.11; Max Kobre et al to David Kass; satisfied of record without production of mortgage by order Supreme Court; (A) for ptr, Norman M Behr, 27 William; July 2'06; Feb8'18. 10,000

182D st, 515 W (8:2155); Margt J Fisher, 515 W 182, to the Board of Domestic Missions of the Reformed Church in America; (A) Arrowsmith & Dunn, 261 Bway; Dec 30'13; Feb13'18. 7,000

Riverside dr (7:1895), sec 114th, 52x124.8 x50.11x135.6; Chas E Force & Co, 17 Battery pl, to Saml G Gant, 471 Park av; (A) Deiches & Goldwater, 271 Bway; Mar30 '15; Feb9'18. 25,000

1ST av, 1456 (5:1470); Alfred, Hy & Helen Umar & Rosa Jacobsen to Jacob Umar, 1486 2 av; (A) Bertram Levy, 27 Cedar; May31'17; Feb14'18. 3,000

2D av, 1776 (5:1555); Davidena M Lowden, 2322 Andrews av, Bronx, to Henry Haffan, 843 Crotona Park N, Bronx; (A) N Y Title & M Co; Mar15'16; Feb14'18. 2,000

3D av (3:873), nwc 17th, 23x100; Ann C Morton to Walter S Logan; (A) C P Latting, 32 Pine; Nov22, 1893; Feb 14'18. 3,000

5TH av, 525-29 (5:1278); 44th St & 5th Avenue Building Corp to N Y Life Ins Co; (A) G M Hubbell, 346 Bway; Oct27'09; Feb8'18. 200,000

MORTGAGES.

Borough of the Bronx.

FEB. 8, 9, 11, 13 & 14.

Brown pl (9:2278), nwc 133d (So blvd), 100x195; Feb13; Feb14'18; 5y6%; Doll Realty Co to Jacob Wicks, Jr, 701 Mad av. 40,000

Brown pl (9:2278); certf as to above mtg; Feb13; Feb14'18; same to same.

Dean st (18:5463), ws, 150 s Town Dock rd, 50x100; PM; pr mtg \$4,000; Jan30; Feb 13'18; due, & c, as per bond; Carolina A wife of & Victor Buhr, to Lillian C Cornwall, Rottach, 2362 Lyon av. 1,000

Featherbed la, swc Plympton av, see Plympton av, swc Featherbed la.

Hobart st (17:5006), ns, 50 w 236th, 50x 102.6; Feb8; Feb14'18; 1y6%; Johannes Stiehl, 4308 Digney av, to Lina R Herter, 1128 Clay av. 400

Oak st (16:4749), ws, 100 n Kingston av, 100x100; transfer of tax lien for yrs 1893, 1894, 1907 to 1911, assessed to —; July 7'13; Feb11'18; 3y1 8-10%; City N Y to Municipal Liens Co, 820 Powers Bldg, Rochester, NY. 165.43

Simpson st, 914 (10:2723); ext of \$10, 187.50 mtg to Jan1'21 at 6%; Feb7; Feb8 '18; Hy Morgenthau Co, 30 E 42, with 914 Simpson St Realty Co, 1468 Wilkins av. nom

2D st E, ses at nes De Milt, see 135th, 629-33 E.

133D st E, nwc Brown pl, see Brown pl, nwc 133.

135TH st, 629-33 E (10:2548), ns, 150 w Cypress av, 74.11x100; also 135th st, 635 E (10:2548), ns, 125 w Cypress av, 25x100; also 175TH ST, 247-9 E (11:2800), nwc Topping av, 45x82.11x45.9x91.5; also DE MILT AV (17:5119), nes, at ses 2d, 100x 100, except part for Barnes av; pr mtg \$—; Feb1; Feb14'18; due July1'18, 6%; John Elterich to Lily E Stickler, 4759 Matilda av. 2,500

135TH st E, see Lincoln av, see Lincoln av, 152-4.

135TH st, 635 E, see 135th, 629-33 E.
146TH st E (9:2273), ns, 200 e Brook av,
50x100; PM; pr mtg \$36,000; Feb8'18; due,
&c, as per bond; Wm F A Kurz, 951 Grant
av, to Benenson Realty Co, 401 E 152.

168TH st E, nec College av, see College
av, nec 168.

175TH st, 247-9 E, see 135th, 629-33 E.
193D st E, nec Jerome av, see Jerome av,
nec 193.

230TH st W (12:3264), ss, 110.7 e Ex-
terior, 50.8x131; PM; Jan3; Feb13'18; 3y
5½%; Peter P McElligott to Jos M Cal-
lahan, ref, 1037 Ogden av.

Anthony av, ws, abt 95 s Prospect pl,
see Clay av, es, 95 s Prospect pl.

Barker av (16:4544), es, 25 n Wilson pl,
25x100; ext of \$2,800 mtg to Feb13'21 at
5½%; Feb8; Feb14'18; Workmens Sick &
Death Benefit Fund of U S of A with Geo
Fieser, 3052 Barker av (R S \$1.40).

Bathgate av (12:3273), nec Fordham rd,
83x50; Feb8; Feb9'18; due, &c, as per bond;
Jas J McCluskey, 2536 Bathgate av, to
Frank T Warburton, trste Adolphus F
Warburton, 1067 Mad av.

Clay av (11:2891), es, 95 s Prospect pl,
runs e185 to ws Anthony av xs100xw90xn
25xw95 to Clay av xn75 to beg; PM; pr
mtg \$8,000; Feb8; Feb9'18; 3y5½%; Edith
A. J. Joss, 1744 Clay av, to Julia E Hard,
Bayshore, LL.

College av (9:2436), nec 168th, 200x200
to Findlay av; pr mtg \$17,000; Feb8; Feb
14'18; 2y6%; Hoffmann Co Builders, Inc,
1077 Wash av, to Hattie Eckelmann, 234
4 av.

College av (9:2436); same prop; certf
as to above mtg; Feb8; Feb14'18; same to
same.

College av (9:2436); same prop; pr mtg
\$22,000; Feb8; Feb14'18; 2y6%; same to
Jacob Froehlich, 725 Beck.

College av (9:2436); same prop; certf
as to above mtg; Feb8; Feb14'18; same to
same.

Corlear av (13:3406G), es, 25 n 234th,
runs e98.6xn18.1xe18xn9.3xw114.1 to av xs
27.6 to beg; Feb7; Feb8'18; 3y int as per
bond; Mary L Day, 186 Glendensy av, Jer-
sey City, NJ, & Eliza Ward of same ad-
dress to Gabriel J Barth, 344 E 134.

Corlear av (13:3406G), same prop; Feb
7; Feb8'18; due May7'20, 6%; same to Eve-
lyn Chase, 340 Lewis av, Bklyn.

Davidson av (11:3202), sec Kingsbridge
rd, runs e120.11xsl4.5xsw113.4xw27.6 to av
xn57.5 to beg; agmt spreading lien of mtg
of \$20,000 so as to cover above; Feb2; Feb
14'18; Urban Securities Co, 165 Bway, with
Fredk L Haug, 225 E 51.

De Milt av, nes at ses 2d, see 135th,
629-33 E.

Fink av (15:4071), es, 50.10 s Blondell
av, 25x78.4x25x78.6; PM; Feb9; Feb11'18;
3y3½%; Wm J Sullivan, 1416 Parker, to
Jas A Sullivan, 511 E 183.

Fordham rd E, nec Bathgate av, see
Bathgate av, nec Fordham rd.

Franklin av (11:2931), ws, 32.9 s 170th,
20.6x94.2; Feb13; Feb14'18; installs, 5½%;
Congregation Sons of Israel & Talmud
Torah Beth Israel, Inc, to Rebecca C
Starke, 270 E 176.

Grand blvd & concourse, 2856 (12:3305);
ext of \$2,000 mtg to Jan21'19 at 6%; Jan
21; Feb8'18; Simon M Goldsmith with Chas
Kaeppl, 1353 Boscobel av.

Jerome av (11:3191), nec 193d, 159.2x
100; Feb8; Feb9'18; 5y5%; Hy U Singhi to
Bowers Savings Bank, 128 Bowersy, 10,000

Kingsbridge rd, sec Davidson av, see
Davidson av, sec Kingsbridge rd.

Leggett av, 986 (10:2684); agmt as to
share ownership in mtg; Feb5; Feb11'18;
Rosie Scheer, 42 W 120, with Rebecca
Friedner, 1310 Carroll, Bklyn.

Lincoln av, 152-4 (9:2310), sec 135th, 50
x100; Feb8'18; due, &c, as per bond; Gab-
riel Muhlstein to Jacob Wicks Jr at Hotel
Leonore, sec 63d & Mad av.

Longfellow av (10:2761C), ws, 100 s Gar-
rison av, 25x100; additional collateral mtg;
Jan26; Feb13'18; due, &c, as per bond;
Thos McKenna, 1303 Leland av, to Hy
Muller, 1169 Greene av, Bklyn.

Monroe av, 1754 (11:2798), es, 295 n
174th, 25x95; PM; pr mtg \$7,500; Feb7;
Feb13'18; 1y6%; Nicholas Lakatos to John
Benzin, 160 Claremont av & ano.

Monroe av, 1884 (11:2804), sec Tremont
av (No 200) (Transverse rd), 60.3x24.6x
60.1x24.6; pr mtg \$12,000; Feb7; Feb8'18;
due Aug7'21, 6%; Clement H Smith Co,
464 Tremont av, to Leopold Loewus 106 Mt
Hope pl.

Monroe av, 1884; certf as to above mtg;
Feb7; Feb8'18; same to same.

Plympton av (11:2875), swc Featherbed
la, runs n133xw on curve 172.2xse57.5xne-
e75 to beg; Jan14'16; Feb9'18; 1y6%; Hill-
crest Bldg Co, 950 Ogden av, to Barbara
Meckes, 576 E 141.

Ryer av, es, 162.11 n 184th, see Valen-
tine av, ws, 162.11 n 184.

Topping av, nwe 175th, see 135th, 629-
33 E.

Tremont av, 200 E, see Monroe av, 1884.
Valentine av (11:3152), ws, 162.11 n
184th, 100.1x187 to Ryer av x100.1x187.3;
¾ part; AT; Feb7; Feb9'18; 1y6%; Egbert
L Brady, Chester Hill Park, Mt Vernon,
NY, to John F Moore at Montgomery pl,
Beachmont, New Rochelle, NY.

Van Nest, 565 (15:4020), ns, 25 w Taylor
av, 25x95, except part for Van Nest av;
Feb1; Feb11'18; 4y5%; Monica Frattini to
Maria Dosso, 1742 Adams.

Certificate (gen mtg) as to chattel mtg
for \$900; Jan21; Feb14'18; Bedford Shirt
Co to Jos Borowitz.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis
are that of the original mortgage.
When attorney is not given it is the
party of second part.

Borough of the Bronx.

FEB. 7, 8, 9, 11 & 13.

Beck st, 901-5 (10:2711); Malvina Weil
to Hy Morgenthau Co, 30 E 42; (A) W M
Wechsler, 30 E 42 (two at \$5,000 each,
Aug1'11); Feb7'18.

Hill st (13:3423H), es, 300 n Rock, 114x
39.9x irreg; Park Mtg Co, 41 Park Row,
to Walter C Low, receiver Seybel & French,
509 5th, Bklyn; (A) W C Low, 346 Bway
(\$850, Mar22, 1892); Feb9'18.

Main st (18:5636), —s, lots 610 & 611
map Eliz R B King, City Island, 60x100;
Richd Webber et al, exrs &c Richd Web-
ber, to Jessy H Douglass, 610 King av,
City Island; (A) Frees & McE, 3029 3 av
(\$1,500, May18'06); Feb9'18.

Tiffany st, 941 (10:2711); Robt E Simon
& ano, exrs Richd Stein, to Hy Morgen-
thau Co, 30 E 42; (A) W M Wechsler, 30
E 42 (\$5,000, Apr28'10); Feb7'18.

136TH st, 583 E (10:2549); Chas B Mor-
gan to Hy Mory, 633 9 av; (A) Knox & D,
27 Cedar (\$10,500, Feb7, 1900); Feb8'18.

143D st, 410 E (9:2287); Edw H Hedden,
admr Amalia S del Pino, to Rose del Pino
Hedden, 449 Park av; (A) Lawyers Mtg
Co (\$6,000, Dec1'08); Feb7'18.

145TH st, 214 to 228 E (9:2336); Hugh
Martin, 36 Linden pl, New Rochelle, NY,
to Georgiana H Speer, 621 5 av; (A)
Weekes Bros, 52 William (\$10,000, Dec18
'09); Feb9'18.

156TH st, 961 E (10:2708); Grace D
Thorne & ano, exrs Lydia W Thorne, to
John Luke, 3112 Webster av; (A) Geo H
Hyde, 41 Park Row (\$8,000, July10'06);
Feb11'18.

158TH st, 460 E (9:2379); Geo Schmidt
to Stephan Parker, 1497 Putnam av, Bklyn;
(A) Lawyers Title & T Co (\$5,500, Mar13
'05); Feb9'18.

163D st, 494-8 E (9:2367); Josephine D
Baencker to Warburg Orphan Farm
School of Evangelical Lutheran Church,
140 Nassau; (A) Salter & S, 140 Nassau (3
mts, each \$2,200, Feb5'03); Feb11'18.

170TH st, 985 E (11:2937); Hugh B Reed,
exr Sarah A G Skinner to General Clergy
Relief Fund, 281 4 av; (A) White & C, 14
Wall (\$4,500, Dec20'99); Feb11'18.

Alexander av (9:2298), nec 135th, 20x
81.6; Wilhelmina Haffen to August Moebus,
73 Locust av, New Rochelle, NY; (A) A
Hupfel's Sons, 161st & 3 av (\$9,000, Apr9
'14); Feb13'18.

Andrews av, 317 (11:3221); John P Dauth
to Gustav P Helfrich, 2871 Grand con-
course; (A) G A Steinmuller, 1511 3 av
(\$5,000, May1'17); Feb11'18.

Anthony av, 1935 (11:2810); Title Guar
& T Co to N Y Investors Corp, 176 Bway
(\$8,000, Jan26'14); Feb8'18.

Brook av (9:2293), swc 149th (No 456), —
x; Wm Einstein et al, exrs, &c, Emanuel
Einstein to Caroline Haffen, 2505 Creston
av; (A) Frees & McE, 3029 3 av (\$50,000,
Jan26'10); Feb7'18.

Eagle av, 612 (10:2623); Bond & Mtg
Guar Co to N Y Investors Corp, 176
Bway; (A) Title Guar & T Co (\$4,500,
May15'07); Feb8'18.

Eastburn av (11:2796), es, 213.10 n 174th,
25x95; Jos Weinstein to Annie Weinstein,
1752 Eastburn av (\$1,750, Feb24'17); Feb
11'18.

Elton av, 701-3 (9:2376); Title Guar &
T Co to Peter Freess Jr, 1148 Park av;
(A) Frees & McE, 3029 3 av (\$3,500, Feb5
'13); Feb9'18.

Jerome av, 1860 (11:2851); Sarah A Kel-
ly to Carl Heinrich, 131 W 86; (A) W T
Matthies, 506 E 175; (\$4,745, July9'08);
Feb8'18.

Leggett av, 986 (10:2684); Rosie Scheer
to Rebecca Friedner, 1310 Carroll, Bklyn;
(A) Title Guar & T Co (\$35,000, May4'16);
Feb11'18.

Nelson av, 1019 (9:2512); Mary A Daw-
son to Sterling Sterling, 420 E 136 (\$2,000,
June22'12); Feb7'18.

Prospect av (10:2684), es, 155.6 n Fox,
37.6x100; Brooklyn Trust Co to Flora A
Busby, 1542 Gaylord st, Denver, Colo; (A)
Brooklyn Trust Co, 177 Montague, Bklyn
(\$24,000, Apr5'07); Feb11'18.

Teller av, 1341 (11:2782 & 2783); Chas
Katz, 439 Hendrix, Bklyn, to Hermann
Dutschke, Jr, 513 E 87; (A) Sidney Wal-
lach, 240 E 79 (\$750, June26'17); Feb13'18.

Washington av (11:2915), es, 350.1 s
174th, —x; Rondout Savings Bank to
Lawyers Mtg Co (\$36,000, Feb15'07); Feb
7'18.

Washington av (11:2913), sec 172d, —x
—; Hugh B Reed, exr Sarah A G Skinner,
to General Clergy Relief Fund, 281 4 av;
(A) White & C, 14 Wall (\$23,000, June
20'10); Feb8'18.

Webster av (12:3358), es, being lots
Letter C, being a part of lot 35, map Nor-
wood; D Witt H Lyon, exr Mari A West,
to Edw M West, White Plains, NY, & ano;
(A) De Witt H Lyon, Portchester, NY
(\$2,500, Sept12'02); Feb8'18.

Lots 1 to 5, 52 & 53 (13:3404), map God-
win Est; N Y Title & Mtg Co to Arax H
Tavshanjan, 158 W 72 (\$10,425, Jan3'18);
Feb8'18.

Lots 6 & 7 & 8 (13:3404), map Godwin Est;
N Y Title & Mtg Co to Arax H Tavshan-
jan, 158 W 72 (\$6,650, Jan3'18); Feb8'18.

Lots 176 to 179 (12:3264), map Godwin
Est; Jos M Callahan, ref, to N Y Title &
Mtg Co (\$6,650, Jan3'18); Feb8'18.

O C & 100

Lots 211 to 214 (12:3265), map Godwin
Est; Jos M Callahan to N Y Title & Mtg
Co (\$5,930, Jan3'18); Feb8'18. O C & 100

SATISFIED MORTGAGES.

The first date is that of the original
mortgage, second is the recording date of
satisfaction. When attorney is not given
it is the party of the second part.

Borough of the Bronx.

FEB. 7, 8, 9, 11 & 13.

Coster st, 644 (10:2764 & 2769); Nathan
Kanoff, 52 E 103, to Gustave L Morgen-
thau, 155 W 77; (A) David Haar, 299
Bway; Mar27'15; Feb7'18.

Lorillard pl (11:3056), ws, 47.11 s 188th,
32.8x90; Flavius Impt Co to Italian Es-
tates, a corp, 489 5 av; (A) Lawyers Title
& T Co; May9'13; Feb13'18.

156TH st E (9:2402), ss, 99.6 e Court-
landt av, 50x100; John Frees to Dry Dock
Savings Instn, 341 Bowersy; (A) Title Guar
& T Co; May3'12; Feb7'18.

169TH st E (10:2694), ss, 110.11 e Pro-
spect av, runs s57.11xne54.10 to st xw18.9 to
beg; Matilda Cahn to Dora Frank, 7 W
120; (A) A Cahn, 860 E 169; Dec1'16; Feb
11'18.

215TH st E (*), ss, lots 89 to 91, map
New Village Jerome, 75x125; Raffaele &
Domenico De Masi to John Richman
Plumbing Contracting Co, 1679 So Blvd;
(A) A C Stabile, 41 Park Row; Jan2'17;
Feb7'18.

Chatterton av (*), ns, 155 e Castle Hill
av, 25x108; Peter Cordary to Wm Ennis,
923 Brook av; (A) Hy C Schaefer, 763
Courtlandt av; Jan4'13; Feb9'18.

Corlear av (13:3406), es, 25 n 234th, 27.8
x110x irreg; Mary E Leddy to Dora G
Polenski; (A) Lawyers Title & T Co; July
1'15; Feb11'18.

Fordham rd E (12:3273), nec Bathgate
av, 50x83; Jas J McCluskey to Wm J Siel-
ing, 504 E 175; (A) Title Guar & T Co;
May21'15; Feb11'18.

Fordham rd E (12:3273), same prop;
same to Mary F Waterman; (A) same;
Dec2'01; Feb11'18.

Longfellow av, 970 (10:2755 & 2759);
leasehold; Saml Goldenberg, 127 Wortman,
Bklyn, & Louis & Max Goldenberg, 143
Charlotte, to Julia Lieberman, 120 Av D;
(A) B W Dorman, Surrogates Court, Kings
Co, NY; Aug15'16; Feb13'18.

Randall av (10:2767), nec Tiffany, 100x
25; Lydia S Moore to Edw C Gainsborg;
(A) J E Roeser, 156 Bway; Jan28'09; Feb
7'18.

Lot 51 (11:2872), map Upland Realty Co;
John J Glynn to Upland Realty Co at
Grand Central Terminal; (A) Title Guar &
T Co; Aug9'15; Feb7'18.

Lots 129 & 130 (*), map Harrington Es-
tate; Domenico Trionfo to Fredk J Hol-
derman; (A) N Y Title & Mtg Co; Nov16
'09; Feb11'18.

REAL ESTATE APPRAISALS.

The following values were placed on
real estate properties this week by the
State appraisers in transfer tax proceed-
ings, affecting Manhattan holdings. The
amount specified does not in every case
indicate the equity or interest of the de-
cedent. In some cases he is not even the
owner of record. It merely quotes the
estimated market value of the realty re-
gardless of mortgages or other liens. The
information comprises the name of de-
cedent, date of death and recording
date, the location of property, block
and lot on city map, description of
building, size of lot and estimated value
on the date given. Where decedent owned
property in other boroughs, details of
Manhattan holdings only are given.

Borough of Manhattan.

Alvarez, Josephine M.—Dec22'16 (Jan31
'18)—92D ST, 46 E (5:1503-50), 21x100.8,
3-sty bk dwg, \$32,000.

Aronstein, Fannie.—Sept26'17 (Feb11'18)—
72D ST, 125 W (4:1144-23), 20x102.2, 4-
sty bk & stn dwg, \$36,500.

Bach, Bertha O.—Nov9'17 (Jan31'18)—162D
ST, 533 W (8:2122-14), 20x99.11, 3-sty bk
& stn dwg, \$10,500.

Campbell, Annie.—Nov17'11 (Jan31'18)—
85TH ST, 333 W (4:1247-19½), 20x102.2,
3-sty & b bk dwg, \$25,000.

HENRY ST, 134 (1:273-32), 23.10x100, 4-sty
bk tnt, \$21,000.

Gallagher, Bridget T. F.—Oct17'17 (Feb6
'18)—146TH ST, 402 W (7:2060-37), 20x
99.11, 3-sty bk dwg, \$12,000.

Geraghty, Bridget.—Aug15'17 (Feb7'18)—
96TH ST, 26 W (4:1209-42½), 20x100.8,
4-sty b stn dwg, \$20,000.

MOTT ST, 113 (1:205-22), 24.10x98.9, 4-sty
ft & 4-sty rear tnts, \$17,000.

CHERRY ST, 146 (1:253-17), 24.10x141.3, 5-
sty ft & 5-sty rear tnts, \$19,500.

& str, 20,500.

2D AV, 612 (3:939-62), 24.7x80, 5-sty bk tnt
& str, \$21,500.

Goeller, Chas.—July18'15 (Feb11'18)—
PEARL ST, 414 (1:115-8), 25x34.3 to New
Chambers (No 42), 3-sty bk tnt, \$8,000.

WAVERLY PL, 111 (2:553-35), 25.2x100, 4-
sty & b bk dwg, \$21,000.

19TH ST, 115 E (3:875-13), 13.4x70, 4-sty
bk dwg, \$17,500.

Harris, Emma L.—Feb4'17 (Feb6'18)—
MANHATTAN AV, 513 (7:1948-15), 16x
90, 3-sty & b stn dwg, ½ pt of \$8,500.

125TH ST, 161 E (6:1774-29), 24x99.11, 3-
sty bk store bldg, ½ pt of \$41,000 (a v)
& \$30,000 (m v).

Hasselberger, Wm.—Sept 23 '17 (Jan 31 '18)—37TH ST, 229 E (3:918-17), 25x74.1, 4-sty bk bldg, \$13,000.

Heaton, John C.—June 26 '15 (Feb 8 '18)—39TH ST, 204 E (3:919-57), 12.10x98.9, 3-sty bk dwg, \$8,750.

Himmel, Chas.—Aug 16 '17 (Feb 11 '18)—46TH ST, 554 W (4:1074-60), 29x100.5, 4-sty bk bldg, \$13,000.

46TH ST, 552 W (4:1074-59), 21x100.5, 3-sty bk bldg, \$8,500.

48TH ST, 525 W (4:1077-18), 25x100.5, 5-sty bk bldg, \$16,000.

48TH ST, 511 W (4:1077-25), 25x100.5, 5-sty bk bldg, \$17,000.

48TH ST, 513 W (4:1077-24), 25x100.5, 5-sty bk bldg, \$17,000.

King, John A.—Feb 28 '17 (Feb 11 '18)—71ST ST, 111 E (5:1406-6), 20x102.2, 5-sty bk dwg, \$60,000.

Milius, Edward.—May 17 '17 (Jan 31 '18)—74TH ST, 26 E (5:1388-57½), 20x80, 4-sty & b stn dwg, \$35,000.

Strobel, Emil L.—Oct 2 '16 (Jan 31 '18)—103D ST, 307 W (7:1890-51), 20x100.11, 3-sty bk & stn dwg, \$20,000.

Whitmore, Eliza A.—Feb 13 '16 (Feb 11 '18)—124TH ST, 418 W (7:1964-46), 25x100, 5-sty bk & stn bldg, \$28,000.

Whitridge, Fredk W.—Dec 30 '16 (Nov 8 '17)—11TH ST, 16-18 E (2:568-11), 55.2x94.9, 4-sty bk & stn dwg, \$65,000.

11TH ST, 24 E (2:568-15), 25x94.9, 3-sty bk & stn dwg, \$25,000.

11TH ST, 25 E (2:569-31), 26.5x103.3, 4-sty bk & stn dwg, \$27,000.

11TH ST, 27 E (2:569-30), 25x103.3, 4-sty bk & stn dwg, \$26,000.

11TH ST, 29 E (2:569-29), 22.1x102, 4-sty bk & stn dwg, \$21,000.

9TH ST, 3 E (2:567-33), 25x92.3, 3-sty bk & stn dwg, \$27,000.

PERRY ST, 37-9 (2:613-38), 34x74, 4-sty bk & stn bldg, \$20,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisers' Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 15, 1918, at the New York Real Estate Salesrooms, at 14-16 Vesey st.

JOSEPH P. DAY.

Chrystie st, 118 (*), es, 75.5 s Broome, 25x100, 5-sty bk bldg & str; due, \$23,128.18; T&c, \$250; Albert G Morganstern, 21,000

60TH st, 246 W (*), ss, 200 e West End av, 25x100.5, vacant; due, \$5,517.08; T&c, \$121.20; Adele Kneeland, extrx, &c, 5,500

101ST st, 330 E (*), ss, 175 w 1 av, 25x100.11, 6-sty bk bldg; due, \$20,734.58; T&c, \$948.30; Jacob Kotteck et al, exrs, 17,000

Broadway, 1730-4, nec 55th (No 213), 75.4 x138.7x82.1x121.1, 11-sty bk bldg; adj Feb 27.

HENRY BRADY.

Monroe st, 76 (*), ss, 84.10 w Pike, 24.8x82.3x25x82.1, 6-sty bk bldg & str; due, \$23,405.99; T&c, \$1,040.90; Walter F Kingsland, 22,000

87TH st, 131 W (*), ns, 525 e Ams av, 16.3x100.8, 3-sty & b stn dwg; due, \$16,519.10; T&c, \$985.50; City Real Estate Co, 15,000

Riverside dr, 415 (*), es, 50.11 s 114th, 25.9x93.4x25x99.8, 5-sty & b stn dwg; due, \$34,650.95; T&c, \$4,821.30; Brooklyn Savgs Bank, 35,000

6TH av, 814 (*), nec 46th (Nos 73-7), runs n24.9xe50.10xn25.11xe39.8xs50.8xw90.6 to beg, 5-sty bk bldg & str & 2-4-sty stn tnts & str; also 6TH AV, 818, es, 49.2 n 46th, 20.1x91.10, 4-sty stn tnt & str; due, \$3,115.44; T&c, \$5,474.65; Thos H Kelly, 168,404

6TH av, 818, see 6 av, 814.

BRYAN L. KENNELLY.

Madison st, 353 (*), ns, 192 e Scammell, 24x96, 5-sty bk bldg & str; due, \$19,626.01; T&c, \$442.50; Mary R Lewis, 13,000

SAMUEL MARX.

Ridge st, 93 (*), ws, 72.11 s Rivington, 30x50.7, 5-sty bk bldg & str; due, \$20,572.01; T&c, \$650; Caroline T Kissel, 16,000

97TH st, 209 E (*), ns, 164.6 e 3 av, 24.6 x100.11, 5-sty bk bldg; due, \$14,101.37; T&c, \$445.50; Egbert G March et al, trstes, 10,000

L. J. PHILLIPS & CO.

16TH st, 423 W (*), ns, 275.2 w 9 av, 24.11x92, 5-sty bk bldg & str; due, \$15,105.28; T&c, \$677.09; Jeannette F Bonner, 14,000

JOSEPH & CO.

49TH st, 509 W (*), ns, 150 w 10 av, 25x100.5, 4-sty stn tnt; due, \$12,739.48; T&c, \$600; Susan Pringle, 10,000

Lexington av, 367 (*), es, 59.5 s 41st, 19.8 x75, 3-sty stn tnt & str; due, \$24,401; T&c, \$750; Forrest Raynor et al, 21,000

Total \$367,904
Corresponding work, 1917..... 285,000
Jan. 1, 1918, to date..... 4,849,745
Corresponding period, 1917..... 3,965,221

Bronx.

The following are the sales that have taken place during the week ending Feb. 15, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

Summit pl (*), ns, 82.1 w Kingsbridge ter, 25x95, vacant; due, \$2,184; T&c, \$387.55; City of N Y, 250

Grand av, 2053 (*), ws, 310 s 180th, 20x100, 3-sty & b bk bldg; due, \$7,635.36; T&c, \$625; Wm B Storer, trste, &c, 7,000

Morris av, swc 183d (Nos 60-72), 43.1x106.9x43x107.5, 6-sty bk bldg & str; due, \$3,183.20; T&c, \$375; John B Chambers, a party in interest, 65,050

Sheridan av, 1046, es, 49 n 165th, 40x100, 5-sty bk bldg; due, \$15,217.94; T&c, \$260.48; Wm F Kenny, a party in interest, 15,500

Sheridan av, 1042, nec 165th, 49x100x54.7 x100.2, 5-sty bk bldg; due, \$22,562.52; T&c, \$260.48; Wm F Kenny, a party in interest, 23,300

Sheridan av, 1050, es, 89 n 165th, 40x100, 5-sty bk bldg; due, \$15,203.16; T&c, \$385.28; Wm F Kenny, a party in interest, 15,750

Sheridan av, 1054, es, 129 n 165th, 40x100, 5-sty bk bldg; due, \$15,205.26; T&c, \$156.48; Wm F Kenny, a party in interest, 15,500

HENRY BRADY.

Rogers pl, 986 (*), es, 17.5 s 165th, 30x78.11x23.9x74.1, 1-sty fr dwg & 2-sty fr rear bldg; due, \$2,337.26; T&c, \$78; A Starr Best et al, 2,000

Boston rd, 2119-25 (*), ws, 61.4 n 180th, runs w81.9x33xw43x35xw71.11x32.7x152.8 xs71.4 to beg, 1 & 2-sty bk str & offices; due, \$52,333.81; T&c, \$1,177; N Y Trust Co, trste, 45,000

Brook av, 548 (*), es, 25 s 150th, 25x100, 5-sty bk bldg & str; due, \$17,371.11; T&c, \$548; Irving Trust Co, trste, 15,000

ARTHUR C. SHERIDAN.

Villa av, 3173-9, ws, 188.4 s Van Cortlandt av, 100x100, 2-5-sty bk bldg & str; due, \$21,941.47; T&c, \$—; withdrawn.

JOSEPH & CO.

Fox st, 888 (*), es, 193.9 s Barretto, 43.9 x105, 5-sty bk bldg; due, \$7,732.04; T&c, \$—; sub to 1st mtg \$33,000; Henry Morgenthau Co, 39,500

Fox st, 890 (*), es, 150 s Barretto, 43.9x105, 5-sty bk bldg; due, \$7,736.89; T&c, \$—; sub to 1st mtg \$33,000; Henry Morgenthau Co, 39,500

168TH st E (*), nwc Fulton av, runs n 41.8xw11.11xn87xw60xn50xw176 to 3 av xs 176.4xe337 to beg, vacant; due, \$30,270.88; T&c, \$24.25; Blanche B Neukirch, 30,500

3D av, nec 168th, see 168th E, nwc Fulton av.

JAMES J. DONOVAN.

Parker st, 1656 (*), es, — s Castle Hill av, 25x90; due, \$5,817.42; T&c, \$155; Mary A Palmer, 3,400

Fordham rd, swc Crotona av, 52.1x204.7x89.3x200.4, vacant; due, \$9,654.32; T&c, \$156; withdrawn.

GEORGE PRICE.

Boston rd, 1441 (*), ns, 91 e Prospect av, 26.6x130, 6-sty bk bldg & str; due, \$26,737.69; T&c, \$790.80; Geo McK Brown et al, exrs, 26,500

CHARLES A. BERRIAN.

158TH st, 651-5 E (*), nec Cauldwell av (No 800), 55x74.11, 3-3-sty fr trnts; due, \$17,263.44; T&c, \$529.84; N Y Title & Mtg Co, 15,100

Total \$358,850
Corresponding week, 1917..... 39,500
Jan. 1, 1918, to date..... 956,530
Corresponding period, 1918..... 1,527,725

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

FEB. 16 & 18.

No Legal Sales advertised for these days.

FEB. 19.

VARICK ST, 28, es, 25 n Beach, 25x60, vacant; Anna A Quast—Peter H McArdle et al; Rabe & Keller (A), 258 Bway; Edw J Martin (R); due, \$19,062.76; T&c, \$1,625.47; Samuel Goldstick, 10,000

WEST ST, 420, es, 73.3 n Perry, 23x71.6x23.6x71.1, 4-sty bk bldg & str; Jos Roth et al—Mad Av Real Estate Co et al; Collier & Collier (A), 277 Bway; Theo H Friend (R); due, \$2,298.94; T&c, \$—; Chas A Berrian, 10,000

136TH ST, 259 W, ns, 569 w 7 av, 17x99.11, 3-sty & b bk dwg; Equitable Life Assurance Soc U S—Thos H Burch et al; Alexander & Green (A), 120 Bway; Royal H Weller (R); due, \$7,782.60; T&c, \$266.30; Henry Brady, 10,000

5TH AV, 1263-5, es, 50.11 s 108th, 50x84, 6-sty bk bldg; U S Trust Co N Y, trste, &c—Peerless Holding Co, Inc, et al; Stewart & Shearer (A), 45 Wall; Theron G Strong (R); due, \$60,598.64; T&c, \$4,435.30; Herbert A Sherman, 10,000

FEB. 20.

9TH ST, 700.4 E, sec Av C (Nos 140-2), 83x40.8, 6-sty bk bldg & str; Harry Hastorf—Julius Stoiloff et al; House, Grossman & Vorhaus (A), 115 Bway; Thos N Cuthbert (R); due, \$69,561.49; T&c, \$1,661.70; Henry Brady, 10,000

86TH ST, 34 W, ss, 300 e Col av, 25x102.2, 5-sty & b bk dwg; Stephen C Clark—May L Haskin et al; Ver Planck & Prince (A), 149 Bway; Geo H Engelhard (R); due, \$47,209.62; T&c, \$1,799.20; Joseph P Day, 10,000

120TH ST, 117 E, ns, 205 e Park av, 20x100.11, 4-sty bk bldg; Mutual Life Ins Co N Y—Annie L Phelan et al; Fredk L Allen (A), 55 Cedar; Winter Russell (R); due, \$7,258.34; T&c, \$106.05; Henry Brady, 10,000

130TH ST, 28 E, ss, 91.10 w Mad av, 18.1x99.11, 3-sty & b stn dwg; Bway Savgs Inst of City N Y—Jennie S Brisk et al; Richard Kelly (A), 233 Bway; Warren Leslie (R); due, \$9,628.24; T&c, \$90.18; Joseph P Day, 10,000

FEB. 21.

12TH ST, 7 E, nes, abt 195 e 5 av, 25x120.9x26x114.2, 3-sty bk bldg; Sheriff Sale of all right, title, &c, which Agnes T Burnett had on June 30, 1917, or since; Duncah & Mount (A), 27 William; David H Knott, sheriff; Henry Brady, 10,000

80TH ST, 530.4 E, ss, 448 e Av A, 75x102.2, 3-sty bk bldg; Max Bernstein—Reed Realty Co, Inc, et al; A Stern (A), 31 Nassau; Wm T Van Alstyne (R); due, \$3,245.33; T&c, \$926.23; Joseph P Day, 10,000

88TH ST, 164 W, ss, 252 e Amst av, 18x100.8, 3-sty & b bk dwg; Bklyn Trust Co—Ida L Rich et al; Cullen & Dykman (A); 177 Montague, Bklyn; Chas Putzel (R); due, \$15,186.92; T&c, \$795.42; Henry Brady, 10,000

92D ST, 313 E, ns, 200 e 2 av, 25x100.8, 5-sty bk bldg & str; Mechanics Bank—Moses Adler et al; Edw T Horwill (A), 215 Montague, Bklyn; Myron Sulzberger (R); due, \$12,803.70; T&c, \$417.50; Henry Brady, 10,000

172D ST, 700-30 W, sec Haven av (No 123), 58.5x372.1 to Ft Washington av x26.4x372.1, 2-6-sty bk bldg; Van Dyck Est—Regnis Constn Co et al; Middlebrook & Borland (A), 46 Cedar; Saml H Ordway (R); due, \$41,449.00; pr mtg \$35,000; Henry Brady, 10,000

8TH AV, 2301, ws, 76.11 s 124th, 24x75, 4-sty bk bldg & str; Jennie G Buckley et al, trstes—Harold R Evans et al; Bernard J Tinney (A), 77 E 124th; J Sidney Bernstein (R); due, \$15,933.26; T&c, \$500; Samuel Marx, 10,000

FEB. 22, 23 & 25.

No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

FEB. 16, 18 & 19.

No Legal Sales advertised for these days.

FEB. 20.

135TH ST, 580 E, ss, 134.6 s St Anns av, 18x100, 2-sty & b bk dwg; Dora Frank—Wm H Kehoe et al; Isaac Levison (A), 299 Bway; Ernest M Garbe (R); partition; Joseph P Day, 10,000

OLMSTEAD AV, nwc Houghton av, 53.1x89.10; Municipal Liens Co—Regent Realty Co et al; G Arnold Moses (A), 3413 White Plains rd; Jno H Rogan (R); due, \$1,000; T&c, \$1,700; John H Rogan; on premises at 12 o'clock.

WASHINGTON AV, 1967, ws, 82 n 178th, runs w88.1xn27xw50xn41x137.11x381 to beg, 2-sty & b fr dwg; Levi S Tenney, trste—Marianina Bonagura et al; Walradt & Blaney (A), 141 Bway; Oliver E Davis (R); due, \$6,571.73; T&c, \$275.60; James J Donovan, 10,000

FEB. 21.

CORSA LA, nes, 1.6 nw 224th, nw84.9xn79.2 xe50xs—xe25xs108.10 to beg; Alan Stevenson—Nathan Aschner et al; Action 3; J Hunter Lack (A); Ely Neuman (R); due, \$939.81; T&c, \$429.96; Henry Brady, 10,000

158TH ST, 427-9 E, ns, 100 w Elton av, 50x100, 6-sty bk bldg; Augusta A Wurm—Minnie Zumbuhl et al; Edw P Orrell, Jr (A), 256 Bway; Daniel V Sullivan (R); due, \$7,252.75; T&c, \$683.00; James J Donovan, 10,000

224TH ST, E, ns, 300.11 e Paulding av, 75x109.6; Allan Stevenson—Nathan Aschner et al; Action 2; J Hunter Lack (A), 40 Court, Bklyn; Ely Neuman (R); due, \$939.81; T&c, \$909.58; Henry Brady, 10,000

224TH ST, E, ns, 475.11 e Paulding av, 125x109.5; Allan Stevenson—Nathan Aschner et al; Action 1; J Hunter Lack (A), 40 Court, Bklyn; Ely Neuman (R); due, \$1,602.52; T&c, \$72.72; Henry Brady, 10,000

233D ST, E, ns, 151.9 w Kepler av, 25.3x67.6x25x63.7, vacant; City N Y—Maud Kennedy et al; Action 1; Wm P Burr (A), Municipal Bldg; Jno A Bolles (R); due, \$1,401.29; T&c, \$104.54; Daniel Greenwald, 10,000

PAULDING AV, swc 224th, 34.6x109.7x34.6x111.4; Allan Stevenson—Nathan Aschner et al; Action 4; J Hunter Lack (A), 40 Court, Bklyn; Ely Neuman (R); due, \$489.40; T&c, \$731.33; Henry Brady, 10,000

FEB. 23.

No Legal Sales advertised for this day.

FEB. 25.

233D ST, E, ns, 177.1 w Kepler av, 25.3x71.3x25x67.6, vacant; City N Y—Maud Kennedy et al; Action 2; Wm P Burr (A), Municipal Bldg; Jno A Bolles (R); due, \$1,444.49; T&c, \$105.54; Daniel Greenwald, 10,000

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

HENRY ST, 149-51; Safety Holding Co—Myles Purvin, recr et al; H H Straus (A), 10,000

JACKSON ST, 21; Eliz K Upham—Edwin W Halsey et al; Merrill, Rogers & Terry (A), 28TH ST, 105 E; Gouverneur M W Turnbull—Mary F Burke et al; Sayers Bros (A), 10,000

104TH ST, 53 E; Abr Shapiro—Lena Grunbaum et al; S S Kogan (A), 10,000

FEB. 11.

17TH ST, 319 W; Henry F W Schwartz, trste—Equitable Realty Co et al; Rounds, Hatch, Dillingham & Debevoise (A), 10,000

24TH ST, 144 E; Belle Selig et al—Fiss, Doerr & Carroll Horse Co et al; Elkus, Vogel, Gleason & Proskauer (A).
76TH ST, ss, 105 w 2 av, 25x102.2; Emigrant Industrial Savgs Bank—Abr Goldberg et al; R & E J O'Gorman (A).

FEB. 13.
FORSTH ST, 147; Henry B Schwab, exr—Bertha Ryshpan et al; Schenck & Punnett (A).
124TH ST, ss, 225 e 7 av, 25x100.11; Soc for Relief of Destitute Blind of City N Y & Vicinity—Pauline Abeles et al; F de P Foster (A).
AMSTERDAM AV, sww 75th, 100x212; Henry L Einstein—Fortunato Bursese et al; amended; H Swain (A).

FEB. 14.
115TH ST, ns, 150 e 5 av, 25x100.11; Memorial Hospital for the Treatment of Cancer & Allied Diseases—Selma Alexander et al; Parsons, Closson & McElvaine (A).
129TH ST, ss, 399.6 w 5 av, 17.6x99.11; Equitable Life Assur Soc of U S—David G Beuick et al; Alexander & Green (A).
5TH AV, 2139; eBatrice S B Ziegel—Louis H Strouse, trste, et al; S Wechsler (A).

FEB. 15.
CROSBY ST, 129-31—Equitable Life Assurance Society of the U S—Leo Schlesinger et al; Alexander & Green (A).
ROSE ST, 55; Emigrant Industrial Savgs Bank—Clara Bloom et al; R & E J O'Gorman (A).
16TH ST, 608 E; Fanny K Gregory—Clara S Dean et al; Norwood & Walsh (A).
31ST ST, 209 E; Emigrant Industrial Savgs Bank—Francis H Ross et al; R & E J O'Gorman (A).
35TH ST, 433 W; Emigrant Industrial Savgs Bank—Jos J Fay et al; R & E J O'Gorman (A).
121ST ST, ss, 250 w 1 av, 25x100.11; Geo A Thayer—Jos Bruder et al; J Roeder (A).
121ST ST, ss, 275 w 1 av, 25x100.11; Francis K Thayer—Jos Bruder et al; J Roeder (A).
3D AV, es, 40.10 s 110th, 20x85; Emigrant Industrial Savgs Bank—Fredk Binzen et al; R & E J O'Gorman (A).

Bronx.

FEB. 8.
178TH ST, nwc Marmion av, 48.8x150.1; Emigrant Indust Savgs Bank—Josephine Wagner et al; R & E J O'Gorman (A).
KATONAH AV, sec 240th, 100x110; Zoe C Price—Walter W Dowling; Rosendale & Dodd (A).
LOT 3, map of 108 lots belonging to Hudson P Rose Co, known as Coster Est; Amo Realty & Constn Co, Inc; Filomena Pensante et al; L Schafran (A).

FEB. 9.
138TH ST, ss, 115 e Brook av, 50x100; German Savgs Bank in City N Y—Annie Gotthelf et al; M Auerbach (A).

FEB. 11.
145TH ST, ns, 213 w Willis av, 25x100; Jos V Altmann, as trste—Mina Limpert; W H Sommer (A).

FEB. 13.
No Foreclosure Suits filed this day.

FEB. 14.
CROTONA AV, ws, 425 n 183d, 75x80; Andrew Wiseman—Moses F Goldstein et al; Reynolds & Gels (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

FEB. 7.
142D ST, 474 W; Ella R Andrews—Christine Dammann; Benj F Edsall (A); Robt L Luce (R); due.....13,387.15
153D ST, ns, 175 e 8 av, 37.6x99.11; J Fredk Kernochan—Saml Cohen et al; Henry F Miller (A); Chas H Strong (R); due.....28,820.00

FEB. 8.
115TH ST, ss, 49.2 w Pleasant av, 24.10x75.7 Central Trust Co of N Y—Harris Kliger et al; Joline, Larkin & Rathbone (A); A L Pincoff (R); due.....12,047.27

FEB. 9.
No Judgments in Foreclosure Suits filed this day.

FEB. 11.
91ST ST, ss, 82.2 w Park av, 19.8x 100.8; National Academy of Design—Lillian Sims; Phelps, East & Webb (A); Wm Henkel, Jr (R); due.....18,175.97
153D ST, 267 W; J Fredk Kernochan—Saml Cohen et al; Henry W Miller (A); Chas H Strong (R); due.....28,820.00

FEB. 13.
MONROE ST, ss, 50.5 w Scammel, 25.2x 69.7; Geo Mck Brown et al—Meyer Greenberg et al; Stewart & Shearer (A); Jno Gruenberg (R); due.....13,687.92
16TH ST, ss, 250 w Av C, 25x103.3; Chas J Becker—Emilie Reinke et al; L S Goebel (A); Orson A Raynor (R); due.....8,266.64
40TH ST, 218 W; Marguerite Gautier—Watson Vanderpoel; Lyon & Smith (A); Wilson Brice (R); due.....14,525.00
104TH ST, 66 E; Pamela C Lowerre—Chas Wilder et al; Cary & Carroll (A); Isidor Wasservogel (R); due.....5,345.74

Bronx.

FEB. 8.
BOSTON RD, nec 177th, 64x127.3; Caroline G Storey—Cornelia E McCormack et al; Salter & Steinkamp (A); R H Bergman (R); due.....20,650.00

FEB. 9.
No Judgments in Foreclosure Suits filed this day.

FEB. 11.
No Judgments in Foreclosure Suits filed this day.

FEB. 13.
179TH ST, ns, 100 w Clinton av, 25x 100; Bronx Savgs Bank—Edw Houlihan et al; S W Levine (A); M M Fertig (R); due.....4,253.00
WOODCREST AV, es, 144 n 164th, 27x100; Chas A Sudbrink—Francis Charles Baukal; E V R Ketchum (A); A N Giegerich (R); due.....3,758.82

FEB. 14.
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

FEB. 9.
WHITEHALL ST, es, —s Front, lots 9 & 10; Emanuel Schleissner—Jno V Dollard et al; foreclosure of transfer of tax lien; E Jacobs (A).

121ST ST, ss, 314.2 e St Nicholas av, 16.8x 100.11; Municipal Liens Co—L E L Realty Co, Inc, et al; action to foreclose transfer of tax lien; E C Smith (A).

FEB. 11.
No Lis Pendens filed this day.

FEB. 13.
JACKSON AV, es, 125 n Cherry, 25x100; Lucille U Kurtz—Chas B Lippner et al; action to set aside mtg; C A Smythwick (A).

80TH ST, ns, 148 w Av B, 75x102.2; Jos Clark et al—Fleischmann Vehicle Co, Inc, et al; action to foreclose mechanics lien; M B Rich (A).

FEB. 14.
127TH ST, ss, 140 e 5 av, 20x99.11; David Jacobson—Annie Tow et al; foreclosure of transfer of tax lien; A Greenberg (A).
FT WASHINGTON AV, nwc 171st, 100.4x95; Osgood Hungerford—Elo Bldg Co et al; action to foreclose mechanic's lien; A J Romagna (A).

5TH AV, es, 50.8 s 88th, 50x120.9; N Y Jack Co—1067 5 Av Co et al; action to foreclose mechanic's lien; J L Delafeld (A).

FEB. 15.
No Lis Pendens filed this day.

Bronx.

FEB. 8.
No Lis Pendens filed this day.

FEB. 9.
No Lis Pendens filed this day.

FEB. 11.
No Lis Pendens filed this day.

FEB. 13.
LOT 84, Arden, on tax map; also Lot 71-3, Arden, on tax map; Municipal Liens Co—Jno J Storms, Jr, et al; action to foreclose transfer of tax lien; E C Smith (A).

FEB. 14.
LOTS 80, blk 3304, sec 12, on tax map; Saml Goldsticker—Paul M Herzog et al; action to foreclose transfer of tax lien; E Jacobs (A).
239TH ST, ns, 352.7 w 1st, 50x100; Jno L Elliott—Patrick K Egan; action, notice of attachment; E M Morrison (A).

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 9.
53D ST, 439-43 E; Candee, Smith & Howland Co—Ward Baking Co et al; Jacob Fradus (45).....368.31
BROADWAY, 1137-9, & 6TH AV, 504; McNulty Bros, Inc—Walter Hopper & Hopaltrum Realty Co; Isaac Hopper, Inc; renewal (44).....3,006.70
2D AV, 722-4; Geo Subkopf—Jno Schumacher; Chas Davis (46).....115.00

FEB. 11.
MANGIN ST, 13-5; Maintenance Co—Spring Realty Co (49).....68.40
27TH ST, 113 W; Nathan Lublin—Otto Wagner & Waverly Contracting Co (50).....65.00
102D ST, 171 W; Max Dick—Ray Freeman (48).....80.25
165TH ST, 546 W; Ardoine Dellibovi—E Polak Realty Co & A C Altieri (47).....45.00

FEB. 13.
51ST ST, 524 W; Frank Whitney—Jos Penacchio (55).....54.24
64TH ST, 213-7 W; Jos Elias—Henry H Snedeker & Jos L Burke & Co (57).....200.00
BOWERLY, 46 & 48; Dani Santoro—Estate Wm Kramer (56).....400.00

BROADWAY, 204-10; Berger Mfg Co—Bway-John St Corp; Ministers, Elders, &c, of Reformed Protestant Dutch Church of the City of N Y (51).....315.75
SAME PROP; same—same (52).....174.47
SAME PROP; same—same (53).....414.87
FT WASHINGTON AV, nec 178th, 100x 100; Tozzin Marble & Tile Co, Inc—4th Church of Christ Scientist; Miller Reed Co, McGowan & Connolly Co & H McB Morolin (54).....262.36

FEB. 14.
MADISON ST, 223; Max Hurwitz—Sarah Shapiro (58).....98.50
74TH ST, 253 W; Nicholas E Goldman—Fred J Whiton; Tracy Budington & Nathan Cohn (59).....188.00
SAME PROP; Saml Klein—Fred J Whiton; Tracy Budington (60).....135.00

111TH ST, 158 W; Melrose Marble Works, Inc—Katie Schwartz; Jos Levenson (61).....975.00
MADISON AV, 1427-9; Philip Manger—Maxime & Marie L Vannacci (62).....500.00

FEB. 15.
EXTERIOR ST, es, opp 19th, 500x40; Fireproof Products Co, Inc—O H Perry & Sons & Clark & Appleman (78).....59.00

1ST ST, 31 E; Isidore Bill—Jacob Kerner & Phillip Levitt & Kerner & Levitt (63).....50.00

15TH ST, 7 E; Harry Bader—Society of the Commonwealth Centre, Inc, & Clark & Appleman (72).....238.50

20TH ST, 13-5 W; Jos Kurtz—15 West 20th Co, Inc, & Julius Braunstein (64).....110.00

90TH ST, 129-31 W; Arthur Janes Co—Apartment Equities Corp & Russell H Kittel (69).....393.52

99TH ST, 17 W; Robt Cobban & Sons, Inc—Sarah Brinkbaum (68).....545.00

106TH ST, 212-4 E; Benj Rosen—Ike Buss & S Saslavsky (73).....67.00

110TH ST, 76-8 E; Benj Rosen—Jacob Rozinski & B Saslovsky (76).....66.40

112TH ST, 540 W; Arthur Janes Co—Katie Wise & Russell H Kittel (71).....31.20

114TH ST, 158 W; Melrose Marble Works, Inc—Katie Schwartz & Jos Levenson (74).....975.00

136TH ST, 615-9 W; Arthur Janes Co—Apartment Equities Corp & Russell H Kittel (70).....51.27

BROADWAY, 1237-9; also 6TH AV, 502-4; Theo W Morris & Co—Walter F Hopper & Hopaltrum Realty Co, Inc, & Feinberg & Feinberg, Inc; renewal (65).....1,404.00

BROADWAY, 1137-9; also 6TH AV, 502-4; Feinberg & Feinberg, Inc—Walter F Hopper & Isaac A Hopper, Inc; renewal (66).....1,472.06

SAME PROP; Sachary I Feinberg—Walter F Hopper & Hopaltrum Realty Co, Isaac A Hopper, Inc, & Feinberg & Feinberg, Inc; renewal (67).....1,300.00

2D AV, 1111; Benj Rosen—Abr Marks & B Saslovsky (75).....23.57

7TH AV, 592-6; Milton Schnaier Contracting Corp—Jas J Buckley & Frank J McCabe (77).....326.60

Bronx.

FEB. 8.
CHARLOTTE ST, 1522-34; Max Avol—Charlotte St Corp (6).....264.60

FEB. 9.
No Mechanics' Liens filed this day.

FEB. 11.
UNIVERSITY AV, ws, whole blk front bet 174th & 175th, 365.6x105.1; Dumino Bros, Inc—B F Constn Co, Inc (7).....5,300.00
SAME PROP; same—same (8).....2,000.00

FEB. 13.
No Mechanics' Liens filed this day.

FEB. 14.
SHAKESPEARE AV, sww 169th, 100x 149.9; Arcangelo Ralle—Peerless American Products Co; renewal (9).....1,035.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 9.
44TH ST, 2 & 4 W; Saml Karp—Wetzel Bldg et al; Jan17'18.....250.00

FEB. 11.
DELANCEY ST, 122; Adolph Mayers—Phillip Warshaw et al; Oct13'17.....935.60

FEB. 13.
130TH ST, 110-4 E; Torregiani & Severino—Wm T Carleton et al; Sept21'17.....1,783.72

FEB. 14.
CHATHAM SQ, 5; Michael Cappielle—Henry Bergh et al; Dec21'17.....600.00

22D ST, 261 to 265 W; Parshelsky Bros, Inc—Gold Theatre Corp et al; Jan 22'17.....967.00

SAME PROP; Eastern Woodworking Co—same; Jan23'17.....360.00

FEB. 15.
WASHINGTON ST, nwc Morris; Colonial Sand & Stone Co, Inc—Geo G DeWitt et al; Feb8'18.....162.84

36TH ST, 517 W; Cohen Bros—Rose Marie Realty Co, Inc, et al; Aug 14'16.....115.00

BROADWAY, 1706-8; White Excavating Co—Ford Motor Co, Inc, et al; Jan17'18.....266.25

Bronx.

FEB. 8.
COSTER ST, ws, 325 s Spofford av, 42.1 x102.9; Tell & Herbst—Arnold Seltzer et al; Jan15'18.....200.00

138TH ST, 410 E; Abr P Kramer—T McNamara et al; Jan8'18.....455.00

FEB. 9.
No Satisfied Mechanics' Liens filed this day.

FEB. 11.
No Satisfied Mechanics' Liens filed this day.

FEB. 13.
No Satisfied Mechanics' Liens filed this day.

FEB. 14.
DAVIDSON AV, nec Buchanan pl, 15x 100; Jno W Farrell—W S A Bldg & Constn Co, Inc, et al; June17'16.....664.40

DAVIDSON AV, nec Buchanan pl, 15x 100; Title Guar & Trust Co—W S A Bldg & Constn Co, Inc, et al; Oct3'16. 20.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

FEB. 7, 8, 9 & 11.

No Attachments filed thees days.

FEB. 13.

BURGE, Robt T & Gulf Coast Plantation Co; Arthur H Page Co, Ltd; \$4,500; Haight, Sanford & Smith.
SLOCUM, AYRAM & SLOCUM TRADING CO; Julius Nahoun; \$2,899.28; Edwards, Murphy & Minton.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Bronx.

FEB. 7, 8, 9, 11 & 13.

Arklin Realty Co, Jerome av, sec 184th, —x—,Rubin & Marcus, Inc; plumbing. 1,500.00

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builNer; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR, w s, 440 n 158th, 6-sty bk tnt, 100xirreg, slag, tile & tar rf; \$225,000; (o) Arthur W. Hay, 830 W 179th; (a) Fred. F. French Co., 299 Madison av (25).

Bronx.

STABLES AND GARAGES.

BAINBRIDGE AV, e s, 111.6 n 196th, 1-sty bk garage, 33x18, plastic slate rf; \$750; (o) Tessie McCort, 2756 Bainbridge av; (a) Moore & Landsiedel, 3 av & 148th. Corrects error in issue Sept 15, when location was Bainbridge av, e s, 111.6 n 169th (285).

MISCELLANEOUS.

140TH ST, s s, 108.6 e Walnut av, 1-sty bk pump house, 22.11x13.11, cor steel rf; \$1,500; (o) Central Union Gas Co., 130 E 15th; (a) W. Cullen Morris, 130 E 15th (10).

SEDGWICK AV, w s, opp 165th, 1-sty concrete & steel coal pockets, 30x20, asbestos & metal rf; \$6,500; (o) N. Y. C. & H. R. R. Co., Grand Central Terminal; (a) Jno. P. Gallagher, Grand Central Terminal (11).

177TH ST, from Bronx River to N. Y., W. & B. R. R., 7-1-sty sheds, total size, 130x250, rubberoid rfs; \$13,000; (o) Est. W. W. Astor, 23 W 26th; (lesseea) Bronx Exposition Co., H. H. McGarvie, on prem, Pres; (a) F. M. Williams, 541 W 123d (12).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

DUANE ST, 157-9, install skylights to 5-sty bk str & lofts; \$300; (o) Henry B. Welsh, on prem; (a) M. Joseph Harrison, World Bldg (207).

GREENWICH ST, 288, construct balcony & bridge to 5-sty bk str & lofts; \$500; (o) Est. T. F. Clarkson, care D. A. Clarkson, 605 5 av; (a) Jas. J. F. Gavigan, Grand Cent. Term. (223).

HUDSON ST, 36-38, install new stairway, close openings to 7-sty bk factory; \$5,000; (o) Caroline Selick, Glen Ridge, N. J.; (a) Townsend, Steinle & Haskell, Inc., 1328 Bway (229).

LAFAYETTE ST, 49, remove toilet, stairs, install new plumbing fixtures, partitions & floor slabs to 12-sty bk offices; \$500; (o) City of N. Y. Sinking Fund Comm (priv. plans) (217).

LUDELOW ST, 169, install posts & girders & general repairs to 3-sty bk & fr stable & tnt; \$2,000; (o) Helen C. Mestyn, on prem; (a) Otto Reissman, 147 4 av (224).

MO. f ST, 180, install enclosure to 6-sty bk factory; \$300; (o) S. & H. Realities, Ins., 470 4 av; (a) Sommerfeld & Steckler, 31 Union sq (214).

WASHINGTON ST, 82, 1-sty addition, stairs to 5 & 2-sty bk stables; \$800; (o) Robert Goelet, 9 W 17th; (a) George & Ed Blum, 505 5 av (230).

5TH ST, 312 E, rearrange partitions, new windows, sink, to 3-sty bk dwg; \$5,500; (o) Geo. Beresford, 44 Union sq; (a) Saml. Cohen, 32 Union sq (221).

14TH ST, 8 E, erect new partition, f. p. doors, windows, bk up opening to 5-sty bk str & lofts; \$2,000; (o) Adolph Tinkelstein, on prem; (a) Morris Schwartz, 194 Bowery (219).

14TH ST, 30-2 E, install new str fronts & partitions to 5-sty bk str & arcade; \$2,500; (o) Rea Operating Co., 15 E 14th; (a) Abr. Jankowitz, 3 E 17th (213).

20TH ST, 141 W, construct f. p. stairs, partitions & bulkhead to 6-sty bk lofts; \$2,500; (o) Seaman's Savings Bank, 14 Wall, Pres., Daniel Barnes; (a) Adolph E. Nast, 546 5 av (209).

23D ST, 71 W, erect f. p. partitions, pent house, plumbing, remove partition to 19-sty bk str & offices; \$9,500; (o) Masonic Hall Asylum Fund, Pres., Wm. A. Rowan, on prem; (a) Irving Margon, 370 E 149th (210).

28TH ST, 46-8 W, new stairs, f. p. doors, extend fire escape to 5-sty bk lofts; \$1,800; (o) Est of Thos. J. Ackerman, care Theodore Jerome, 198 Sherman av, New Haven, Conn.; (a) Russell & Horn, 25 W 42d (220).

36TH ST, 514 W, cut opening to 1-sty bk mfg; \$145; (o) Ludin Realty Co., 261 W 36th; (a)

Standard Scale & Supply Co., 145 Chambers (225).

37TH ST, 137-53 W, rearrange interior, general repairs, construct 3-sty addition, boiler room, machine shop & power lift to 2-sty bk garage; \$15,000; (o) Francis Bannerman, 501 Bowery; (a) Andrew J. Thomas, 137 E 45th (206).

38TH ST, 411-13 W, install steel beams, bk walls, f. p. ceiling to 3-sty bk garage & str; \$250; (o) Isaac B. Miller, on prem; (a) Geo. H. Van Auker, 1269 Bway (222).

42D ST, 201-5 W, erect partitions & cut window to 1 & 2-sty bk theatre; \$500; (o) Rialto Theatre Corp., 201 W 42d; (a) Adolph E. Nast, 546 5 av (208).

49TH ST, 618-28 W, erect 1-sty shed; \$500; (o) Bradish Johnson, 622 W 49th; (a) Nicholas Serracino, 1170 Bway (218).

59TH ST, 9 E, 1-sty added, alter partitions, install elevator, f. p. partitions, stairs & toilets to 5-sty bk mfg; \$15,000; (o) Fritz Achells, 11 Mercer; (a) Wm. Phillip, 681 5 av (215).

76TH ST, 205 W, reinforce floor, install hand power elevator, bk shaft to 5-sty bk garage & str; \$1,500; (o) Anna G. Bigelow, prem; (a) M. Joseph Harrison, World Bldg (227).

113TH ST, 101 W, install new partitions, water closets, show window, steel beams & f. p. arch, remove part of wall to 5-sty bk str & tnt; \$2,600; (o) Moritz Newman, 304 Pearl; (a) Gronenberg & Leuchtag, 303 5 av (212).

114TH ST, 63 E, install new show windows, mezzanine, water closet & steel beam, remove shaft & window to 5-sty bk str & tnt; \$2,000; (o) Philip Henochstein, 22 Mt. Morris Pk, W; (a) Gronenberg & Leuchtag, 303 5 av (211).

133D ST, 33 W, erect fire escape, f. p. windows to 3-sty bk nursery; \$1,200; (o) Hope Day Nursery, Pres., Mrs. Daisy C. Reid, 316 W 52d (G. C.), Arnold Levien, care Arnold Levien Iron Wks., 239 E 41st (205).

BOWERY, 77-79, construct fire escape to 5-sty bk office; \$500; (o) The Jewish Press Publishing Co., prem; (a) Geo. M. McCabe, 96 5 av (228).

BROADWAY, 690, construct new show window, partitions, install steel girder, remove column to 5-sty bk str & lofts; \$2,000; (o) Chas. A. Baudouine, prem; (a) M. Joseph Harrison, World Bldg (226).

BROADWAY, 494-6, cut openings, f. p. doors & reinforce concrete work to 5-sty bk str & lofts; \$300; (o) Wm. Gillian, care H. S. Ely & Co., 21 Liberty; (a) Wm. L. H. Gallin, 6 Gold (204).

5TH AV, 424-34, alter encroachments, install steel brackets to 10-sty f. p. dept. str; \$7,000; (o) Frank V. Burton, Newburgh, N. Y.; (a) Starrett & Van Vleck, 8 W 40th (216).

Bronx.

FORD ST, 386, new partitions to 5-sty bk tnt; \$250; (o) Camac St Co., A. L. Lowenstein, 12 W Fordham rd, Pres., A. Franz Wolfgang, 535 E 177th (13).

148TH ST, s s, 215 w Brook av, new t c partitions to 6-sty bk factory; \$500; (o) C. Reiger's Sons, 450 E 148th; (a) Harry T. Howell, 3 av & 149th (11).

COURTLANDT AV, 565, 1-sty bk ext, 25x61.8, new str front & toilets to 3-sty fr str & dwg; \$3,500; (o) Bingle Realty Co., Harry Bryon, 2796 3 av, Pres; (a) Moore & Landsiedel, 3 av & 148th (12).

GRAND CONCOURSE, n e c 183d, new show windows & 1-sty fr ext, 25x4, to 2-sty fr str & dwg; \$1,500; (o) Jos. M. Rittenberg, 100 Bleek-er; (a) Henry S. Lion, 38 W 32d (14).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

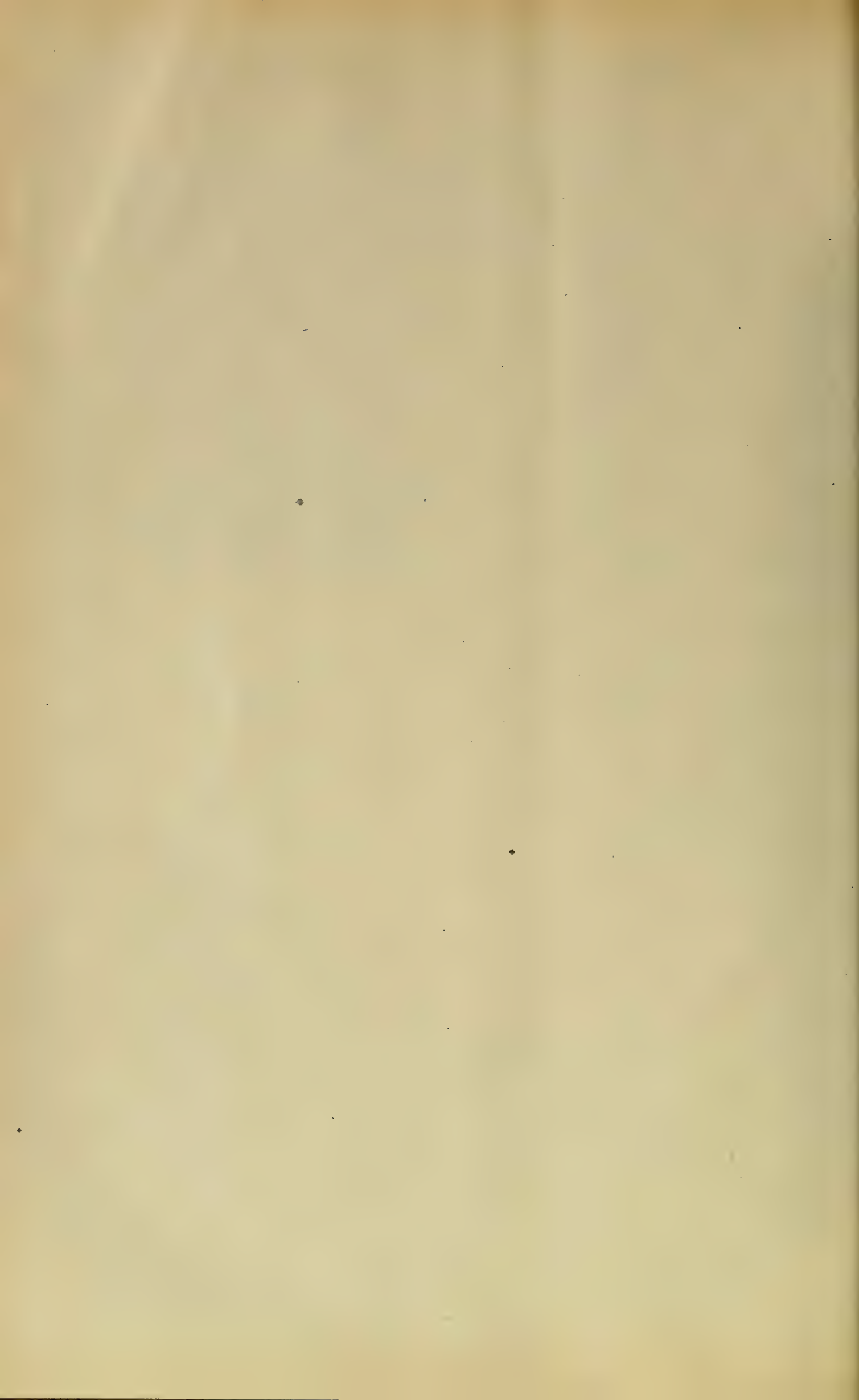
The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indivd—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—slide.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torren System.

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RECORDS SECTION

of the

REAL ESTATE BUILDERS

RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. CI No. 2606 New York, February 23, 1918. PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

FEB. 15, 16, 18, 19 & 20.

Arden st (8:2175-135), ss, 125 w Sherman av, 22x80, vacant; Jas A Beha, ref, to Walter A Burke, at Shippan Point, Conn, EXR & TRSTE Matilda B Brown, plff; FORECLOS Feb8; Feb19; Feb20'18; A\$22,000-22,000 (R S \$22).

Bank st, 82-8, see Hudson, 582-8.

Beaver st, 93-5, see Wall, 71-5.

Bleecker st, 402-16, see Hudson, 582-8.

Bridge st, 22, see Pearl, 33.

Canal st, 346 (83) (1:211-39), swc Church (No 332), 25.7x46.3x29x41.6, 5-sty bk loit & str bldg; Benenson Realty Co, 401 E 152, to Mary Eisenstein, 1566 Mad av; mtg \$27,500; Feb2; Feb20'18; A\$19,000-25,000 (R S 50c).

Canal st, 346, swc Church (No 332); Mary Eisenstein, 1566 Mad av, to Anthony Av Realty Co, at 5 Beckman; mtg \$27,500 & AL; Feb2; Feb20'18 (R S 50c). O C & 100

Catherine st, 21 (1:280-54), es, 23.1 n Henry, 23x104.4x23x100.2, 5-sty stn tnt & str; Esther Silver, 1675 58th, Bklyn, to Nathan Silver, 81 Broome; AL; Feb14; Feb 15'18; A\$19,000-28,000 (R S 50c). O C & 100

Cherry st, 18 (1:112-51), ns, abt 310 w Roosevelt, 24.10x125.9x25.6x127.9, ws, 5-sty bk tnt & str & 5-sty bk rear tnt; Catarina Casazza, of Bklyn, to Chas A Casazza & Enomena, his wife, 5805 7 av, Bklyn; ½ pt; mtg \$20,000 & AL; Feb20'18; A\$14,000-22,000 (R S 50c).

Chrystie st, 118 (2:418-6), es, 75.5 s Broome, 25x100, 5-sty bk tnt & str; John H Rogan, ref, to Morris Jacoby, 285 Central Park W; FORECLOS Feb14; Feb15'18; A\$17,000-22,000 (R S \$21).

Church st, 332, see Canal, 346.

Duane st, 76 & 78 (1:154-13-14), ss, 190.2 w Elm, 49.2x79.2 to ns Manhattan pl or Republican alley x50.3x79.1, 2-5-sty stn loit & str bldgs; Benj W B Brown, ref, to Cooper Union for the Advancement of Science & Art at Cooper sq, cor 7th, plff; FORECLOS Jan3; Jan22; Feb15'18; A\$110,000-122,000 (R S \$70).

Greenwich st, 756 (2:634-30), ws, 47.3 n W 11th st, runs w89x23.10x19x57.4x75.2 to st xs22.6 to beg, 3 & 4-sty bk tnt & str; Edmund L Greenin of Hillsdale, NJ, to Madeline J Parkerton, 27 So Walnut st, East Orange, NJ; mtg \$8,500 & AL; Dec19 '17; Feb19'18; A\$8,500-10,000 (R S \$2).

Hudson st, 582-8 (2:623-3-4-8-10), sec Bank (Nos 82-8), runs 87.5x75.6x4x23x10 x95.6 to ns 11th (Nos 289-31) x56.2 to w s Bleecker (Nos 402-16) x192.1 to ss Bank xw87.10 to beg, 4-5-sty bk loit & str bldgs; Equitable Life Assur Soc of U S to Henry I Stetler, Inc, a corp, 529 Washington; B&S; mtg \$75,000; Feb15'18; A\$108,500-142,000 (R S \$100).

Latayette ct, see 4 av, 59.

Mitchell pl, 12 (5:1361-10), ns, 198 e 1 av, 36x80.10, 3-sty & b stn dwg; Jacob Geringer & Fanna, his wife, 10 Mitchell pl, to Gussie Geringer, 327 E 55; AL; Dec 12'16; Feb19'18; A\$4,500-7,000.

Monroe st, 93 (1:272-7), ns, 185 e Pike, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnts; Phoenix Ingraham, ref, to Herman Gotthelf, 30 E 126, plff; FORECLOS Feb5; Feb14; Feb15'18; A\$16,000-21,000 (R S \$15).

Pearl st, 33 (1:10-10), ns, 92 e Whitehall, 34.6x86 to ss Bridge st (No 22) x35.1x 96.4 5-sty bk loit & str bldg; Percy Kent to Percy Kent Co, a corp, 33 Pearl; B&S & CaG; mtg \$42,000; Feb14; Feb15'18; A\$57,000-65,000 (R S \$33).

Pearl st, swc Wall, see Wall, 71-5.

Ridge st, 112-4 (2:344-41), es, 111.3 n Rivington, 42.6x100, 6-sty bk tnt & str; Abr Zubrinsky to 112-114 Ridge St Corp, 44 E 76; mtg \$52,000 & AL; Feb14; Feb 16'18; A\$28,500-56,000 (R S 50c).

Sutton pl, 23, see Av A, 1074.

Walker st, 64, see Broadway, 401.

Wall st, 71-5 (1:27-17), swc Pearl, runs w70.4x50.9x56.9 to ns Beaver (Nos 93-5) x61.6 to ws Pearl x122.5 to beg, 7 & 8-sty bk office & str bldg; Seventy-One Wall

St Corp, at 71 Wall, to American Cotton & Grain Exchange, Inc, 71 Wall; mtg \$300,000; Dec17'17; Feb19'18; A\$270,000-300,000 (R S \$25).

Washington st, 792-4 (2:642-22), ws, 77.6 n Jane, 39x69.10, 6-sty bk loit & str bldg; mtg \$40,000; A\$14,000-45,000; also 80TH ST, 108 W (4:1210-39), ss, 620.6 e Ams av, 20x102.2, 4-sty & b stn dwg; mtg \$17,000; A\$19,600-25,000; also 80TH ST, 106 W (4:1210-38½), ss, 640 e Ams av, 15x102.2, 4-sty & b stn dwg; mtg \$6,000; A\$17,300-22,500; John E Nicholson & ano, EXRS & Chas T Galloway to Miriam Galloway, 435 Ft Washington av, & Isabella G Bradley & Alice G Stevenson, both at Nyack, NY; July6'14; Feb16'18.

Waverly pl, 240-2, see 11th, 217-21 W.

William st, 93-7 (1:67-5), ws, 93 n Maiden la, runs n60.3xw83.7xsl.6xw26xss 49.11x25.6xsl4.2 x35 xs7.5 x47.10 to beg, 14-sty bk office & str bldg; West 40th & 41st Streets Realty Co at 119 W 40, to Harlem Heights Realty Co at 61 Bway; mtg \$900,000 & AL; Feb6; Feb18'18; A\$375,000-670,000 (R S \$150).

2D st, 189 E (2:397-26), ss, 191.2 w Av B, 19.4x105.5, 5-sty bk tnt & str; Tillie Weisberger, 189 E 2, to Adolph Weisberger, 1715 Fulton av, Bronx; AL; Feb13; Feb15'18; A\$9,500-14,000.

11TH st, 512 E (2:404-10), ss, 170.6 e Av A, 25x75, 5-sty bk tnt & str; Abr Kipp, 370 Bleecker, to Mark S Reardon, 170 Keap, Bklyn; B&S & CaG; mtg \$16,000 & AL; Jan16; Feb20'18; A\$11,000-15,000.

11TH st, 217-21 W (2:614-27), nwc Waverly pl (Nos 240-2), 60x80x59.7x30, 6-sty bk tnt; Martha Building Corp, to Saml Lipman, both at 1032 Forest av, Far Rockaway, B of Q; mtg \$72,000; Feb4; Feb15 '18; A\$30,000-P30,000 (R S \$20).

11TH st, 289-91 W, see Hudson, 582-8.

12TH st, 508 E (2:405-12), ss, 133 e Av A, 37.6x103.3, 6-sty bk tnt & str; Beni Faden, 251 Stanton, to Louis Rauch, 226 W 111; mtg \$57,000; Feb14; Feb15'18; A\$19,000-43,000.

13TH st, 234 E (2:468-26), ss, 235 w 2 av, 21.5x103.3, 3-sty bk tnt & str; Lawyers Mtg Co to Biagio Collura, 2421 Prospect av, Bronx; B&S; AL; Feb14'17 (?) probably meant for 1918; Feb15'18; A\$12,000-14,000 (R S \$11).

14TH st, 422 E (2:441-18), ss, 294 e 1 av, 25x103.3, 5-sty bk tnt & str; Jos D Kelly, ref, to Lawyers Mtg Co, plff; FORECLOS Feb7; Feb15; Feb16'18; A\$15,000-19,000 (R S \$20).

16TH st, 423 W (3:714-22), ns, 275.2 w 9 av, 24.11x92, 5-sty bk tnt & str; John H Rogan, ref, to Jeanette F Bonner, 21 E 64, plff; FORECLOS Feb14'18; Feb19; Feb 20'18; A\$9,500-14,000 (R S \$14).

20TH st, 223-7 E (3:901-14), ns, 291 w 2 av, 69x92, vacant; Petersfield Realty Corp, to Louise Fox, 520 Ocean av, Jersey City, NJ; B&S; AL; Feb14; Feb20'18; A\$38,000-38,000 (R S \$27).

20TH st, 223-7 E; Louise Fox, of Jersey City, NJ, to Jos L Bittenwieser, 300 Central Park W; mtg \$16,200; Feb20'18.

27TH st, 323 E (3:933-13), ns, 275 e 2 av, 25x98.9, 3-sty bk tnt & 4-sty bk rear tnt; Martha Building Corp, 1032 Forest av, Far Rockaway, B of Q, to James McElroy, 322 E 28; mtg \$10,000 & AL; Feb9; Feb15'18; A\$10,000-14,000 (R S 50c).

28TH st, 327 W (3:752-26), ns, 300 w 8 av, 25x98.9, 4-sty & b stn dwg; Annie M Devery, 116 Riverside dr, to Lauretta Fink & Florence I Oliver, both at 116 Riverside dr; AL; Feb16; Feb19'18; A\$12,500-18,000.

30TH st, 254 W (3:779-72), ss, 100.3 e 8 av, 24.9x98.9, 5-sty bk tnt & str; Wm G Schmittberger of Valley Stream, LI, et al, heirs, & c, Sarah Schmittberger, to Jacob Manheimer, 420 W 130; B&S & CaG; mtg \$10,000; Feb13; Feb16'18; A\$20,000-27,000 (R S \$8.50).

34TH st, 211 E (3:915-7), ns, 137.6 e 3 av, 12.6x98.9, 4-sty stn tnt & str; Irene E Frith to Francis J Callaghan, 289 Jay, Bklyn; mtg \$7,000 & AL; May27'15; Feb20 '18; A\$7,000-8,500.

36TH st, 517 W (3:708-23), ns, 250 w 10 av, 25x98.9, 1 & 3-sty bk garage; Rose-Mary Realty Co to Jas Allegra, 198 1 av; mtg \$7,000; Feb14; Feb15'18; A\$8,000-9,500 (R S \$6.50).

47TH st, 336 E (5:1339-32½), ss, 140 w 1 av, 20x100.5, 4-sty bk tnt & str; Jacob Geringer & Fanna, his wife, 10 Mitchell pl, to Gussie Geringer, 327 E 55; AL; Dec 12'16; Feb19'18; A\$7,000-9,000.

49TH st, 214 E (5:1322-43), ss, 160 e 3 av, 20x100.5, 4-sty stn tnt; Chas S Towle & Josephine L, his wife, to Hy B Towle, at Larchmont, NY; Alice T Smith & Anne Towle & Mary S Towle at Mamaroneck, NY; Jane A Stout at Short Hills, NJ; Margjorie A Beales at Portchester, NY, & Stevenson Towle, at Rye, NY; ½ pt; AT; B&S; Jan11; Feb18'18; A\$8,000-14,000 (R S \$1.50).

49TH st, 509 W (4:1078-26), ns, 150 w 10 av, 25x100.5, 4-sty stn tnt; Chas L Cohn, ref, to Susan Pringle, at Villa Pringle, at Biarritz, France, plff; FORECLOS Feb14; Feb18; Feb20'18; A\$10,000-16,000 (R S \$10).

49TH st, 541-5 W (4:1078-8), ns, 175 e 11 av, 75x100.5, 6-sty bk tnt & str; Wm Lustgarten & Co, Inc, to Stewart Maurice, 185 East Post rd, Mamaroneck, NY; AL; Jan22; re-recorded from Jan23'18; Feb16 '18; A\$31,500-77,000 (R S 50c).

49TH st, 541-5 W; Stewart Maurice at Mamaroneck, NY, to Louis Kotin, 26-8 Fayette st, Bklyn; AL; Feb9; Feb16'18 (R S \$4.50).

49TH st, 541-5 W (4:1078-8), ns, 175 e 11 av, 75x100.5, 6-sty bk tnt & str; Louis Kotin of Bklyn to Morris Polsky, 1381 Fulton av, Bronx; mtg \$48,000 & AL; Feb 15; Feb19'18; A\$31,500-77,000.

50TH st, 520 W (4:1078-45), ss, 300 w 10 av, 25x100.5, 5-sty bk tnt & str; Bond & Mtg Guarantee Co to Wm Kreisberg, 14 Edison pl, Glendale, LI; B&S; mtg \$9,000; Feb15; Feb16'18; A\$10,000-16,000 (R S \$12.50).

55TH st, 327 E (5:1348-13), ns, 306.9 e 2 av, 18.11x100.5, 3-sty & b stn dwg; Jacob Geringer & Fanna, his wife, 10 Mitchell pl, to Gussie Geringer, 327 E 55; AL; Dec 12'16; Feb19'18; A\$7,500-10,000.

56TH st, 18 E (5:1291-61), ss, 285 e 5 av, 20x100.5, 4-sty & b stn dwg; Jas R Gordon, 214 Riverside dr, to Louis H Dos Passos, 18 E 56, & Jno R Dos Passos, Jr, 214 Riverside dr; mtg \$30,000 & AL; Apr 27'16; Feb18'18; A\$60,000-66,000 (R S \$50).

58TH st, 214 E (5:1331-40), ss, 190 e 3 av, 20x100.5, 3-sty & b stn dwg; A\$9,500-13,000; also CASTLE HILL AV (14:3820), sec Gleason av, 58x105, Unionport; also NEWBOLD AV (14:3812), ss, 102.6 e Olmstead av, 51.3x108, Unionport; Wm Beck, 214 E 58, to Meyer Gross, 109 Montgomery, Jersey City, NJ; Feb8; Feb16'18.

58TH st, 237 E (5:1332-18), ns, 155 w 2 av, 25x100.4, 5-sty bk tnt; Eugene L Barnard & ano, EXRS, & c, Fredk Heerlein, to Anna H Nauss, 17 E 94; ½ pt; Edwin F Heerlein, ¼ pt, & Fredk B Heerlein, ¼ pt, both at 750 Melrose av, Bronx, heirs, & c, Fredk Heerlein, decd; mtg \$15,000; Jan 16; Feb15'18; A\$12,000-26,000 (R S \$11).

72D st, 221 E (5:1427-10), ns, 240 e 3 av, 16.8x102.2, 3-sty & b stn dwg; Nettie Danzig to Julia D Heinemann, 221 E 72; QC; Feb8; Feb18'18; A\$8,000-12,000 (R S \$9).

72D st, 224 E (5:1426-38), ss, 272 e 3 av, 18x102.2, 3-sty & b stn dwg; Annie M Devery to Anna L Fink & Florence I Oliver, all at 116 Riverside dr; mtg \$8,000 & AL; Feb16; Feb19'18; A\$9,000-15,000.

73D st, 137 E (5:1408-16), nwc Lex av (Nos 1024-30), 20x102.2, 5-sty bk tnt & str; Emil Reiss to Emilie Reiss, 1434 Glenwood rd, Bklyn; AT; AL; Jan11'11; Feb18'18; A\$40,000-59,000.

75TH st, 10 E (5:1389-63), ss, 176.6 w Mad av, 19.6x102.2, 5-sty stn dwg; Carl Schoen to Matilde W Schoen, his wife, both at Rumson, NJ; AT as tenant by entirety, & c; mtg \$35,000 & AL; Dec29'17; Feb20'18; \$55,000-70,000.

80TH st, 11 E (5:1492-10), ns, 217 e 5 av, 20x102.2, 5-sty & b bk dwg; Hiram C Bloomingdale to The Grammont Co, 115 Bway; mtg \$50,000 & AL; Feb16; Feb19'18; A\$45,000-8,000 (R S \$65). nom

80TH st, 106-S W, see Washington, 792-4.

82D st, 21 E, see Madison av, 1090-1114.

83D st, 30 E, see Madison av, 1090-1114.

83D st, 125 E (5:1512-13), ns, 289.4 e Park av, 22.10x102.2, 5-sty bk tnt; Lillian Bischoff et al to F J L Realty Co, 15 E 87; 3-5 pts; B&S; AL; Feb13; Feb19'18; A \$15,000-26,000 (R S \$1). nom

84TH st, 41-9 E, see Madison av, 1125-31.

84TH st E, nwc Madison av, see Madison av, 1130.

94TH st, 25 E (5:1506-15), ns, 42.9 w Mad av, 21.1x100.8, 4-sty & b stn dwg; Nellie E Sinclair to Chas E Haskell, 227 Main st, Orange, NJ; mtg \$20,000 & AL; Jan31; Feb18'18; A\$38,000-45,000 (R S \$5). nom

94TH st, 25 E; Chas E Haskell to Chas E Gremmels, 294 Fish av, Westerleigh, S I; mtg \$20,000; Feb18'18 (R S \$5). O C & 100

97TH st, 202 E, see 3 av, 1841-3.

100TH st, 222 E (6:1649-34), ss, 230 w 2 av, 25x100.11, 5-sty bk tnt & str; A\$7,000-17,000; also 104TH ST, 244 E (6:1653-30), ss, 125 w 2 av, 25x100.11, 5-sty bk tnt & str; A\$7,000-19,000; Herman Weisberger & Tillie his wife, 189 E 2, to Adolph Weisberger, 1715 Fulton av, Bronx; ½ pt; AL; Feb13; Feb15'18. nom

101ST st, 7 W (7:1837-24), ns, 187 w Central Park W, 38x100.11, 5-sty bk tnt; Eversley Childs of Setauket, LI, to Chas E Haskell, 227 Main st, Orange, NJ; AL; Feb14; Feb18'18; A\$22,000-43,000 (R S \$27). O C & 100

101ST st, 7 W; Chas E Haskell to Nellie E Sinclair, 1029 Wilshire blvd, Santa Monica, Cal; mtg \$27,000; Feb18'18 (R S \$3). O C & 100

102D st, 200-200½ E, see 3 av, 1841-3.

104TH st, 70 E (6:1609-41), ss, 64 w Park av, 16x100.11, 3-sty stn dwg; Saml Pfeiffer, 54 E 118, to Metropolitan Savings Bank, 59-61 Cooper sq; mtg \$7,000 & AL; Feb10; Feb16'18; A\$6,000-7,500 (R S \$7). nom

104TH st, 244 E, see 100th, 222 E.

106TH st, 164 E (6:1633-46), ss, 225 w 3 av, 25x100.11, 5-sty bk tnt & str; Michl Keane, 1137 3 av, to John McCabe, 173 E 75; B&S & CaG; mtg \$12,000; Feb19; Feb 20'18; A\$12,000-21,000 (R S \$3.50). nom

107TH st, 110 W (7:1861-41), ss, 200 w Col av, 25x100.11, 1 & 2-sty bk shop; McDougall-McAlister Co, Inc, to Anna Johnson, 108 W 107; mtg \$3,200 & AL; Feb15; Feb18'18; A\$12,000-14,000 (R S \$9). O C & 100

112TH st, 15 E (6:1618-10), ns, 244 e 5 av, 19x100.11, 5-sty bk tnt; Pearl Niles at Town of Union, NJ, to Cilia Cohen, 609 2 av; mtg \$13,000 & AL; Feb19'18; A\$3,300-17,000. nom

113TH st, 246 W (7:1828-47½), ss, 351 w 7 av, 16x100.11, 3-sty & b stn dwg; Chas E Haskell, 227 Main st, Orange, NJ, to Masie Realty Corp; mtg \$9,000; Dec17'17; Feb20'18; A\$8,000-9,500. nom

115TH st, 18 W (6:1598-46½), ss, 265 w 5 av, 20x100.11, vacant; Lazarus Levy to X-LNT Garage Co, Inc; 1-5 pt; Feb13; Feb 15'18; A\$10,000-12,000. nom

117TH st, 322 E (6:1688-42), ss, 275 e 2 av, runs s100xe25xs0.11xe12.6x100.11 to st xw37.6 to beg, 6-sty bk tnt & str; Mary Munro, 258 W 35, to Mattie Salinger, 19 W 121; mtg \$35,000; Feb15; Feb20'18; A \$10,500-34,000. O C & 100

117TH st, 11 W (7:1922-49-52), ss, 300 e 8 av, 100x100.11, vacant; Silas B Brownell to Samwll Constn Co, 309 Bway; AL; Feb 18; Feb20'18; A\$50,000-50,000 (R S \$40). nom

118TH st E (6:1745-7-8), ns, 160 e 5 av, 50x100.11, vacant, error in description as to e & s courses; Harry Huskowitz, ref, to Meta Malchow, 1533 East North av, Balt, Md, ½ pt; Grace M Bruning, 145 Hancock st, Bklyn; ½ pt; Anna M Huner, life int in ½ pt, & John T, Wm G, Edwin T & Franklin K Huner, all at 145 Hancock st, Bklyn, together the remainder in ½ pt after life int as above, plffs; FORECLOS Feb4; Feb 13; Feb18'18; A\$18,000-18,000. 12,000

118TH st, 135-7 E, see Lex av, 1900-20.

119TH st, 307 E (6:1796-6), ns, 94.3 e 2 av, 18.9x100.11, 4-sty stn tnt; Vito Contessa Realty Co to Cosmo Nocella, 242 E 117; mtg \$8,500; Feb16; Feb18'18; A\$5,100-8,000. O C & 100

120TH st, 347 E (6:1797-21), ns, 133.4 w 1 av, 16.8x100.11, 3-sty bk dwg & 2-sty bk rear stable; Lillian H McKenna (Mendell), on Emerson pl, Merrick rd, Valley Stream, LI, to Mary L Cloonan, 347 E 120; ½ pt; AT; mtg \$6,500 & AL on whole; Jan11; Feb20'18; A\$4,600-7,500. nom

122D st, 215 W (7:1928-24), ns, 178 w 7 av, 22x100.8, 2-sty bk garage; John J Hyman, ref, to Bernard Ratkowsky, 50 W 120; FORECLOS Jan11; Feb19'18; A\$9,300-12,500 (R S \$11). 11,000

122D st, 502-4 W (7:1976-37), ss, 100 w Ams av, 50x95.11, 6-sty bk tnt; Edw Moushekian to Chalmers Realty Corp, 38 Park row; mtg \$68,100 & AL; Feb19; Feb20'18; A\$38,000-75,000 (R S 50c). O C & 100

132D st, 70 W (6:1729-63½), ss, 672.6 w 5 av, 18.9x99.11, 3-sty & b fr dwg; Jos D Kelly, ref, to Josephine M Ros, 304 Clinton av, Kingston, NY, plff; FORECLOS Feb8; Feb15'18; A\$4,500-5,000 (R S \$4). 3,800

136TH st, 233 W (7:1942-17), ns, 353 w 7 av, 16x99.11, 3-sty & b stn dwg; Peter McDowell to Jas A Watson, 266 W 136; B&S; Feb20'18; A\$5,100-7,500 (R S \$6). nom

137TH st, 247 W (7:2023-11), ns, 506 w 7 av, 18x99.11, 5-sty & b bk dwg; Alice G

Oppen, 674 West End av, to Charlotte Stoepel, 127 W 75; mtg \$15,000; Feb15'18; A\$5,400-9,000. nom

145TH st, 201 W, see 7 av, 2500-6.

145TH st, 418 W (7:2050-47), ss, 117 e Convent av, 16.6x99.11, 4-sty & b stn dwg; Michl J Leonard, 538 W 38, to Gregor Landes, 25 W 42; mtg \$5,500; Feb15'18; A \$8,200-10,500 (R S \$3.50). O C & 100

154TH st, 662 W, see Bway, 4316-8.

227TH st, 130 W, see Adrian av, see 227. Av A, 1074 or Sutton pl, 23 (5:1372-62), nec 58th, 17.1x75, 3-sty stn tnt; Louisa Spieth of Throggs Neck, NY, to Mary E & Jas M Duggan, 336 E 59, as joint tenants; Feb12; Feb15'18; A\$6,500-9,500 (R S \$7.50). 7,200

Adrian av (8:2215-378-381), sec 227th (No 130), 100x100, vacant; A R T Holding Co, Inc, to Delta Holding Corp, 217 Bway; mtg \$11,750 & AL; Dec31'17; Feb16'18; A \$18,000-18,000 (R S \$1). nom

Broadway, 401 (1:194-42), nwc Walker (No 64), 28.9x103, 6-sty bk office & str bldg; Walker Realty Co to Brooklyn Savings Bank, 141 Pierrepont st, Bklyn; mtg \$152,000 & AL; Feb18'18; A\$105,000-120,000 (R S \$10). O C & 100

Broadway, 4310-4, see Bway, 4316-8.

Broadway, 4316-8 (8:2164-44), sec 184th (No 662), 37.8x97.11x37.4x103.1, 6-sty bk tnt & str; A\$18,000-51,000; also BROADWAY, 4310-4 (8:2164-42), es, 37.8 s 184th, 37.11x92.9x37.7x97.11, 6-sty bk tnt & str; A\$13,000-40,000; Louis Stolzberg, of Bklyn, to Minnie Rothenberg, 355 E 163; mtg \$70,000 & AL; Feb24'17; Feb20'18. nom

Broadway, 4316-8; also BROADWAY, 4310-4; Minnie Rothenberg, of Bronx, to Land Map Realty Corp, 150 Bway; mtg \$70,000 & AL; Feb19; Feb20'18 (R S \$7). O C & 100

Broadway (8:2243-260), ws, 413.8 s 218th, 25x100, vacant; John Dowd of Bronx to Jas C Duignan, 1235 Ogden av, Bronx; ½ pt; mtg \$6,000; Jan2'13; Feb18'18; A\$7,000-7,000. O C & 100

Haven av, 98-100 (8:2139-229), ws, 250 n from ss 170th produced, 50x103.3, 5-sty bk tnt; Wm Daly to Delta Holding Corp, 217 Bway; mtg \$59,000 & AL; Jan15; Feb 16'18; A\$22,000-222,000 (R S \$2). nom

Lexington av, 139 (3:885-28), es, 16.9 n 29th, 16.4x85, 4-sty & b stn dwg; Thos A King & Amelia S, his wife, 139 Lex av, to Eliz S Harvie, 10 Jones st, Jersey City, N J; B&S; Feb14; Feb15'18; A\$15,700-19,000. nom

Lexington av, 139; Eliz S Harvie of Jersey City, NJ, to Amelia S, wife Thos A King, 139 Lex av; B&S & CaG; Feb14; Feb15'18. nom

Lexington av, 1024-30, see 73d, 137 E.

Lexington av, 1900-20 (6:1767-16), nwc 118th (Nos 135-7), 90x40, 7-sty bk tnt & str; Mortimer S Brown, ref, to German Savings Bank, 100 E 14, plff; FORECLOS Feb8; Feb20'18; A\$33,000-69,000 (R S \$55). 55,000

Lexington av, 1986 (6:1770-17), ws, 34.1 n 121st, 16.8x61.9, 3-sty & b stn dwg; Eliz M Cornwell to Carrie Hammond, 1990 Lex av; mtg \$4,000 & AL; Feb14; Feb18'18; A \$7,000-8,000 (R S \$3.50). O C & 100

Madison av, 1090-1114 (5:1494-15), nwc 82d (No 21), 204.4 to ss 83d (No 30) x60, 10-sty bk tnt; Princeton Constn Co to Gladys W Ziegler, 525 Park av; mtg \$625,000; Feb13; Feb15'18; A\$335,000-730,000 (R S \$225). O C & 100

Madison av, 1125-31 (5:1496-21-25), nec 84th (Nos 41-9), 102.2x125, 7-sty bk tnt, 2-4-sty stn tnts & 3-2-sty & b fr dwgs; Gladys W Ziegler, 525 Park av, to Princeton Constn Co, 30 E 42; AL; Feb12; Feb 15'18; A\$171,500-218,000 (R S \$300). nom

Madison av, 1130 (5:1496-15), nwc 84th, 22x70, 4-sty & b bk dwg; Mary L Finch to Edw R Finch, both at 21 E 84; mtg \$20,000 & AL; Feb2; Feb20'18; A\$36,000-44,000. nom

Madison av, 1772-4 (6:1622-16-17), ws, 60 n 116th, 40.11x110, 2-5-sty bk tnts & str; Fredk H Kilpatrick, 896 S 19th st, Newark, NJ, to Navlys Company, Inc; mtg \$45,000; Jan12; Feb16'18; A\$30,700-55,500 (R S \$5). nom

Manhattan av, 527 (7:1948-52), ws, 20.11 s 122d, 16x90, 3-sty & b stn dwg; Lawyers Mtg Co to Edna W Luckey, 344 W 123; B & S; AL; Feb15; Feb18'18; A\$8,000-9,500 (R S \$8.50). O C & 100

Old Broadway, 37-9 (2340-2) (7:1984-51), es, 85 s 130th, 40.1x100.1, 6-sty bk tnt & str; Algernon S Norton, ref, to Albany Savings Bank, 20 N Pearl st, Albany, NY, plff; FORECLOS Feb5; Feb14; Feb15'18; A\$15,500-38,000 (R S \$33). 33,000

2D av, 512 (3:934-53), es, 25.9 s 29th, 25.3 x75, 5-sty bk tnt & str; David Vogel to Clajacea, Inc, a corp, 198 Bway; mtg \$21,000; Oct20'11; Feb15'18; A\$12,000-22,500. nom

3D av, 1841-3 (6:1651-45-56), sec 102d (Nos 200-200½), 50x100, except pt conveyed by deed dated Nov20, 1893, 2-5-sty bk tnts & str; A\$38,500-59,000; also 97TH ST, 202 E (6:1646-45), ss, 51 e 3 av, 49x 62.11, 6-sty bk tnt & str; A\$12,000-30,500; Norman S Walker, at Manor rd, Castleton Corners, B of R, as TRSTE Jacob Cram et al, to Jacob Cram, Jr, of Sheldrake Springs, Seneca Co, NY; Feb19; Feb20'18. nom

4TH av, 52 (2:555-11), es, 25 n 9th, runs n25xe96.4xn14.3xe75x22.2xw45 to ws Lafayette ct x23.10xw30xn5.4xw88.1 to beg, with all title to land in bed of said court, 8-sty bk loft & str bldg; Wilton Holding Corp to Mannados Realty Co, 135 Bway; B&S; AL; Jan25; Feb15'18; A\$52,000-115,000. nom

7TH av, 232 (3:773-44), ws, 88.9 n 23d, 19.8x80, 4-sty bk tnt & str; Harriet V Van Hook, 253 S 53, Phila, Pa, & ano, TRSTES will Wm A Boyd, to Wilber C Goodale, 511 W 112; Feb19; Feb20'18; A\$27,000-28,500. 20,000

7TH av, 2226 (7:1937-30), ws, 24.11 n 131st, 25x15, 1 & 3-sty bk shop; Richd J Brown to Marion A Daniels, 104 W 132; mtg \$18,500; Feb5; Feb15'18; A\$12,000-24,000. O C & 100

7TH av, 2226; Marion A Daniels to Shiloh Baptist Church, 2226 7 av; mtg \$19,800; Feb6; Feb15'18. O C & 100

7TH av, 2500-6 (7:2031-29-31), nwc 145th (No 201), 80x100, 2-6-sty bk tnts & str; John J McCann to Isidor Wiesbader, 626 Col av; ½ pt; AL; Jan2; Feb18'18; A\$58,000-124,000 (R S \$1). 1,000

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Canal st, 428-30 (1:221), cor Vestry; consent to subway stairway; Eleanor T Smith, owner, to City N Y; Dec19'17; Feb18'18. nom

Canal st, 428-30 (1:221), cor Vestry; consent as above; David B Ingersoll as tenant by courtesy to same; Jan19; Feb 18'18. nom

Depew pl, es, from 42d to 43d sts, see 42d st, 119-31 E.

Greenwich st, 13 & 25-39 (1:13), sec Morris (No 9), runs s226.3xe99xn—xe99xn22 to ss old alley xw5xn22.1xw24.8xn67.8 to ss Morris xw81.5 to beg; consent to 3d track, &c; City Real Estate Co to Manhattan Railway Co & ano; Feb19; Feb20'18. O C & 100

Greenwich st, 25-39, see Greenwich, 13.

Morris st, 9, see Greenwich, 13.

Vestry st, cor Canal, see Canal, 428-30.

23D st W, nwc 5 av, see 5 av, nwc 23.

30TH st, 254 W, see 61st, 237 E.

32D st W, nec Bway, see Bway, nec 32.

33D st E, see Park av, see Park av, see 33.

40TH st W, nec Bway, see Bway, 1440.

42D st, 119-31 E (5:1218), ns 43d (Nos 108-24), ss Lex av (Nos 400-6), ws, & Depew pl, es, vacant; sobrn of Ls to mtg for \$4,500,000; N Y State Realty & Terminal Co, 452 Lex av, owner, & Bowman Hotel Corp, 111 Bway, lessee, with Metropolitan Life Ins Co, mtgee; June25'17; Feb15'18. nom

43D st, 108-24 E, see 42d, 119-31 E.

56TH st, 18 E (5:1291), ss, 285 e 5 av, 20 x100.5; re jdg; Jos J Schmidt, 1988 Anthony av, Bronx, to Jas R Gordon, 214 Riverside dr; Feb18; Feb19'18. nom

60TH st, 225 E (5:1415-12½), ns, 295 e 3 av, 20x100.5, 4-sty & b stn dwg; mtg \$13,500; A\$11,000-15,000; CONTRACT to exchange for 94TH ST, 25 E (5:1506-15), ns, 42.9 w Mad av, 21.1x100.8, 4-sty & b stn dwg; mtg \$20,000; A\$38,000-45,000; Fred Brown, 402 W 148, & Delta Holding Co, 217 Bway, with Wm A Sinclair, 239 N 22d st, East Orange, NJ; Mar14'17; Feb16'18. exchange

61ST st, 237 E (miscel); also 30TH ST, 254 W; power of atty; Oswald O Schmittger of Valley Stream, LI, to same; AT; Dec15'17; Feb16'18.

61ST st, 237 E (miscel); also 30TH ST, 254 W; power of atty; Oswald O Schmittberger, NY, to Geo G Schmittberger, 159 E 72; AT; Dec29'17; Feb16'18.

82D st, 21 E, see Madison av, 1090-1114.

82D st, 210-16 E (5:1527); asn int in rents for \$7,500 to extent of \$60 monthly to secure notes for \$1,500; Frank Hillman Realty Co to Jules J Dukas as TRSTE in bankruptcy of Harry & Louis Jarmulowsky, individ & as firm S Jarmulowsky's Bank; Feb1; Feb15'18.

assignment of mtg for 7,500

83D st, 30 E, see Madison av, 1090-1114.

94TH st, 25 E, see 60th, 225 E.

Broadway (3:834), nec 32d, "Hotel Martinique"; consent to stairway to subway station; Alfred E Marling et al, TRSTES Wm R N Martin & ano, owners, to City N Y et al; Dec26'17; Feb18'18. nom

Broadway, 1440 (4:993), nec 40th; consent to stairway to subway station; Edw H Van Ingen, owner, to City N Y et al; Oct9'17; Feb18'18. nom

Lexington av, 400-6, see 42d st, 119-31 E.

Madison av, 1090-1114 (5:1494), ws, from 82d (No 21) to 83d (No 30), 204.4x60; certf as to satisfaction of asn rents recorded Dec28'16; Metropolitan Life Ins Co to Princeton Constn Co; Feb14; Feb15'18.

Park av (3:888), sec 33d, —x—; consent to two stairways to subway; N Y Railways Co, owners, to City N Y; Jan17; Feb 18'18. nom

5TH av (4:1001), nwc 23d, —x—, 5th Ave Bldg; consent to stairway to subway station, &c; Fifth Ave Building Co to City N Y et al; Dec19'17; Feb18'18. nom

Copy (miscel) of last will of Maturin L Delafeld, late of Fieldston, Bronx, & of 82 E 79; Apr13'15; Feb19'18.

Power of atty (miscel); Harry R Lichtenstein to Edw Lichtenstein, 68 W 113; Sept27'17; Feb18'18.

Power of atty (miscel); John P Kohler of Newark, NJ, to Hilda J Kohler, 433 3 av, Newark, NJ; Feb2; Feb16'18.

Power of atty (miscel); Jos F W or Wm Blumenthal to Cecil C Blumenthal; Jan8; Feb15'18.

Power of atty (miscel); Teresa G, wife Wm G Schmittberger, of Valley Stream, LI, to Frank Hermann, 114 W 84; AT; Jan 10; Feb16'18.

CONVEYANCES.

Borough of the Bronx.

FEB. 15, 16, 18, 19 & 20.

Barretto st, 923 (10:2722), swc So blvd (Nos 897-9), 105x77, 5-sty bk tnt & str; Hy Morgenthau Co to Aron Realty Corp, 1018 E 163; Feb14; Feb18'18 (R S \$9.50). O C & 100

Buchanan pl, nec Davidson av, see Davidson av, 2250.

Dean st (18:5465), ws, 100 n Barkley av, 50x100; Minnie T Smith, 1846 E 177, to Charlotte Sundmacker, 1168 Forest av; mtg \$1,200; Feb15; Feb20'18. nom

Dean st (18:5465), ws, 150 n Barkley av, 25x100; Minnie Smith, 1846 E 177, to Chas W Everson, 109 Maryland av, Wash, DC; B&S & CaG; mtg \$504; Feb18; Feb20'18. nom

Fox st, 888 (10:2722), es, 193.9 s Barretto, 43.9x105, 5-sty bk tnt; Harold H Straus, ref, to Hy Morgenthau Co, 30 E 42, plff; mtg \$33,000; FORECLOS Feb13; Feb15; Feb16'18 (R S \$6.50). 6,500

Fox st, 890 (10:2722), es, 150 s Barretto, 43.9x105, 5-sty bk tnt; David L Podell, ref, to Hy Morgenthau Co, 30 E 42, plff; mtg \$33,000; FORECLOS Feb13; Feb15; Feb16'18 (R S \$6.50). 6,500

Garden st (11:3100), ns, 24.8 w Prospect av, runs w50xn100xe34.2 to Prospect av x se42.3xs60.10 to beg, vacant; Hugh F McLoughlin, ref, to City N Y, plff; FORECLOS tax lien Dec31'17; Feb7; Feb15'18 (R S \$1). 600

Glover st, 1529 (15:3968), sws, 107.10 se Glebe av, 25x100, except part for st; Hedwig Lich to May Schroder, 302 W 95; Feb14; Feb15'18 (R S \$4.50). O C & 100

Louise st (15:4034), es, 100 s Morris Park av, 50x95; Ellen L Hanrahan, 762 E 138, to David J Hanrahan, 528 Leland av, & Geo A Hanrahan, Danhoff av, Freeport, LI; Feb13; Feb18'18. O C & 100

Manida st, 861 (10:2740), sws, 158.1 se Garrison av, 25x100, 2-sty & b bk dwg; Emily Veit, 434 E 153, to Wecaw & Co, 1029 E 163; confirmation deed; Feb15; Feb16'18 (R S \$3). nom

Manida st, 861; Wm Peters, 4444 Van Courtlandt av, to same; B&S; Feb15; Feb16'18 (R S \$3). O C & 100

Manida st, 861; Wecaw & Co to Theo Jaffe, 1001 E 167; Feb15; Feb16'18 (R S \$3). nom

Oakland pl, 661, see Belmont av, 2070.

Tiffany st, nec Whitlock av, see Whitlock av, 890.

133TH st, 552 E, see St Anns av, 119.

133D st E (9:2260), ss, 300 w St Ann's av, 25x100, vacant; Port Morris Land & Impt Co to Anton Heiss, 511 E 134; mtg \$3,000; Feb11; Feb19'18 (R S \$4). O C & 100

136TH st, 303 E (9:2312), ns, 200 w Alex av, 25x100, 4-sty bk tnt; Anna C H Undutsch, 307 E 136, to Carl F Undutsch, 303 E 136; mtg \$6,000; Jan26; Feb16'18 (R S \$1). O C & 100

137TH st, 346 E (9:2299), ss, 156.6 e Alex av, 25x100, 4-sty bk tnt; Anna E Green to Katie Towet, 930 E 169; mtg \$9,000; Feb15; Feb16'18 (R S \$4.50). O C & 100

149TH st, 261-3 E, see Morris av, 551-5.

150TH st, 157 E, see Mott av, nwc 150th.

158TH st, 727 E, see Forest av, 801.

160TH st, 720-34 E, see Forest av, 831.

163D st, 872 E (10:2690), ws, 65.5 n 162d, runs w79.6xn20xe73.6 to ws 163d xs20.11 to beg, 3-sty bk tnt; J C Gaffney Constn Co to Alice W C & Minnie T Marsh, 196 Lark st, Albany, NY; B&S & AL; Feb20'18 (R S \$9). nom

166TH st, 270-4 E, see Morris av, sec 166th.

168TH st E, nec 3 av, see 3 av, nec 168th.

168TH st E, nwc Fulton av, see 3 av, nec 168th.

169TH st, 930 E (10:2718), sws, 66.11 se Fox, 18.6x58.4x22.10x71.9, 3-sty fr tnt & str; Katie Towet to Anna E Green, 3078 Perry av; mtg \$6,000; Feb15; Feb16'18 (R S \$2.50). O C & 100

169TH st, 67 W (9:2506), ns, 98 e Shakespear av, 26.1x73.10x24x64.6, 3-sty fr tnt; Delta Holding Corp to Herman H Schurmann, at Holbrook, NY; mtg \$4,500; Feb1; Feb20'18. nom

176TH st, 760-4 E (11:2953), sws, at ses Prospect av, 100x200, except part for 176th & Prospect av, 2-sty & b fr dwg & 2-sty fr garage; Susan Hamilton, widow, to Mark K Hamilton, 738 E 176, to Mt Mintern Constn Co, 1966 Valentine av; mtg \$10,000; Dec28'17; Feb19'18 (R S \$9). O C & 100

178TH st, 905 E, see Honeywell av, 2004.

178TH st E (11:3136), ns, 1.4 e Bryant av, 58.7x61.2x—x64.11, vacant; Hugh F McLoughlin, ref, to City N Y, plff; FORECLOS Dec31'17; Feb7; Feb15'18 (R S \$1). 600

179TH st E, nwc Morris av, see Morris av, 2001-2011.

180TH st, 807 E (11:3111), ns, 47.1 e Mapes av, 25x93, 3-sty fr tnt; Emily Blaesus on Alida st, Dunwoodie Heights, Yonkers, NY, & ano, EXTRX Emile Blaesus, to Ruth Jakobi, 12 E 8; AL; Jan23; Feb19'18. nom

181ST st, 707-9 E, see Crotona av, 2124.

181ST st, 711 E (11:3098), ns, 76.5 e Crotona av, 53x66.1, 5-sty bk tnt; Anna Taferner et al, children Chas Ast, to Fredk Ast, also child Chas Ast, 2141 Gleason av; mtg \$19,000; B&S & CaG; Jan31; Feb19'18 (R S \$10.50). nom

183D st, 113 E (11:3172), ns, 95 w Cresson av, 25x97, 2-sty & a fr dwg; Eleanor C Byrne to John O'Brien Realty Co, 3700 Olinville av; mtg \$2,000; Feb16; Feb18'18. O C & 100

202D st, 245 E (12:3308), ns, 464.3 w Williamsbridge rd, also abt 50 e Valentine av, 25x100, 2-sty fr dwg; Patk M Burke to Geo Bender, 1232 Fulton av; Feb7; Feb15'18 (R S \$7.50). O C & 100

220TH st E (16:4668), nec White Plains rd, 105x50; John O'Brien, 3700 Olinville av, to Wm Newman, 2030 Lex av; Feb18'18. nom

229TH st E (17:4823), nwc Carpenter av, 105x114, Wakefield; Dominick Hooks, Jr, to Mary E Sullivan, 530 Manhattan av; mtg \$3,000; Feb16; Feb18'18. O C & 100

235TH st, 328 E (12:3383), ss, 260 e Katonah av, 50x100, 2-sty & a fr dwg & vacant; Susan C Tuttle, 716 Oakland pl, to Fredk C Tanner, 129 E 69; mtg \$3,000; Feb16; Feb20'18 (R S \$1.50). nom

235TH st, 336 E (12:3383), ss, 310 e Katonah av, 50x100, 2-sty & a fr dwg & 1-sty fr bldg; Susan C Tuttle, 716 Oakland pl, to Fredk C Tanner, 129 E 69; mtg \$3,500; Feb16; Feb20'18 (R S \$1). nom

235TH st, 340 E (12:3383), ss, 360 e Katonah av, 50x100, 2-sty & a fr dwg & vacant; Susan C Tuttle, 716 Oakland pl, to Fredk C Tanner, 129 E 69; mtg \$3,000; Feb16; Feb20'18 (R S \$1.50). nom

260TH st W (13:3423N), ns, 225 w Bway, 34.9x125x7.6x122.2, vacant; Lena Clark to Minnie Finkelstein, 109 W 129; mtg \$—; Feb18'18. nom

Belmont av, 2070 (11:3080), nec Oakland pl (No 661), 97.6x37.7x97.11x36, 5-sty bk tnt & str; Anna Taferner et al, children Chas Ast, to Anton Ast, child Chas Ast, 2072 Belmont av; B&S & CaG; mtg \$19,000; Jan31; Feb19'18 (R S \$15.50). nom

Boston rd, 2110-25 (11:3138), ws, 61.4 n 180th, runs w81.9xn3xw4xn35xw71.11xn32.7xe152.8xs71.5 to beg, 1 & 2-sty bk str & offices; Michl B McHugh, ref, to N Y Trust Co, TRSTE Isaac C Kendall, plff; FORECLOS Feb14; Feb18; Feb19'18 (R S \$45). 45,000

Bronxdale av (15:4056 & 4049), sws, 358 nw Morris Park av, 25x155.1x23.6x158.4; also PLOT begins 100 w White Plains rd & 95 n Morris Park av, runs n50xw45xs50xe45 to beg; Clara F Beyer, 453 Willard av, Woodhaven, LI, to Geo Mueller, 385 Waterbury av, Richmond Hill, NY; Feb13; Feb16'18 (R S \$1). nom

Burke av, 658 (16:4544), ss, 152.1 w Olinville av, 24x92.6; Mary McGarry to Esther V McGarry, 660 Burke av; Feb8; Feb18'18. O C & 100

Burke av, 660 (16:4544), ss, 122.9 w Olinville av, runs sl16.8xw3.4xs25xw25xn142.6 to Burke av xe28.5 to beg; Mary McGarry to Esther V McGarry, 660 Burke av; Feb8; Feb18'18. O C & 100

Carpenter av, nwc 229th, see 229th E, nwc Carpenter av.

Castle Hill av (14:3812), swc Ellis av, 33x100, except part for Ellis av; Lizzie B Hickox, 2246 Gleason av, to Robt C Schlegel, 481 Brook av; Feb7; Feb18'18. 100

Castle Hill av, see Gleason av, see 58th, 214 E, Manhattan Cons.

Colden av (15:4098), ns, 275 e Van Nest av, 25x100; Abr Zack to Harry Zack, Charlton Farm, Ridgefield, Conn; Feb16; Feb18'18. nom

Crosby av, see La Salle av, see Holly-wood av, ws, 228.5 n Coddington av.

Crotona av, 2124 (11:3098), nec 181st (Nos 707-9), 87.4x63.7x66.1x76.5, 5-sty bk tnt; Anna Taferner et al, children Chas Ast, to Chas Ast, 2075 Haviland av, child same; B&S & CaG; mtg \$29,000; Jan31; Feb19'18 (R S \$18). nom

Crotona av, 2136-8 (11:3098), es, 67.4 n 181st, 67.4x103.8x66.1x116.7, 2-5-sty bk tnts & str in 2136; Fredk Ast et al, children Chas Ast, to Anna wife of & Chas Taferner, as tenants by the entirety, 2070 Belmont av; mtg \$36,000; Jan31; Feb19'18 (R S \$18.50). nom

Davidson av, 2250 (11:3196), nec Buchanan pl, 100x15, vacant; John W Farrell to Wm J Flynn, 11 E 167; Feb13; Feb18'18 (R S \$2). O C & 100

Ellis av, swc Castle Hill av, see Castle Hill av, swc Ellis av.

Esplanade (15:4327), sws at nes Hone av, 151.8x140.3x100x90.1; Aron Realty Corp, 1018 E 163, to Hy Morgenthau Co, 30 E 42; Feb15; Feb18'18 (R S \$1). nom

Fordham rd E, nwc Grand blvd & concourse, see Grand blvd & concourse, 2501.

Forest av, 801 (10:2647), nwc 158th (No 727), 100x87.6, 6-sty bk tnt & str; Nathan D Perlman, ref, to Brooklyn Savings Bank, 141 Pierrepont st, Bklyn, plff; FORECLOS Feb8; Feb16; Feb19'18 (R S \$94). 94,000

Forest av, 831 (10:2647), swc 160th (No 720-34), 54.2x175 to Jackson av (No 834), 2-5-sty bk tnts & str; August Jacob Constn Co to Tremont-Morris Realities, Inc, 2000 Morris av; AL; Feb8; Feb16'18 (R S \$2). O C & 100

Fulton av, 1705-9 (11:2930), ws, 126.11 s 174th, runs w83.6xs50xw10xs25xe90.8 to Fulton av xn75 to beg, 3-4-sty bk tnts; Hy Reubert, 1956 Bathgate av, to Chas E Gremmels, 296 Fisk av, Westerleigh, SI; AL; Feb1; Feb20'18. 3,000

Fulton av, nwc 168th, see 3 av, nec 168th.

Gleason av, see Castle Hill av, see 58th, 214 E, Manhattan Cons.

Hill av (17:4959), nec 233d, 95x50x105.9x51.1; Land Co "C" of Edenwald to Thos P Hickie, 3901 Seton av; Oct26'17; Feb18'18. O C & 100

Hoe av, 1540 (11:2989), es, 375 s 173d, 25x100, 2-sty & b fr dwg; John Hobens, Englewood, NJ, to Geo B Hitchcock, Bogota, NJ; Feb4; Feb15'18 (R S \$7.50). nom

Hollywood av (18:5402 & 5360), ws, 228.5 n Coddington av, 75x97.11x75x96.11; also LA SALLE AV, see Crosby av, 177.4x100; Nathan Aschner, EXR Fredk B Aschner, to Donald Sutherland, 16 Court, Bklyn; AL; Feb18; Feb19'18 (R S 50c). 100

Hone av, nes at sws Esplanade, see Esplanade, sws at nes Hone av.

Honeywell av, 2004 (11:3122), nec 178th (No 905), 24.11x88.8x25x88.8, 4-sty bk tnt; Emily Blaesus on Alida st, Dunwoodie Heights, Yonkers, NY, & ano, EXTRX Emile Blaesus, to Ruth Jakobi, 12 E 8; AL; Jan23; Feb19'18. nom

Hunts Point av (10:2766C) es, at ws Longfellow av, runs n along Hunts Point av 148.7xs85.10 to Longfellow av xs78.10 to beg, vacant; Jacob L Savies, 502 W 139, to Abr Cohn, 601 W 110; mtg \$1,500; Dec12'17; Feb16'18 (R S 50c). O C & 100

Jackson av, 882 (10:2648), es, 94.9 n 161st, 19.9x84, 2-sty & b bk dwg; Ernest Malz, 882 Jackson av, to Roland Kudlich, 104 W 87; mtg \$5,500; Feb16; Feb18'18. nom

Jackson av, 834, see Forest av, 831.

La Salle av, see Crosby av, see Holly-wood av, ws, 228.5 n Coddington av.

Longfellow av, ws, at es Hunts Point av, see Hunts Point av, es, at ws Longfellow av.

Lydig av (15:4315), ns, 25 w Van Hoesen av, 25x100; Harry S McLean, 957 Cauldwell av, & ano, to Thos F McEvily, 1809 Mulford av; mtg \$490; Dec31'17; Feb16'18. nom

Mapes av, 2110 (11:3111), es, 93 n 180th, 25x70, 3-sty fr tnt; Emily Blaesus on Alida st, Dunwoodie Heights, Yonkers, NY, & ano, EXTRX Emile Blaesus, to Ruth Jakobi, 12 E 8; AL; Jan23; Feb19'18, nom

Mohegan av, 1830 (11:2958), es, 120 s 176th, 25x70, 2-sty & a fr dwg; Frank Zebro & Co to Concrete Realty & Holding Corp, 529 Courtlandt av; mtg \$3,300; Feb15; Feb16'18 (R S \$1.50). nom

Morris av, 551-5 (9:2338), nwc 149th (Nos 261-3), 80x200, except part for st, 4-4-sty bk tnts & str & several 1-sty fr bldgs; Robt E Simon, EXR Chas S Sykes, to J Clarence Davies, 14 E 81; ½ part; Feb7; Feb19'18 (R S \$1.50). 1,250

Morris av, 551-5; J Clarence Davies, 14 E 81; to Lulu Pleging, 578 Oak Tree pl; mtg \$72,500; Feb11; Feb19'18 (R S \$1.50). nom

Morris av, 1064 (9:2437), es, 310 n 165th, 20x95, 3-sty bk tnt; Emanuel Glauber to Danl H Jackson, 1064 Morris av; B&S; mtg \$7,500; Jan23; Feb20'18. nom

Morris av, 2001-2011 (11:2829), nwc 179th, 175x100, 2-6-sty bk tnts; August Jacob Constn Co to Tremont-Morris Realities, Inc, 2000 Morris av; AL; Feb8; Feb16'18 (R S \$2). O C & 100

Morris av (9:2437), sec 166th (Nos 270-4), 49x95, 5-sty bk tnt; Emilio Farago, on Winfield av, Mamaroneck, NY, to Israel Karp, 320 E 166; mtg \$36,000; Feb15; Feb18'18 (R S \$11.50). nom

Mott av (9:2348), nwc 150th (No 157), 100x90 to Cedar la, except part for av, 3-sty bk church; Mott Av Methodist Episcopal Church to N Y Society of the Methodist Episcopal Church, 150 5 av; Feb14; Feb15'18, order of court

Newbold av, ss, 102.6 e Olmstead av, see 58th st, 214 E, Manhattan Cons.

Park av (9:2420), swc 160th, strip, 120x— to ws Railroad av as on map land devised to Wm H Morris et al; Newbold Morris to Bond & Mtg Guar Co, 176 Bway; QC; Nov19'17; Feb15'18 (R S 50c). nom

Park av (9:2420), same prop; Frederic A de Peyster et al to same; QC; Nov13'17; Feb15'18 (R S 50c). O C & 100

Park av (9:2420), same prop; Philip Livingston to same; QC; Dec6'17; Feb15'18 (R S 50c). nom

Prospect av, ses at sws 176th, see 176th, 760-4 E.

St Anns av, 119 (9:2260), swc 133d (No 552), 25x75, 5-sty bk tnt & str; Fawsmere Corp, 192 Bway, to Annie Vicari, 551 W 175; mtg \$6,600; Feb18; Feb20'18 (R S 50c). 100

St Anns av, 150 (10:2547), es, 80 s 135th, 20x80, 4-sty bk tnt & str; Sophie, wife Micke Berg, to Abr Robowsky, 150 St Anns av; mtg \$7,000; Feb15; Feb18'18 (R S \$4). O C & 100

St Anns av, 254 (10:2552), es, 114.1 n 139th, 27.6x100x27.6x99.2, 5-sty bk tnt; Fawsmere Leasing Co, 192 Bway, to Frieda Neff, 1485 Westchester av; mtg \$16,500; Feb16; Feb18'18 (R S \$1.50). O C & 100

St Lawrence av, 1142 (14:3753), es, 281.8 s Gleason av, 25x100; Serafino Albanese to Katherine Hanrahan, 1142 St Lawrence av; mtg \$3,500; Feb14; Feb15'18 (R S \$2). nom

St Lawrence av (15:3897), swc Merrill, 25x100, except part for av; Concrete Realty & Holding Corp to Frank Zebro & Co, 1830 Mohegan av; mtg \$11,000; Feb15; Feb16'18 (R S \$1.50). nom

Southern blvd, 897-9, see Barretto, 923.

Tremont av, 212-28 E (Waverly st) (11:2304), ss, 100 e Monroe av, 209.7x125x210.2x125, except part for Tremont av, 5-5-sty bk tnts; August Jacob Constn Co to Tremont-Morris Realities, Inc, 2000 Morris av; AL; Feb8; Feb16'18 (R S \$2). O C & 100

Tremont av E (11:3005), ss, 138.2 e Bryant av, runs w52.9xs2.11xw26.11xs75xe79.8xn80.8 to beg, vacant; Comity Mtg Co, 40 Wall, to Lillian-Tremont Realities, Inc, 911 E 218; Feb13; Feb15'18 (R S \$23.50). O C & 100

Undercliff av (11:2880), ws, 347.9 n 176th, 25x100, vacant; Alex J Robertson & ano, EXRS Sarah Follis, to Helen L & Lillie L Follis, 333 Alex av; Feb1; Feb18'18. nom

Washington av, 949 (9:2385), ws, 109.6 n 163d, 36.7x149.6x36.7x149.8, 6-sty bk tnt & str; Arthur D Jacobs et al to Lulu L Doll, 2213 University av; mtg \$35,000; Oct24'17; Feb19'18 (R S \$5). O C & 100

Washington av, 1967 (11:3035), ws, 82 n 178th, runs w88.1xn27xw50xn41xe137.11 to av xs31 to beg, 2-sty & b fr dwg; Saml S Koenig, ref, to Bonagar Bldg Co, 789 Home, plff; FORECLOS May24'16; Sept8'16; Feb16'18. 500

Washington av, 1967; Bonagar Bldg Co to No 1967 Washington Av Co, 1967 Washington av; mtg \$6,000; Feb14; Feb16'18 (R S \$3). nom

Whitlock av, 890 (10:2733), nec Tiffany 100x134.2x100.4x142.3, vacant; Rosen-Craus Realty Co to Square-Deal Garage Co, 55 Liberty; mtg \$19,500; Feb14; Feb15'18. O C & 100

Whitlock av (10:2604), ses, 517.10 sw Leggett av, 75x110, except part conveyed to Harlem River & Portchester R R Co by deed dated Feb15'05, vacant; Geisler-Haas Realty Co the Dorothy Golden, 546 Claremont Pkway; Feb15; Feb16'18 (R S \$4). nom
3D av (10:2610), nec 168th, runs e337 to Fulton av xn41.8xw111.1xn87xw60.10xn50 xw180 to 3 av xs176 to beg, except part for Fulton av, vacant; Julius E Tobias, ref, to Blanche B Neukirch, 9 E 88, piff; FORECLOS Feb13; Feb15; Feb18'18.

30,500

Plot begins 100 w White Plains rd & 95 n Morris Park av, see Bronxdale av, sws, 358 nw Morris Park av.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

163D st, 872 E (10:2690), ws, 65.5 n 162d, runs w79.6xn20xw73.6 to ws 163d xs20.11 to beg, 3-sty bk tnt; re mtg; Margt Knox to J C Gaffney Constn Co, 1148 Tiffany; Feb20'18. nom

Grand blvd & concourse, 2501 (11:3167), nwc Fordham rd, runs n106.4xw100xs47xe 10xs108.11xs13.2 to rd xe102 to beg, 2-sty bk str; sobrn of Ls to mtg; Level Realty Corp & Leopold Wertheimer with Bowery Savgs Bank, 128 Bowery; Jan11; Feb 15'18. nom

St Anns av, 150 (10:2547), es, 80 s 135th, 20x80; re judgmt; Sophie Berg, 150 St Anns av, to Michl Berg & Philip Marks; Dec29'17; Feb18'18. nom

Parcels 6 & 6A (15:4253) on damage map to open Birchall av, Unionport rd, & Sagamore st; re mtg; Jacob Tobler, 16 Townsend st, Newton, NJ, to City N Y; Dec5 '17; Feb19'18. nom

Parcel 91A (17:4892), on damage map to open Boston rd, from White Plains rd to n boundary line of City N Y; re mtg; Crawford Real Estate & Bldg Co to City N Y; Jan9; Feb19'18. nom

Parcels 105 & 105A (14:3799), on damage map to open Haviland av from Virginia av to Zerega av; re mtg; Anne Thomson to City N Y; June25'17; Feb19'18. nom

Power of attorney; Newbold Morris to Helen S Morris; May11'17; Feb15'18 (R S 25c).

Power of atty; Adrien Francois Nicolas Marie Le Roy, Baron de la Tournelle, at 63 Blvd Beranger, Tours, France, ADMR, to Coudert Bros, 2 Rector; May16'17; Feb 18'18.

LEASES.

Borough of Manhattan.

FEB. 15, 16, 18, 19 & 20.

Crosby st, 49 (2:482), all; Iversen & Case Realty Co, 440 1 av, to Geo Bolko & Co, 449 Water, et al; 5yf May1; 5y ext; Jan29; Feb15'18. 2,700

10TH st, 733 E (2:379), all; Jos Bulova to Benj Feinman, 422 E 10; 3yf Nov17; Oct24'17; Feb15'18. 1,600

22D st, 311 W (3:746), all; John Burchill, 31 or 131 W 92, to Julia Hunt, 311 W 22; 1yf Oct15'17; Oct1'17; Feb19'18. 1,500

23D st, 60 W (3:824), ss, 25x98.9, all; John Yard, of Sandwich, Mass, EXR & Amelia Yard, to Frank G Shattuck Co; 5yf May1; Feb9; Feb20'18. 4,300

24TH st, 109-111 W (3:800), all; Robt J Horner to Kimberly-Clark Co at Meenah, Wis; 5yf Feb1; Dec26'17; Feb19'18. 9,500

24TH st, 480 W (3:721); consent to assign Ls dated May1'08; Wm S Moore et al, heirs & Kath E Moore, to Ogden M Hoagland, 23 W 30, & Josephine B Ransom; Aug2'17; Feb15'18.

43D st, 318-22 W (4:1033); asn Ls dated Aug17'17; Harry W Flint to Mabel E Flint, at Huntington, Mass; Feb19'18. nom

46TH st, W, nwc 10 av, see 10 av, 753-5.

102D st, 307 E (6:1674), ground fl; Leopold Weiss, 2523 7 av, to Congregation Taharas Hakoidesh of N Y, Inc; 10yf Sept 15'16; Aug22'16; Feb20'18. 504

105TH st, E, sec 2 av, see 2 av, 2038.

112TH st, 535 W (7:1884), all; Caroline W Lankenau, of Bklyn, to Mary Kabatnik, 1205 Lex av; 5yf Feb1; 5y ren at \$6,000; Jan29; Feb20'18. 4,500 to 5,500

115TH st, 312 E (6:1686), str & b; assign Ls recorded Jan18'17; Antonio Bianchino & ano to Antonio Pacella, 312 E 115; mtg \$1,201.75; Feb13; Feb16'18. O C & 100

116TH st, 66 W (6:1599), str fl & pt c; Bessie A Wilson, 66 W 116, to Saml Rosenberg, 68 W 116; 5yf Mar1; Feb15; Feb20 '18. 2,700

125TH st, 213-23 E (6:1790), ns, 155 e 3 av, 100x99.11; asn Ls recorded Nov9'17; Mary Herman, 960 Prospect av, Bronx, to Nathan Pillot, 952 Kelly st, Bronx, & Chas H Sullivan, 2178 Bway; AL; Feb15; Feb18 '18 (R S \$9). nom

Av A, 64 (2:400), all; Wm W Astor, of London, Eng, to Gustav Gross, 1467 Minford pl; 20yf May1'19; Jan18; Feb16'18. taxes & c 1,300

Bowery, 15 (1:289), upper 4½ firs; Jos H Schwartz to Frank A Campbell, 2784 Bainbridge av; 10yf May1'18; Feb5; Feb 15'18. 1,800

Madison av, 110 (3:859); Medlin Realty Co, 9 E 47, to Adolph & Fredk Leibowitz, 645 E 5, Bklyn, firm Leibowitz Bros, 52 Dey; ext Ls; 5yf May1'23; Feb19; Feb20'18. 4,800

West End av, 853-5 (7:1889), 1st flat or fl; Margt J Abbott to Louis Chohn, on premises; 3yf Oct1'17; 2y ren; July31'17; Feb15'18. 1,500

2D av, 2038 (6:1676), sec 105th, str & s pt of b; Louis Mashach to Frank L Scalea, 2038 2 av; 5yf May1; Feb14; Feb 15'18. 1,290 & 1,380

9TH av, 620 (4:1054), str & b; Chas Jeck to Jos Camenzind, 1101 3 av; 3yf Feb 1; Jan31; Feb18'18. 1,440

10TH av, 753-5 (4:1075), nwc 46th, room X, 1 flight up; Occidental Moving Co to Doctors Sacier & Chestman, 128 Essex; 6yf Nov15'17; Oct31'17; Feb16'18. 600 to 840

LEASES.

Borough of the Bronx.

FEB. 15, 16, 18, 19 & 20.

169TH st W, nwc Merriam av, see Merriam av, nwc 169th.

Courtlandt av, 712 (9:2401); Gustav H Kornemann to August Hitzil, 712 Courtlandt av; 5yf May1'17; Mar7'17; Feb15'18. 1,224

Merriam av (9:2532), nwc 169th, 25x100 x56.7x100, all; Tommaso Giordano to Rose Eideberg, 1271 Morris av; 10yf Nov1'17; Sept18'17; Feb16'18. 1,800 to 2,100

Prospect av (10:2678), ws, bet 163d & 165th, str in bldg in course of construction at date of this instrument; Zarland Realty Co to Geo F Higgins, 1148 Clay av; 8yf Feb1'13; Jan6'13; Feb19'18. 1,500 to 2,400

Southern blvd (11:3114), ws, 126.5 n 183d, 101x223x100x232, ss, 1-sty bldg; Wendover Hall Co, 1662 Boston rd, to Marcus & Goldstein, Inc, 122 E 116; 10yf Apr1; Feb15; Feb16'18. 6,800 to 7,750

3D av, 2716-20 (9:2306), 3 str; Chas Purdy, White Plains, NY, to Martin Thierier, 529 Courtlandt av; 3yf Mar1'18 (privilege 2y renewal at \$1,620 per yr); Jan16; Feb15'18. 1,260 & 1,440

MORTGAGES.

Borough of Manhattan.

FEB. 15, 16, 18, 19 & 20.

Bank st, 82-8, see Hudson, 582-8.

Bleecker st, 402-16, see Hudson, 582-8.

Cherry st, 35 (1:112), ns, 62.4 w Roosevelt, 31x135.10; Jan6'11; Feb19'18; due Jan 6'16, 5%; John A Weekes of Oyster Bay, LI, & Bernard Golden of N Y C, to Marie M Heink, 115 W 97. 36,000

Chrystie st, 118 (2:418), es, 75.5 s Broome, 25x100; PM; Feb15'18; 5y5%; Morris Jacoby to Albt G Morganstern, 783 5 av. 23,000

Cooper sq, 33, or Bowery, 389, or 3d av (2:461), es, 97 n 5th, 24.6x80; pr mtg \$13,000; Feb15'18; 2y6%; Greenberg Investing Co to Rose Goldstein, 75 Manhattan av, Bklyn. 3,000

Cooper sq, 33; sobrn of mtg for \$8,000 to mtg \$3,000; Feb15'18; Henry M Greenberg, 34 W 119, with same. nom

Depew pl, es, 42d to 43d, see 42d, 119-31 E.

Duane st, 163 (1:144); ext of mtg for \$55,000 to Jan1'21, 6%; Jan1; Feb18'18; Lawyers Title & Co with Caroline Seleck (R S \$27.50). nom

Edgar st, sec Greenwich, see Greenwich, 59.

Gouverneur st, 60 (1:261), es, 78.5 n Cherry, 25x79.9x25x79.6; Jan5'11; Feb19'18; due Jan5'14, 6%; John A Weekes of Oyster Bay, LI, to Marie M Heink, 115 W 97. 2,500

Gramercy Park, 13, or 20th st, 114 E (3:875-73), ss, abt 235 e 4 av, 26.8x114; leasehold; Dec31'16; Feb15'18; due Mar1'21, 6%; Gilmer Realty Co, at Hotel Belmont, Park av & 42d, to Robt Matheson, at Toronto, Can. 30,000

Grand st, 176-80 (2:471), ns, 24.9 e Centre Market pl, runs n27.2xw33.7xn27xw30.7 xs53.6 & 45.11 to st xw75.3 to beg; pr mtg \$75,000; Feb11; Feb15'18; due Aug13'20, 5%; Tepfer Realty Co to Martin Vogel, at Hotel Ritz-Carlton, Mad av & 46th, & Edw C Vogel, 47 W 85. 5,000

Grand st, 176-80; certf as to mtg \$5,000; Feb11; Feb15'18; same to same.

Greenwich st, 59 (1:19); sec Edgar, 27.11 x46.2 to ws Trinity pl (Nos 18-20) x27.10x 53.2; Feb18'18; 3y5%; Ellen Murphy, of Bklyn, to Bowery Savgs Bank, 128 Bowery. 5,000

Greenwich st, 59 (1:19); also TRINITY PL 18 & 20; ext of mtg for \$7,000 to Feb18 '21, 5%; Feb18; Feb20'18; Ellen Murphy, of Bklyn, with Bowery Savgs Bank, 128 Bowery (R S \$3.50). nom

Hudson st, 582-8 (2:623), sec Bank (Nos 82-8), runs s75.7xe56.4xs23xe10xs95.6 to ns 11th (Nos 289-91) xe27.2 to ws Bleecker (Nos 402-16) xn192.1 to ss Bank xw87.10 to beg; PM; Feb15'18; 5y or sooner, 5%; Henry I Stetler, Inc, to Equitable Life Assur Soc of U S. 75,000

Lawrence st, 24-30 (7:1966), ss, 391.6 e Ams av, 60x100.6x49.8x100; ext of mtg for \$15,000 to Feb15'20, 5%; Feb15; Feb16'18; Mary M Greenfield with Larimer A Cushman, at Livingston st & 246th, & Cushman's Sons, Inc, 49 Manhattan st (R S \$7.50). nom

Le Roy or St Lukes pl, 14 (2:583); ext of mtg for \$8,000 to Feb16'21, 5%; Feb16; Feb19'18; Emigrant Indust Savings Bank with Wauhope Lynn, 67 W 9 (R S \$4). nom

Trinity pl, 18-20, see Greenwich, 59.

Washington st, 117 (1:53), es, abt 55 s Carlisle, 20x47.9; Feb18'18; due & int as per bond; Wm E Cook, trste will Cath A Snyder, to Saml Keeler, at Ridgefield, Conn, trste will Peter K Post. 5,000

Water st, 618 (1:259), ns, 26.2 w Gouverneur, —; leasehold; Jan11; Feb20'18; 1y6%; John J Dunn, Inc, N Y C, to John J Dunn, at Mamaroneck av, White Plains, NY. note 19,660

Water st, 618; certf as to mtg \$19,660; Jan11; Feb20'18; same to same.

2D st, 112 E (2:430), ns, 193.3 e 1 av, 24.11x121.11; pr mtg \$26,000; Feb19; Feb 20'18; 3y6%; Chas Abrahams to Lillie Treitman, 8278 21st, Bklyn. 4,000

2D st, 112 E; sobrn of mtg for \$5,000 to mtg \$4,000; Feb16; Feb20'18; Harry Abrahams, exr Jennie Abrahams, mtgee, with same. nom

3D st, 289 E (2:373), ns, 189 e Av C, 20.8x 96; agmt as to ownership of bond & mtg for \$8,900; Apr28'17; Feb18'18; Lawyers Mtg Co (owns \$1,400) with Kate S Huntington, at Lakewood, NJ (owns \$7,500). nom

4TH st, 48 E, see Bowery, 361.

8TH st, 386 E (2:377); ext of mtg for \$8,000 to Dec1'20, 5%; Dec27'17; Feb18'18; Seymour P Kurzman, 755 Park av, & ano, trstes will Louis Gans, with Saml Rhonheimer, 15 Glenada pl, Bklyn, et al. nom

11TH st, 289-91 W, see Hudson, 582-8.

13TH st, 234 E (2:468), ss, 235 w 2 av, 21.5x103.3; PM; Feb14; Feb15'18; due & int as per bond; Biagio Collura, of Bronx, to Lawyers Mtg Co. 10,000

15TH st, 156 W (3:790); ext of mtg for \$9,000 to Mar1'21, 5%; Feb18; Feb19'18; Louis Frank with John B Quintin, 156 W 15 (R S \$4.50). nom

20TH st, 114 E, see Gramercy Park, 13.

20TH st, 223-7 E (3:901), ns, 291 w 2 av, 69x92; PM; Feb14; Feb20'18; due Feb1'21 or sooner, 5%; Louise Fox, 520 Ocean av, Jersey City, NJ, to Petersfield Realty Corp, 52 Wall. 16,200

20TH st, 350 W (3:743), ss, 166.8 e 9 av, 16.8x91.11; also 22D ST, 404 W (3:719), ss, 28.6 w 9 av, 14.3x72; also 20TH ST, 356 W (3:743), ss, 116.8 e 9 av, 16.8x91.11; pr mtg \$26,300; Feb8; Feb20'18; due Dec1'18, 6%; Mary L Whittemore, at Orange, NJ, to Jas P Eadie, 121 Barclay st, Flushing, B of Q. 3,000

20TH st, 356 W, see 20th, 350 W.

22D st, 261-5 W (3:772), ns, 225 e 8 av, 56.3x98.9; Feb15'18; 5y5½%; Gold Theatre Corp, 35 Nassau, to Isaac Marx, 490A Jefferson av, Bklyn. 65,000

22D st, 261-5 W; certf as to mtg \$65,000; Feb15'18; same to same.

22D st, 261-5 W; sobrn of mtg for \$40,000 to mtg \$65,000; Feb15'18; same, owner, & Samson Lachman, 313 W 106, mtgee, with same. nom

22D st, 404 W, see 20th, 350 W.

40TH st, 110-2 W (3:815); ext of mtg for \$336,000 to Mar1'23, 5%; Feb18; Feb 20'18; Edw W Browning, 35 W 81, & Anna B, wife Owen Moran, of Bronx, with Seamen's Bank for Savgs, 76 Wall (R S \$168). nom

41ST st, 15 E (5:1276), ns, 232 e 5 av, 22x98.9; ext of mtg for \$50,000 to Mar24 '20, 5½%; Feb13; Feb16'18; Bankers Trust Co, trste will Oliver S Carter, for Alice G Phelps, with Alva E Belmont, 477 Mad av (R S \$25). nom

42D st, 119-31 E (5:1280), ns, 43d (Nos 108-24), ss, Lex av (Nos 400-6), ws, & Depew pl, es, fee & leasehold; sobrn of mtg for \$1,500,000 to mtg \$4,500,000; June 25'17; Feb15'18; N Y State Realty & Terminal Co, 452 Lex av, owner; Bowman Hotel Corp, 111 Bway, lessee, & Columbia Trust Co, 60 Bway trste, mtgee, with Metropolitan Life Ins Co. nom

43D st, 108-24 E, see 42d, 119-31 E.

50TH st, 520 W (4:1078), ss, 300 w 10 av, 25x100.5; PM; Feb15; Feb16'18; due & int as per bond; Wm Kreisberg to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 9,000

53D st, 239-41 E (5:1327); ext of mtg for \$29,000 to Feb15'23, 5%; Feb15; Feb 19'18; Emigrant Indust Savings Bank with Louis Daum, 69 W 97 (R S \$14.50). nom

63D st, 11 E (5:1378); ext of mtg for \$50,000 to Dec20'18, 6%; Jan22; Feb15'18; Geo H Allen with Sara L Johnson, 11 E 63 (R S \$25). nom

65TH st, 170 W (4:1136), ss, 125 e Ams av, 25x100.5; Feb11; Feb15'18; 3y6%; Louis D Livingston & Minnie Lieberman, individ & admtr David H Lieberman, & as gdn Sophie C Zinovoy (Lieberman) & Ethel Lieberman, to Herman Glasser, 780 West End av. 3,000

71ST st, 56 W (4:1123), ss, 165 e Col av, 20x100.5; pr mtg \$15,000; Feb15'18; due & int as per bond; Jas K Hackett to Alfred I Dupont, at Wilmington, Del. 7,500

71ST st, 56 W (4:1123); ext of mtg for \$15,000 to Feb15'21, 5½%; Feb15; Feb19 '18; Title Guar & T Co with Jas K Hackett, 56 W 71 (R S \$7.50). nom

81ST st, 168-70 W (4:1211); ext of two mtgs for \$16,000 each to Nov15'20, 5%; Feb13; Feb20'18; Mary E McCabe with Seamens Bank for Savgs, 76 Wall (R S \$16). nom

81ST st, 313 W (4:1244), ns, 160 w West End av 20x102.2; Feb14; Feb18'18; 3y5%; Ida H, wife Henlein Levi, to Hannah Newburger, 1 W 70. 12,000

84TH st, 41-9 E, see Madison av, 1125-31.

88TH st, 130 W (4:1218); ext of mtg for \$10,000 to Feb14'21, 5½%; Feb14; Feb18 '18; Title Guar & T Co with Sarah H Johnson, 130 W 88 (R S \$5). nom

97TH st, 339 E, see 1 av, 1881.

100TH st, 63 E (6:1606), ns, 120 w Park av, 30x100.11; ext of mtg for \$23,850 to Feb14'21, 5%; Feb13; Feb16'18; Anna E Donald, 6 E 92, with Gussie Besner, 39 W 113 (R S \$12). nom

101ST st, 7 W (7:1837), ns, 187 w Central Park W, 38x100.11; Feb18'18; 3y5½%; Chas E Haskell, 227 Main st, Orange, NJ, to Wm Rankin, 119 W 77. 25,000

101ST st, 7 W; pr mtg \$25,000; Feb18'18; 2y6%; same to Hy S Cohn, 311 E 188. 2,000

106TH st, 236 E (6:1655), ss, 175 w 2 av, 25x100.11; pr mtg \$—; Feb13; Feb18 '18; 1y6%; Guilia Vitelli to Myrena Realty Corp, R 704, 38 Park row. 1,000

106TH st, 236 E (6:1655); sobrn of mtg for \$300 to mtg \$1,000; Feb13; Feb18'18; Abr L Taylor, of Bronx, mtgee, with Myrena Realty Corp, R 704, 38 Park row. nom

107TH st, 110 W (7:1861), ss, 200 w Col av, 25x100.11; ext of mtg for \$7,000 to Feb 15'21, 5%; Jan26; Feb18'18; Sophie Josephine & Kathryn Mathieu, 320 W 145, with McDougal-McAlister Co, 110 W 107 (R S \$3.50). nom

109TH st, 8 & 10 W (7:1844), ss, 145 w Central Park W, 41.8x100.11; ext of mtg for \$47,200 to Jan10'21, 5%; Jan8; Feb19'18; Leon Sobel Co, 215 Manhattan av, with Caroline Hurry of Toms River, NJ et al, trstes Wm Hurry (R S \$23.60), nom

109TH st, 8 & 10 W; consent of stockholders to ext of mtg \$47,200; Jan8; Feb19'18; same to same.

109TH st, 8 & 10 W; sobrn of mtg for \$25,000 to ext of mtg for \$48,000 reduced to \$47,200; Dec26; Feb19'18; same, owner, & Morris Cohen, 560 W 180, & ano, mtgees, with same, nom

114TH st, 214 W (7:1829), ss, 250 w 7 av, 25x100.11; pr mtg \$17,600; Feb18; Feb19'18; 3y or sooner, 6%; Geo W Piersol to Ellen McDonough, 220 W 114, 4,000

114TH st, 554 W (7:1885), ss, 125 e Bway, 20x100.11; July25'17; re-recorded from July 27'17 to correct description; Feb18'18; 3y 5%; Frances H Grissom, of Arlington, NJ, & Helen W Foster, NY, to Bowery Savgs Bank, 128 Bowery, 2,000

115TH st, 346 E (6:1686), ss, 90 w 1 av, runs s75.10xw10xs9.2xw10xn85 to st x20 to beg; pr mtg \$—; Feb9; Feb19'18; due Feb19'18, 6%; Anna Bruck, 320 Manhattan av, to Francesco Albano, 113 E 28, 2,000

115TH st, 610 W (7:1896), ss, 175 w Bway, 50x100.11; pr mtg \$161,000; Jan24; Feb18'18; 2y6%; Wilmore Realty Co, 299 Mad av, to Gem Realty Co, 2 W 45, 4,500

115TH st, 610 W; certf as to mtg \$4,500; Jan24; Feb18'18; same to same.

116TH st, 366 W (7:1849), ss, 150 w Manhattan av, 25x100.11; ext of mtg for \$16,000 to Feb2'21, 5%; Feb2; Feb18'18; Mary E Selleck, of New Canaan, Conn, with Herman H Blomeier, 439 9 av, nom

117TH st, 322 E (6:1688), ss, 275 e 2 av, runs s100xe25xs0.11xe12.6xn100.11 to st xw 37.6 to beg; pr mtg \$32,000; Feb19; Feb20'18; 5y or sooner, 6%; Mattie Salinger, 19 W 121, to Leo Cahn, 119 W 126, 4,000

122D st, 502-4 W (7:1975), ss, 100 w Ams av, 50x95.11; pr mtg \$66,600; Feb20'18; due Aug20'18, 6%; Chalmers Realty Corp to Aichess Realty & Constn Co, 150 Nassau, 1,000

131ST st, 157 W (7:1916); ext of mtg for \$4,500 to Jan15'21, 5%; Jan15; Feb19'18; Chas Salomon, 114 E 71, with Anna Kortlang, at Brielle, NJ, nom

134TH st, 49 W (6:1732), ns, 435 w 5 av, 16.8x99.11; pr mtg \$4,250; Feb9; Feb19'18; 1y or sooner, 6%; Edw A Warren, 49 W 134, to Hy F Kroger, 39 W 128, 250

136TH st, 233 W (7:1942), ns, 353 w 7 av, 16x99.11; PM; Feb20'18; 3y5½%; Jas A Watson, 266 W 136, to Cantanza M Isaia, 205 W 48, 3,000

138TH st, 614 W (7:2086), ss, 202 w Bway, 16x99.11; Feb1; Feb19'18; due as per bond, 6%; Grace D H Rice, 74 State st, Flushing, E of Q, to Jack Burgess, 226 West End av, 1,200

142D st, 618-22 W (7:2088); ext of mtg for \$120,000 to Feb4'21, 5½%; Jan30; Feb20'18; De Witt H Lyon, gdn Wm C Lee, with V S Building Corpn (R S \$60), nom

143D st, 617 W (6:1741), ns, 260 e Lenox av, 100x99.11; pr mtg \$10,000; Dec15'17; Feb20'18; due & int as per bond; Non-Column Garage Co to Gussie Englander, at Edgewater, NJ, 15,000

145TH st, 418 W (7:2050), ss, 117 e Convent av, 16.6x99.11; PM; pr mtg \$5,500; Feb15'18; 3y6%; Gregor Landes, 25 W 42, to Michl J Leonard, 538 W 38, 2,000

147TH st, 507-9 W, see 149th, 244-6 W.

149TH st, 244-6 W (7:2034), ss, 180 e 8 av, 40x99.11; pr mtg \$36,000; also 147TH ST, 507-9 W (7:2079), ns, 150 w Ams av, 50x99.11; pr mtg \$51,000; Feb15; Feb16'18; due Nov5'21, 6%; Noilacs Realty Co to Francis Scallion, 541 Manhattan av, collateral for note 37,443.39

153D st, 512 W (7:2084), ss, 225 w Ams av, 25x99.11; certf as to mtg \$6,000; Jan31; Feb15'18; D H Jackson Co to John S Cameron, nom

154TH st, 401 W, see St Nicholas av, 881.

156TH st, 500-4 W, see Ams av, 1932-6.

178TH st, 585 W (8:2153); ext of mtg for \$28,000 to Feb19'21, 5½, 5½ & 5%; Feb19; Feb20'18; Emigrant Indust Savgs Bank with Jas H & Geo B Roane, 126 10 av (R S \$14), nom

178TH st, 598 W, see St Nicholas av, 1356-8.

Amsterdam av, 1932-6 (8:2114), swc 156th (Nos 500-4), 50x100; Feb19'18; 3y or sooner, 6%; Evelyn L Ehrlich, 1 W 72, to Old Colony Trust Co, at 17 Court st, Boston, Mass, exrs & trstes J Henry Woods, 20,000

Bowery, 361 (2:459), sec 4th (No 48), 23.4x75.10x12x80.2; ext of mtg for \$14,000 to Jan22'21, 5%; Jan8; Feb18'18; Emily M Gibb, 14 E 55, with Nellie A Polhemus, 227 Clark st, Westfield, NJ, et al (R S \$14), nom

Bowery, 389, see Cooper sq, 33.

Lexington av, 400-6, see 42d, 119-31 E.

Madison av, 1125-31 (5:1496), nec 84th (Nos 41-9), 102.2x125; Feb14; Feb15'18; 3y or sooner, 5½%; Princeton Constn Co to Lawyers Title & T Co, 120,000

Madison av, 1125-31, nec 84th (Nos 41-9); certf as to mtg \$120,000; Feb13; Feb15'18; same to same.

Madison av, 1125-31, nec 84th (Nos 41-9); same prop; pr mtg \$120,000; Feb13; Feb15'18; due Aug14'19, 6%; same to Augustus Van Cortlandt, at Sharon, Conn, 80,000

Madison av, 1125-31, nec 84th (Nos 41-9); certf as to mtg \$80,000; Feb13; Feb15'18; same to same.

Manhattan av, 527 (7:1948), ws, 20.11 s 122d, 16x90; PM; Feb15; Feb16'18; due & int as per bond; Edna W Luckey to Lawyers Mtg Co, 7,000

St Nicholas av, 881 (8:2068), nwc 154th (No 401), 39x99, 3-sty bldg, assessed at \$32,000; assign of all RT&I to 1-5 pt as collateral for \$3,800; Dec24'17; Feb15'18;

due & int as per agmt; Lillian Burrough, 889 St Nicholas av, to Martin Klein, 87 Nassau, nom

St Nicholas av, 1356-8 (8:2133), sec 178th (No 598), 36.5x100; ext of mtg for \$10,000 to Jan4'20, 6%; pr mtg \$—; Jan4; Feb15'18; Herman Renner, 276 W 11, & Wm Volk, 301 W 42, with Anton Weinig, 137 W 84 (R S \$5), nom

West Broadway, 462 (2:516), ws, 269.4 s Houston, 25x75; pr mtg \$—; Feb18; Feb18'18; 1y, int as per bond; Jacob Spieles, 462 West Bway, to Max Taigman, 1477 43d, Bklyn, 1,000

1ST av, 1881 (6:1669), nwc 97th (No 339), 25.6x80, as collateral for mtg on 1883-7 1st av; Feb5; Feb18'18; due Jan1 '21, 5%; Julia Mehrbach to Thos Dimond, 20 W 73, gdn Althea R Ward, 23,000

3D av, 1606 (5:1519); ext of mtg for \$16,500 to Feb14'21, 5½%; Feb14; Feb18'18; Title Guar & T Co with Richd Russell, 1606 3 av (R S \$8.25), nom

3D av, 1892, ws, 100.9 n 104th, 25x100; Feb15; Feb16'18; 2y, or demand, 6%; Moses Israel to Marcus Chargin, 218 W 112, 1,200

7TH av, 232 (3:773), ws, 83.9 n 23d, 19.8 x80; PM; Feb19; Feb20'18; 5y5½%; Wilbur C Goodale, 511 W 112, to Garrard Jean, 170 W 73, & ano, trstes will Wm A Boyd, 12,000

Beechhurst, at Whitestone Landing, B of Q (misc); certf as to mtg \$16,550; Feb13; Feb20'18; Shore Acres Realty Co to Title Guar & T Co, nom

Certificate (misc) as to mtg \$—; Feb16'18; Abr Van Nostrand Co to Isaac Baer, nom

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

FEB. 15, 16, 18, 19 & 20.

Church st, 308-12 (1:192), nwc Walker (Nos 28-30), 75x50; also CHURCH ST, 324-6 (1:211), nwc Lisperand (Nos 29-31), 60x50; Agnes Y Cole to Cath E Sefton, 164 W 74; (A) Wells & S, 34 Nassau (\$10,000, \$6,000 now due, Dec18'12); Feb19'18, 6,000

Eldridge st, 172 (2:415); Maurice C Sternbach to Leonard Weill Constn Corpn, 128 Bway; (A) Arnstein & L, 128 Bway (an int of \$5,814.14 & all title to mtg \$22,000, Jan28'10); Feb20'18, O C & 100

Eldridge st, 172; Maurice C Sternbach & ano, trstes will Chas C Sternbach, to Maurice C Sternbach, 11 E 60; (A) Lawyers Title & T Co (same int in said mtg); Feb20'18, nom

Horatio st (2:642), ss, 251.1 & 276.1 e Washington, 2 lots, each 25x87.5; Henry Allen et al, exrs, & Hy Allen, to Mary Bradley, 645 West End av; (A) Wm G McCrea, Bronxville, NY (\$15,000, Sept6'07); Feb18'18, 15,000

Monroe st, 134½ (1:256); Benj Forman to Alex Sloyer, 32 E 2; (A) Jas H Garmesey, 51 Chambers (½ pt of \$3,000, Feb18'13); Feb18'18, nom

Monroe st, 134½ (1:256); same to same; (A) same (½ pt of \$1,000, Jan27'15); Feb18'18, nom

Orchard st (2:408), es, 87.6 n Grand, 25x 87.6; Minnie Sheinker of Bklyn to Minnie Sheinker, 234 S 9th, Bklyn, gdn Eva Sheinker; (A) Jacob I Berman, 346 Bway (int of \$5,000 in mtg \$21,000, Oct7'04); Feb18'18, nom

Orchard st (2:408), same prop; same to same as gdn Hannah Sheinker; (A) same (int of \$5,000 in same mtg); Feb18'18, nom

Ridge st, 112-4 (2:344); Morris Harrison, 1464 Seabury pl, Bronx, to Sarah A Vedder at Caldwell, NJ; (A) Herbert A Trebing, 220 Bway (\$23,000, now due \$2,000), Dec2'04; Feb18'18, nom

Sullivan st, 142 (2:518); John J Jennings, at Cambridge, NY, to Martin Garone, 71 Market, or at Washington Market, N Y C (\$3,000, Jan15'15); Feb15'18, nom

Water st, 235 (1:97); Lawyers Mtg Co to Carrie Stettheimer, Hohenstauffen Strasse No 10, Munich, Bavaria; (A) Cary & Carroll, 59 Wall (\$12,000, Sept30'12); Feb20'18, 12,000

Water st, 235; Carrie Stettheimer to Lawyers Mtg Co; (A) same (same mtg); Feb20'18, 12,000

3D st E (2:373), ns, 189 e Av C, 20.8x96; Lawyers Mtg Co to Kate S Huntington, at Lakewood, NJ; (A) Cary & Carroll, 59 Wall (\$9,000, Oct4'11); Feb19'18, 7,500

4TH st, 168-70 W (2:590); Caroline A Middlebrook & ano to Jos Guffanti, 668 Riverside dr; (A) Wilson M Powell, 7 Wall (\$30,000, Aug7'13); Feb15'18, 30,000

8TH st, 37 E (2:560); Ethel McDavitt of Newfoundland, NJ, to Cath Burns of Shanghai, China; (A) J Frank McDavitt, 120 Bway (an int of \$3,500 in two mtgs for \$1,500 & \$3,500, May4'15); Feb16'18, 3,500

11TH st, 512 E (2:404); Rossie A Caldwell, at Wash, DC, individ & extrx Andw J Caldwell, to Real Estate Mtg Co of N J, 63 Wall; (A) John B Pine, 63 Wall (\$16,000, Dec29'10); Feb19'18, nom

17TH st W (3:819), ns, 280 w 5 av, 53x92; Huston & Spraker Co to Helen N Spraker, at Ardsley, NY; (A) Chas T Lark, 60 Bway (3-10 pts & AT in mtg \$10,000, June13'12); Feb15'18, 3,000

18TH st, 414 E (3:949); Title Guar & T Co to Mattie Watson, 456 Riverside dr, et al; (A) Jonas & N, 115 Bway (\$8,000, Mar29'07); Feb15'18, 8,000

18TH st, 414 E (3:949); Mattie Watson et al to Mattie Watson, 456 Riverside dr, & Manufacturers Trust Co, 774 Bway, Bklyn; (A) same (same mtg); Feb15'18, nom

18TH st, 237 W (3:768); Bankers Trust Co, 501 5 av, trste will Geo H Moller, to Peter A Connelly, 216 E 45; (A) White & Case, 14 Wall (\$20,000, Apr24'07); Feb16'18, nom

22D st, 261-5 W (3:772); Nassau Mtg Co to State Investing Co of N J at 15 Exchange pl, Jersey City, NJ; (A) Lawyers Title & T Co (\$18,000, May15'16); Feb16'18, 18,000

31ST st, 231 E (3:912); Title Guar & T Co to Jos F Fradley, 128 New York av, Bklyn; (A) Title Guar & T Co (\$10,000, Apr6'03); Feb15'18, 6,500

40TH st W (3:737), ss, 77.6 e 10 av, 22.6x 74.1; John T Lang, 51 Charlton, to Dudleigh Hill, 574 West End av; (A) P M Brett, 115 Bway (\$1,000, Sept30'16); Feb18'18, 1,000

40TH st W (3:737), ss, 77.6 e 10 av, 22.6x 74.1; Dudleigh Hill, 574 West End av, to Edinburgh Realty Corpn, 51 E 42; (A) same (\$1,000, Sept30'16); Feb18'18, nom

44TH st, 346 W (4:1034); Anita Bliss to N Y Title & Mtg Co (\$15,000, Feb4'10); Feb18'18, 12,000

44TH st, 346 W (4:1034); N Y Title & Mtg Co to Thos B Hewitt, 122 Remsen, Bklyn, trste will Jno L Sleight; (A) N Y Title & Mtg Co (\$15,000, Feb4'10); Feb20'18, 6,000

48TH st W (4:1096), ns, 100 w 11 av, 75x100.5; John T Stanley Co, 642 W 30, to Edw G Fawcett, 2048 E 17, Bklyn; (A) B H Levy, 2 Rector (\$9,000, Feb7'13); Feb18'18, 9,000

55TH st, 237 E (5:1332); Emile A Hassey & ano, exrs, & Fredk Heerlein, to Anna H Nauss, 17 E 94, et al; (A) Steiner & P, 309 Bway (\$1,500, Feb27'17); Feb20'18, 1,500

64TH st W (4:1135), ss, 25 w Col av, 19 x100.5; Eldred A Carley, exr, & C, Milton H Robertson, to Harold M Sill at West School House lane, Germantown, Phila, Pa, & ano, trstes for Amelia W Dougherty; (A) Lawyers Title & T Co; Feb18'18 (\$15,000, May18'01); Feb18'18, 15,000

71ST st, 56 W (4:1123); Florentine Sutro to Title Guar & T Co (\$22,500, Feb2'15); Feb15'18, 22,500

76TH st, 26 W (4:1128); Hy Goldman, 998 5 av, to Title Guar & T Co (\$50,000, now \$25,000, Feb15'13); Feb15'18, 25,000

88TH st, 66 E (5:1499); Yorkville Bank, 1511 3 av, to Petronella Kerfs, 66 E 88; (A) Theo Schultheis, 1511 3 av (\$2,500, Jan4'09); Feb20'18, nom

89TH st, 320 W (4:1250); Wm R Rose, 309 W 81, to Wm Degener, 316 W 89, et al, trstes for Mary L Degener, will Wm Degener; (A) Blumensteil & Blumensteil, 165 Bway (\$22,000, Dec29, 1894); Feb15'18, 17,000

89TH st, 320 W; same to same; (A) same (\$6,000, Jan27'09); Feb15'18, 6,000

91ST st E (5:1571), ns, 269 w Av A, 25x 100.8; Frederic R Coudert to Paul Fuller, 2 Rector, & ano; (A) Coudert Bros, 2 Rector (\$8,000, Oct30, 1886); Feb18'18, nom

91ST st E (5:1571), same prop; Paul Fuller & ano to Jean A A Le Roy Baron de la Tournelle; (A) same (same mtg); Feb18'18, 4,500

93D st, 262 W (4:1240); Chas S Baeder to Mary E Reed, 19 W 44; (A) Chas S Reed, 19 W 44 (\$17,000, May15'14); Feb15'18, nom

109TH st, 332 E (6:1680); Rossie A Caldwell, at Wash, DC, individ & extrx Andw J Caldwell, to Real Estate Mtg Co of NJ, 63 Wall; (A) John B Pine, 63 Wall (\$17,000, Mar23'10); Feb19'18, nom

112TH st, 26 W (6:1595); David A & Louis A Ansbacher, exrs Adolph B Ansbacher, to Aaron Cohn, 949 West End av; (A) Sol A Cohn, 302 Bway (\$25,000 (now due \$21,500), Feb18'01); Feb18'18, 21,500

114TH st, 429 E (6:1708); Katharina Elias to Henry Elias Brewing Co, 403 E 54; (A) Louis W Osterweis, 200 5 av (\$4,000, Feb24'08); Feb18'18, 4,000

114TH st W (7:1829), ss, 250 w 7 av, 25x 100.11; Bank of Europe, 1429 1 av, to Karoline Marschat, of Ashley Falls, Mass; (A) Cannon & C, 135 Bway (\$6,500, Aug20'13); filed & discharged Feb19'18, 3,000

128TH st, 280 W (7:1933); Saml R Paul at Smithville South, Queens Co, NY, to Hy R Paul, 448 Hawthorne av, Yonkers, NY; (A) Levy & Levy, 309 Bway (¼ pt of mtg \$7,000, Oct20'09); Feb20'18, 1,750

128TH st, 280 W; same & ano exrs Hy Paul, to same et al; (A) same (all of said mtg); Feb20'18, nom

152D st W (7:2099), ns, 250 w Bway, 50.10x99.11x irreg; H Paul Mehlh & ano, exrs Caroline C Hettinger, to Wm F Vidal, 121 N Columbus av, Mt Vernon, NY; (A) Jos H Fargis, 37 Liberty (\$12,500, May9'12); Feb19'18, 12,500

170TH st W (8:2139), ns, 95 w Ft Washington av, 50x97.6; Justin L Miner, 58 W 57, to Geo R Satterlee, 125 W 58; (A) Warren A Mayon, 55 Liberty (\$12,500, June2'11); Feb16'18, 100

178TH st, 585 W (8:2153); Lawyers Title & T Co to Agnes V O'Sullivan, 322 W 100; (A) E J McGuire, 51 Chambers (\$35,000, Feb24'13); Feb19'18, O C & 100

178TH st, 585 W; Agnes V O'Sullivan, 322 W 100, to Emigrant Indust Savgs Bank; (A) R & E J O'Sullivan, 51 Chambers (same mtg); Feb19'18, 28,000

179TH st, 706-8 W (8:2176); Ennis & Sinnott to Morris Aron, at Atlantic City, NJ; (A) McLaughlin & Stern, 15 William (\$9,500, Nov16'16); Feb15'18, O C & 100

179TH st, 714 W (8:2176); Delta Holding Corpn, 217 Bway, to Regina Hyman, 12 North Wavecrest av, Arverne, B of Q; (A) N Y Title & Mtg Co (\$5,000, Feb9'18); Feb18'18, nom

Av A, 252 (3:973); Sol Libman, exr Caroline Stern, to Sol Libman, 48 W 38; (A) Herbert Cracauer, 271 Bway (¼ pt mtg \$16,000, Feb4'14); Feb15'18, court order

Av A, 252 (3:973); same to Julius Libman, 574 West End av; (A) same (1/4 pt same mtg); Feb15'18. court order

Amsterdam av, 1264-6 (7:1977); Leo Oppenheimer, 314 W 101, to John J McCann, 101 W 90; (A) L Oppenheimer, 60 Wall (\$13,000, Aug30'06); Feb18'18. omitted

Amsterdam av, 1105-7 (7:1867); Kath G Vallender to Charlotte Vallender, both at 315 E 161, Bronx; (A) E V Daly, 32 Nassau (\$2,000, Apr27'17); Feb20'18. 2,000

Convent av, 356 (7:2059), swc 145th; Johanna Gross & ano to Louis Ettlinger, 40 E 73; (A) Wm C Relyea, 55 John (\$3,000 (\$1,200 remains), dated Oct16'16); Feb18'18. nom

Madison av, 1427-9 (6:1604); Augusta Manger of Piermont, NY, to Jas S Graham, 83 Westminster rd, Bklyn (\$10,000, Apr23'17); Feb20'18. 10,000

Madison av (5:1496), nec 84th, 102.2x125; Lawyers Title & T Co to Bowery Savgs Bank, 128 Bowery; (A) Lawyers Title & T Co (\$120,000, Feb15'18); Feb15'18, 120,000

Manhattan av, 60 (7:1838); L S Trust Co of N Y & ano to Francis L Slade, 18 E 52, & ano, trstes Mabel Slade; (A) St. & S, 45 Wall (31,250, Aug21, 1900); Feb15'18. nom

Park av (5:1492), ws, 82.2 n 80th, 20x 80.6; Jacob Stern, 48 E 64, to Jas J Franc, 318 W 100, or 60 Bway (\$25,000, Feb16'10); Feb19'18. O C & 100

2D av, 1621 (5:1530); Kath A Kingsland & ano, trstes will Ambrose C Kingsland, to Samson Lachman, 313 W 106; (A) Lachman & G, 35 Nassau (\$14,000, Dec17'01); Feb18'18. 14,000

2D av (5:1319), nwc 45th (Nos 249-51), 25.5x100; Herman Loden, of Hastings-on-Hudson, NY, to Fred H Siemann, 542 10 av; (A) Todd & St John, 258 Bway (1-10 pt mtg \$25,000, Mar20'17); Feb15'18. O C & 100

2D av (5:1319), nwc 45th; same prop; Laura L Regg, 318 E 89, to Chas R Siemann, 705 W 179; (A) same (1-10 pt same mtg); Feb15'18. O C & 100

7TH av, 2504-6 (7:2031); Leo Oppenheimer, 314 W 101, to John J McCann, 101 W 90; (A) L Oppenheimer, 60 Wall (\$15,000, Oct24'07); Feb18'18. omitted

9TH av, 692 (4:1038); Alex J Robertson & ano, exrs Sarah Follis, to Helen L Follis, 333 Alexander av, Bronx, et al; (A) Wm G McCrear, Bronxville, NY (two mtgs, \$20,000 & \$4,500, May3'05); Feb18'18. 24,500

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

FEB. 15, 16, 18, 19 & 20.

Allen st, 23 (1:300); Moses Harris to Simon Kaplan, 1259 51st, Bklyn; (A) Krakauer & Peters, 309 Bway; Jan20'09; Feb16'18. 3,000

Allen st, 25 (1:300); Moses Harris to Lillie Rosenthal, 53 E 97; (A) Krakauer & Peters, 309 Bway; Jan20'09; Feb16'18. 3,000

Beekman st, 60 (1:100); Hy Leerbarger to Union Trust Co of N Y, 80 Bway; (A) N Y Title & Mtg Co, 135 Bway; Dec15'11; Feb15'18. 30,000

Broome st, 550 (2:491); Adolph Schlesinger to Pepi Kreshover, 201 Av B; (A) M H Levine, 74 Bway; Sept28'05; Feb20'18. 7,500

Charles st, 39-41 (2:612); Rosina & Raffaele De Nunzio to Sampson Lachman; (A) Lachman & G, 35 Nassau; Feb10'16; Feb15'18. 25,000

Cherry st, 18 (1:112); Chas A & Filomena Casazza & Catarina Casazza, 5805 7 av, Bklyn, to Antonio & Teresa Barbieri, Honesdale, Pa; (A) J Logomasini, 169 Worth; Mar1'13; Feb20'18. 4,000

Eldridge st, 77-9 (1:306); Meyer Kalmanowitz, 173 Henry, to Saml Goldberg, Rochester, NY; Lillian Shaff, Bell Goodman & Harry Goldberg, of N Y C; (A) Saml Goldberg; Nov25'12; Feb18'18. 16,500

Front st, 181 (1:74); Fredk H Cone, 170 W 59, to Emil Stein, 656 W 178; (A) Wherry & Mygatt, 40 Wall; Apr16'17; Feb15'18. 25,000

Hamilton st, 14-16 (1:253); Isaac & Meyer Cohen & Hy Rice to Safety Holding Co, 5 Beekman; (A) Geo Y Banerle, 38 Park Row; Dec2'07; Feb16'18. 20,000

Suffolk st, 120 (2:348); Jacob & Anna Reitman to Schachna Reitman; (A) N Y Title & Mtg Co; Mar15'17; Feb18'18. 6,000

2D st E (2:443), ss, 150 w 1 av, 25x83.4; Cath Vogedes, 575 Riverside dr, to Rupert Wittmann, 389 Lincoln av, Newark, NJ; (A) Omar Powell, 206 Bway; May22'17; Feb20'18. 400

9TH st, 62 W (2:572); Margaret B Berrien to Wm Mitchell, Yonkers, NY; (A) Mitchell & M, 44 Wall; Aug11, 1897; Feb18'18. 2,000

12TH st, 148-154 W (2:607); St Vincent's Hospital of City N Y to Chas A Smith, of Forked River, Ocean Co, NJ; (A) J R Halsey, 141 Bway; Dec20'11; Feb19'18. 58,000

12TH st W (2:615), ns, 147.8 w Greenwich av, runs w77.2x110.4 & 22.7 to ss Jane x69.3x126.3 to beg; Jackson Square Realty Co, 217 Bway, to Edwin A Bradley, 138 Upper Mountain av, Upper Montclair, NJ; (A) Lawyers Title & T Co, 160 Bway; June29'11; Feb16'18. 5,000

22D st, 261-5 W (3:772); Gold Theatre Corp to Samson Lachman; (A) Lachman & G, 135 Nassau; May15'16; Feb16'18. 4,000

22D st, 263 W (3:772); Margaret H Todd, individ & as extrx Geo W Todd, to Jos E Newberger; (A) Title Guar & T Co, 176 Bway; July13'08; Feb16'18. 8,000

22D st, 263 W (3:772); Leah Josephson, 1009 Kelly st, Bronx, to Samson Lachman; (A) Eisman, L C & L, 135 Bway; June14'15; Feb18'18. 5,500

22D st, 265 W (3:772); Gold Theatre Corp to State Investing Co of New Jersey; (A) Bowers & Sands, 46 Cedar; May15'16; Feb16'18. 16,000

55TH st, 256 W (4:1026); Cath M & Eliz A Comstock to Max Hirsch; (A) W S Comstock, 23 Warren; July8'11; Feb18'18. 7,000

55TH st W (4:1026), ss, 100 e 8 av, 25x 100.5; Cath M & Eliz A Comstock to Max Hirsch; (A) N Y Title & M Co; Sept13'12; Feb18'18. 2,000

69TH st, 50-52 E (5:1383); Logan O Timberlake to Arthur Curtiss James, 92 Park av; (A) Title Guar & T Co, 176 Bway; Feb3'16; Feb18'18. 75,000

69TH st E (5:1443), ss, 541.8 e 2 av, 16.8 x77.4; Fabian & Teresa Wittmann to Richard M Brenner, Palisade, NJ; (A) Jno J Lawrence, Jr, 2 Rector; Jan14'15; Feb16'18. 2,300

80TH st E (5:1559), ss, 277 w Av A, 26x 102.2; Anna Weisel to Edw A & Katie Weissauer; (A) Morton Stein, 63 Wall; Feb15'15; Feb18'18. 2,000

9TH st, 9 E (5:1501); Emil & Emma Bloch to Jewish Theological Seminary of America; (A) Guggenheimer, U & M, 120 Bway; May19'05; Feb20'18. 80,000

104TH st W (7:1839), ss, 227.4 e Col av, 33.4x100.11; Kath R Weeks to Lawrence Fagan, 1000 Hudson st, Hoboken, NJ; court order; (A) for petr, Abr Cohen, 111 Bway; Dec19'02; Feb20'18. 11,000

114TH st W (7:1829), ss, 250 w 7 av, 25x 100.11; Geo W Pierson, 220 W 114, to Karloline Marschal, Sheffield, Mass, & Madeline Nouzecky; (A) Cannon & C, 135 Bway; Aug15'13; Feb19'18. 6,500

114TH st W (7:1829), ss, 275 w 7 av, 25 x100.11; Wm A Swinton to Ellen McDonough; (A) Cannon & Cannon, 135 Bway; June29'09; Feb19'18. 3,900

126TH st, 105 W (7:1910); Isaac Helfer to Wm W Sharpe; (A) N Y Title & Mtg Co; July15'07; Feb19'18. 18,000

136TH st, 136 W (7:1920); Lee O & Mattie L Humphrey to Clara Drucker, 121 W 114; (A) Title Guar & T Co; July26'17; Feb19'18. 700

Amsterdam av (8:2114), swc 156th, 50x 100; Fannie Cannon to Old Colony Trust Co, Boston, Mass; Dec8, 1892; Feb19'18. court order 5,000

Amsterdam av (8:2114), swc 156th, 50x 100; Fannie Cannon to Old Colony Trust Co, Boston, Mass; (A) for petr, Cannon & Cannon, 135 Bway; Dec24, 1891; Feb19'18. court order 5,000

Amsterdam av (8:2114), swc 156th, 50x 100; Geo C & Fannie Cannon to Old Colony Trust Co, Boston, Mass; satisfied of record without production of mtg by order Supreme Court Feb9; (A) for petitioner, Cannon & Cannon, 135 Bway; May29, 1889; Feb19'18. 18,000

Lexington av (6:1770), ws, 34.1 nw 121st, 16.8x61.9; Eliz M Cornwell to Kath Disbrow, 785 Greene av, Bklyn; (A) S K & F B Wightman, 229 Bway; July1, 1897; Feb16'18. 1,000

Madison av (5:1494), nwc 82d, 204.4x60; Princeton Constn Co, 220 Bway, to Augustus Van Cortlandt; (A) Lawyers Title & T Co, 160 Bway; Sept1'12; Feb15'18. 90,000

Park av (5:1492), ws, 82.2 n 80th, 20x 80.6; Bethesda Minzesheimer, 926 Park av, to Jacob Stern, 48 E 64; (A) Corbett & Stern, 60 Wall; Sept6'11; Feb19'18. 20,000

1ST av (3:936), ws, 74.1 n 30th, 24.8x75; Chas Olbrich to Hannah Wallach; (A) Albert Zimmermann, 206 Bway; July25'07; Feb20'18. 5,500

1ST av (5:1557), nwc 94th, 63.2x50; Jno J & Rosie Cork to Edw W Hatch; (A) Theo Schultheis, 1511 3 av; Feb16'09; Feb20'18. 3,000

2D av (6:1786), swc 122d, 37.6x100; Florence S & B Elliott Burston, 550 W 165, to Bernhard Goodman, 1884 7 av; (A) Speir & Bartlett, 52 Wall; Feb15'15; Feb15'18. 2,500

3D av, 1892 (6:1632); Moses & Annie Israel to Jos Israel, Dobbs Ferry, NY; (A) Jos Rubin, 309 Bway; Dec5'12; Feb16'18. 2,000

7TH av, 875-79 (4:1008); Mary E O'Brien to Geo Ehret; (A) Edw M Burghard, 111 Bway; Feb10'08; Feb15'18. 10,000

11TH av (4:1102), ws, 75.5 s 55th, 16.3x 75 x 26.6 x 49.4 x 27.1x—; Moses Misch to Louise F Runk & Geo Jeremiah, trstes will of Thos F Jeremiah; (A) N Y Title & Mtg Co, 135 Bway; May18'10; Feb15'18. 8,000

MORTGAGES.

Borough of the Bronx.

FEB. 15, 16, 18, 19 & 20.

Barretto st, 923 (10:2722), swc So Blvd, 105x77; PM; pr mtg \$—; Feb14; Feb13'18; 4y6m; Aron Realty Corp, 1018 E 163, to Hy Morgenthau Co, 30 E 42. 7,000

Brandt pl, 95 (11:2876); ext of \$42,200 mtg to Dec1'20 at 5 1/2%; Oct31'17; Feb19'18; Eugenia K Davis, Jericho, LI, with Carl F Dieckmann, 931 Wellington av, Chicago, Ill. nom

Chisholm st (11:2972), es, 275 s Jennings, 20x100; pr mtg \$3,000; Feb7; Feb16'18; due &c as per bond; Liena Gottlieb, 1318 Chisholm, to Isidore Strulevitz, 1321 College av. 500

Dawson st, 672 (10:2686); ext of \$3,000 mtg to Sept30'22 at 5%; Nov19'17; Feb15'18; Alfred B Moldenke with Ida Freeman, 672 Dawson. nom

Merrill st, swc St Lawrence av, see St Lawrence av, swc Merrill.

133D st E (9:2260), ss, 300 w St Ann's av, 25x100; PM; Feb11; Feb19'18; due, &c, as per bond; Anton Heiss to Port Morris Land & Impt Co, 18 E 41. 3,000

136TH st, 303 E (9:2312), ns, 200 w Alex av, 25x100; pr mtg \$6,000; Jan30; Feb16'18; due &c as per bond; Carl F Undutsch, 303 E 136, to Hy C Helmcke, 470 W 157. 2,000

139TH st, 844 E (10:2551); ext of \$11,000 mtg to Feb14'21 at 5%; Feb14; Feb20'18; Emigrant Indust Savgs Bank with John Willenbrok, 33 Clifford av, Pelhamwood, NY. nom

168TH st, 819 E (10:2682), ns, 120 w Prospect av, 20x126.5; Feb19; Feb20'18; 3y 5 1/2%; Chas Bohm to Sophia Stark, 438 E 144. 5,000

181ST st E, nec Crotona av, see Crotona av, nec 181st.

183D st, 113 E (11:3172), ns, 95 w Creston av, 25x97; PM; Feb16; Feb18'18; due, &c, as per bond; John O'Brien Realty Co to Eleanor C Byrne, 113 W 183. 2,000

193D st E, nec Jerome av, see Jerome av, nec 193d.

202D st, 245 E (12:3308), ns, 464.3 w Williamsbridge rd & abt 50 e Valentine av, 25x100; Feb7; Feb15'18; due Jan1'21, 5%; Geo Bender, 1232 Fulton av, to Julius Heck, 2055 3 av. 4,000

225TH st, 658 E (17:4830), ss, 100 w Prospect ter, 27.5x114; Feb18'18; due Jan1'23, 5%; Andrew C & Vincent J Peifer to Louis G Riemenschneider, 438 E 144, 1,200

Bronxdale av (15:4056), sws, 358 nw Morris Park av, 25x155.1x23.6x158.4; PM; Feb13; Feb18'18; 3y6m; Geo Mueller, 385 Waterbury av, Richmond Hill, NY, to Clara F Beyer, 451 Willard av, Woodhaven, LI. 750

Crotona av (11:3098), es, 67.4 n 181st, 67.4x103.8x66.1x116.7; pr mtg \$36,000; Feb16; Feb19'18; installs, 6%; Fredk H Taferner to Leopoldine C Kliegl, 2182 University av. 4,000

Crotona av (11:3098), nec 181st, 67.4x63.7 x66.1x76.5; pr mtg \$29,000; Jan31; Feb19'18; installs, 6%; Chas Ast to Fredk Ast, 2141 Gleason av. 2,250

Daly av (11:3122), nws, 231.7 sw 180th, 31x125.1x131x122.1, except part for av; also DALY AV (11:3127), es, 173.5 s 180th, 36.3x100.10, given as additional security for payment of \$4,000; Nov1'16; Feb19'18; 1y6m; Frank Gass, Inc, 2215 Westchester av, to Gustav A Deucher, 308 E 125. 4,000

Daly av, es, 173.5 s 180th, see Daly av, n ws, 231.7 sw 180.

Gleason av (14:3821), ns, at line bet lots 335 & 337, map Unionport, runs n108 xw25x108 to st xe25 to beg, part lot 335 map Unionport, except part for av; pr mtg \$3,250; Feb14; Feb15'18; 1y6m; Ida C Bertha, Howell & Ann H Mapes to Wm H Booth, 1413 Ft Schuyler rd. 500

Hoe av (11:2989), es, 375 s 173d, 25x100; Feb14; Feb15'18; installs, 6%; Geo H Hitchcock, Bogota, NJ, to Franklin Soc for Home Bldg & Savgs, 38 Park Row. 5,200

Jerome av (11:3191), nec 193d, 159.1x100; ext of \$20,000 mtg to Feb8'23, at 5%; Feb8; Feb15'18; Hy U Singhi with Bowery Savgs Bank, 128 Bowery (R S \$10). nom

Monticello av (17:4986), ws, 475 s Jefferson av, 50x100; Feb13; Feb18'18; 5y6m; Nellie Nelson, 3937 Amundson av, to Nicholas Swenson, 4060 Pratt av. 200

Morris av, 1910 (11:2806); agmt amending description of property in mtg; Jan31; Feb16'18; Erminie M Carruthers, 3 W 84, with Leopold Loewus, 106 Mt Hope pl. nom

Ogden av (9:2522), es, 50 s 170th, runs e 108.10x54.9x5w99.2 to av xn34.9xn54 to beg; ext of \$48,000 mtg to Feb19'20 at 5 1/2%; Feb14; Feb20'18; Alphonse H Kursheedt, 12 W 44, with Phylfe Bldg Co, 970 Anderson av (R S \$24). nom

Prospect av, 2137 (11:3097), ws, 88.1 n 181st, 22x100; Feb14; Feb15'18; 5y5m; Jos Fuscaldio to Katie Sturz, 2309 Beaumont av. 4,000

St Ann's av, 150 (10:2547); ext of \$7,000 mtg to Mar10'19 at 5 1/2%; Mar10'14; Feb16'18; Fredk H Dunkak, 1184 Bushwick av, Bklyn, with Micke Berg, 30 W 112. nom

St Lawrence av (15:3897), swc Merrill, 25x100, except part for av; PM; Feb15; Feb16'18; installs, 6%; Frank Zebro & Co to Concrete Realty & Holding Corp, 529 Courtlandt av. 300

Southern blvd, 934-6 (10:2735), es, 325 n Barretto, 75x100; pr mtg \$60,000; Feb19; Feb20'18; due &c as per bond; Hunts Point Garage Co, 936 So blvd, to Hyman Friedman, 923 Simpson. 30,000

Southern blvd, 934-6; certf as to above mtg; Feb19; Feb20'18; same to same.

Southern blvd, 934-6; sobrn agmt; Feb19; Feb20'18; Columbia Constn Co, 3210 3 av, with same. nom

Southern blvd, 934-6; mutual agmt as to share ownership in mtg; Feb19; Feb20'18; Annie Gotthelf, 916 So blvd; Carrie & David Lazar, 724 Beck, & Benj E Engel, 1049 Bryant av, each with the other. nom

Southern blvd, 1506 (11:2981), es, 450 n Jennings, 50x100; pr mtg \$32,000; Feb18; Feb19'18; 3y6m; Max Rivlin to Morris Lazar, 724 Beck. 7,000

Southern blvd, 934-6; ext of \$18,500 mtg to Feb19'23 at 6%; Feb19; Feb20'18; Columbia Constn Co, 3210 3 av, with Hunts Point Garage Co. nom

Southern blvd, swc Barretto, see Barretto, 923.

Tinton av, 775 (10:2655), ws, 152.8 s 158th, 26.4x135x25.2x135; pr mtg \$5,000; Feb15; Feb19'18; 1y5m; Sam Vucker to Ellen Mulhare, 769 Tinton av. 600

Tremont av E (11:3005), ss, 138.2 e Bryant av, runs w52.9x2.11xw26.11x75.9x79.8x80.8; PM & bldg loan; Feb13; Feb15'18; 3y 6m until completion of bldg & thereafter at 5 1/2%; Lillian-Tremont Realities, Inc, 911 E 218, to Comity Realty Co, 40 Wall. 66,000

Tremont av E (11:3005); same prop; certf as to above mtg; Feb13; Feb15'18; same to same.

Walton av (11:2853), ws, 92.7 s Tremont av, 37.6x100; pr mtg \$—; Feb19'18; 2y6%; Bertelsen Realty Co, 911 E 218, to Chas A Albert, 532 Minneford av, City Island.

Walton av (11:2853), same prop; certf as to above mtg; Feb19'18; same to same.

Washington av, 1967 (11:3035), ws, 82 n 178th, runs w88.1xn27xw50xn4x137.11 to av xs31 to beg; Feb15; Feb16'18; due & c as per bond; No 1967 Washington Av Co to Fredk A Southworth, trste John Southworth, 990 Peace st, Pelham Manor, NY.

Washington av, 1967; certf as to above mtg; Feb14; Feb16'18; same to same.

Washington av (9:2385), ws, 109.6 n 163d, 36.7x149.8; PM; pr mtg \$—; Oct24; Feb19'18; due, & c, as per bond; Chas Doll to Arthur D Jacobs, 111 W 114.

Webster av (11:2887), ws, 171.10 s 171st, 50x70.8x51.6x58.7; pr mtg \$—; Feb18; Feb19'18; due Oct18'19, 6%; Morris-Graham Constn Co to Jos Schiff, 867 St Marks av.

Webster av (11:2887), same prop; certf as to above mtg; Feb18; Feb19'18; same to same.

Webster av (11:2887), same prop; sobrn agmt; Feb18; Feb19'18; same & Thos Morris, 2604 University av, with same.

3D av (11:2927), es, 127.4 n St Pauls pl, 25x100; pr mtg \$7,000; Feb15'18; due & c as per bond; Chas N Mazza, 3752 3 av, to Marie Rieger, 175 W 107.

Plot (15:4049), begins 100 w White Plains rd & 95 n Morris Park av, runs n50 xw45x50x45 to beg; PM; Feb13; Feb16'18; 3y6%; Geo Mueller, 385 Waterbury av, Richmond Hill, NY, to Clara F Beyer, 451 Willard av, Woodhaven, LI.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of the Bronx.

FEB. 14, 15, 16, 18 & 19.

Beck st (10:2684), ss, 100 w Av St John, 100x125; Jas N Buttery, Bklyn, to John H Stoutenburgh, 110 W 77; (A) Hy Parsons, 140 Nassau (\$13,000, July29'15); Feb15'18.

Dawson st (10:2695), ws, 150 s Longwood av, 25x100; John E Miller & ano, exrs Kate C Brown, to Lawyers Mtg Co (\$7,500, Feb14'10); Feb16'18.

Mt Hope pl, 21 (11:2852); Sigmund Josephson to H Robt Burney, 813 Faile; (A) F & H Cowden, 32 Liberty (\$1,000, May2'08); Feb16'18.

156TH st E (9:2402), ss, 212.6 e Courtlandt av, 37.6x99.3x37.6x99.2; Harold M Sill, on West School House la, Germantown, Pa, & ano, trstes Amelia W Dougherty, to Julius Asmus, 529 E 146; (A) Fries & McE, 3029 3 av (\$26,000, Feb13'13); Feb14'18.

164TH st E (10:2621), ss, 113.10 e Boston rd, 37.6x100; Assurance Co of America to Lawyers Mtg Co (\$29,000, Oct21'12); Feb16'18.

221ST st E (16:4655), ss, 380 e White Plains av, 33.4x114; Mary G Rauch to Michl Rauch, 845 E 219 (\$3,000, May9'14); Feb15'18.

Barker av (16:4544), es, 25 n Lester, 25 x100; Hy Becker, 113 Jefferson st, Union Hill, NJ, to Workmens Sick & Death Benefit Fund of U S of A, 1 & 3 3 av; (A) Title Guar & T Co (\$4,500, June10'09); Feb14'18.

Briggs av, 2877 (12:3302); Adrien Francois Nicolas Marie Le Roy, Baron de la Tournelle, at 63 Blvd Beranger, Tours, France, admr Jean A A Le Roy, Baron de la Tournelle, to Gertrude C Winthrop of Hidecot Manor, Chipping Campden, Gloucestershire, Eng; (A) Coudert Bros, 2 Rector (\$3,000, May11'15); Feb18'18.

Brook av (9:2268), es, 75.6 n 141st, 24x 100; Ida E Eastman to Peter W Hinrichs, 576 E 181; (A) K Salisbury, 2495 8 av (\$7,000, July29, 1896); Feb15'18.

Carpenter av (17:5067), nec 238th, 120.6x 50.5x119.9x50; Corporate Mtg Co to Helen Eckman, 2132 Daly av (\$1,800, Jan15'12); Feb19'18.

Claremont Pkway (11:2928), ss, 100 e 3 av, 37.6x131.9; Basil Harris to Lawyers Mtg Co (\$33,000, Sept17'09); Feb14'18.

Clay av (9:2429), ws, 211.11 s 167th, 37.6x 95.8; American Mtg Co to Mary Van Buren Vanderpoel, 30 E 53; (A) Middlebrook & B, 46 Cedar (\$21,697.08, Dec20'11); Feb15'18.

Clinton av (11:2933), ws, 263.5 s Jefferson pl, 22.9x87.8; Helen B Dickinson of Columbus, Ohio, to Assn of The Alumni of the College of Physicians & Surgeons; (A) Lawyers Mtg Co (\$5,500, July2'09); Feb16'18.

Concord av (10:2642), es, 130 n 150th, 45 x94; Sophia Gruenstein to Chas B Meyers, 218 W 112; (A) Chas B Meyers, 1 Union sq (\$5,000, Feb28'11); Feb18'18.

Concord av (10:2642), es, 85 n 150th, 45 x94; Sophia Gruenstein to Chas B Meyers, 501 W 110; (A) Chas B Meyers, 1 Union sq (\$5,000, Feb28'11); Feb18'18.

Fordham rd (11:3212), swc Croton Aqueduct, runs s88.1lxw—xw77.2 to Aqueduct av xnw118.2 to beg; Abr M Baumann to C Augustus Meier, 827 Bloomfield av, Glen Ridge, NJ; (A) Wm R Adams, 50 Broad (\$4,000, Feb16'17); Feb16'18.

Havemeyer av, 1132 (14:3828); Michl Struth, 638 Jackson av, to Mary Eggers, 1132 Havemeyer av; (A) F Eggers, 1132 Havemeyer av (\$2,000, Nov15'97); Feb18'18.

Inwood av, 1329-31 (11:2864); Minnie Hummel, 3688 Bway, to Jos Bradley, 1329 Inwood av (\$3,500, Feb11'13); Feb14'18.

Jackson av, 766 (10:2646); Yett C Levy to Eliza A Pepper, 168 W 93; (A) Title Guar & T Co (\$5,000, Nov4'08); Feb18'18.

Longfellow av, 1900 (11:3016); Crown Operating Co to Miriam Tuckman, 601 W 168, & ano; (A) S N Tuckman, 320 Bway (\$7,000, Dec15'16); Feb16'18.

Morris Park av (15:4260), ns, 690 e White Plains rd, 50x153.5x106.3x51.574.11; Annie V Daly, individ & as gdn Walter F Daly, to Andw Odeano, 1859 Victor; (A) Frank Carlson, 132 Nassau (\$2,600, Sept21'08); Feb14'18.

Nelson av (9:2513), es, 124.4 n 165th, 24.1lx91.3; Robt F Jefferson et al, admsr, & c, Ellen Jefferson, to Robt F Jefferson, 1042 Woodycrest av, & ano; (A) W F Wund, 156 Bway (\$4,500, Oct31'04); Feb16'18.

Nelson av (9:2513), same prop; same to same; (A) same (\$600, Mar3'05); Feb16'18.

Ogden av (9:2528), ws, 167.7 n 167th, 50 x89x51.2x68.11; Laura Wheeler & ano, exrs Emily O Wheeler, to Douglas Edwards, 702 Mattison av, Asbury Park, NJ; (A) Murray, P & H, 37 Wall (\$3,200, June21'15); Feb19'18.

Ogden av (9:2511), es, 75 s 162d, runs e 95xn75 to ss 162d xe50xs103.8 to ws Woodycrest av xs100.9xw236.2 to Ogden av xn75 to beg; Francis F Spies to Ferdinand E Canda, 667 Mad av; (A) W Leslie, 165 Bway (\$5,000, Dec6'07); Feb15'18.

Ogden av (9:2511), same prop; Louise A Sinclair to same; (A) same (\$1,000, Sept 21'16); Feb15'18.

Park av (11:2902), es, 25 n 170th, 79x 100x irreg; Hy Allen et al, exrs & c Hy Allen, to Hy Allen, 260 Convent av; (A) Wm G McCrea, Bronxville, NY (\$5,600, Dec 28'04); Feb19'18.

Parker av (15:3990), swc St Raymond av, 25x100; Frank Gass to Adam Furst, 1135 Castle Hill av; (A) Frank Gass, Inc, 2215 Westchester av (\$600, Dec9'17); Feb18'18.

Prospect av (10:2674), nwc 151st, 25x 100; Warwick Savings Bank to Lawyers Mtg Co (\$27,000, May18'09); Feb16'18.

Proposed road to Fordham (16:4383, 4384, 4385, 4387 & 4388), ns, at ws Stony Creek, being known as the wood lot on Connors Farm; Anna Archer, Albany, NY, to Wm H Bolton, 351 Bedford Park blvd; (A) Sage & S, 156 Bway (\$1,500, Nov14'02); Feb19'18.

St Ann's av, 150 (10:2547); Rose Wolkof, 173 Hewes, Bklyn, to Harry Lowenstein, 5 McDonough, Bklyn; (A) H M Peyser, 320 Bway (\$1,500, Apr29'14); Feb16'18.

St Ann's av, 150; Harry Lowenstein, 5 McDonough, Bklyn, to Abe Greenberg, 150 St Ann's av; (A) same (\$1,500, Apr29'14); Feb16'18.

Sedgwick av (11:3232), swc 182d, 85x 113.6x75x153.7; Title Ins Co of N Y to Jas A Trowbridge, exr Edwin D Trowbridge, Noroton, Conn; (A) N Y Title & Mtg Co (\$15,000, May21'09); Feb15'18.

Southern blvd, 1506 (11:2981); Morris Lazar, 724 Beck, to Saml Goldstein, 2460 7 av; (A) Jacques Mantinband, 115 Bway (\$7,000, Feb18'18); Feb19'18.

Southern blvd (9:2278), ns, 95 w Brown pl, 100x100; Anna L Daly to Anthony Doll, 14 Manhattan av, Westchester Co, NY; (A) Title Guar & T Co (\$10,000, Apr28'13); discharged Feb14'18.

Union av, 862 (10:2677); Frank Edebohls to Max Monfried, 1057 Hoe av; (A) M Monfried, 299 Bway (\$3,000, Dec23'15); Feb18'18.

Valentine av (11:3151), swc 184th, 76.6x 100x93.5x101.5; Simon M Goldsmith, 302 Convent av, to Max Marcus, 505 E 171; (A) P D Shapiro, 119 Nassau (\$10,000, Feb11'16); Feb14'18.

Van Nest av (15:4019), nwc Hancock, 25 x100; Sarah M Taylor & ano, extrs Dorethea Taylor to Karoline Hachemeister, 149 E 92; (A) Title Guar & T Co (\$10,000, May 21'07); Feb18'18.

Washington av, 2051 (11:3036); Carl Becker, Little Ferry, NJ, to Hy Schoen, 1897 Bway (\$3,000, July20'03); Feb18'18.

Washington av (11:3049), es, 444 n 180th, 40x95.8x40.6x89; Saml Emery, 122 W 49, to Morris Epstein, 1105 Forest av; (A) I H Zinovoy, 51 Chambers (\$5,000, Jan7'07); Feb16'18.

Washington av (11:2915), es, 350 s 174th, 50x109.11; Lawyers Mtg Co to Emma C Moore, Montclair, NJ; (A) J H Shaffer, 115 Bway (\$36,000, Feb15'07); Feb19'18.

White Plains rd (17:4997), sec 234th, 105 x114; Geo McDonald as exr Eliza O B Hart to Geo McDonough, 238 Lake av, Lyndhurst, NJ (\$10,000, Jan4'09); Feb18'18.

Lots 176 to 179 (8:2215), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$6,650, Jan3'18); re-recorded in Manhattan Feb18'18.

Lots 211 to 214 (8:2215), map Godwin Estate; Jos M Callahan to N Y Title & Mtg Co (\$5,980, Jan3'18); re-recorded in Manhattan; Feb18'18.

Lots 215 & 231 (8:2215), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$2,450, Jan18'18); re-recorded Feb16'18.

Lots 216 to 220 (8:2215), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$4,270, Jan18'18); re-recorded Feb16'18.

Lots 221-4 (8:2215), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$2,600, Jan10'18); re-recorded Feb16'18.

Lots 209 & 210 (8:2215), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$625, Jan10'18); re-recorded Feb16'18.

Lots 206 to 208 (8:2215), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$1,170, Jan3'18); re-recorded Feb16'18.

Lots 206 to 208 (8:2215); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$1,170, Jan 3'18); re-recorded Feb16'18.

Lots 225 to 230 (8:2215), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co (\$5,220, Jan3'18); re-recorded Feb18'18.

Lots 225 to 230 (8:2215); same prop; N Y Title & Mtg Co to Helen M Gremmels, 296 Fiske av, Westerleigh, SI (\$5,220, Jan 3'18); re-recorded Feb18'18.

Lot 42 (15:4127), blk 31, map Morris Park; Martin Stepper, 2249 Powell av, to Adam Furst, 4135 Castle Hill av; (A) Frank Gass, Inc, 2215 Westchester av (\$400, Feb24'16); Feb18'18.

Lot 34 (15:3991), map 120 lots Daily Est; Sidney B Hickox to Geo E Herold, 396 Mountain rd, West Hoboken, NJ (\$675, Aug13'15); Feb18'18.

Lots 9 to 11 (13:3404), map Godwin Estate; N Y Title & Mtg Co to Rose Goldstein, 75 Manhattan av, Bklyn (\$7,550, Jan 3'18); Feb19'18.

Lots 30 & 31 (13:3404), map Godwin Estate; N Y Title & Mtg Co to Philo C Blaisdell, 282 Macon, Bklyn (\$5,320, Jan3'18); Feb19'18.

Lots 96A & 97A (13:3404), map Godwin Estate; N Y Title & Mtg Co to Molly Hoffman, 12 Mercer, Newark, NJ (\$15,120, Jan 3'18); Feb19'18.

Lot 175 (12:3266), map Godwin Estate; N Y Title & Mtg Co to Mary I Scribner, 230 Garfield pl, Bklyn (\$10,100, Jan3'18); Feb19'18.

Lots 2, 4 & 5 (15:4072), map prop Wm Cooper, Westchester; Eliza H Roberts, trste Deborah A Honeywell, to Georgia H Merrill, 49 W 84; (A) Knox & D, 27 Cedar (\$13,000, July12'09); Feb14'18.

Lot 56 (11:2869), blk Y, map property United Real Estate & Trust Co, et al; Clara J Brown to Title Guar & T Co (\$9,000, Nov10'08); Feb14'18.

Lot 315 (15:4036), map portion Hunt Estate; Mary G Rauch to Michl Rauch, 845 E 219 (\$7,500, Mar15'11); Feb15'18.

East ½ lot 954 (16:4656), map Wakefield; Mary G Rauch to Michl Rauch, 845 E 219 (\$3,500, May5'14); Feb15'18.

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of the Bronx.

FEB. 14, 15, 16, 18 & 19.

Buchanan pl (11:3196), ns, 200 w Jerome av, 50x100; Nellie Wood, 1120 Woodycrest av, to Norbert Leibl, 2086 Honeywell av; (A) Title Guar & T Co; Mar22'16; Feb19'18.

Fordham rd W (11:3212), swc Croton Aqueduct, runs s88.1lxw—xw77.2 to es Aqueduct av xnw118.2 to beg; Constantin Wagner to Malex Realty Corp, 170 Bway; (A) Wm R Adams, 50 Broad; Feb10'17; Feb16'18.

Manida st, 868 (10:2740); Sidney J Freeman, 868 Manida, to Dora Bossak, 960 Fox; (A) Louis Levy, 299 Bway; June1'17 (discharged by court order dated Feb15'18); Feb19'18.

Simpson st (10:2723 & 2725), nec 163d, 100x110x103.11x110; Podgur Realty Co to American Real Estate Co, 527 5 av; (A) Wm R Adams, 50 Broad; Mar3'13; Feb16'18.

136TH st, 303 E (9:2312); Anna C K Undutch, widow, 307 E 136, to John M Bunte, on Homer Lee av, B of Q, NY; (A) Title Guar & T Co; Jan18'15; Feb16'18.

138TH st E (10:2550), ss, 62.3 e St Anns av, 50x100; Charlotte D Ellner, 777 Hewitt pl, to Jos Reichard, 183 Covert, Bklyn; June28'16; Feb19'18.

156TH st E (10:2695), ns, 70 e Hewitt pl, 25x80.4x irreg; Annie Ryan, 907 E 156, to Mary R Kiely; (A) C F Kelley, 203 Bway; Jan6'10; Feb14'18.

Carpenter av (17:4823), nwc 219th, 114x 105, Wakefield; Dominick Hooks, Jr, to Danl Sullivan; (A) Title Guar & T Co; Aug 25'09; Feb18'18.

Eagle av (10:2620), ws, 150 n 161st, 175 x125; Vassiliki Lales to American Mtg Co, 31 Nassau; (A) Title Guar & T Co; Nov1'11; Feb15'18.

Glebe av (15:3964), es, lot 37, blk A, map Dore Lyon Prop at Westchester, 25x 123.8x26.3x115.9; Helen Asseman of Mill Brook, NY, to Katharina Gass; (A) Frank Gass, Inc, 2215 Westchester av; Jan21'09; Feb18'18.

Grace av (15:3968), ws, 107.10 sw Glebe av, 25x100; Hedwig Lich, 2310 Valentine av to Hulda Patterson, 2310 Valentine av; (A) Title Guar & T Co; Apr28'17; Feb15'18.

Grand blvd & concourse (11:3153 & 3166), nec 188th, 107x3.11x106.8x13.1; also 188TH ST (11:3153 & 3166), ns, 170 w Valentine av, 60x106.7; Louise Schalle, 664 Oakland pl, to Grand Blvd Holding Corp, 35 Nassau; (A) Lawyers Title & T Co; Feb10'15; Feb15'18.

Havemeyer av (14:3828), es, 33 n Haviland av, 25x105, Unionport; Friedrich Eggers to Michl Struth; (A) Frank Gass, Inc, 2215 Westchester av; Nov12, 1897; Feb18'18.

Old Albany Post rd (13:3421), nwc Private rd or la, 57.6x69; Wm Lappe to Johanna W Lappe; (A) Philip B La Roche, Jr, 149 Bway; June8, 1891; Feb19'18. 1,000

Olmstead av (14:3886), es, s ½ lot 133, map Unionport, 54x105; Rebecca C Kerr to Isaac Butler; (A) Frank Gass, Inc, 2215 Westchester av; Mar1'05; Feb18'18. 2,000

Park av (11:3032), ws, 180.8 n 187th, 40.5 x100.5x47.2x100; Church of Our Lady of Mercy to Mathilde A Moller at the Apphorpe, Bway & 78th; (A) Title Guar & T Co; Aug10'16; Feb15'18. 14,000

Road (11:3100), leading from Fordham rd, ss, lots 99 & 100, map So Belmont, 100x 127.7x100x126, except part for Grote; Jus Realty Corp'n to Rutherford Realty Co, 34 Nassau; (A) Title Guar & T Co; Mar 19'12; Feb16'18. 10,000

St Anns av, 150 (10:2547); Mick Berg, 36 W-112, to Rose Wolkof, 173 Hewes, Bklyn; (A) Title Guar & T Co; Apr29'14; Feb18'18. 1,500

Southern blvd (9:2278), ns, 95 w Brown pl, 100x100; Doll Realty Co to Danl S McElroy, 102 Park av; (A) Title Guar & T Co; Aug28'13; Feb14'18. 10,000

Southern blvd (or 133d) (9:2278), same prop; same to same; (A) same; June25'03; Feb14'18. 5,000

Southern blvd (or 133d) (9:2278), nwc Brown pl, 95x100; Anton Doll, West Hoboken, NJ, to Eastern District Savgs Bank of Bklyn; (A) Title Guar & T Co; Nov22 '02; Feb14'18. 25,000

Tinton av, 763 (10:2655); Catharina R Meincke to Ellen Mulhare; (A) Hiramman & V, 391 E 149; Dec5'12; Feb16'18. 3,000

Washington av (11:3035), ws, 82 n 178th, 31x137.11x irreg; Marianina Bonagur, 1967 Wash av, to Levi S Tenney, 66 Plymouth, Montclair, NJ, trste Geo J Foster; (A) Title Guar & T Co; Nov6'14; Feb18'18. 6,000

3D av (11:2927), es, 127.4 n Julia, 25x 100; Chas N Mazza, 3752 3 av, to Annie Goldstein, 538 Wendover av; (A) A Mann, 30 Church; Nov9'12; Feb15'18. 4,700

Lot 15 (*), blk 7, map Whitehall Realty Co; Wm F Kaysser to Chas Massotto; (A) Title Guar & T Co; May26'08; Feb15'18. 3,000

Lots 34 & 35 (10:2567 & 2568), map 150 lots, Crane Estate; Lazarus Levin to Title Ins Co of N Y; (A) N Y Title & Mtg Co; Dec14'05; Feb15'18. 4,160

Lots 126 & 127 (*), map Bradish Johnson Estate; Albert De Canio to Estate of Bradish Johnson, Islip, NY; (A) Title Guar & T Co; July27'15; Feb16'18. 665

Lot 8 (15:3932), map land John Mulvey; Frank Juszkievicz, 32 So Sussex st, Gloucester, NJ, to Ellen Fay, Irvington, NY; (A) Frank Gass, Inc, 2215 Westchester av; Sept1'11; Feb18'18. 1,306

Lot 18 (*), blk 13, map Morris Park; Abr Zack, Bklyn, to Morris Park Estates; (A) Lawyers Title & T Co; July24'13; Feb 18'18. 630

Lot 3 (15:3932), map John Mulrey, except part for McGraw av; Michl J Donnelly, 2108 Starling av, to Florence A Gallagher, 951 Woodycrest av; (A) G A Heffter, 2164 Westchester av; Dec17'14; Feb19'18. 1,300

Lots 20 to 22 (*), map 123 lots Willis Estate; Adam Bauer to Hudson P Rose Co, 31 W 42; Feb6'06; Feb19'18. 1,000

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death and recording date, the location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Canochois, Lillian.—June5'13 (Jan31'18)—117TH ST, 405 W (7:1961-52), 18x100.11, 4-sty bk dwg, \$24,325.

Christman, Chas A.—Sept2'14 (Dec31'17)—ST NICHOLAS PL, 20 (7:2054-36), 45x 100, 3-sty bk dwg, \$25,000.

25TH ST, 541-51 W (3:697-8-12), 125x98.9, 1-sty bk garage, \$45,000.

8TH AV, 680-6 (4:1015-1-4½), nec 43d (Nos 263-5), 75x100, 3-5-sty bk tnnts & str, 5-sty fr tnt & str & 3-4-sty fr tnnts & str, \$220,000.

19TH ST, 527-9 W (3:691-17 & 18), 50x92, 1 & 2-sty bk & fr stable, \$20,000.

Goldberg, Isaac.—Jan6'16 (Dec31'17)—WATER ST, 610 (1:259-6), 24.10x63.3x25 x62.3, 6-sty bk stable, \$10,000.

EAST BROADWAY, 171 (1:234-25), 26x100, 6-sty bk tnt & str, \$54,500.

5TH AV, 2390-92 (7:2039-1), nec 153d (No 299), 40x100, 6-sty bk tnt & str, \$56,000.

5TH AV, 1390 (6:1598-40), swc 115th (No 2), 25x100, 5-sty bk tnt & str, \$49,000.

Guggenbuhl, Fritz.—Sept18'17 (Feb18'18)—MADISON AV, 1475 (6:1607-21), 25.2x90, 5-sty bk tnt & str; ½ pt of \$24,000, less 10%.

Henderson, Mary E.—Oct13'17 (Jan.31'18)—23D ST, 408-10 E (3:954-49-50), 50x100, 2-5-sty bk & stn tnnts & str, \$36,000.

Henry, Adrian L.—Aug6'17 (Jan31'18)—108TH ST, 234-6 W (7:1879-53), 49.7x ½ blk, 4-sty bk garage, \$60,000.

Johnson, Jas G.—Dec29'16 (Feb14'18)—107TH ST, 306 W (7:1892-22), 19x100.11, 5-sty & b bk dwg, \$31,000.

Mendel, Leo.—July14'17 (Jan31'18)—7TH ST, 197 E (2:390-57), 20x81x21x73.3, 5-sty bk tnt & str, \$17,000.

Miller, Wm. S.—Jan17'17 (Jan31'18)—40TH ST, 141 E (5:1295-27), 25x134.5x irreg, 5-sty bk tnt & str & 3-sty bk rear shop, \$40,000.

Porter, Clarence.—Mar1'17 (Dec31'17)—PARK AV, 83 (3:895-2), 19.9x80, 4-sty bk & stn dwg, \$60,000.

Sueckner, Sophie C.—Sept24'15 (Dec31'17)—77TH ST, 116 W (4:1148-39½), 19x 102.2, 4sty st ft dwg, \$28,000.

Ten Broeck, Ella D.—Oct31'17 (Feb13'18)—UNIVERSITY PL, 64 (2:568-23), 21.9x 102, 7-sty bk str & lofts; ½ pt of \$35,000, less 10%, or \$10,500.

Thurkauf, Virgil.—July21'17 (Dec31'17)—53D ST, 433-5 W (4:1063-13-14-51 & 52), 50x200.10 to 54th (Nos 438-40), 1 & 2-sty bk & fr shops, \$52,000.

Van Den Burg, Wm H.—Aug22'17 (Feb14 '18)—43TH ST, 30 W (5:1263-57), 20.6x 100.5, 5-sty bk & stn dwg, \$50,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisd Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 21, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

80TH st, 530-4 E, ss, 448 e Av A, 75x 102.2, 3-sty bk loft bldg; adj Mar7. —

86TH st, 34 W (*), ss, 300 e Col av, 25x 102.2, 5-sty & b bk dwg; due, \$47,209.62; T&c, \$1,799.20; Stephen C Clark, 44,000

130TH st, 28 E (*), ss, 51.10 w Mad av, 18.1x99.11, 3-sty & b stn dwg; due, \$9,628.24; T&c, \$90.18; Bway Savgs Instn of City N Y. 6,000

HENRY BRADY.

9TH st, 700-4 E (*), sec Av C (Nos 140-2), 83x40.8, 6-sty bk tnt & str; due, \$69,561.49; T&c, \$1,661.70; Harry Hastorf. 60,000

12TH st, 7 E, nes, abt 195 e 5 av, 25x 120.9x26x114.2, 3-sty bk tnt; withdrawn. 6,000

88TH st, 164 W (*), ss, 252 e Ams av, 18 x100.8, 3-sty & b bk dwg; due, \$15,196.92; T&c, \$795.42; Brooklyn Trust Co. 12,000

92D st, 313 E (*), ns, 200 e 2 av, 25x100.8, 5-sty bk tnt & str; due, \$12,803.70; T&c, \$417.50; Mechanics Bank. 9,250

120TH st, 117 E (*), ns, 205 e Park av, 20x100.11, 4-sty bk tnt; due, \$7,258.34; T&c, \$106.05; Mutual Life Ins Co N Y. 6,000

136TH st, 259 W (*), ns, 569 w 7 av, 17x 99.11, 3-sty & b bk dwg; due, \$7,782.60; T&c, \$266.30; Equitable Life Assur Co U S. 6,000

172D st, 700-30 W (*), sec Haven av (No 123), 58.5x372.1 to Ft Washington av x26.4 x372.1, 2-6-sty bk tnnts; due, \$41,449; pr mtg \$95,000; Van Dyck Est. 137,315

CHARLES A. BERRIAN.

West st, 420 E, es, 73.3 n Perry, 23x71.6x 23.6x71.1, 4-sty bk tnt & str; Francis McFarlan. 16,000

SAMUEL GOLDSTICKER.

Varick st, 28, es, 25 n Beach, 25x60, vacant; due, \$19,062.76; T&c, \$1,625.47; adj sine die.

HERBERT A. SHERMAN.

5TH av, 1263-5 (*), es, 50.11 s 108th, 50x 84, 6-sty bk tnt; due, \$60,598.64; T&c, \$4,435.30; U S Trust Co N Y, trste, &c. 57,000

SAMUEL MARX.

8TH av, 2301 (*), ws, 76.11 s 124th, 24x 75, 4-sty bk tnt & str; due, \$15,933.26; T &c, \$500; Jennie G Buckley et al, trstes. 16,000

Total \$369,565
Corresponding week, 1917..... 334,089
Jan. 1, 1918, to date.....5,219,310
Corresponding period, 1917.....4,299,310

Bronx.

The following are the sales that have taken place during the week ending Feb. 21, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

135TH st, 580 E, ss, 134.6 e St Anns av, 18x100, 2-sty & b bk dwg; partition; Katharine Bailey. 3,975

JAMES J. DONOVAN.

158TH st, 427-9 E (*), ns, 100 w Elton av, 50x100, 6-sty bk tnt; due, \$7,252.75; T &c, \$683; pr mtg \$37,500; Augusta A Wurm. 45,000

Washington av, 1967, ws, 82 n 178th, runs w88.1xn27xw50xn41x137.11xs31 to beg, 2-sty & b fr dwg; due, \$6,571.73; T&c, \$275.60; withdrawn.

JOHN H. ROGAN.

Olmstead av (*), nwc Houghton av, 53.1 x89.10; due, \$1,000; T&c, \$1,700; Municipal Liens Co. 150

HENRY BRADY.

Corsa la (*), nes, 1.6 nw 224th, nw84.9xn 79.2x e 50 xs—xe 25 xs 108.10 to beg; due, 939.81; T&c, \$429.96; Allan Stevenson. 1,350

224TH st E (*), ns, 300.11 e Paulding av, 75x109.6; due, \$939.81; T&c, \$909.58; Allan Stevenson. 1,350

224TH st E (*), ns, 475.11 e Paulding av, 125x109.5; due, \$1,602.52; T&c, \$772.72; Allan Stevenson. 2,000

Paulding av (*), swc 224th, 34.6x109.7x 34.6x111.4; due, \$489.40; T&c, \$731.33; Allan Stevenson. 1,300

DANIEL GREENWALD.

223D st E (*), ns, 151.9 w Kepler av, 25.3 x67.6x25x63.7, vacant; due, \$1,401.29; T&c, \$104.54; City N Y. 300

Total \$55,425
Corresponding week, 1917..... 63,550
Jan. 1, 1918, to date.....1,011,955
Corresponding period, 1917.....1,593,275

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

FEB. 23 & 25.

No Legal Sales advertised for these days.

FEB. 26.

DIVISION ST, 193, ss, 157.2 e Jefferson, 26.11x 48.8x26.4x49.3, 5-sty bk tnt & str; Addie Wortheimer—Sheppard H Sapiro et al; Guggenheimer, Untermeyer & Marshall (A), 120 Bway; J Campbell Thompson (R); due, \$15,645.91; T&c, \$852.81; Henry Brady.

112TH ST, 24 W; ss, 358 w 5 av, 31x100.11, 5-sty bk tnt; Julius Horwitz—Chas Wersba et al; Abr I Spiro (A), 135 Bway; Jas F McNaboe (R); due, \$3,919.33; T&c, \$439.85; Joseph P Day.

160TH ST, 656-60 W, ss, 144.9 e Riverside dr, 66.8x100, 6-sty bk tnt Van Dyck Est—Natwl Holding Co, Inc, et al; Middlebrook & Borland (A), 46 Cedar; Enos S Booth (R); due, \$68,198.04; T&c, \$711.88; Henry Brady.

FEB. 27.

ATTORNEY ST, 152, es, 100 n Stanton, 25x100, 5-sty bk tnt & str & 3-sty bk rear bldg; Soc for Relief Half Orphan & Destitute Children —Bklyn Bldg Material Co et al; Cary & Carroll (A), 59 Wall; Benno Lewinson (R); due, \$25,251.34; T&c, \$1,019.27; Henry Brady.

ORCHARD ST, 196, es, 68.10 s Houston, 24.10x 87.10, 5-sty bk tnt & str; Emma Ziegel, extr, &c—Morris Lipschitz et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Harry A Goidel (R); due, \$3,490.98; T&c, \$692.47; J H Mayers.

34TH ST, 259 W, ns, 147.11 e 8 av, 22.11x98.9, 4-sty stn tnt & str; Fredk R Coudert—Marie Campbell et al; Harold Swain (A), 176 Bway; Wm S Bennet (R); due, \$9,184.68; T&c, \$1,800; Arthur C Sheridan.

132D ST, 33 W, ns, 311.6 w 5 av, 17.7x99.11, 3-sty & b bk dwg; Mabelle L Burras—Margt A Barker et al; Middlebrook & Borland (A), 46 Cedar; Chas H Griffiths (R); due, \$4,402.59; T&c, \$135.35 Joseph P Day.

BROADWAY, 1730-4, nec 55th (No 213), 75.4x 138.7x82.1x121.1, 11-sty bk tnt; Max Lowenthal—Derwent Realty Corp'n et al; Milton Dammann (A), 61 Bway; Francis X Sullivan (R); due, \$37,406.76; T&c, \$—; Joseph P Day.

FEB. 28.

FULTON ST, 43, ns, 116.9 e Cliff, 26x64.2x25.10 x69, 5-sty bk loft & str bldg; Jno J Riker et al exrs—Van Schaick Ests, Inc, et al; Saml Riker, Jr (A), 19 Cedar; Philip J Sinnott (R); due, \$25,098.27; T&c, \$340.10; Samuel Marx.

RIVINGTON ST, 148, nec Suffolk (Nos 124-8), 25x100, 6-sty bk tnt & str; Israel Unterberg et al, trstes—Max Jacobs et al; Cardozo & Nathan (A), 128 Bway; Lucille Pugh (R); due, \$21,307.54; T&c, \$75; Joseph P Day.

11TH ST, 331 W, ns, 158.2 e Washington, 21.1x 95, 4-sty bk tnt Emigrant Indust Savgs Bank—Geo Solomon et al; R & E J O'Gorman (A), 51 Chambers; Abr Landau (R); due, \$8,913.44; T&c, \$316.60; Samuel Marx.

145TH ST, 468 W, ss, 95.4 e Amst av, 17.4x99.11, 3-sty & b stn dwg; Lincoln Trust Co, trste—Laura D C Wallin et al; Bowers & Gerard (A), 46 Cedar; Jos E Davidson (R); due, \$14,584.41; T&c, \$335.25; Samuel Marx.

MAR. 1.

MINETTA ST, 6 to 10, ws, 153.1 n Bleecker, runs ne44.1xn21.11xw34xnw35.2xsw44.4xe75 to beg, 3-3-sty bk & fr tnnts; Henrietta S Orth —Moser Arndstein et al; Raymond J Knoepfel (A), 5 Beekman; Cornelius Huth (R); due, \$13,493.23; T&c, \$61.11; Joseph P Day.

MONROE ST, 262, ss, 150.6 w Jackson, 25.1x 97.10, 5-sty bk tnt & str; Isaac Katz et al—Malka Lasky et al; Maurice S Hyman (A), 320 Bway; Adolph Stern (R); due, \$1,563.96; T&c, \$722.29; Henry Brady.

45TH ST, 311 E, ns, 175 e 2 av, 25x100.5, 5-sty bk tnt & str Michl Zimmermann—Nicola Rimori et al; Jos C Kadane (A), 277 Bway; Jas M Vincent (R); due, \$4,232.54; T&c, \$300; Henry Brady.

106TH ST, 117 E, ns, 205 e Park av, 25x100.11, 4-sty stn tnt & str; Harriett H Hartnett—Jacob De Jong et al; Brewster & Farries (A), 165 Bway; Isaac Gutman (R); due, \$14,319.78; T&c, \$401.95; Daniel Greenwald.

132D ST, 16 E, ss, 120 w Mad av, 30x99.11, 5-sty bk tnt Edw Ridley et al, trstes, &c—Rachel Moses et al; Utherhart & Graham (A), 27 Cedar; Marcel Levy (R); due, \$17,397.39; T&c, \$782.10; Samuel Marx.

145TH ST, 468 W, ss, 95.4 e Ams av, 17.4x99.11; Geo G Baker—Laura D C Wallin et al; Hooker I Coggeshall (A), 35 Nassau; Isaac Cohen (R); due, \$3,257.98; T&c, —; sub to pr mtg \$14,000; Joseph P Day.

EXINGTON AV, 77, sec 26th (No 132), 24.8x 62, 3-sty bk tnt & strs Johanna McManus—Granby Corp et al; Henry S Cook (A), 38 Park Row; Jos Steinberg (R); due, \$31,512.49; T&c, \$365; Samuel Marx.

MAR. 2 & 4.
No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

FEB. 23.
No Legal Sales advertised for this day.

FEB. 25.
33D ST, E, ns, 177.1 w Kepler av, 25.3x71.3x 25x67.6, vacant; City N Y—Maud Kennedy et al; Action 2; Wm P Burr (A), Municipal Bldg; Jno A Bolles (R); due, \$1,444.49; T&c, \$105.54 Daniel Greenwald.

FEB. 26.
KELLY ST, 1013, ws, 100.5 s 165th, 25x100, 6-sty bk tnt; Sidney B Klee—Keilbert Constn Co, Inc, et al; Isidore A Rabinow (A), 140 Nassau; Albert H Vitale (R); due, \$4,344.05; T&c, \$350; James J Donovan.

92D ST, E, ss, whole front bet Creston av & Grand Blvd & Concourse, 211.6x203.2x198.2x 202.7, 2-sty & a fr dwg, 1-sty fr stable & vacant Geo W Short—Jno B Haskin Ests, Inc, et al; Salter & Steinkamp (A), 140 Nassau; Robt H Bergman (R); due, \$12,610.70; T&c, \$1,074; sub to pr mtgs aggregating \$55,000 James J Donovan.

MOHEGAN AV, 2067, ws, 55.2 n 179th, 44x57, 4-sty bk tnt; Geo Daiker—C K Realty Co et al; Pritchard & Deecke (A), Utica, N Y; Anthony J Griffin (R); due, \$4,619.30; T&c, \$150; sub to pr mtg \$15,000; James J Donovan.

FEB. 27.
No Legal Sales advertised for this day.

FEB. 28.
FOX ST, 915, ws, 220 s 163d, 40x109.11x40x 109.5, 5-sty bk tnt; Wm F Weir—Fox St Properties Inc et al; Cary & Carroll (A), 59 Wall; Geo A Steves (R); due, \$30,473.81; T&c, \$618.41; Joseph P Day.

FOX ST, 911, ws, 260 s 163d, 40x110.7x40x109.11, 5-sty bk tnt; Goshen Savgs Bank—Fox St Properties Inc et al; Action 1; Cary & Carroll (A), 59 Wall; Geo A Steves (R); due, \$30,960.18; T&c, \$618.41; Joseph P Day.

FOX ST, 907, ws, 300 s 163d, runs s39.5xw9'xw 110.7x40x110.6; 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$31,360.84; T&c, \$618.41; Joseph P Day.

25TH ST, E, ns, 305 w Barnes av, 100x114; Peter Duncan—Saml Harvey et al; Eugene L Brisach (A), 391 E 149th; Thos F Turley (R); due, \$3,005.96; T&c, \$614.16; Jas J Donovan.

NEWBOLD AV, ss, 205 w Castle Hill av, 50x 108; Louise H Orgler—Frank Boyle et al; C S Heidenreich (A), 2772 Fulton, Bklyn; Leland A Abeles (R); due, \$3,308.58; T&c, \$891.91; Joseph & Co.

PARK AV, 468, ws, 140.4 n 187th, 40.4x100, 4-sty bk tnt Henry C Steinhoff et al—Frank A Becker et al; Jno V Irwin (A), 203 Bway; Maurice S Cohen (R); due, \$4,022.53; T&c, \$921.57; sub to mtg \$17,000; L J Phillips & Co.

POPLAR ST, ss, intersect nes Bronxdale av, 97.11x79.10x114.6, gore; Mary B Cash—Eliz A Clancy et al; Harold Swain (A), 176 Bway; Jas A Sullivan (R); due, \$3,424.28; T&c, \$1,040; James J Donovan.

RD AV, ws, 100 n 174th, 54.1x116.10, vacant; City Real Est Co—Hugo D Rosendorf et al; Action 1; Harold Swain (A), 176 Bway; Herman B Goodstein (R); due, \$8,480.53; T&c, \$530; Samuel Marx.

RD AV, ws, 155 n 174th, 54x—, vacant; same—same; Action 2; same (A); same (R); due, \$5,664.72; T&c, \$530; Samuel Marx.

RD AV, ws, 209 n 174th, 54x—, 1-sty fr bldg; same—same; Action 3; same (A); same (R); due, \$8,479.83; T&c, \$530; Joseph P Day.

RD AV, ws, 263 n 174th, 53x108.7x53x—, vacant; Wm P Willis, exr, &c—Hugo D Rosendorf et al; Harold Swain (A), 176 Bway; Michl N Delagi (R); due, \$8,432.23; T&c, \$530; James J Donovan.

MAR. 1.
DALY AV, 2082, es, 137.2 s 180th, 36.4x100.10, 4-sty bk tnt; Christine M Hinrichs—Marie Krabo et al; Geo A Steinhoff et al; Edgar Hirschberg (R); due, \$2,539.87; T&c, \$730.20; sub to pr mtg \$18,000; James J Donovan.

HOE AV, ws, 175 s Freeman, 25x74.10x25.1x73, vacant; Chas M Neumann et al—Cecelia McDonnell et al; Gustave Frey (A), 3429 3 av; Edgar Hirschberg (R); due, \$2,269.16; T&c, \$278.20; James J Donovan.

MAR. 2.
No Legal Sales advertised for this day.

MAR. 4.
206TH ST, 186 E, ss, 214.11 w Mosholu Pkway So, 25x120, vacant; City of N Y—Moses G Wright et al; Wm P Burr (A), Municipal Bldg; Louis A Moskowitz (R); due, \$2,370.01; T&c, \$644.63; Henry Brady.

CARTER AV, ses, 70.9 n 174th, 25.1x17.2x25x 18.7, vacant; City of N Y—Albert L Lowenstein et al; Wm P Burr (A), Municipal Bldg; T Channon Press (R); due, \$1,027.32; T&c, \$—; Henry Brady.

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

FEB. 27.
23D ST, 240 E, 20.10x98.9, 3-sty & b bk dwg (vol).

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

FEB. 16.
64TH ST, 24 W; City Real Est Co—Cornelia G F Burchell et al; H Swain (A).
128TH ST, 245 W; Mary G Kugelmann et al—Rose S O'Donnell et al; I Kugelmann (A).
144TH ST, 102 W; German Savgs Bank—Peter Meister et al; M Auerbach (A).

FEB. 18.
CHRYSTIE ST, 99; Caroline G Coddington—Mendel Berman et al; Miller, King, Lane & Trafford (A).
FORSYTH ST, 208; Mary G Richardson—Jacob Pawel; amended; W C Orr (A).
FORSYTH ST, 210; Mary E Blodgett—Flora R Kaufman et al; amended; W C Orr (A).
72D ST, 241-51 E; Excelsior Savgs Bank of City N Y—Hugo Schoolherr et al; amended; H Swain (A).
116TH ST, 66 W; Henry Broder—Bessie A Wilson et al; W S Doernberg (A).
119TH ST, 158 W; Saml Schack—Katie Schwartz et al; S Schack (A).
SAME PROP; Lillie Treitman—same; S Schack (A).
127TH ST, 112-6 E; Sarah E Fernald—Douglas Realty Co et al; R Kelly (A).
127TH ST, ns, 263.4 w 2 av, 16.8x90.11; Wm Parkin, trste—Augusta B Elzenberger et al; F de P Foster (A).
MADISON AV, 1000; Green-Wood Cemetery—Ritz Realty Corp et al; F de P Foster (A).
1ST AV, 340; Metropolitan Savgs Bank—Michl Maier et al; A S & W Hutchins (A).
2D AV, 1107; Excelsior Savgs Bank of City N Y—Betty Gendheim et al; H Swain (A).

FEB. 19.
18TH ST, ns, 475 w 7 av, 25x—; Peter A Connelly—Bessie C H Goodman et al; White & Case (A).
48TH ST, 232 W; Alex Carmichel, Jr—Edith E Moss et al; Todd & St John (A).
42D ST, ss, 488.6 w 10 av, 6.6x100.10; Emigrant Indust Savgs Bank—Mary E Ogilby et al; R & E J O'Gorman (A).
116TH ST, 56 E; Helen Katz—Elias A Cohen et al; A R Lesinsky (A).
122D ST, 324 E; Phebe W McConthe—Loretta Corp et al; W McConthe (A).
BROADWAY, ws, 240.11 n Dykman, 268.6x609 xirreg; Robt R Perkins et al—Dyck Realty Co, Inc, et al; H Swain (A).

FEB. 20.
27TH ST, 154-6 W; Emigrant Indust Savgs Bank—David Steiner et al; R & E J O'Gorman (A).
73D ST, 137 E; Jno B Harrison et al, trstes—Emilie R Reiss et al; Stewart & Shearer (A).
5TH AV, 2137; Cordelia Nelson—Louis H Strouse, trste, et al; B W B Brown (A).

FEB. 21.
LEWIS ST, 29; Ella Belzer et al—Elias Diamond et al; Dean, Tracy & McBarron (A).
20TH ST, ss, 106.4 e 7 av, 17.8x93.10; Lorenzo Semple, adm—Gertrude Farley et al; amended; H Swain (A).
69TH ST, ns, 185 e Columbus av, 20x100.5; Winham Realization Co, Inc—Jno G Van Horne et al; Alexander & Green (A).
138TH ST, ns, 456.6 w 7 av, 17x99.11; Henry W Harwood—Chauncey O Middlebrook et al; W C Arnold (A).
AV B, es, bet 8th & 9th, lot 62, 23.6x93; Jacob Berber—Dorothy M Bree et al; J A Seidman (A).

Bronx.

FEB. 15.
152D ST, ss, 400 w Courtlandt av, 50x116.6; Harlem Savgs Bank—Chas Galewski et al; E S Clinch (A).
160TH ST, ns, 180 e Union av, 40x100; East River Savgs Inst—Jno F Gerken et al; E R Vollmer (A).
UNION AV, es, 59.2 s 168th, 25x96.8; Fredk H Cleaveland—Michele Sasso et al; C W H Arnold (A).
WASHINGTON AV, 2082; Virginia Anderson—Mary E Shea et al; Williamson & Bell (A).

FEB. 16.
170TH ST, sec Fordham av, 89x100; City Real Est Co—Maurice Feist et al; H Swain (A).
FEB. 18.
135TH ST, ns, 150 w Alex av, 25x100; Jos W Blaisdell et al—Margt E Rich et al; H M Bellinger, Jr (A).
WEBSTER AV, nwc 197th, 51.1x115.2; Helen M Case—Evelyn Bldg Co et al; C H Friedrich (A).

FEB. 19.
23TH ST, ns, 325 w Martha av, 25x100; DeWitt G Clocke—Karloline Henrich et al; Clocke, Koch & Reidy (A).
MORRIS AV, ws, 144 n 164th, 25x105; Robt J Moorehead—Abram W Herbst et al; Salter & Steinkamp (A).
LOTS 101 & 102, map of lots situated in Williamsbridge; American Savgs Bank—David Israel et al; J V Irwin (A).
PROP known on Conner's Farm, in town Westchester, as the wood lot, through which lot Stony Creek passes, —x—; Wm H Bolton—Hannah T McLoughlin et al; Sage & Schoonmaker (A).

FEB. 20.
2D ST, ss, 105 w Av B, 50x108; Frank Drechsel—Wm Stern et al; L Freiman (A).
CAULDWELL AV, 808; N Y Edison Savgs & Loan Assn—Geo E Dietsch et al; H Swain (A).
EAGLE AV, 911-3; City Real Estate Co—Florence Scher et al; H Swain (A).
KINGSBRIDGE RD, es, at intersec nwc Kingsbridge ter, 99.4x171.5; Ruth B Moran—Matilda Edelstein et al; Hirsh, Newman & Reass (A).
LONGWOOD AV, swc Truxton, 51x114; Bronx Security & Brokerage Co—Lorey Realty Co, Inc; I Levison (A).

LOTS 7 & 8, map showing subdiv of prop of est of Wm B Ogden, situated at Highbridge; Douglas Edwards—Vandeveer Ests, Inc, et al; Murray, Prentice & Howland (A).
LOT 599, map of Village of Wakefield; Mary J Archer—Dominico Lacovara et al; Clocke, Koch & Reidy (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

FEB. 14.
DELANCEY ST, 276; Emigrant Industrial Savgs Bank—Saml Gold; R & E J O'Gorman (A); Abr S Gilbert (R); due, 18,216.36
108TH ST, 223 E; Amos C Schermerhorn—Abe Bruder et al; Roosevelt & Kobbe (A); Chas M O'Keefe (R); due, 13,160.71

FEB. 15.
MADISON ST, 111; Sheldon Leavitt—Sam Fischer et al; Roosevelt & Kobbe (A); Maurice Marks (R); due, 25,759.12
1ST AV, 418; Catharina E Neher, extr—Isaac Zeudman et al; Wendell, Elliott & Robeson (A); Harry N French (R); due, 15,015.52

FEB. 16.
No Judgments in Foreclosure Suits filed this day.

FEB. 18.
MADISON ST, ns, 68.8 e Clinton, 25x 100.3; Annie E McGinnis et al—Edw H Breiterman; Harold Swain (A); Chas Weiser (R); due, 22,636.81
7TH ST, ss, 100 w 1 av, 25x68.4; same—same; same (A); same (R); due, 15,560.42
LEXINGTON AV, 1801; Excelsior Savgs Bank of City N Y—Ray Charig; Harold Swain (A); Jno H Rogan; due, 18,881.00
1ST AV, swc 7th, 18.3x72.6; Matilda Lahn—Annie Roth et al; Fredk G Ashley (A); Chas F Murphy (R); due, 22,821.54

FEB. 19.
3D ST, 213 E; Mary J Kingsland—Jacob Hershkovitz et al; C P & W W Buckley (A); Chas M O'Keefe (R); due, 7,004.44
121ST ST, 168 W; Newton Ehrman—Wm H Schack et al; Lachman & Goldsmith (A); Philip J Sinnott (R); due, 18,745.33

FEB. 20.
105TH ST, ss, 237.6 e 5 av, 37.6x100.11; Robt G Mead, Jr—Harry Gordon et al; Rounds, Hatch, Dillingham & DeBoise (A); Wm O'Connor (R); due, 41,123.34
119TH ST, 340 E; Maria L Moore et al—Wenare Holding Co; Wilson M Powell (A); Geo R Kenyon (R); due, 17,132.50
143D ST, ns, 150 w 8 av, 25x99.11; Preferred Mtg Corp—Mary E Sipp et al; Kellogg & Rose (A); Jos D Morrissey (R); due, 14,137.50
LEXINGTON AV, es, 50.5 s 51st, runs e100xn50.5 to 51st e220x100.5xw86.5 xsw34.6xn8.3xw100xn50 to beg; Manhattan Life Ins Co—Hammerstein Opera Co; Henry W Kennedy (A); Franklin H Mills (R); due, 490,564.86

Bronx.

FEB. 15.
169TH ST, ns, 474.5 e Gerard av, 25x 100; J Chas Grasmuk—Cath Fearn et al; T H Ray (A); D R Kaplan (R); due, 1,461.42

FEB. 16.
HEATH AV, es, 217.3 s 230th, 20.8x 100.5; Jane Mackenzie—Alex Anderson et al; Blandy, Mooney & Shipman (A); A H Vitale (R); due, 7,987.78

FEB. 18.
No Judgments in Foreclosure Suits filed this day.

FEB. 19.
TOWNSEND AV, es, 100 n Mt Eden av, 100x150; Maddalena Procario—J L S Bldg Co, Inc, et al; L Schafran (A); S M Platt (R); due, 4,069.99

FEB. 20.
LOTS 223, 224, 225, 226, map of 567 lots, being part of Trask Est at Clason's Point, 24th Ward; Kath Dowling et al, as extrs—Augusta Rheims et al; C B Bretzfelder (A); E H Updike (R); due, 1,327.00

FEB. 21.
LOTS 4 to 8, inclusive, map of prop belonging to Jas G Powers, 24th Ward; Morris H Mann—Arthan Realty Co et al; W Jasie (A); M Sulzberger (R); due, 6,660.91

FEB. 21.
LOTS 1, 2, 3, map of Prop belonging to Jas G Powers, 24th Ward; Morris H Mann—Arthan Realty Co et al; W Jasie (A); M Sulzberger (R); due, 9,991.24

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

FEB. 16.
No Lis Pendens filed this day.

FEB. 18.
5TH AV, es, 50.8 s 88th, 50x120.9; W Y Jack Co—1067 5 Av Co et al; action to foreclose mechanic's lien; J L Delafeld (A). Corrects error in last issue, when plaintiff's name was N Y Jack Co.

FEB. 19.
34TH ST, 136 W; Tempe Kennedy—Lawyers' Mtg Co; counter claim; J T Smith (A).

FEB. 20.
119TH ST, 225 E; Louis Recht—Eliz Fichtner et al; notice of attachment; Steinberg & Levin (A).

FEB. 21.
BROADWAY, 2527-37; also 95TH ST, 266 W; Saml Wolis—P J Martin, Inc, et al; action to foreclose mechanics lien; S B Pollak (A).
4TH AV, 429; Morris Spits—Paul A McGolrick et al; action to foreclose mechanics lien; S B Pollak (A).

Bronx.

FEB. 15.
No Lis Pendens filed this day.

FEB. 16.
No Lis Pendens filed this day.

FEB. 18.
LINC LN AV, 165; Emil Tietze—Day-MacDonald Co, Inc, et al; action to foreclose mechanic's lien; M M Henschel (A).

FEB. 19.
148TH ST, ns, 315 w Brook av, 67.6x99.8; Arkay Garage Corp—Benenson Realty Co; action for specific performance of contract; Engel Bros (A).

FEB. 20.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lender; the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

Manhattan.

FEB. 16.
EXTERIOR ST, es, opp E 19th, 500x40; Jno E Weil, Inc—O H Perry & Son; Clark & Appelman (79)..... 568.00
SOUTH ST, 181; Abr J Schlesinger—Nicola & Francesco Colahello (81)... 396.00
SAME PROP; same—Nicola & Francesco Colahello; Jos Martino (82)... 675.00
35TH ST, 200 E; Lena Kern—Jno H Kroeger; P J Haulian (80)..... 1,400.00
65TH ST, 13 E; J P Zuria Tile Co, Inc—Belle Hazen Realty Co, Inc; Hoytreis Constn Co; renewal (83)..... 400.00

FEB. 18.
15TH ST, 7 E; Hyman Kaplan—Peoples' House; Clark & Appelman (84)... 65.00
80TH ST, 77 E; Henry Glaser Constn Co—Rachel Levy; Eugene Levy (85) 252.08
125TH ST, 418-20 W; Frank Falk Co—Williard Storage Battery Co; Steen & Symes, Inc (86)..... 1,235.00

FEB. 19.
63D ST, 28 W; Amer Elevator & Machine Corp—People's Pulpit Assn; Elkmur Realty Co (92)..... 70.90
66TH ST, 139 E; Moritz Arnstein—Brixton Holding Corp (88)..... 1,127.12
70TH ST, 120 W; Moritz Arnstein—Brixton Operating Corp (87)..... 2,219.30
77TH ST, 219-23 W; Saml Kahn et al—77th St Realty Co; Plaza Const Co (91)..... 68.80
EDGEcombe AV, es, 92 n 137th, 15.10 x100; Benj Mitchell—Chas W Galvin (90)..... 592.04
2D AV, 948; Feinberg & Feinberg, Inc—Morris Zwerling; Jno Schreyer; renewal (89)..... 39.52
4TH AV, 429; Morris Spitz—Harry C Hallenbeck; Paul A McGolrick (93) 138.15

FEB. 20.
GREENWICH ST, 713; Mark Strompf—M L & C Ernst; Model Constn Co, Inc; renewal (96)..... 280.62
16TH ST, 115-37 W; Schmidt & Nelson—115-137 W 16th St Co, Inc (94)... 89.45
71ST ST, 120 W; Sirota Bros—Jacob Meyers; Jos Sinnott (95)..... 125.00

FEB. 21.
117TH ST, 306-8 W; Nathan Cooper—Alfred F Stone, Max Sachs & Philip Refetzky (97)..... 110.00

Bronx.

FEB. 15.
TIEBOUT AV, es, 507.8 n 180th, 63.6x160.1; Mayer Malbin—Tiebout Hgts Co, Inc; Jno J McDermott Plumbing Co (10)..... 1,000.00

FEB. 16.
No Mechanics' Liens filed this day.

FEB. 18.
138TH ST, 410-2 E; Jno A McCarthy—Mary J McNamara & T McNamara; Wm H Tiedeman, Inc (11)..... 93.65

FEB. 19.
No Mechanics' Liens filed this day.

FEB. 20.
136TH ST, 343 E; Robt Perlman—Jno Doe; Silvester Cont Co; renewal (12)..... 65.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lender; the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

Manhattan.

FEB. 16.
No Satisfied Mechanics' Liens filed this day.

FEB. 18.
30TH ST, 254 W; Isidor Schapicrer—Wm G Schmulberger; Jan31'18..... 30.00

FEB. 19.
84TH ST, 167-75 E; White Excavating Co—Onyx Garage, Inc, et al; Jan 17'18..... 110.00

FEB. 20.
4TH WASHINGTON AV, nec 178th; Tezzini Marble & Tile Co—4th Church of Christ Scientist et al; Feb13'18..... 244.36

FEB. 19.
JONES ST, 11; Hyman Gross—Anna C S Hassey et al; Jan18'18..... 161.00

FEB. 20.
30TH ST, 254 W; Chas M Pine—Wm G Schmittberger et al; Feb2'18..... 18.25

FEB. 21.
EDGEcombe AV, 409 to 419; Leonard Sheet Metal Works, Inc—Candler Holding Corp et al; Jan28'18..... 2,052.00

FEB. 20.
No Satisfied Mechanics' Liens filed this day.

FEB. 21.
No Satisfied Mechanics' Liens filed this day.

Bronx.

FEB. 15.
CORLEAR AV, 3404; Vincent Valente—Mary E Luddy et al; Dec13'17.... 85.00

FEB. 16.
No Satisfied Mechanics' Liens filed this day.

FEB. 18.
No Satisfied Mechanics' Liens filed this day.

FEB. 19.
No Satisfied Mechanics' Liens filed this day.

FEB. 20.
TREMONT AV, 79 W; Owen Martin—Jas Q McCarthy et al; March31'15... 81.60

*Discharged by deposit.

*Discharged by bond.

*Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

FEB. 14.
SMITH MOTOR TRUCK CORPN; Marwyn Scudder; \$25,001.45; L H Porter.

FEB. 15.
FERNANDEZ, Manuel P; Boas Thread Co; 53-757.01; M C Ansoorge.

FEB. 16.
RUSSO-BALTIC CAR WORKS CO; Russian Volunteer Fleet; \$4,092.10; V E Gartz.

FEB. 18.
FROHMAN AMUS CORPN; L C Connor; \$5,000; O A Gillig.

FEB. 19 & 20.
No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

FEB. 15, 16, 18, 19, 20.
Lentino, Caterina. 194-9 Hester st, also Baxter st, 125-7. Olney & Warren..... 1,475.00
Madison Paper Stock Co. 24 Grove st. Raisler Sprinkler Co..... (R) 1,518.75
Sweeney Sign Printing Co. 251 W 19th Hall Printing Press Co..... 5,500.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Bronx.

FEB. 15.
TREMONT AV, ss, 138.1 e Bryant av, 52.9x80.6; Comity Mtg Co loans Lillian Tremont Realities Inc to erect 5-sty apt; 9 payments..... 66,000.00

FEB. 16.
No Building Loan Contracts filed this day.

FEB. 18.
No Building Loan Contracts filed this day.

FEB. 19.
No Building Loan Contracts filed this day.

FEB. 20.
No Building Loan Contracts filed this day.

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

STABLES AND GARAGES.

BANK ST, 108, 1-sty bk garage & stable, 35x140, slag rf; \$9,000; (o) Greenwich Associates, Inc, Pres, Frank D. Ames, 26 W 31st; (a) V. Hugo Koehler, 2 Columbus Circle (26).

MACOMBS PL, w s, from 153d to 154th, 1-sty bk garage, 228xirreg, tar rf; \$80,000; (o) August Oppenheimer & Otto Sinauer, 170 Bway; (a) Abram L. Libman, 112 W 46th (28).

44TH ST, 530-32 W, 1½-sty bk garage, 50x100, tar & gravel rf; \$10,000; (o) Martin P. Lodge, 534 W 44th; (a) Richard Carvel, 401 W 50th (30).

44TH ST, 323-33 E, & 45th st, 322-34 E, 12-sty f. p. garage, 150x200, gravel rf; \$400,000; (o) Commodore Biltmore Co., Hotel Biltmore; (pres.) John McE. Bowman; (a) W. Warren & Chas. D. Wetmore, 16 E 47th (29).

MISCELLANEOUS.

AV B, 353, 1-sty bk pump house, 18x18, steel rf; \$800; (o & a) Consolidated Gas Co. of N. Y. (27).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
TINTON AV, n e c 147th, 1-6 & 2-5-sty bk tnts, 50x90 & 75x88, slag rf; \$300,000; (o) Grosman Bros. & Rosenbaum, 82 Willow av; (a) Fred F. French Co., 299 Madison av (18).

STABLES AND GARAGES.

228TH ST, s s, 605 e Barnes av, 1-sty bk garage, 21x30, slag rf; \$800; (o) Michele Figola, 860 E 228th; (a) Moore & Landsiedel, 3 av 148th (14).

STORES, OFFICES AND LOFTS.

14TH ST, n s, from 3 av to Willis av, 1-sty bk & stn bank, tar & gravel rf, 49.9x110.7; \$150,000; (o) Dollar Savings Bank, Geo. E. Edwards, 489 Willis av, Pres.; (a) Renwick, Aspinwall & Tucker, 8 W 40th (15).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

BANK ST, 86, install elevator shaft, stair enclosure, columns, remove stairs to 5-sty bk lofts; \$2,500; (o) Henry L. Stetler, 529 Washington; (a) A. White Pierce, 26 Court, Bklyn (237).

CANAL ST, 191-3, new beams, fire escape, f. p. windows, sidewalk lift, remove basement, wall, fire escape to 6-sty bk str & warehouse; \$12,000; (o) Geo. J. Grossman, 271 W 125th; (a) Lorenz F. J. Weiher, 271 W 125th (249).

CHRISTOPHER ST, 181, install new posts, girders, beams, stairs, new plumbing and drainage, build new ext & bk wall, shoring to 2½-sty bk shop; \$6,000; (o) Joseph A. Bolch, 78 W 11th; (a) Louis A. Hornum, 405 Lex av (254).

CHURCH ST, 274, construct f. p. stair enclosure, install fire escape to 6-sty bk lofts; \$3,500; (o) Seamans Savings Bank, 14 Wall; (a) Adolph E. Nast, 546 5 av (252).

CLIFF ST, 80, install new post & girders to 6-sty bk storage; \$1,500; (o) Chas. F. Noyes, 92 William; (a) Chas. B. Meyers, 1 Union sq (237).

FRANKLIN ST, 48 E, new f. p. stairway, elevator & shaft, steel columns & girders, toilets, openings cut to 5-sty bk warehouse; \$12,000; (o) John S. Sutphen, 32-4 Nassau; (a) Geo. Keister, 56 W 45th (244).

GREENE ST, 162-4, new girders, posts & footings for wine tanks to 5-sty bk lofts; \$500; (o) Leon Mandel, 115 La Salle, Chicago, Ill.; (a) Alex. Brociner, 104 W 42 (243).

HENRY ST, 48-50, erect f. p. enclosure & stairway to 4-sty bk settlement house; \$800; (o) The Jacob Riis Neighborhood Settlement, 48 Henry; (a) Elisha H. Janes, 414 Madison av (264).

RIDGE ST, 148, lower beams, new piers, girders, wall, str front, columns, partition & stucco work to 3-sty fr & bk str & tnt; \$1,450; (o) Louis Marks, 263 Division; (a) Max Muller, 115 Nassau (241).

RIVINGTON ST, 95, remove all partitions, stairs, doors, closets, etc., new iron stairs, partitions, fire escape, f. p. windows, wardrobes, bk piers, steps, metal ceilings, stucco work to 3-sty bk club house; \$1,500; (o) First Rumanian American Congregation, prem; (a) Ed. M. Adelsohn, 1776 Pitkin av, Bklyn (266).

STANTON ST, 210, new show window, partitions, cut openings, alter stairs to 5-sty bk tnt & str; \$500; (o) Annie Goldstein, 601 McDougal, Bklyn; (a) Morris Schwartz, 194 Bowery (235).

STANTON ST, 202, & Ridge st, 144, n e c, alter show windows, new show window, remove part of wall to 5-sty bk str & tnt; \$1,000; (o) Jennie Gossett, 395 Ft. Washington av; (a) M. Jos. Harrison, World Bldg (258).

WILLIAM ST, 2-6, erect 5,000-gal. tank to 8-sty bk offices; \$800; (o) Merchant Marine House, Inc, prem; (a) Milton Zeisler, 433 E 74th (233).

2D ST, 10 E, reset partition, new beams & shoring to 2-sty bk dwg & stable; \$500; (o) Mary L. Coster, 50 E 81st; (a) Jacob Fisher, 25 Av A (238).

11TH ST, 818-20 E, new elevator shaft, stairs, enclosure, parapet, metal lathing & waterproofing to 3-sty bk garage; \$3,500; (o) Eva Stern, 271 E 7th; (a) Stemler & Kritiz, 103 Park av (242).

18TH ST, 438-55 W, construct 22x72 rf, cut exit, new doorway to 1-sty bk garage; \$3,000; (o) Consolidated Gas Co. of N. Y., 130 E 15th; (a) Harold Godwin, C. E., 105 W 40th (245).

23D ST, 132 W, ext stairs & new rf exit to 4-sty bk lofts; \$600; (o) Mary H. Biddle & Emily K. de Nancrede, care Chas. T. Cowen-hoven, Jr., 27 William; (a) Geo. Hill, 31 E 27th (265).

24TH ST, 100 W, fire escape, f. p. windows & doors to 4-sty lofts; \$500; (o) Elmer A. Darling, 23-5 E 21st; (a) Jardine, Hill & Murdoch, 50 E 42d (239).

25TH ST, 514 W, install new f. p. elevator shaft, leaders, f. p. doors & ceilings to 4-sty bk lofts; \$1,200; (o) Mrs. Mary Griffin, 26 Broad; (a) Max Levien, 48 E 10th (256).

30TH ST, 224-30 W, rear, remove 5th sty, build false rf, remove stairs, install scuttle to 4-sty bk lofts; \$800; (o) Chas. Mayer, 796 6 av; (a) Irving Kudroff, 139 W 28th (247).

31ST ST, 34-6 W, stairs moved, remove partitions, masonry, new doors, show window, arch & iron gratings to 12-sty f. p. hotel; \$1,250; (o) Rutgers Rlty. Co., 100 Bway; (a) Harry B. Mulliken, 103 Park av (250).

34TH ST, 234 W, new bk piers, columns, beams, show window, footings, foundations & exit, remove part of wall & 1 tier of beams to 4-sty bk str & tnt; \$1,000; (o) Stuyvesant Real Est. Co., Penn Station; (a) Alfred L. Kehoe, 1 Beekman (263).

35TH ST, 35 W, new iron stairs, f. p. partition & doors, new dumbwaiter to 12-sty bk ext; \$800; (o) Chas. A. Jackman, 35 W 35th; (a) Geo. M. Landsman, Bowery Bank Bldg. (260).

38TH ST, 224 E, f. p. ceilings, waterproof floors, brick up openings, f. p. windows, steel lintels, stairs, skylight, remove stalls, vent shafts, window to 3-sty bk garage; \$5,000; (o) J. Chr. G. Hupfel Brewing Co., 229 E 38th; (a) Bruno W. Berger & Son, 121 Bible House (251).

45TH ST, 45 W, reset show window, ext basement & remove partitions to 3-sty bk str & apt; \$350; (o) Chas. F. Harbeck, 306 Lexington av; (a) Sam Levingson, 101 W 42d (262).

46TH ST, 533 W, new toilets, windows & partitions to 4-sty bk tnt; \$1,000; (o) Wm. Burns, 305 W 43d; (a) John H. Knubel, 305 W 43d (259).

55TH ST, 200 W, install new mezzanine, steel beams, iron gratings, stairs, remove part of wall to 5-sty bk dwg; \$6,500; (o) Hotel Woodward Co., 210 W 55th; (a) John C. W. Ruhl, 3207 Hull av, Bronx (253).

70TH ST, 252 W, new bath room, vent shaft, windows to 3-sty bk dwg; \$500; (o) Geo. F. Grub, 252 W 70th; (a) Chas. L. Fraser, 103 Park av (231).

72D ST, 101 W, install columns, girders, toilets, vault lights, remove partition, sidewalk to 6-sty bk apts & bank; \$10,000; (o) Corn Exchange Bank, 13 William; (a) J. Francis Burrows, 410 W 34th (240).

96TH ST, 42 W, new partitions, tile floor, marble base, bathrooms, vent shaft, ceiling, f. p. headers, plumbing, saylight, remove dumbwaiter to 5-sty bk boarding house; \$5,000; (o) Grassi Realty Co., 320 5th av; (a) Frank Lages, 608 W 184th (246).

LENOX AV, 86; remove partitions, stoop, construct marble steps to 5-sty bk tnt & str; \$500; (o) Miller Bros. & Co., 122 W 114th; (a) Frank Hausle, 81 E 125th (255).

LEXINGTON AV, 198-212, enlarge rooms, remove toilets to 1-sty bk car house; \$4,500; (o) N. Y. Railways Co., 165 Bway; (a) Chas. E. Corby, 50 Park pl (232).

LEXINGTON AV, 740, new walls, elevator shaft, stairways, public halls, remove parti-

tions to 5-sty bk str & offices; \$20,000; (o) Sam. J. Bloomingdale, Lexington av & 59th; (a) M. Joseph Harrison, World Bldg. (248).

6TH AV, 310-18, install elevator shaft to 5-sty bk str & lofts; \$2,200; (o) Rhinelander Real Est. Co., 39 Nassau; (a) W. H. South, 860 6 av (236).

6TH AV, 737-45, alter show window to 4-sty bk str & offices; \$100; (o) Unity Fee Co., Inc., 17 W 42d; (a) John H. Scheier, 25 W 42d (234).

6TH AV, 98-5, new girders, posts, footings to 5-sty bk str & lofts; \$500; (o) Matilda Rich, 32 W 88th; (a) Jos. Putzel, 29 W 34th (261).

11TH AV, 602-4, new f. p. door to 5-sty bk tnts; \$250; (o) John M. Lechich, ptem; (a) John H. Knubel, 305 W 43d (267).

Bronx.

BOSTON RD, 1351-3, 2-sty bk ext, 36.3x69.8, to 2 & 1-sty fr & bk storage, office and salesrooms; \$12,000; (o) the Boston Road Auto Repair Co, Saml. D. Rosenfeld, 882 Prospect av, Pres; (a) Moore & Landsiedel, 3 av & 148th (16).

TREMONT AV, e s, 74.5 s Meyer, new bk chimney, range, bath & wash tubs & partitions to 2-sty fr str & dwg; \$500; (o) John Murphy, Meyer st; (a) Chas. R. Baxter, 3105 Middletown rd (17).

3D AV, 2920, new show windows on 1st & 2d floors, partitions to 2-sty fr str & offices; \$1,000; (o) Henry B. Pye, 2918 3 av; (a) Wm. H. Meyer, 1861 Carter av (15).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torrens System.

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RECORDS SECTION

of the

REAL ESTATE BUILDERS

RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. CI

No. 2607

New York, March 2, 1918.

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

FEB. 21, 23, 25, 26, 27 & 28.

Canal st, 276-82, see Bway, 416.

Chrystie st, 157 (2:425-36), ws, 75.9 n Delancey, 24x125.10x25x126.6, also including the half of lot on which stands the middle house of the three houses in rear of 157 & 159 Chrystie, with half of said house, 5-sty bk tnt; Jos V Mitchell, ref, to Sutton Holding Co, 320 Bway; sub to taxes &c & unpaid tax lien sales of \$3,435.22; FORECLOS Feb7; Feb26'18; A\$17,000-23,000 (R S \$14).

Columbia st, 120 (2:335-43), es, 63.3 n Stanton, runs e75.4xn6.9xe24.8xn14.1lxw100 to st xs21.8 to beg, 3-sty bk tnt & str, 1-sty ext; Becky Wittenstein, 1469 Webster av, to Chas M Wimpheimer, 575 W 172; mtg \$12,000 & AL; Feb19; Feb25'18; A\$11,000-15,500 (R S 50c).

Crosby st, 101-3 (2:496-12), es, 53.3 s Prince, 40x64.9x39.4x61.6, 7-sty bk loft & str bldg; Central Trust Co of N Y to Eliphalet L Davis, 249 W 22; B&S & CaG; AL; Feb21; Feb27'18; A\$18,000-36,000 (R S \$30).

Crosby st, 101-3; Eliphalet L Davis to Anton Louy, 224 8 av; mtg \$27,500; Feb21; Feb27'18 (R S 50c).

Division st, 54-6 (1:289-49), ns, 81.1 e Chrystie, runs nw73.6xne3.1lxse39.3xsw5x w3.9xs52.10 to st xw23 to beg, 6-sty bk tnt & str; Meyer S Scheinman, 1048 Union, Bklyn, to Louis Winkler, 262 East Bway, & Abram Schultz, 63 W 110; QC & discharge mtg recorded Dec27'17; Feb20; Feb25'18; A\$26,500-38,500.

Division st, 232 (1:314-34), ns, 160 e Clinton, runs nw94.6xn11xe18xe93 to st xsw24 to beg, 3-sty fr bk ft tnt & str & 4-sty bk rear tnt; Frank F Lisiecki et al, heirs Eliz Lisiecki, to Frank F John J & Annie M Lisiecki, EXRS Frank Lisiecki, at 660 Macon, & 692 Halsey, Bklyn; QC; Jan31; Feb28'18; A\$15,000-18,000.

Downing st, 21 (2:527-88), ns, 240.1 w Bleeker, 16.3x70.2x16.3x70.1, 4-sty bk tnt & str; Eliz M Sarles, of Bklyn, to Mabel Penner, 504 8 av, Bklyn; Feb16; Feb25'18; A\$6,000-9,000 (R S 50c).

Duane st, 172-4 (1:141-27-28), ss, 100.2 w Hudson, runs s127.4xw25xn12.8xw25xn114.10 to st xe50 to beg, 4-sty bk loft & str bldg, 2-sty bk str; Wm O Saxton to Frank L Holt at Plainfield, NJ; AT; mtg \$60,000; Feb1; Feb21'18; A\$59,000-78,000 (R S \$10).

Greenwich st, 13 & 25-39 (1:13-11-21), sec Morris (No 9), runs s226.8xe100xn-xe9xn22 to ss of an old alley xw5xn2.1xw24.8 xn67.8 to st xw81.5 to beg, with AT to alley, 1-5, 2-4, 2-2 & 1-1-sty bk bldgs; City Real Estate Co to Twenty-Five Broadway Corp, 21 State; B&S; mtg \$325,000 & sub to underground easement & AL; Feb20; Feb21'18; A\$409,500-444,500 (R S \$500).

Hudson st, 260 (2:578-53), es, 21 s Delancey, 21x70, 3-sty bk tnt & str; Anna Gottschalk to Benj B Davis, 2049 Bway; mtg \$8,000; Apr18'14; Feb25'18; A\$10,000-11,000.

Ludlow st, 24 (1:297-9), es, abt 100 s Hester, 25x86; Lincoln Trust Co to 292 Fifth Av Corp, at 507 5 av; B&S; Feb21; Feb27'18; A\$17,000-24,500 (R S \$25.50).

Maugin st, 59 (2:323-25), ws, 125 n Delancey, 25x98.10, 2 & 3-sty bk factory; August Miller or Muller of Bklyn to Mary Burger, 346 Ashford, Bklyn; Feb20; Feb21'18; A\$7,000-11,000.

Madison st, 95 (89) (1:277-11), ns, 238.5 w Market, 25x100, 5-sty bk tnt & str; Saml Ashman to Maxar Realty Corp, both at 920 Av St John; mtg \$25,000 & AL; Feb21; Feb26'18; A\$15,000-27,000 (R S \$25.50).

Madison st, 173 (1:273-8), ns, abt 195 e Pike, 25x100, 5-sty bk tnt & str; Saml Ashman to Maxar Realty Corp, both at 920 Av St John; mtg \$21,000; Feb21; Feb26'18; A\$15,000-27,500 (R S \$25.50).

Mercer st, 133 (2:499-22), ws, 71.6 s Prince, 29.6x71.3x28x71.3, 8-sty bk loft & str bldg; Central Trust Co of N Y to Jere F Donovan, 124 So Oxford, Bklyn; B&S & CaG; AL; Feb26; Feb27'18; A\$16,000-40,000 (R S \$30.50).

Morris st, 1-5, see Bway, 13-27.

Morris st, 7 (1:13-22), ss, abt 85 e Greenwich, 25x—, vacant; A\$31,600-31,600; also MORRIS ST (1:13-23), ss, 106 e Greenwich, a strip 5x92.3, vacant; A\$4,900-4,900; John T Brennan, of Bklyn, et al, to Twenty-Five Broadway Corp, 21 State; mtg \$35,750; Feb19; Feb21'18 (R S \$54).

Morris st, 9, see Greenwich, 13 & 25-39.

Monroe st, 94 (1:255-48), ss, 36.2 w Pelham, runs w18xs45.3xe8xne22.6xn25 to beg, 6-sty bk loft & str bldg; Nassau-Beekman Investing Co to Jennie Adelman, 329 Lafayette av, Bklyn; mtg \$9,000 & AL; July 20'17; Feb23'18; A\$5,000-8,500.

Morris st, ss, 106 e Greenwich, see Morris, 7.

Nichols pl (8:2255-56 & 79), ses, 235.1 sw Prescott av, runs sw & w on curve 130.4xse189.3 to nws Prescott av xne & e on curves 128.1xw202 to beg, 2-sty fr dwg, 1-sty fr stable & vacant; Blanche L Rosedale to Mimosuke Yamaguchi, 40 Post av; mtg \$5,500 & AL; Feb27'18; A\$8,300-10,400 (R S \$1).

Orchard st, 196 (2:412-13), es, 68.10 s Houston, 24.10x87.10x24.9 x 87.10, 5-sty bk tnt & str; Harry A Goidel, ref, to Emma Ziegel, 746 St Nicholas av, plff; FORECLOSED & drawn Feb27; Feb23'18; A\$17,500-26,000. \$100 over & above encumbrances

Pitt st, 62 (2:338-8), es, 150 s Rivington, 25x100, 3 & 4-sty bk hall; Richd O'Gorman, ref, to Wilfred F Ricardo & Maurice Cane, TRSTES under marriage settlement dated Aug'09, residing in France, plffs; FORECLOSED Dec19'17; Feb3; Feb21'18; A\$16,000-28,000.

Plaza Lafayette, 880, see Riverside dr, se c Plaza Lafayette or 181.

Rivington st, 28 (2:421-38), ns, 75.3 w Forsyth, 24.11x100x25x100, 4-sty bk stable; Geo T Soper, of Cedarhurst, LI, to Ada L Simis, on the Strand, at Far Rockaway, B of Q; mtg \$32,113; May8'17; Feb26'18; A\$19,000-26,000.

Rivington st, 28; Ada L Simis, at Far Rockaway, B of Q, to M Emma Dean, 133 W 79; mtg \$32,113; Feb11; Feb26'18.

Sullivan st, 224 (2:540-27), ws, 166 s 3d, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; A\$16,000-23,000; also SULLIVAN ST, 226 (2:540-26), ws, 141 s 3d, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; A\$16,000-23,000; also SULLIVAN ST, 228 (2:540-25), ws, 116 s 3d, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; A\$16,000-23,000; Saml Gordon et al to Gruen Holding Co; all RT&I; B&S & CaG; Dec26'17; Feb25'18.

Sullivan st, 226-8, see Sullivan, 224.

Water st, 155 (1:71-11), ss, 20.6 e Maiden la, 20x51.6x20x52, ws, 6-sty bk loft & str bldg; Emma M Gibson of Bklyn to Smith Valley Realty Corp at 17 Cedar; Nov26; Nov30'17; A\$14,000-20,000. (Corrects error in issue Dec8 as to description of property & bldg).

Water st, 592 (1:245-45), ns, abt 45 w Montgomery, 22.7x56.3, 3-sty bk tnt; Annie Epstein to Elemex Realty Co, 59 Liberty; B&S; AL; Dec19'17; Feb27'18; A\$4,000-4,800 (R S 50c).

9TH st, 700-4 E (2:378-9), sec Av C (Nos 140-2), 83x40.8, 6-sty bk tnt & str; Geo C Holt, ref, to Harry Hastorf, 889 St Nicholas av, plff; FORECLOS Feb20; Feb21; Feb23'18; A\$35,000-68,000 (R S \$60).

10TH st, 125 W, see Greenwich av, 20.

13TH st, 332-6 on map 330-6 E (2:454-24), ss, 254 w 1 av, 46x103.3, 6-sty bk tnt & str; Sam Etlinger, of Bklyn, to Isidore Essenfeld, 141 W 110; ½ pt; AT; mtg \$69,000; Feb25; Feb26'18; A\$28,000-60,000 (R S 50c).

13TH st, 513 E (2:407-54), ns, 158.6 e Av A, 37.6x103.3, 6-sty bk tnt & str; Pietro D'Amato, B of Q, to Jos D'Amato, 343 Jackson av, B of Q; AT; AL; Feb20; Feb21'18; A\$15,000-38,000 (R S 50c).

14TH st, 209 E (3:896-9), ns, 177 e 3 av, 29x103.3, 5-sty bk tnt & str; Herman Joseph, ref, to Alfred Frank, 697 West End av, & Julius J Frank, 345 W 83, as TRSTES, plffs; FORECLOS Dec27'17; Feb21'18; A\$24,500-35,000 (R S \$30).

14TH st, 461-9 W, see 10 av, 58-76.

15TH st, 150 W (3:790-64), ss, 185 e 7 av, 20x100, 3-sty & b bk dwg; Philip J Dunn, ref in special proceedings in sale life estate of Margt A Converse, to Sedgwick Machine Works, Inc, 84 Carroll st, Poughkeepsie, NY; Feb26; Feb27'18; A\$12,500-15,000 (R S \$9).

15TH st, 452-60 W, see 10 av, 58-76.

16TH st, 427 W (3:714-20), ns, 325 w 9 av, 25x92, 5-sty bk tnt & str; Public Service Realty & Mtg Co to Saml Benson, 871 Fox; AL; Feb26; Feb28'18; A\$9,500-14,000 (R S 50c).

19TH st, 238 E (3:899-37), ss, 160 w 2 av, 20x84, 3-sty & b bk dwg; Danl C Sands, TRSTE will Phebe F Stoutenburgh, to Wm H Von Der Horst, 229 E 58; ½ pt; AT; AL; Feb2; Feb26'18; A\$10,000-13,000 (R S \$35.50).

19TH st, 238 E; Danl C Sands & Edith K, his wife, individ, of Valhalla, NY, to same; ½ pt; AT; B&S & CaG; AL; Feb2; Feb26'18 (R S \$35.50).

23D st, 426 W (3:720-60), ss, 275 w 9 av, 25x98.9, 4-sty stn tnt; Jongla Realty Co to Eliz Marshall, 446 W 23; mtg \$16,000 & AL; Feb21; Feb23'18; A\$15,000-20,000 (R S \$2).

26TH st, 304 E (3:931-52), ss, 100 e 2 av, 25x98.9, 5-sty bk tnt; Chas J Hesse, Bklyn, to Otto A Weber, 32 Av A; mtg \$17,000; Feb11; Feb14'18; A\$10,000-22,500 (R S 50c). (Corrects error in issue Feb16 when description of property was omitted).

26TH st, 304 E; Otto A Weber to Chas J Hesse & Margaretha, his wife, as tenants by entirety, 5 Van Siclen av, Bklyn; mtg \$17,000; Feb11; Feb14'18 (R S 50c). (Corrects error in issue Feb16 when grantor's name was Otto A Weber).

27TH st, 458-60 W, see 10 av, 292.

31ST st, 137 E, see Lex av, 181-7.

32D st, 142 W (3:807-64), ss, 435 w 6 av, 20x44.7x20.5x40.2, vacant; Isidore Ehrman, ref, to John J Cavanagh, 258 W 23; FORECLOS Jan29; Feb27'18; A\$29,000-29,000 (R S \$17).

42D st, 101 W, see 6 av, 737-45.

42D st, 107 W (4:995-29C), ns, 80 w 6 av, 20x100.5, except strip 1 inch wide n of a line 75.4 n 42d, to which AT is conveyed, 5-sty bk tnt & str, 2-sty ext; Michl J Gilhuly et al to Caggle Realty Co, 107 W 42; AL; Feb25; Feb26'18; A\$130,000-135,000 (R S \$15).

49TH st, 207-9 E, see 140th, 298-306 E, Bronx Cons.

49TH st, 240-2 W (4:1020-57), ss, 160 e 8 av, 40x100.5, 7-sty bk tnt; Gertrude A Vanderbeck to Builders Protective Co, 907 Bway; B&S; AL; July6'16; Feb27'18; A\$54,000-110,000.

50TH st, 507-13 W (4:1079-25), ns, 100 w 10 av, 100x100.5, 5-sty bk front & rear loft bldgs; Gramont Constn Co to Styme Realty Corp, 95 William; AL; Feb1; Feb27'18; A\$44,000-75,000 (R S 50c).

51ST st, 432 W (4:1060-48), ss, 400 e 10 av, 25x100.5, 4-sty stn tnt; A\$13,000-17,500; also 11TH AV, 592 (4:1073-1), nec 44th (No 561), 23.3x74, 5-sty bk tnt & str; Jos M Connor to Mary Connor, 432 W 51; 1-5 pt; AL; Jan26; Feb21'18; A\$12,000-20,500 (R S \$1).

54TH st, 126 E (5:1308-60), ss, 90 w Lex av, 25x100.5, 2-sty bk garage; Wm A Irving, at Chester, Pa, et al, EXRS Matilda E Starbuck, to John H Naughton, 611 Lex av; ½ pt; Feb13; Feb26'18; A\$30,000-35,000 (R S \$9).

54TH st, 126 E; Ruth S Ranney, 2 E 45, et al, to same; ½ pts; Feb20; Feb26'18 (R S \$18).

58TH st, 224 W (4:1029-46½), ss, 440 e 8 av, 20x100.5, 4-sty stn club house; to Raphael M Ray, 1312 Dean, Bklyn, mtg Three States Realty Co, 149 Bway; mtg \$25,000; Feb28'18; A\$33,000-35,000 (R S \$50).

61ST st, 232 W (4:1152-51), ss, 325 e West End av, 25x100.5, 5-sty bk tnt & str; Celia Seigel, 8675 24 av, Bklyn, to Chas M Seigel 501 W 111; B&S; AL; Feb 23; Feb25'18; A\$8,000-12,500. nom

62D st, 318-26 E, see 140th, 298-306 E, Bronx Cons.

64TH st, 8 E (5:1378-66), ss, 150 e 5 av, 20x100.5, 4-sty & b stn dwg; Wm A Irving at Chester, Pa, et al, EXRS Matilda E Starbuck, to Edith T Bates, 12 E 64; Feb 14; Feb21'18; A\$67,000-73,000 (R S \$50). 50,000

68TH st, 241 W (4:1160-14), ns, 450 w Ams av, 25x100.5, 2 & 3-sty bk garage; Granby Corpn, 46 Cedar, to Wm M Goss, 105 Buckingham st, Waterbury, Conn; mtg \$15,000 & AL; Feb14; Feb28'18; A\$12,000-19,000 (R S \$750). O C & 100

70TH st, 287 W, see West End av, nec 70. **71ST st, 405 E** (5:1466-1½), ns, 75 e 1 av, 19x102.2, 4-sty bk tnt; John C McCabe, Jr, 159 E 53, heir Patk H McCabe, to Eliz T Strong, 405 E 71; 1-10 pt; AT; Feb4; Feb 21'18; A\$5,500-9,000 (R S \$1). nom

71ST st, 405 E; Rosanna Ranagan, widow, 308 E 90, sister & heir Patk H McCabe, to same; 1-10 pt; AT; Feb4; Feb21'18 (R S \$1). nom

71ST st, 405 E; Edw Aubrey, 579 E 184, Bronx, heir Patk H McCabe, to same; 1-50 pt; AT; Feb4; Feb21'18 (R S 50c). nom

71ST st, 405 E; John Aubrey, 52 Linden st, Yonkers, NY, heir Patk H McCabe, to same; 1-50 pt; AT; Feb4; Feb21'18 (R S 50c). nom

71ST st, 405 E; Catherine — Catherine st, Ft Lee, NJ, heir Patk H McCabe, to same; 1-50 pt; AT; Feb4; Feb21'18 (R S 50c). nom

71ST st, 405 E; Mary A wife Frank Coffone, 2394 Belmont av, Bronx, & heir Patk H McCabe, to same; 1-50 pt; AT; Feb4; Feb 21'18 (R S 50c). nom

71ST st, 405 E; Emile Aubrey, 14 Madison st, Mt Vernon, NY, heir Patk H McCabe, to same; 1-50 pt; AT; Feb4; Feb21'18 (R S 50c). nom

75TH st, 242 E (5:1429-29), ss, 100 w 2 av, 25x102.2, 4-sty bk tnt & str; Fredk C Hunter, ref, to John M Bowers, 45 E 65, pff; FORECLOS Dec5'17; Feb28'18; A\$10,000-20,000 (R S \$5). 5,000

80TH st W, nec West End av, see West End av, 422.

85TH st, 501-7 E, see Av A, 1610.

86TH st, 34 W (4:1199-52), ss, 300 e Col av, 25x102.2, 5-sty & b bk dwg; Geo H Engelhard, ref, to Stephen C Clark at Cooperstown, NY; pff; FORECLOS Feb20; Feb21; Feb23'18; A\$35,000-58,000 (R S \$44). 44,000

91ST st, 316-8 E (5:1553-41-42), ss, 250 e 2 av, 50x100.8, 2-sty bk tnt & str, 1-sty ext & 1-sty bk str; Henry E Stroth to Louis & Saml Miller, 71 E 96; mtg \$9,000 & AL; Feb20; Feb23'18; A\$17,000-20,000 (R S \$850). O C & 100

91ST st, 118 W (4:1221-42), ss, 239 w Col av, 18x100.8, 3-sty & b stn dwg; Mary D Hitchcock to Helen H Gilmore, 118 W 91; mtg \$12,500; July19'17; Feb28'18; A\$14,500-20,000. nom

92D st, 313 E (5:1555-9), ns, 200 e 2 av, 25x100.8, 5-sty bk tnt & str; Myron Sulzberger, ref, to Mechanics Bank, 215 Montague, Bklyn; sub to taxes &c; FORECLOS Feb21; Feb27; Feb28'18; A\$8,500-17,500. 9,250

94TH st, 152-64 E, see 140th, 298-306 E, Bronx Cons.

94TH st, 312 E (5:1556-44), ss, 200 e 2 av, 25x100.8, 5-sty bk tnt; Chas L Hoffman, ref, to Bank for Savgs, 280 4 av, pff; FORECLOS Jan30; Feb21; Feb25'18; A\$7,500-14,500 (R S \$13). 12,550

94TH st, 314 E (5:1556-43), ss, 225 e 2 av, 25x100.8, 5-sty bk tnt; Phoenix Ingraham, ref, to Bank for Savgs, 280 4 av, pff; FORECLOS Jan30; Feb21; Feb25'18; A\$7,500-14,500 (R S \$10). 10,000

94TH st, 345-7 E, see 1 av, 1819-21.

94TH st, 162 W (4:1224-56), ss, 581 w Col av, 17x96 to cl Apthorps la x17.1x96.8, 3-sty & b bk dwg; Russell R Dana et al to Cath L Dunn, 162 W 94; mtg \$6,000; Jan19; Feb25'18; A\$12,500-15,000 (R S \$1150). O C & 100

96TH st, 226 E (5:1541-33), ss, 369 e 3 av, 32x100.8, 5-sty bk tnt; N Taylor Phillips, ref, to Geo B Bernheim, 148 W 86, TRSTE will Gustav Bernheim, pff; FORECLOS Jan24; Feb26'18; A\$13,000-30,000 (R S \$15). 15,000

97TH st, 209 E (6:1647-7), ns, 164 e 3 av, 24.6x100.11, 5-sty bk tnt; Jonah J Goldstein, ref, to Hy N Tift, 309 W 76, TRSTE will Peter S March, pff; FORECLOS Feb 13'18; Feb28'18; A\$6,800-12,500 (R S \$10). 10,000

99TH st, 155 E (6:1627-24), ns, 300 w 3 av, 25x100.11, 5-sty bk tnt; Edw Moushekian, 435 Convent av, to Neteos Holding Corp, 99 Nassau; B&S & CaG; mtg \$17,000 & AL; Sept8'16; Feb25'18; A\$8,500-18,000. O C & 100

99TH st, 222 E (6:1648-35), ss, 335 e 3 av, 25x100.11, 5-sty bk tnt; Saml H Wandell, ref, to Henry Walz, 355 Webster av, Jersey City, NJ; mtg \$10,000; FORECLOS Feb6; Feb14; Feb21'18; A\$7,000-17,500 (R S \$4). 4,000

99TH st, 222 E; Henry Walz of Jersey City, NJ, to Sadye J Kaplan, 675 Westchester av, Bronx; mtg \$18,800; Feb20; Feb21'18 (R S 50c). O C & 100

99TH st, 260 W (7:1870-60), ss, 100 e West End av, 25x100.11, b-sty bk tnt; Susan E Flower (Blum) to E R A Realty Co, 135 Bway; mtg \$24,000; Feb21; Feb28'18; A\$22,500-30,000 (R S \$3). O C & 100

100TH st, 70 E (6:1605-43), ss, 98.3 w Park av, 25x100.11, 5-sty bk tnt; Maxwell C Lewis to Rosalie W Marks, 839 West End av; mtg \$19,000 & AL; Oct30'14; Feb 25'18; A\$10,000-21,000. O C & 100

101ST st, 196-8 E, see 3 av, 1816.

101ST st, 329 E (6:1673-18), ns, 200 w 1 av, 28.6x100.11, 6-sty sty bk tnt & str; Lester W Eisenberg, ref, to Andrea Tri-paldi, 1010 Washington av, Bronx; pff; mtg \$20,250, taxes & AL; FORECLOSED & drawn Dec21'17; Feb23'18; A\$6,900-25,000 (R S \$150). 750

101ST st, 203 E, see 140th, 298-306 E, Bronx Cons.

101ST st, 330 E (6:1672-34), ss, 175 w 1 av, 25x100.11, 6-sty bk tnt; Chas E Ly-decker, ref, to Jacob Kottek, 17 W 70; Wm Cowen, 35 E 60, & Geo Cowen, 39 E 74, EXRS Newman Cowen; FORECLOS Feb14; Feb26; Feb27'18; A\$6,000-20,500 (R S \$17). 17,000

102D st, 208 E (6:1651-42), ss, 160 e 3 av, 25x100.11, 5-sty bk tnt & str; Louis Shulberg, 580 Greene av, Bklyn, to Nathan Marks, 1427 Mad av; mtg \$17,000; Feb26; Feb27'18; A\$7,000-19,500 (R S \$1). O C & 100

102D st, 210 E (6:1651-41), ss, 185 e 3 av, 25x100.11, 5-sty bk tnt & str; Louis Shulberg, 580 Greene av, Bklyn, to Nathan Marks, 1427 Mad av; mtg \$17,000; Feb26; Feb27'18; A\$7,000-19,500 (R S \$1). O C & 100

103D st, 218 E (6:1652-40), ss, 205 e 3 av, 25x100.9, 4-sty bk tnt & str; A\$7,000-12,000; also 103D ST, 220 E (6:1652-39), ss, 230 e 3 av, 25x100.11, 4-sty bk tnt & str; A\$7,000-12,000; Land Estates, Inc, to J M B Co, 6 W 32; B&S & CaG; Feb20; Feb21'18 (R S \$4). O C & 100

103D st, 220 E, see 103d, 218 E.

103D st, 311-3 E (6:1675-9-10), ns, 200 e 2 av, 50x100.11, 2-4-sty bk tnts & str; A \$12,000-22,000; also 106TH ST, 311 E (6:1678-9), ns, 200 e 2 av, 25x100.11, 4-sty bk tnt & str; A\$7,500-13,500; Raphael R Murphy, 1547 Vyse av, to Ferdinand E M Bul-lowa, 127 E 72, & Alice Bullowa, 22 W 85, EXRS & TRSTES Alfred L M Bullowa; B&S & CaG; AL; Oct24'13; Feb28'18. 50

104TH st, 159 E (6:1632-25), ns, 120 e Lex av, 25x100.11, 4-sty bk tnt & str; Marjorie G Singer to Young Women's Christian Assn, 600 Lex av; B&S; Feb27; Feb28'18; A\$9,000-15,000. nom

104TH st, 162 E, see Lex av, 1645.

104TH st, 54 W (7:1839-52), ss, 39 w Manhattan av, 17x100.11, 3-sty & b bk dwg; Excelsior Savgs Bank to Wilmurt Realty Co, 347 5 av; Feb20; Feb25'18; A \$9,000-12,000. 15,000

106TH st, 311 E, see 103d, 311-3 E.

107TH st, 161 E (6:1635-26½), ns, 133 e Lex av, 17x100.11, 4-sty stn tnt; Teresa La Verdi, 2000 or 2008 Hughes av, to Wal-ter S Kenefick, at Rye, NY; mtg \$8,500 & AL; May15'17; Feb27'18; A\$6,000-9,000. nom

111TH st, 87-9 E (6:1617-33), ns, 63.6 w Park av, 38.3x100.11, 6-sty bk tnt & str; 25 West 136th St Corpn to The Loretta Corp; AL; Oct30'17; Feb26'18; A\$16,500-38,000. nom

113TH st, 17 W (6:1597-28½), ns, 214 w 5 av, 15.6x100.11, 3-sty & b bk dwg; Jacob Goldstein, 1800 7 av, to Jennie Goldsmith, 17 W 113; mtg \$5,500; Feb25'18; A\$7,500-9,000 (R S \$150). O C & 100

115TH st, 25 E, see Madison av, 1752.

115TH st, 352 W, see Morningside av, 9.

116TH st, 309 W (7:1943-26), ns, 150 w 8 av, 25x100.11, 5-sty bk tnt & str; Le Roy D Ball, 50 Vanderbilt av, to Saml Bogart, of Plainfield, NJ; mtg \$20,000; Jan10; Feb 26'18; A\$16,000-24,000 (R S 50c). nom

116TH st, 311 W (7:1943-25), ns, 175 w 8 av, 25x100.11, 5-sty bk tnt & str; Le Roy D Ball, 50 Vanderbilt av, to Saml Bogart, of Plainfield, NJ; mtg \$20,000; Jan10; Feb26'18; A\$16,000-26,000 (R S 50c). nom

118TH st, 400-400½ E (6:1711-4½), ss, 75 e 1 av, 13.7x75.7, 3-sty bk loft bldg; Murdock M Campbell to Chas C Watkins, 2338 2 av; ½ pt; mtg \$8,500 & AL; May29'16; Feb25'18; A\$4,000-7,500 (R S 50c). nom

118TH st, 307 W (7:1945-26), ns, 150 w 8 av, 25x100.11, 5-sty bk tnt; Meyer Levine et al to Jacob Lubinsky, 1763 3 av; mtg \$21,000; Feb20; Feb21'18; A\$11,000-21,000. nom

119TH st, 72 E (6:1745-42), ss, 115 w Park av, 25x100.10, 5-sty bk tnt & str; Land Estates, Inc, to S & L Building Corp, 1312 Clinton av; B&S & CaG; mtg \$17,000; Feb26; Feb27'18; A\$10,000-18,500 (R S \$3). O C & 100

120TH st, 117 E (6:1769-9½), ns, 205 e Park av, 20x100.11, 4-sty bk tnt; Winter Russell, ref, to Mutual Life Ins Co of N Y, pff; FORECLOS Feb20; Feb27; Feb28'18; A\$7,600-10,500 (R S \$6). 6,000

120TH st, 120 W (7:1904-44), ss, 254 w Lenox av, 19x100.11, 3-sty & b stn dwg; Lawmor Impt Co to Rose Frucht, 62 W 113; mtg \$8,500 & AL; Feb19; Feb26'18; A\$8,300-13,500 (R S \$150). O C & 100

120TH st, 158 W (7:1904-56), ss, 175 e 7 av, 16.8x100.11, 3-sty & b bk dwg; See-Em Holding Co to Helene A Meeks, 371 Commonwealth av, Boston, Mass; QC; May4'14; Feb25'18; A\$7,300-12,500. nom

121ST st, 231 W (7:1927-15), ns, 400 w 7 av, 25x100.11, 5-sty bk tnt; Walter B Safford to General Synod of the Reformed Church in America, 25 E 22, pff; FORECLOS Feb8; Feb26; Feb28'18; A\$12,000-23,500 (R S \$15). 15,000

124TH st, 358 E, see 140th, 298-306 E, Bronx Cons.

127TH st, 43 W (6:1725-18), ns, 416.3 e Lenox av, 18.9x100, 3-sty & b fr dwg; Newat Realty Co, 200 Bway, to Courtney Development Co, 40 W 58; Feb20; Feb21'18; A\$6,000-6,800 (R S \$6). O C & 100

129TH st W, see Convent av, see Convent av, 31-3.

130TH st, 28 E (6:1754-60), ss, 91.10 w Mad av, 18.1x99.11, except strip on w — conveyed by deed dated Apr30, 1883,

3-sty & b stn dwg; Warren Leslie, ref, to Broadway Savgs Instn, 5 & 7 Park pl, pff; FORECLOS Feb20; Feb26; Feb27'18; A\$4,700-6,800 (R S \$7). 6,600

132D st, 33 W (6:1730-24), ns, 311.6 w 5 av, 17.7x99.11, 3-sty & bk dwg; Chas H Griffiths, ref, to Mabelle L Burras, 230 W 79, pff; FORECLOSED, drawn & recorded Feb27'18; A\$4,200-5,000 (R S \$3.50). 3,500

134TH st, 52-8 E (6:1758-46-49), ss, 85 e Mad av, 100x99.11, 2-sty fr dwg & vacant; Courtney Development Co, 156 Bway, to Newat Realty Co, 200 Bway; mtg \$8,000; Feb19; Feb21'18; A\$18,000-18,000 (R S \$8). O C & 100

140TH st, 500 W, see Ams av, 1616-20.

142D st, 532 W (7:2073-53), ss, 256.10 e Bway, 18.2x99.11, 3-sty & b stn dwg; Jennie E Van Horn (Heller), individ & EXTRX & TRSTE John H Heller, Jr, to John H Heller, 532 W 142, & Chas A Heller, 281 Edgecombe av, DEVISEES John H Heller, Jr; AL; Feb21; Feb23'18; A\$9,000-11,500. nom

142D st, 532 W; John H Heller, 532 W 142, & ano to Wm C Daly, 611 W 141; mtg \$6,000 & AL; Feb21; Feb23'18 (R S \$4). O C & 100

150TH st, 521 W (7:2082-20½), ns, 489 e Bway, 17x99.11, 3-sty & b bk dwg; Popham Realty Co, 61 W Fordham rd, Bronx, to Morris R Altman, 314 E 15; mtg \$7,000; Feb21; Feb23'18; A\$7,500-10,000 (R S \$2.50). O C & 100

151ST st W, see Convent av, see Convent av, 470.

179TH st, 530-4 W (8:2153-12-14), ss, 163 e St Nicholas av, 87x100, 2-5-sty bk tnts; 530-534 West 179th St Realty Corpn to Howard C Higgins, 510 Park av; mtg \$68,000; Feb27'18; A\$33,000-92,000 (R S \$20). O C & 100

179TH st, 710 W (8:2176-23), ss, 175 e Ft Washington av, 50x92.6, 5-sty bk tnt; Anna H Ahrens to Olds Holding Corp, 217 Bway; mtg \$43,000 & AL; Feb26; Feb 27'18; A\$20,000-53,000 (R S \$12). O C & 100

179TH st, 710 W; Olds Holding Corpn to Hanton Realty Co, 58 St Pauls pl, Bklyn; mtg \$43,000 & AL; Feb26; Feb27'18 (R S \$17). O C & 100

180TH st, 870-2 W (8:2177-263), ss, 75 w Northern (Haven) av, 50x100, 5-sty bk tnt; Ambeck Realty Corpn to Aries Corp; mtg \$52,000; Feb26; Feb27'16; A\$17,000-54,000 (R S \$13.50). O C & 100

180TH st, 875 W, see Haven av, 325.

181ST, 509-11 W (8:2155-23), ns, 170 e Audubon av, 50x100, 6-sty bk tnt & str; Wesslau Brothers, Inc, to Albt E Wesslau, 780 Riverside dr, & Geo J Wesslau, 528 W 150; mtg \$45,000; Feb26; Feb27'18; A\$26,000-68,000 (R S \$43). O C & 100

181ST st, 800 W, see Riverside dr, sec Plaza Lafayette or 181.

Av A, 32 (2:398-4), es, 66.6 s 3d, 22x76, 4-sty bk tnt & str; Abr Wechsler, of Bklyn, to Burke-Sack Corp, 410 Freedom av, Bklyn; ½ pt; mtg ½ of \$14,000; Jan 31; Feb25'18; A\$15,000-19,000 (R S \$2.50). O C & 100

Av A, 1610 (5:1582-1), nec 85th (Nos 501-7), 25.8x71.11, 5-sty bk tnt & str; Gesina Meinken, of Woodhaven, LI, to Geo Ehret, 1197 Park av; mtg \$30,000 & AL; Feb28'18; A\$14,500-27,000. nom

Av C, 140-2, see 9th, 700-4 E.

Av C, 200 (2:382-2), ses, 26.9 n 12th, 25x 62.6, 4-sty bk tnt & str; Wm Marienhoff, 22 E 120, to Meyer C Jacobs, 570 W 156; mtg \$8,500; May1'17; Feb26'18; A\$8,000-11,500 (R S \$150). nom

Amsterdam av, 1616-20 (7:2071-36), swc 140th (No 500), 99.11x125, 7-sty bk tnt & str; Columbus Circle Constn Corp, 51 E 42, to Circle Concrete Corp, 1622 Ams av; mtg \$220,000; Feb23; Feb27'18; A\$95,000-\$. O C & 100

Audubon av, 431 (8:2156-68), es, 50 n 186th, 89.10x95, 5-sty bk tnt; Wesslau Bros, Inc, to Albt E Wesslau, 780 Riverside dr, & Geo J Wesslau, 528 W 150; mtg \$60,000; Feb26; Feb27'18; A\$32,000-95,000 (R S \$46). O C & 100

Broadway, 13-27 (1:13-23-34), swc Morris (Nos 1-5) & bounded w by rear of Nos 13 to 33 Greenwich st & alley that is part of No 7 Morris st & s by land of Eva White, with A T to alley 5x92.3, 1-3, 1-4, 1-5-sty bk tnts & str, 5-sty bk hotel & vacant; Jas H Mairs of South Nyack, NY, et al to Twenty-five Broadway Corp, 21 State; QC; AL; Feb20; Feb21'18; A\$1,533,900-1,551,900. nom

Broadway, 13-27, swc Morris (Nos 1-5), with underground easements, etc; same & ano, EXRS, &c, Wm H Mairs, to same; AL; Feb20; Feb21'18 (R S \$2,000). 2,000,000

Broadway, 416 (1:196-9), sec Canal (Nos 276-82), runs sell9.1xsw28xnxw33xne20.10xn w85 to Bway x33.2 to beg, 9-sty bk office & str bldg; Isidor Jackson et al, individ & et al, EXRS, &c, Emanuel Heilner, to Canal-Broadway Inc at 31 Nassau; AL; Feb7; Feb21'18; A\$130,000-195,000 (R S \$102). nom

Convent av, 31-3 (7:1968-56), sec 129th, runs ell13.8x45.4xw73.6 & 14.9 to av xn58.8 to beg, 5-sty bk tnt & str; Leonidas Realty Corpn to Lawrence Holding Co, 84 5 av (re-conveyance); B&S & CaG; Feb20; Feb21'18; A\$28,000-62,000. nom

Convent av, 315 (7:2050-21), es, 459.6 n 141st, 20x100, 3 & 4-sty & b bk dwg; Julia R Barbee, 315 Convent av, to Seymour Realty Co, 25 Broad; B&S & CaG; mtg \$14,500 & AL; Feb21; Feb23'18; A\$11,000-15,000 (R S 50c). nom

Convent av, 470 (

Greenwich av, 18, see Greenwich av, 20.

Greenwich av, 20 (22) (2:606-5), es. 15.8 n 10th, runs n15.8x41.2xne20.5xse25.9xw4.10xsw38.2xw36.8 to beg, 3-sty bk tnt & str; A\$5,600-7,000; also **GREENWICH AV, 18** (2:606-4), nec 10th, runs n15.8x36.8xne38.2xne6x—9.8xse5.6xsw23.8xs20.7xw14.2xs16.5 to st xw37.1 to beg, 3-sty bk tnt & str; A\$12,000-17,000; also 10TH ST, 125 W (25 Amos st) (2:606-96), ns, 37.11 e Greenwich av, runs e16.6x35.10xne31.9xne5.4xw11.8xsw23.8xs20.7xw14.2xs16.5 to beg, 3-sty bk tnt & str; A\$3,000-4,000; Horatio B Cushman to Mary L Cushman, his wife, both at Yonkers, NY; Feb21; Feb26'18 (R S \$32). nom

Haven av, 325 (8:2177-168), nec 180th (No 875), runs e125x125xw92.7 to es of av & s129.1 to beg, error, deed reads at ws of Haven av & ns 180th st, 6-sty bk tnt; Great Northern Constn Co to Winter Realities, Inc, 539 W 155; mtg \$197,500 & A L; Feb19; Feb21'18; A\$53,000-210,000 (R S \$5). O C & 100

Lexington av, 138 (3:884-69), ws, 16.9 s 29th, 16.3x81, 4-sty stn tnt & str; Stella, wife, & Walter Bobkiewicz, 138 Lex av, to Marjorie B Caldwell, 62 E 54; mtg \$21,000; Feb25'18; A\$16,000-18,500. O C & 100

Lexington av, 181-7 (3:887-26 to 29 & 31), es, 20 n 31st, runs n78x100x18x36.11xs80 to 31st (No 137) xw18.6x20xw85.5 to beg, 5-4-sty bk tnts & str; Geo J Gillespie, ref, to W Forbes Morgan, Jr, 71 Bway, TRSTE will Ellen R Morgan; FORECLOS Jan30; Feb28'18; A\$102,250-119,500 (R S \$75). 75,000

Lexington av, 367 (5:1295-52), es, 59.5 s 41st, 19.8x75, 3-sty stn tnt & str; Jos L Prager, ref, to Forrest Raynor, at Montclair, NJ, & Edw C Moen, 330 W 70, TRSTES will Henrietta H Smith, for Howard C Smith, piffs; FORECLOS Feb14; Feb19; Feb21'18; A\$23,000-28,000 (R S \$21). 21,000

Lexington av, 1643, see Lexington av, 1645.

Lexington av, 1645 (6:1631-50), sec 104th (No 162), 25.11x95, 4-sty stn tnt & str; A\$18,000-23,000; also **LEXINGTON AV, 1643** (6:1631-51), es, 25.11 s 104th, 25x95, 4-sty stn tnt; A\$12,000-16,000; Laura Levine, of Bklyn, to Rose Geller, 1173 Vyse av; mtg \$38,300; Feb15; Feb27'18. O C & 100

Madison av, 1659 (6:1616-53), es, 75.10 s 11th, 25x95, 5-sty stn tnt & str; Richd F Weeks, ref, to Minnie M Herrman, 85 E 79, TRSTE will Max Hilson, piff; FORECLOS Jan17; Feb18; Feb27'18; A\$15,500-26,000 (R S \$21). 21,000

Madison av, 1752 (6:1621-14), nwc 115th (No 25), 40.5x85, 5-sty stn tnt & str; Ida Jarmulowsky to Julius D Eisenstein, 940 Kelly; ½ pt; AT; QC; AL; Feb7; Feb25'18; A\$34,000-50,000. nom

Madison av, 1752, nwc 115th (No 25); Isaac Roggen et al, heirs & Hannah Roggen, to Harry Eisenstein, 57 E 96; ½ pt; AT; QC; AL; Dec17'17; Feb25'18. O C & 100

Madison av, 2094 (6:1756-58), ws, 24.11 s 132d, 25x93, 5-sty bk tnt & str; Michl Haas to Ellnor M Koch, 1457 Lex av; mtg \$23,000 & AL; Feb25; Feb26'18; A\$8,500-18,000 (R S 50c). nom

Manhattan av, 107 (7:1840-15), ws, 55.11 n 104th, 18x50, 3-sty & b bk dwg; Seymour Realty Co to Sigmond Saxe, 111 W 78; Q C; Jan25; Feb21'18; A\$7,000-8,000 (R S \$1). nom

Morningside av, 8, see Morningside av, 9.

Morningside av, 9 (7:1849-16), sec 115th (No 352), 31.10x34.9x27x101.5, 5-sty bk tnt; A\$23,500-43,000; also **MORNINGSIDE AV, 8** (7:1849-18), es, 31.10 s 115th, 43.5x72.8x36.11x95.5, 5-sty bk tnt; A\$25,000-38,000; 352 West 115th St Corp'n to Eva Alexander, 174 W 109; mtg \$58,000 & AL; Feb18; Feb25'18 (R S 50c). nom

Morningside av, 9 & 8; Eva Alexander to Service Realty Co, 55 Liberty; B&S; mtg \$58,000 & AL; Feb23; Feb25'18 (R S 50c). nom

Prescott av, ws, abt 430 sw Nichols pl, see Nichols pl, ses, 235.1 sw Prescott av.

Riverside dr, 865 (8:2135-28), ws, 95 n of cl 159th if extended & 130.8 n on curved line of drive from cl 159th, 24.9x59.11x20.5x70.3, 3-sty & b bk dwg; Hobart Realities Corp'n to Otto R Hartmann, 440 Riverside dr; B&S; Feb13; Feb26'18; A\$6,000-10,000 (R S \$1). nom

Riverside dr (8:2177-242), sec Plaza Lafayette (No 880) or 181st st, 126.1x120.11x108.11x100, 6-sty bk tnt; Great Northern Constn Co to Winter Realities, Inc, 539 W 155; mtg \$240,000 & AL; Feb19; Feb21'18; A\$75,000-P75,000 (R S \$5). O C & 100

West End av (4:1162-1), nec 70th (No 287), 17x70, 3-sty & b bk dwg; Thos J Ogle to Cornelia F Ogle, NY; AT; QC; mtg \$12,500 & AL; Apr5'10; Feb21'18; A\$17,000-24,000. nom

West End av, 422 (4:1228-1), nec 80th, 77.2x100, 13-sty bk tnt; J C Mayer & M G Mayer, Inc, to Eddy Palmer, 11 W 73; mtg \$375,000; Feb26; Feb27'18; A\$175,000-560,000 (R S \$140). O C & 100

1ST av, 1819-21 (5:1557-25), nwc 94th (Nos 345-7), 63.2x50, 6-sty bk tnt & str; Danl P Berghemer to Thos F Duffy, 774 E 179, Bronx; B&S & CaG; Feb6; Feb21'18; A\$20,000-42,000. nom

1ST av, 1819-21, nwc 94th (Nos 345-7); Thos F Duffy of Bronx to Providential Realty & Investing Co, 233 Bway; mtg \$12,500 & AL; Feb14; Feb21'18 (R S \$10). nom

2D av, 1036 (5:1347-51½), es, 60.5 s 55th, 20x60, 4-sty stn tnt & str; Fredk J Butenschon to Alice M Butenschon, his wife, both 1415 Av H, Bklyn; AL; Feb27; Feb28'18; A\$9,000-13,000. nom

2D av, 1048 (5:1348-2½), es, 40.5 n 55th, 20x63, 4-sty stn tnt & str; Fredk J Butenschon to Alice M Butenschon, his wife, both at 1415 Av H, Bklyn; AL; Feb27; Feb28'18; A\$9,000-12,000. nom

2D av, 1097 (5:1331-26½), ws, 40.5 s 58th, 20x60, 4-sty bk tnt & str; Fredk J Butenschon to Alice M Butenschon, his wife, both at 1415 Av H, Bklyn; AL; Feb27; Feb28'18; A\$9,000-13,000. nom

2D av, 2394 (6:1799-53), es, 140.11 n 122d, 20x80, 4-sty stn tnt & str; Louis Berkowitz, 2394 2 av, to Manhattan Savgs & Loan Assn, 185 E 117; mtg \$3,000; Feb28'18; A\$6,700-9,500 (R S \$3). O C & 100

3D av, 779-803, see 140th, 298-306 E, Bronx Cons.

3D av, 1221 (5:1425-48½), es, 83.8 s 71st, 16.9x110, 4-sty stn loft & str bldg & 1-sty bk rear bldg; Patk A Wilson to Queensa Draper of Hopedale, Mass; AL; Feb19; Feb21'18; A\$11,000-16,000 (R S \$12). O C & 100

3D av, 1816 (6:1628-40), swc 101st (Nos 196-8), 25.11x98; Minnie Rottenberg to Led Realty Co, 198 E 101; mtg \$25,000 & AL; Feb25; Feb28'18; A\$24,500-35,000 (R S 50c). nom

5TH av, 292 (3:832-44), ws, 74 s 31st, 24.8x100, 5-sty bk loft & str bldg; Eddy Palmer to 292 Fifth Av Corp'n, at 507 5 av; AL; Feb25; Feb27'18; A\$160,000-175,000 (R S \$100). O C & 100

6TH av, 737-45 (4:995-29), nwc 42d (No 101), runs n100.5xw60x25.1x20x75.4 to 42d x40 to beg, with AT to strip 100 w 6 av & 75.4 n 42d, runs n0.1x20x50.1xw20 to beg, 4-sty bk office & str bldg; Walter J Salomon, of Elmsford, NY, to Unity Fee Co; mtg \$329,000 & AL; Nov20'13; Feb21'18; A\$435,000-450,000. nom

8TH av, 121-3 (3:739-45), ws, 15.3 s 16th, 36.4x100x27.1x100.5, 3-sty bk tnt & str; Danl Nealis to John F Nealis, his son, both at 209 W 107; party 1st pt reserves life estate; mtg \$22,500; Feb14; Feb27'18; A\$23,000-27,000. gift

8TH av, 2301 (7:1950-33), ws, 76.11 s 124th, 24x75, 4-sty bk tnt & str; J Sidney Bernstein, ref, to Jennie G Buckley, 500 West End av; Calvin G Doig, 159 W 105, & John B Harrison, 31 Woodland av, New Rochelle, NY, TRSTES will Chas Guidet, piffs; FORECLOS Feb21; Feb25; Feb28'18; A\$17,000-22,000 (R S \$16). 16,000

10TH av, 58-76 (3:712-1-4 & 59-64), nec 14th (Nos 461-9), runs n206.3 to ss 15th (Nos 452-60), xel50.1xsl03.1xw50x103.1 to ns 14th xw100 to beg, 1 & 3-sty bk & fr bldgs; Wm W Astor of London, Eng, to Amos C Dean at East Orange, NJ; B&S; Dec19'17; Feb28'18; A\$175,000-179,500 (R S \$245). O C & 100

10TH av, 292 (3:724-66), sec 27th (Nos 458-60), 24.8x75, 4-sty bk tnt & str; Philip Simon of Fairfield, Conn, to Geo W Krause, 319 W 28; B&S & CaG; mtg \$21,000 & AL; Jan16; Feb23'18; A\$15,000-21,000 (R S 50c). nom

10TH av, 292, sec 27th (Nos 458-60); Ray Morris et al, heirs Louis & Bertha Becker, to same; correction & confirmation deed; A T; B&S & CaG; AL; Feb13; Feb23'18, nom

11TH av, 592, see 51st, 432 W.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Cooper sq, 34-6 (misc), equity \$50,000; also 5TH AV, 400, equity \$520,000; also 5TH AV, 481-5; also 41ST ST, 3 E, devised to Metropolitan Museum of Art, therefore exempt; also 5TH AV, 518, devised to the Actors Fund of America & exempt; certf as to payment of transfer tax for \$42,350; Jas A Wendell as Deputy Comptroller of State N Y to M J Harkins & ano, EXRS John Hoge, late of Ohio; Feb21; Feb23'18.

Christopher st, 70, see Grove, 67.

Grove st, 67 (2:591), ns, 56 w 4th, 27x82.2 to ss Christopher (No 70) x26x77.6, parcel 69 on damage map for 7 av & Varick st widening, &c; re & consent that tentative award of \$34,918 be paid by City N Y; Henry P A Clausen & ano, TRSTES will Henry Clausen, Jr, mtgees, to Peter V Stocky; AT; Dec5'17; Feb25'18. 15,000

41ST st, 3 E, see Cooper sq, 34-6.

78TH st, 453 E (misc); power of atty to conduct business; Onofrio Damoni to Giuseppe Turchiano; Feb23; Feb28'18.

134TH st, 52-8 E (6:1758-46-49), ss, 85 e Mad av, 100x99.11, 2-sty fr dwg & vacant; re mtg; recorded Nov3'16; Charlotte A Williams, 875 West End av, to Courtney Development Co, 156 Bway; Feb19; Feb21'18; A\$18,000-18,000. 2,500

162D st, 656 W (8:2136), ss, 140 w Ft Washington av, 125x99.11; also 162D ST, 666 W (8:2136), ss, 265 w Ft Washington av, 125x99.11; assign rents to secure mtgs for \$135,000 on 1st parcel & \$17,500 on 2d parcel, & AL; J M B Co, 8 W 32, owner, to Van Dyck Estate, a corp'n, 331 Madison av, mtgee; Feb23; Feb28'18. nom

162D st, 666 W, see 162d, 656 W.

5TH av, 400, see Cooper sq, 34-6.

5TH av, 481-5, see Cooper sq, 34-6.

5TH av, 518, see Cooper sq, 34-6.

9TH av, 746 (4:1041), es, 50.5 n 50th, 25x100; consent to 3d track; Sophia Oppenheimer, 134 W 113, to Manhattan Railway & ano; mtg \$35,500; Dec15'17; Feb28'18 (R S 50c). 350

9TH av, 746; consent to 3d track; The Roosevelt Hospital, mtgee, to same; mtg \$28,000; Feb13; Feb18'18. nom

Power of atty (misc); Augustine E Lallouette, widow of Chas Lallouette, 1 Place de la Liberte, Toulon, France, to Clotilde L, wife Louis H Huot, 250 W 88; Nov21'17; Feb25'18.

Power of atty (misc); Mary E Kreitzberg, of Daytona, Florida, to Ernest Kreitzberg; Dec11'17; Feb27'18.

Power of atty (misc); Harry Rogers, of Orange, NJ, to Frank Rogers; Aug31'17; Feb28'18.

Resignation of trste (1:99); Lewis P Bul-lard, 29 Coeden av, Flushing, B of Q, as co TRSTE, to Gordon Gordon, 24 Coeden av, Flushing, B of Q, as TRSTE under deed of trust recorded Oct28'07; AT; Feb12; Feb27'18. nom

Revocation of deed of trust (1:99); recorded Oct28'07, parts excepted; same to same et al; Feb12; Feb27'18. nom

WILLS.

Borough of Manhattan.

135TH st, 52 W (6:1732-63), ss, abt 205 e Lenox av, —x—, 3-sty bk tnt & str; A \$7,000-9,000; Geo W Powers Est, Wm Brun-ner, 911 2 av, EXR; (A) Wm Brunner, 220 Bway, Will filed Dec22'17.

155TH st, 505 W (8:2117-43), ns, abt 120 w Ams av, —x—, 5-sty bk tnt; A\$10,000-23,000; Edwin B Webber Est, Mary Web-ber, EXTRX, 190 W 100; (A) Gilbert Rid-ler, 44 Pine, Will filed Dec12'17.

West End av, 860 (7:1874-1), nec 102d (No 255), —x—, 4-sty & b bk dwg; A\$37,000-42,000; Cath Meehan Est, Mary M Mee-han, EXTRX, 860 West End av; (A) Ver Planck & Prince, 149 Bway, Will filed Dec 3'17.

CONVEYANCES.

Borough of Bronx.

FEB. 21, 23, 25, 26, 27 & 28.

Charlotte st, 1423-5 (11:2977), ws, 100.4 n Jennings, 40x100, 5-sty bk tnt; Simon M Pratt, ref, to Richd Moller, 1895 Grand concourse, piff; FORECLOS Jan4; Feb20; Feb23'18 (R S \$5). 5,000

Fox st, 800, see Longwood av, 1011-25.

Fox st, 930, see 163d, 996-1008 E.

Freeman st, 809-11 (11:2968), ns, 158.8 e Union av, 60x90, 5-sty bk tnt; Magdalena Siemon, 2976 Marion av, to Munderloh Realty Co, 3210 3 av; mtg \$49,100; Feb8; Feb28'18 (R S 50c). 100

Freeman st, 809-11; Munderloh Realty Co to Wm F A Kurz, 951 Grant av; mtg \$42,022; Feb28'18 (R S 50c). 100

Freeman st, 848 (10:2970), ss, 48 w Chis-holm, 24x75, 2-sty & b fr dwg; Otto Nauss, 2790 Creston av, to Chas Scheiblish, 848 Freeman; mtg \$5,000; Feb25; Feb26'18 (R S \$1). O C & 100

Graham st (15:4055), es, 81.9 n Morris Park av, 50x95; Downing Estate, except part for sts; Christianna L Wacker, 1806 Graham, to Anna Haindl, 578 Van Nest av; Feb27; Feb28'18 (R S \$6). O C & 100

Jennings st, 951-3 (11:2988), ns, 50 w Vyse av, 50x75, 5-sty bk tnt; Bridget Tag-gert, 320 Highland av, to Mt Vernon, NY, to Frank Blanchard, 362 Riverside dr; mtg \$33,000; Feb15; Feb28'18 (R S \$350). nom

Simpson st, 911-23, see 163d, 996-1008 E.

135TH st, 517 E (9:2263), ns, 127.4 e Brook av, 27x100, 5-sty bk tnt; Mary New-man, 226 W 144, to Louis Newman, 753 Tinton av, & Adolph Newman, 131 Bridge, Bklyn; mtg \$18,000; June15'14; Feb28'18. O C & 2,000

137TH st, 374 E (9:2299), ss, 156.6 w Wil-lis av as on map 1,572 lots of C S Brown, Jan—, 1866, 25x100, 4-sty bk tnt; Hy K Davis, ref, to Julia P Crist, at Shippan, Stamford, Conn, piff; FORECLOS Dec28'17; Feb16; Feb26'18 (R S \$9). 9,000

137TH st, 635 E (10:2550), ns, 139.5 w Cypress av, 37.6x100, 6-sty bk tnt; N Y Life Ins & Trust Co, 52 Wall, to Jacob Kaplan, 981 Av St John; B&S; Feb15; Feb23'18 (R S \$150). 25,500

140TH st, 208-306 E (9:2314), ss, 104.7 e 3 av, 107x100.9x107x100; also STRIPS adj, 2-4-sty bk tnts & 3-3-sty & b fr dwgs; also 94TH ST, 152-64 E (5:1522-44-48), ss, 185 w 3 av, 150x100.8, 4-4-sty stn tnts; A\$78,000-112,000; also 3D AV, 779 (5:1322-2), es, 25.5 n 48th, 25x95, 5-sty bk storage; A\$17,500-27,000; also 3D AV, 801-3 (5:1323-3), es, 50.5 n 49th, runs e115.2x50.4 to ns 49th (Nos 207-9) x40.11x141xw37.3xw3 to cl old Post rd xn—x again n15xw38x42xw90 to av xs48.5 to beg, 6-sty bk loft & str bldg; A\$30,000-50,000; also 101ST ST, 203 E (6:1651-4½), ns, 90 e 3 av, 20x100.11, 4-sty bk loft bldg, 1-sty ext; A\$7,200-9,000; also 62D ST, 318-26 E (5:1436-41-44), ss, 199.6 e 2 av, 100x100.5, 5-5-sty bk tnts; A\$35,000-64,500; also 124TH ST, 358 E (6:1800-30½), ss, abt 80 w 1 av; deed reads begins at cl blk bet 123d & 124th & 100 w 1 av, runs e20xn—x sw— to point 100 w 1 av xs6 to beg, 3-sty stn dwg; A\$5,600-6,200; Janet de Zwier-kowski (Janet B Hetherington Haggerty) to Anita H H Morrell, 302 W 105; ½ pt; AL; Nov21; Feb28'18. O C & 100

140TH st, 423 E (9:2285), ns, 244 e Wil-lis av, 17x100, 2-sty & b fr dwg; Edw J Krug, Jr, to Lina, wife Chas Kuntze, 399 Willis av; Jan31; Feb28'18 (R S \$10). O C & 100

145TH st, 260 E, see Morris av, 481.

153D st E (9:2375), ns, 340.3 w Elton av, strip, 0.1x—; Benj Benenson, 857 Crotona Park No, to Grace V Kendregan, 407 E 153; QC; Sept20'17; Feb21'18. nom

158TH st, 653-5 E (10:2630), nec Cauld-well av (No 800), 55x74.11, 3-3-sty fr tnts; Douglas Mathewson, ref, to Wilton Hold-ing Corp'n, 135 Bway; FORECLOS Feb13; Feb21; Feb27'18 (R S \$15). 15,000

161ST st E (9:2365), es, 49.3 w Brook av, runs sw55xn30 to es 161st x61.8 to beg, 1-sty fr office; Chas F Minor, 2 W 129, & ano, EXRS, &c, Peter Daly, to Benj F Greenthal, 201 W 121; Feb28'18 (R S \$3). 3,000

163D st, 906-1008 E (10:2723), sec Fox (No 930), runs e206.8 to ws Simpson (Nos 911-23), xs32.1 to Fox xn263 to beg, 2-6 & 1-5-sty bk tnts & str; Simpson-Fox Realty Corp'n to Hunts Point Realty Co, 30 E 42; B&S; Feb18; Feb23'18 (R S \$250). O C & 100

166TH st W, nec Woodcrest av, see Woodcrest av, 1116.

176TH st E (11:3021), nec West Farms rd, runs nel05.5x65.3xne31.10xse63.3xsw 145.2x nw54.11 to beg, vacant; Wm B Roulstone, ref, to Chandler Smith, TRSTE Betsey A Hart, 237 St Marks pl, New Brighton, LI, plff; FORECLOS Nov27'17; Feb18; Feb26'18 (R S \$5). 5,000

176TH st E (11:2954), ns, 46 w Marmion av, runs n100x60.5xsl100 to beg; Mary E Roberts to Morris Cohen, 1974 Mapes av; Feb9; Feb28'18 (R S \$4.50). nom

176TH st, 101-5 W, see University av, 1701-5.

184TH st, 351 E (11:3024), nes, 78.9 se Marion av, runs se94.3xsw25xw71.8 to st nse34.8 to beg, 2-sty & b fr dwg; Peter Milici to Hudson P Rose Co, 7 W 45; mtg \$2,000; Feb14; Feb21'18 (R S \$3). O C & 100

188TH st, 123 W (11:3219), ns, 708.11 e Webb av, 25x94.11x25x95.3, 2-sty & b fr dwg; also MONROE AV (11:2797), ws, 125 n 174th as on map Mt Hope, 25x100, vacant; Peter P Mooney to Sarah C Mooney, 123 W 188, his wife; Feb16; Feb27'18. 5,000

201ST st, 291 E (12:3299), ns, 21.10 w Bainbridge av, runs n96.7xw4xw19xsw100 to st xe21 to beg, 2-sty & a fr dwg; Mary A Boyle, 291 E 201, to Christopher Joyce, 291 E 201; mtg \$3,000; Feb26'18. nom

205TH st, 310 E (12:3345), sws, 75.4 nw Hull av, 25.1x79.1x25x81.6, 2-sty bk dwg; Josephine Scheinin to Wm H Brown, 579 E 161; mtg \$5,000; Feb25; Feb26'18 (R S \$2). O C & 100

205TH st, 360 E, see Decatur av, 3176.

211TH st E (16:4660), ns, 268.10 w Barnes av, 26.9x306.6 to 213th x25x296.11; Angelo Justo, 764 E 213, to Nicola Verna, 4252 Kenmare, N Y City; mtg \$7,100; Feb19; Feb23'18. O C & 100

213TH st E, ss, 268.10 w Barnes av, see 211th E, ns, 268.10 w Barnes av.

214TH st E (16:4661), ss, 506.9 e White Plains rd, as on map New Village Jerome, 25x100; Frank Gass, 2248 Powell av, to Peter Serrilli, 738 E 214; mtg \$1,000; Feb19; Feb28'18 (R S 50c). nom

219TH st, 710 E (16:4666), ss, 605 w Barnes av, 100x114; Wm W Pellet, ref, to Wm C Arnold, 30 Bard av, B of R, NY, plff; FORECLOS Jan21; Feb21'18 (R S \$5). 5,000

219TH st, 720 E (16:4666), ss, 555 w Barnes av, 50x114; Wm W Pellet, ref, to Wm C Arnold, 30 Bard av, B of R, NY; FORECLOS Jan21; Feb21'18 (R S \$3). 3,000

229TH st E, nwc Laconia av, see Laconia av, nwc 229.

233D st E, nec Hill av, see Hill av, nec 233.

235TH st (12:3383), ss, 236.11 w Verlo av, 25x200 to 234th, vacant; Hannah E Allen to Warren E Sammis, 50 Edgewater av, Cliffside Park, Bergen Co, NJ; QC; Dec19'17; Feb27'18 (R S 50c). nom

237TH st E, swc Carpenter av, see 237th E, sec Carpenter av.

237TH st E (17:5037), sec Carpenter av, 25x100; also 237TH ST E (17:5037), swc Carpenter av, 25x100; Dominick Hooks, Jr, 1527 Beach av, to Johanna Hutsch, 675 E 241; mtg \$1,500; Feb4; Feb25'18. O C & 100

239TH st E (Kossuth av) (11:5069), sws, 36.4 se Fulton st as on map Ss Washingtonville, 36.4x100; Michl F McCann, 678 E 239, to David E Stople, 648 E 228; mtg \$3,000; Feb28'18 (R S \$2). O C & 100

Anthony av, ws, 745.8 & 720.7 n Bedford Pk Blvd, see Grand Blvd & Concourse, ws, 720.7 n Bedford Pk Blvd.

Aqueduct av E, 2212 (11:3208), es, 50.8 s Buchanan pl, 25.4x118x25x113.11, 2-sty & b fr dwg; Wm Londrigan, 2212 Aqueduct av, to Mary Londrigan, 2212 Aqueduct av; B&S; Feb23; Feb25'18. nom

Beach av (14:3763), nwc Gleason av, 100x25; Lizzie B Hickox, 2246 Gleason av, to Hy Stevens, 2656 8 av; mtg \$—; Feb15; Feb28'18 (R S 50c). nom

Boscobel av, sws, at nws Nelson av, see Nelson av, nws, at sws Boscobel av.

Boston rd, 1065 (10:2607), ws, 280.4 s 166th, 37.6x129x37x134.9, 5-sty bk tnt; Lina wife Chas Kuntze, 399 Willis av, to Micheline wife Chas S Albert, 532 Minneford av, City Island; mtg \$28,000; Jan31; Feb28'18 (R S \$10). O C & 100

Boston rd, 1441 (11:2938), ns, 91 e Prospect av, 26.6x130, 6-sty bk tnt & str; Geo Ludwig, ref, to Geo McK Brown, Huntington, LI, & U S Trust Co, EXRS Cath W Loney, plff; FORECLOS Feb13; Feb19; Feb21'18 (R S \$13.50). 26,500

Brook av, 1460 (11:2895), es, 34.2 n St Paul's pl, 25x100.6, 4-sty bk tnt; Theo Nolting to Chas Chatzino, 1691 Wash av, & Hyman Chatzino, 1691 Wash av; mtg \$9,000; Feb27; Feb28'18 (R S \$1.50). O C & 100

Brook av (9:2392), es, 377.8 s 167th, strip, 0.1x—x2.9x116.7; August F Schwarzer, 1018 E 179, to Standard Litho Co, 1100 Park av; QC; Feb18; Feb21'18. nom

Carpenter av, swc 237th, see 237th E, sec Carpenter av.

Carpenter av, sec 237th, see 237th E, sec Carpenter av.

Cauldwell av, 800, see 158th, 653-5 E.

Clinton av, 1837-9 (11:2949), ws, 57.10 s 176th, 50x100, 5-sty bk tnt; Jay Tee Bee Holding Co, 2804 3 av, to Bronxbar Co, 2804 3 av; mtg \$39,000; Feb27'18. O C & 100

College av, 1216 (9:2435), es, 85 s 168th, 35x100, 5-sty bk tnt; L A Bldg Co to Patk O'Neill, 3070 Bainbridge av; mtg \$22,000; Feb28'18 (R S \$7.50). O C & 100

Crescent av, 601 (11:3074), nws, 82.4 sw Cambreleng av, runs w47.9xsw40x61.0 to av xne64.8 to beg, 2-sty fr dwg & str; Giuseppe Cataldo to Asunta Bartoli, 1782 Westchester av; mtg \$3,700; Feb28'18 (R S \$1). O C & 100

Crotona av, 2256-8 (11:3101), es, 119.11 s 183d, 24.2x42 to ws former Clinton av x24x 41.2, 1-sty bk str; Saml Cowen to Wm B Murphy, 317 E 181; mtg \$3,000; Feb27'18 (R S 50c). O C & 100

Decatur av, 3176 (12:3353), swc 205th (No 360), 63.4x112.6x74.2x113, 3-sty fr dwg; also WEBSTER AV (12:3353), ns, 135 w 205th, 50x112.6, vacant; also WEBSTER AV (12:3353), ns, 285 w 205th, 50x112.6, vacant; also WEBSTER AV (12:3353), ns, 335 w 205th, 25x112.6, vacant; Michl J Gilhuly to Joenel Realty Co, 3176 Decatur av; Feb25; Feb27'18 (R S \$2). nom

Decatur av, 3187 (12:3349), nwc 205th, 70x100x60.5x100.5, vacant; Michl J Gilhuly et al to Caggle Realty Co, 107 W 42; Feb25; Feb27'18 (R S \$1). nom

Delaville av, sec Hollers av, see Hollers av, sec Delaville av.

Findlay av, 1125-9 (9:2434), ws, 224 n 166th, 76x100, 2-5-sty bk tnts; Tully Bldg Co to Chas H Muller, 111 28th, Newport News, Va; B&S, CaG & AL; Feb25; Feb26'18. O C & 100

Ft Schuyler rd (18:5371), ws, 132.8 s Appleton av, 25x99.3x25x99.10; A Mitchell Leslie, ref, to Charne Katz, 392 Bushwick av, Bklyn, plff; FORECLOS Jan10; Jan25; Feb28'18. 50

Gifford av (18:5306), ns, 405.8 e Balcom, 25x100; Emma N Polak to Laura Henninger, 1431 Prospect av; Feb8; Feb25'18 (R S \$1). O C & 100

Glebe av, 2515 & 2517 (15:3986), ns, 132.4 e St Peters av, 59.10x140.1x59.11x141.11; Lambert G Mapes, ref, to Poughkeepsie Trust Co, 236 Main st, Poughkeepsie, NY, plff; FORECLOS Feb7; Feb18; Feb23'18. 2,500

Grand blvd & concourse, 3179 (12:3311), ws, 164 n 205th, 135.9x76.4x135.9x73.7, vacant, & 2-sty & a fr dwg; David Adamson to Lucy R Biegel, 3179 Grand blvd & concourse; QC; Oct3'17; Feb21'18. nom

Grand blvd & concourse (12:3309 & 3310), ws, 720.7 n Bedford Park blvd, 25.1x82.4x25x83.3, vacant; also GRAND BLVD & CONCOURSE (ANTHONY AV), ws, 745.8 n Bedford Park blvd, 25.1x81.1x25x82.4; also GRAND BLVD & CONCOURSE (ANTHONY AV), ws, 720.7 n Bedford Park blvd, runs e33 to ws Grand blvd & concourse x50.1xw37.9 to ws Anthony av as on map 232 lots adj Bedford Park xs 50.3 to beg; also GRAND BLVD & CONCOURSE (ANTHONY AV), ws, 770.10 n Bedford Park blvd, 25x79.10x25x81.1; also ANTHONY AV, ws, 770.10 n Bedford Park blvd, runs e37.9 to ws Grand blvd & concourse x25xw40.3 to ws Anthony av as on map 232 lots adj Bedford Park xs25.1 to beg; Michl J Gilhuly to Joenel Realty Co, 3176 Decatur av; Feb24; Feb27'18 (R S \$2). nom

Grand av, 2053 (11:3206), ws, 310 s 180th, 20x100, 3-sty & b bk tnt; Ely Neumann, ref, to Wm B Storer, TRSTE Saml L Storer at Richibucto, New Brunswick, Canada, plff; FORECLOS Feb14; Feb19; Feb23'18 (R S \$7). 7,000

Greystone av (13:3414), es, 275 s 238th, 25x70, vacant; also GREYSTONE AV (13:3414), es, 300 s 238th, 25x65; Jos Machech, Highland Park, Mich, to Edw Hiznay, 442 W 238; QC; Feb19; Feb23'18. nom

Greystone av, es, 300 s 238th, see Greystone av, es, 275 s 238th.

Gun Hill rd (12:3328), ns, 102.10 e Jerome av, 50.10x111.3x50x101.8, vacant; also JEROME AV (12:3328), nec Gun Hill rd, 57.7x100x76.8x101.10; Michl J Gilhuly et al to Caggle Realty Co, 107 W 42; Feb25; Feb27'18 (R S \$4.50). nom

Gun Hill rd, nec Jerome av, see Gun Hill rd, ns, 102.10 e Jerome av.

Gun Hill rd, ss, 45.3 w Webster av, see Webster av, swc Gun Hill rd.

Havemeyer av (14:3692), ws, 54 n Hermann av, 54x105; Geo Rueckel, 867 Havemeyer av, to Frances Rueckel, 867 Havemeyer av, his wife; Feb20; Feb23'18 (R S 50c). 100

Hill av (19:4959), nec 233d, 95x50x105.8x51.1; Thos P Hickie to Delia Leahy, 695 E 139; Feb13; Feb23'18 (R S \$1). O C & 100

Hollers av (17:5272), sec Delaville av, 25x100; Hudson P Rose Co, 7 W 45, to Francesco D'Orazio, 325 E 112; Feb19; Feb23'18 (R S 50c). nom

Hughes av, 2509 (11:3078), ws, 153 s Fordham rd, 25x87.6, 3-sty bk tnt; Niccolotta Criscuolo to Onofrio Acampora, 231 E 108; mtg \$9,000; Dec30'09; Feb26'18. O C & 100

Hughes av, 2509; Onofrio Acampora, 231 E 108, to Michele Acampora, 231 E 108; Oct15'13; Feb26'18. O C & 100

Jerome av, nec Gun Hill rd, see Gun Hill rd, ns, 102.10 e Jerome av.

Kingsbridge av (13:3403A), ws, 425 n land of Church of the Mediator, runs w 200x58.11xe200 to av xn58 to beg; Eliz A Brown, 322 Rumberger av, Du Bois, Pa, to Mary C McCourt, 3127 Kingsbridge av; an undivided share; Feb25; Feb28'18 (R S 50c). O C & 100

Laconia av (17:4865), nwc 229th, 114.5x95; Chas E Moore, ref, to Smith Williamson, 112 No Bway, White Plains, NY, plff; FORECLOS Apr27'17; Feb19; Feb21'18 (R S \$2). 2,000

Laconia av (17:4865), same prop; Louise Elise et al, heirs Agatha Bruckner, to same; B&S; Feb19; Feb21'18 (R S 30c). O C & 100

Lafontaine av, 2124 (11:3062), es, 231.5 n 180th, 24.10x95, 3-sty fr tnt; Robt J Galland to Alice Holahan, 1220 Nelson av; mtg \$4,500; Feb23; Feb25'18 (R S 50c). O C & 100

Lafontaine av, 2124; Alice Holahan to Robt J & Madeline Galland, 2124 Lafontaine av, joint tenants; mtg \$4,500; Feb23; Feb25'18 (R S 50c). O C & 100

Locust av, 309-15 (10:2598), ws, 25 s 141st, 75x100, 4-2-sty fr dwgs; 37 W 19th St Realty Co to Louis Pfriendler, 3803 3 av; Feb27'18 (R S \$2.50). O C & 100

Longwood av, 1011-25 (10:2721), nec Fox (No 800), 210 to So Blvd (No 801) x110, 5-5-sty bk tnts, str on cor; Fortis Realty Co to Marsilion Realty Corp, 135 Bway; mtg \$169,500; Jan15; Feb26'18 (R S \$38). O C & 100

Lurting av (15:4304), nes, 225 nw Nell av, 25x100; Michl & Mary Bolek, 45 Holland, Newark, NJ, to Morris Park Estates, 25 Broad; mtg \$820; Sept13'15; Feb21'18. nom

Lurting av (15:4100), sws, 100 se Van Nest av, 25x100; Frank H Brelling, 956 10 av, L I City, to Morris Park Estates, 25 Broad; mtg \$500; Sept20'15; Feb21'18. nom

Matthews av, ws, 92.10 s Bronx & Pelham Pkway, see Morris Park av, sec Bogart av.

Mohegan av, 2067 (11:3118), ws, 55.2 n 179th, 44x57, 4-sty bk tnt; Anthony J Griffin, ref, to Geo Dalker, 443 Genesee st, Utica, NY, plff; mtg \$15,000; FORECLOS Feb26; Feb27'18 (R S 50c). 16,000

Monroe av, ws, 125 n 174th, see 188th, 123 W.

Morris Park av (15:4095 & 4322), sec Bogart av, 50x100; also MATTHEWS AV, ws, 92.10 s Bronx & Pelham Pkway, 50x100; Rose Markowitz to Esplanade Realty Co, 43 Exch pl; Feb6; Feb21'18. nom

Morris av, 481 (9:2336), swc 148th (No 260), 25.4x88.8x25x92.10, 5-sty bk tnt & str; John Ventorino, 481 Morris av, to Vincenza Ventorino, 260 E 148; mtg \$22,775; Feb6; Feb25'18. gift

Munroe av (15:4106), sws, 250.2 ne Pierce av, 25x100; Lavinia C Moseman, 731 Hamilton av, Richmond Hill, NY, to Esplanade Realty Co, 43 Exch pl; mtg \$455; Dec23'16; Feb21'18. nom

Nelson av, es, 175 s 172d, see Nelson av, nws, at sws Boscobel av.

Nelson av (9:2521), nws, at sws Boscobel av, runs n32.9xw 63xne37xsw 75xse100 to Nelson av xne107.11 to beg, vacant; also NELSON AV (11:2373), es, 175 s 172d, 50x125, vacant; Stephen J Duffy, 180 West End av, to Maurice Black, 318 W 51; mtg \$—; Feb18; Feb25'18. nom

Ogden av, 1046 (9:2512), es, 77.8 s 165th, 17.6x76.4, 2-sty fr dwg; August Kellermann, 1046 Ogden av, to P Thad Volkman, 110 E 84; mtg \$4,500; Feb27; Feb28'18 (R S \$2). O C & 100

Olmstead av (14:3810), sec Powell av, 108x105, Unionport; Johanna L Barry, 842 Castle Hill av, to Geo A Hefter, 2164 Westchester av; 1/2 part; mtg \$6,000; Dec27'11; Feb23'18. O C & 100

Olmstead av (14:3810), sec Powell av, 33x105, Unionport; Johanna L Barry, 1015 Southern blvd, to Stella W Clark, same address; AT; Feb21; Feb23'18. nom

Pelham rd, swc Turnpike rd, see Turnpike rd, swc Pelham rd.

Pleasant av (16:4645), ws, 380 s 216th, 20x100; Chas O Sheldon, 100 Valentine st, Mt Vernon, NY, ADMR Mary A Sheldon, to Bridget Maher, 888 Union av; Jan19; Feb21'18 (R S \$2.50). O C & 100

Powell av, sec Olmstead av, see Olmstead av, sec Powell av.

Rhineland av (15:4265), nws, 50 sw Radcliff av, 50x100; Jos M Johnson to Esplanade Realty Co, 43 Exch pl; Jan—; Feb21'18. nom

St Anns av, 306 (10:2553), es, 27.7 s 141st, 27x100.2x27x102.1, 5-sty bk tnt & str; Lawyers Title & T Co, EXR Chas F Schropp, to Fredk Muller, 850 Fairmount pl; mtg \$14,000; Feb25; Feb27'18 (R S \$2.50). 16,200

St Anns av, 625 (9:2276), swc Westchester av (No 552), 104.2x21x100x50.5, 5-sty bk tnt & str; Fredk C Hachemeister, 19 E 94, to Carolyn J Hachemeister, 19 E 94, his wife; Feb18; Feb27'18 (R S \$11). nom

St Anns av, 625, sec Westchester av, 552.

St Anns av, 629 (9:2358), nwc Westchester av (No 555), 47.6x89.6x62.11x84.11, 6-sty bk tnt & str; Fredk C Hachemeister, 19 E 94, to Carolyn J Hachemeister, 19 E 94, his wife; Feb18; Feb27'18 (R S \$12). nom

St Anns av, 629, sec Westchester av, 555.

Sedgwick av, 2635 (11:3237), ws, 197.6 sw Kingsbridge rd, 37.6x139.4x37.6x137.8, 5-sty bk tnt; R P Bldg Co, 505 5 av, to Robt Podgur, Inc, 507 5 av; May26'17; Feb25'18. O C & 100

Seton av (17:4960), ws, 325 s Randall av, 25x100; Mt Vernon Trust Co, Mt Vernon, NY, to Wm Grimshaw, 971 E 227; mtg \$3,200; Feb26; Feb28'18 (R S \$4). 4,000

Southern blvd, 808, see Longwood av, 1011-25.

Southern Blvd, 1893-5 (11:2959), ws, 77.11 s Fairmount pl, 73.11x139x58.5x108.2, 5-sty bk tnt & str; Benenson Realty Co to Anna H Ahrens, 442 W 162; mtg \$55,000; Feb26; Feb27'18 (R S \$26). nom

Stebbins av, 908 (10:2636), es, 80 s 163d, 47x115, 5-sty bk tnt; Mary Kane, 386 Willis av, to Hy Greenspan, 777 West End av; mtg \$37,000; Nov23'17; Feb28'18. nom

Stebbins av, 1000 (10:2698), es, 263.9 s 165th, 50x80, 2-sty fr dwg & 1-sty fr stable; Patk O'Neill to L A Bldg Co, 1148 Tiffany; Feb28'18 (R S \$8). O C & 100

Story av, 2145 (14:3687), ns, 349 w Castle Hill av, 50x103; Anna wife Nicholas Bellon, to Royal Bronx Realty Co, 1126 E Tremont av; mtg \$4,700; Feb11; Feb23'18. O C & 100

Story av, ns, 150 e Olmstead av, see Story av, ns, 175 e Olmstead av.

Story av (14:3687), ns, 175 e Olmstead av, 25x103; also STORY AV (4:3687), ns, 150 e Olmstead av, 25x103; Katie Geske, 204 E 11, to Mary Jaeger, 1039 Jefferson av, Bklyn; Feb15; Feb23'18. nom

Story av (14:3687), same prop; Mary aeger, 1039 Jefferson av, Bklyn, to Katie lark, 204 E 11; B&S & CaG; Feb15; Feb 8'18. nom

Turnpike rd (18:5653 & 5655), swc Pel-am rd, runs gw94.5xw509.8xsw105xsw217.7xsw496.5xsw169.8xsw213.2xsw195.5xsw180.5 nel80.5 to Pelham rd xnw770.8 to beg, contains 24-762 acres; Jennie L, wife of Chas H Ropes to Metropolitan Life Ins Co, 1 Mad av; mtg \$50,000; Feb20; Feb28 18 (R S \$2). nom

Union av, 1095 (10:2671), ws, 89.6 n 166th, 1.2x90.9, 3-sty fr tnt; Mary Eckert to John McKee, 113 Columbia Heights, Bklyn; mtg \$6,400; Feb25'18 (R S \$1). O C & 100

Union av, 1223 (10:2673), ws, 146.10 n 68th, 22x132.7, 3-sty bk tnt; Julius Dvorin to Max Dvorkin, 1929 2 av; mtg \$8,000; Feb20; Feb26'18. 100

University av, 1701-5 (11:2878), nwc 76th (Nos 101-5), 36x100x103.6x120.7, 5-ty bk tnt & str; Wesslau Bros, Inc, to Albt E Wesslau, 780 Riverside dr, & Geo Wesslau, 528 W 150; mtg \$64,125; Feb 16; Feb27'18 (R S \$29). O C & 100

Washington av, 973 (9:2385), ws, 100 s 64th, 25x98.11x25x98.10, 2-sty fr dwg & str; Ernestine Kohn, widow, to Marguerite Clarke, 4313 Martha av; mtg \$5,500; Feb 13; Feb27'18 (R S \$150). O C & 100

Webster av, 3067 (12:3331), ws, 450 s 104th, runs w120xsl7.1xsl7.10xsl104 to av mcArthur, TRSTE Wm Paulsen, bankrupt, to Jas O'Donnell, 538 E 89; AT; Feb15; Feb27'18. 50

Webster av (12:3355), swc Gun Hill rd, 101.11x45x96.11x45.3, vacant; also WEBSTER AV (12:3355), ws, 101.11 s Gun Hill rd, 75x90, vacant; also GUN HILL RD (12:3355), ss, 45.3 w Webster av, 45.3x91.1x45x96.11, vacant; Michl J Gihuly et al to Caggle Realty Co, 107 W 42; Feb25; Feb27'18 (R S \$350). nom

Webster av (12:3353), ws, 435 s 205th, 50x112.6, vacant; Michl J Gihuly et al to Caggle Realty Co, 107 W 42; Feb28; Feb 27'18 (R S \$1). nom

Westchester av, 552 (9:2276), swc St Anns av (No 625), 50.5x100x21x104.2, 5-sty bk tnt & str; J Edw Jetter, 109 E 94, TRSTE Hy Hachemeister, to Fredk C Hachemeister; Feb15; Feb23'18. nom

Webster av, ws, 101.11 s Gun Hill rd, see Webster av, swc Gun Hill rd.

Webster av, ns, 135 & 285 w 205th, see Decatur av, 3176.

Westchester av, 552, see St Anns av, 625.

Westchester av, 555 (9:2358), nwc St Anns av (No 629), 84.11x62.11x89.6x47.6, 6-sty bk tnt & str; J Edw Jetter, 109 E 94, TRSTE Hy Hachemeister, to Fredk C Hachemeister, 19 E 94; Feb15; Feb23'18. nom

Westchester av, 555, see St Anns av, 629.

West Farms rd, nec 176th, see 176th E, nec West Farms rd.

Whitlock av, 922 (10:2733), es, 225 n Tiffany, 25x125.10x25x126.11, 3-sty bk tnt; Kate A Wasserscheid, Westchester Co, NY, to Fredk Johnson, Oyster Bay, LI, & Central Trust Co of N Y, 54 Wall, TRSTE under deed of trust; mtg \$6,000; Feb8; Feb26'18. nom

Williamsbridge rd (15:4132), sws, 275 ne Morris Park av, 75x100; B Kaplan & L Bregman, Inc, to Esplanade Realty Co, 43 Exch pl; mtg \$3,000; Mar29'17; Feb21'18. nom

Woodycrest av, 1116 (9:2509), nec 166th, 66.6x100x50x100.9, 6-sty bk tnt; Hy Morgenthau Co to Utility Realty Co, 30 E 42; Feb27; Feb28'18. nom

Zerega av, 1430 (15:3970), ws, 100 s Lyon av, 25x100; Anna T Winkler, Hamden, Conn, to Placide L Fracheboud, 236 E 128; Feb13; Feb21'18 (R S \$450). 4,250

Zerega av, 1439; Placide L Fracheboud, 331 E 42, to Hudson P Rose Co, 7 W 45; mtg \$2,750; Feb20; Feb21'18 (R S \$150). O C & 100

Zerega av, 1439 (15:3970), ws, 100 s Lyon av, 25x100; Hudson P Rose Co to Luigia Ferrero, 200 Thompson; mtg \$4,800; Feb 23; Feb25'18 (R S \$1). nom

Land (13:3411) under water Hudson River, begins at es land N Y C & H R R R Co, distant 50 s from ns lot 6 on map land M E Putnam, at Spuyten Duyvil, runs w707.5xne185.1xse70.5xsl137.2 to beg; Jessie E, wife Robt S Hudspeth, Jersey City, NJ, to N Y State Realty & Terminal Co; B&S; Dec4'17; Feb28'18. nom

Land (13:3411); same prop; Jos G Shan-non, EXR Ellen J B Shea, to same; Feb 26; Feb28'18 (R S \$350). 3,500

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

163D st, 874 E (10:2690), ws, 44.10 n 162d, 20.7x79.6x20.5x85.4, 3-sty bk tnt; re mtg; Margt Knox to J C Gaffney Constn Co, 1148 Tiffany; Feb26'18. nom

211TH st E, ns, 268.10 w Barnes av, see 211th E, ns, 242 w Barnes av.

211TH st E (16:4660), ws, 242 w Barnes av, 26.10x156.11x25x147.3; also 213TH ST E (16:4660), ss, 156.7 w Barnes av, 25x145, owned by party 1st pt; also 211TH ST E (6:4660), ns, 268.10 w Barnes av, 26.9x306.6 to 213th x25x296.11, owned by party 2d pt; encroachment agmt; Raffaele Cossa, 3550 Holland av, et al, with Angelo Justo, 764 E 213; Feb19; Feb23'18. nom

213TH st E, ss, 156.8 w Barnes av, see 211th E, ns, 242 w Barnes av.

Bogart av, sec Morris Park av, see Morris Park av, sec Bogart av.

Tinton av, 925 (10:2658), ws, 61.5 s 163d, 18.4x95; re agn of rents; Bronx Security & Brokerage Co to Madeline Braun, 925 Tinton av; Feb14; Feb21'18. 300

Copy (wills) of last will & testament of Thos O'Brien, 480 Marion, Bklyn; Nov29 '09; Feb21'18.

Parcels 1 & 2 (15:4059) on damage map to open Radcliffe av from ns Sackett av to ns former old Pierce av, distant 143 n Sackett av; re mtg; Libbie N Lyon to City NY; Oct16'17; Feb25'18. nom

Parcel 126B (14:3830) on damage map to open Havemeyer av from Lacombe to Westchester av; re mtg; Chas Kervan, 911 Simpson, to City N Y; Nov8'17; Feb25'18. nom

Parcel 186 (15:3934) on damage map to open Olmstead av, Odell st & Purdy st; re mtg; Wm F Reed to City N Y; June2'17; Feb25'18. nom

Parcel 186 (15:3934) on damage map to open same; re mtg; Robertina Kornstedt, 1340 Odell, to City N Y; Oct25'17; Feb25'18. nom

Parcels 37 & 38 (16:4756) on damage map to open Unionport rd from Bronx Park E to Birchall av; re mtg; Mary I Hall, Plainfield, NJ, to City N Y; Oct23'17; Feb25'18. nom

LEASES.

Borough of Manhattan.

FEB. 21, 23, 25, 26, 27 & 28.

Canal st, 40 (1:294); also DIVISION ST, 142, all; Saml Rouse to Max Golovensky, 224 S 9th, Bklyn; from Feb20'18 to Apr30 '28; Feb20; Feb21'18. 2,400

Canal st, 203 (1:206), all, except str & b on Mulberry, & part 2d fl; Louis Rubenstein to Jacob Rabinovich, 119 Mulberry; 5yf May1; Feb25; Feb26'18. 3,600

Cortlandt st, 31 (1:60), 24.8x124.6x21.9x123, es, all; Cleaveland F Benton et al to Childs Co, at 200 5 av; 5yf May1; Oct25'17; Feb26'18. taxes & c 10,000

Division st, 142, see Canal, 40.

Grand st, 263 (1:305), all; Chas S Meyer-son, 60 St Nicholas av, to Max Zankel, 327 W 27, et al; 10 2-12yf Mar1; Feb20; Feb21 '18. 5,500

Greenwich st, sec Vesey, see Vesey, sec Greenwich.

Houston st E, swe Lafayette, see Lafayette, swe Houston.

Howard st, nwc Lafayette, see Lafayette, nwc Howard.

Lafayette st (2:510), swc Houston, 121.3 x3.6x119.9x16.11, all, except Lafayette, swc Houston, 10x16; Henry Tomsuden of Bklyn to Baker-Weiss Packing Box Co, 27 E Houston; 3yf Nov1'17; July28'17; Feb27'18. 1,080

Lafayette st (1:233), nwc Howard; Bradstreet Realty Corp to Industrial Press, a corp, 140 Lafayette; 10th, 11th & 12th flrs from Nov1'13 to Feb1'24, & 9th, 10th, 11th & 12th flrs from Feb1'24 to Feb1'35; May27'13; Feb25'18. 16,500 to Feb1'24, & thereafter 24,200

Orchard st, 32 (1:298), es, 75 s Hester, 25x65, all, tenant to erect new 3-sty bldg, to cost about \$5,000; Edw R Paine of Bklyn & ano to Reo Specialty Shop, Inc, 132 Bleecker; 21yf May1; Feb1; Feb21'18. taxes, & c, 1,400

Vesey st (1:85), sec Greenwich, —x—; agmt fixing dates of Ls recorded Dec18 '17 so that term begins 21 yrs f Sept1'17; A M Napier Co, Inc, 16 E 33, with Underwood Typewriter Co, 30 Vesey; Feb21; Feb 27'18. nom

Wall st, 90-6 (1:38), nec Water (Nos 121-5), 84.6x106.3, all; Louis Ettlinger, 40 E 73, to G Amsinck & Co, 6 Hanover; 21yf May1; Feb8; Feb27'18. taxes, & c, 62,500

Water st, 121-5, see Wall, 90-6.

11TH st, 345 E, see 1 av, 179.

19TH st, 315 W (3:743); consent to asn Ls recorded Apr30'10; Kath T Moore consents that Henry Thompson, EXR Emma M Coles, may assign Ls to Helene & M Ethel Ingram, 20 Morningside av; Dec29 '17; Feb21'18. O C & 100

19TH st, 315 W; asn Ls; Henry Thompson, EXR Emma M Coles, to Helene & M Ethel Ingram, 20 Morningside av; AT; Feb20; Feb21'18. nom

22D st, 527-31 W (3:694), all; Chas R Christy of Montclair, NJ, to American Tobacco Co; 5yf Apr30; 5y ren; Jan6; Feb27 '18. 8,750

23D st, 536-46 W (3:694); asn Ls recorded May16'01; Scotia Realty Co, 31 Nassau, to Otto Lorence, 41 Elizabeth; mtg \$30,000 & AL; Jan19; Feb23'18. nom

23D st, 536-46 W; asn above Ls; Otto Lorence, 41 Elizabeth, to 540 Realty Corp; mtg \$30,000 & AL; Feb16; Feb23'18. nom

33D st W, swe 5 av, see 5 av, 328-34.

36TH st, 15-17 W (3:838), 11th loft; Jati-son Constn Co to Henry Engel & Co, on premises, composed of Henry Engel, 409 E 84, et al; 3yf Feb1; Jan22; Feb21'18. 3,300

36TH st, 250 W (3:785), all; also 37TH ST, 339 W (3:761), all; also 37TH ST, 340 W (3:760), all; Philip Liberman & Hyman Shapiro to Nathan Jaffe, 355 W 37; 5yf Mar1'18; Feb25; Feb27'18. 6,700 & 7,000

37TH st, 339 W, see 36th, 250 W.

37TH st, 340 W, see 36th, 250 W.

45TH st, 158-60 W (4:997); asn Ls rec Jan5'17; Edw J Dowling, RECEIVER of Lucien Bilqueze, 230 W 130, to Danl S Dryer, 335 W 29; AT; AL; Jan14; Feb27'18. 50

45TH st, 158-60 W; asn Ls as above; Danl S Dryer to Martera, Inc; AT; Jan29; Feb 27'18. nom

109TH st W, swe Manhattan av, see Manhattan av, 209-13.

120TH st, 225-7 E (6:1785), all; Richd Webber, at New Rochelle, NY, & Wm Webber, 400 Riverside dr, to Lenox Wall Paper Co, 103 W 116, & 2154 Bway; 21yf May1; Jan22; Feb25'18. taxes & c 3,000

145TH st W, nwc 7 av, see 7 av, nwc 145.

Av A, 9 (2:429), str & b; Moses Schwartz to Simon Reich, 61 Av B; 5yf May1; Feb 20; Feb26'18. 2,000

Av A, 76 (2:401), all; Av A Holding Co to Abr Charls, 178 Essex; 5yf May1; Feb8; Feb25'18. 2,700

Amsterdam av, 1245 (7:1963), str; Meta Spreen, 1245 Amis av, to Leopold Oppenheimer, 509 W 110; 1yf May1; 2y ren at \$900; Feb13; Feb25'18. 840

Amsterdam av, 1435 (7:1970), cor str & str adj on s, & b; Rose Jones et al to Martin T Collins, 560 W 163; 5yf Mar1; 5y ren at \$2,100; Feb25; Feb28'18. 1,800

Broadway, 206 (1:79), space on ground fl for barber shop; Broadway-John St Corp to Manus Alberg, 1697 Bway, Bklyn; from completion of alterations to Apr 30'22; Apr30'17; Feb27'18. 600

Broadway, 354-6 (1:195), es, 41x175 to Cortlandt alley, 5-sty str, lots, & c, all, with option to purchase for \$165,000; H Orme Wilson et al, EXRS & Richd T Wilson, decd, office at 120 Bway, to Schulte Realty Co, 63 Park row; 5yf May1'17; Jan 30; Feb25'18. 11,500

Manhattan av, 209-13 (7:1844), swc 109th, 100x75, theatre, & c, all; Manhattan Ave Theatre Corp, 215 Manhattan av, to Manhattan Exhibition Co; 6 7-12yf Jan1; Jan19; Feb27'18. 12,300 & 14,300

Manhattan av, 385 (7:1943), all; Emily L W Johns, 796 6 av, to Minnie C, wife Saml Mindlin, 385 Manhattan av; 3 4-12yf Dec1'17; 5y ren; Jan5; Feb21'18. 1,000

1ST av, 179 (2:453); also 11TH ST, 345 E, all; Wadsworth Building Co, 41 Union sq, to Biazio Collura, 5 W 31; 5yf May1'17; Dec6'16; Feb27'18. 3,800

5TH av, 384 (3:837); also plot on rear; agmt as to correct dimensions in Ls dated Nov12'03; Cath L Kernochan with Gorham Mfg Co of Providence, RI; Jan16'05; Feb27'18.

5TH av, 328-34 (3:834), swc 33d, 98.9x 100, all; John J Astor to Gorham Mfg Co, of Providence, RI; 20 9-12yf Aug1'01; 2 rens of 21y each; Aug1'01; Feb25'18. taxes & c 25,000 to 42,500

5TH av, 384 (3:837), ws, 67.5 s 36th, 28x 100; also INTERIOR LOT, 100 w 5 av, & 67.5 s 36th, runs s26.3xw25x26.3xe25 to beg, all; Cath L Kernochan to Gorham Mfg Co of Providence, RI; 21yf May1'05, with ren; Nov12'03; Feb25'18.

5TH av, 661 (5:1288), 1st loft or 2d fl & pt of 3d fl, rear, & use of two windows of n str of Nos 661-3 5 av (with option to occupy str & b at additional rental of \$35,000); Caison Maurice, Inc, a corp, to Jerome Hirsch; from Feb25'18 to Jan31'23; 5y ren at \$25,000; Feb21; Feb27'18; 10% of sales up to \$250,000, but not to exceed rental in any one year of more than 25,000

5TH av, 661-3, see 5 av, 661.

7TH av (7:2031), nwc 145th, str & b; Isidor Weisbader, 926 Col av, with John J Reilly, 201 W 145; ext Ls 5yf May1'17; June26'13; Feb26'18.

same terms as Ls dated about Apr25'12

8TH av, 472 (3:783), str & b; Justine M Brophy et al to Abr Sternlieb, 340 E 15, & ano; 5 4-12yf Jan1'17; Dec7'16; Feb26'18. 2,340 to 2,450

8TH av, 2031-3 (7:1846), two str & bs; agmt modifying Ls recorded July25'17 by reducing rent from \$3,500 to \$3,300 per annum; Texas Realty Co with Andw Vergetakis, 2117 8 av, & ano; Feb16; Feb28'18. nom

8TH av, 2031-3 (7:1846), two str & bs; assign Ls recorded July25'17; Andw Vergetakis & ano to Manos Stratos, 2117 8 av, et al; AL; Feb18; Feb28'18. nom

Interior lot, 100 w 5 av & 67.5 s 36th, see 5 av, 384.

LEASES.

Borough of Bronx.

FEB. 21, 23, 25, 26, 27 & 28.

Beck st, 882 (10:2711); also FOX ST, 865, all; Kano Realty Co to Jacob Berlin, 904 Tiffany; 5yf Mar1; Feb14; Feb27'18. 21,500

Fox st, 865, see Beck, 882.

Kelly st, 1013 (10:2704), all; Sidney B Klee, 772 St Nicholas av, to American Apartment Hotel Co, 1013 Kelly; 5yf Mar 1; Feb19; Feb27'18. 2,575

173D st, 480 E, see Washington av, 1656-60.

Bainbridge av (12:3329), ws, at ss land of City N Y, 74x78 to es Jerome av x45x40; assign Ls; Leon Treboul to Niblick, Inc; Dec31'17; Feb28'18. nom

Burnside av, 283 E (11:3156), str fl & apartment above str; Julia V Schmitt to Louis A Drenckhahn, 283 Burnside av E; 3yf May1'17; privilege 3y renewal; May1 '17; Feb26'18. 1,320

Burnside av (11:2863), sec Davidson av, str No 4; Emco Impt Co to Jacob Halper, 610 W 150; from date of issuance of certf of occupancy by Bldg Dept to Jan 1'28; Feb25'18. 800 to 1,200

Davidson av, sec Burnside av, see Burnside av, sec Davidson av.

Washington av, 1656-60 (11:2914); also 173D ST, 480 E, 4 bldgs; Harrissetta Holding Co, 3 W 35, to Chas & Heyman Chatzinoff, 1691 Wash av; 3yf Mar1'18; Feb18; Feb25'18. 12,000

Webster av (11:3027), es, 100 n Tremont av, 36.6x57.3x18.3x57.3, str & basement; F & W Grand 5-10-25 Cent Stores, Inc, 8 E 14, to Emanuel Linhardt, 1920 Webster av; 5yf May1'18; Sept21'17. 2,640

MORTGAGES.

Borough of Manhattan.

FEB. 21, 23, 25, 26, 27 & 28.

Bond st, 34, see 3 av, 1298-1300.

Cherry st, 18 (1:112), ns, abt 318 w Roosevelt, 24.10x125.9x25.6x127.9, ws; all title; Feb20; Feb25'18; 3y5%; Chas A Casazza, of Bklyn, to Antonio Barbieri, 1019 Main st, Honesdale, Pa. 4,000

Chrystie st, 157 (2:425), ws, 75.9 n Delancey, 24x125.10x25x126.6; also including the undivided half of lot on which the middle house of the three houses in rear of Nos 157 & 159 Chrystie st with the half of said middle house; PM; Feb26'18; 3y or sooner, 5%; Sutton Holding Co to Henry Stemme, 45 W 96. 6,000

Chrystie st, 157; PM; pr mtg \$6,000; Feb 26'18; 3y5%; same to Ernest Plath, 39 7th. 7,600

Crosby st, 101-3 (2:496), es, 53.3 s Prince, 40x64.9x39.4x61.6; PM; Feb21; Feb27'18; 5 y5%; Eliphalet L Davis to Central Trust Co of N Y, 64 Wall. 27,500

Forsyth st, 20-2 (1:292); ext of mtg for \$25,000 to Nov25'22, 5½%, co-ordinate with 4 other mtgs aggregating \$25,000; Feb21; Feb28'18; Arthur A Alexander, 54 Morningside dr, & ano, trstes will Arthur L Levy, with Congregation Kol Israel Anshel Poland, 24-8 W 114. nom

Grand st, 203-203½ (1:237); also MOTT ST 145-9; ext of mtg for \$50,000 to Feb 17'21, 5%; Jan31; Feb21'18; Michael Del Papa, 170 East Washington av, Elmira, N Y, with Soc for the Relief of Destitute Children of Seamen at New Brighton, SI (R S \$25). nom

Greenwich st, 13 & 25-39 (1:13), sec Morris (No 9), runs s226.8x100xm—xe9xn22 to ss of an old alley xw5xn22.1xw24.8xn67.8 to st xw81.5 to beg, with AT to alley; P M; Feb20; Feb21'18; due & int as per bond; Twenty-five Broadway Corp to City Real Estate Co, 176 Bway. 325,000

Greenwich st, 25-39, see Greenwich, 13 & 25-39.

Hester st, 7 (1:313); ext of mtg for \$27,500 to July15'21, 5½%; Feb20; Feb25'18; Bernard L Tim, 209 W 79, with Morris Fein, 1372 Lyman pl (R S \$13.75). nom

John st, 102 (86) (1:69), ss, abt 130 e Gold, 21.3x47.9x18.4x47; ½ pt; AT; Feb21; Feb25'18; due & int as per bond; Alex Findlay at Nesconset, LI, to Title Guar & T Co. 2,500

Ludlow st, 24 (1:297), es; abt 100 s Hester, 25x86; PM; Feb21; Feb27'18; 3y or sooner, 5%; 292 Fifth Avenue Corp to Lincoln Trust Co, 204 5 av. 15,250

Mercer st, 133 (2:499), ws, 71.6 s Prince, 29.6x71.3x28x71.3; PM; Feb26; Feb27'18; 5y 5%; Jere F Donovan to Central Trust Co of N Y, 64 Wall. 25,000

Morris st, 1-5, see Bway, 13-27.

Morris st, 7 (1:13), ss, abt 80 e Greenwich, 25x—; also MORRIS ST (1:13), ss, 106 e Greenwich, a strip, 5x92.3; PM; Feb 20; Feb21'18; due & int as per bond; Twenty-five Broadway Corp to John T Brennan, 63 1st pl, Bklyn, et al. 35,750

Morris st, 9, see Greenwich, 13 & 25-39.

Morris st, ss, 106 e Greenwich, see Morris, 7.

Mott st, 145-9, see Grand, 203-203½.

Rivington st, 28 (2:421), ns, 75.3 w Forsyth, 24.11x100x25x100; PM; pr mtg \$14,000; collateral to secure B & M for \$11,712 on Bay View av, cor Healy av, Far Rockaway, B of Q; May8'17; Feb26'18; demand, 6%; Ada L Simis of Far Rockaway, B of Q, to Geo T Soper at Cedarhurst, LI. 9,720

Rivington st, 28; pr mtg \$23,720; May8'17; Feb26'18; demand, 6%; same to Bank of Lawrence at Lawrence, LI. 8,393

Rivington st, 28; pr mtgs \$32,113; also property at Far Rockaway, B of Q; May8'17; Feb26'18; demand, 6%; same to Jas S Darcy, 246 Putnam av, Bklyn, & Wm S Pettit at Inwood, Nassau Co, NY. 2,000

Suffolk st, 155 (2:355); ext of mtg for \$19,000 to Jan1'21, 5%; Feb7; Feb27'18; Robt B Hirsch at Hubbard av, Stamford, Conn, & ano, trstes will Wm Openhym, with Jonas Cohen, 171 Taylor, Bklyn (R S \$9.50). nom

9TH st, 435 E (2:437); ext of mtg for \$13,500 to Oct1'20, 5%; Dec27'17; Feb27'18; Louis S Frankenhimer, 23 W 71, exr Yertha Rosenbaum, with Saml Rhonheimer, 15 Glenada pl, Bklyn, et al (R S \$6.75). nom

11TH st, 143 W (2:607), ns, 289.3 e 7 av, 21.5x103.3; Feb6; Feb26'18; due Feb1'20, 6% Margaretha C Cordes to Theo C Riehl, Jr, 116 10 av, Belmar, NJ. 2,000

12TH st, 136 W (2:607); ext of mtg for \$23,000 to Feb16'23, 5%; Feb16; Feb25'18; Emigrant Indust Savgs Bank with Florence & Fannie Ball, 1838 Ams av, & Ida B Frank, 318 W 22 (R S \$11.50). nom

13TH st, 235 E (2:469); ext of mtg for \$24,000 to Feb17'23, 5%; Feb19; Feb27'18; Emigrant Indust Savgs Bank with Erminia M Schroen, 482 4 av (R S \$12). nom

14TH st, 461-9 W, see 10 av, 58-76.

15TH st, 452-60 W, see 10 av, 58-76.

18TH st W, nwc 6 av, see 6 av, 291.

19TH st, 238 E (3:399), ss, 160 w 2 av, 20x84; PM; Feb2; Feb26'18; due Feb25'23, 5%; Wm H Von Der Horst to Danl C Sands at Valhalla, NY, individ & as trste will Phebe F Stoutenburgh. 6,300

23D st, 100-4 W, see 6 av, 373.

33D st, 33 W (3:835), ns, 345.1 e Bway, 23.4x98.9; pr mtg \$55,000, held by party 2d par; Feb9; Feb27'18; due Jan1'21, 5½%; Gottfried Walbaum to Equitable Life Assur Soc of U S. 5,000

33D st, 33 W (3:835); ext of mtg for \$55,000 to Jan1'21, 5½%; Feb9; Feb27'18; Equitable Life Assur Soc of U S with Gottfried Walbaum, 230 W 105. nom

38TH st, 270 (170) W (3:789); ext of mtg for \$10,000 to Feb14'21, 5%; Feb13; Feb27'18; Frank A Butler with Saint Mary's Free Hospital for Children, 405 W 34 (R S \$5). nom

44TH st, 12 E (5:1278), ss, 225 e 5 av, 25 x100.5; Feb27'18; due May1'23, 6%, until May1'19 & then 5½%; Albert B Ashforth, a corp, to Metropolitan Life Ins Co. 140,000

44TH st, 12 E; certf as to mtg \$140,000; Feb27'18; same to same.

54TH st, 126 E (5:1308), ss, 90 w Lex av, 25x100.5; PM; equal lien with following mtg \$8,500; Feb26'18; due Nov1'22, 5%; John H Naughton, 611 Lex av, to Wm H Starbuck, 59 Livingston, Bklyn. 8,500

54TH st, 126 E; PM; equal lien with above mtg \$8,500; Feb26'18; due Nov1'22, 5%; same to Ruth S Ranney, 2 E 45. 8,500

55TH st, 145 E (5:1310), ns, 191.8 e Lex av, 16.8x100.5; ½ pt; pr mtg \$—; Feb18; Feb21'18; 2y or sooner, 6%; Lizzie I Bulkley to Estelle Fort, 357 W 118. -1,000

56TH st, 236 W (4:1027), ss, 185 e 8 av, 20x100.5; Feb21'18; 3y5%; Maria L Adam, 236 W 56, to Board of Domestic Missions of the Reformed Church in America, 25 E 22. 8,000

58TH st, 224 W (4:1029), ss, 440 e 8 av, 20x100.5; PM; pr mtg \$25,000; Feb28'18; 2y or sooner, 5%; Three States Realty Co, 149 Bway, to Raphael M Reay, 1312 Dean, Bklyn. 15,000

63D st, 112-4 E (5:1397), ss, 100 e Park av, 50x132.6x50.1x135.3; Feb18; Feb25'18; 5 y5%; Abr B Cox of Cherry Valley, Otsego Co, NY, & Julia T E, wife Hy B Cannon, of Hackensack, NJ, to Bowery Savings Bank, 128 Bowery. 30,000

64TH st, 8 E (5:1378), ss, 150 e 5 av, 20x 100.5; PM; equal lien with two other mtgs \$6,750 each; Feb21'18; 3y5%; Edith T Bates, widow, 12 E 64, to Wm A Irving, at Chester, Pa, et al, exrs Matilda E Starbuck. 19,800

64TH st, 8 E; 2 PM mtgs, each \$6,750, equal liens with above mtg for \$19,800; Feb21'18; 3y5%; same to same, total 13,500

71ST st, 201-13 W, see Bway, 2061-9.

77TH st, 309 W (4:1186), ns, 119 w West End av, 19x102.2; ext of mtg for \$19,500 to Mar2'21, 5%; Feb1; Feb25'18; Butler Estates, 142 W 21, with Laura Hilson, 2 E 59, et al, trstes will Edw Hilson. nom

81ST st, 27 W (4:1195), ns, 400 w Central Park W, 25x204.4 to ss 82d; Feb26; Feb27'18; 5y5%; Chas Laue of Bklyn to Bowery Savings Bank. 35,000

82D st, 154 W (4:1212), ss, 225 e Ams av, 19x102.2; ext of mtg for \$14,000 to Nov1'20, 5%; Feb18; Feb23'18; Fredk de Sola Mendes with Union Dime Savgs Bank, 701 6 av (R S \$7). nom

82D st W, ss, 400 w Central Park W, see 81st, 27 W.

91ST st, 316-8 E (5:1553), ss, 250 e 2 av, 50x100.8; PM; Feb20; Feb23'18; 5y5%; Louis & Saml Miller, 71 E 96, to Simon J Stroh, 167 E 90. 9,000

92D st, 11 E (5:1504), ns, 204.5 e 5 av, 25x100.8; ext of mtg for \$40,000 to June14'20, 4½%; June14'17; Feb25'18; Sallie M Blanchard at Gilbert House, Ossining, NY, with Alex N Sakhnovsky, 200 31st (?) or 231st, Spuyten Duyvil, N Y C. nom

94TH st, 162 W (4:1224), ss, 581 w Col av, 17x96 to cl Apthorps la x17.1x96.8; PM; Feb19; Feb25'18; 5y or sooner, 5%; Cath L Dunn, 162 W 94, to Russell R Dana, 216 Ten Broeck, Kingston, NY, et al. 6,000

99TH st, 222 E (6:1648), ss, 335 e 3 av, 25x100.11; pr mtg \$10,000; Feb20; Feb21'18; due July1'24, 6%; Sadye J Kaplan, 575 Westchester av, to Henry Walz, 355 Webster av, Jersey City, NJ. 8,800

100TH st, 226 E (6:1649), ss, 180 w 2d av, 25x100.11; Jan29; Feb27'18; due & int as per bond; H W G Realty Co to Germania Life Ins Co, 50 Union sq. 10,000

101ST st, 198 E, see 3 av, 1816.

103D st, 218 E (6:1652), ss, 205 e 3 av, 25 x100.9; also 103D ST, 220 E, ss, 230 e 3 av, 25x100.11; pr mtg \$16,000; collateral to mtg to extent of \$3,000 in mtg for \$17,500 on 162d st (8:2136), ss, 265 w Ft Washington av; sub to pr mtg \$130,000; Feb20; Feb23'18; due & int as per bond; J M B Co to Emma Dressner, 201 W 120. 3,000

103D st, 218-20 E; certf as to collateral mtg \$3,000; Feb20; Feb23'18; same to same.

103D st, 218-20 E; pr mtgs \$19,000; collateral to extent of \$2,000 in mtg for \$11,000 on 162d st (8:—), ss, 265 w Ft Washington av, 125x—; pr mtg \$—; Feb 20; Feb23'18; due & int as per bond; same to Abr Smith, 725 Riverside dr. 2,000

103D st, 218-20 E; certf as to collateral mtg \$2,000; Feb20; Feb23'18; same to Abr Smith.

103D st, 218 E (6:1652); agmt increasing rate of int from 5% on mtg for \$8,000 to 5½%; Feb20; Feb21'18; J M B Co, 6 W 32, with Marie C Crookes at Scarsdale, NY. nom

103D st, 220 E (6:1652); agmt increasing rate of int from 5% on mtg for \$8,000 to 5½%; Feb20; Feb21'18; J M B Co, Inc, 6 W 32, with Edna L Jackson at North Long Branch, NJ. nom

103D st, 220 E, see 103d, 218 E.

104TH st, 54 W (7:1839), ss, 39 w Manhattan av, 17x100.11; PM; Feb21; Feb25'18; 3y5%; Wilmurt Realty Co, 347 5 av, to Excelsior Savgs Bank, 79 W 23. gold 8,000

104TH st, 58 W (7:1839), ss, 227.4 e Col av, 33.4x100.11; pr mtg \$—; Feb21'18; due Nov5'20, 6%; Kath B McCabe, 52 Carmita av, Rutherford, NJ, to Mae W Marsh, 116 Riverside dr. 6,000

104TH st, 58 W (7:1839); ext of mtg for \$25,000 to Feb5'21, 4½%; Feb5; Feb27'18; Emigrant Indust Savgs Bank with Kath B McCabe, 52 Carmita av, Rutherford, NJ (R S \$12.50). nom

108TH st, 417-31 E (6:1702), ns, 295 e 1 av, 200x100.10; ext of mtg for \$22,500 to Dec1'22, 6%; Feb1; Feb28'18; Harlem Independent Hygeia Ice Co, 417-31 E 108, with Geo J Bradish at Charlottesville, Va. nom

116TH st, 309-11 W (7:1943), ns, 150 w 8 av, 50x100.11; pr mtg \$40,000; Feb7; Feb 28'18; 1y6%; Le Roy D Ball, 50 Vanderbilt av, to I Townsend Burden, 20 E 80, 10,000

119TH st, 72 E (6:1745); agmt modifying mtg rec Mar27'17 reduced to \$17,000 & due Feb26'21 at 5½%; Feb26; Feb27'18; Land Estates, Inc, 153 Bway, owner, with Walter F Blaisdell at Port Washington, LI, et al, exrs Frank L Blaisdell, mtgees. nom

120TH st, 104 E (6:1768); ext of mtg for \$3,750 to Mar2'21, 5%; Feb21; Feb25'18; Emigrant Indust Savgs Bank with Thaddeus Murphy, 104 E 120 (R S \$2). nom

123D st, 124 W (7:1907), ss, 300 w Lenox av, 16.8x100.11; Feb21'18; 3y5½%; Katie Wise to Valentine Grondstra, 204 E 96. 4,600

125TH st, 78 E, see 3 av, 1298-1300.

125TH st, 440 W (7:1965); ext of mtg for \$20,000 to May15'21, 5¼% & 5½%; Jan31; Feb27'18; Bankers Trust Co with Herrman Mayers (R S \$10). nom

127TH st, 43 W (6:1725), ns, 416.3 e Lenox av, 18.9x100; Feb20; Feb21'18; due Nov3'18, 6%; Courtney Development Co, 156 Bway, to Charlotte A Williams, 875 West End av. 2,500

127TH st, 43 W; certf as to mtg \$2,500; Feb19; Feb21'18; same to same.

147TH st, 612 W (7:2093), ss, 100.6 w Bway, 16.8x99.11; Feb25; Feb26'18; due & int as per bond; Hannah M Wallace to Fannie M & Chas F Porter, 194 Elm st, New Rochelle, NY, exrs, &c, David F Porter. 5,500

150TH st, 521 W (7:2082); ext of mtg for \$7,000 to Feb15'21, 5½%; Jan16; Feb 23'18; Mary R Burtis with Popham Realty Co, 61 W Fordham rd, Bronx (R S \$3.50). nom

151ST st W, swc Convent av, see Convent av, 470.

162D st W, ss, 265 w Ft Wash av, see 103d, 218 E.

162D st W (8:2136), ss, 265 w Ft Washington av, 125x99.11; prior mtg \$135,000 & subordinate mtg \$28,500; Feb20; Feb21'18; due & int as per bond; J M B Co, 6 W 32, to Van Dyck Estate, 331 Mad av. 17,500

162D st W (8:2136), same prop; certf as to mtg \$17,500; Feb20; Feb21'18; same to same.

162D st W (8:2136), same prop; sobrn of mtg for \$17,500 to mtg \$17,500; Feb20; Feb21'18; same with Emma Dressner, 201 W 120. nom

162D st W (8:2136), same prop; sobrn of mtg for \$11,000 to mtg \$17,500; Feb20; Feb21'18; same with Abr Smith, 725 Riverside dr. nom

162D st W (8:2136), same prop; sobrn of mtg for \$11,000 to mtg \$17,500; Feb20; Feb21'18; Abr Smith, mtgee, with Van Dyck Estate, 331 Mad av. nom

162D st W (8:2136), same prop; sobrn of mtg for \$17,500 to \$17,500; Feb20; Feb 21'18; Emma Dressner with same. nom

162D st W (8:2136), ss, 265 w Ft Washington av, 125x99.11; ext of mtg for \$130,000 to Feb20'23, 5½%; Feb20; Feb26'18; N Y Title & Mtg Co with J M B Co, 6 W 32 (R S \$65). nom

179TH st, 710 W (8:2176), ss, 175 e Ft Washington av, 50x92.6; PM; pr mtg \$43,000; Feb26; Feb27'18; due Aug1'21 or sooner, 6%; Hanton Realty Co, 58 St Paul's pl, Bklyn, to Olds Holding Corp, 217 Bway. 6,000

187TH st, 541-3 W, see Audubon av, 440-50.

188TH st W, swc Audubon av, see Audubon av, 440-50.

Av A, 1636 (5:1583), es, 20 n 86th, 20x 75; ext of mtg for \$8,000 to Jan1'21, 5%; Jan17; Feb21'18; Isaac Stern et al, exrs, &c, Wm Stern, with Ida F Daub, 54 E 89 (R S \$4). nom

Audubon av, swc 188th, see Audubon av, 440-50.

Audubon av, 440-50 (8:2158), nwc 187th (Nos 541-3), 189.9 to ss 188th x75; Feb21; Feb26'18; due Sept15'18, 6%; Duncan M Stewart & Co, Inc, to Jacob Rosenthal, 340 W 86. 13,500

Bennett av (8:2180-543), ws, — n 190th, assessed to W J McClelland, transfer of tax lien for years 1909 to 1914; Jan6'16; Feb27'18; 3y12%; City N Y to City N Y. 6,521.90

Broadway, 13-27 (1:13), swc Morris (Nos 1-5), & bounded w by rear of 13 to 32 Greenwich & alley that is part of No 7 Morris st & s by land Eva White, with A T to alley 5x92.3; PM; sub to underground easements, etc; Feb20; Feb21'18; 2y or sooner, 5%; Twenty-Five Broadway Corp, 21 State, to Jas H Mairs at South Nyack, NY, & ano, exrs, &c, Wm H Mairs. 1,200,000

Broadway, 2061-9 (4:1163), nwc 71st (Nos 201-13), runs w173.9x102.2x46x12.2 xse8.9 to ws Bway xs105.2 to beg; Feb27; Feb28'18; 1y5½%; Christ Protestant Episcopal Church to Brooklyn Savgs Bank, 141 Pierpoint, Bklyn. 30,000

Broadway, 2647-9 (7:1872); ext of mtg for \$100,000 to May15'23, 5%; Feb25; Feb 27'18; Joanna M O'Rourke (Kelly) with Seaman Bank for Savings (R S \$50). nom

Broadway, 5221-7 (8:2215), nws, 263 sw 228th, 100x100; Feb19; Feb26'18; 3y6%; Arthur Weisbecker, 601 W 113; Matilda Weisbecker, 181 W 126, & Chas Weisbecker, 205 W 89, exrs, &c, Chas Weisbecker, & Matilda Weisbecker, widow, individ, to Emma C Mastin, 111 W 20. 25,000

Convent av, 470 (7:2065), swc 151st, 108.11x43.5x99.11x86.10; PM to extent of \$87,500; Feb1; Feb23'18; 3y5%; Olds Holding Corp, 217 Bway, to Land Estates, Inc, 135 Bway. 95,000

Convent av, 470, swc 151st; certf as to mtg \$95,000; Feb21; Feb23'18; same to same.

Park av, 1898-16, see 3 av, 1298-1300.

3D av, 1298-1300 (5:1409), ws, 51.2 s 75th, 51x100; also 125TH ST, 78 E (6:1749), swc Park av (Nos 1808-16), 90x100.11; also BOND ST, 34 (2:530), nes, abt 190', Lafayette, 26.3x110; Feb21; Feb25'18; 3y5%; Wilmurt Realty Co, 347 5 av, to Excelsior Savings Bank, 79 W 23. gold 120,000

3D av, 1298-1300; also 125TH ST, 78 E, s we Park av, 1808-16; also BOND ST, 34; certf as to mtg \$120,000; Feb15; Feb25'18; same to same.

3D av, 1816 (6:1628), swc 101st (No 198), 25.11x98; PM; Feb26; Feb28'18; 1y6%; Led Realty Co, 198 E 101, to Minnie Rottenberg, 106 Lewis. 850

5TH av, 292 (3:832), ws, 74 s 31st, 24.8x 100; PM; Feb26; Feb27'18; 3y or sooner, 5%; 292 Fifth Avenue Corpn to Lincoln Trust Co, 204 5 av. 80,000

5TH av, 292; certf as to mtg \$80,000; Feb26; Feb27'18; same to same.

6TH av, 291 (3:794), str adj store at nwc 18th st & b, 25x30, in rear pt of store; store Ls; PM; pr mtg \$6,600; Feb15; Feb27'18; \$150 on Dec1'21 & \$150 monthly thereafter, 3%; Jacob & Harry Harmatz & Max & Louis Zankel to Wm Granick, 94 5 av. 3,400

6TH av, 291 (3:794), str adj the nwc 6 av & 18th & rear pt b, 25x30, store Ls; Feb15; Feb23'18; installs, \$150 monthly, 6%; Jacob & Harry Harmatz & Max & Louis Zankel to Wm Granick, 94 5 av. 6,600

6TH av, 373 (3:798), swc 23d (Nos 100-4), 26.9x60; ext of mtg for \$75,000 to Feb 19'20, 5%; Feb18; Feb21'18; Farmers Loan & Trust Co, 22 Wm, with Louis K Liggett Co, 340 W 4 (R S \$37.50). nom

8TH av, 2126 (7:1830), es, 20.11 s 115th, 20x80; equal lien with pr mtg \$14,750; Feb20; Feb27'18; 3y5%; Florence B D Reynolds & Alice M Dike, extrcees, & C, Lizzie M Dike, with Eldred A Carley, 112 W 72, trste will Milton B Robertson. 250

8TH av, 2126 (7:1830); ext of mtg for \$14,750 to Feb26'21, 5 1/2%; equal lien with another for mtg \$250; Feb20; Feb27'18; Eldred A Carley, 112 W 72, trste will Milton R Robertson, mtgee, with Florence B D Reynolds & Alice M Dike, extrcees, & C, Lizzie M Dike, owners (R S \$6.25). nom

8TH av, 2126; sobrn of mtg for \$10,000 to mtg \$250, consolidated with another mtg for \$14,750, making one mtg \$15,000; Feb20; Feb27'18; same, mtgee, & Fredk A Schermerhorn, also mtgee, with same, owners. nom

8TH av, 2340 (7:1931); ext of mtg for \$40,000 to Dec1'19, 5%; Feb21; Feb25'18; Danl Seymour, of Yonkers, NY, & ano, exrs H Louisa Mulford, with Ferdinand W Geiler, 212 W 131 (R S \$20). nom

10TH av, 58-76 (3:712), nec 14th (Nos 461-9), runs n206.3 to ss 15th (Nos 452-60) xel50x103.1xw50x103.1 to ns 14th xw100 to beg; PM; Feb13; Feb28'18; due & int as per bond; Amos C Dean, at East Orange, NJ, to Wm W Astor, The Victoria Embankment, London, Eng. 200,000

10TH av, 690 (4:1058), 1/2 pt; sobrn of mtg for \$200 to mtg \$5,500 on whole; Feb25; Feb26'18; Clara M Pleines, 690 10 av, mtgee, with German Savings Bank, 100 E 14. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (miscel) as to mtg \$—; Feb25; Feb28'18; New York Swiss Embroidery Works, Inc, to Aaron Ratner.

Certificate (miscel) to to mtg \$—; Feb 27; Feb28'18; Stefano S Angelillo, Inc, to Carlo Nota.

Rolling stock agmt (miscel), car Ls & gen mtg; Nov7'17; Feb23'18; due & int as per notes; Standard Car Constn Co at Masury, Ohio, vendor, with Sugar Products Co, vendee. 12,888.72

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

FEB. 21, 23, 25, 26, 27 & 28.

Attorney st (1:314), ws, 156.3 s Grand, 18.9x100; Frederic E Klein, 72 W 119, et al, exrs, & C, Josef Klein, to Frederic E Klein, 72 W 119, or 271 Bway (\$4,000, Feb 27'06); Feb28'18. O C & 100

Catharine st, 8 (1:251); John A Weekes to Marie M Heink, 115 W 95, now at Dresden, Ger; (A) Weekes Bros, 45 Wm (\$1,250 (now due \$600), June6'12); Feb21'18. 1,250

Catharine st, 46 (1:278); Jos J Smith to Marie M Heink at Pension Ilm Sidonien Strasse, Dresden, Ger; (A) Arthur Sutherland, 45 Wm (1/2 pt mtg \$10,500, Aug4'15); Feb21'18. nom

Catharine st, 87 (1:253); John A Weekes to Marie M Heink, 115 W 95, now at Dresden, Ger; (A) Weekes Bros, 45 Wm (\$2,000, June2'08); Feb21'18. nom

Catharine st, 87 (1:253); Fred Matzio to Milia Anzeloni, 136 Cherry; (A) Weekes Bros, 45 Wm (\$2,000, June2'08); Feb21'18. omitted

Catharine st, 87; Milia Anzeloni to Jno A Weekes at Oyster Bay, LI; (A) same (same mtg); Feb21'18. nom

Christopher st, 117 (2:619); John A Weekes to Marie M Heink (1/2 pt mtg \$6,500, Aug26'13), Feb21'18. 3,250

Forsyth st, 20-2 (1:292); Jos C Levi, gdn John H Lawson, to Philip C Sanguinetti, 863 Hunts Point av, Bronx; (A) Jos C Levi, 37 Liberty (\$1,965, Nov27'07); Feb27'18. 1,000

Front st, 288-290 (1:108); John A Weekes to Marie M Heink, 115 W 95, now at Dresden, Ger; (A) Weekes Bros, 45 Wm (\$600, Dec15'08); Feb21'18. 600

Greenwich st, 13 & 25 to 39 (1:13); also MORRIS ST, 9; City Real Estate Co to Manhattan Railway Co, 165 Bway; (A) Murray, P & H, 37 Wall (\$325,000, Feb21'18); Feb23'18. nom

Henry st, 330 (1:267); Urban Securities Co to Annie H Chadwick, 626 Carlton av, Bklyn; (A) Reeves & Todd, 165 Bway (\$8,000, Feb15'13); Feb23'18. nom

James st, 68 (1:278); John A Weekes to Marie M Heink, 115 W 95, now at Dresden, Ger; (A) Weekes Bros, 45 William (\$2,800, May28'09); Feb21'18. 2,800

Lewis st, 162 (2:358); Frieda Schellitzer to Saml Weil, 222 Lenox av, et al, exrs Jonas Weil, decd, & ano; (A) Weil & Mayer, 5 Beekman (\$6,250, Feb14'01); Feb 27'18. 1,081.50

Pearl st, 432 (1:118); John A Weekes to Marie M Heink, 115 W 95, now at Dresden, Ger; (A) Weekes Bros, 45 William (\$13,000 (now due \$4,750), June11'07); Feb 21'18. 4,750

Sullivan st (2:518), ws, 100 s Houston, 40.4x85.11; Lawyers Mtg Co to Chas Zerbarini, 2781 Bainbridge av, Bronx, or 346 Bway (\$35,000, Feb26'13); Feb26'18. 35,000

10TH st, 371-3 E (2:393); Dora Robins, 152 Henry, to Marion S Adler, 134 Henry; (A) Geo P Fouk, 38 Park Row (1/2 pt \$5,500, Oct9'07); Feb28'18. nom

10TH st, 371-3 E; Marion S Adler, 134 Henry, to Rose Saberski, 45 Gouverneur; (A) same (1/2 same mtg); Feb28'18. 2,250

20TH st, 244 W (3:769); Edw H Hedden, admr Amalia S del Pino, to Maria del Pino Egan, 441 Park av; (A) Title Guar & T Co (\$4,000, Oct2'17); Feb27'18. nom

24TH st, 411 E (3:956); Therese K Janssen to Pierre Janssen, 323 E 49; (A) E F Clark, 165 Bway (\$8,000, Feb1'04); Feb28'18. nom

31ST st, 220 E (3:911); Title Guar & T Co to Jas A Trowbridge, at Noroton, Conn; (A) Title Guar & T Co (\$7,000, Aprn, 1896); Feb27'18. 7,000

49TH st, 550 W (4:1077); Fannie M R Whitlock to Augusta & Alice T Parkin, 49 5 av; (A) F de P Foster, 44 Wall (1/2 pt mtg \$8,000 (now \$7,000), June3, 1897); Feb21'18. 2,333.34

52D st, 241 W (4:1024); Hy J Rosenbaum to Title Guar & T Co (\$16,000, Oct30'11); Feb27'18. 16,000

68TH st, 308 W (4:1179); Edw H Hedden, admr Amalia S del Pino, to Rose del Pino Hedden, 449 Park av; (A) Title Guar & T Co (\$9,000, June5'08); Feb27'18. nom

72D st, 137 W (4:1144); Title Guar & T Co to U S Trust Co of N Y, 45 Wall; (A) Title Guar & T Co (\$27,500, Jan29'18); Feb 23'18. 27,500

80TH st, 223 E (5:1526); Edw H Hedden, admr Amalia S del Pino, to Rose del Pino Hedden, 449 Park av; (A) Title Guar & T Co (\$12,000, May29, 1900); Feb27'18. nom

83D st, 71 W (4:1197); Louis A Stecher of Bklyn to Robt McWilliam, 202 Mt Hope pl, Bronx; (A) Dean, T & McB, 160 Bway (\$2,000, Feb3'15); Feb21'18. 2,000

87TH st E (5:1583); ss, 110 w Av B, 18x 60.2; Anna Schwartz, 908 E 181, to Sallie S Rowsey, 141 E 38; (A) Foley & Martin, 64 Wall (\$2,000, July9'03); Feb21'18. nom

88TH st, 59 W (4:1202); Fulton Trust Co of N Y, trste will Julia A Stebbins, to Ernest L Simpson, 59 W 88; (A) Harrington, B & E, 64 Wall (\$25,000, Feb25'05); Feb28'18. 15,000

88TH st, 156 E (5:1516); Bertha M Baake et al, exrs Chas C Baake, to Bertha M Baake, 444 E 140, Bronx, et al; (A) Thompson, K & W, 256 Bway (\$21,000, June1'03); Feb28'18. 20,000

91ST st, 419 E (5:1571); Adrien F N M Le Roy, Baron de la Tournelle, 63 Bldg Beranger, Tours, France, admr Jean J A Le Roy, Baron de la Tournelle, 63 Bldg Beranger, Tours, France, decd, to Gertrude C Winthrop, of Hidecot Manor, Chipping Campden, Gloucestershire, Eng; (A) Couderd Bros, 2 Rector (\$4,500, Oct30, 1886); Feb27'18. 4,500

95TH st, 224 E (5:1540); Geo A Schamberger of Bklyn to Agnes Artist, 1446 Greene av, Bklyn; (A) Amend & A, 119 Nassau (\$2,750, June16'09); Feb26'18. an int of 1,517

111TH st, 22 E (6:1616); North River Savgs Bank, 31 W 34, to Jas Foley, 315 Broome; (A) Weekes Bros, 52 Wm (\$2,000, July28'10); Feb25'18. 2,000

115TH st, 59-61 W (6:1599); Morris H Shiman, 249 W 137, to Isaac Shiman, 614 Superior st, Cleveland, Ohio; (A) H & A Cohen, 172 Worth (\$15,000, May1'08); filed & discharged Feb27'18. nom

120TH st, 235-7 W (7:1926); Lawyers Mtg Co to Lizzie M Bayne, 75 St Marks pl, New Brighton, SI; (A) Lawyers Mtg Co (\$11,000, Jan26'18); Feb23'18. 9,500

121ST st, 242 W (7:1926); Edw H Hedden, admr Amalia S del Pino, to Maria del Pino Egan, 441 Park av; (A) Title Guar & T Co (\$5,000, Aug28'14); Feb27'18. nom

121ST st, 347 W (7:1948); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$9,000, Oct8, 1892); Feb27'18. 7,000

136TH st W (7:1942), ns, 353 w 7 av, 16 x99.11; Equitable Life Assur Soc of U S to Margt Knox, 478 Mott av, Bronx; (A) Lawyers Title & T Co (\$11,000, Sept29, 1893) filed & discharged Feb21'18. 10,000

142D st, 312 W (7:2043); Bond & Mtg Guar Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$14,000, Dec2'15); Feb27'18. 14,000

145TH st, 529 W (7:2077); Celia Grabenheimer, individ & gdn Florence Grabenheimer, to Nathan Grabenheimer, 2643 Bway, or 103 Park av (1/2 pt of mtg \$5,000, Jan8'07); Feb27'18. 2,500

148TH st, 405 W (7:2063); Bond & Mtg Guar Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$12,000, Oct1'12); Feb27'18. 10,000

162D st, 442 W (8:2109); Henry H Ahrens to Commonwealth Savings Bank, 2007 Ams av; (A) Geo H Hyde, 41 Park row (\$10,000, Sept20'11); Feb26'18. 5,000

162D st W (8:2136), ss, 265 w Ft Washington av, 125x99.11; Title Guar & T Co & Van Dyck Estate to N Y Title & Mtg Co (\$135,000, Mar15'16); Feb26'18. 250,000

Av A, 1425 (5:1470); City Real Estate Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$12,000, Jan8'14); Feb 27'18. 11,500

Convent av, 470 (7:2065), swc 151st, 108.11x43.5x99.11x86.10; Land Estates to N Y Life Ins Co; (A) N Y Title & Mtg Co (\$95,000, Feb23'18); Feb25'18. O C & 100

1ST av, 1266-S (5:1463); Theresa Schlesinger, 778 Beck, Bronx, to Saml M Karon, 420 Riverside dr; (A) Jacob Gordon, 66 Bway (\$17,500; May9'06); Feb25'18. nom

1ST av, 1278-80 (5:1463); Theresa Schlesinger, 778 Beck, Bronx, to Saml M Karon, 420 Riverside dr; (A) Jacob Gordon, 66 Bway (\$10,000, May9'06); Feb25'18. nom

1ST av, 1554 (5:1560); Danl Underhill of Jericho, LI, & ano, exrs Sophia U Willets, to Maria L Moore, 64 Hoyt, Bklyn; (A) Wilson M Powell, 7 Wall (\$14,000, Mar21'07); Feb28'18. 14,000

1ST av, 2319 (6:1795); N Y Title & Mtg Co to Philo C Blaisdell, 232 Macon, Bklyn; collateral for note of \$5,000; (A) N Y Title & Mtg Co (\$17,000, Oct13'08); Feb25'18. an int of 5,000

2D av, 609-13 (3:914); John A Weekes to Marie M Heink, 115 W 95, now at Dresden, Ger; (A) Weekes Bros, 45 Wm (3 mtgs, \$4,500, Apr7'05; \$4,500, Apr7'05, & \$3,000, Apr7'05); Feb21'18. an int of 1,800

3D av, 874 (5:1307); Danl Foley, 909 Albermanle rd, Bklyn, to Gallagher & Burton, Inc; (A) Cass & Apfel, 35 Nassau (\$3,000, Mar24'16); Feb21'18. 1,355.62

5TH av (5:1271), swc 56th, 27x100; City Real Estate Co to Bowery Savgs Bank; (A) Cadwalader, W & Taft, 40 Wall (\$15,000, Jan20'15); Feb27'18. 15,000

5TH av (5:1271), swc 56th, 27x100; City Real Estate Co to Bowery Savgs Bank; (A) Cadwalader, W & Taft, 40 Wall (\$10,000, Oct11, 1897); Feb27'18. 10,000

5TH av (5:1271), swc 56th, 27x100; Title Guar & T Co to same; (A) same (\$20,000 Oct23, 1896); Feb27'18. 20,000

6TH av, 291 (3:794); leasehold; Wm Granick, 94 5 av, to Jacob Braunstein, 115 2 av; (A) Abr J Halprin, 41 Park Row (\$6,600, Feb23'18); Feb27'18. nom

6TH av, 291 (3:794); leasehold; Jacob Braunstein to Louis Horowitz, 180 Edgecombe av; (A) same (same mtg); Feb27'18. nom

8TH av, 2075 (7:1847); Nathaniel B Hayt, trste will Susie H Dibble, to Nathaniel B Hayt, 152 S 1 av, Mt Vernon, NY, trste will Mabel E D Taylor; (A) Wm F Wund, 156 Bway (\$32,000, Dec15'10); Feb25'18. 31,250

8TH av, 2126 (7:1830); Bankers Trust Co, 16 Wall, trste of Kate P Warden, to Eldred A Carley, 112 W 72, trste will Milton R Robertson; (A) Whit & Case, 14 Wall (\$15,000, Jan28'07); Feb27'18. 14,750

10TH av, 690 (4:1058); Florence E Pelletreau, 508 7 av, Asbury Park, NJ, to Clara M Pleines, 690 10 av; (A) Lewis S Goebel, 41 Park row (\$200, Sept27, 1900); Feb26'18. 125

10TH av, 690 (4:1058); Lawrence Lamour of Bklyn to German Savings Bank, 100 E 14; (A) Lewis S Goebel, 41 Park row (\$5,500, Mar11'02); Feb26'18. 5,500

10TH av (3:724), sec 27th, 24.8x75; Geo H Werfelman, of New Smyrna, Florida, to Lucy Spiro, 37 Maple av, Danbury, Conn; (A) Albt J Appell, 51 Chambers (\$4,000, May21'10); filed & discharged Feb25'18. nom

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

FEB. 21, 23, 25, 26, 27 & 28.

Bleecker st, 251 (2:589); Sigmund & Emma Adler to Lambert Suydam, exr; (A) Lambert S Quackenbush, 163 Bway (or Martha Adler, 1295 Mad av); June23, 1890; Feb23'18. 225

Columbia st (2:335), es, 68.3 n Stanton, runs e75.4xn6.9xe24.8 to cl blk between Columbia & Cannon sts xn14.11xw100 to es Columbia xs21.8 to beg; Bertha & Abr Harris to Becky Wittenstein, 1469 Webster av, Bronx; (A) J B Solomon, 132 Nassau; Oct28'01; Feb23'18. 1,000

Division st, 54-6 (1:289); Louis & Chenka Winkler, 262 East Bway, & Abram & Regina Schultz, 63 W 110, to Meyer S Scheinman, 26 Division; (A) John Bogart, 61 Park Row; Dec24'17; Feb25'18. 5,000

Eldridge st, 71 (1:306); Ludwif & Peppi Rosenzweig to Rebeka Lukashok, 1397 Stebbins av; (A) Leon Burkes, 61-63 Delancey; May25'15; Feb25'18. 5,000

James st (1:116), ws, 50 s Mad, 23.7x99.10 x23.7x100; Paul & Micheline Maniscalco, of Bklyn, to Sidney Rosenbaum; (A) McElheny, Bennett & S, 15 William; Nov20'14; Feb27'18. 2,000

John st, 102 (1:69); Alex Findlay, Lake Grove, LI, to Chas Frazier & Co, private bankers; (A) Title Guar & T Co; July31 '11; Feb26'18. 2,500

Madison st, 179 (1:273); Isaac Portman to Samuel Ashman; (A) Kurzman & F, 25 Broad; Mar27'07; Feb26'18. 10,500

Madison st, 181 (1:273), ns, 289.11 e Pike, 24.6x100; Annie Goodman to Saml Ashman; (A) Kurzman & F, 25 Broad; May3'06; Feb 26'18. 11,000

Suffolk st, 95 (2:353); Meyer L Friedman et al to Meyer & Louis Jarmulowsky; (A) Marks & M, 63 Park Row; Dec21'06; Feb 27'18. 12,000

3D st, 124 E (2:430); Edw & Marie Horvath, on premises, to Fanny Weiss, 110 Forsyth; (A) Julius Riedler, 291 Bway; Feb8'11; 1:cb28'18. 500

11TH ST, 718 to 722 E (2:380); also WESTCHESTER AV (10:2712), cor Jackson av, 99.11x67.7 to pt on Jackson av 117.6 from cor Westchester av x117.6; also TIF-FANY ST, 932 (10:2645); J F M Co to Wm Peters, 1044 E Tremont av; (A) Edw Polak, Bergen Bldg, Bronx; Jan30'17; Feb23 '18. 17,600

23D st, 465 W (3:721), nes; Kath E Moore, Scarborough, NY, to Jas P Eadie as exr Kath E Moore; (A) Franklin Holt, 220 Bway; Dec29'14; Feb21'18. 11,000

44TH st, 12 E (5:1278); Chas O'Shea, 99 Clermont av, Bklyn, to Title Guar & T Co; (A) Title Guar & T Co; Jan10'17; Feb27'18. 87,500

51ST st, 323 E (5:1344); Edmund Asenheimer, 245 E 53, to Emily C Thole, 591 2d, Brooklyn; (A) Baylis & Sanborn, 141 Bway; Jan15'18; Feb23'18. 3,500

51ST st, 34 W (5:1266); Horace S Cory, Newark, NJ, to Geo L O'Hara, 615 W 150; (A) King & W, 27 Cedar; Mar12'17; Feb27 '18. 30,000

56TH st W (4:1027), ss, 185 e 8 av, 20x 100.5; Maria L Adam, 236 W 56, to Chas Lynch, 401 W 24; (A) Arrowsmith & Dunn, 261 Bway; July20'16; Feb21'18. 5,000

81ST st W (4:1244), ns, 160 w West End av, 20x102.2; Ida H Levi to Guaranty Trust Co of N Y; (A) Title Guar & T Co, 176 Bway; Aug16, 1895; Feb28'18. 12,000

91ST st, 316-8 E (5:1553); Hy E Stroh, 172 E 90, to Simon J & Sophie Stroh, 167 E 90; (A) Wm A Gans, 2 Rector; Sept1'14; Feb 23'18. 15,000

100TH st, 226 E (6:1649); H W C Realty Co to South Jersey Land Co, 220 Bway; (A) Title Guar & T Co; Jan2'18; Feb27'18. 3,000

100TH st, 226 E (6:1649); South Jersey Land Co to Eliz Keller, 402 E 161; (A) Edgar Whitlock, 2 Rector; Sept20'17; Feb 27'18. 6,000

102D st, 208 E (6:1651); Harris Gettinger to Rae E Lese; (A) Moses Goodman, 287 Bway; June25'06; Feb28'18. int 7,000

102D st, 210 E (6:1651); Solomon Frankel & ano to Mae E Lese; (A) Wesselman & K, 31 Liberty; Dec1'05; Feb28'18. 4,250

102D st, 210 E (6:1651); Harris Gettinger to Mae E Lese; (A) Moses Goodman, 287 Bway; June25'06; Feb28'18. 7,000

102D st, 208 E (6:1651); Solomon Frankel & ano to Mae E Lese; (A) Wesselman & K, 31 Liberty; Dec1'05; Feb28'18. 4,250

108TH st, 120 E (6:1635); Wm T Keogh Amusement Co to Sophie Weisbecker; (A) Strasbourger, E & S, 74 Bway; Apr21'08; Feb27'18. 3,000

111TH st E (6:1907), ns, 63.6 w Park av, 38.3x100.11; Theo D Kaufer to Meyer & Louis Jarmulowsky; (A) Marks & M, 63 Park Row; May17'06; Feb27'18. 12,500

115TH st, 50-61 W (6:1599); Harris & Flora T Cohen to Isaac Shiman, Cleveland, Ohio; (A) H A Cohen, 172 Worth; May1'08; Feb27'18. 15,000

117TH st, 422-44 E (6:1710); Solomon Braverman to Meyer & Louis Jarmulowsky; (A) Marks & M, 63 Park Row; Mar12 '06; Feb27'18. 15,000

117TH st, 428-32 E (6:1710); Betsy Parrish to Meyer & Louis Jarmulowsky; (A) Marks & M, 63 Park Row; June4'06; Feb27 '18. 10,000

117TH st E (6:1688), ss, 275 e 2 av, 100x 37.6x irreg; Mattie Salinger to Leo Cahn; (A) J Rothschild, 132 Nassau; Oct20'08; Feb25'18. 2,500

118TH st E (6:1716), ss, 331.4 e Pleasant av, 41.8x100.11; Hyman Manheim & ano to Meyer & Louis Jarmulowsky; (A) Marks & M, 63 Park Row; Oct10'06; Feb27'18. 16,500

119TH st, 433-5 E (6:1807); Morris Morgenstern to Meyer & Louis Jarmulowsky; (A) Marks & M, 63 Park Row; Oct3'06; Feb 27'18. 11,500

119TH st E (6:1807), ns, 213 w Pleasant av, 37.6x100.11; Morris Morgenstern to Meyer & Louis Jarmulowsky; (A) Marks & M, 63 Park Row; Oct3'06; Feb27'18. 11,500

121ST st, 242 W (7:1926); Karl & Anna M Klein to Andw Kane, Jr, 600 W 113; (A) Title Guar & T Co; Apr1'15; Feb27'18. 1,400

136TH st W (7:1942), ns, 353 W 7 av, 16x99.11; Richard B Greenwood to Margaret Knox; (A) Lawyers T & T Co, 160 Bway; Sept27, 1893; Feb21'18. 11,000

137TH st, 32 W (6:1734); Nathan Marcus to Meyer & Louis Jarmulowsky; (A) Marks & M, 63 Park Row; Mar14'07; Feb27'18. 12,500

137TH st W (6:1734), ss, 335 w 5 av, 37.6 x99.11; Nathan Marcus to Meyer & Louis Jarmulowsky; (A) Marks & M, 63 Park Row; Mar14'07; Feb27'18. 12,500

147TH st, 612 W (7:2093); Hannah M Wallace to Graham Sumner; (A) Title Guar & T Co; Feb2'10; Feb26'18. 5,000

151ST st W (7:2098), ns, 250 w Bway, 75 x99.11; Karnack Realty Co to Fredk F Brueck, exr; (A) Weschler & Rothschild, 135 Bway; Jan4'11; Feb27'18. 15,000

Av B (3:984), nec 16th, 22.1x64.11; Abram Fielman & ano to Meyer & Louis Jarmulowsky; Aug10'06; (A) Marks & M, 63 Park Row; Feb27'18. 12,000

Broadway, 1331-49 (3:811), nwc 35th (No 122); 1337 Broadway Corp to Chas E Johnson, 225 W 86; (A) Richd B Kelly, 233 Bway; July8'14; Feb27'18. 5,000,000

Broadway (8:2236), swc Isham, 100x 103.4x100.8x115.2; Seaman Constn Corp to Wm Cumming, 290 Convent av; (A) Title Guar & T Co; May31'16; Feb26'18. 7,500

Broadway (8:2215), ns, 263 w Terrace View av, 100x100; Arthur, Matilda & Chas Weisbecker, exrs, &c, to Mary A Donnelly; (A) F A Donnelly, 27 Cedar; Nov9'14; Feb 26'18. 11,600

Lenox av, 447 (7:1918); Abram Friedman to Jacob Marks; (A) Fr W Pollock, 309 Bway; June30'05; Feb27'18. 8,500

2D av, 232D (6:1784); Nathan & Babette Grabenheimer to Celia Grabenheimer, individual & as gdn of Florence Grabenheimer; (A) Michl S Loeb, 806 1 av; Feb17'08; Feb 27'18. 3,000

8TH av, 754 (4:1018); Wm J Daniel to Margaret Archer, admx, will Margaretha Frey; (A) Rabe & Keller, 258 Bway; Aug 16'06; Feb26'18. 10,000

10TH av, 335 (3:701); Samuel & Rose Hollander to Bernheimer & Schwartz Pillsner Brewing Co, 128th & Ams av; (A) S Hollander, 335 10 av; Feb16'11; Feb25 518. 3,000

10TH av (7:1853), sec 99th, 25x100; Jno & Sarah Cotter et al to Franklin Savgs Bank; (A) Olcott, B, McM & Ernst; Oct 18, 1888; Feb26'18. 27,000

10TH av (4:1061), es, 75.5 n 51st, 25x75; Henry J Burchell to Anna M Warren, admx, 326 W 89; (A) Miller & Bretzfelder, 55 Liberty; Feb20, 1872; Feb21'18. 9,000

10TH av (4:1061), es, 75.5 n 51st, 25x75; Aug & Mary Dieterich to Anna M Warren, admx, 326 W 89; (A) F W Hunter, 293 Bway; July21, 1891; Feb21'18. 2,000

10TH av (3:724), sec 27th, 24.8x75; Bertha Becker to Lucy Spiro; (A) Lawyers Title & T Co, 160 Bway; May20'10; Feb25 '18. 4,000

Interior lot (6:1798) begins 150 w from ws 1 av & 100.10 n from ns 121st, runs w 25x64.3xnw until it strikes distant 150 from 1 av & 12.7 from ss 122d x87.5 to beg; Emil & Christine Haenschen to John A & Matilda Hutchinson, admrs; (A) Bab-bage & Sanders, 111 Bway; Feb19, 1884; Feb27'18. 990

MORTGAGES.

Borough of Bronx.

FEB. 21, 23, 25, 26, 27 & 28.

Elsmere pl, 815-7 (11:2956); sobrn agmt; Jan17; Feb25'18; Rosa C Klinkel, 815 Elsmere pl, & Wm Klinkel, Jr, 815 Elsmere pl, with Anna Heins, 49 E 88, nom

Fox st, 800, see Longwood av, 1015-23. **Freeman st, 809-11** (11:2968), ns, 158.8 e Union av, 60x90; PM; pr mtg \$41,600; Feb8; Feb28'18; demand, 6%; Munderloh Realty Co to Magdalena Siemon, 2976 Marion av. 7,500

Freeman st, 809-11; pr mtg \$49,100; July28; Feb28'18; 5y6%; Wm F A Kurz, 951 Grant av, to Munderloh Realty Co, 3210 3 av. 2,922

Graham st (15:4055), es, 81.9 n Morris Park av, 50x95, except part for sts; pr mtg \$5,000; Feb27; Feb28'18; due as per bond, 6%; Anna Haindl, 578 Van Nest av, to Hy Becker, 115 Jefferson, Union Hill, NJ. 1,300

Graham st (15:4055), es, 106.9 n Morris Park av, 25x95, except part for sts; PM; Feb27; Feb28'18; due &c as per bond; Anna Handl, 578 Van Nest av, to Eliz Steinmetz, 2155 Daly av. 2,500

Graham st (15:4055), es, 81.9 n Morris Park av, 25x95, except part for sts; PM; Feb27; Feb28'18; due &c as per bond; Anna Haindl, 578 Van Nest av, to Carl Becker, Jr, Lodi av, Little Ferry, NJ. 2,500

Simpson st, 1223 (11:2974), ws, 210 n Home, 16.8x100; ½ part; pr mtg \$—; Feb 25; Feb27'18; due upon sale of 1223 Simpson, without interest; Margt Smith, 1223 Simpson, to John Herrmann, 1223 Simpson. 1,333.94

137TH st, 635 E (10:2550), ns, 139.5 w Cypress av, 37.6x100; PM; Feb15; Feb21 '18; 5y5%; Jacob Kaplan, 981 Av St John, to N Y Life Ins & Trust Co, 52 Wall. 27,000

137TH st E (9:2299), ss, 156.6 w Willis av, as on map 1572 lots of C S Brown, Jan — 1866, 25x100; Feb16; Feb26'18; 3y5½%; Julia P Crist, Stamford, Conn, to Herman Bellmer, 2678 Valentine av. 6,000

139TH st, 473 E (9:2284); ext of two mtgs aggregating \$5,500 to Feb14'21; Feb 20; Feb21'18; Harry Strauss, 2028 Grand Concourse, with Bertha Taterka, 473 E 139. nom

140TH st, 423 E (9:2285), ns, 244 e Willis av, 17x100; PM; Feb28'18; due &c as per bond; Lina Kuntze to Title Guar & T Co. 2,000

140TH st, 423 E (9:2285); pr mtg \$2,000; Feb28'18; due &c as per bond; same to Michelina, wife Chas S Albert, 532 Minneford av, City Island. 3,000

155TH st, 653-5 E, see Cauldwell av, 800. **161ST st E** (9:2365), ss, 49.3 w Brook av, runs sw55xn30 to ss 161st x61.3 to beg; PM; Feb28'18; installs, 5%; Benj F Guenthal, 201 W 121, to Chas F Minor, 2 W 129, & ano, exrs &c Peter Daly. 2,500

162D st E (9:2422), ns, 180 w Teller av, 20x115; pr mtg \$8,000; Jan30; Feb25'18; 1y5½%; Dorothy M Slater, 309 E 162, to Jas P Carey, 1204 Beverly rd, Bklyn. 2,500

173D st E (11:2905), ss, 95 w Wash av, 45x100; pr mtg \$15,000; Feb19; Feb21'18; 3y6%; Francis X Shine, 613 Oak Tree pl, & Margt Shine, widow, to John J & Katie E Shine, joint tenants, 445 E 136. 3,000

179TH st E, nec Webster av, see Washington av, ws, 60 s 182. **214TH st E** (16:5661), ss, 506.9 e White Plains rd, as on map New Village Jerome, 25x100; Feb19; Feb28'18; 3y6%; Peter Ser-rilli, 738 E 214, to Robt C Schlegel, 481 Brook av. 1,000

Bailey av, 2892 (12:3260), es, 50 s 230th, 25x100.7; PM; pr mtg \$6,000; Feb15; Feb 23'18; 3y6%; Eliz Dusek, Killingworth, Conn, to Harry Cahn, 2540 Grand av, & ano. 750

Bathgate av (11:3053), ws, 87.6 n 183d, 18.3x64.5; pr mtg \$2,200; Feb25; Feb26'18; installs, 6%; Maria L Connelly to Bronx Security & Brokerage Co, 258 E 138. 100

Bronxwood av (16:4675), ws, 89 n 216th, as on map Wakefield, 25x105; pr mtg \$3,600; Feb1; Feb21'18; due May1'19, 6%; Alfonso Rosati, 3711 Bronxwood av, to Dom-enico Del Grosso at Roseto, Pa. 250

Carter av (11:2890), ws, bet 174th & 175th sts, lot 30, blk 2890 tax map transfer of tax lien for yrs 1906 to 1908, assessed to unknown; Nov27'11; Feb26'18; 3y12%; City N Y to City N Y. 2,052.05

Carter av (11:2890), ws, bet 174th & 175th sts, lot 29, blk 2890, tax map transfer of tax lien for yrs 1906 to 1908, assessed to unknown; Nov27'11; Feb26'18; 3y12%; City of N Y to City N Y. 1,428.04

Cauldwell av, 800 (10:2630), nec 158th (Nos 653-5), 74.11x55; Feb27; Feb28'18; 3y ½%; Wilton Holding Corp to N Y Title & Mtg Co. 15,000

Cauldwell av, 800 (10:2630); certf as to above mtg; Feb27'18; same to same. —

Courtlandt av (9:2398), es, 57.8 s 152d, 29x100; Feb21; Feb25'18; 5y6%; Jacob H Gebe, 649 Courtlandt av, & Chas Gebe, 837 Courtlandt av, to Geo Gebe, 649 Courtlandt av, et al. 9,000

Eagle av, 902 (10:2627); ext of \$36,000 mtg to Jan26'21 at 5½%; Jan5; Feb21'18; Central Trust Co, 54 Wall, with Barnes Realty Co, 147 4 av. nom

Forest av, 1008 (10:2659); ext of \$12,000 mtg to Apr15'21 at 5%; Jan25; Feb21'18; Fredk Rippe, 112 No 9th av, Mt Vernon, N Y, with Augusta Humborg, 2542 Hughes av. nom

Glebe av (15:3964), es, 160.7 n Westchester av, 50x147.6; ½ part; Feb25; Feb 27'18; due Aug18'18, 6%; Lena L Dudar, 1043 So Blvd, to Frances Lippner, 1018 E 163. 200

Longwood av, 1015-23 (10:2721), nec Fox (No 800), 210 to So Blvd (No 801) x110; PM; pr mtg \$169,500; Jan15; Feb26'18; 3y5%; Marsilion Realty Corp to Fortis Realty Co, 46 Cedar. 13,000

Monroe av (11:2792), ws, bet 173d & 174th, lot 40, blk 2792, tax map, transfer of tax lien for yrs 1889 to 1908, assessed to H Bolte; Mar18'12; Feb26'18; 3 y12%; City N Y to City N Y. 5,265.55

Nelson av (11:2876), es, 363.6 w Mac-combs rd, 25x128.9x26.2x136.7; Feb25; Feb 26'18; 3y5½%; Ella F Bradley to Kath Mackowan, 213 E 71. 3,500

Nelson av, 1064 (11:2876); ext of \$50,000 mtg to Feb26'23 at 5%; Feb26; Feb27 '18; N Y Title & Mtg Co with S & L Bldg Corp, 1312 Clinton av. nom

North rd (18:5410), cl, 392.5 e Eastern Blvd, runs se96.8x—147.3xne321xnw285.6xsw214.5xsw225 to beg; Dec18'17; Feb23'18; installs, 6%; Geo Robertson to P T McCourt, 627 West Market, Akron, O. 2,000

St Ann's av, 306 (10:2553), es, 27.7 s 141st, 27x100.2x27x102.1; PM; pr mtg \$12,000; Feb25; Feb27'18; 2y6%; Fredk Muller, 850 Fairmount pl, to John Geiger, 401 E 145. 6,000

Seton av (17:4960), ws, 325 s Randall av, 25x100; PM; Feb26; Feb28'18; 3y5½%; Wm & Dorothy Grimshaw, 971 E 227, to Mt Vernon Trust Co, Mt Vernon, NY. 3,200

Southern Blvd (11:2959), ws, 77.11 s Fairmount pl, 73.11x139x58.5x108.2; PM; pr mtg \$55,000; Feb26; Feb27'18; 3y6%; Anna H Ahrens to Benenson Realty Co, 401 E 152. 5,000

Southern Blvd (10:2735), es, 325 n Barretto, 75x100; sobrn agmt; Feb7; Feb25'18; Annie Gotthelf with Hyman Friedman, 923 Simpson. nom

Southern Blvd (10:2735); same prop; sobrn agmt; Feb19; Feb25'18; Carrie & David Lazar with Hunts Point Garage Co, 936 So Blvd. nom

Stebbins av (10:2698), es, 263.9 s 165th, 50x80; Feb28'18; 3y5½%; L A Bldg Co to Stephen Parker, 1497 Putnam av, Bklyn. 4,000

Stebbins av (10:2698); same prop; certf as to above mtg; Feb28'18; same to same. —

Teller av, 1330 (11:2782), es, 257.5 n 169th, 16.8x82.5x16.8x82.7; Feb20; Feb21'18; 3y5½%; Benj F Korsteger, 1330 Teller av, to Nicholas Ludwig, 400 E 137. 2,000

Tinton av (10:2658), ws, 61.5 s 163d, 13.4 x95; pr mtg \$3,000; Feb13; Feb21'18; due July2'18, 6%; Madeline Braun to John Svandrik, 872 E 165. 700

Tremont av E (11:3121), ns, 129.9 w Daly av, 33.3x143; Feb19; Feb26'18; installs, 6%; Patk F Kerr to Bronx Security & Brokerage Co, 258 E 138. 365

Trinity av (10:2645), es, 271.4 n 165th, 19.10x87.5x19.10x87.6; Feb20; Feb28'18; installs, 6%; Justin Wohlfarth, 128 Cumberland av, Ashville, NC, to N Y & Suburban Co-Oper B & L Assn, 147 E 125. 5,000

Union av, 1102 (10:2680), es, 80 n 166th, 40x100; pr mtg \$35,000; Feb16; Feb28'18; demand, 6%; Ida H Nessler, 1638 Topping av, to Eliz G Schmid, trste Marie Klemann, 108 Kenilworth pl, Bklyn. 7,790

Union av, 1106 (10:2680), es, 120 n 166th, 40x100; pr mtg \$35,500; Feb16; Feb28'18; demand, 6%; Ida H Nessler, 1638 Topping av, to Eliz G Schmid, trste Marie Klemann, 108 Kenilworth pl, Bklyn. 8,000

Van Nest av (15:4019), nwc Melville, 25x100; ext of \$10,000 mtg to Feb16'21 at 6%; Feb16; Feb21'18; Geo Ringler & Co with Karoline Hachemeister, 149 E 92. nom

Washington av, 2187 (11:3037); ext of \$5,000 mtg to Feb27'21 at 5½%; Feb23; Feb26'18; Clement H Smith with Anna C R Watts. nom

Washington av (11:3037), ws, 60 s 182d, 40x85; also ½ pt of WEBSTER AV (11:3029), nec 179th, runs e105.9x34.1xw1x50 xw100 to av xs100 to beg; pr mtg \$—; Feb26; Feb27'18; installs, 6%; Clement H Smith to Merchants Realization Co, 116 Nassau, 1,800

Webster av, nec 179th, see Washington av, ws, 60 s 182.

Westchester av (14:3814), ss, 162.7 e Olmstead av, 25x70; Feb18; Feb23'18; 3y 6%; Jos Newman, 1543 Benson av, to Wm J Reed, 1966 University av, 1,000

West Farms rd (11:3015), ws, bet 174th & 176th sts, lot 95, blk 3015, tax map transfer of tax lien for yrs 1874 to 1908, assessed to Webb Jennings Estate; May2 '12; Feb26'18; 3y12%; City N Y to City N Y, 6,863.68

West Farms rd, Tremont av or Westchester sq (15:4071), nes, at wc of an alley abt 6 ft wide bet premises intended to be conveyed & land conveyed by Cooper to Sherwood by deed dated July3, 1866, runs nw59.3xne80.3xne38xsw87 to beg, except part for West Farms rd; also STRIP adj above on e abt 6 ft wide x27 ft long; Feb27; Feb28'18; 3y6%; Thos C Arnow & Jos Newman to Robt E Walker, 2537 Poplar, 10,000

Zerega av, 1439 (15:3970), ws, 100 s Lyon av, 25x100; PM; Feb15; Feb21'18; 3y 6%; Placide L Fracheboud, 331 E 42, to Kate Hastedt, 1436 Parker, 2,750

Zerega av, 1439 (15:3970), ws, 25x100; PM; Feb23; Feb25'18; 5y5%; Luigia Ferrero, 200 Thompson, to Hudson P Rose Co, 7 W 45, 2,050

3D av (9:2327), ws, 64.9 n 148th as on map So Melrose, 64.9x131.2x63.3x94.9; pr mtg \$1,000; Feb21; Feb25'18; due July1'19, 6%; Thos B Campbell, 443 W 162, to Smith Williamson, 112 No Bway, White Plains, N Y, 500

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

FEB. 20, 21, 23, 25, 26 & 27.

Borough of Bronx.

Barry st (10:2606), ws, 576 n Eastern blvd, 30x105x30x100; Factory Sites, Inc, to Max Weissberg, 685 Beck; (A) Bronx Bakery, Inc, 565 Barry (\$24,250, Feb25'15); Feb21'18, an int of 1,000

137TH st, 374 E (9:2299); Herman Bellmer to Mathilde Kracke, 341 Lincoln rd, Bklyn, & ano, trstes Hy Kracke; (A) Title Guar & T Co (\$6,000, Feb16'18); Feb26'18, 6,000

141ST st, 401 E (10:2555); Nepamuck Realty Co, 401 E 145, to John Geiger, 401 E 145; (A) Hirleman & V, 391 E 149 (\$10,000, Aug18'17); Feb27'18, omitted

176TH st, 105 W (11:2878); Albt E Wesslau to Louise J Wesslau, 780 Riverside dr; (A) Davis & D, 49 Chambers (\$7,125, Oct 15'14); Feb27'18, nom

178TH st, 865 E (11:3123); Lawyers Mtg Co to Ruth C Litt, trste Jacob Litt at East Patchogue, LI (\$32,000, May22'11); Feb20'18, 28,000

180TH st E (11:3124), nes at nws Honeywell av, 75x115, except part for 180th; Philip H Fischer to Robt D Geswein, 1385 Union, Bklyn, et al; (A) A W Venino, 59 Wall (\$14,500, Feb8'12); Feb21'18, 7,000

Beaumont av, 2430 (11:3105); Laura A Hammond to Pasquale Folchi, exr, &c, Gregorio Folchi, 2430 Beaumont av; (A) Salter & S, 140 Nassau (\$3,000, Sept10'04); Feb21'18, 3,000

Briggs av, 2655 (12:3300); Lawyers Mtg Co to Jos Hall, 59 E 75; (A) Cary & C, 59 Wall (\$3,500, Sept30'13); Feb27'18, 3,500

Concord av (10:2573), nwc 144th, 100x100; Eugene L Richards, trste Adolf Mandel, bankrupt, to Jacob H Matfus, 272 E Houston; (A) S N Tuckman, 320 Bway (\$2,500, Feb20'17); discharged Feb26'18, 2,200

Decatur av (12:3282), swc 195th, 135.3x101.9x100.10x121.3; N Y Investors Corp to Title Guar & T Co; assign 2 mtgs (\$82,000, May28'12, & \$1,000, Jan23'13); Feb27'18, 35,000

Doon av (17:4980), ws, 425 s Jefferson av, 25x95.8; Vincent Mereudino to Wm A Taylor, 2d, 3827 Perryville av, Pittsburgh, Pa; (A) O E Davis, 3210 3 av (\$700, Dec1'13); Feb26'18, 700

Eagle av, 683 (10:2624); Jeannette Kraemer, 546 E 147, widow, to John Leuchs, 600 E 164; (A) Kadel, Van K & K, 370 E 149 (\$3,500, Aug23'04); Feb21'18, 3,000

Forest av, 1126 (10:2661); Harry J Sprung, 126 W 118, to John O'Connor, 71 E 128; (A) Jos T Hanlon, 529 Courtlandt av (\$500, Dec13'16); Feb21'18, 375

Hoe av, 1288 (11:2987); Amelia Siegel, 830 E 163, to Morris Klunkowstein, 247 Audubon av (\$6,000, Feb16'15); Feb23'18, 6,000

Hoe av, 1145 (10:2745); Edw L Rosenfeld, exr Carl H Rosenfeld, to Eliz G Ward, 313 E 51; (A) Lawyers Title & T Co (\$6,500, Feb15'05); Feb26'18, 6,000

Jackson av, 1157 (10:2652); Emma Schall to Harry Rosenwasser, 322 W 100; (A) Celler & K, 51 Chambers (\$17,000, Feb16'03); Feb23'18, 15,000

Jerome av, 2415 (11:3199); Lawyers Title & T Co to Eleanor A Queripel, 429 W 146 (\$12,000, Sept27'12); Feb27'18, 12,000

Nelson av, 1664 (11:2876); N Y Title & Mtg Co to Emma C Mastin, 111 W 70 (\$55,000, June28'17); Feb27'18, an int of 45,000

Nelson av, 1664 (11:2876); N Y Trust Co to City Mtg Co, 15 Wall; (A) N Y Title & Mtg Co (\$55,000, June28'17); Feb27'18, nom

Nelson av, 1664 (11:2876); City Mtg Co to N Y Title & Mtg Co; (A) same (\$55,000, June28'17); Feb27'18, 50,000

Southern blvd (10:2735), es, 325 n Barretto, 75x100; Hyman Friedman, 923 Simpson, to Benj B Engel, 1049 Bryant av; (A) J J Baker, 34 Nassau (\$30,000, Feb19'18); Feb20'18, nom

Southern blvd (10:2735), es, 325 n Barretto, 75x100; Hyman Friedman, 923 Simpson, to Carrie Lazar, 724 Beck; (A) J J Baker, 34 Nassau (\$30,000, Oct18'16); Feb 20'18, nom

Southern blvd (10:2735), same prop; Carrie Lazar to Columbia Constn Co, 3210 3 av; (A) J J Baker, 34 Nassau (\$30,000, Oct18'16); Feb20'18, nom

Southern blvd (10:2735), es, 325 n Barretto, 75x100; Annie Gotthelf to Carrie & David Lazar, 724 Beck; (A) Title Guar & T Co \$12,500, Nov1'17; Feb25'18, nom

Tinton av (10:2658), ws, 153.6 s 163d, 16.8x95; Louise F Runk to Huntington Page, 1019 Lincoln pl, Bklyn; (A) Michl Blasius, 736 E 163 (\$2,500, Apr26'97); Feb 26'18, 2,500

Valentine av, 2070 (11:3142); Gouverneur H Nixon, 474 Mott av, exr Harriet I Nixon, to Geo F Teator, Elizabethport, NJ; (A) Williamson & B, 364 Alexander av (\$4,000, Jan8'03); Feb21'18, 2,500

Webster av (12:3278), swc 197th, 100x50; N Y Title & Mtg Co to Columbia Trust Co, 60 Bway (\$30,000, Jan2'18); Feb27'18, O C & 100

3D av (11:2922), ws, 100.7 n 174th, runs w—xs54xell16.10 to av xn54 to beg; Title Guar & T Co to City Real Estate Co (\$7,500, Apr24, 1900); Feb20'18, nom

3D av (11:2922), ws, 155 n 174th, 54x—; Title Guar & T Co to City Real Estate Co (\$5,000, Apr8'08); Feb20'18, nom

3D av (11:2922), ws, 209 n 174th, 54x—; Title Guar & T Co to City Real Estate Co (\$7,500, Apr24, 1900); Feb20'18, nom

3D av (10:2621), sec Teasdale pl, 25.2x 87.7x25x84.8; Title Guar & T Co to Hy Eggers, 326 W 87 (\$20,000, Dec7'08); Feb27'18, 18,000

3D av (9:2320), nwc 136th, 25x99.7x31.5x 99.6; County Trust Co to Bond, Mtg & Securities Co, 22 Exch pl; (A) Geller, R & H, 22 Exch pl (\$15,000, Nov14'98); Feb26'18, nom

Lots 64 & 65 (13:3404), map Godwin Estate; N Y Title & Mtg Co to Mary E Griest, Guernsey, Pa (\$1,230, Jan3'18); Feb21'18, an int of 500

Lot 139 (12:3266), map Godwin Est; N Y Title & Mtg Co to Wm A Hughes, Jones rd, Ft Lee, NJ (\$1,200, Jan3'18); Feb21'18, an int of 1,000

Lots 141 & 142 (12:3266), map Godwin Estate; N Y Title & Mtg Co to Josephine Helmsky, 907 Tinton av (\$2,870, Jan3'18); Feb21'18, an int of 1,600

Lots 147 & 148 (12:3266), map Godwin Estate; N Y Title & Mtg Co to Josephine Helmsky, 907 Tinton av (\$770, Jan3'18); Feb21'18, an int of 400

Lot 166 (12:3266), map Godwin Estate; N Y Title & Mtg Co to Anna P Broomell, 4929 Rubicam av, Germantown, Pa (\$1,200, Jan3'18); Feb21'18, an int of 500

Lots 209 & 210 (12:3265), map Godwin Estate; N Y Title & Mtg Co to Josephine Helmsky, 907 Tinton av (\$625, Jan3'18); Feb21'18, an int of 400

Lots 216 to 220 (13:3402), map Godwin Estate; N Y Title & Mtg Co to Josephine Helmsky, 907 Tinton av (\$4,270, Jan3'18); Feb21'18, an int of 1,600

Lots 221 to 224 (13:3402), map Godwin Estate; N Y Title & Mtg Co to Anna P Broomell, 4929 Rubicam av, Germantown, Pa (\$2,600, Jan3'18); Feb21'18, an int of 1,500

Lot 11 (17:4953), plot 30, on land map of County of Bronx; Municipal Liens Co of Rochester, NY, to May C Kohn, 115 S 9 av, Mt Vernon, NY; (A) F X Brosnan, 120 Bway (assign transfer tax lien dated July 21'13); Feb25'18, nom

Lot 20 (17:4953), plot 30, on land map of County of Bronx; Municipal Liens Co of Rochester, NY, to Mary C Kohn, 115 S 9 av, Mt Vernon, NY; (A) F X Brosnan, 120 Bway (assign transfer tax lien dated July21'13); Feb25'18, nom

Lot 54A (13:3404), map Godwin Estate; N Y Title & Mtg Co to Frank Anderson, 82 Pierrepont, Bklyn, trste Eliz Y Anderson (\$690, Jan3'18); Feb27'18, an int of 150

Lot 84A (13:3404), map Godwin Estate; N Y Title & Mtg Co to Frank Anderson, 82 Pierrepont, Bklyn, trste Eliz Y Anderson (\$690, Jan3'18); Feb27'18, an int of 150

Lots 163 to 165 (12:3266), map Godwin Estate; N Y Title & Mtg Co to Frank Anderson, 82 Pierrepont, Bklyn, trste Eliz Y Anderson (\$1,050, Jan3'18); Feb27'18, an int of 250

Lots 33 & 34 (17:5000), map Thompson-Rose Estate; Grace C Marsh & ano to Grace E McEwen, 3324 Newark, Wash, D C; (A) O E Davis, 3210 3 av (\$1,750, July 1'12); Feb26'18, 1,750

Lots 188 & 189 (12:3264), map Godwin Estate; Jos M Callahan, ref, to N Y Title & Mtg Co, 135 Bway (\$1,960, Jan3'18); Feb 26'18, nom

Lots 194 & 195 (12:3264), map Godwin Estate; N Y Title & Mtg Co to Philo C Blaisdell, 282 Macon, Bklyn (\$3,395, Jan3'18); Feb26'18, an int of 2,000

Lots 208 to 211 (17:4871), map 329 lots part Schieffelin Estate; Edw R Cohn, admr Richd Cohn et al to Edw R Cohn, 535 W 149; (A) D E Goldfarb, 35 Nassau (\$1,680, July12'06); discharged Feb26'18, nom

Lots 155 to 157 (17:4872), map 329 lots part Schieffelin Estate; Edw R Cohn, admr Richd Cohn et al to Edw R Cohn, 535 W 149; (A) D E Goldfarb, 35 Nassau (\$1,260, July12'06); discharged Feb26'18, nom

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

FEB. 20, 21, 23, 25, 26 & 27.

Borough of Bronx.

Carlisle pl (*), ws, 125 s 213th, 25x100; Emilio Morante to Wolfe G Isaacs; (A) S J Heagan, 80 Maiden la; Dec28'09; Feb 25'18, 400

Field pl, 114 (11:3172); No 2333 Creston Ave Co to Wm Schmidt, 1439 Prospect av; (A) R H Bergman, 3219 3 av; May4'17; Feb26'18, 9,000

Freeman st (11:2972), ns at nws Stebbins av, 81.6x33.6x110x43.11; Gus Schmitt to Lopard Bldg Corp, 883 Trinity av; (A) Title Guar & T Co; Dec3'17; Feb20'18, 1,100

Tiffany st, 932, see 11th, 718-22 E, Manhattan Satisfied Mortgages.

140TH st E (10:2598), ns, 100 e Walnut av, 100x100; F Harold Fercken, 26 Mt Joy pl, New Rochelle, NY, to Jeannette Nell, 91 Summerset st, Summerville, NJ; (A) Lawyers Title & T Co; Oct9'13; Feb27'18, 750

153D st, 407 E (9:2375); Thos F Furey & Isidor Sacks to Ben Benenson, 857 Crotona Park no; (A) Title Guar & T Co; Feb 5'16; Feb21'18, 1,900

162D st E (9:2422), ns, 247 se Morris av, 43.6x115; Melrose Bldg Co to Mollie Arnold, 124 W 112; (A) Lawyers Title & T Co; Dec15'10; Feb23'18, 6,000

163D st E (10:2690), ws, 65.5 n 162d, 20.11 x73.6x20x79.6; J C Gaffney Constn Co to Saml J Huggins & ano, trstes John P Huggins; (A) Lawyers Title & T Co; Nov2'08; Feb21'18, 2,000

168TH st E (10:2682), ns, 180 e Union av, 20x126.5; Wm Robitzek to Anna S Finck; (A) Lawyers Title & T Co; June6'01; Feb 20'18, 6,500

169TH st W (9:2506), ns, 98 e Shakespear av, 26.1x78.10x24x64.6; Cath Daly to Herman H Schurmann, Brookhaven, L I, & ano; (A) John A Bowen, 346 Fulton, Bklyn; Dec2'09; Feb23'18, 4,500

181ST st, 620 E (11:3070); John L Biggio to Andw Poggi, 19 Union, Bklyn; (A) Chas Zerbarini, 346 Bway; Oct19'16; Feb 25'18, 500

Bronxwood av (*), ws, 89 n 216th, 25x105; Alfonso Rosaty to Eliz K Deoling, 179 E 80; (A) Knox & D, 27 Cedar; Mar 15'16; Feb21'18, 400

Burnside av (11:3149), nes at nws Bassford pl, on map Mt Pleasant, 31.1x106.3x26 x123.4, except part for Ryer av; Julia V Schmitt, 2029 Ryer av, to Saml Kronsky, 711 Charles st, West Hoboken, NJ; (A) John T Booth, 271 Bway; Mar25'15; Feb26'18, 1,000

Concord av (10:2573), swc 144th, 100x100; Max G Niman, 240 Hart, Bklyn; Morris & Gustave Halpern, 167 Clinton av, & Isaac Greenblatt, 481½ Willoughby av, Bklyn, to Eugene L Richards, New Brighton, SI, trstes of Adolf Mandel, bankrupt; (A) N Y State Banking Dept, 61 Bway; Feb20'17; Feb26'18, 2,500

Courtlandt av (9:2398), es, 57.8 s 152d, 29x100; Hy Schmelke, Clinton, Conn, to Dollar Savs Bank; (A) MacKellar & G, 43 Cedar; Oct1'03; Feb23'18, 19,000

Creston av (11:3155), nec 184th (153), 60 x84; Simon J Stroh to Wm Hagedorn, 214 Moshulu Pkway; (A) E J Krug, Jr, 150 Nassau; Dec27'17; Feb26'18, 3,000

Crotona av (11:3080), ws, 50 n Oakland pl, 25x100; ¼ pt; Robt A Boss, 2120 Crotona av, to John J Brady, 4346 Park av, & ano; (A) J J Brady, Jr, 529 Courtlandt av; Mar2'17; Feb23'18, 1,000

Fulton av, 1350 (11:2931); Geo H Leopold, 2927 Valentine av, to Gustav P Helfrich, 1350 Fulton av; Feb19'12; Feb26'18, 3,000

Longwood av (10:2721), nwc So Blvd, 42 x110; Geo Daly & John A Carlson to Jos Hamerslag, 38 W 99; (A) N Y Title & Mtg Co; June22'08; Feb26'18, 20,000

Longwood av (10:2721), nec Fox, 210 to So Blvd x110; same to same; (A) same; Dec7'08; Feb26'18, 66,000

Longwood av (10:2721), same prop; same to same; (A) same; satisfaction of asn of rents dated Dec7'08; Feb26'18, 66,000

Ogden av, 1235 (9:2529); Jas C Duignan to Title Guar & T Co; (A) J V Judge, 55 Liberty; Apr9'12; Feb20'18, 2,700

Prospect av, 2137 (11:3097); Sophie Maass to B Franklin de Frece of New Rochelle, NY; (A) R H Bergman, 3219 3 av; Apr20'05; Feb20'18, 5,000

Prospect av (11:3094), nwc 179th, 50x100; Frank E & Wm F Gillies to Jas McWalters, 2434 Bway; (A) Jos Fennelly, 2 Rector; Oct31'12; Feb23'18, 5,000

Southern blvd, 1506 (11:2981); Simpson Constn Co to Abel King, 148 E 65; (A) Lese & C, 35 Nassau; Feb3'16; Feb20'18, 5,000

Southern blvd (11:3114), ws, 126.6 n 183d, 75.11x225.5x75.1x232.7; August F Schwarzler to Bruce Ismay, 22 Old Slip; (A) Egan & G, 280 Bway; Aug13'18; Feb 20'18, 5,400

Teller av, 1330 (11:2782), es, 257.5 n 169th, 16.8x82.5x16.8x82.7; Thornton Bros Co to Hannah A Higgins; (A) Lawyers Title & T Co; Feb17'05; Feb21'18, 2,500

Teller av (11:2782), ws, 383.10 n 169th, 25x100; Frank A Dearborn to Johanna Metzger, 17 E 130; (A) S S Wallach, 240 E 79; June26'17; Feb21'18, 750

Tinton av (10:2658), ws, 153.6 s 163d, 16.8x95; John W Decker to Louise F Runk; (A) Michl Blasius, 736 E 163; Apr26'97; Feb26'18, 2,500

Webster av. 1296 (9:2396); Foulard Realty Co, 1239 Webster av, to Lincoln Mtg Co, 100 Bway; (A) Burger & B, 233 Bway; Jan'6'14; Feb'25'18. 1,000

Westchester av. 10:2751, nws, 70.4 sw Bryant av. 50x100; Hudson Terrace Realty Co to Cath Paris, Charlestown, NH; (A) Lawyers Title & T Co; Feb'7'12; Feb'20'18. 10,000

Westchester av. cor Jackson, see 11th, 718-22E, Manhattan Satisfied Mortgages.

Lot 303 (*), blk H, amended map Mapes Estate; Lillie M Scheele to Thos R Murray, 441 W 57; (A) R H Bergman, 3219 3 av; July'3'13; Feb'20'18. 1,000

Lots 730 & 731 (*), map Lorillard Spencer; Harris Bezinski to Chelsea Realty Co, 135 Bway; (A) Stewart & S, 45 Wall; June 15'17; Feb'20'18. 487.50

Lot 187 (*), map bldg lots near Wms Bridge station; Salvatore Gentile to Antonio Zippoli; (A) A Ruggiero, 225 E 115; Dec'7'08; Feb'26'18. 600

Lots 155 to 157 (17:4872), map 329 lots part Schieffelin Estate; Abr L Shongut to Sound Realty Co; (A) D E Goldfarb, 35 Nassau; July'12'06; Feb'26'18. 1,260

Lots 208 to 211 (17:4871), same map; same to same; (A) same; July'12'06; Feb'26'18. 1,680

Lot 196 (11:2876), map Century Investing Co; Eugene Stratton, 94 Brandt pl, to Daisy Freutel, 533 Bergen av; (A) W J Kahl, 233 Bway; Feb'23'15; Feb'26'18. 2,400

Lot 49 (14:3767), map E G Ketchum; Jakob Rosenberg to Eliza G Ketchum, widow; (A) Title Guar & T Co; May'17'06; Feb'23'18. 576

Lots 67 & 68 (*), map Bronx ter; Julius Janssen, at Manchester, Conn, to Rudolph Vogt, 781 Courtlandt av; (A) E A Acker, 776 Forest av; Feb'8'12; Feb'23'18. 1,000

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death and recording date, the location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Clark, Camilla.—Oct'21'16 (Feb'25'18)—14TH ST, 103 W (2:609-34), 25x100, 3-sty bk loft & str bldg, \$30,000.

Forster, Horace W.—July'6'13 (Feb'21'18)—121ST ST, 164 W (7:1905-60), 15x100.11, 3-sty & b stn dwg, \$13,000.

Franklin, Marcus.—Nov'6'16 (Feb'20'18)—GREENWICH AV, 57 (2:613-61), nwc Perry, 29x40x15x40, 4-sty bk tnt & str, \$13,300.

8TH AV, 396 (3:779-76), 20x60, 4-sty bk tnt & str, \$14,000.

76TH ST, 57 W (4:1129-2), 20x102.2, 4-sty bk & stn dwg, \$22,500.

93D ST, 138 E (5:1521-57), 18.4x100.4, 4-sty bk tnt & str, \$27,400.

Hickson, Thos.—Dec'18'16 (Feb'20'18)—66TH ST, 211 W (4:1158-24), 25x100.5, 5-sty bk & stn tnt, \$16,000.

Krattinger, August.—Oct'21'17 (Feb'21'18)—52D ST, 554 W (4:1080-57), 16.8x100.5, 4-sty bk tnt, \$7,500.

Lederer, Emanuel.—Aug'21'17 (Feb'21'18)—74TH ST, 150 E (5:1408-51), 18.9x63.2, 3-sty & b stn dwg, \$16,000.

Lighte, Henrietta B.—Oct'31'17 (Feb'21'18)—91ST ST, 41 W (4:1205-13), 18.9x100.8, 3-sty bk & stn dwg; ½ pt of \$20,000.

Menninger, Katharina.—June'27'17 (Feb'20'18)—170TH ST, 560-2 W (8:2126-10), 60x100, 2-sty fr dwg & 2-sty fr barn, \$21,000.

204TH ST W (8:2225-20), ws, 100 n Sherman av, 100x100, vacant, \$20,000.

Salzer, Louise.—June'13'17 (Feb'25'18)—87TH ST, 29 W (4:1201-17½), 20x100.8, 4-sty & b stn dwg, \$29,000.

Seligmann, Salomon.—Nov'7'17 (Feb'20'18)—COLUMBUS AV, 925 (7:1841-3), 25x100, 5-sty bk str & tnt, \$30,500.

Thompson, Mary A.—June'28'17 (Feb'20'18)—56TH ST, 44 W (5:1271-62), 25x100.5, 4-sty & b stn dwg, \$72,000.

Whitney, Cordelia C.—Jan'20'07 (Feb'21'18)—79TH ST, 216 W (4:1170-41), 19x102.2, 3-sty bk dwg, \$27,000.

Wood, Robt M.—Sept'30'15 (Feb'21'18)—136TH ST, 122 W (7:1920-45½), 15x99.11, 3-sty & b stn dwg, \$8,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisers' Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 28, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

Minetta st, 6 to 10 (*), ws, 153.1 n Elecker, runs ne44.1xn21.1lxw34xnw35.2xsw44.4xe75 to beg, 3-3-sty bk & fr trts; due, \$13,493.23; T&c, \$671.11; Henrietta S Orth. 5,000

Rivington st, 148 (*), nec Suffolk (Nos 124-8), 25x100, 6-sty bk tnt & str; due, \$21,307.54; T&c, \$75; pr mtg \$53,500; Israel Unterberg et al, trstes. 63,500

112TH st, 24 W, ss, 358 w 5 av, 31x100.11, 5-sty bk tnt; due, \$3,919.33; T&c, \$439.85; pr mtg \$20,000; Chas E Gremmels. 25,100

132D st, 33 W (*), ns, 311.6 w 5 av, 17.7 x99.11, 3-sty & b bk dwg; due, \$4,402.59; T&c, \$135.35; Mabelle L Burras. 3,500

145TH st, 468 W (*), ss, 95.4 e Ams av, 17.4x99.11; due, \$3,257.98; T&c, \$—; sub to pr mtg \$14,000; Geo G Baker. 14,250

HENRY BRADY.

Attorney st, 152, es, 100 n Stanton, 25x100, 5-sty bk tnt & str & 3-sty bk rear bldg; due, \$25,251.34; T&c, \$1,019.27; Lawyers Mtg Co, party in interest. 21,000

Division st, 193 (*), ss, 157.2 e Jefferson, 26.11x48.8x26.4x49.8, 5-sty bk tnt & str; due, \$15,645.91; T&c, \$852.81; Addie Worthheimer. 12,500

Monroe st, 262, ss, 150.6 w Jackson, 25.1x97.10, 5-sty bk tnt & str; due, \$1,563.96; T&c, \$722.29; pr mtg \$20,000; Edw C Byrnes, party in interest. 20,500

45TH st, 311 E (*), ns, 175 e 2 av, 25x100.5, 5-sty bk tnt & str; due, \$4,232.54; T&c, \$300; pr mtg \$16,000; Michl Zimmermann. 17,000

160TH st, 656-60 W, ss, 144.9 e Riverside dr, 66.8x100, 6-sty bk tnt; due, \$68,198.04; T&c, \$711.88; Emil Reich. 71,250

SAMUEL MARX.

Fulton st, 43 (*), ns, 116.9 e Cliff, 26x64.2 x25.10x69, 5-sty bk lort & str bldg; due, \$25,098.27; T&c, \$340.10; John J Riker et al, exrs. 25,000

11TH st, 331 W (*), ns, 158.2 e Washington, 21.1x95, 4-sty bk tnt; due, \$8,913.44; T&c, \$316.60; Emigrant Indust Savgs Bank. 9,300

132D st, 16 E (*), ss, 120 w Mad av, 30x99.11, 5-sty bk tnt; due, \$17,397.39; T&c, \$782.10; Edw Ridley et al, trstes, &c. 17,200

145TH st, 468 W (*), ss, 95.4 e Ams av, 17.4x99.11, 3-sty & b stn dwg; due, \$14,584.41; T&c, \$335.25; Lincoln Trust Co, trste. 7,500

Lexington av, 77 (*), sec 26th (No 132), 24.8x62, 3-sty bk tnt; due, \$31,512.49; T&c, \$365; Johanna McManus. 30,000

J. H. MAYERS.

Orchard st, 196 (*), es, 68.10 s Houston, 24.10x87.10, 5-sty bk tnt & str; due, \$3,490.98; T&c, \$692.47; Emma Ziegel, extrs, &c. 20,100

BRYAN L. KENNELLY.

23D st, 240 E, ss, 141.8 w 2 av, 20.10x98.9, 3-sty & b bk dwg; exrs sale; Providential Realty Inv Co. 12,250

DANIEL GREENWALD.

106TH st, 117 E, ns, 205 e Park av, 25x100.11, 4-sty stn tnt & str; due, \$14,319.78; T&c, \$401.95; withdrawn. —

Total \$375,173
Corresponding week, 1917..... 513,015
Jan. 1, 1918, to date..... 5,594,483
Corresponding period, 1917..... 4,812,325

Bronx.

The following are the sales that have taken place during the week ending Feb. 28, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

Fox st, 915, ws, 220 s 163d, 40x109.11x40x109.5, 5-sty bk tnt; due, \$30,473.81; T&c, \$618.41; Nathan W Herbst, a party in interest. 30,500

Fox st, 911, ws, 260 s 163d, 40x110.7x40x109.11, 5-sty bk tnt; due, \$30,960.18; T&c, \$618.41; Nathan W Herbst, a party in interest. 30,500

Fox st, 907, ws, 300 s 163d, runs 33.9x5xw9'xw110.7xw40x110.6, 5-sty bk tnt; due, \$31,360.84; T&c, \$618.41; Nathan W Herbst, a party in interest. 30,500

3D av (*), ws, 209 n 174th, 54x—, 1-sty fr bldg; due, \$8,479.83; T&c, \$530; City Real Estate Co. 7,500

JAMES J. DONOVAN.

Kelly st, 1013 (*), ws, 100.5 a 165th, 25 x100, 6-sty bk tnt; due, \$4,344.05; T&c, \$350; Sidney B Klee. 500

Poplar st (*), ss, intersect nes Bronx-dale av, 97.11x79.10x114.6, gore; due, \$3,424.23; T&c, \$1,040; Mary B Cash. 2,500

192D st E (*), ss, whole front bet Cress-ton av & Grand Blvd & Concourse, 211.6x203.2x198.2x202.7, 2-sty & a fr dwg, 1-sty fr stable & vacant; due, \$12,610.70; T&c, \$1,074; sub to pr mtgs aggregating \$55,000; Geo W Short. 69,000

225TH st E (*), ns, 305 w Barnes av, 100x114; due, \$3,005.96; T&c, \$614.16; Peter Duncan. 1,000

Daly av, 2082 (*), es, 137.2 s 180th, 36.4x100.10, 4-sty bk tnt; due, \$2,539.87; T&c, \$730.20; sub to pr mtg \$18,000; Christine M Hinrichs. 19,000

Hoe av (*), ws, 175 s Freeman, 25x74.10x25.1x73, vacant; due, \$2,269.16; T&c, \$278.20; Chas M Neumann et al. 500

Mohegan av, 2007 (*), ws, 55.2 n 179th, 44x57, 4-sty bk tnt; due, \$4,619.30; T&c, \$156; sub to pr mtg \$15,000; Geo Daiker. 16,000

3D av (*), ws, 263 n 174th, 53x108.7x53x—, vacant; due, \$8,432.23; T&c, \$530; Wm P Willis, exr, &c. 7,500

SAMUEL MARX.

3D av (*), ws, 100 n 174th, 54.1x116.10, vacant; due, \$3,480.53; T&c, \$530; City Real Estate Co. 7,500

3D av (*), ws, 155 n 174th, 54x—, vacant; due, \$5,664.72; T&c, \$530; City Real Estate Co. 5,000

JOSEPH & CO.

Newbold av (*), ss, 205 w Castle Hill av, 50x108; due, \$3,308.58; T&c, \$891.91; Louise H Orgler. 2,950

L. J. PHILLIPS & CO.

Park av, 468 (*), ws, 140.4 n 187th, 40.4 x100, 4-sty bk tnt; due, \$4,022.53; T&c, \$821.57; sub to mtg \$17,000; Henry C Steinhoff et al. 21,900

DANIEL GREENWALD.

233D st E (*), ns, 177.1 w Kepler av, 25.3x71.3x25x67.6, vacant; due, \$1,444.49; T&c, \$105.54; City N Y. 250

Total \$253,600
Corresponding week, 1917..... 274,530
Jan. 1, 1918, to date..... 1,265,555
Corresponding period, 1917..... 1,867,805

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

MAR. 7.
ELDRIDGE ST, 173, ws, 219.11 s Rivington, 25.8x100, 4-sty stn tnt (exrs sale).
52D ST, 121 W, ns, 275.2 w 6 av, 25x100.5, 3-sty bk stable (exrs sale).

Bronx.

JOSEPH P. DAY.

MAR. 7.
182D ST, W, ss, 100 e Grand av, 25x100, vacant (vol).
NELSON AV, ws, 100 s 172d, 75x100, vacant (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAR. 2 & 4.
No Legal Sales advertised for these days.

MARCH 5.

DYCKMAN ST, sws, 37.10 se St Nicholas av, runs w15.9xw6.4 to St Nicholas av, xsw709.6 xse381.11 to Ft George av, x e se 300 to Ft George ter, xne463.9xw233.4xsw50xw398.2x nw & w108.2xne73.1lxnw256.8 to beg, vacant; Mutual Life Ins Co N Y—Ft George Realty Co; Fredk L Allen (A), 55 Cedar; Gilbert H Montague (R); due, \$79,256.80; T&c, \$1,256.44; Joseph P Day.

12TH ST, 119-25 w, ns, 185.2 w 6 av, 75x103.3, 6-sty bk tnt; Metropolitan Life Ins Co—Lustgarten Co, Inc, et al; Butcher, Tanner & Foster (A), 1 Mad av; Robt M Reid (R); due, \$68,781.88; T&c, \$13.74; Joseph P Day.

MARCH 6.

34TH ST, 259 W, ns, 147.11 e 8 av, 22.11x98.9, 4-sty stn tnt & str; Fredk R Coudert—Marie Campbell et al; Harold Swain (A), 176 Bway; Wm S Bennet (R); due, \$9,184.68; T&c, \$1,800; Arthur C Sheridan.

50TH ST, 331 W, ns, 348.6 w 9 av, 19.2x100.5, 3-sty stn tnt; Dora Totenkopf et al—Nathan Rosenberg, recr, &c, et al; Dulon & Roe (A), 41 Park Row; Emil Goldmark (R); partition; Joseph P Day.

BROADWAY, 1730-4, nec 55th (No 213), 75.4x138.7x82.1x121.1, 11-sty bk tnt; Max Lowenthal—Derwent Realty Corp et al; Milton Dammann (A), 61 Bway; Francis X Sullivan (R); due, \$37,406.78; T&c, \$—; Joseph P Day.

MARCH 7.

BROOME ST, nec Chrystie (Nos 122-6), 62.5x75, 3-5-sty bk tnts & str; Lawyers Mtg Co—Chrystie Realty Co, Inc; Cary & Carroll (A), 59 Wall; Jno S Sheppard, Jr (R); due, \$72,038.05; T&c, \$1,535.13; Herbert A Sherman.

40TH ST, 218 W, ss, 214.3 w 7 av, 14.3x98.9, 4-sty tnt; Marguerite Gautier—Watson Vandorpoel et al; Lyon & Smith (A), 46 Cedar; Wilson Brice (R); due, \$14,849.30; T&C, \$478.40; sub to pr mtg \$6,000; Joseph P Day.

80TH ST, 530-4 E, ss, 448 e Av A, 75x102.2, 3-sty bk loft bldg; Max Bernstein—Reed Realty Co, Inc, et al; A Stern (A), 31 Nassau; Wm T Van Alstyne (R); due, \$3,245.33; T&C, \$926.23; Joseph P Day.

83D ST, 8 W, ss, 133 w Central Park W, 15x 102.2, 3-sty & b stn dwg; N Y Trust Co—Jno Drescher, Jr, et al; Merrill, Rogers & Terry (A), 100 Bway; Wm Bondy (R); due, \$17,121.90; T&C, \$345.90; Arthur C Sheridan.

MARCH 8.
115TH ST, 462 E, ss, 49.2 w Pleasant av, 24.10x 75.7, 5-sty bk tnt; Central Trust Co of N Y—Harris Kliger et al; Joline, Larkin & Rathbone (A), 54 Wall; A L Pincoffs (R); due, \$12,383.62; T&C, \$272.70; Joseph P Day.

MARCH 9.
No Legal Sales advertised for this day.

MARCH 11.
GRAND ST, 521, ss, 64 w Jackson, runs sw38.11 xsw21.5 to Henry (No 323), xw20xne37.6xne 34.8x25 to beg, 5-sty bk tnt & str; Annie J des Garets et al, trste—Rachel Sollow et al; Middlebrook & Borland (A), 46 Cedar; Jno H Rogan (R); due, \$24,773.01; T&C, \$782.52; Jacob H Mayers.

MONROE ST, 216, ss, 50.5 w Scammel, 25.2x 69.7x25x71.6, 5-sty bk tnt & str; Geo McK Brown et al—Meyer Greenberg et al; Stewart & Shearer (A), 45 Wall; Jno Gruenberg (R); due, \$14,078.81; T&C, \$424.80; Joseph P Day.

3D AV, 383, es, 78.5 n 27th, 20.4x70, 3-sty bk tnt & str & 1-sty ext; Chas Dorn—Emma Kantler et al, exr, &c; Jacob J Dorn (A), 80 Maiden la; Archibald E Baxter (R); due, \$2,818.87; T&C, \$196.65; sub to 1st mtg \$12,000; Herbert A Sherman.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

MAR. 2.
No Legal Sales advertised for this day.

MAR. 4.
206TH ST, 186 E, ss, 214.11 w Mosholu Pkway So, 25x120, vacant; City of N Y—Moses G Wright et al; Wm P Burr (A), Municipal Bldg; Louis A Moskowitz (R); due, \$2,307.01; T&C, \$644.63; Henry Brady.

CARTER AV, ses, 70.9 ne 174th, 25.1x17.2x25x 18.7, vacant; City of N Y—Albert L Lowenstein et al; Wm P Burr (A), Municipal Bldg; f Channon Press (R); due, \$1,027.32; T&C, \$—; Henry Brady.

MARCH 5.
169TH ST, 126-8 E, ss, 163 w Grand blvd & Concourse, 50x—x50.11x—, 2-2-sty fr dwgs & 1-sty bk rear bldg; Edw F Cole—Anthony Falvella et al; Wm F Wund (A), 156 Bway; Arthur N Giegerich (R); due, \$3,628.44; T&C, \$570.30; Joseph P Day.

MAR. 6 & 7.
No Legal Sales advertised for these days.

MARCH 8.
BEEKMAN AV, 335, ws, 25 s Oak ter, 50x100, 2-sty fr dwg & vacant Loomis L White, trste—Isabella Trainor et al; Miller, King, Lane & Trafford (A), Louis J Schwartz (R); due, \$7,169.72; T&C, \$415; Arthur C Sheridan.

179TH ST, 715 E, ns, 100 w Clinton av, 25x100, 3-sty fr dwg; Bronx Savgs Bank—Edw Houlihan et al; David B Simpson (A), 165 Bway; M Baldwin Fertig (R); due, \$4,614.70; T&C, \$261.75; Joseph P Day.

MORRIS PARK AV, 750 sec Holland av, 25x 100; Frances Aronson—Jas Brownshield et al; J Chas Wescher (A), 42 Bway; Jos P Morrissey (R); due, \$10,108.53; T&C, \$375; Joseph P Day.

MARCH 9.
No Legal Sales advertised for this day.

MARCH 11.
WOODYCREST AV, 1014, es, 144 n 164th, runs n51.10xcl00x24.10xcl00 to Anderson av, xs 27xw200 to beg, 3-sty fr tnt & vacant Chas A Sudbrink—Francis C Baukal et al; E V R Ketchum (A), 14 John; Arthur N Giegerich (R); due, \$3,907.29; T&C, \$—; sub to 1st mtg \$12,000 Henry Brady.

133D ST, 337-9 E, ns, 69 e Alex av, runs n80xe 22.5x20xe20xsl00xw42.5 to beg, 2-4-sty bk tnts & str; Michl J Shea—Louise Rosenblum et al; Jno M Rider (A), 44 Cedar; Edw J Flynn (R); due, \$12,311.48; T&C, \$338.20 James J Donovan.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

FEB. 23.
2D AV, 2208; Deutscher Frauen Verein Zur Unterstützung Hilfsbedürftiger Wittwen Waisen Und Kranken—Biagio Pernetti et al; Chedsey & Rosenblum (A).

FEB. 25.
12TH ST, 441 to 445 E, & AV A, 195 & 197; Emigrant Indus Savgs Bank—Max Gold et al; R & E J O'Gorman (A).

15TH ST, 338-40 E; Home for Incurables—Hilda B Kohlberg; amended; Roosevelt & Kobbe (A).

17TH ST, 319 W; Henry F Schwarz, trste—Equitable Realty Co et al; Rounds, Hatch, Dillingham & DeBoise (A).

23D ST, 334-6 E; Excelsior Savgs Bank of City N Y—Jacob M Leonhardt et al; H Swain (A).

BROADWAY, 204-6, & FULTON ST, 146-50; Metropolitan Trust Co C N Y—Bway-John St Corp; Taylor, Kelley, Becker & Roberts (A).

LENOX AV, nec 138th, 49.11x85; N Y Life Ins Co—Anna F Cooper et al; H M Bellinger, Jr (A).

FEB. 26.
BROOME ST, 458; Emigrant Indus Savgs Bank—Lillian G DeWitt et al; R & E J O'Gorman (A).

18TH ST, ns, 210 e 7 av, 20x90.6, & 18TH ST, ns, 249 e 7 av, 19x90.6; Adolph D Bendheim—District Realty Co et al; Goldsmith, Cohen, Cole & Weiss (A).

19TH ST, 441 W; Emigrant Indus Savgs Bank—Prudential Real Estate Corp et al; R & E J O'Gorman (A).

31ST ST, 39 E; Mutual Life Ins Co N Y—Carlisle Norwood et al; F L Allen (A).

79TH ST, ss, 372 w Col av, 78x102.2; Jacob Strauss—Clarence Payne et al; J A Wolf (A).

95TH ST, 210 E; Abr C Quackenbush—Ruth Hosinsky et al; W R Adams (A).

101ST ST, 313 E; Jno A Brann, trste—Annie M Christie et al; J Fennelly (A).

119TH ST, 310 W; Excelsior Savgs Bank of City N Y—Simon Hatch et al; H Swain (A).

126TH ST, ss, 196.5 w Lenox av, 17.10x99.11; Equitable Life Assur Soc of U S—Cassery Assets Corp et al; Alexander & Green (A).

HAVEN AV, es, 103.4 s 170th, 25.10x134.2; Commonwealth Savgs Bank of N Y City—Aldus Constn Co, Inc, et al; G H Hyde (A).

1ST AV, 307; Excelsior Savgs Bank of City N Y—Simon Hatch et al; H Swain (A).

FEB. 27.
MONROE ST, 134½; Alex Sloyer—Michl Mackler et al; J H Garmesey (A).

42D ST, 202 W; Emigrant Industrial Savgs Bank—Wm A Bryan et al; R & E J O'Gorman (A).

50TH ST, 4 W; Fredk Peterson—Fourth Leasehold, Inc, et al; Butler, Wyckoff & Campbell (A).

105TH ST, 231 E; Emigrant Industrial Savgs Bank—Mary A G O'Beirne et al; R & E J O'Gorman (A).

MADISON AV, swc 97th, 50.11x81.1; Susan D Griffith—Chas I Weinstein et al; Duer, Strong & Whitehead (A).

MANHATTAN AV, 60; Francis L Slade et al—M Edw Downey et al; Stewart & Shearer (A).

2D AV, 125; Jos L Buttenweiser—Annie Roth et al; Unger (A).

2D AV, swc 126th, 24.11x105; P Chauncey Anderson, exr—Edw J Mahon et al; Anderson, Iselin & Anderson (A).

7TH AV, nec 129th, 25x96; State Bank—Clara Strauss et al; M Silverstein (A).

FEB. 28.
16TH ST, 419 W; Jos F Kennelly—Mary A Crowley et al; S Hellinger (A).

53TH ST, 135 W; Saml L Ayres—Pembroke Realty Co et al; Dulon & Roe (A).

50TH ST, 6 W; Isabella Greacen—Sixth Leasehold, Inc, et al; Carrington & Pierce (A).

129TH ST, ss, 75 w 8 av, 25x99.11; Benj Mordecai et al—Simon Hermann et al; S B Cardozo (A).

MANHATTAN AV, es, 32.11 s 112th, 34x100; Albert Saxe et al—Equitable Trust Co of N Y et al; Engelhard, Pollak, Pitcher & Stern (A).

8TH AV, sec 16th, 25x93.6; Peter Doelger Bwg Co—Robt G Furey et al; J C Hoenninger (A).

MARCH 1.
HAMILTON PL, 101; Sarah Davis—Henry Salinsky et al; Guggenheimer, Untermyer & Marshall (A).

12TH ST, 514 E; Margt J Becker—Moses Rysphan et al; Geller, Rolston & Horan (A).

69TH ST, 306-8 W; Mary J D Morehouse—Morris Zuckerman et al; W L Morehouse (A).

Bronx.

FEB. 21.
ROAD, es, leading from West Farms to Hunts Point, on ws of West Farms Creek, land indexed under blk 3021, on land map; Chas P Hallock—Amelia Hanf; C P Hallock (A).

LOTS 141, 142, 143, map 336 choice lots, known as prop of Sisters of Charity; also LOTS 307, 308, 309, 333, 334, 335, same map; Henry Reiss—Nathan Aschner et al; V & K Kadel (A).

FEB. 23.
MARION AV, nwc 197th, 50x104.3; Sophia M Moody—Jennie K Shradly et al; H W Kiralfy (A).

LOTS 191-192; map of Samler Est, prop at 256th & Bway; Fredk E Feigenbaum—Edw Hizsnay et al; R M Newman (A).

FEB. 25.
SIMPSON ST, 1094; Jacob Marx—Wm F McLaughlin et al; Herman & Ernst (A).

ANDREWS AV, 2338; Wm E Smith—Rosetta A Barton et al; Cary & Carroll (A).

TIEBOUT AV, ws, 216.1 n 184th, 100.8x233; Globe & Rutgers Fire Ins Co—Albert J McDonald et al; Prentice, Townsend & Hanel (A).

VALENTINE AV, es, 176.4 n 184th, 50x85; Globe & Rutgers Fire Ins Co—Julia Kelly et al; Prentice, Townsend & Hanel (A).

FEB. 26.
BROWN PL, es, 25 n 134th, 25x100; Abbie E Wille—Pearl Niles et al; Clocke, Koch & Reidy (A).

WHITE PLAINS RD, nec 222d, 74.5x80.3; Marv E Hastings—Agnes A Havens Esler et al; McGuire, Horner & Smith (A).

FEB. 27.
CHISHOLM S., ws, 290 s Jennings, 21.2x119.6; Louise N Bristow—Henrietta C Green et al; E Hall (A).

HILL ST, es, 300 n 259th, 39.9x114; Walter Carroll Low as rec—Paul H E Hausstein et al; J Esner (A).

KELLY ST, 40; Jos Kalikow—Morris F Fink-elstein et al; J M Levine (A).

181ST ST, ss, 115.1 e Honeywell av, 60.6x78.8; Everett L Barnard—Trojan Bldg Corp et al; A Knox (A).

181ST ST, ss, 115.2 e Honeywell av, 60.7x78.1; Everett L Barnard—Trojan Bldg Corp et al; A Knox (A); filed in N Y County.

234TH ST, nwc Webster av, 100x106.4; Warren B Sammis—Thirza E Happy et al; W E Sammis (A).

WHITE PLAINS AV, ws, 250.8 n Elizabeth, 50.1x 141; Eastchester Savgs Bank—Jas H McWilliams et al; O D Tompkins (A).

MOSHOLU PKWAY, nec Webster av, 75x122.4; Bronx Investment Co—Waynor Constn Co et al; Merrill, Rogers & Terry (A).

LOTS 11 & 12, map of Norwood, 24th Ward; Nicholas Wapler—Thirza E Happy et al; W E Sammis (A).

LOTS 17 & 18, map of prop of Van Courtlandt Est; Aug Van Courtlandt—Hensle Constn Co; Beekman, Menken & Griscom (A).

LOT 227, map of Ryer Homestead, Tremont; Warren B Sammis—Carolina Martucci et al; W E Sammis (A).

FEB. 28.
160TH ST, ns, 48.7 e Park av, 18.6x51; Anna Susanna Benner—Siebrand H Niewenhous et al; Clocke, Koch & Reidy (A).

SUMMIT AV, ws, 761.5 s 165th, 50x87.5; Thos F Brennan—McDermott & Hanigan et al; G H Hyde (A).

TIEBOUT AV, es, 83.2 n 189th, 20x100; Kath Otto—Johanna O'Hara et al; J W Winkler (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

FEB. 21.
RIDGE ST, es, 150 n Broome, 25x100; Eliz S Brice—Meyer Chapkowsky; Wm R Adams (A); E Jean N Oenfield (R); due,21,693.00

MADISON ST, 401; also GRAND ST, 537; Emanuel Neuman et al—Betsy Regenbogen; Harold Swain (A); Abr Oberstein (R); due,16,511.25

FEB. 23.
No Judgments in Foreclosure Suits filed this day.

FEB. 25.
MERCER ST, 117-9; Farmers Loan & Trust Co—Elise S Chalmers; Geller, Rolston & Horan (A); Maurice Deiches (R); due,56,898.40

LEXINGTON AV, 1657; Anna M E Watkins—Essex Delancey Co; Wells & Snedeker (A); Saml H Ordway (R); due,12,982.64

3D AV, 1895; Ellen M Bannon—B & E Gordon Co, Inc, et al; Edw J McGuire (A); Frank S Warmurtor (R); due,19,678.55

FEB. 26.
MULBERRY ST, 227; Lincoln Trust Co—Mary L Vien; Bowers & Gerard (A); Geo F Harriman (R); due,12,698.33

105TH ST, 76 E; East River Savgs Institution—Alex Felman et al; Omri F Hibbard (A); Phelan Beale (R); due,12,450.00

124TH ST, 243 E; Bond & Mtg Guarantee Co—Philip A Schindler, exr; Harold Swain (A); Wm B Roulstone (R); due,6,341.50

FEB. 27.
12TH ST, 619 E; Wolcott G Lane—Geo Bayer; Miller, King, Lane & Trafford (A); A Parker Nevlin (R); due,8,899.03

141ST ST, ss, 35 e Amsterdam av, 18x 99.11; Seamen's Bank for Savgs in City N Y—Rosalie Muller (A); Cad-walader, Wickscham & Taft (A); Robt J Hare Powel (R); due,15,560.42

SHERMAN AV, es, 250 s Emerson, 50x 150; Walter S Logan—Times Realty & Constn Co; K Winter (A); Wm M Wherry (R); due,6,679.94

Bronx.

FEB. 23.
LOTS 3, 4, 11, 12, 13, 14, 15, 18, 26, 27, blk 39; LOTS 6, 42, 45, 46, 47, 48, 49, 50, 51, 52, blk 40; LOTS 22, 23, blk 41, map prop belonging to Bruce Brown Land Co, situated at Throgs Neck; Lots 3, 4, 5, 7, 9, 14, 20, blk 20; Lots 3, 4, 45, blk 21; lots 2, 5, 6, 7, 8, 23, 24, blk 22, same map; Chas Stern et al—Bruce Brown Land Co et al; Hayes, Hersfield & Wolf (A); W H Ford (R); due,14,279.22

FEB. 25.
HILTON AV, swc Dean pl, 38.9x100; Fannie H Youngs, as trste—Century Holding Co et al; Holt, Warner & Gaillard (A); G A Steinmuller (R); due,3,711.30

FEB. 26.
HAMEYER AV, swc Powell av, 83 x100; Monica S Byrne et al—Daniel McLean et al; J J O'Grady (A); J C McChristie (R); due,6,737.00

FEB. 27.
LOT 50, blk 2959, sec 11, on tax map; City N Y—Tremont Av Land Co; W P Burr (A); W Mahler (R); due,2,336.25

LOTS 43, blk 2959, sec 11, tax map;
same—same; same (A); same (R);
due.15,987.67

FEB. 28.
LOT 67, blk 2899, sec 11, on tax map;
City N Y—Paul Herzog et al; W P
Burr (A); J D Tobias (R); due... 2,324.30
LOTS 30, blk 3312, sec 12, on tax map;
City N Y—Chr Hoffmann et al; W P
Burr (A); M Schottland (R); due.. 2,582.63

LIS PENDENS.

The first name is that of the Plaintiff;
the second that of the Defendant.

Manhattan.

FEB. 23.
No Lis Pendens filed this day.
FEB. 25.
CHATHAM ST, 185, & LISPENARD ST, ns,
175 W Church, 25x100, & other prop in Kings
County; Chas H Simpson—Jno F Simpson
et al; partition; C K McGuire (A).

FEB. 26.
No Lis Pendens filed this day.

FEB. 27.
3D AV, ws, 62.10 s 65th, 19x80; Beekman Est—
Saml Wasserman et al; action to recover pos-
session; H L Fordham (A).

4TH AV, 429-31; Federal Parquetry Mfg Co—
Harry C Hallenbeck et al; action to foreclose
mechanic's lien; Ellembogen & Selig (A).

LOT 543, blk 2180, sec 8; City N Y—Mary
Conklin et al; action to foreclose tax lien;
W P Burr (A).

FEB. 28.
No Lis Pendens filed this day.

MARCH 1.
No Lis Pendens filed this day.

Bronx.

FEB. 21.
PROP known as Passenger Station at Sedgwick
av & 161st, Highbridge, 100x200; Standard
Iron Works, Inc—Bernard Robinson et al;
action to foreclose mechanic's lien; B Pollak
(A).

FEB. 23.
No Lis Pendens filed this day.

FEB. 25.
WESTCHESTER AV, 711-7; Builders Brick &
Supply Co—Max Verschleiser et al; action to
foreclose mechanic's lien; M B Rich (A).

WOODYCREST AV, es, 25 n 165th, 100x100.7;
Murray & Hill Co—Woodycrest Bldg Corp
et al; action to foreclose mechanic's lien; W
H Dodd (A).

FEB. 26.
PLOT 28, lot 47, on tax map City N Y for 1912;
Geo J Puckhafer—Eastchester Develop Co
et al; action to foreclose transfer of tax
lien; G A Moses (A).

FEB. 27.
LOT 29, blk 2890, sec 11, on tax map; City
N Y—Minnie Schultheis et al; action to fore-
close tax lien; W P Burr (A).

LOT 30, blk 2890, sec 11, on tax map; City
N Y—Minnie Schultheis et al; action to fore-
close tax lien; W P Burr (A).

LOT 40, blk 2792, sec 11, on tax map; City
N Y—Edw T Hallinan et al; action to fore-
close tax lien; W P Burr (A).

FEB. 28.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second
that of the Owner or Lessee, and the third
that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 23.
10TH ST, 412-4 E; David Covinsky—
Pauline Goldstein (102)..... 287.50

54TH ST, 212-6 E; A F Galligan & Co—
Jacob Hoffman Bwg Co & Crescent
Star Realty Co; Plaza Cont Co
(100)..... 300.00

77TH ST, 219-23 W; A F Galligan & Co,
Inc—77th St Realty Corp & Morris &
McVeigh; Plaza Cont Co (99)..... 350.00

128TH ST, 305 & 307 W; A F Galligan
& Co, Inc—Geo Heilein; Plaza Cont
Co (103)..... 300.00

5TH AV, 47; Jacob Melss—Salama-
gundi Club, Inc; Siegel Constn Co
(98)..... 100.00

7TH AV, nwc 42d, 100.4x131; Knicker-
bocker Fireproofing Co—Louisa M
Gerry; Frank Seery; renewal (101)..... 4,780.55

FEB. 25.

53D ST, 302 to 306 W; Jno E Well—
Jno Doe; Frank Mitchell (105).... 225.00

71ST ST, 120 W; Church E Gates &
Co—Jacob Meyers; T J Sinnott (108) 144.97

119TH ST, 158 W; Harry Freed—
Katey Schwartz; Plaza Cont Co &
Jacob M Schwartz (109)..... 1,150.00

5TH AV, 47; Siegel Bldg Corp, Inc—
Salmagundi Club, Inc (106)..... 4,900.00

7TH AV, 592-6; Milton Schmaier Cont
Corp—Frank C Hurley; Frank J
McCabe (104)..... 328.60

FEB. 26.

33D ST, 424-38 W; Spray Whitewash-
ing Co—Jos Quinet; Edw L Larkin
(112)..... 30.00

33D ST, 220 E; Callaghan—Saml
Rouse; Neuway Renting Co (115).... 161.66

83D ST, 233 W; Federal Parquetry Mfg
Co—Gramont Holding Co; G T Free-
man (110)..... 114.25

128TH ST, 305-7 W; Standard Bldg
Supply Co—Geo Heilein; Plaza
Cont Co, Inc (111)..... 380.30

LEXINGTON AV, 1084-92; E & J Mar-
rin Co—German Hospital & Dis-
pensary in City N Y; Andrew A
Smith (114)..... 830.99

OLD BROADWAY, nec 130th, —x—;
Spencer Heater Co—Manhattanville
Garage Inc; Patrick F Kenny (113).... 156.75

FEB. 27.
CHERRY ST, 417; Aaron Edzaul—Est
of Barnard Harragen et al & A Bass-
ford, Jr (118)..... 168.35

101ST ST, 416 E; Wm Richman—Esther
Ostroff & Jno Ostroff (117)..... 380.25

4TH AV, 429; Simon Ginsberg—Harry C
Hallenbeck & Paul A McGolrick (116) 1,005.50

5TH AV, 47; Siegel Bldg Corp, Inc—
Salmagundi Club, Inc (119)..... 10,173.03

FEB. 28.
46TH ST, 232 W; Jack Kockow—Wm
W Astor; Guiseppi Cerami (124).... 135.00

53D ST, 439-41 E; Otto Strack—Ward
Baking Co; Jacob Fradus (126).... 900.00

57TH ST, 112 E; Theo Fohs—Johanna
Kremer & Annie Lynch (120)..... 183.35

SAME PROP; Peter Brown—same
(121)..... 541.53

SAME PROP; Hugh Greene—same
(122)..... 544.85

114TH ST, 108-10 E; Louis Sonkin—
Abr Platt (125)..... 76.45

5TH AV, 1067; Chas P H Gilbert—1067
5 Av Co, Inc; renewal (123)..... 24,550.00

MARCH 1.
53D ST, 439-41 E; Clinton Wire Cloth
Co—Ward Baking Co & Jacob Fradus
(3)..... 441.47

77TH ST, 64 W; Morris Blaser—Finn
Holding Corp (5)..... 179.50

162D ST, 656-66 W; Dellon Watnuk Co,
Inc—J H M Co, Inc (1)..... 8,200.00

134TH ST, 121 W; Hugh P Glassman—
B Maier (2)..... 100.84

173D ST, 550 W; Ignatz Y Bloch—
Caroline H Takamine; renewal (4).... 1,375.00

Bronx.

FEB. 21.
133D ST, ns, 331 w Willow av, 100x
103; Henry Mueller—Sidlo Co of
America, Inc (16)..... 651.72

138TH ST, 410-2 E; Morris Spitz—
Mary J McNamara; Wm N Pled-
man, Inc (13)..... 85.00

CORLEAR AV, 3404; Alfred B Carucci—
Mary E Leddy Day, Alice T Bay,
Jno Ward, Jno Doe, Mary Roe, Jno
Doe Co; Mary E Leddy Day, Alice
T Bay; Jno Ward; Jno Doe, Mary
Roe, Jno Doe Co & Waldorf Mtg
Corp (14)..... 390.00

EASTCHESTER RD, nec Boston rd,
108.4x132.9; Chas Kling—Wm Green-
field & Saml Sennett (15)..... 141.24

WOODYCREST AV, 1062-6; Philip
Lenges—McDermott & Hanigan, Inc
—Machanler Realty & Constn Co;
McDermott & Hanigan, Inc; renewal
(17)..... 750.00

FEB. 23.
No Mechanics' Liens filed this day.

FEB. 25.
136TH ST, 343-5 E; Wm Schmidt—
Jno R Slattery; Henry M Weill & H
M Weill Co; Silverson Const Co &
Ralph Catino; renewal (18)..... 490.50

FEB. 26.
JACKSON AV, 829; Wm Richman—
Newport Holding Co, Inc; Saml
Cowen (19)..... 276.65

FEB. 27.
RAILROAD PROP, at 149th st & Park
av, 100x5 (see Mechanics Lien); Ajax
Portland Cement Co—N Y Central R
R Co & Fredburn Constn Co (20).... 381.85

FEB. 28.
BARNES AV, 3911, 3915, 3917; Emilio
Magaldi—Frank Boyle; Lloyd John-
son (21)..... 47.72

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second
that of the Owner or Lessee, and the third
that of the Contractor or Sub-Contractor.

Manhattan.

FEB. 23.
66TH ST, 139 E; Moritz Arnstein—
Brixton Hldg Corp et al; Feb 19'18... 1,127.12

70TH ST, 120 W; Moritz Arnstein—
Brixton Operating Corp et al; Feb
19'18..... 2,129.30

FEB. 25.
33D ST, 33 W; Jos Elias & Co—Gott-
fried Walbaum et al; Dec 21'17..... 222.23

124TH ST, 401-13 W, & 125TH ST,
418-20 W; Frank Falk Co—Willard
Storage Battery Co et al; Feb 18'18. 1,235.00

FEB. 26.
GREENE ST, 42-50; Candee, Smith &
Howland Co—Chas Lane et al; Jan
4'18..... 270.70

64TH ST, ns, 575 w Central Park W, &
Bway, 1920 to 1932; Genl Supply &
Constn Co—Robt Goelt et al; Juhe
20'08..... 114,269.42

SAME PROP; Geo H Storm—same;
June 13'08..... 1,869.91

SAME PROP; Unit Concrete Steel
Frame Co—same; June 30'08..... 25,583.70

SAME PROP; Thos J Brooks—same;
Apr 20'08..... 604.76

SAME PROP; same—same; Apr 20'08. 5,652.60

SAME PROP; Pluckham & Co—same;
Mar 27'08..... 1,271.97

FEB. 27.
No Satisfied Mechanics Liens filed this
day.

FEB. 28.
PEARL ST, 295½; Ernest Klein—Jas
J Moore et al; Oct 9'17..... 75.00

SAME PROP; Isadore Fried—same;
Oct 9'17..... 470.00

CENTRAL PARK W, 370, & 97TH ST,
12 W; Consolidated Chandelier Co—
370 Central Park W, Inc, et al; Jan
24'18..... 1,505.00

MARCH 1.
SHERIDAN SQ, 3; United Plumbers
Supply Co—Michl Wallaman et al;
Feb 25'18..... 95.67

66TH ST, 139 E, Starobin Electrical
Supply Co, Inc—East 66th St Studio
Building et al; Jan 4'18..... 874.45

BROADWAY, 2460; Starobin Electrical
Supply Co, Inc—Marcus Brown Constn
Co, Inc, et al; Jan 5'18..... 838.20

WEST END AV, 905; Starobin Elec-
trical Supply Co, Inc—905 West End
Av Corp et al; Jan 4'18..... 448.82

WEST END AV, 300; Starobin Elec-
trical Supply Co, Inc—Paterno Constn
Co et al; Jan 4'18..... 618.00

Bronx.

FEB. 21.
SOUTHERN BLVD, 934-6; Thos M
Cantwell—Hunts Point Garage, Inc,
et al; Nov 5'17..... 3,880.00

FEB. 23.
No Satisfied Mechanics' Liens filed this
day.

FEB. 25.
ANDREWS AV, es, 300 n 183d, 50x
80; Chelsea Lumber Co, Inc—Rose
Friedenberg et al; Jan 25'18..... 236.78

SHAKESPEARE AV, swc 169th, 149.9
x100; Arcangelo Ralle—Peerless
American Products Co et al; Feb
16'17..... 1,035.00

FEB. 26.
No Satisfied Mechanics' Liens filed this
day.

FEB. 27.
No Satisfied Mechanics Liens filed this
day.

FEB. 28.
No Satisfied Mechanics' Liens filed this
day.

1Discharged by deposit.

2Discharged by bond.

3Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor;
the second that of the Creditor.

Manhattan.

FEB. 21.
FICHTNER, Eliz & Otto; Louis Recht; \$150;
Steinberg & Levin.

A E HICKMAN CO, Ltd; Wm B Fair; \$4-
164.69; C McMillan.

KENNEDY, Jerome; Jas P Hooper; \$5,125;
White & Case.

W H & F JORDAN, Jr, Inc; A L Gosselin
Corp; \$1,143.95; J E Roeser.

FEB. 23.
D SHOR CO, Inc; Samson Rosenblatt; \$1-
557.52; G C De Lacy.

LIBERMAN, Milton; Jos Schild; \$56,000; L &
J Weinberger.

MANZO, Rafael & Fernando E Carrero; Jno W
Barrick; \$6,600; Cabell & Breckenridge.

FEB. 25 & 26.
No Attachments filed these days.

FEB. 27.
BOURNE, Matthew; May Bourne; \$1,000; A H
Moran.

HORSLEY, David; Chelsea Lithograph
Co, Inc; \$2,573.84; H J & F E Goldsmith.

CHattel MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

FEB. 21, 23, 25, 26, 27, 28.

Donohue, Matthew F. 136 W 42d st..A
B See Electric Elevator Co..... 1,650.00

Newmark & Davis. 640-4 Riverside dr
..Consolidated Chandelier Co..... 1,170.00

Same. Same prop..same..... 17,790.00

Rembrandt Realty Co. 516-8 W 162d
st..Max Peters..... 1,515.15

BUILDING LOAN CONTRACTS

The first name is that of the Lender;
the second that of the Borrower.

Manhattan.

MARCH 1.
BANK ST, 108-10; also GREENWICH
ST, 760-2; Metropolitan Savgs Bank
loans Greenwich Associates Inc, to
erect 1-sty & basement garage &
stable; — payments..... 17,000.00

Bronx.

FEB. 21.
No Building Loan Contracts filed this day.

FEB. 23.
No Building Loan Contracts filed this day.

FEB. 25.
No Building Loan Contracts filed this day.

FEB. 26.
No Building Loan Contracts filed this day.

FEB. 27.
No Building Loan Contracts filed this day.

FEB. 28.
No Building Loan Contracts filed this day.

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) buil'ner; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR., w s, 329.1 n 158th, 6-sty bk tnt, 110x irreg., slag & tile rf; \$210,000; (o) Arthur W. Hay, 830 W 179th; (a) Fred F. French, 299 Madison av (34).

FACTORIES AND WAREHOUSES.

1ST AV., 702-20, 1-sty fr cable storage & shop, 50x70, corrugated iron rf; \$3,800; (o) The New Amsterdam Gas Co., 130 E 15th; (a) Geo. F. Kless, 130 E 15th (31).

STABLES AND GARAGES.

37TH ST., s s, 100 e 11 av, 1-sty bk garage, 75x98, slate rf; \$10,000; (o) Leonard K. Prince, Stamford, Conn.; (a) L. F. J. Weiher, 271 W 125th (53).

134TH ST., s s, 85 e Madison av, 1-sty bk garage, 99x100, slate rf; \$15,000; (o) Newat Realty Co., 200 Bway, Pres, Phillip Watenberg; (a) Sam Cohen, 32 Union sq (32).

Bronx.

HOSPITALS.

GUN HILL RD., Bainbridge av, 211th st & Putman pl, 20 1 & 2-sty fr hospital bldgs, ruberoid rf, sizes not given; \$150,000; (o) Columbia University, Morningside Heights & Woodlawn Cemetery, 233d & Jerome av; lessees; U. S. Army, Washington, D. C.; (a) Robt M. Ewing, on prem (17).

STABLES AND GARAGES.

GREYSTONE AV., e s, 300 e 238th, 1-sty fr dwg & garage, 21x41, asbestos shingle rf; \$4,000; (o & a) Edw. Hisnay, 442 W 238th (16).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

BATTERY PL., alter window, raise lintel to 12-sty bk offices; \$2,500; (o) Ed. T. Searles, 1 Bway; (a) Low-Parker Eng. Co., 150 Nassau (271).

BAKTER ST., 125-31, build chimney to 6-sty bk factory; \$700; (o) Mrs. Caterina Lentino, 216 Greene av, Bklyn; (a) J. P. Dahlborn, 217 Haskensack pl, Weehawken, N. J. (296).

BEDFORD ST., 7-9, new fire-escapes to 4-sty bk lofts; \$1,200; (o) Daniel Ravegno, prem; (a) Jas. Johnston, 193-5 Varick (285).

BLEECKER ST., 25, new stairs, bulkhead, skylight, partition, f. p. windows to 3-sty bk loft; \$850; (o) Wm. E. Dougherty, 401 Grand; (a) Max Muller, 115 Nassau (274).

CANAL ST., 417-21, build bk wall, rf, new show window, door & sprinkling pipe to 8-sty

bk mercantile; \$520; (o) Corp. of Trinity Church, 187 Fulton; (a) James A. Clark, 482 Canal (275).

CATHERINE ST., 82, rearrange rooms, erect ext. water closets to 5-sty bk tnt; \$2,000; (o) Vincent C. Pepe, 40 S Washington sq; (a) Sam Cohen, 32 Union sq (283).

CENTRE ST., 116, build ext, bk piers, wooden girders & beams, iron stairs, partitions, plumbing, wall, skylight & steel lintels to 3-sty bk str & office; \$2,000; (o) The Hanschild Corp., 20 Exchange pl; (pres) John Kaltenstein; (a) Michael Bernstein, 405 Lexington av (278).

E BROADWAY., 206, & Division st, 195, erect partition & extend stairs to 5-sty school & assembly room; \$7,500; (o) Nat'l Hebrew School Ass'n, prem; (a) Samuel Cohen, 32 Union sq (284).

EXCHANGE PL., 38-42, f. p. doors, cut openings to 19-sty f. p. restaurant & offices; \$2,000; (o) Est of John G. McCullough, care Fredk. B. Jennings, 15 Broad; (a) Henry Ives Cobb, 527 5 av (315).

FRONT ST., 186, erect 21x19 ext with skylights to 5-sty bk warehouse; \$1,600; (o) Wm. J. Matheson, 184 Front; (a) Mann & MacNeille, 70 E 45th (310).

FRONT ST., 132-4, remove partitions, new fire escape & f. p. enclosure to 5-sty bk factory; \$10,000; (o) Thos. F. Grace, 2 Wall; (a) Fredk. Ebeling, 13-21 Park Row (301).

GREENWICH ST., 688-90, new wooden columns, girders to 5-sty bk warehouse; \$500; (o) Thos. Farrell, 427-31 W 42d; (a) Jos. C. Cocker, 2017 5 av (286).

HOUSTON ST., 320-22 E, install f. p. floor slab, steel beam, close openings to 5-sty bk factory; \$150; (o) West Mercer Corp., 30 W 42d; (a) Geo. H. Van Auken, 1269 Bway (276).

HOWARD ST., 5, repair floors, beams, windows, etc., new f. p. stair enclosure, stairs, bulkhead & f. p. doors to 5-sty bk factory; \$1,200; (o) Elizabeth Chesebrough, 38 Howard; (a) Walter H. Volckening, 82 Wall (280).

LAFAYETTE ST., 415, build mezzanine, skylights, headers, trimmers, beams, remove partition, new f. p. passage to 4-sty bk show room; \$5,000; (o) M. & B. C. Samuel, 345 W 88th; (a) Jas. A. Elliott, 2603 Av D, Bklyn (306).

MOORE ST., 29, new post, reinforce floors to 5-sty bk storage; \$200; (o) Est of Elias Harrick, care Horace Ely & Co., 21 Liberty; (a) Jno. B. Snook Sons, 261 Bway (305).

NASSAU ST., 31-35, n w c Cedar, construct connection between buildings, alter hall to 19-sty f. p. offices; \$18,000; (o) Nat'l Bank of Commerce in N. Y., prem; (a) Low-Parker Eng. Co., 150 Nassau (273).

OAK ST., 11, new partitions, plumbing, wall beams to 4-sty bk police station house; \$2,000; (o) City N. Y., 200 Centre; (a) Thos. E. O'Brien, 240 Centre (311).

ORCHARD ST., 32, build ext, stairs, floor beams, wall, show window, remove walls to 3-sty bk str & storage; \$6,000; (o) Matilda L. Phillips, care J. Henry Snook, 154 Nassau; (a) Louis A. Sheinart, 194 Bowery (277).

SHERIFF ST., 88, new partitions to 5-sty str & tnt; \$2,000; (o) Indian Wharf Brews. Co., 60 Hamilton, Bklyn; (a) Jacob Fisher, 25 Av A (309).

UNIVERSITY PL., 74, f. p. enclosure, window, alter fire escape to 5-sty bk factory; \$1,000; (o) Ann E. Allin Est, care Edna A. Elliott, 146 W 88th; (a) Paul Lubroth, 92 Graham av, Bklyn (312).

UNIVERSITY PL., 124, extend stairs, new headers, skylight to 4-sty bk str & lofts; \$390; (o) Emmeline C. Baxter, 333 W 86th; (a) Jas. Spence, 131 E 18th (287).

VESEY ST., 20-26, new doorway & steps to 5-sty bk offices; \$500; (o) Oswald G. Villard, prem; (a) Abram L. Libman, 112 W 46th (291).

WASHINGTON ST., 701, alter fire-escape, new f. p. doors, cut exit to 5-sty bk offices; \$750; (o) The Fleischmann Co., prem; (a) C. A. Jackson, 693 Washington (283).

WILLIAM ST., 23, join two bldgs to 3-sty bk restaurant & office; \$16,000; (o) Est John G. McCullough, care Fredk. B. Jennings, 15 Broad; (a) Henry Ives Cobb, 527 5 av (314).

WOOSTER ST., 91, new fire-escape to 4-sty bk lofts; \$500; (o) J. Searle Barclay, 19 Liberty; (a) G. Nathan Malone, 4 E 8th (289).

WOOSTER ST., 155-7, new fire escape & f. p. windows to 8-sty bk lofts; \$2,800; (o) Attridge Mahon, 11 Wall; (a) Frank Elian & Co., 80 West Houston (295).

12TH ST., 621 E, extend walls, elevator shaft, new skylight to 5-sty bk stable; \$300; (o) Max Helfstein, prem; (a) Louis A. Sheinart, 194 Bowery (293).

14TH ST., 60-62 E, new stairway & partition to 3-sty bk str & hotel; \$1,000; (o) Philip Faurel, prem; (a) M. Jos. Harrison, World Bldg. (313).

23D ST., 60-62 W, cut openings, new elevator, show windows & toilets, remove partitions to 4-

sty bk str & office; \$6,000; (o) Est of Amella Yard, care Geo. Lowther, 500 5 av; (a) Justin McAgnon, 247 E 43d (302).

27TH ST., 9-19 E, build f. p. passageway to 12-sty hotel; \$600; (o) 28th St. Co., 16 E 28th; (a) Robt. E. Moss, 126 Liberty (303).

29TH ST., 639 W, bldg 3-sty add, new posts, girders, foundations, f. p. doors, cut openings to 4-sty bk warehouse; \$10,000; (o) Marie M. J. de Corval, 191 9 av, care Jas. N. Wells Sons; (a) Robt. R. Rahmann, 95 Liberty (272).

34TH ST., 32-4 W, new show windows, new balcony, stairs, remove partitions to 5-sty bk str & lofts; \$15,000; (o) A. Sulka & Co., prem; (a) Alfred Freeman, 29 W 34th (288).

36TH ST., 137-9 W, alter partitions, remove stoop to 3 & 4-sty dwg; \$3,000; (o) Rev. Thos. J. Lynch, prem.; (a) Patrick J. Murray, 141 E 40th (290).

40TH ST., 637-41 W, new iron stairway, f. p. partitions, doors, windows, skylight, hand rails to 3-sty bk factory; \$2,500; (o) Jacob Mayers, 203 Bway; (a) American Packing House Eng. Co., 126 Liberty (298).

43D ST., 217-29 W, alter basement, install printing presses to 11-sty f. p. lofts; \$1,000; (o) N. Y. Times Bldg. Co., prem.; (a) Buchman & Kahn, 30 E 42d (279).

63D ST., 513-17 E, new windows, doorway, shift stairs to 2-sty fr tnt; \$750; (o) Geo. Ehret, 217 E 92d; (a) Louis E. Dell, 1133 Bway (270).

106TH ST., 241 E, build partition to 4-sty bk tnt & mfg; \$50; (o) Bartholomew Starboro, 14 Franklin; (a) Michael Bernstein, 405 Lexington av (316).

107TH ST., 204-6 E, cut opening, extend lift to 6-sty bk lofts & factory; \$400; (o) Chas. E. McManus, 45 E 42d; (a) M. Zipkes & I. Kudroff, 405 Lexington av (281).

112TH ST., 328 E, new stoop, stair, window, concrete floor, toilet & fixtures, bulkhead & iron stairway, enlarge room to 3-sty bk lofts & market; \$10,000; (o) Lawrence Cloff, 314 E 112th; (a) Ferdinand Savigano, 18 E 41st (297).

115TH ST., 418 E, erect runways & stalls, remove stairs to 3-sty bk stable; \$800; (o) Jos. Pecore, 447 E 116th; (a) De Rose & Cavalleri, 418 E 115th (269).

123D ST., 523 W, new partitions & window to 5-sty bk tnt; \$300; (o) John H. Block, 155 E 52d; (a) Chas. H. Richter, 39 Cortlandt (304).

BROADWAY., 2527-37, remove partition, set girders & columns to 2-sty f. p. restaurant; \$1,000; (o) Thos. Healy, Columbus av & 66th; (a) Wm. H. Gompert, 171 Madison av (282).

BROADWAY., 273-7, f. p. partition, marble bases, f. p. doors to 18-sty f. p. offices; \$3,000; (o) Sarah H. Andrews, 11 Bway; (a) David Scott, 119 W 33d (300).

BROADWAY., 470, build mezzanine to 5-sty bk bank; \$700; (o) Pacific Bank, prem; (a) Charles H. Gillespie, 1123 Bway (299).

LEXINGTON AV., 146-8, new partitions & enlarge skylights to 3-sty dwg; \$2,000; (o) Est of W. T. Woodcock, care C. Woodcock, 20 8 av; (a) Jacob Fisher, 25 Av A (308).

LEXINGTON AV., 747, new partitions & stairs, alter str front, raise beams to 3-sty bk str & tnt; \$3,000; (o) Josephine L. J. Graham, prem; (a) Jacob Fisher, 25 Av A (307).

WEST END AV., 2-10, f. p. enclosures, concrete roofing, asbestos roofing, stucco work, doors & general rf alts to 4-sty bk lofts; \$6,000; (o) Nat'l Gum & Mica Co., prem., Alex. Alexander, pres.; (a) Thos. W. Lamb, 644 8 av (292).

7TH AV., 725, rearrange partitions, new fire-escape, stairs, mezzanine, remove partitions & courts to 5-sty bk dwg & str; \$9,750; (o) Frank Improvement Co., 303 5 av; (a) Gronenberg & Leuchtag, 303 5 av (294).

Bronx.

JENNINGS ST., 908, 1-sty bk ext, 22x2.10, new toilet & partitions to 3-sty fr str & tnt; \$1,500; (o) North County Dev. Co., Chas. F. Deschler, 2549 Webster av, Pres.; (a) Moore & Landsdel, 3 av & 149th (22).

155TH ST., s s, 100 e Courtlandt av, 2-sty bk ext, 12x5.10, new bath rooms & sinks & partitions to 2-sty fr tnt; \$1,100; (o) Chas. Neff, 714 Courtlandt av; (a) Harry T. Howell, 3 av & 149th (21).

177TH ST., 925 E, new concrete floors, brick flue & bk walls to 2½-sty fr fire house; \$1,200; (o) City N. Y.; (a) Wm. S. Connell, Municipal Bldg. (20).

FRANKLIN AV., 1395, new doors, stairs & new fire escapes to 2-sty bk school; \$500; (o) Sons of Israel & Talmud Torah Beth Israel, Inc., Morris Koerner, 1570 Washington av, Pres; (a) Wm. H. Meyer, 1861 Carter av (19).

PROSPECT AV., 855, new str fronts to 1-sty bk str; \$500; (o) R. L. T. Co., Z. D. Berry, 188 Montague, Bklyn, Pres; (a) B. H. & C. N. Whinston, 3 av & 148th (18).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. & G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torren System.

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RECORDS SECTION
of the
REAL ESTATE BUILDERS
RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter

Vol. CI No. 2608 New York, March 9, 1918. PRICE 20 CENTS

CONVEYANCES.
Borough of Manhattan.
MARCH 1, 2, 4, 5, 6 & 7.

Ann st, 90, see Fulton, 81.
Attorney st, 152 (2:345-2), es, 100 n Stanton, 25x100, 5-sty bk tnt & str & 3-sty bk rear bldg; Benno Lewinson, ref, to Lawyers Mtg Co; FORECLOS Feb27; Mar4; Mar5'18; A\$15,000-23,000 (R S \$21). 21,000
Bank st, 108-10 (2:634-this & Greenwich st, 760, lot 24), ss, 117 w Greenwich, runs s72.5xe26.3xnel2xn60 to st xw31.3 to beg, vacant; A\$16,000-16,000; also GREENWICH ST, 760 (2:634-assessed with Bank st, 108-10), ws, 99.4 s Bank, runs nw34 & 22.6xne 3xw26.3xsl6xse41.10xe34 to st xnel7.6 to beg, vacant; also GREENWICH ST, 762 (2:634-27), ws, 82 s Bank, runs w33.6xsw 26.3xs2 & 14.5xe23.8x again e33.5 to st xn 17.6 to beg, vacant; A\$4,000-4,000; Metropolitan Savgs Bank, 59 Cooper sq E, to Greenwich Associates, Inc, 26 W 31; AL; Feb25; Mar1'18 (R S \$29). O C & 1,000
Barrow st, 30-2, see Bleeker, 296.
Bleeker st, 251 (2:589-8), es, 36.7 s Cornelia, 15.8x66, 3-sty bk tnt & str; Simon Adler at Far Rockaway, B of Q, heir Sigmund Adler, to Frances Weiss & Cecelia, Carrie & Martha Adler, all at 1295 Mad av; AT; QC; AL; Mar4; Mar5'18; A\$6,000-7,000 (R S \$1). nom
Bleeker st, 296 (2:588-29), nwo Barrow (Nos 30-2), 16.11x80.11x17.1x81, 4-sty bk tnt & str & 1-sty bk str; Fredk Rabbe, 294 W 4, to Evangelical Lutheran Church of St Matthew, 423 W 145; mtg \$15,000; Dec20 '16; Mar4'18; A\$13,500-16,500 (R S \$5). nom
Broad st, 86 (1:11-25), ws, 16 n Stone, 27.3x98.5x25.9x96.2, 5-sty bk factory; Lucie Jay et al, EXRS & Wm Jay, to S M Robins Co, 54 Broad; Feb20; Mar1'18; A\$72,000-77,000 (R S \$70). 70,000
Cannon st, 59 (2:333-64), ws, abt 175 n Delancey, 25x100, 5-sty bk tnt & str; Joel Gross, 152 Goerck, to Fannie Freund, 51 Columbia; mtg \$17,000; Mar5; Mar6'18; A \$12,000-20,000 (R S \$1). O C & 100
Caroline st, 16, see West, 197.
Charles st, 52 (2:611-13), ss, 141.7 e 4th, 20x95, 3-sty & b bk dwg; Mary T Thompson to Jas Coyle, 49 Carmine; mtg \$11,000 & AL; Mar5; Mar6'18; A\$7,500-9,000 (R S \$2). nom
Cherry st, 153 (172) (1:250-69), ss, 91 w Market sl, 20x60, 5-sty bk tnt & str; Abr Katz et al, heirs Isidor Katz, to Esther Rubin, 1166 41st, Bklyn; AT; mtg \$8,000; Feb27; Mar1'18; A\$4,500-7,000 (R S 50c). O C & 100
Cherry st, 153 (172); Ida Katz, widow, & ano, heirs Isidor Katz, to Esther Rubin, 1166 41st, Bklyn; AT; mtg \$8,000; Feb27; Mar1'18 (R S 50c). O C & 100
Cherry st, 155 (174) (1:250-68), ss, 71 w Market sl, 20x60, 5-sty bk tnt & str; Abr Katz et al, heirs Isidor Katz, to Esther Rubin, 1166 41st, Bklyn; AT; mtg \$7,000; Feb27; Mar1'18; A\$4,500-7,000 (R S 50c). O C & 100
Cherry st, 155; Ida Katz, widow, & ano, heirs Isidor Katz, to same; AT; mtg \$7,000; Feb27; Mar1'18 (R S 50c). O C & 100
Cherry st, 318 (1:258-1), ns, 71.11 e Clinton, 21x100x21x100.5, 4-sty bk tnt; Mary Almasy, 842 3 av, to Max Kozakowsky, 250 Clinton; mtg \$4,000; Mar7'18; A\$6,500-11,500 (R S \$1.50). O C & 100
Christopher st, 183 (2:636-39), ns, 30.5 e Weehawken, 23.6x63.9x23.1x63.9, 3-sty bk loft & str bldg; Lawrence S Greenbaum, ref, to Louis Kalischer, 385 Edgecombe av; FORECLOS Jan30; Mar1; Mar2'18; A\$10,000-11,000 (R S \$10). 9,175
Front st, 7-9 (1:4-27), sec Moore (Nos 25-7), 30.4x80x28.10x80; also rear & s part of land conveyed by Conger to Herrick May1, 1839, & adj above 5 ft on e & w & 7 on n & sides, 5-sty bk loft & str bldg; 210 West 56th St Co to Seaboard Trading Co, 12 Water; B&S; Jan26; Mar6'18; A \$28,000-36,000. O C & 100
Front st, 130 (1:38-36), ws, 40.10 s Pine, 23.4x72.1x22.10x73.6, 4-sty bk loft bldg; Emma Breidenbach, of Orange, NJ, to Jas J Kane, ½ pts, & J Winters Kane, ½ pt, both at 720 58th, Bklyn; mtg \$16,000 & AL; Feb5; Mar1'18; A\$19,000-24,000 (R S \$10). O C & 100

Front st, 132-4 (1:38-35), swc Pine (Nos 87-9), runs nw86.4xsw42.6xse41.6xnel10xse 38.7 to nws Front xne40.11 to beg, 6-sty bk office & str bldg; Thos T Grace to Adelaide R Read, 28 E 56; Fisher A Baker, 440 N Bway, Yonkers, NY, & Chas A Peabody, 224 Mad av, TRSTES will John Downey; B&S; Feb10'16; Mar1'18; A\$50,000-75,000. nom
Fulton st, 43 (1:95-37), ns, 116.9 e Cliff, 26x64.2x25.11x69, 5-sty bk loft & str bldg; Philip J Sinnott, ref, to John J Riker, Margt R Haskell, Lavinia R Strong & Chas L Riker, EXRS John L Riker, 19 Cedar, plff; FORECLOS Feb28; Mar2; Mar 6'18; A\$24,000-31,000 (R S \$25). 25,000
Fulton st, 81 (1:93-1), nwc Gold (Nos 53-7), runs n80.3xw35.6xsl21xe6.9xs25.3xel.6 xs34 to st xe26.6 to beg; also GOLD ST, 59 (1:93), swc Ann (No 92), 40.5x35.8x39.10 x37.7; also ANN ST, 90 (68) (1:93), ss, 40 w Gold, 22.9x59.6x24.2x59.1, nws; also FULTON ST, 83 (1:93), ns, 26.6 w Gold, runs n 34 to alley xwl6xn26.3xw15.7xs60.4 to st xe16.10 to beg, 10 & 11-sty bk office & str bldg; Market & Fulton National Bank of N Y to Irving Trust Co, 233 Bway; Mar5; Mar7'18; A\$180,000-450,000 (R S \$500). O C & 100
Fulton st, 81, nwc Gold; also GOLD ST, 57-9; also ANN ST, 90 (68); also FULTON ST, 83; Robert A Parker as prest of the Market & Fulton National Bank of N Y, to same; Mar5; Mar7'18 (R S 50c). O C & 100
Fulton st, 83, see Fulton, 81.
Gold st, 53-9, see Fulton, 81.
Gold st, 93 (1:103-23), ws, abt 150 n Spruce, 24.11x103.3x25.3x103.8, 5-sty bk loft & str bldg; Jas J Moore to Aaron Marcus, 957 Fox; Morris Marcus, 601 W 174; Louis Forscher, 891 Fox; Wolf Sirot, 826 Cauldwell av, firm Marcus Forscher & Co, 93 Gold; mtg \$24,750; Feb28; Mar1'18; A\$23,000-29,000 (R S \$5.50). nom
Greenwich st, 760-2, see Bank, 108-10.
Houston st, 176 W (2:527-50), ns, 61.10 w Hancock, 26x100, 6-sty bk tnt & str; Jerome L Lewis, of Columbus, Ohio, to Rose L Boskey, of Bloomfield, NJ; mtg \$27,000; Nov26'09; Mar5'18; A\$14,500-34,000. O C & 100
Houston st, 177 (366) E (2:417-53), ss, abt 80 e Allen, 25x97, 4-sty bk tnt & str & 4-sty bk rear tnt; Emilie Talbot to Nathan Rattner, 9 Livingston pl; mtg \$15,000; Mar5; Mar6'18; A\$21,000-24,000 (R S \$5). 20,000
Houston st, 177 (366) E; Nathan Rattner to S Ershowsky & Sons, Inc, 175 E Houston; mtg \$15,000; Mar6'18. nom
Jay st, 52-6, see West, 197.
Madison st, 179 (1:273-11), ns, 265.6 e Pike, 24.5x100, 5-sty bk tnt & str; Saml Ashman, 920 Av St John, to Hunts Point Realty Co, 30 W 42; mtg \$24,000; Feb28; Mar1'18; A\$15,000-28,500 (R S \$2). nom
Madison st, 261 (1:269-43), ns, 47.2 e Clinton, 21.6x68.2, 5-sty bk tnt & str; Lawyers Mtg Co to Tobias H Schapiro, 95 East Bway; B&S; AL; Mar1; Mar2'18; A \$10,500-17,500 (R S \$14). O C & 100
Madison st, 353 (1:267-28), ns, 192 e Scammel, 24x96, 5-sty bk tnt & str; Herman Joseph, ref, to Mary R Lewis, at Ridgefield, Conn, plff; FORECLOS Feb11; Mar1'18; A\$10,000-15,500 (R S \$13). 13,000
Monroe st, 134½ (1:256-22), ss, 141.2 w Jefferson, 15.4x100, 5-sty bk tnt & str; Rebecca, wife, & Michl Mackler, to Etta Sloyer, 22 E 2; mtg \$12,000 & AL; Mar5; Mar6'18; A\$9,000-13,500 (R S 50c). O C & 100
Moore st, 25-7, see Front, 7-9.
Pearl st, 295½ (1:98-45), ns, 135.8 e Beekman, runs n102.4xw6.4xs4.7xw8.5xs98.5 to st xe17.5 to beg, 4-sty bk loft & str bldg, 1-sty ext; Jas J Moore to Mary M A O'Sullivan, 203 W 107; mtg \$14,000; Feb 28; Mar1'18; A\$12,500-18,000 (R S \$2.50). nom
Perry st, 19 (2:613-29), ns, 21.4 w Waverly pl, 19x75, 3-sty & b bk dwg; Jane Fagan, widow, et al, EXRS & Jas Fagan, to Henry Presser, 207 Graham av, Bklyn; mtg \$8,000; Feb19; Mar5'18; A\$6,000-7,000 (R S \$7). nom
Pine st, 87-9, see Front, 132-4
Plaza Lafayette, swc Haven av, see Haven av, swc Plaza Lafayette.

Ridge st, 93 (2:343-20), ws, 72.11 s Rivington, 30x50.7, 5-sty bk tnt & str; Israel H Zinovoy, ref, to Caroline T Kissel, at Morristown, NJ; FORECLOS Feb15; Mar1; Mar2'18; A\$12,000-19,000 (R S \$16). 16,000
Rivington st, 148 (2:349-37), nec Suffolk (Nos 124-8), 25x100, 6-sty bk tnt & str; Lucille Pugh, ref, to Israel & Bella Unterberg, 11 W 86, & Rose Epstein, 340 Col av, TRSTES will Israel Epstein, plffs; FORECLOS & drawn Feb28; Mar1'18; A\$39,500-64,500 (R S \$10). 10,000
Rutgers st, 9 (1:284-30), es, 50 n Henry, 25x104.6, 3-sty bk tnt & str, with rights to 4 ft alley in rear to Henry st; Francis S McAvoy, ref, to Pierre L Ronalds, 11 Rue de La Baume, Paris, France, & Fanny F Ritchie, 33 Cadogan pl, London, SW, Eng; FORECLOS Jan10; Jan31; Mar4'18; A\$22,000-24,000 (R S \$16). 16,000
Stanton st, 266 (2:335-34), ns, 50 w Columbia, 25x100, 5-sty bk tnt & str; Leopold E Levine to Louis Kleinberg, 47 Clinton; AL; Feb23; Mar1'18; A\$16,000-29,000 (R S 50c). nom
Suffolk st, 124-8, see Rivington, 148.
Varick st, 228 (2:528-57), es, 48.7 s Carmine, 20 x 53.5 x 21.5 x 48.2, vacant; Michl O'Connor, 83 Ocean View av, Woodhaven, B of Q, to Edw W Murphy, 277 Bway; Oct 25'11; Mar1'18; A\$2,000-2,000. O C & 100
West st, 197 (1:142-47), sec Jay (Nos 52-6), 29.4x79.7 to Caroline (No 16) x29.7x 78.9, 5-sty bk loft & str bldg; John W Griggs, of Paterson, NJ, individ & as TRSTE to Paul S Gant, 508 W 136; Mar 5'18; A\$60,000-70,000 (R S \$60). 60,000
West st, 197, sec Jay (Nos 52-6); Paterson National Bank to same; QC; Mar5'18. nom
2D st, 4 E (2:458-47), ns, 87.6 e Bowery, runs n62.1xw3.4xn4.1xw17xs66.2 to st xe20.4 to beg, 3-sty bk tnt & str; Jos Graham, 23 Bayside pl, Rockaway Beach, B of Q, to Mendel I Rothstein, 8-10 Rivington; mtg \$8,000; Feb9; Mar1'18; A\$9,000-11,500 (R S \$3). nom
4TH st, 375 E (2:360-33), ns, 150 e Av D, 22.7x96, 4-sty bk tnt; Mary Kubera to Saml I Horowitz, 371 E 4; mtg \$10,000; Mar5; Mar6'18; A\$10,000-12,500 (R S \$6). O C & 100
5TH st, 313 E (2:447-52), ns, 150 e 2 av, 25x97, 5-sty bk tnt & str; Sarah Greenberg, 65 Rivington, NY, & Lillie Waller, 193 Keap, Bklyn, to Danl J Doyle, 23 Clinton, Bklyn; AL; Feb6; Mar2'18; A\$16,000-24,000. nom
5TH st, 315 E (2:447-51), ns, 175 e 2 av, 25x97, 5-sty bk tnt & str; Sarah Greenberg, 65 Rivington, NY, & Anna H Gunshor, 180 Bay 31, Bklyn, to Danl J Doyle, 23 Clinton, Bklyn; AL; Feb6; Mar2'18; A \$16,000-24,000. nom
5TH st, 528 E (2:400-20), ss, 281.11 w Av B, 19.4x96.2, 3-sty bk tnt & 3-sty bk rear tnt; Fredk Weis, Catharine st, Valley Stream, LI, to Lena Klein, 505 E 15; ½ pt; mtg \$5,000 & AL; Jan2; Mar2'18; A\$10,500-14,000 (R S \$1.25). nom
5TH st, 528 E; same to Geo Weis, Centre av, Westwood, NJ; ½ pts; mtg \$5,000 & AL; Jan2; Mar2'18 (R S \$2.25). nom
10TH st, 121 E (2:466-47), ns, 293 w 2 av, 25x94.6, 6-sty bk tnt & str; John Ruff to August Ruff, 52 W 120; mtg \$38,000; Feb28; Mar6'18; A\$16,500-32,000 (R S 50c). nom
10TH st, 170 W (2:610-16), ss, 161.1 e 4th, runs sl11.4xe—xn18.2xe—xn93.2 to st xw 40.11 to beg, except pt for 7th av & Varick st ext, 5-sty bk tnt; Mary E Cole, widow, to Emily C Comstock, both at 9 Hillcrest av, Yonkers, NY; AL; Feb28; Mar5'18; A \$16,000-P21,000 (R S \$5). nom
10TH st W, sec 7 av, see 10th, 170 W.
14TH st, 209 E (3:896-9), ns, 177 e 3 av, 29x103.3, 5-sty bk tnt & str; Alfred & Julius J Frank, as TRSTES, to 209 East 14th St, Inc, 52-54 William; B&S; AL; Feb 28; Mar4'18; A\$24,500-35,000 (R S \$38). 38,000
15TH st, 132 W (3:790-55), ss, 375 e 7 av, 25x103.3, 5-sty bk tnt Mar6t M & Marv J Mitchell to Anna Bauman, 249 W 14; mtg \$18,500 & AL; Mar2; Mar4'18; A\$14,500-25,500 (R S \$2.50). O C & 100

16TH st, 427 W (3:714-20), ns, 325 w 9 av, 25x92, 5-sty bk tnt & str; Saml Benson, 871 Fox, to Alta Longa Co, 140 Nassau; AL; Mar4; Mar5'18; A\$9,500-14,000 (R S 50c). O C & 100

17TH st, 429 E (3:949-17), ns, 394 e 1 av, 25x92, 5-sty bk tnt & str; Saml Feldman, of Bronx, to Workmen's Sick & Death Benefit Fund of the U S of A, 1-3 3 av; mtg \$16,000 & AL; Sept1'17; Mar2'18; A\$10,250-16,000 (R S 50c). O C & 100

18TH st, 326 W (3:741-49), ss, 310 w 8 av, 20x92, 3-sty bk tnt; Martha T Sands & ano, EXRS & C Danl C Sands, to Jacob Hertzberg, 135 W 115; ½ pt; AT; AL; Mar5'18; A\$9,500-11,000 (R S \$3.50). 3,050

18TH st, 326 W; Chas W Sands to same; ½ pt; AT; B&S & CaG; AL; Mar5'18 (R S \$3.50). nom

18TH st, 326 W; Jacob Hertzberg to Leonard Weill, 155 W 103; mtg \$4,270 & AL; Mar5'18 (R S \$1). nom

18TH st, 342 W (3:741-56), ss, 300 e 9 av, 25x92, 5-sty stn tnt; Isaac Ringel, ref, to Mary E Sandford at Belleville, NJ, piff; mtg \$20,000; FORECLOS Jan22; Feb27; Mar1'18; A\$12,000-27,000 (R S \$7). 27,000

29TH st, 563 W, see 11 av, 302-4.

35TH st, 217-9 W (3:785-31-32), ns, 147.1 e from ws 7 av, runs n95.9xw42.1xs98.9, to st x42.1 to beg (probable error), 2-4-sty bk tnts & str & 2-5-sty bk rear tnts; Helene M E Richter to Elsa Richter, both of Tenafly, NJ; QC; Feb28; Mar4'18; A\$50,000-53,000 (R S 50c). nom

37TH st, 247-9 W (3:787-18-19), ns, 216 e 8 av, 34x98.9, 2-3-sty bk tnts; 247-249 West 37th St Corp'n to Ambeck Realty Corp'n, 149 Bway; mtg \$36,500 & AL; Feb25; Mar2'18; A\$41,500-43,500 (R S \$10). nom

37TH st, 349 W (3:761-8), ns, 175 e 9 av, 25x98.9, 3-sty bk tnt & 3-sty bk rear tnt; Edmond L Greenin (Lippold) to John F Moser, 1120 Jackson av; mtg \$15,000 & AL; Mar1; Mar4'18; A\$15,000-16,000 (R S \$2). O C & 100

38TH st, 250 W (3:787-69), ss, 325 e 8 av, 25x98.9, 5-sty bk tnt; Helene M E Richter to Elsa Richter, both at Tenafly, NJ; QC; Feb28; Mar2'18; A\$35,000-47,000 (R S \$50c). nom

38TH st, 354-S W, see 9 av, 500.

39TH st, 228 E (3:919-44), ss, 300 e 3 av, 20x98.9, 3-sty bk tnt; Richd & Geo W Castell to Isabella Castell, 228 E 39, all heirs Emma Castell; AT; B&S & CaG; AL; Mar6; Mar7'18; A\$3,800-10,000 (R S \$3.50). gift

43D st, 206-S W (4:1014-37), ss, 100 w 7 av, 30x100.5, 11-sty bk hotel Times sq; Julian P Fairchild et al, as RECEIVERS of Atlantic Dock Co, to New Gold Hotel Corp'n, 1295 Mad av; mtg \$160,000; Feb5; Mar7'18; A\$102,000-170,000 (R S \$170). 170,000

45TH st, 26 E (5:1279-57½), ss, 21 w Mad av, 22x75.5, 5-sty stn tnt & str; Clara W Stetson to Ethel W Stetson, 139 E 66; AT; QC; Feb28; Mar1'18; A\$80,000-88,000. nom

46TH st, 73-7 W, see 6 av, 814.

49TH st, 343 E (5:1342-18½), ns, 187.6 w 1 av, 18.9x100.5, 3-sty bk dwg; Bowery Savgs Bank to Henrietta, wife Harry Adler, 343 E 49; B&S; AL; Feb1; Mar1'18; A\$6,500-7,500 (R S \$5). O C & 100

49TH st, 322 W (4:1039-47), ss, 350 w 8 av, 25x100.5, 5-sty bk tnt & str; Sol Dornberger, 1572 Washington av, Bronx, to Jno M Tienken & John H Wohltmann, both at 324 W 49; mtg \$20,000; Feb28; Mar5'18; A\$15,000-27,000 (R S \$4). nom

52D st, 414 W (4:1061-40), ss, 175 w 9 av, 24x100.5, also AT to strip on 1x100.5, 5-sty bk tnt; Michl J Murray, 3 Hawthorne st, Orange, NJ, et al, EXRS Eliz Schaefer, to Kath Moore (Kracht), 2 Belvidere pl, Yonkers, NY; mtg \$5,000; Dec8'17; Mar7'18; A\$11,000-20,000 (R S \$10). O C & 15,000

54TH st, 12 W (5:1269-51), ss, 340 w 5 av, 25x100.5, 5-sty stn dwg; Fredk W White to John D Rockefeller, Jr, 10 W 54; Feb15; Mar1'18; A\$75,000-118,000 (R S \$125). O C & 100

55TH st, 105-113 W (4:1008-26), ns, 100 w 6 av, 83x100.5, 9-sty bk tnt; 105 West 55th St, Inc, at 1036 6 av, to Wm J Spain, 930 Park av; mtg \$270,000 & AL; Feb28; Mar1'18; A\$128,000-P128,000 (R C \$200). O C & 100

57TH st, 110 E (5:1311-66), ss, 234.6 w Lex av, 19.11x100.5 & AT to strip 0.1x 100.11 on 4-sty & b stn dwg; Wm E Lake, 432 Valley rd, Montclair, NJ, to Gates W McGarrath, 108 E 57; ½ pt; mtg \$34,000 & AL; Nov30'17; Mar1'18; A\$35,000-50,000. nom

58TH st, 306 E (5:1350-47), ss, 119 e 2 av, 21.10x100.5, 4-sty stn tnt; Emilia B H Stager (Hess), 301 E 193, to Emilia K Hess, 621 N Lefferts av, Richmond Hill, LI; QC; Feb21; Mar4'18; A\$9,500-15,000. nom

58TH st, 306 E; Walter C G Hess, 621 N Lefferts av, Richmond Hill, LI, to same; QC; Feb23; Mar4'18. nom

58TH st, 306 E; Emilia K Hess, 621 N Lefferts av, Richmond Hill, LI, to John Waldvogel, 1085 2 av; mtg \$8,000; Feb28; Mar4'18 (R S \$3). O C & 100

61ST st, 338 (348) E (5:1435-32), ss, 119 w 1 av, 28x100.5, 5-sty bk tnt; Henrietta Silver, 931 Fox, et al, to Bernard Nicht-hauser, 32 W 38; ½ RT&I; mtg \$17,500 & AL; Mar2; Mar4'18; A\$10,000-17,000. nom

61ST st, 239 W (4:1153-10), ns, 225 e West End av, 25x100.5, 5-sty stn tnt; John W Thomson, as COMMITTEE Louisa Myers, to Chas G Myers, 164 W 74, as ADMR said Louisa Myers; QC; Jan31; Mar4'18; A\$7,000-12,000. nom

63D st, 403 E (5:1458-4½), ns, 81 e 1 av, 25x100.5, 5-sty bk tnt & str; Andrew Hoffmann to Michl Larsen, 1026 Main st, Hartford, Conn; QC; Feb20; Mar5'18; A\$7,000-15,500 (R S 50c). nom

65TH st, 116 E (5:1399-65), ss, 164.8 e Park av, 20x100.5, 5-sty bk dwg; Eliz A Alexander, 375 Park av, to Chas J Welch, 18 E 70; AL; Mar5'18; A\$30,000-60,000 (R S \$50). O C & 100

69TH st, 316 E (5:1443-47), ss, 125 e 2 av, 16.8x77.4, 3-sty & b stn dwg; John J Murtha to Mary C Murtha, both at 316 E 69; mtg \$5,000; Jan23; Mar1'18; A\$5,100-8,000. nom

69TH st, 306-S W (4:1180-39-40), ss, 150 w West End av, 50x100.5, 2-5-sty bk tnts & str; Morris Zuckerman et al to Gertrude Dworkowitz, 1543 46th, Bklyn; AT; mtg \$33,635 & AL; Feb23; Mar4'18; A\$18,000-36,000 (R S 50c). nom

69TH st, 306-S W; Gertrude Dworkowitz, of Bklyn, to Aaron Cohen, 4 E 117; AT; AL; Mar1; Mar4'18 (R S 50c). O C & 100

70TH st, 21 E (5:1385-16), ns, 21 w Mad av, 22x100.5, vacant; Robt L Jones et al to Edw W Humphreys, 9 E 65; mtg \$67,500 & AL; Feb27; Mar2'18; A\$68,000-68,000. nom

70TH st, 21 E; Edw W Humphreys, 9 E 65, to Gustav Pagenstecher, at Cornwall, NY; AL; Mar1; Mar2'18 (R S \$42.50). O C & 100

74TH st, 508-10 E (5:1485-45), ss, 173 e Av A, 50x102.2, 2-sty bk shop; Standard Iron Works, 508-10 E 74, to Mary Rosenbaum, 894 Riverside dr; mtg \$13,500 & AL; Feb28; Mar2'18; A\$12,000-20,000 (R S \$7.50). O C & 100

76TH st, 344 E (5:1450-41), ss, 275 e 2 av, 25x102.2, 4-sty stn tnt & str; Morris Pressen et al to Harris Meyer, 856 Eastern Pkway, Bklyn; mtg \$10,000; Mar1; Mar4'18; A\$9,000-14,000 (R S \$1). nom

76TH st, 39 W (4:1129-10), ns, 227 e Col av, 22.11x102.2, 4-sty & b stn dwg; M K L Realty Corp'n, 353 5 av, to Elsa L Curtis, at Seaford, LI; mtg \$20,000; Feb28; Mar1'18; A\$29,500-36,500 (R S \$7). O C & 100

79TH st, 302-6 W (4:1186-84), ss, 100 w West End av, 70x104.4, 8-sty bk tnt; Security Mtg Co, 128 Bway, to Edgar N Sidman, 640 West End av; mtg \$219,750; Mar1; Mar2'18; A\$80,000-170,000 (R S \$50.50). O C & 100

80TH st E, see Lex av, 1151-7.

80TH st, 152 E, see Lex av, 1151-7.

82D st, 236 E (5:1527-32), ss, 177.10 w 2 av, 25.5x102.2, 5-sty bk tnt; Paul Boye to Emil Keller, 236 E 82; mtg \$17,000; Mar6'18; A\$11,000-25,000 (R S \$10.50). nom

83D st, 66 W (4:1196-59), ss, 120 e Col av, 18x102.2, 4-sty & b bk dwg; Ruth M H Smith, of Bedford, Pa, to Saml Kempner, 38 E 75; Mar7'18; A\$17,300-19,000 (R S \$15). O C & 100

83D st, 166 W (4:1213-60), ss, 105 e Ams av, 25x109.8x25.1x107.8, 5-sty bk tnt; Leona Holding Corp'n to Sexton Realty Co, 35 Nassau; mtg \$28,000 & AL; Mar1; Mar5'18; A\$20,500-28,500 (R S \$5). O C & 100

88TH st, 164 W (4:1218-54), ss, 252 e Ams av, 18x100.8, 3-sty & b bk dwg; Chas Putzel, ref, to Brooklyn Trust Co, 177 Montague, Bklyn, piff; FORECLOS Feb21; Feb28; Mar5'18; A\$15,600-17,000 (R S \$12.50). 12,500

92D st, 313 E (5:1555-9), ns, 200 e 2 av, 25x100.8, 5-sty bk tnt; Mechanics Bank, 215 Montague, Bklyn, to Ferdinand Trostel, Jr, 118 33d, North Bergen, NJ; B&S & CaG; mtg \$12,000 & AL; Mar2'18; A\$8,500-17,500 (R S \$2). 13,672.30

92D st, 251 W, see Bway, 2477-87.

93D st, 177 E (5:1522-27), ns, 220.6 w 3 av, 29.11x100.8, 4-sty stn tnt; Annetta B, wife Carl H Knappe, of Daytona, Florida, to Lulu Pfefing, 578 Oak Tree pl, Bronx; B&S & CaG; Feb25; Mar4'18; A\$15,500-24,500 (R S \$22). O C & 100

93D st, 177 E; Lulu Pfefing, 578 Oak Tree pl, to Olds Holding Corp'n, 217 Bway; R&S; mtg \$10,000 & AL; Feb28; Mar4'18 (R S \$12). O C & 100

94TH st, 60 W (4:1207-54), ss, 250 e Col av, 25x100.8, 4-sty bk tnt; Ellen S Jones, widow, 110 Academy st, Poughkeepsie, NY, to Laura E Walker, 538 W 179; AL; Feb26; Mar4'18; A\$20,000-27,000 (R S \$12.50). nom

94TH st, 60 W; Laura E Walker to No 60 West 94th St Co, at 105 W 40; mtg \$15,000 & AL; Mar4'18 (R S \$17.50). O C & 100

96TH st, 226 E (5:1541-33), ss, 369 e 3 av, 32x100.8, 5-sty bk tnt; Geo B Bernheim, 148 W 86, TRSTE Gustav Bernheim, to Chas H Horn, 329 W 43; Feb28; Mar1'18; A\$13,000-30,000 (R S \$21.50). 21,500

96TH st, 226 E; Chas H Horn to Isidor Abraham, 8 W 103; mtg \$19,500; Feb28; Mar1'18 (R S \$2). O C & 100

97TH st, 174 W (7:1851-60), ss, 100 e Ams av, 25x100.11, 5-sty bk tnt; Julius Jacobson, 747 Ams av, to Fred Tillman, 769 Ams av; mtg \$23,000; Feb28; Mar6'18; A\$16,000-26,000 (R S \$4.50). O C & 100

98TH st, 150 E (6:1625-45), ss, 200 w 3 av, 25x100.11, 4-sty stn tnt; M Josephine Ely of Livingston, NJ, to Jas M Howell, 150 E 98; Feb25; Mar5'18; A\$7,500-12,000 (R S \$9.50). nom

98TH st, 38-40 W (7:1833-48), ss, 360 w Central Park W, 40x100.11, 6-sty bk tnt; 271 Halsey St Co to Ellen McCullagh, 2767 Briggs av; B&S & CaG; AL; Feb25; Mar4'18; A\$22,000-52,000. nom

98TH st, 145 W (7:1853-15), ns, 352.6 e Ams av, runs e27xn33.2xne18.6xn65.4xnw42.8x63.6xse22.3x33.2 to beg, 5-sty bk tnt; Philip Sugerman, 136 W 118, to Levi Rothenberg, of Meridian, Miss; ¼ RT&I; AL; Feb16'14; Mar4'18; A\$17,000-32,000. O C & 13,000

99TH st, 48 E, see Madison av, 1431-3.

103D st, 231 E (6:1653-15), ns, 212.6 w 2 av, 37.6x100.11, 6-sty bk tnt & str; A\$11,500-36,500; also 103D ST, 235 E (6:1653-17), ns, 175 w 2 av, 37.6x100.11, 6-sty bk tnt & str; A\$11,500-36,500; Natism Corp'n, 55 John, to June-Bell Co, 52 Norfolk; AL; Mar1; Mar7'18 (R S \$5). nom

103D st, 235 E, see 103d, 231 E.

107TH st, 71 E (6:1613-31½), ns, 129 w Park av, 16x100.11, 3-sty & b bk dwg; Isaac

Fischlowitz, 215 W 116, to Ella Salomon, 114 E 71; mtg \$6,500; Nov2'17; Mar5'18; A\$6,000-7,000 (R S \$1). nom

112TH st, 101-S W, see Lenox av, 45-7.

113TH st, 60 W (6:1596-59½), ss, 283 e Lenox av, 17x100.11, 3-sty & b stn dwg; Saml H Abraham, 1488 5 av, to Owen G, Mary E & Alice C Byrne, TRSTES will Owen Byrne, for Alfred D Byrne, all at 35 Claremont av; mtg \$10,000 & AL; Dec2'17; Mar2'18; A\$8,500-10,500 (R S 50c). nom

115TH st, 301-3 E, see 2 av, 2240.

115TH st, 31-5 W (6:1599-13), ns, 400 e Lenox av, 74.5x100.11, 6-sty bk tnt; Natism Corp'n to June-Bell Co, 52 Norfolk; B&S; AL; Mar1; Mar6'18; A\$43,000-110,000 (R S \$5). nom

115TH st, 355 W (7:1849-29), ns, 75 w Manhattan av, 25x100.11, 5-sty stn tnt; Christine Dammann to Anna Palle, 476 W 142; B&S; AL; Feb20; Mar7'18; A\$15,000-25,000 (R S 50c). nom

119TH st, 342 E (6:1795-35), ss, 175 w 1 av, 27.6x100.11, 5-sty stn tnt; Elemco Realty Co to Jos Rapoport, 220 W 20; B&S; mtg \$10,000 & AL; Mar1; Mar2'18; A\$7,700-18,500 (R S \$3). O C & 100

119TH st, 301 W, see 3 av, 674.

120TH st, 227 W (7:1926-16), ns, 375 w 7 av, 16.8x100.11, 3-sty & b stn dwg; Farmers Loan & Trust Co, TRSTE will Stephen H Martling, to Andw Baranyay, 151 E 127; mtg \$4,500; Mar1; Mar6'18; A\$7,300-8,500 (R S \$6). 6,000

120TH st, 300-302A W, see 3 av, 674.

121ST st, 57 E (6:1747-45), ns, 229.6 w Park av, 18x100.11, 3-sty & b bk dwg; Francis W Pollock, ref, to Providential Realty & Investing Co, 233 Bway; FORECLOS Feb5; Mar5; Mar6'18; A\$7,000-8,500 (R S \$8). 8,000

121ST st, 221 W (7:1927-20), ns, 275 w 7 av, 25x100.11, 5-sty bk tnt; Patk A Gallagher to Annie L Gallagher, Cannon pl at 238th st, Bronx; mtg \$15,000; Feb27; Mar7'18; A\$12,000-23,500 (R S \$5). nom

122D st, 208 E (6:1786-46), ss, 105 e 3 av, 25x100.11, 5-sty stn tnt & str; Guaranteed Mtg Co of N Y to McGlade Bldg Co, 2526 Webster av; AL; Mar5; Mar6'18; A\$8,000-8,500 (R S \$17). O C & 100

122D st, 210 E (6:1786-45), ss, 130 e 3 av, 25x100.11, 5-sty stn tnt & str; Guaranteed Mtg Co of N Y to McGlade Building Co, 2526 Webster av; mtg \$12,000 & AL; Mar5; Mar6'18; A\$8,000-8,500 (R S \$5). O C & 100

122D st, 330-2 E, see 1 av, 2371-83.

123D st, 449-53 W (7:1964-5), ns, 100 e Ams av, 75x100.11, 6-sty bk tnt; Wm J Spain, 930 Park av, to Providential Realty & Investing Co, at 233 Bway; mtg \$80,000 & AL; Feb28; Mar1'18; A\$45,000-110,000 (R S \$30). O C & 100

126TH st, 207-9 E (6:1791-5-6), ns, 108.9 e 3 av, 32x99.11, 2-3-sty stn tnts; Jas H Cruikshank to Maria D'Alessio & Assunta Baratta, 2055 1 av; mtg \$5,300; Feb20; Mar2'18; A\$9,600-10,600 (R S \$2). nom

126TH st, 143 W (7:1911-15), ns, 315 e 7 av, 15x99.11, 3-sty & b stn dwg; Edw N Roesser to Wm H Meyer, 171 W 126; mtg \$6,000; Feb28; Mar4'18; A\$6,300-8,000 (R S \$1.50). O C & 100

132D st, 265 W (7:1938-10), ns, 225 e 8 av, 14x99.11, 3-sty & b stn dwg; Land Estates, Inc, to Dorothy McCullagh, 294 Magnolia av, Jersey City, NJ; B&S & CaG; Mar4; Mar5'18; A\$4,200-5,000 (R S \$1). O C & 100

138TH st, 507 W (7:2070-26), ns, 150 w Ams av, 37.6x99.11, 5-sty bk tnt; mtg \$31,500; A\$19,500-44,000; also 138TH ST, 511 W (7:2020-24), ns, 137.6 w Ams av, 37.6x 99.11, 5-sty bk tnt; mtg \$33,000; A\$19,500-44,000; Edw R Stehl to Harry Horwitz, 720 Riverside dr; Feb28; Mar1'18 (R S \$8). O C & 100

138TH st, 511 W, see 138th, 507 W.

139TH st, 602-4 W (7:2087-38), ss, 100 w Bway, 75x99.11, 6-sty bk tnt & str; Sexton Realty Co, 35 Nassau, to Olds Holding Corp'n, 217 Bway; mtg \$90,000; Feb28; Mar6'18; A\$48,000-120,000 (R S \$20). O C & 100

141ST st, 270 W (7:2026-58), ss, 150 e 8 av, 25x99.11, 5-sty bk tnt; Kath M Le Roy, at Bernardsville, NJ, to Ambrose Realty Co, 135 Bway; B&S; Feb19; Mar2'18; A\$8,500-22,000 (R S \$15). 15,000

141ST st, 270 W; Ambrose Realty Co to Carrie Isarr, 316 W 138; mtg \$12,000; Mar1; Mar2'18; A\$8,500-22,000 (R S \$10.50). O C & 100

141ST st, 552 W (7:2072-55), ss, 170 e Bway, 55x99.11, 6-sty bk tnt; Caelie Rawle, 945 St Nicholas av, & ano, heirs Martha Schlesinger to Fredk S Schlesinger, 928 Gates av, Bklyn; AT; B&S; AL; Feb26; Mar4'18; A\$31,000-82,000 (R S 50c). nom

142D st, 476 W (7:2058-27), ss, 303 w Convent av, 17x99.11, 4-sty stn dwg; Christine Dammann to Anna Palle, 476 W 142; B&S; AL; Feb20; Mar7'18; A\$8,000-12,000 (R S 50c). nom

145TH st, 468 W (7:2059-57), ss, 95.4 e Ams av, 17.4x99.11; Jos E Davidson, ref, to Lincoln Trust Co, 204 5 av, TRSTE will Jas Stuart, piff; FORECLOS Mar1; Mar4'18; A\$9,000-11,500 (R S \$7.50). 7,500

147TH st, 286-S W (7:2032-56), ss, 175 e 8 av, 50x99.11, 5-sty bk tnt; Jacob Frankenthaler, 203 W 81, to Advance Mtg Co, 115 Bway; ½ pt; AT; AL; May5 (meant for Mar5'18); A\$13,000-49,000 (R S \$6). O C & 100

160TH st, 551 W, see Audubon av, 80.

172D st, 700 W, see Ft Washington av, swc 172d.

172D st, 720 W, see Ft Washington av, swc 172d.

179TH st W, swc Pinehurst av, see Pinehurst av, 32-8.

181ST st, swc Haven av, see Haven av, swc Plaza Lafayette.

186TH st, 600 W (8:2166-44), swc St Nicholas av (Nos 1509-15), 100x100, 6-sty bk tnt & str; Malex Realty Corp'n to Normar Real Estate Corp'n, 170 Bway; mtg \$180,000; Dec22'17; Mar5'18; A\$62,000-185,000 (R S \$1). O C & 100

212TH st W (8:2230-27), ns, 100 w Ams av, 100x99.11, vacant; Ella L Dorsett to Chas Garfield, 20 E 90; B&S; AL; Feb28; Mar4'18; A\$16,000-16,000 (R S 50c).

O C & 100

212TH st W (8:2230-29), ns, 200 w Ams av, 100x99.11, vacant; Ella L Dorsett to Robt R Perkins, 457 W 153, & Title Guar & T Co, TRSTES will Isaac M Dyckman; B&S; AL; Feb28; Mar4'18; A\$16,000-16,000 (R S 50c).

O C & 100

213TH st W (8:2230-11), ss, 200 w Ams av, 100x99.11, vacant; Ella L Dorsett to Robt R Perkins, 457 W 153; B&S; AL; Feb28; Mar4'18; A\$17,000-17,000 (R S 50c).

O C & 100

213TH st W (8:2230-15), ss, 145 w Ams av, 55x99.11, vacant; Ella L Dorsett to R Clarence Dorsett, 53 W 70; B&S; AL; Feb28; Mar7'18; A\$9,000-9,000 (R S 50c). nom

Audubon av, 80 (8:2126-21), nwc 169th (No 551), 26.7x100, 6-sty bk tnt & str; Isaac L Silberberg to National Butchers & Drovers Bank, 685 Bway; B&S & CaG; AL; Feb28; Mar2'18; A\$16,000-42,000 (R S \$40). nom

Broadway, 724 (2:545-14), es, 321.5 n 4th, 26.6x137.6, 5-sty stn loft & str bldg, 1-sty ext; Grenville Kane, of Tuxedo Park, NY, et al, to John Wolfe, at Ossining, NY, & Mary E Wolfe, 59 W 46; 1-6 pt; AT; Feb25; Mar2'18; A\$60,000-64,000 (R S \$11). nom

Broadway, 2477-87 (4:1240-10), nwc 92d (No 251), runs n107.4xw100 xs 6.7 xw 25xs 100.8 to st xel25, 12-sty bk tnt & str; N Y County National Bank to Roxborough Holding Co, 160 Bway; B&S & CaG; mtg \$800,000 & AL; Mar1; Mar6'18; A\$375,000-865,000 (R S \$200). O C & 100

Broadway, 3476 (7:2073-62), es, 20 s 142d, 20x70, 3-sty & b stn dwg; Fredk Rabbe, 294 W 4, to Evangelical Lutheran Church of St Matthew, 423 W 145; mtg \$16,500 & AL; Dec20'16; Mar4'18; A\$15,000-17,000 (R S \$5.50). nom

Broadway (8:2215-618), nws, 40.1 ne 225th, runs nw94.8xne53.7xw22xne43.5xse 100 to st xsw111.8 to beg, vacant; Andw P Roos to Susan W F Oudin, at Schenectady, NY, TRSTE will Chas J Folger; mtg \$25,000 & AL; Feb28; Mar1'18; A\$37,000-37,000. nom

Columbus av, 586 (4:1219-32), ws, 73 n 88th, 27.8x95, 5-sty bk tnt & str; Eugene Kahn, 310 Convent av, EXR Henrietta Kahn, to Eugene Kahn, 310 Convent av; AT; Feb26; Mar1'18; A\$29,000-41,000. nom

Ft Washington av (8:2139-345), swc 172d (No 700), 26.4x226.4x2x230, 1-5 & 1-6-sty bk tnts; A\$—; also HAVEN AV, 123 (8:2139-353), sec 172d (No 720), 58.5x145.9x42x169, 1-5 & 1-6-sty bk tnts; A\$—; Saml H Ordway, ref, to Longlight Service Corp, 331 Mad av; mtg \$190,000; FORECLOS Feb21; Mar1; Mar2'18 (R S \$40). 40,000

Haven av, 123, see Ft Washington av, swc 172d.

Haven av (8:2177-185), swc Plaza Lafayette or 181st, 112x100x135.11x87.8, vacant; Henry Morgenthau Co to Utility Realty Co, 30 E 42; B&S & CaG; Feb28; Mar1'18; A\$45,000-45,000. nom

Lenox av, 45-7 (7:1822-29), nwc 112th (Nos 101-5), 90.5x100, 6-sty bk tnt & str; Malex Realty Corp to Normar Real Estate Corp at 170 Bway; mtg \$195,000; Feb23; Mar5'18; A\$110,000-200,000 (R S \$1). O C & 100

Lexington av, 1151-7 (5:1508-53), sec 80th, 102.2x31, 5-sty bk tnt & str; A\$40,-500-80,500; also 80TH ST, 152 E (5:1508-52), ss, 31 e Lex av, 20.3x102.2, 5-sty bk tnt; A\$13,000-25,000; Pinkus Jaffe, 1157 Lex av, to Budner Realty Co, 1157 Lex av; mtg \$100,000; Mar7'18 (R S \$10). O C & 100

Madison av, 1431-3 (6:1604-50), sec 99th (No 48), 50.11x100, 7-sty bk tnt & str; Henry Steiner et al to Schnell Realty Co, 215 Montague, Bklyn; mtg \$75,000 & AL; Mar1; Mar7'18; A\$50,000-102,000 (R S \$8). O C & 100

Madison av, 1537 (6:1610-22), es, 50.11 n 104th, 16.8x70, 3-sty bk tnt & str; Elek J Ludvig, ref, to Emma D Kemeys, at Morristown, NJ, plff; FORECLOS Jan29; Feb8; Mar4'18; A\$8,000-12,000 (R S \$9). 9,000

Pinehurst av, 32-8 (8:2177-70), swc 179th, 80x100, vacant; Adeline E Crockett, 160 W 72, to Russley Co, 60 Wall; B&S; mtg \$17,-220 & AL; Feb20; Mar1'18; A\$39,000-39,000 (R S \$25). O C & 100

Riverside dr, 838-44 (8:2136-20), nes, 342.2 nw 158th, runs n151.5 to point 100 s 160th xw100xs128.2 to dr xel02.10 to beg, 6-sty bk tnt; Podwil Realty Co to Rosman Realty Corp, at 118 Manhattan; mtg \$157,500; Feb28; Mar1'18; A\$65,000-200,000 (R S \$27.50). O C & 100

St Nicholas av, 1124-30 (8:2124-21), es, 26.2 n 166th, runs n78.7x84.1x50x55x25x w65.6 to beg, 2-sty bk office & str bldg; Augustin J Powers, ref, to 37 West 19th St Realty Co, 35 Nassau; FORECLOS Feb5; Mar6'18; A\$49,000-66,000 (R S \$57.50). 57,100

St Nicholas av, 1509-15, see 186th, 600 W. **Sherman av, 160-4** (8:2225-32-34), ns, 200 w 204th, 100x150, 2-5-sty bk tnts; Malex Realty Corp to Normar Real Estate Corp, 170 Bway; mtg \$85,000; Feb23; Mar5'18; A\$28,000-122,000 (R S \$1). nom

1ST av, 369-73 (3:927-29-31), ws, 99.9 n 21st, 73x100, 1-3 & 2-5-sty bk tnts & str; Chas E Gremmels, 296 Flisk av, Westerleigh, SI, to Providential Realty & Investing Co, 233 Bway; mtg \$29,400; Feb1; Mar7'18; A\$36,500-49,500 (R S \$1). O C & 100

1ST av, 2371-83 (6:1798-28), ws, 25.2 s 122d, runs w71.4xsel09.10 to av xn83.5 to beg, gore, 2-sty stn office & 1-sty fr bldg; A\$14,000-15,000; also 122D ST, 330-2 E (6:1798-34), ss, 130.11 w 1 av, runs sw— to point 165.1 n 121st xs64.3 to cl blk xw100 xn71.3xw— to st xel69 to beg, 1-sty bk & fr bldgs of stone yard; A\$37,500-41,500;

also INTERIOR LOT (6:1798-assessed with lot 34), begins 150 w 1 av & 100.11 n 121st, runs n87.5xsw—xs64.3 to cl blk xe25 to beg, 1-sty bk bldg; John A Hutchinson, of Sound Beach, Conn, & Chas W Hutchinson, of New Rochelle, NY, to No 2383 1st Av Corp; ½ pt; mtg \$17,500 & AL on ½ pt; Feb28; Mar2'18 (R S \$17.50). O C & 100

2D av, 2240 (6:1687-1), nec 115th (Nos 301-3), 20.10x80, 4-sty stn tnt & str, 2-sty ext; Julie M M Grant & ano, TRSTES will Hugh J Grant, to Matteo De Maio, 428 W 163; AL; Mar1; Mar2'18; A\$11,000-18,000 (R S \$14). 14,000

3D av, 674 (5:1297-39), ws, 25 s 43d, 25x 100, 6-sty stn tnt & str; A\$25,000-32,000; also 8TH AV, 2211-23 (7:1946-29-36), nwc 119th (No 301), 201.10 to st 120th (Nos 300-302A) x100, 7-5-sty bk tnts & str; A\$148,500-244,000; Jacob Baumann & Geo Hahn, TRSTES will Albt Baumann, to Lillian Boehm, 306 W 94, child of Bertha Hahn, deceased daughter of Albt Baumann; 1-12 pt; AL; Feb27; Mar1'18. nom

3D av, 674; also 8TH AV, 2211-23; same to Florence V Hahn, 115 Vermilyea av, child, &c, as above; 1-12 pt; AL; Feb27; Mar1'18. nom

3D av, 674; also 8TH AV, 2211-23; same to Rose J Hahn, 160 W 87, child, &c, as above; 1-12 pt; AL; Feb27; Mar1'18. nom

3D av, 674; also 8TH AV, 2211-23; same to Jeannette Schwartz, 600 W 138, child, &c, as above; 1-12 pt; AL; Feb27; Mar1'18. nom

3D av, 674; also 8TH AV, 2211-23; same to Anna Leffler, 77 E 89, child, of Albt Baumann; ½ pt; AL; Feb27; Mar1'18. nom

3D av, 674; also 8TH AV, 2211-23; same to Frances Weisl, 77 E 89, child, of Albt Baumann; ½ pt; AL; Feb27; Mar1'18. nom

3D av, 1707 (5:1541-46), es, 25.2 s 96th, 25.2x100, 3-sty bk tnt & str; Max Kornreich, 1155 E 165, Bronx, to Geo B Bernheim, 148 W 86, TRSTE will Gustav Bernheim; B&S; mtg \$14,500; June19'17; Mar5'18; A\$15,000-16,000 (R S 50c). 175

3D av, 1999 (6:1659-46), es, 20.10 s 110th, 20x85, 4-sty bk tnt & str; Delta Holding Corp to Sexton Realty Co at 35 Nassau; mtg \$9,000; Mar1; Mar5'18; A\$11,500-14,500 (R S \$5). O C & 100

6TH av, 92 (2:553-9), es, 22.9 s 8th, 22.9 x80, 3-sty bk tnt & str; Louise Finlayson, 42 W 84, to Ethel Feder, 33 W 84; mtg \$25,000; Apr20'16; Mar7'18; A\$16,000-20,000. nom

6TH av, 814 (5:1262-1-1½-1½), nec 46th (Nos 73-7), runs n24.9xe50.10xn25.11xe39.8 xs50.8xw90.6 to beg, 5-sty bk tnt & str; 2-4-sty stn tnts & str; A\$112,000-131,000; also 6TH AV, 818 (5:1262-3), es, 50.8 n 46th, 20.1x91.10, 4-sty stn tnt & str; A\$41,-000-46,000; Robt J Hare Powel, ref, to Thos H Kelly, 427 E 56; mtg \$147,500, taxes, &c; FORECLOS Feb13; Mar1; Mar4'18 (R S \$12). 12,000

6TH av, 818, see 6 av, 814.

7TH av, sec 10th, see 10th, 170 W.

8TH av, 2211-23, see 3 av, 674.

8TH av, 2239 (7:1947-34), ws, 50.11 s 121st, 25x100, 5-sty bk tnt & str; Emil Rudolph to Andw Kane, Jr, 151 W 120; mtg \$24,000; Mar1'18; A\$16,000-29,000 (R S \$6.50). O C & 100

9TH av, 498, see 9 av, 500.

9TH av, 500 (3:761-64), sec 38th (Nos 354-8), 24.9x100, 5-sty bk tnt & str; A\$32,000-47,000; also 9TH AV, 498 (3:761-65), es, 24.9 s 38th, 24.8x100, 3-sty fr tnt & str; A\$20,000-22,000; Helene M E Richter to Elsa Richter, both at Tenafly, NJ; QC; Feb28; Mar2'18 (R S 50c). nom

11TH av, 302-4 (3:701-1-2), nec 29th (No 563), 49.4x55.3, 2-4-sty bk tnts & str; Helene M E Richter to Elsa Richter, both at Tenafly, NJ; QC; Feb28; Mar2'18; A\$20,-000-27,000 (R S 50c). nom

Interior strip (2:622) begins 50 e Bleeker & at sec land formerly of Christopher Blakly, runs n1.8xe25 to nwc Perry (No 81) xsl.8xw25 to beg; Robt L Maitland, EXR Henrietta A Lenox, to M Bayard Brown, 22 Old Broad st, London, Eng; Feb26; Mar1'18. 50

Interior lot begins 150 w 1 av & 100.11 n 121st, see 1 av, 2371-83.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Eldridge st, 204-6 (2:416), es, 176.6 n Rivington, 48.11x88.6; also SUFFOLK ST, 30 (1:313), es, 30.1 s Grand, 20x100; assign rents to secure 8 notes aggregating \$3,000; Herle Realty Co & Jacob Levy, individ, to Sterling Holding Corp, 299 Bway; mtg \$—; Mar1; Mar4'18. nom

Madison st, 28 (1:116); re assign rents recorded Aug23'15; Wm J Moran to Mary J McShane, of Bklyn; Mar5; Mar7'18. —

Reade st, 145-7 (misc), 1-6 of ¼ pt; also SOUTH ST, 271 to 274, inclusive, with bulkhead in front, 1-6 of ¼ pt; also personal estate; power of atty; Mary D Browne, 321 W Chestnut st, Lancaster, Pa, heir Geo C Freeborn, to Jos R Swam, of Stamford, Conn, & office 29 Liberty, NY; Feb25; Mar7'18. —

South st, 271-4, see Reade, 145-7.

Suffolk st, 30, see Eldridge, 204-6.

West st, 197 (1:142); re assign rents by John W Griggs as TRSTE that he holds above in trust for benefit of Paterson National Bank of Paterson, NJ; June7, 1898; Mar5'18. —

18TH st, 326 W (3:741-49), ss, 310 w 8 av, 20x92, 3-sty bk tnt; re dower; Martha T Sands, widow, to Jacob Hertzberg, 135 W 115; ½ pt; AT; AL; Mar5'18; A\$9,500-11,000. nom

56TH st, 16-18 E (5:1291), ss, the division line being 285 e 5 av; agmt as to party wall or boundary line; Jas R Gordon 214 Riverside dr, with Wm F Sheehan, 16 E 56, & consents by Equitable Life Assur Soc of U S, holder of mtg on No 18 E, & Green-wich Savgs Bank, holder of mtg on No 16 E; June14'16; Mar7'18. nom

56TH st E, nec Park av, see Park av, 441.

98TH st, 38-40 W (7:1833-48), ss, 360 w Central Park W, 40x100.11, 6-sty bk tnt; re mtg; recorded May 22'15; Hamilton F Dean, 214 E 31, to Ellen McCullagh, 2767 Briggs av; QC; Feb25; Mar2'18; A\$22,000-52,000. nom

146TH st W (7:2032-19 & pt lot 15), ns, 225 w 7 av, 125x99.11, 6-sty bk tnt; re mtg; recorded Apr17'16; Landon A Thomas et al to Open Stair Dwellings Co, at 303 W 74; QC; Feb7; Mar6'18; A\$—; 17,500

Park av, 441 (5:1311), nec 56th; re claim for damages, gen re, &c; Tinker Realty Co to N Y Central R R Co, 575 Bway, Albany, NY; Dec5; Dec19'17; corrects error in issue Dec22, when property was Park av, 41 (5:1292), nwc 56th. 270

3D av, 294 (3:878), ws, 30 s 23d, runs w 50xs8xw20xsl6xe70 to av xn24 to beg; consent to 3d track; Chas W Ackerman to Manhattan Railway Co & ano; Jan28; Mar4'18 (R S \$150). 1,045.20

9TH av, 746 (4:1041); consent to 3d track; Christina Eppinger, or Schreppy, mtgee, to Manhattan Railway Co & ano; mtg \$7,500; Jan25; Mar1'18. nom

General release (misc); Saverio Paterno to Celestina P Cerabone, 340 Northern av; Oct1'17; Mar6'18. O C & 100

Power of atty (misc); F M Smith, of Oakland, Cal, to Geo C Ellis, of Oakland, Cal; Feb8'16; Mar7'18. —

Power of atty (misc); Ernest C Haaren to Claudine S Hencken, both at 147 W 122; Jan22; Mar5'18. —

Power of atty (misc); Garet E Winants of Bayonne, NJ, to Margt A Cairns, 140 W 8th, Bayonne, NJ; June15'12; Mar5'18. —

Power of atty (misc); Arthur W Little to Raymond D Little; Nov10'17; Mar1'18. —

Revocation of power of atty (misc); Margt D Bishop to Jas Bishop; Dec21'17; Mar7'18. —

WILLS.

Borough of Manhattan.

87TH st, 135 W (4:1218-21), ns, abt 290 w Col av, —, 3-sty & b bk dwg; A\$13,-600-15,000; Lucille Dreyfous Est, Albert Dreyfous, EXR, 230 W 99; (A) Cardozo & Nathan, 128 Bway. Will filed Jan22'18.

108TH st, 137-9 W (7:1863-15-16), ns, abt 355 e Ams av, —, 2-5-sty bk tnts; A\$26,-000-46,000; Simon Abrahams Est, Henrietta Abrahams, extrs, 65 Hamilton ter; (A) Unger & Unger, 37 Liberty. Filed Nov14'17.

Madison av, 1674-6 (6:1617-16-17), ws, abt 20 n 111th, —, 2-4-sty bk tnts & str; A\$16,000-23,000; Leopold Kaliski Est, Ray Kaliski, EXR, 215 W 147; (A) Louis Applebome, 302 Bway. Filed Dec7'17.

St Nicholas av, 301 (7:1952-11), nwc 125th (Nos 351-7), —, 6-sty bk tnt & str; A\$114,000-215,000; Solon Berrick Est, Clara Berrick, EXR, 2528 Bway; (A) Wm Chilvers, 35 Nassau. Will filed Jan4'18.

CONVEYANCES.

Borough of Bronx.

MARCH 1, 2, 4, 5, 6 & 7.

Barretto st, nec Randall av, see Randall av, ns, 100 w Manida.

Chestnut st (16:4751, 4758 & 4780), ws, 200 s Cornell av, 100x100; also WALNUT ST, es, 300 s Cornell av, 100x100; also CHESTNUT ST, ws, 100 n Kingston av, 100x100; also MYRTLE AV, es, 300 n Kingston av, 175x—x200x100; also MYRTLE AV, swc Watson av, 500x100; Jas T Dougine, 3142 West Polk st, Chicago, Ill, to Martha C Dougine, his wife, same address; Feb14; Mar5'18 (R S \$7). nom

Halperin st, 2627 (15:4075), ns, 100 w Blondell av, 25x100; Lambert G Mapes, ref, to Poughkeepsie Trust Co, 236 Main, Poughkeepsie, NY, plff; FORECLOS Feb7; Feb21; Mar5'18. 2,500

Halperin st, 2625 (15:4075), ns, 125 w Blondell av, 25x100; Lambert G Mapes, ref, to Poughkeepsie Trust Co, 236 Main, Poughkeepsie, NY, plff; FORECLOS Feb7; Feb21; Mar5'18. 2,500

Hewitt pl, 758 (10:2695), es, 175 n 156th, 25x100, 2-sty fr dwg; Ellen Quigley, 363 E 151, to Bridget O'Conner, 363 E 151; mtg \$3,000; Feb27; Mar4'18. nom

Home st, 883, see 169th, 888 E.

Home st, 1071-5 (11:3006), nes, 190 nw Westchester av, 100x100, 2-5-sty bk tnts; Freehold Constn Co, 200 Bway, to Starzer Realty Corp, 2517 7 av; mtg \$76,000; Mar1; Mar2'18 (R S \$18). O C & 100

Kelly st, 717, see Leggett av, nwc Kelly.

Leggett pl, ws, 225 n McGraw av, see Theriot av, es, 25 n Wood av.

Manida st, es, 325 n Randall av, see Randall av, ns, 100 w Manida.

Odell st, es, 305 s Starling av, see Mott av, 460-2.

Park View pl, ws, abt 182 e & ne Webb av, see Webb av, es, 100 n Park View pl.

Purdy st, ws, 305 s Starling av, see Mott av, 460-2.

Rogers pl, 986 (10:2699), es, 17.5 s 165th, 30x78.11x23.9x74.1, 1-sty fr dwg & 2-sty fr rear bldg; Edw J Dunphy, ref, to A Starr Best, 1936 Orrington av, Evanston, Ill, & Ethel L Best, at Lawrence Park, Bronxville, NY, TRSTES Ralph W Best, plffs; FORECLOS Feb15; Mar5; Mar7'18 (R S \$2). 2,000

Simpson st, 906 (10:2723), es, 50 n Barretto, 75x105, 5-sty bk tnt; Hy Morgenthau Co to Crown Operating Co, 320 Bway; B&S; Feb1; Mar2'18 (R S \$12.50). nom

Whittier st (10:2761), ws, 250 s Garrison av, 50x100, vacant; Caelie Rawle, 945 St Nicholas av, & ano, heirs Martha Schlesinger, to Fredk Schlesinger, 929 Gates av, Bklyn; B&S; Feb26; Mar4'18. nom

136TH st, 270 E, see Lincoln av, 176-8.

- 136TH st, 378 E** (9:2298), ss, 166.6 w Willis av, as on map 1572 bldg lots of C S Browne, 20x100, 3-sty & b bk dwg; John Quell to May Siebert, 165 E 94; mtg \$6,000; June 21'17; Mar 4'18. nom
- 136TH st, 513-17 E** (9:2264), ns, 100 e Brook av, 54 to ws Mill Brook x—x—100, 2-1-sty bk str; Public Square Realty Co, 320 Bway to Utility Realty Co, 30 E 42; mtg \$5,500; Mar 1; Mar 2'18 (R S \$3). O C & 100
- 138TH st E, ss, 175 e Lincoln av**, see Mott av, 460-2.
- 151ST st, 243 E** (9:2441), ns, 250 w Morris av, 25x100, 3-sty bk loft & str bldg; Giuseppe Fusco to East River Eagle Garage Co, 435 E 104; mtg \$9,500; Feb 7; Mar 6'18 (R S \$3.50). nom
- 151ST st, 243 E**, see 151st, 245.7 E.
- 151ST st, 245-7 E** (9:2441), ns, 200 w Morris, 50x118.3x50x118.2, 2-sty bk garage; also 151ST ST, 243 E (9:2441), ns, 250 w Morris av, 25x100, 3-sty bk loft & str bldg; Giuseppe Fusco to East River Eagle Garage Co, 435 E 104; mtg \$17,500; Feb 7; Mar 6'18 (R S \$3). nom
- 151ST st, 255-7 E** (9:2441), ns, 100 w Morris av, 50x118.1x50x118, 6-sty bk tnt & str; Giuseppe Fusco to East River Eagle Garage Co, 435 E 104; mtg \$35,000; Feb 7; Mar 6'18 (R S \$3.50). nom
- 151ST st, 271 E**, see Morris av, 614-6.
- 152D st, 761 E** (10:2644), ns, 75 w Wales av, 25x86.7x28.9x72.4, 4-sty bk tnt & str; Nalpac Realty Co to Morris Wohl, 643 Concord av; mtg \$12,000; Feb 28; Mar 1'18 (R S \$3.50). O C & 100
- 156TH st, 499 E**, see Brook av, 739.
- 158TH st, 427-9 E** (9:2380), ns, 100 w Elton av, 50x100, 6-sty bk tnt; Dani V Sullivan, ref, to Augusta A Wurm, 294 E 162, plff; mtg \$37,500; FORECLOS Feb 21; Feb 26; Mar 1'18 (R S \$7.50). 7,500
- 158TH st, 427-9 E**; Augusta A Wurm to Augusta L Wurm, 294 E 162; mtg \$37,500; Feb 27; Mar 1'18. O C & 100
- 158TH st, 651-5 E**, see Cauldwell av, 800.
- 163D st, 874 E** (10:2690), ws, 44.10 n 162d, 20.7x79.6x20.5x85.4, 3-sty bk tnt; J C Gaffney Constn Co to Jas I Gulick, 1405 10th st, Coronado, Cal; B&S & AL; Feb 28; Mar 2'18 (R S \$9). nom
- 165TH st, 224 E**, see Sherman av, sec 165th.
- 168TH st, 823 E**, see Prospect av, 1323.
- 168TH st W**, see Shakespeare av, see Shakespeare av, sec 168th.
- 169TH st, 35-7 E** (11:2839), ns, 226 e Gerard av, 50x85, 1 & 2-sty fr shop; John J Duffy to Margt F Hagen, 211 W 147; Mar 4; Mar 5'18 (R S \$2.50). O C & 100
- 169TH st, 888 E** (10:2694), sws, 88.11 se Stebbins av, runs sw49.5x84.9 to ns Home (No 883) x25.5x38.9xne38.9 to 169th xnw 25 to beg, 2-sty bk tnt & str & 3-sty fr tnt & str; Barnett Karol to Jos F Oliver, 248 2d st, Union Hill, NJ; mtg \$—; Feb 28; Mar 1'18 (R S 50c). O C & 100
- 170TH st, 1-9 W**, see Jerome av, 1400.
- 172D st E** (11:2913), ss, 67.6 w Bathgate av as on map Central Morrisania, runs w17.6xn0.3 to ss 172d as legally opened xel7.6xn0.3 to beg; John G Brewer, devisee Sarah Garner, to Loretta Fogarty, widow, 494 E 172; QC; Feb 16; Mar 5'18. 50
- 179TH st W**, nwc Cedar av, see Cedar av, 1951-3.
- 180TH st, 309 E** (11:3144), ns, 58.4 w Tiebout av, 16.8x100, 2-sty & b fr dwg; Hudson P Rose Co to Fedele & Giovanni Eleuterio, 2334 Hughes av; mtg \$2,350; Mar 6'18 (R S \$2). nom
- 183D st, 60-72 E**, see Morris av, swc 183.
- 183D st, 113 E** (11:3172), ns, 95 w Creston av, 25x97, 2-sty & a fr dwg; John O'Brien Realty Co to Bessie Blumenberg, 53 E 184; mtg \$4,000; Feb 16; Mar 5'18. O C & 100
- 192D st E** (11:3167), ss, whole front bet Creston av & Grand blvd & concourse, 211.6x203.2x198.2x202.7, 2-sty & a fr dwg, 1-sty fr stable & vacant; Robt H Bergman, ref, to Geo W Short, 410 Riverside dr, plff; mtg \$55,000; FORECLOS Feb 26; Mar 5; Mar 6'18 (R S \$14). 14,000
- 196TH st, 61 E** (12:3318), ns, 75.3 w Creston av, 25.1x94.9, 2-sty & a fr dwg; Amalia, wife Theo Kaufer, 61 E 196, to Clementa K Cox, 61 E 196; mtg \$2,750; Feb 25; Mar 1'18 (R S \$2). nom
- 197TH st, 382 E**, see Decatur av, sec 197th.
- 219TH st, 837 E** (16:4678), ns, 25x114; Tony Neri to Jacob Stubenvoll, 879 East 224th; mtg \$4,000; Mar 6; Mar 7'18 (R S \$2). O C & 100
- 225TH st E** (17:4839), ns, 305 w Barnes av, 100x114; Thos F Turley, ref, to Jas F O'Neill, 1220 Bryant av; AT; FORECLOS Feb 28; Mar 4; Mar 4'18 (R S 50c). 1,000
- Andrews av, 2194** (11:3217), es, 545.8 s 183d, 60x100, 2-sty & b fr dwg; Nellie L Vought, Borough of Bronx, to Saml F Moran, 2222 Andrews av; mtg \$15,000; Mar 1; Mar 2'18 (R S \$5). O C & 100
- Arthur av, 2064** (11:3069), es, 188.7 n 179th, 16.8x116.6x16.9x115, 2-sty fr dwg; Jacob Bauer, East Hampton, Conn, to Nunzio Montalbano, 221 E 107; mtg \$2,600; Feb 19; Mar 1'18 (R S \$1). O C & 100
- Barnes av, 1651** (15:4040), ws, 175 s Van Nest av, 25x100, except part for av; Grace L Hoffman, Phila, Pa, to John Rinklin, 321 E 151; Feb 27; Mar 2'18 (R S \$4.50). O C & 100
- Bathgate av, 1686** (11:2921), es, 100 n 173d, 25x120, except part for Bathgate av, 2-sty fr dwg; Gracie M White & ano, heirs Geo White, to Sarah A White, 1686 Bathgate av; Feb 26; Mar 1'18. nom
- Bathgate av, 1686**; Sarah A White, devisee Geo White, to Gracie M & Minnie M White, 1686 Bathgate av, joint tenants; Feb 28; Mar 1'18. nom
- Bathgate av, 1988** (11:3044), es, 186.9 s 179th, 18x93, 3-sty fr tnt; Louis Haenisch, at Salamanca, NY, EXR Emma Haenisch, to Carl Schade, 2634 Decatur av; AL; Feb 21; Mar 4'18 (R S \$1). 100
- Beach av** (15:3916), ws, 50.4 n Merrill, 25.2x103x25x106.4; Frank Cass, 2248 Powell av, to Marie Lang, 2019 Powell av; Mar 4; Mar 5'18. O C & 100
- Brook av, 548** (9:2276), es, 25 s 150th, 25x100, 5-sty bk tnt & str; Thos Gilleran, ref, to Irving Trust Co, 233 Bway, TRSTE Ralph L Anderton, plff; FORECLOS Feb 13; Feb 27; Mar 1'18 (R S \$15). 15,000
- Brook av, 739** (9:2364), nwc 156th (No 499), 100x23.9x99.11x24.11, 5-sty bk tnt & str; Benenson Realty Co, 401 E 152, to D Hy Waltemade, 822 Tinton av; mtg \$20,000; Feb 28; Mar 1'18 (R S \$11). O C & 100
- Brook av, 1006** (9:2386), es, 123.1 s 165th, 26.6x155.11x25x164.9, 4-sty bk tnt; Frank Zebro & Co to Teasdale Realty Co, 529 Courtlandt av; mtg \$10,000; Mar 1; Mar 2'18 (R S \$3). nom
- Brook av, 1461** (11:2896), ws, 27.5 n St Pauls pl, runs w83.11x25x56.4x7.3x32.7.11 xs28 to beg, 4-sty bk tnt; Herman Turteltaub, Perth Amboy, NJ, to Saml Schutzbank, 1461 Brook av; Feb 26; Mar 2'18 (R S \$2.50). nom
- Burnside av, 10-20 W** (11:2863), sec Davidson av, runs s22.2x80xn48.3x20.10xn36.4 to Burnside av xw102.4 to beg, 1-sty bk str; Emco Impt Co to Louis Weiss, 801 West End av; mtg \$27,000; Mar 4; Mar 7'18 (R S \$13). O C & 100
- Cauldwell av, 800** (10:2630), nec 158th (Nos 651-5), 74.11x55, 3-3-sty fr tnts; Wilton Holding Corp to Land Estates, Inc, 135 Bway; mtg \$15,000; Feb 27; Mar 1'18. nom
- Cedar av, 1951-3** (11:3231), nwc 179th, 74.7x100.9x25x120.8, 2-sty bk shop; also CEDAR AV, 1955 (11:3231), ws, 74.7 n 179th, 16.8x100.9, 2-sty & b bk dwg; Abr Monroe to Anna M Monroe, 4359 Park av; AT; Mar 1; Mar 2'18 (R S 50c). O C & 100
- Cedar av, 1955**, see Cedar av, 1951-3.
- Creston av**, sec 192d, see 192d E, ss, whole front bet Creston av & Grand blvd & concourse.
- Daly av, 1974** (11:3126), es, 150.8 n 177th, 25x44.9x25x44.1, 2-sty fr dwg; Caroline A Wheeler et al to Jos F Fonzo, 940 E 175; mtg \$2,300; Mar 1; Mar 2'18 (R S \$3.50). O C & 100
- Davidson av**, sec Burnside av, see Burnside av, 10-20 W.
- Decatur av** (12:3278), sec 197th (No 382), 40.4x100, 5-sty bk tnt & str; Eliz Klein to Edw F Klein, 481 E 140; mtg \$35,000; Feb 13; Mar 1'18 (R S \$7.50). O C & 100
- Eagle av, 638** (10:2624), es, 174.8 n Westchester av, 19x115, 2-sty & b bk dwg; Hy Wahn, 638 Eagle av, to Mary Wahn, 638 Eagle av; AL; Mar 3'11; Mar 5'18. nom
- Eastburn av** (1:2794), ws, 50 n Mt Eden av on map Mt Eden, 50x100, except part for Eastburn av, 2-sty fr dwg; also MT EDEN AV (11:2794), ns, 50 e Morris av, 50x100, 2-sty fr dwg; Wm J Deegan, 1655 Eastburn av, et al, to Antoinette Deegan, 1655 Eastburn av; QC & CaG & AT; Oct 24 '16; Mar 2'18. nom
- Glebe av, 2120-2** (15:3964), es, 160.7 n Westchester av, 75x147.6, except part for av; Lena L Dudar to Gottlieb Staedeil, 285 Bonner pl; mtg \$7,500; Mar 2; Mar 5'18 (R S \$2). O C & 100
- Grand av, 2622** (11:3205), es, 350 n 192d, 50x100, 2-sty & a fr dwg; Thos H Thorn to Chas E Mathewson, 2622 Grand av; mtg \$9,000; Mar 6; Mar 7'18 (R S \$6.50). O C & 100
- Grand blvd & concourse**, see 192d E, ss, whole front bet Creston av & Grand blvd & concourse.
- Grand blvd & concourse** (11:3163), ws, 22 n 182d, 25x58x25x57.6, vacant; Adelaide M O'Sullivan, 180 Av A, to Burnside Contracting Co, 270 E Burnside av; Jan 18; Mar 2'18. nom
- Hoe av** (11:2979), ws, 175 s Freeman, 25x74.10x25.1x73, vacant; Edgar Hirschberg, ref, to Chas M Neumann, 896 Irvine, plff; FORECLOS Mar 1; Mar 2'18 (R S \$2). 500
- Hollywood av**, ws, 168.8 s La Salle av, see Hollywood av, ws, 93.8 s La Salle av.
- Hollywood av** (18:5361), ws, 93.8 s La Salle av, 25x125; also HOLLYWOOD AV (18:5361), ws, 168.8 s La Salle av, 50x150; Hy Wahn, 638 Eagle av, to Mary Wahn, 638 Eagle av; ½ pt; Mar 3'11; Mar 5'18. nom
- Hull av** (12:3347), ws, 125 s 209th, 100x100, vacant; John J Brady, Jr, to Stafford Constn Co, 2442 Wash av; mtg \$4,000; Mar 5; Mar 6'18 (R S \$2.50). 100
- Jerome av, 1400** (11:2843), nec 170th (Nos 1-9), 113x100x110.3x100, 1-sty bk str; Pearl Niles, town of Union, NJ, to Anthony Av Holding Co, 15 Wall; Feb 28; Mar 7'18 (R S 50c). nom
- Jerome av** (12:3327A), es, 148.4 s Gun Hill rd, 50x100, vacant; Ida F Snyder, 1001 Lorimer, Bklyn, to Geo Snyder, 1001 Lorimer, Bklyn; Dec 28'17; Mar 1'18. nom
- Katonah av, 4259** (12:3375), ws, 75 n 234th, 25x85, 2-sty fr dwg & str; Wm F Shaw, East Orange, NJ, to Jos E & Ida C Butterworth, 1665 Nelson av; mtg \$1,400; Mar 1; Mar 2'18 (R S \$3). O C & 100
- Kingsbridge av, 3246** (13:3405), es, 95 s 234th, 50x125, 5-sty bk tnt; Hy Pistchal, 242 W 49, to Jos Glass, 69 W 96; mtg \$35,000; Mar 1; Mar 7'18 (R S \$5). nom
- Leggett av** (10:2686), nwc Kelly (No 717), 40x110, 4-sty bk tnt; Loretta M Higgins, Bklyn, to Mary Nathanson, 240 E 124; mtg \$34,000; Jan 31; Mar 1'18 (R S \$3). O C & 100
- Lincoln av, 176-8** (9:2311), sec 136th (No 270), 50x100, 3-sty fr tnt & str & 1-sty fr stable; Patk Turley, Jr, to Norah M Turley, 416 E 136; Feb 26; Mar 2'18. nom
- Mace av** (16:4442), ss, 50 e Bronxwood av, 25x100; Anna Cohen, Rockaway Beach, NY, to Josef Schwarz, 1330 Brook av; mtg \$195; Mar 5; Mar 6'18 (R S 50c). O C & 100
- Morris av, 614-6** (9:2411), nec 151st (No 271), 30x70.3, 3-sty fr tnt & str & 2-1-sty fr str; also MORRIS AV, 618 (9:2411), es, 30 n 151st, 28.9x70.3, 2 & 3-sty fr tnt & str; Giuseppe Fusco to East River Eagle Garage Co, 435 E 104; mtg \$16,500; Feb 7; Mar 6'18 (R S \$5). nom
- Morris av, 618**, see Morris av, 614-6.
- Morris av** (11:3182), swc 183d (Nos 60-72), 43.1x106.9x43x107.5, except part for av & st, 6-sty bk tnt & str; John A McEveety, ref, to John B Chambers, 437 E 162; FORECLOS Feb 14; Mar 2; Mar 4'18 (R S \$4). 3,900
- Mott av, 460-2** (9:2343), es, abt 365 n 144th, also at line bet land Hy L Morris & land formerly Jordan L Mott, runs e 108x50xw108 to av xs50 to beg, 2-sty fr dwg & 1-sty fr rear garage; also 138TH ST E (9:2313), ss, 175 e Lincoln av, 50x100, vacant; also PURDY ST (15:3934), ws, 305 s Starling av, 100x216 to Odell; Chas F Minor, 2 W 129, to Chas B Lawson, 462 Mott av; QC; Feb 28; Mar 1'18. nom
- Mt Eden av**, ns, 50 e Morris av, see Eastburn av, ws, 50 n Mt Eden av.
- Ogden av** (9:2536), ws, 175 s University av, runs s50xw77xwn77 to University av xw50xse59.11xse59.11 to beg, 1-sty bk str; Highridge Bldg Co to Ogden-University Co, 32 E 42; mtg \$16,300; Mar 2'16; Mar 2'18 (R S 50c). nom
- Park av, 468** (11:3032), ws, 140.4 n 187th, 40.4x100, 4-sty bk tnt; Maurice S Cohen, ref, to Hy C Steinhoff, 2492 Elm pl, plff; mtg \$17,000; FORECLOS Feb 28; Mar 1; Mar 2'18 (R S \$5). 4,900
- Prospect av, 1323** (10:2682), nwc 168th (No 823), 31.5x100, 5-sty bk tnt & str; Jos F Oliver to Eva Karol, 888 E 169; Feb 28; Mar 1'18 (R S \$2.50). O C & 100
- Randall av** (10:2765C), ns, 100 w Manida, runs w100 to es Barretto xw225xw100xn100 xel100 to ws Manida xw200xw100xns125 to beg; also MANIDA ST (10:2765D), es, 325 n Randall av, runs e100xn78.3xnel19.7xwn14 xw87.9 to st xs83.4 to beg, vacant; Casta Gainsborg, 60 W 162, to Lolita C Gainsborg, 60 W 162; Dec 18'17; Mar 6'18. O C & 100
- Randall av**, nec Barretto, see Randall av, ns, 100 w Manida.
- Robin av** (15:4176), ws, 175 s Mad av, 50x100; Tekla Martenson to Anna F Brile, 102 W 54; Feb 28; Mar 1'18 (R S \$1). nom
- Rochambeau av** (12:3337), ws, 75 n 208th, 50x100, vacant; Hy W Holtgrewe to Francis J Zentgraf, 479 St Anns av; Feb 14; Mar 2'18 (R S \$6). O C & 100
- St Anns av, 479** (9:2273), ws, 25 s 147th, 25x99.4, 5-sty bk tnt; Francis J Zentgraf et al to Hy W Holtgrewe, 2716 Morris av; mtg \$14,000; Mar 1; Mar 2'18. O C & 100
- Seaford av W** (18:5627), ss, at nwc land Michl McWeeny, runs s100xw120 to common h w mark Eastchester Bay xw100 to av xel10 to beg, City Island; Robt Kelly to Edgcombe Realty Corp, 2157 Ams av; mtg \$4,000; Mar 1'18 (R S \$4). O C & 100
- Shakespeare av** (9:2506), sec 168th, runs e68.5xse7.8xsl140xw25 to av xnl31.10 to beg, vacant; Geo W McAdams, 20 W 90, to Robt J Moorehead, 311 E 200; mtg \$3,500; Mar 6; Mar 7'18 (R S \$3). O C & 100
- Sherman av** (9:2447), sec 165th (No 224), 56.4x63x79.4x72.7, 5-sty bk tnt; Ess Realty Co, 31 Nassau, to Olds Holding Corp, 217 Bway; B&S & CaG; mtg \$37,000; Feb 28; Mar 5'18 (R S \$23). nom
- Southern blvd, 2153** (11:3111), ws, 193.4 s 182d, 47.1x106.11x44x90.2, 5-sty bk tnt; Bdwr F Curtis, Seaford, LI, to M K L Realty Corp, 353 5 av; mtg \$34,250; Feb 28; Mar 1'18 (R S \$7). O C & 100
- Southern blvd** (10:2735), es, 400 n Barretto, 77x100, vacant; Hyman Friedman, 923 Simpson, to Carrie Lazar, 724 Beck; QC; Feb 19; Mar 1'18. nom
- Southern blvd** (10:2735); same prop; Carrie Lazar, 724 Beck; to Columbia Constn Co, 3210 3 av; QC; Feb 19; Mar 1'18. nom
- Southern blvd** (10:2742), es, 448.5 s Aldus, 150.4x192.8x151.8x200, vacant; Olds Holding Corp to City Estates Co, 84 William; mtg \$90,000; Feb 28; Mar 5'18 (R S \$35). O C & 100
- Story av** (14:3687), ns, 200 e Olmstead av, 25x103; Chas Schreiber to Chas & Ma-thilda Schreiber, 428 E 157, tenants by the entirety; Mar 1; Mar 5'18 (R S \$1). nom
- Theriot av** (15:3900), es, 25 n Wood av, 25x100; also LEGGETT PL (15:3936), ws, 225 n McGraw av, 25x125; Michl J Gilhuly to Joenel Realty Co, 3176 Arthur av; Feb 25; Mar 4'18 (R S 50c). nom
- Tiebout av, 2483** (11:3148), ws, 152.3 s Fordham rd, 50.4x105, 5-sty bk tnt; Hy Morgenthau Co to Fredk Benzer, 2028 Grand blvd & concourse; B&S & CaG; Feb 26; Mar 1'18 (R S \$7). O C & 100
- Townsend av** (11:2847), ws, 100 s 174th, 50x100, vacant; Fredk E Bauer to Chas C Watkins, 1647 Park av; Oct 3'17; Mar 2'18 (R S \$1). O C & 100
- Undercliff av, 1455** (9:2538), ws, 21.3 s Washington Bridge Park, 75x89.5x60.2x100, 5-sty bk tnt; Hannah A Jones, Bayonne, NJ, to Grace Jones, 304 E 20; B&S, CaG & AL; Nov 24'16; Mar 2'18 (R S 50c). nom
- Undercliff av** (11:2880), ws, 753.2 n Washington Bridge Park, 51.7x136.11x41.8x136.10, vacant; Arnold R Boyd, 420 Riverside dr, to University of Chicago, 134 So La Salle, Chicago, Ill; Jan 18; Jan 19'18; corrects error in issue Jan 26, when property was Undercliff av, 1559, and distance north of Washington Bridge instead of Washington Bridge Park. O C & 100
- University av** (11:3218), ws, 300.10 n 183d, 43.6x100, vacant; John E Eustis, 1985 Sedgwick av, to Jas J McCabe, 429 W 147; Feb 28; Mar 1'18 (R S \$6). 100
- University av**, es, 175 s Ogden av, see Ogden av, ws, 175 s University av.

Valentine av, 2098 (11:3144), es, 169.11 n 180th, runs e91.11xn7.2xw3x1.3xw89.3 to av xs18.6 to beg, 2-sty fr dwg; Ludwig H Quade to Hy A Hubner, 245 E 87; mtg \$3,125; Mar7'18 (R S 2.50). O C & 100

Vyse av, 1485, see Vyse av, 1481.

Vyse av, 1481 (11:2988), ws, 275 n Jennings, 37.6x100; also VYSE AV, 1485 (11:2988), ws, 312.6 n Jennings, 37.6x100, 5-sty bk tnt; Cath Meuer, 223 E 18, to Frank Meuer, 223 E 18; ½ pt; Mar6; Mar7'18 (R S \$5). O C & 100

Washington av, 2059 (11:3036), ws, 210.10 s 180th, 37.6x145, 6-sty bk tnt & str; Saml Weil et al, EXRS Jonas Weil, to Bertha Kahn, 421 E 82; ½ pt; AL; Feb28; Mar6'18. 50

Washington av, 2059; Bernhard Mayer to same; ½ pt; B&S & AL; Feb28; Mar6'18. 50

Washington av, 2059; Bertha Kahn to Saml Weil, 222 Lenox av; Benj J Weil, 21 E 82, & Louis V Weil, 52 E 75, EXRS Jonas Weil; ½ pt; B&S & AL; Feb28; Mar6'18. 50

Washington av, 2059; same to Bernhard Mayer, 41 E 72; ½ pt; B&S & AL; Feb28; Mar6'18. 50

Webb av (11:3219), es, 100 n Park View pl, runs e98.3xse35.7 to Park View pl xne 50xnxw47.4xnxw110 to av xsw50 to beg, vacant; Lester Feigenblatt to David Feigenblatt, 1509 3 av; Feb28; Mar1'18 (R S \$8). nom

White Plains rd (14:3767), ws, 430.1 s Westchester av, 50x99.9, lots 43 & 44, map E G Ketchum, except part for sts; MacKenzie Wood Working Co to Unionport Wood Working Co; AL; Mar5; Mar7'18 (R S 50c). nom

Whitlock av, 868 (10:2731), es, 200 s Tiffany, 37.6x100, 5-sty bk tnt; Hunts Point Realty Co to Max Ashman, 920 Av St John; B&S; Mar1; Mar2'18 (R S \$3.50). O C & 100

3D av, 3202 (10:2620), es, 99.7 n 161st, runs e101.2xn0.6xe24.11xn25xw127.4 to av xs25.6 to beg, 4-sty bk tnt & str; Marion A Scholz to Marie J Scholz, 3202 3 av; mtg \$—; Mar2; Mar4'18 (R S \$8). nom

3D av, 3704-6 (11:2926), es, 52.7 n 170th, 52x100, 2-5-sty bk tnts & str; Benj Sokoloff, 50 Beekman av, Tarrytown, NY, to Lillian H Ryan, 4305 Ft Hamilton av, Bklyn; mtg \$—; Feb18; Mar1'18. O C & 400

3D av (11:2922), ws, 263.1 n 174th, 53x 108.7x53x—, vacant; Michl N Delagi, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS Feb28; Mar5; Mar6'18 (R S \$7.50). 7,500

3D av (11:2922), ws, 209 n 174th, 54x—, 1-sty fr bldg; Herman B Goodstein, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS Feb28; Mar5; Mar6'18 (R S \$7.50). 7,500

3D av (11:2922), ws, 155 n 174th, 54x—, vacant; Herman B Goodstein, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS Feb28; Mar5; Mar6'18 (R S \$5). 5,000

3D av (11:2922), ws, 100 n 174th, 54.1x 116.10, vacant; Herman B Goodstein, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS Feb28; Mar5; Mar6'18 (R S \$7.50). 7,500

Lots 250 to 264 (11:3003) on Commissioner's map of West Farms parcel filed with judgment in action of PARTITION on May 14'08; re mtg; Robt S Clark, Middlefield, NY, to Adele S Dodd, individ & as EX-TRX Sadie T Sturges, 6 E 82; July30'17; Mar7'18. nom

Plot (18:5643), begins at intersection ws land Drake W Billar & ss land Fredk Price runs s45 to land Aaron Browning xw84 to land A Stoltz xn45 to land Fredk Price xe84 to beg, City Island; Adeline A Thompson, of New Rochelle, NY, heir Albt Banta, to Jas McClymont, 60 Scofield, City Island; B&S & CaG; Feb20; Mar1'18 (R S 50c). nom

Plot (15:4260) begins 590 e White Plains rd at point 1,295 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Granville I Burr to Harold Swain, 1650 Grand blyd & concourse, GDN Viola Swain; B&S; July24'17; Mar1'18. nom

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

156TH st, 858 E (10:2687); gen assign; John Manke to Jos Manke; June29'12; Mar 1'18. nom

Washington av, 1473 (11:2902), ws, 165 s 171st, 37.6x140.2; assign rents to ext of \$1,560; Bertha Becker to Sterling Holding Corp, 299 Bway; Feb28; Mar5'18. nom

Whitlock av, 868 (11:2731), es, 200 s Tiffany, 37.6x100, 5-sty bk tnt; re mtg; Hy Morgenthau Co to Hunts Point Realty Co, 30 E 42; Feb21; Mar2'18. O C & 100

Release dower (misc) in property directed to be sold by interlocutory judgment dated Jan9'18; Clara Kehoe to Wm H Kehoe; Mar6'18. nom

LEASES.

Borough of Manhattan.

MARCH 1, 2, 4, 5, 6 & 7.

Bank st, 108-10, see Greenwich, 760-2.

Barclay st, nec Greenwich, see Greenwich, 231-5.

Canal st, nec Mulberry, see Mulberry, 100.

Catherine st, 79-79½ (1:253), three flrs above str & pt b; Jacob Goldberg & ano to John Lsitano, 38-90 Catherine; 3yf Jan 1; Dec21'17; Mar7'18. 924

Chambers st, 150-2 (1:137), all; sur Ls recorded Mar1'12; Bernard Kreizer & ano to Clement March, 25 Washington sq N; AT; Jan19; Mar5'18. nom

Charles st, 98-104, see 10th, 235 W.

Delancey st, 122 (2:353), 2d story; Elias Warsaw et al, firm Warsaw Bros, to Chu Quon, 30 Mott; 10yf May1'17; Mar12'17; Mar6'18. 2,400 & 3,000

Forsyth st, 83 (1:305), two stores; Saml Rothberg to Isidor L Wittner, 995 Freeman, Bronx; 12 1-12y & 29 days f Mar1; Jan10; Mar1'18. 1,560 & 1,680

Greenwich st, 231-5 (1:127), nec Barclay, 50x41.4x56.8x24.4; leasehold; Consent to 3d track; S Chas Welsh to Manhattan Railway Co & ano; Feb15; Mar2'18 (R S \$1). 936

Greenwich st, 253-7 (1:127), nec Park pl, 92.6x95.8x8.2x55.5; leasehold; consent to 3d track; S Chas Welsh, TRKSTE for Eliz H Armstrong et al, will of Geo W Welsh, to Manhattan Railway Co & ano; Feb15; Mar2'18 (R S \$1.50). 1,332.60

Greenwich, 760-2 (2:634); also BANK ST, 108-10, with 1-sty & b bldg to be erected; Greenwich Associates, Inc, 26 W 31, to J J Archibold Forwarders, Inc, a corp, 202 Franklin; 21yf May1; Feb28; Mar1'18. 4,500

Hudson st, 575 (2:634), str & bake shop & apt on 1st fl; Anthony McConnin to Adam Metz, 1912 65th, Bklyn; 5yf May1; Mar6; Mar7'18. 1,800

Mercer st, 151 (2:513), basement & space in rear; Isaac Feigel, 136 Wooster, to Saml Agush, 151 Mercer; 5yf June15; Mar5; Mar 7'18. 780

Mulberry st, 100 (1:205), nec Canal, all; Anne M Lossee, of Glens Falls, NY, to Julius Braunstein, 515 W 187, et al; 5yf May1'19; Jan19; Mar5'18. 3,600

Park pl, nec Greenwich, see Greenwich, 253-7.

9TH st, 52 E (2:560), ss, 248 w Bway, —x—; assign Ls recorded July15'15; Caroline Dreicher, 52 E 9, to Larremore V V Sweezy, at Spring Valley, NY; Feb28; Mar 5'18. nom

10TH st, 124 E (2:465), all; Chas Delmonico, of Burlington, NY, to Wandeyne Offutt, 145 Central Park W; 10yf May1; Feb28; Mar4'18. 900 & 1,000

10TH st, 229-33 W (2:620); sur Ls recorded Oct26'15; Chas E Hall to Nancy Hall, 72 W 120; AT; Feb26; Mar4'18. nom

10TH st, 235 W (2:620); also CHARLES ST, 98-104; sur Ls recorded Oct26'15; Chas E Hall to Nancy Hall, 72 W 120; AT; Feb 26; Mar4'18. nom

17TH st, 445 W (3:715), cellar & str fl, except part used as stable; Mary E & Annie Kirkpatrick, of West Hoboken, NJ, to John Kirkpatrick, 447 W 17; 5yf Feb1; Jan 30; Mar5'18. 720

18TH st, 438-454 W (3:715), all; Jas J Riordan, Inc, 343 W 14, to Commercial Garage, Inc, 438-454 W 18; ext Ls from Apr 1'26 to July24'36; Feb26; Mar5'18. taxes & c & gold 17,000

20TH st, 29 E (3:849), cellar, basement & str, parlor & 2d flrs, with option to purchase for \$20,000; Edw A Bogue to Edw H Terp, 29 E 20; 5yf Feb1; Jan15; Mar4'18. 1,200 & 1,500

23D st, 121 E (3:879), str & pt b; Brookside Realty Co, 51 Chambers, to Granick's Buffet Lunch, Inc, at 94 5 av; 10yf Mar1; Mar1'18. 4,200 to 5,800

36TH st W, swc 5 av, see 5 av, swc 36th.

43D st, 206 W (4:1014), that part of Times Sq Hotel above ground fl, except wall for advertising purposes, stores & roof; New Gold Hotel Corp, 1295 Mad av, to Harry Rubinstein, 206-8 W 43; 10yf Feb 15; Feb15; Mar7'18. 12,000

43D st, 206 W; assign above Ls; same to Julian P Fairchild, at Glen Cove, LI, et al, as RECEIVERS of the Atlantic Dock Co; Feb15; Mar7'18. nom

43D st, 206-S W (4:1014), w str; assign two leases, recorded July24'14, & Sept4'15; Morris Newgold, 1295 Mad av, to Julian P Fairchild, at Glen Cove, LI, et al, as RECEIVERS of the Atlantic Dock Co; Feb15; Mar7'18. nom

46TH st W, nwc 10 av, see 10 av, 653-5.

49TH st, 64 W (5:1264); assign Ls recorded Mar26'09; Albro Akin to Meister Builders, Inc, 220 Bway; Feb28; Mar2'18. nom

59TH st E, see Park av, see Park av, see 59.

65TH st, 218-20 W (4:1156), 2-sty & b bldg, all; Rose Weber, 306 W 100, to Michl J Cantor, 157 E 89, & ano; 10yf Sept30; Nov5'17; Mar4'18. 5,000 to 6,000

75TH st, 400 E, see 1 av, 1442.

78TH st, 66 E (5:1392), all; Edgar A Levy Leasing Co, 505 5 av, to Chas S McVeigh, 955 Park av; 5 5-12yf May1; Feb25; Mar7'18. 4,500 to 5,000

85TH st, 26 E (5:1496), ss, 25x100, all; Thos J L McManus, 950 Summit av, Jersey City, NJ, to Hugh Greene, 77 E 85; 3yf Mar1; 3y ren at \$1.00; Mar1; Mar5'18. 900

115TH st, 418 E (6:1709); assign Ls recorded Oct2'15; Excelsior Bottling Works, Inc, to Giuseppe Tinelli, 418 E 115; Feb 28; Mar4'18. nom

Amsterdam av, 133-5 (4:1137); asn Ls rec Aug23'17; Anthony Fiduccia & ano to College Garage, Inc, at 350 Bway; Dec1'17; Mar1'18. O C & 100

Amsterdam av, 133-5; asn above Ls; College Garage, Inc, to Louis Ruskin & Morris Oliker, 5422 3 av, Bklyn; Feb28; Mar 1'18. O C & 100

Broadway, 1597 (4:1020), str & b; Geo H Warren & ano, EXRS, & c, Geo H Warren, decd, to Jas Spellman, 129 St John pl, Bklyn; 3yf May1; Jan25; Mar1'18. 8,000

Lenox av, 111 (7:1825); assign Ls dated Feb5'16; Philip Freyer to Dubros Bakery & Lunch Room, a corp; AT; Mar5; Mar7'18. nom

Park av (5:1313), see 59th. —x—; sur Ls rec July20'17; Anderson Galleries, Inc, to Geo Ehret, 1197 Park av; AT; Dec27'17; Mar6'18. nom

St Marks pl, 37½ (2:450), nec 2d av, all; Emil & Leopold Adler to Morris Korn, 37½ St Marks pl; ext Ls; 3yf Apr30; Feb 25; Mar1'18. 7,350

1ST av, 1442 (5:1469), cor basement; also 75TH ST, 400 E (5:1469), cor basement; Reuben Fine, 1442 1 av, to Leopold Ulf, 1442 1 av; 5 5-12yf Dec1'17; Oct6'17; Mar 6'18. 540

1ST av, 1643 (5:1548), str & b; Sadie Ungar, 1643 1 av, to David Cohen, 241 E 2, & ano; 5yf Mar1; 3y ren; Mar2; Mar6'18. 1,080

2D av, 869 (5:1320); assign Ls recorded Nov6'13; Louis Volpi & ano to Giovanni Volpi, 318 E 45, & ano; mtg \$2,050; Mar1; Mar4'18. nom

2D av, nec St Marks pl, see St Marks pl, 37½.

3D av, 35 (2:465), es, 46 n 9th, 23x70; consent to 3d track; leasehold; John H O'N Maguire & Robt E Maguire to Manhattan Railway Co & ano; Jan19; Mar2'18 (R S 50c). 323.44

3D av, 1804 (6:1628), str, pt b & 5 rooms on fl above store; Mary B Slevin to Benj Greenwald, 1804 3 av; 10yf Mar1; Mar6'18. 1,080 & 1,200

5TH av (3:837), swc 36th, runs s67.5xw 125xs31.3xw25xn98.9 to st xe150 to beg, all; Wm W Astor, of London, Eng, to Gorham Mfg Co, of Providence, RI; 21yf May 1'03; 3 rens of 20y each; Aug12'02; Mar4'18. taxes & c & 1st yr \$13,250 & thereafter. 35,000

6TH av, 291 (3:794); assign Ls recorded Dec27'17; Wm Granich to Jacob Harmatz, 175 Essex, et al; Feb15; Mar7'18. nom

6TH av, 291 (3:794); assign Ls dated Dec21'17; Albt A Winkler to Jacob Braunstein, 66 3 av; AT, with consent by Schulte Realty Co; Jan 18; Mar7'18. nom

6TH av, 291; assign above Ls; Jacob Braunstein to Wm Granick, 107 2 av; AT; Feb4; Mar7'18. nom

6TH av, 757 (4:996), store No 1, being most westerly store from 6 av on 43d st side of bldg, 10x25; Theo M Macy of New Rochelle, NY, to Michel J Catania, 102 W 43; 5yf Jan1; Nov12'17; Mar6'18. 1,200 & 1,500

10TH av, 653-5 (4:1075), nwc 46th, room X, 1 flight up; Occidental Moving Picture Co to Doctors Sadler & Chestman, 128 Essex; 6yf Nov15'17; Oct31'17; Feb16'18. (Corrects error in issue Feb23 when 10th av Nos were 753-5). 600 to 840

11TH st, 334 E (2:452), e str fl & bakery; Giuseppe Zuccaro to Salvatore Tantillo, 343 E 11, & ano; 5 2-12yf Mar1; 5y ren; Feb 23; Mar1'18. 1,020

LEASES.

Borough of Bronx.

MARCH 1, 2, 4, 5, 6 & 7.

Kelly st, 907-1001 (10:2704), all; Morris Essentfeld, 970 Prospect av, to Joseph Schwartz, 914 Simpson; 3yf Mar1; Feb13; Mar1'18. 15,780

144TH st, 212 E (9:2340), all; Mary Clear, 494 Concord av, to Jos Napoli, 212 E 144; 5yf Mar1; Feb9; Mar4'18. 300

144TH st, 360 E (9:2306), ss, 184.11 e 3 av, 25x100, all; Geo H Schutts, 369 6 av, Bklyn, to Isidor Cohen, 381 E 143; 5yf May 1; Mar4; Mar5'18. 1,020

156TH st, 859 E (10:2688), rear bldg; Fredk A Bacon, 857 E 156, to Raynor Stearns, 857 E 156; 5yf Oct1'17; Nov14'17; Mar1'18. 300

158TH st, 795 E (10:2666), cor Union av, cor str, & c; Helen Lacks, 17 W 34, to Jos Mishkin, 10 W 98; 5yf Apr1'16 (option of 3 yrs renewal); Mar9'16; Mar6'18. 600 & 720

169TH st, 774 E (10:2673), see Tinton av, str; Walter J Coggey & ano to Geo Hecht, 774 E 169; 5yf Feb1; Feb1'18; Mar4'18. 720

Boston rd, 2003 (11:3135), all; Chas E Thames to Frank C & Wm F Miller, firm F C Miller & Son, 1997 Boston rd; 6 3-12yf Feb1'18; Feb4; Mar6'18. taxes, & c, & 3,000

Boston rd, 2003, all; Chas M Breidenbach to same; 4yf May1'24; Mar5; Mar6'18. taxes, & c, & 3,000

Fordham rd, 272 E (11:3148), str; Hy Linsmann to Salvatore Mastrollo, 2489 Tiebout av; 2yf May1; Mar1; Mar5'18. 45 for 1st yr & 50 for 2d yr

Tinton av, see 169th, see 169th, 774 E.

Union av, cor 158th, see 158th, 795 E.

Willis av, 290 (9:2284), 2 upper fls; Saml Peck to Michl Barenblatt, 290 Willis av; 3yf May1; Feb—'18; Mar6'18. 576

3D av, 3975-7 (11:2921), all; Howard Cooper, 452 9th, Bklyn, to Jos Breslof, 3975 3 av; 5yf May1'17; May31'17; Mar4'18. 1,800

MORTGAGES.

Borough of Manhattan.

MARCH 1, 2, 4, 5, 6 & 7.

Bank st, 108-110 (2:634), ss, 117 w Greenwich, runs s72.5xe26.3xne12xn60 to st xw 31.3 to beg; also GREENWICH ST, 760 (2:634), ws, 99.4 s Bank, runs nw 34 & 22.6xne 3xw26.3xs16xse41.10xe34 to st xne17.6 to beg; also GREENWICH ST, 762 (2:634), ws, 82 s Bank, runs w33.6xsw25.3xs2 & 14.5xe 23.8x again e33.5 to st xn17.6 to beg; bldg loan; Feb28; Mar1'18; due Feb28'30; 5%; Greenwich Associates, Inc, 26 W 31, to Metropolitan Savings Bank, 59-61 Cooper Sq E. 17,000

Bank st, 108-110; also GREENWICH ST, 760-2; certf as to mtg \$17,000; Feb28; Mar 1'18; same to same.

Bank st, 108-110; also GREENWICH ST, 760-2; PM; Feb28; Mar1'18; due Feb28'30, or sooner, 5%; same to same. 28,000

Broad st, 86 (1:11), ws, 16 n Stone, 27.3x 98.5x25.9x96.2; PM; Feb26; Mar1'18; due Mar1'23, or sooner, 5%; S M Robins Co, a corp, to Lucie Jay at Katonah, NY, et al, trstes will Wm Jay. 60,000

Caroline st, 16, see West, 197.

Central Park S, swc 6 av, see 6 av, 1043-51.

Cherry st, 18 (1:112); ext of mtg for \$14,000 to Feb'20/21, 5½%; Feb'20; Mar'18; Lawless Title & T Co with Chas A Casazza & Antonio Barbieri et al (R S \$7).

Cherry st, 153 (172) (1:230), ss, 91 w Market st, 20x60; re downer to secure ext of mtg for \$1,000; Ida Katz, widow Isidor Katz, to Wm E Applebaum, 101 E 103; Feb'27; Mar'18 (R S 50c).

Christopher st, 183 (2:636), ns, 30.5 e Weehawken, 23.6x63.9x23.1x63.9; PM; Mar 1; Mar'18; due & int as per bond; Louis Kalischer to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 6,000

Clinton st, 168 (1:314), ses, 75 sw Grand, 25x50; pr mtg \$17,500; also EAST BROADWAY, 94 (1:282), ns, abt 260 w Pike, 25x 64; pr mtg \$28,500; Mar'18; due & int as per bond; Barton H Zabin, B of C, to Harry Hirsh, 216 W 89. 3,000

Commerce st, 9 (2:587), ns, 123 w Bleeker, 21x40; ext of mtg for \$5,000 to Feb'23, 5%; Feb'28; Mar'18; Jas Horler & Eliz Bogert, 17 W 10, with Pietro & Angelica Mongelli, 9 Commerce. nom

Division st, 54-6 (1:289), ns, 81.1 e Chrystie, runs nw73.6xne3.1lxse3.3xsw5x w3.9xse2.10 to st xw28 to beg; pr mtg \$32,000; Feb'25; Mar'18; due & int as per bond; Louis Winkler & Chenka, his wife, 262 East Bway, & Abram Schultz & Regina, his wife, 65 W 110, to State Bank, 378 Grand. 6,400

Division st, 79 on map 79-79½ (1:282), ss, abt 310 w Pike, 25x66.3x25x66.1; pr mtg \$28,000; Feb'25; Mar'18; due & int as per bond; Chenka Winkler, 262 East Bway, & Regina Schultz, 65 W 110, to State Bank, 378 Grand. 6,400

East Broadway, 94, see Clinton, 168.

Fletcher st, s/wc Water, see Water, 157-9.

Front st, 130 (1:38), ws, 40.10 s Pine, 23.4 x72.1x22.10x73.6; PM; pr mtg \$16,000; Feb 28; Mar'18; 1½%; Jas J & J Winters Kane, of Bklyn, to Emma Breidenbach, 5 New England ter, Orange, NJ. 5,000

Greenwich st, 760-2, see Bank, 108-10.

Jay st, 52-6, see West, 197.

Macdougall st, 120 (2:540), ses, abt 190 s 3d, 25x100; pr mtg \$23,000; Feb'26; Mar'18; 3½%; Antonio Veniero, 43 St Marks pl, to Carlo Salvati, 18 Macdougall. 7,000

Madison st, 30 (1:116), str Ls; Mar'4; Mar 5'18; due & int as per bond; Jas Andreaskos, 26 Mad st, to John D Antonopoulos, 48 Central av, B of R. 700

Madison st, 261 (1:269), ns, 47.2 e Clinton, 21.6x68.2; PM; Mar'1; Mar'18; due & int as per bond; Tobias H Shapiro to Lawyers Mtg Co. 12,000

Rutgers st, 9 (1:284), es, abt 50 n Henry, 25x104.6, with AT to 4 ft alley on rear to Henry; PM; Jan'31; Mar'18; due Mar'4'21, 5%; Pierre L Ronalds, NY, & Fanny F Ritchie, NY, to Edgar J Phillips, 117 Dean, Bklyn, trstes Eliz N Blake. 16,000

Water st, 157-9 (1:71), s/wc Fletcher, 40.3 x51.9x40.8x50.6; supplemental to mtg for \$400,000 recorded Nov'30'17 on this & other property; Feb'25; Mar'18; due & int as per bond; Smith Valley Realty Corp to New Jersey Zinc Co, 55 Wall. nom

West st, 197 (1:142), see Jay (Nos 52-6), 29.4x79.7 to Caroline (No 16) x29.7x78.9; Mar'5; Mar'18; due & int as per bond; Paul S Gant to Paterson National Bank, 152 Market st, Paterson, NJ. 45,000

4TH st, 375 E (2:360), ns, 150.3 e Av D, 22.4x96; PM; Mar'5; Mar'18; 5y or sooner, 5%; Saml I Horowitz, 371 E 4, to Mary Kubera, 375 E 4. 10,000

9TH st W, nec 6 av, see 103d, 215 E.

11TH st, 718-22 E (2:380), ss, 21.1 w Dry Dock, 62.11x75.4; ext of mtg for \$16,000 to Dec'18, 5½%; Jan'14; Mar'18; Henry T Molter, 1447 Westminster st, Providence, RI, with Wecaw & Co, 1029 E 163 (R S \$8). nom

11TH st, 130 W (2:606), ss, 345 w 6 av, 22.6x129.7; Nov'27'03; re-recorded from Dec '03 to correct defective acknowledgment; Mar'18; due Dec'04, 4½%; John F Barkley to Woman's Hospital in State N Y. 12,000

13TH st, 330-6 E (2:454); ext of mtg for \$43,000 to Feb'23'23, 5%; Feb'28; Mar'18; Emigrant Indust Savgs Bank with Isidore Essendorf, 141 W 110. nom

15TH st, 132 W (3:790), ss, 375 e 7 av, 25x103.3; PM; pr mtg \$17,000; Mar'2; Mar 4'18; due Mar'30'19, 6%; Anna Bauman to Margt M & Mary J Mitchell, 309 8 av. 1,500

17TH st, 336 E (3:922), ss, 237 w 1 av, 23x92; pr mtg \$15,000; July'21'14; Mar'18; due July'21'18, 6%; Wm F Flynn, 1261 3 av, to Henry Schneider, 139 E 16. 500

18TH st, 305 E (3:924), ns, 80 e 2 av, 20 x54; ext of mtg for \$7,100 to Feb'1'23, 5%; Feb'6; Mar'18; Cora A Smith with Margt W Lawrence (R S \$3.55). nom

18TH st, 326 W (3:741), ss, 310 w 8 av, 20x92; PM; Mar'5'18; 5y or sooner, 5%; Jacob Hertzberg to Chas W Sands, 23 Park av, individ et al, exrs & c Danl C Sands. 4,270

20TH st, 29 E (3:849), sal Ls. & c; Jan 31; Mar'18; demand, 6%; Edw H Terp to Jacob Ruppert, a corp, 1639 3 av. 2,457.83

21ST st, 100 E, see 4 av, 257-65.

26TH st, 313 E (3:932), ns, 200 e 2 av, 25x98.9; pr mtg \$16,000; Jan'3; re-recorded from Jan'18 to correct description; Mar 6'18; due Jan'21, 5%; Rebecca H Daly, 158 E 55, to Frank H & Margt V R Daly, 2742 8 av. 2,000

33D st, 2 W, see 5 av, 386-90.

34TH st, 261 W (3:784), ns, 125 e 8 av, 23x98.9; Feb'27; Mar'18; due & int as per bond; Marie Albright to Title Guar & T Co. 23,000

36TH st, 2-6 W, see 5 av, 386-90.

38TH st, 1-11 W, see 5 av, 424-34.

39TH st, 4 E (3:868); ext of mtg for \$13,000 to Mar'21, 5%; Feb'25; Mar'18; Lionel Suto, 600 West End av, & ano,

trstes will Jacob Scholle, with David Koppel, 890 Park av (R S \$6.50). nom

39TH st, 4 E; ext of mtg for \$22,000 to Mar'21, 5%; Feb'25; Mar'18; same with same (R S \$11). nom

39TH st, 2-14 W, see 5 av, 424-34.

43D st, 206-8 W (4:1014), ss, 100 w 7 av, 30x100.5; PM; Feb'15; Mar'18; 5½%; New Gold Hotel Corp, 1295 Mad av, to Julian P Fairchild at Glen Cove, LI, et al as receivers of Atlantic Dock Co. 160,000

43D st, 463 W, see 10 av, 596.

44TH st, 520 W (4:1072), ss, 300 w 10 av, 25x100.5; Mar'6'18; due Apr'6'20, 6%; Harry Hohenstein to John J Johnson, 71 W 107. 2,500

44TH st, 520 W (4:1072), ss, 300 w 10 av, 25x100.5; ext of mtg for \$8,000 to Jan'20, 6%; Mar'18; Martin P Lodge with Harry C Hohenstein. nom

48TH st, 520-4 W (4:1076), ss, 300 w 10 av, 75x100.5; ext of mtg for \$34,500 to May 31'23, 5½% & 6%; Oct-17; Mar'18; National Gum & Mica Co, 557-63 W 59, with Oscar L Kindler & ano, firm Kindler & Collins, 520 W 48, et al. nom

49TH st, 343 E (5:1342), ns, 187.6 w 1 av, 18.9x100.5; PM; Feb'1; Mar'18; due Mar'1'23, 4½%; Henrietta, wife Harry Adler, to Bowery Savgs Bank, 128 Bowery. 3,800

49TH st, 446 W (4:1058); certf as to mtg \$2,500; Jan'6'18; Mar'18; No 446 West 49th St Co to Sophia A Seidman, 804 W 180. —

49TH st, 446-8 W (4:1058); sobrn of mtg for \$2,500 to mtg \$2,500 to cover 446 W 49; Jan'6'18; Mar'18; Geo Latour, 301 W 48, mtgee, with Sophia A Seidman, 804 W 180, mtgee. nom

49TH st, 446 W (4:1058), ss, 224.6 e 10 av, 25.6x100.5; ext of mtg for \$2,500 to Mar 1'20, 6%; pr mtg \$17,500; Mar'18; Wm W Schweizer, 665 10 av, with 446 West 49th St Co, at 446 W 49 (with consent by Geo Latour, owner of a subordinate mtg for \$2,500) (R S \$1.25). nom

52D st, 414 W (4:1061), ss, 175 w 9 av, 24x100.5; also AT to strip on wlx100.5; Dec 8'17; Mar'18; 5½%; Michl J Murray, 3 Hawthorne st, Orange, NJ, & Kath Moore (Kracht), 2 Belvidere pl, Yonkers, NY, individ & exrs Eliz Schaefer, to Michl J Murray, 3 Hawthorne st, Orange, NJ, & ano, trstes for Jos & Eliz Kracht, will of Eliz Schaefer. 5,000

55TH st, 105-113 W (4:1008), ns, 100 w 6 av, 83x100.5; PM; Feb'28; Mar'18; 1½%; Wm J Spain to 105 West 55th St, Inc, at 1036 6 av. 30,000

59TH st, 100-4 W, see 6 av, 1043-51.

60TH st, 143 E (5:1396), ns, 25 e Lex av, 20x80.5; Mar'6; Mar'18; due Mar'21, 5%; Emma Spieler & Anna Schultz, both at 143 E 60, & Otilie Nanke, at East Orange, NJ, to Eliza Sanders, 3495 Bway. 16,000

64TH st, 32 E, see Madison av, sec 64.

64TH st, 34 E (5:1378); ext of mtg for \$30,000 to May'1'20, 5%; Feb'26; Mar'18; John W Sterling with Verona Holding Corp (R S \$15). nom

64TH st, 205-11 E (5:1419), ns, 105 e 3 av, runs e125x100.5xw50x100.5 to ss 65th (Nos 206-8) xw50x100.5xw25x100.5 to beg; Mar'18; 5y or sooner, 5½%; Jane Sanders, 150 State st, Albany, NY, & Kath S, wife Wm W Galbraith, 76 William, to Wm Rankin, 119 W 77. 25,000

65TH st, 206-8 E, see 64th, 205-11 E.

76TH st, 39 W (4:1129), ns, 227 e Col av, 22.11x102.2; PM; Feb'28; Mar'18; 3½%; Elsa L Curtis at Seaford, LI, to M K L Realty Corp, 353 5 av. 4,000

77TH st, 244 E (5:1560), ss, 175 w 2 av, 29x102.2x irreg x100; ext of mtg for \$13,500 to Feb'27'23, 5%; Feb'27; Mar'18; Wygoda Realty Co with Maria L Moore (R S \$6.50). nom

78TH st, 166 W (4:1149), ss, 120 e Ams av, 20x102.2; ext of mtg for \$14,000 to Feb 28'21, 5½%; Feb'28; Mar'18; Sarah E McPherson, 701 Mad av, with Ellen A Slaven, 2211 Bway. nom

82D st, 236 E (5:1527), ss, 177.10 w 2 av, 25.5x102.2; PM; pr mtg \$—; Mar'6'18; 3y 6%; Emil Keller to Paul Boye, 236 E 82. 3,000

82D st, 322 W (4:1244), ss, 112.5 e Riverside Dr, 16x82.10; ext of mtg for \$15,000 to Dec'21'22, 5%; Dec'21'17; Mar'18; Emily D wife & C Odilon Mailloux with Colored Orphan Asylum & Assoc for the Benefit of Colored Children in City of N Y (R S \$7.50). nom

83D st, 268 W, see West End av, 472.

85TH st, 77 E (5:1497), ns, 70 w Park av, 19.6x102.2; ext of mtg for \$17,750 to Jan'13'21, 5%; Feb'27; Mar'18; Alphonse H Kirscheidt, 12 W 44, & ano, trstes will Frederic A Kirscheidt, with Mary A Hackett, 237 E 33 (R S \$9). nom

88TH st, 103 E (5:1517), ns, 82.2 e Park av, 25.8x100.8; Mar'18; 3y½%; Kate Natter, 103 E 88, to Emma Schall, 278 5 av. 17,000

88TH st, 103 E (5:1517), ns, 82.2 e Park av, 25.8x100.8; pr mtg \$17,000; Mar'5; Mar 6'18; 1½%; Kate Natter to Alice Schimmer, 400 W 152. 1,000

92D st, 10 E (5:1503), ss, 158 e 5 av, 17x 100.8, with AT to strip on e 1.11x100.8; an easement of light & air over strip on e, 3.10x100.8; Mar'1; Mar'18; 1y or sooner, 4%; Alfred R Starr to Caroline F Griffiths of Amityville, LI. 3,000

92D st, 313 E (5:1555), ns, 200 e 2 av, 25x100.8; PM; Mar'2'18; 3y½%; Ferdinand Trostel, Jr, 118 33d, North Bergen, NJ, to Mechanics Bank, 215 Montague, Bklyn. 12,000

92D st, 420 E (5:1571), ss, 219 e 1 av, 25 x100.8; pr mtg \$—; Feb'27; Mar'18; 2y or sooner, 6%; Helena M Schillinger to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY. 500

92D st, 251 W, see Bway, 2477-87.

93D st, 177 E (5:1522), ns, 220.6 w 3 av, 29.11x100.8; PM; Feb'25; Mar'18; 5½%;

Lulu Pfefing, 578 Oak Tree pl, Bronx, to Anzonetta B, wife Carl H Knappe, 428 S Palmetto av, Daytona, Florida. 10,000

94TH st, 60 W (4:1207), ss, 250 e Col av, 25x100.8; PM; Mar'4'18; 3y or sooner, 5½%; No 60 West 94th St Co, at 105 W 40, to Laura E Walker, 538 W 179. 15,000

96TH st, 226 E (5:1541), ss, 369 e 3 av, 32 x100.8; PM; Feb'28; Mar'18; due Mar'1'23, 5%; Chas H Horn, 329 W 43, to Geo E Bernheim, 148 W 86, trste will Gustav Bernheim. 19,500

97TH st, 160 W (7:1851), ss, 244 e Ams av, 18x100.11; pr mtg \$12,000; Feb'13; Mar 2'18; 3y or sooner, 6%; Stern F Jones, of Bklyn, & Leonora J Weaver, NY, to Edwin E Elkins, 892 Bailey av. 3,000

98TH st, 150 E (6:1625), ss, 200 w 3 av, 25x100.11; PM; Mar'2; Mar'18; due Mar'15 '28, 5%; Jas M Howell to M Josephine Ely, at Livingston, NJ. 6,500

99TH st, 48 E, see Madison av, 1431-3.

100TH st, 226 E (6:1649), ss, 180 w 2 av, 25x100.11; consent of stockholders to mtg \$10,000; Feb'13; Mar'18; H W G Realty Co to Germania Life Ins Co. —

103D st, 215 E (6:1653); ext of mtg for \$25,000 to Mar'4'21, 5½%; Mar'4; Mar'18; N Y Title & Mtg Co with Dorothy McCullagh, 294 Magnolia av, Jersey City, NJ (R S \$12.50). nom

103D st, 215 E (6:1653), ns, 222.6 e 3 av, 37.6x100.11; collateral to mtg for \$54,000 on 6th av, nec 9th; rec Oct'17; Mar'4; Mar 6'18; due Oct'18, 6%; Dorothy McCullagh to Tillie Wacht, 790 Riverside dr. 5,000

104TH st, 162 E, see Lex av, 1643-5.

115TH st, 301-3 E, see 2 av, 2240.

120TH st, 227 W (7:1926), ns, 190.4 e St Nicholas av, 16.8x100.11; PM; Mar'1; Mar'18; 3y½%; Andrew Baranay to Farmers Loan & Trust Co, 22 Wm, trste will Stephen H Martling. 4,500

120TH st, 227 W; PM; pr mtg \$4,500; Mar 1; Mar'18; 2y6%; same to Andrew Kane, Jr, 151 W 120. 1,400

122D st, 208 E (6:1786), ss, 105 e 3 av, 25x100.11; PM; Mar'5; Mar'18; due & int as per bond; McGlade Building Co, 2526 Webster av, Bronx, to Guaranteed Mtg Co of N Y, 200 Bway. 12,500

122D st, 330-2 E, see 1 av, 2371-83.

122D st W, see Riverside dr, see Riverside dr, 495-7.

123D st, 449-53 W (7:1964), ns, 100 e Ams av, 75x100.11; estoppel certf that \$80,000 now remains on mtg for \$100,000 rec Aug 11'14; Feb'25; Mar'18; Edw A Kerbs, 19 E 82, mtgee of mtg made by Nason Realty Co & as per ext of same with Wm J Spain, owner. nom

125TH st, 75 E (6:1750); ext of mtg for \$19,000 to Feb'4'21, 5½%; Feb'21; Mar'18; Jas Ulmann, 200 W 58, with Geo R Leach, 1953 Mad av (R S \$9.50). nom

126TH st, 207-9 E, ns, 108.9 e 3 av, 32x 99.11; PM; pr mtg \$4,500; Mar'1; Mar'18; 8 mos 6%; Maria D'Alessio & Assunta Baratta to Jas H Cruikshank, at Freeport, LI. 800

126TH st, 143 W (7:1911), ns, 315 e 7 av, 15x99.11; PM; Mar'1; Mar'18; due & int as per bond; Wm H Meyer, 17 W 126, to Edw N Roesser, 129 W 126. 2,000

141ST st, 108-16 W (7:2009), ss, 120 w Lenox av, 123x99.11, "Earls Court"; pr mtg \$148,000; Jan'24; Mar'18; due Aug'27 or sooner, 5%; E H E Realty Corp, 133 W 140, to Premium Holding Corp, 149 Church. 12,000

141ST st, 108-16 W; certf as to mtg \$12,000; Mar'1; Mar'18; same to same.

141ST st, 270 W (7:2026), ss, 150 e 8 av, 25x99.11; PM; Mar'1; Mar'18; 3y½%; Ambrose Realty Co to Bernhard Mayer, 12 McKinley av, Lynbrook, LI, & Kath L Ward, 21 Ft Washington av, N Y C, 12,000

141ST st, 270 W; certf as to mtg \$12,000; Mar'1; Mar'18; same to same.

141ST st, 270 W; agmt as to ownership of bond & mtg for \$12,000; Mar'1; Mar'18; Kath L Ward, 21 Ft Washington av (owns \$2,000), with Bernhard Mayer, 12 McKinley av, Lynbrook, LI (owns \$10,000). nom

142D st, 532 W (7:2073); certf as to reduction to \$6,000 of mtg dated Apr'28, 1893; Feb'21; Mar'18; Wm F Randolph & ano, exrs Mary E Martin, mtgee, to John H & Chas A Heller, owners.

143D st, 261 W (7:2029), ns, 100 e 8 av, 37.6x99.11; pr mtg \$24,000; Mar'18; due Sept'19, 6%; Frank Blumenfeld, 154 Miller av, Bklyn, & Julius Blumenfeld, 267 W 143, to Jacob Sternberg, 312 W 99. 1,250

146TH st, 21 W (7:2032), ns, 225 w 7 av, 108.3x99.11; Mar'5; Mar'18; due & int as per bond; Open Stair Dwellings Co at 303 W 74, to Guaranty Trust Co of N Y, 140 Bway. 100,000

146TH st W (7:2032), same prop; certf as to mtg \$100,000; Mar'5; Mar'18; same to same.

148TH st, 242-4 W (7:2033); ext of mtg for \$25,000 to July'21, 5%; Feb'25; Mar'18; Mary C & Jos H McGuire, of New Rochelle, NY, & ano, with Isaac A Samuels, 126 W 121 (R S \$12.50). nom

171ST st, 507-9 W (8:2128), ns, 125 w Ams av, 50x95; pr mtg \$49,500; Feb'27; Mar 2'18; due Mar'19, or sooner, 6%; Placid Realty Co, 35 Nassau, to Peter L F Sabatino, 211 E 14. 5,000

171ST st, 507-9 W; certf as to mtg \$5,000; Feb'27; Mar'18; same to same.

172D st, 700 W, see Ft Washington av, s/wc 172d.

172D st, 720 W, see Ft Washington av, s/wc 172d.

179TH st W, s/wc Pinehurst av, see Pinehurst av, 32-8.

Amsterdam av, 646 (4:1239), ws, 100.8 s 92d, 25x100; ext of mtg for \$25,000 to Mar 3'21, 5%; Mar'2; Mar'18; John J Powers, 2284 Loring pl, Bronx, with Lucius H Beers at Westhampton Beach, LI, & ano, trstes will Caroline F Butterfield (R S \$12.50). nom

Amsterdam av, 648 (4:1239), ws, 75.8 s 92d, 20x100; ext of mtg for \$25,000 to Mar 31, 1918; Mar2; Mar18; John J Powers, 224 Loring pl, Bronx, with Lucius H Beers at Westhampton Beach, LI, & ano, trstes will Caroline F Butterfield (R S \$12,000). nom

Amsterdam av, 646-8 (4:1239), ws, 75.8 s 92d, 50x100; pr mtg \$62,500; Mar2; Mar4 18; 3y6%; John J Powers to Saml Siegler, 141 W 52, & Julius Siegler, 46 W 53. 5,000

Broadway, 2477-87 (4:1240), nwc 92d (No 251), runs n104.4xw100x86.4xw20xsl00.8 to st xel25 to beg; PM; pr mtg \$20,000; Mar 1; Mar18; instalts, \$3,000 semi-annually, int as per bond; Roxborough Holding Co to N Y County National Bank at 79 8 av. 75,000

Columbus av, 586 (4:1219), ws, 73 n 85th, 27.8x90; Mar18; 5y6%; Eugene Kann, 310 Convent av, & Minnie Bacheneheimer, — Main st, White Plains, N.Y. to Emil Bacheneheimer & Hortense Eulau, both at White Plains, N.Y. 3,000

Ft Washington av (8:2139), swe 172d (No 700), 20.4x226.4x42x220.3; also HAVEN AV, 123 (8:2139), sec 112d (No 720), 55.3x 145.9x2x169; PM; pr mtg \$190,000; Mar1; Mar2 18; demand, 6%; Longlight Service Corp to Van Dyck Estate, both at 331 Mad av. 62,000

Ft Washington av (8:2139), swe 172d (No 700); also HAVEN AV, 123, sec 172d (No 720); certf as to mtg \$62,000; Mar1; Mar2 18; same to same.

Haven av, 123, see Ft Washington av, swe 172d.

Hillside av (8:2170), ss, 152.2 e Bway, 100x201.2x100x200.11, ws; also HILLSIDE AV (8:2170), ss, 121.2 e Bway, 25x100; Mar 2; Mar6 18; 1y, int as per notes; Chas H & Henry Honeck of Batavia, NY, to Bank of Genesee of Batavia, NY. 15,000

Hillside av, ss, 121.2 e Bway, see Hillside av, ss, 152.2 e Bway.

Lexington av, 726 (5:1313); ext of two mtgs for \$23,000 aggregate to Dec120, 5%; Dec31 17; Mar6 18; Cecina de Nottbeck with Jas Brannan (R S \$11.50). nom

Lexington av, 1643-5 (6:1631), sec 104th (No 102), 50.11x90; pr mtg \$34,800; Mar4 18; 3y6%; Rose Geller, of Bronx, to Isaac Cohen, 41 W 82. 3,500

Madison av, 1431-3 (6:1604), sec 99th (No 48), 50.11x100; PM; pr mtg \$75,000; Mar6; Mar7 18; due Mar123, 6%; Sennell Realty Co, 215 Montague, Bklyn, to Henry Steiner, 230 W 79. 7,000

Madison av, 1519 (6:1609), es, 84.3 s 104th, 16.8x70; ½ RT&L; Feb11; Mar18; instalts, \$75 semi-annually or sooner, int as per bond; Marcus Jacobson to Davis Liederman, 650 Bway, Bklyn. 2,375

Madison av, 1772 (6:1622), ws, 60 n 116th, 40.11x110; pr mtg \$45,000; Feb18; Mar18; due as per bond, 6%; Navlys Company to Wm I Auten, 21 Roosevelt rd, Maplewood, NJ. 6,500

Madison av (5:1378), sec 64th (No 32), 100.5x150; Verona Apts; ext of mtg for \$40,000 to Mar128, 6%; pr mtg \$740,000; Feb 26; Mar18; Verona Holding Corp with Jos McCloskey et al, admrs Francis L Leland (R S \$20). nom

Pinehurst av, 32-8 (8:2177), swe 179th, 80x100; PM; Feb20; Mar18; due Mar123 or sooner, 5%; Russley Co, 60 Wall, to Adelaide E Crockett, 160 W 72. 17,220

Riverside dr, 495-7 (7:1991), sec 122d, 75 x100; Mar7 18; 3y5%; Mathilde G Kittel, 496 Riverside dr, to N Y Savings Bank 81 8 av. 60,000

Riverside dr, 838 (8:2136); ext of mtg for \$12,500 to Mar120, 6%; Feb28; Mar18; Chas A Eberhardt, 413 E 137, Bronx, & Jos Silverson, 362 Riverside dr, with Rosman Realty Corp, 118 Manhattan (R S \$6.25). nom

West End av, 472 (4:1230), sec 83d (No 268), 102.2x100; ext of mtg for \$125,000 to Feb121, 5½%; Feb28; Mar6 18; Bankers Trust Co, trste will Oliver S Carter, with Eliz K Hosford at Chapel Hill, Middletown, NJ (R S \$62.50). nom

1ST av, 2371-83 (6:1798), ws, 25.2 s 122d, runs w71.4xsel09.10 to av xns3.5 to beg, gore; also 122D ST, 330-2 E (6:1798), ss, 130.11 w 1 av, runs sw— to point 165.1 n 121st xsel6.3 to cl blk xw100x11.3xsw— to st xel69 to beg; also INTERIOR LOT (6:1798), begins 150 w 1 av & 100.11 n 121st, runs n87.5xsw—xsel6.3 to cl blk xel25 to beg; ½ pt; PM; pr mtg \$—; Feb28; Mar 2 18; due Mar121, 6%; No 2383 1st Av Corp to John A Hutchinson, at Sound Beach, Conn, ¼ pts, & Chas W Hutchinson, at New Rochelle, NY, ¼ pt. 16,400

2D av, 1565 (5:1527); ext of mtg for \$10,000 to Jan121, 6%; Feb25; Mar5 18; Henry C Kohlman, 2 W 72, with Ray, wife of & Morris Cohen, 1565 2 av, et al (R S \$5). nom

2D av, 2240 (6:1687), nec 115th (Nos 301-3), 20.10x80; PM; Mar1; Mar2 18; 5y5%; Matteo De Maio to Julie M M Grant, 20 E 72, & Central Trust Co, 54 Wall, trstes will Hugh J Grant. 12,000

3TH av, 257-65 (3:876), sec 21st (No 100), 115x90; ext of mtg for \$1,050,000 to Mar 121, 5%; Mar5; Mar6 18; Eagle Investing Corp, at 265 4 av, with Metropolitan Life Ins Co (R S \$525). nom

5TH av, 328-34, sec 5 av, 386-90.

5TH av, 344, sec 5 av, 386-90.

5TH av, 386-90 (3:837), swe 36th (Nos 2-4), runs s67.5xw125x81.3xw25x98.9 to 36th xel50 to beg, leasehold; also 5TH AV, 384 (3:837), ws, 67.5 s 36th, 28x100; also LOT in rear of above, 100 w 5 av & 67.5 s 36th, runs s26.3xw25x26.3xw25 to beg, leasehold; also 5TH AV, 328-34 (3:834), sw c 33d (No 2), 98.9x100, leasehold; also 36TH ST, 6 W (3:837), ss, 150 w 5 av, 16.10 x98.9, leasehold; trust mtg; also property at Providence, RI, machinery, chattels, stocks, bonds, etc, & all other real & personal property, &c; Feb1; Mar6 18, 6% & 7%; Gorham Mfg Co of Providence, RI, to

Rhole Island Hospital Trust Co & Preston H Garner, both at 15 Westminster st, Providence, RI, as trstes. gold bonds 3,000,000

5TH av, 424-34 (3:840), ws, 49.5 s 39th, runs w100x119.5 to ss 39th (Nos 2-14) xw 16x98.9xw15x98.9 to ns 38th (Nos 1-11) x e20w to ws 5 av xnl48.1 to beg; ext of mtg for \$4,950,000 to Mar31, 5%; Mar1; Mar4 18; Prudential Ins Co of America, of Newark, NJ, with Frank V Burton, at Newburgh, NY, & John H Burton, at Cedarhurst, LI (R S \$2,475). nom

6TH av, 1043-41 (4:1011), swe Central Park S or 59th (Nos 100-4), 100.5x71.6; ext of mtg for \$500,000 to Jan123, 5%; Jan15; Mar6 18; Prudential Ins Co of America at Newark, NJ, with 105 West 55th St, Inc (R S \$275). nom

6TH av, nec 9th, see 103d, 215 E.

7TH av, 2052 (misc); consent & certf as to chattel mtg \$419.64; Mar2; Mar5 18; Theresa Market Co to Paul Steifen, of Grantwood, NJ.

10TH av, 596 (4:1053); also 43D ST, 463 W; ext of mtg for \$30,000 to Oct120, 5½%; Feb28; Mar7 18; Abe Baer, 2 W 89, with Francis McDermott, 315 W 92 (R S \$15). nom

Interior lot, 100 w 5 av & 67.5 s 36th, sec 5 av, 386-90.

Interior lot, begins 150 w 1 av & 100.11 n 121st, see 1 av, 2371-83.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (misc) as to mtg \$750,000; Mar6 18; The Gorham Co to Gorham Mfg Co.

Certificate (misc) as to chattel mtg \$—; Mar2; Mar18; Accurate Stationery & Mfg Co to Chas S & Wm I Spiegelberg.

Equipment trust agmt (misc); conditional sale of rolling stock, gen mtg, &c; June20 17; Mar7 18; due Feb17, 4½%; Rock Island Impt Co with Chicago, Rock Island & Pacific Railway Co & Bankers Trust Co of N Y, as trste. notes 6,500,000

Steamship Amelia (misc); certf as to 1st mtg \$150,000; Feb12; Mar18; Amelia Steamship Corp to Donald Steamship Co, 18 Bway.

Steamship Amelia (misc); certf as to 2d mtg \$100,000; Dec31 17; Mar18; same to Guy Cary & Leavitt J Hunt.

Steamship "Annetta" (misc); certf as to 1st mtg \$150,000; Dec31 17; Mar18; Annetta Steamship Corp to Donald Steamship Co, 18 Bway.

Steamship "Annetta" (misc); certf as to 2d mtg \$100,000; Dec31 17; Mar18; same to Guy Cary & Leavitt J Hunt.

Steamship Bella (misc); certf as to 1st mtg \$150,000 & 2d mtg \$100,000; Feb9; Mar 1 18; Bella Steamship Corp to Donald Steamship Co; 18 Bway, 1st mtg, & Guy Cary & Leavitt J Hunt, 2d mtg.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage.

When attorney is not given it is the party of second part.

Borough of Manhattan.

MARCH 1, 2, 4, 5, 6 & 7.

Bleecker st, 341 (2:619); Jas T & Mary E Barry, 1149 Boston rd, Bronx, to Harry A Barry, 2028 Grand blvd & concourse, Bronx; (A) Arthur J Barry, 2804 3 av (\$1,000, Oct26 14); Mar18. 100

Carmine st, 34-6 (2:527); Philadelphia Trust Co trste for Neilson Brown, will Alex Brown, to Philadelphia Trust Co, 415 Chestnut st, Phila, Pa, trste for Rosalie B Dolan, under same will; (A) Fredk H Comstock, 36 Wall (\$36,000, now \$22,000), Oct 13, 1890; Mar5 18. 22,000

Christopher st, 23-5 (2:610); Title Guar & T Co to Sarah Switzer, 315 Central Park W; (A) Louis B Hasbrouck, 256 Bway (\$16,000, Feb27 13); Mar7 18. 16,000

Christopher st, 23-5 (2:610); Sarah Switzer to Margaret & Sarah Switzer Institute & Home at 27-9 Christopher; (A) Louis B Hasbrouck, 256 Bway (\$16,000, Feb27 13); Mar7 18. nom

Christopher st, 23-5; same to same; (A) same (\$6,500, Oct3 13); Mar7 18. nom

Division st, 85 (1:282); Saml Newman to Max & Rose Taub, 55 W 116 (\$2,500, Dec 27 17); Mar18. nom

Gouverneur st, 21 (1:268); Philadelphia Trust Co trste for Neilson Brown, will Alex Brown, to May H Brown, at Bryn Mawr, Pa, as gdn Alex Brown, Jr, et al; (A) Fredk H Comstock, 36 Wall (\$23,000, now \$20,000), April 7, 1890; Mar5 18, 20,000

Greenwich st, 217, see West Bway, 2.

John st, 50-6 (1:67); Fifth Av Bank of N Y to N Y Title & Mtg Co; (A) White & Case, 14 Wall (\$245,000, Aug31 11); Mar6 18. O C & 100

John st, 50-6; N Y Title & Mtg Co to Bankers Trust Co, 14 Wall; (A) same (same mtg); Mar6 18. O C & 100

Madison st, 352 (1:266); Adelaide Beekman & ano, trstes will Benedictus Bamberg, to Lawyers Mtg Co (\$14,000, Aug12 15); Mar7 18. 13,000

Ridge st, 112-14 (2:344); Sarah A Vedder to Title Guar & T Co (\$50,000 (\$12,000 now due), Dec20, 1899); Mar7 18. 12,000

Livingston st, 232 (2:339); Philadelphia Trust Co trste for Neilson Brown, will Alex Brown, to May H Brown, at Bryn Mawr, Pa, as gdn Alex Brown, Jr, et al; (A) Fredk H Comstock, 36 Wall (\$25,000, Jan16 06); Mar5 18. 24,750

Rutgers pl, 2 (1:257), sec Jefferson, 25.4x —; Philadelphia Trust Co, trste for Neilson Brown, will Alex Brown, to Philadelphia Trust Co, 415 Chestnut st, Phila, Pa, trste for Rosalie B Dolan, under same will; (A) Fredk H Comstock, 36 Wall (¼ pt \$42,500 (now \$30,000), Jan19, 1899); Mar 5 18. 10,000

West st, 197 (1:142), sec Jay, 29.4x78.9 to Caroline; Geo P Wetmore, trste under deed of trust, to Geo P Wetmore, at Newport, RI, et al, trstes Sybil K W Sellar (Hoffman); (A) Title Guar & T Co (½ pts or \$15,000 in mtg \$40,000, May25, 1893); filed and discharged Mar6 18. nom

West st, 197; Geo P Wetmore et al, trstes Sybil K W Sellar, to Sybil K W Sellar, at Newport, RI; (A) same (same int in said mtg); filed & discharged Mar6 18. nom

West st, 197; same & ano, trstes will Annie W Sherman, ¾ pts, & Sybil K W Sellar, ¾ pts, to Paterson Safe Deposit & Trust Co, 152 Market st, Paterson, NJ; (A) same (all of above mtg); filed & discharged Mar6 18. 40,000

Whitehall st, 43 (1:8); Frances H Zabriskie, trste will Sarah J Zabriskie, to Title Guar & T Co (\$25,000, Mar4 10); Mar 6 18. 25,000

Whitehall st, 43 (1:8); Title Guar & T Co to Broadway Savings Instn, 5 & 7 Park pl; (A) Title Guar & T Co (\$25,000, Mar4 10); Mar7 18. 25,000

Wooster st, 211-3 (2:536); N Y Trust Co to Clarence W Eckardt, at Northcattle, NY; (A) Lawyers Title & T Co (\$15,500, June25 17; Mar1 18. O C & 100

Wooster st, 211-3 (2:536); Clarence W Eckardt to Walter M Keck, at East Orange, NJ, trste will Edw W Keck; (A) same (same mtg); Mar1 18. 15,250

14TH st, 218 E (2:469); Katy & Ida S Botto to Rose Sirota, 2112 84th, Bklyn; (A) C B Harris, 299 Bway (\$3,000, Apr5 12); Mar5 18. 3,000

29TH st, 239 E (3:910); Philadelphia Trust Co trste for Neilson Brown, will Alex Brown, to May H Brown, at Bryn Mawr, Pa, as gdn Alex Brown, Jr, et al; (A) Fredk H Comstock, 36 Wall (\$22,500 (now \$18,000), Aug20, 1891); Mar5 18. 18,000

35TH st, 260 W (3:787); Philadelphia Trust Co trste for Neilson Brown, will Alex Brown, to May H Brown, at Bryn Mawr, Pa, as gdn Alex Brown, Jr, et al; (A) Fredk H Comstock, 36 Wall (\$38,000 (now \$27,500), Nov25, 1889); Mar5 18. 27,500

39TH st, 4 E (3:868); Alex Herman, surviving member of Scholle Bros, to Lionel Sutro, 600 West End av, & ano, trstes will Jacob Scholle; (A) Kurzman, O & F, 25 Broad (\$55,000, Mar1 05); Mar6 18. nom

39TH st, 4 E; same to same; (A) same (\$22,000, Apr3 13); Mar6 18. nom

48TH st, 236 W (4:1019); Rose Reilly, extr John J Reilly, to Rose Reilly, 857 7 av; (A) Ira B Stewart, 346 Bway (\$24,000, July 19 10); Mar4 18. nom

49TH st E (5:1342), ns, 230 e 2 av, 18.9x 100.5; Chapman M Kirby of Lebanon, N J, to Chas M Kirby, 188 Belmont av, Jersey City, NJ; (A) Saml Riker, Jr, 19 Cedar (\$2,200, June2 11); Mar5 18. omitted

49TH st, 446 W (4:1058); Sophia A Seidman, 2316 Av Q, Bklyn, to Wm W Schweizer, 665 10 av; (A) Title Guar & T Co (\$2,500, Jan1 16); Mar1 18. nom

50TH st E (5:1342), ss, 315 e 2 av, 20x 100.5; Danl J Leary, at Great Neck, LI, to Augusta Doctor & Ludwig Scholem, firm Louis M Doctor, 99 4 av; (A) M G Holstein, 165 Bway (\$3,400, Mar25 14); Mar 2 18. 2,000

53D st W (4:1044), ns, 175 w 8 av, 25x 31.10x25x30.10; Annie Miller, 107 North Bway, White Plains, NY, to Ery Kehaya, 905 West End av, or 120 Bway (\$7,000, Jan20 13); Mar6 18. 7,000

60TH st, 235 E (5:1415); Philadelphia Trust Co trste for Neilson Brown, will Alex Brown, to Philadelphia Trust Co, 415 Chestnut st, Phila, Pa, trste for Rosalie B Dolan, under same will; (A) Fredk H Comstock, 36 Wall (\$18,000 (now \$10,000), Mar 30, 1893); Mar5 18. 10,000

61ST st, 236 E (5:1415); Mercantile Trust Co, as trste, to Mercantile Trust Co, as trste will Oliver S Carter; (A) Peter R Gatens, 290 Bway \$12,000, Mar1, 1899; filed & discharged Mar4 18. 12,000

71ST st, 236 W (4:1162); Hettie S Beaman, of Cornish, N H, to Virginia Butler of Stockbridge, Mass; (A) — Isaacs, address not given (\$10,000, Feb19, 1894); filed & discharged Mar5 18. 10,000

71ST st, 236 W; Virginia Butler, of Stockbridge, Mass, to Helen C Butler, 550 Park av; (A) same (same mtg); filed & discharged Mar5 18. 10,000

74TH st, 134 W (4:1145); Philadelphia Trust Co trste for Neilson Brown, will Alex Brown, to Philadelphia Trust Co, 415 Chestnut st, Phila, Pa, trste for Rosalie B Dolan, under same will; (A) Fredk H Comstock, 36 Wall (\$24,000 (now \$20,000), Apr20, 1893); Mar5 18. 20,000

78TH st, 106 W (4:1149); Title Guar & T Co to Sarah E McPherson; (A) Title Guar & T Co (\$19,000, Feb18 10); Mar1 18. 19,000

79TH st, 136 E (5:1413); Woman's Hospital in State N Y to West Side Savings Bank, 110 6 av; (A) Lawyers Title & T Co (\$14,000, Mar10, 1886); Mar5 18. 14,000

79TH st, 302-6 W (4:1186); Geo H Fletcher & Alfred L Brown, firm Fletcher, McCutcheon & Brown, to Edgar N Sidman, 640 West End av; (A) Fletcher, McC & B, 128 Bway (\$50,000, June29 06); Mar2 18. nom

81ST st, 518 E (5:1577); Bernard L Tim & ano, exrs, to Bernard L Tim, 209 W 79, & ano, trstes will Louis Tim; (A) S H Guggenheimer, 50 Broad (\$17,500, Nov21 06); Mar4 18. nom

81ST st, 157 W (4:1212); N Y Trust Co, trste will John Dayton, for Idene D Denison, to Nona D S Turner, 29 Sherman av, Glens Falls, NY; (A) N Y Trust Co, 26 Broad (\$10,000, Oct14, 1899); Mar1 18. 8,250

82D st, 217-9 E (5:1528); Philadelphia Trust Co, trste for Neilson Brown, will Alex Brown, to Philadelphia Trust Co, 415

Chestnut st, Phila, Pa, trste for Rosalie D Dolan, under same will; (A) Fredk H Comstock, 36 Wall (½ pts \$45,000 (now \$41,000), Sept30'10); Mar5'18. 27,333.33

83D st E (5:1580), ns, 98 w East End av, 25x—; Edw C & Julia Simpson, exrs Chas Simpson, to Lawyers Mtg Co; (A) N Y Title & Mtg Co (\$15,000, Mar2'08); Mar4'18. 15,000

83D st E (5:1580); same prop; Lawyers Mtg Co to Ruzena Pruse, 312 E 79, et al, trstes under trust agmt; (A) same (same mtg); Mar4'18. 15,000

83D st E (5:1580), ns, 123 w East End av, 25x—; Augustus M Gerdes to Lawyers Mtg Co; (A) N Y Title & Mtg Co (\$15,000, Mar2'08); Mar4'18. 15,000

83D st E (5:1580); same prop; Lawyers Mtg Co to Ruzena Pruza, 312 E 79, et al, as trstes under trust agmt; (A) same (same mtg); Mar4'18. 15,000

84TH st, 331 W (4:1246); Lillian M Duval, extrx Chas L Duval, to John A Burns, at Cold Spring, NY; (A) Zabriskie, S K & Gray, 49 Wall (\$4,000, Apr12'16); Mar4'18. nom

89TH st, 530 E (5:1585); Solomon Tim, 378 West End av, to Vaclav Confal, 453 E 78, et al, trstes under declaration of trust; (A) N Y Title & Mtg Co (\$13,000, June15, 1899); Mar1'18. 13,000

92D st, 82 E (5:1503); Montefiore Home & Hospital for Chronic Diseases to Farmers Loan & Trust Co, 22 Wm; (A) Geller, R & H, 22 Exch pl (\$26,000, Feb19'10); Mar5'18. 20,000

94TH st, 60 W (4:1207); Laura E Walker to N Y Title & Mtg Co (\$15,000, Mar4'18); Mar4'18. 15,000

97TH st, 46 W (7:1832); N Y Trust Co to Neva D S Turner, 29 Sherman av, Glens Falls, NY; (A) N Y Trust Co, 26 Broad (\$10,000, Nov24'08); Mar1'18. 10,000

97TH st, 174 W (7:1851); John E Schermerhorn et al, exrs Katie T Schermerhorn, to John E Schermerhorn, 434 Riverside dr, et al; (A) Roosevelt & Kobbe, 44 Wall (\$23,000, Dec1'09); Mar6'18. int of 12,300

97TH st, 174 W; same to Katie S Matthews, 225 W 86; (A) same (same mtg); Mar6'18. int of 2,700

97TH st, 174 W; same to same; (A) same (same mtg); Mar6'18. int of 8,000

98TH st, 40 W (7:1833), ss, 360 w Central Park W, 40x100.11; Hamilton F Dean, 214 E 31, to Abr & Louis Davis, 241 W 113; (A) J H Zieser, 217 Bway (\$5,000, Oct21'13); Mar2'18. nom

103D st, 215 E (6:1653); Saml Wacht et al to N Y Title & Mtg Co (\$35,000, June3'12); Mar5'18. 25,000

105TH st, 251 E (6:1655); Jacob Frankenthaler to Advance Mtg Co, 115 Bway; (A) Lewis S Marx, 128 Bway (\$5,500, July 31'06); Mar5'18. nom

105TH st, 56 W (7:1840); Isaac Weil et al, exrs & Ray Weil, to Nellie L Blair, 150 Maple, Bklyn; (A) Louis A Solomon, 41 Park Row (\$7,000, Apr22'17); Mar2'18. 6,000

108TH st, 206 E (6:1657); Bernard L Tim & ano, exrs Louis Tim, to Bernard L Tim, 209 W 79, & ano, trstes will Louis Tim; (A) S H Guggenheimer, 50 Broad (\$12,000, \$9,500 now due, June21'05); Mar4'18. nom

108TH st, 212 W (7:1879); Jacob Frankenthaler, exr Carrie Frankenthaler, to Jacob Frankenthaler, 600 W 113; (A) Lewis S Marx, 128 Bway (\$2,500, Apr7'14); Mar5'18. nom

108TH st, 212 W (7:1879); Jacob Frankenthaler to Advance Mtg Co, 115 Bway; (A) Lewis S Marx, 128 Bway (\$2,500, Apr7'14); Mar5'18. nom

108TH st, 214 W (7:1879); Jacob Frankenthaler, exr Carrie Frankenthaler, to Jacob Frankenthaler, 600 W 113; (A) Lewis S Marx, 128 Bway (\$2,500, Apr7'14); Mar5'18. nom

108TH st, 214 W (7:1879); Jacob Frankenthaler to Advance Mtg Co, 115 Bway; (A) Lewis S Marx, 128 Bway (\$2,500, Apr7'14); Mar5'18. nom

111TH st, 150 W (7:1820); Jacob Frankenthaler to Advance Mtg Co, 115 Bway; (A) Lewis S Marx, 128 Bway (\$11,500, Mar26'08); Mar5'18. O C & 100

112TH st, 68 E (6:1617); Frank Wolf, trste will Sigmund D Rosenbaum, to Henry L Scheuerman, 525 West End av, & ano, trstes will Sigmund D Rosenbaum; AT; (A) Hirsch, S & L, 160 Bway (\$—, July 2'13); Mar7'18. court order

114TH st, 224 W (7:1829); Hudes Drexler, of Bronx, to Bowery Savgs Bank, 128 Bowery; (A) Cadwalader, W & T, 40 Wall (\$18,000, Mar28'13); Mar1'18. 15,000

115TH st, 307-11 E (6:1687); Overland Building Co to C H Rugg Co, — Union st, Rochester, NY; (A) Young & Hughes, 2 Rector (\$1,500, Sept11'16); Mar5'18. 950

116TH st, 89 E (6:1622); Jacob Frankenthaler, exr Carrie Frankenthaler, to Jacob Frankenthaler, 600 W 113; (A) Lewis S Marx, 128 Bway (\$2,500, Nov9'09); Mar5'18. nom

116TH st, 89 E (6:1622); Jacob Frankenthaler to Advance Mtg Co, 115 Bway; (A) Lewis S Marx, 128 Bway (\$2,500, Nov9'09); Mar5'18. nom

116TH st, 91 E (6:1622); Jacob Frankenthaler to Advance Mtg Co, 115 Bway; (A) Lewis S Marx, 128 Bway (\$5,500, May 18'08); Mar5'18. O C & 100

118TH st, 5 W (6:1717); Jacob Frankenthaler, exr Carrie Frankenthaler, to Jacob Frankenthaler, 600 W 113; (A) Lewis S Marx, 128 Bway (\$3,000, Apr17'14); Mar5'18. nom

118TH st, 5 W (6:1717); Jacob Frankenthaler to Advance Mtg Co, 115 Bway; (A) Lewis S Marx, 128 Bway (\$3,000, Apr17'14); Mar5'18. nom

122D st, 62 E (6:1747); John Hasselberger, exr Wm Hasselberger, to Mary L Young, 443 W 49, heir Wm Hasselberger; (A) Chas Kaufmann, 35 Nassau (½ of \$15,000, July14'14); Mar4'18. nom

122D st, 62 E; same to John Hasselberger, 437 E 88, individ & as heir Wm Hasselberger; (A) same (½ pt same mtg); Mar4'18. nom

122D st, 62 E; same to Emelia J Kenney, 229 E 37, heir Wm Hasselberger; (A) same (½ pt same mtg); Mar4'18. nom

142D st, 119-123 W (7:2011); L Frederic Requa to U S Trust Co of N Y, 45 Wall; (A) Stewart & S, 45 Wall (\$38,000, May18'05); Mar2'18. nom

142D st, 119-123 W (7:2011); U S Trust Co of N Y, as trste Chas P Requa, to L Frederic Requa; (A) same (same mtg); Mar2'18. nom

162D st, 656 W (8:2136); Title Guar & T Co to Van Dyck Estate, 331 Mad av; (A) Middlebrook & B, 46 Cedar (\$135,000, Mar 15'16); Mar7'18. nom

162D st, 656 W (8:2136); Van Dyke Estate, 331 Mad av, to Edw S Avery at Easthampton, LI; (A) same (same mtg); Mar7'18. nom

171ST st, 507-9 W (8:2128); Peter L F Sabbatino, 211 E 14, to Minnie Wolf, 640 Riverside dr; (A) Aaron A Feinberg, 220 Bway (\$5,000, Mar2'18); Mar2'18. nom

172D st, 720 W (8:2139), sec Haven av; Van Dyck Estate, 331 Mad av, to Title Guar & T Co (\$95,000, Dec22'16); Mar5'18. nom

178TH st W (8:2177), ns, 97 e Haven av, 50x92.6; Wm B Sommerville, 404 Riverside dr, to Sophie Krimsky, 164 Pennsylvania av, Bklyn (\$5,000, May18'15); Mar2'18. nom

179TH st W (8:2177), ss, 97 e Haven av, 50x92.6; Wm B Sommerville, 404 Riverside dr, to Sophie Krimsky, 164 Pennsylvania av, Bklyn (\$5,000, May18'15); Mar2'18. nom

Av A (2:435), ws, 48.9 s 8th, 24.5x70; Girard Trust Co & ano, exrs Marcia M Solis, to Girard Trust Co, cor Broad & Chestnut sts, Phila, Pa, & ano, trstes for Marcia Solis & ano, under same will; (A) Title Guar & T Co (\$16,000, July28'09); Mar7'18. nom

Amsterdam av, 1109-11 (7:1867); Jacob D Khodoff to Ada Khodoff, 1421 Mad av; (A) L & I J Joseph, 135 Bway (\$12,000, Mar3'14); Mar4'18. nom

Amsterdam av, 1744 (7:2078); Wm H Tompkins & ano, exrs Harriet E Price, to Bowery Savgs Bank, 128 Bowery; (A) Title Guar & T Co (\$24,000, Apr15, 1897); Mar6'18. 20,000

Amsterdam av, 2016 (8:2118); Lillie N Sternberg to Commonwealth Savgs Bank, 2007 Amsterdam av; (A) Geo H Hyde, 41 Park Row (\$11,000, Feb8'15); Mar4'18. 11,000

Broadway, 204-6 (1:79), sec Fulton (Nos 146-50); Metropolitan Trust Co, 60 Wall, to Elited Corp, 215 Montague, Bklyn; (A) Lawyers Title & T Co (\$12,500, Oct20'16); Mar5'18. 13,253.33

Broadway (7:2083), nec 151st, 99.11x150; U S Fidelity & Guaranty Co, 47 Cedar, to Milton M Silverman, 207 W 107, et al, exrs & Clementine M Silverman, all of Manhattan; (A) Emanuel S Cahn, 160 Bway (\$4,000, Sept9'10); Mar6'18. nom

Park av, 1692 (6:1745); Bernard L Tim & ano, exrs Louis Tim, to Bernard L Tim, 209 W 79, & ano, trstes will Louis Tim; (A) S H Guggenheimer, 50 Broad (\$14,000, Nov23, 1896); Mar4'18. nom

Riverside dr, 838 (8:2136); Elkan M Sachs et al to Chas A Eberhardt, 413 E 137, & ano; (A) Max Stern, 64 Wall (\$20,000, Apr14'15); Mar1'18. 13,750

West Broadway, 2 (1:86); also GREENWICH ST, 217; Jeannette Chandler to Sterling Holding Corp, 299 Bway; (A) Gettner, S & A, 299 Bway (\$3,000, Apr24'17); Mar4'18. O C & 100

West End av (4:1162), nec 70th, 17x70; Lincoln Trust Co to Lincoln Trust Co, 204 5 av, as trste for Walter E Halliwell, will Chas E Halliwell; (A) Middlebrook & B, 46 Cedar (\$12,500, Sept30'04); Mar6'18. 12,500

2D av, 760 (5:1333); Sadie E & Ida Adams to Title Guar & T Co (\$16,000, Jan26'12); Mar7'18. 15,000

1ST av, 852 (5:1359); Bernard L Tim & ano, exrs Louis Tim, to Bernard L Tim, 209 W 79, & ano, trstes will Louis Tim; (A) S H Guggenheimer, 50 Broad (\$17,500, Apr 24, 1900); Mar4'18. nom

3D av, 2177 (6:1783); Jacob Frankenthaler to Advance Mtg Co, 115 Bway; (A) Lewis S Marx, 128 Bway (\$3,000, Jan13'14); Mar5'18. O C & 100

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

MARCH 1, 2, 4, 5, 6 & 7.

Delancey st (2:410), ns, 32.6 e Orchard, 27.6x75; Sussman, Volk Co to David Sheeline & ano; (A) Federman & F, 115 Bway; Mar5'15; Mar6'18. 7,000

Fletcher st, 18 (1:71); Thos H & Charlotte C Grossmith of Jersey City, to Sarah B Chamberlin of Greenfield, Saratoga Co, NY; (A) Company Morana, 118 E 27; Apr 25'08; Mar6'18. 1,500

Madison st (1:116), ss, bet Roosevelt & James sts, 24x125x27x125; Mary J McShane, 801 Av U, Bklyn, to Wm J Moran, 189 Patchen av, Bklyn; (A) Edw A McShane, 165 Bway; Aug23'15; Mar7'18. 5,000

Thompson st, 180 (2:525); Jos & Andrew De Lorenzo & ano to R E Guy Smith, 25 Melbourne av, Westmont, Montreal, Canada; (A) Title Guar & T Co; Mar1'15; Mar7'18. 3,300

Washington st, 722-4 (2:638); Morris Goodman to Lincoln Trust Co; (A) Alex S Lyman, R 3516, Grand Terminal Station; Mar1'05; Mar2'18. 26,000

West st, 197 (1:142); Jas P & Sara M Foster to Paterson Safe Deposit & Trust Co, Paterson, NJ; (A) Man & M, 56 Wall; May25, 1893; Mar6'18. 40,000

4TH st E (2:360), ns, 150.3 e Av D, 22.4x 96; Mary Kubera to Dry Dock Savgs Instn; (A) Frank M Tichenor, 38 Park av; June6'06; Mar6'18. 5,000

5TH st, 313 E (2:447); Herman & Minnie Rosenbaum to Barney Waller & Tillie Salvin; (A) A J Doyle, 23 Clinton, Bklyn; May8'13; Mar2'18. 2,500

5TH st, 315 E (2:447); Herman & Minnie Rosenbaum to Barney Waller & Tillie Salvin; (A) A J Doyle, 23 Clinton, Bklyn; May8'13; Mar2'18. 2,500

9TH st E (2:560), ss, 248 w Bway, 25x 93.11; Ernst Drescher to Geo Ehret; (A) E M Burghard, 111 Bway; Nov22'07; Mar6'18. 13,500

15TH st, 132 W (3:790); Mary J & Margt M Mitchell, 221 W 15, & ano to Frances H Bond, 72 Hancock, Bklyn; (A) E G Davis, 93 Nassau; Jan26'16; Mar4'18. 1,000

34TH st E (3:890), ns, 129.9 w 3 av, runs w15.3xn100xe12.7xsw16.8xe5.3xs82.8 to beg; Harriet K Fisher to Chas E Goodhue, exr will Chas F Goodhue, decd; (A) Frank Keck, 29 Bway; May12'04; Mar2'18. 8,000

34TH st, 261 W (3:784); Marie Albright to Ellenville Savgs Bank, Ellenville, NY; (A) Title Guar & T Co; Feb20'05; Mar1'18. 30,000

37TH st W, nec Bway, see Bway, nec 37th.

38TH st, 114 W, see Bway, nec 37th.

44TH st W (4:1072), ss, 300 w 10 av, 25x 100.5; Harry C & Mary Hohenstein, 520 W 44, to Patrick Doherty, exr, 146 Myrtle av, Bklyn; (A) Frank Thorn, 171 Bway; June 10'12; Mar4'18. 3,000

47TH st W (4:1095), ns, 475 w 11 av, 25x 100; Henry Contracting Co, 633 W 47, to Louis H G Dethloff, 623 Courtlandt av, Bronx; (A) Jos E Greenberg, 299 Bway; Mar2'17; Mar7'18. 1,500

49TH st E (5:1342), ns, 187.6 w 1 av, 18.9x100.5; Milly Stern to Bowery Savgs Bank, 128 Bowery; (A) Lawyers Title & T Co; May31'04; Mar4'18. 5,000

49TH st E (5:1342), ns, 187.6 w 1 av, 18.9x100.5; Milly Stern to Bowery Savgs Bank, 128 Bowery; (A) Lawyers Title & T Co; Dec31'06; Mar4'18. 1,500

49TH st W (4:1039), ss, 350 w 8 av, 25x 100.5; Barbara W Gillen, 332 W 49, to Geo P Sanborn, 38 Livingston, Bklyn; Sept30'15; Mar5'18. 2,000

57TH st E (5:1311), ss, 234.6 w Lex av, 19.11x100.5; Chas F Camerer to Mary A Truslow; (A) Phelps & East, 30 Broad; Dec9'04; Mar4'18. 34,000

61ST st, 236 E (5:1415); Abr Silverston to Bankers Trust Co, trste, will Oliver S Carter; (A) Saml Levy, 290 Bway; Mar1, 1899; Mar4'18. 12,000

68TH st, 241 W (4:1160); Chas Pfizer, Jr, Co, Ltd, to Seamens Bank for Savgs, 76 Wall; (A) Cadwalader, W & T, 40 Wall; Apr14'11; Mar1'18. 16,500

70TH st E (5:1385), ns, 21 w Madison av, 22x100.5; Edw W Humphreys to Lincoln Trust Co; (A) Augustus Haviland, 40 Wall; Sept29'09; Mar4'18. 67,500

71ST st, 232 W (4:1162); May L Seyd to Bond & Mort Guarantee Co; (A) Newman & N, 43 Cedar; May23'07; Mar4'18. 25,000

71ST st, 236 W (4:1162); Wm H & Emily I M Frame to Helen C Butler, 555 Park av; (A) Title Guar & T Co; Feb14, 1894; Mar5'18. 10,000

72D st, 160 E (5:1406); Herman J Katz to Jos W Sandford, Plainfield, NJ; (A) M J Katz, 320 Bway; Mar2'08; Mar1'18. 5,000

85TH st W (4:1199), ns, 372 w Central Park W, 20x102.2; Jas Carlew Constn Co to National Savgs Bank of City Albany, 70-2 State st, Albany; (A) Title Guar & T Co; June26'05; Mar2'18. 35,000

88TH st E (5:1517), ns, 82.2 e Park av, 25x100.8; Peter F Kane to Mary M Pringle, Biarritz, France; (A) Lawyers T & T Co; Mar4'04; Mar5'18. 20,000

94TH st W (4:1207), ss, 250 e Col av, 25 x116.2x25x117.2; Walter M Jones, Cold Spring Harbor, LI, to Ellen S Jones, gnl gdn of Walter R Jones et al; (A) Title Guar & T Co; Nov28, 1900; Mar4'18. 12,000

96TH st, 163 E (6:1624); Solomon Frankel & ano, to Leopold Haas Estate Corp, 320 Bway; (A) S M Roeder, 119 Nassau; Jan1'05; Mar1'18. 7,400

100TH st, 65 W (7:1836); Hicks Realty Co to Lincoln Trust Co, trste will Fredk C Gebhard; (A) Bowers & Gerard, 46 Cedar; Feb10'10; Mar1'18. 15,000

105TH st E (6:1611), ns, 300 e 5 av, 50x 100.11; Saml L & Mollie Ettlinger to Sam Ettlinger, 1678 President, Bklyn; (A) Geza Eichhorn, 309 Bway; June28'13; Mar4'18. 2,000

106TH st E (6:1634), ns, 30 e Park av, 25x100.11; Danl J Riordan to Thos J Malloy, 123 E 90; (A) F E Yung, 529 Courtlandt av; Mar1'06; Mar1'18. 7,000

116TH st, 118 E (6:1643); Wenare Holding Co to Sterling Holding Corp, 299 Bway; (A) Gettner, Simon & Asher, 299 Bway; Mar31'17; Mar5'18. 1,500

131ST st, 156 W (7:1915); Jas M & Jennie Whitney to Right Realty & Security Co, 35 Nassau; (A) S A Singerman, 35 Nassau; July10'17; Mar4'18. 1,600

212TH st W (8:2230), ns, 100 w Ams av, 100x99.11; Coburn-Gahren Constn Co to R Clarence Dorsett; (A) R C Dorsett, 25 Pine; Apr6'05; Mar4'18. 7,000

212TH st W (8:2230), ns, 200 w Ams av, 100x99.11; also 213TH ST W (8:2230), ss, 200 w Ams av, 100x99.11; Coburn-Gahren Constn Co to R Clarence Dorsett; (A) R C Dorsett, 25 Pine; Apr6'05; Mar 4'18; mtgs respectively 5,750 & 6,750

Av D, 4 (2:357); Robt & Annie Gerson to Harry Hirsh, 216 W 89; (A) Moses Goodman, 287 Bway; Mar14'16; Mar7'18, 1,000

Broadway (3:813), nec 37th, runs n104xe 187.6x89.9 to ns 37th xw154.10 to beg; also BROADWAY, 1382 (3:813); also 38TH ST, 114 W (3:813); Hobart Estate Co to Moses Taylor Pine & Edw J Haney, trstes will Moses Taylor, for Kate W Winthrop & Hy A C Taylor; (A) Cadwalader, W & T, 40 Wall; Nov29'13; Mar1'18, 50,000

Broadway, 1382, see Bway, nec 37th.

Riverside dr (7:1991), es, 25 s 122d, 50x 100; Mathilde G Kittel, 496 Riverside dr; (A) Jno A Dutton, 80 Maiden la; Sept11'14; Mar7'18, 40,000

1ST av (5:1463), es, 45 n 68th, 40x100; Felicia Schapird to Theresa Schlesinger, 778 Beck; (A) Aaronstamm & C, 53-63 Park Row; May8'06; Mar7'18, 10,000

6TH av, 291 (3:794); leasehold; Wm Cranick to Jacob Braunstein, 115 2 av; (A) A J Halprin, 41 Park row; Feb14'18; Mar7'18, 6,600

10TH av, 753 (4:1080); 751 10th Ave, Inc, 35 Nassau, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97; (A) Strauss, R & B, 141 Bway; Nov9'14; Mar6'18, 7,000

11TH av (3:683), nwc 37th, 49x100; leasehold; Terence McKegney, 455 11 av, to Geo Ehret; (A) Edw Burghard, 111 Bway; June 30'13; Mar1'18, 8,000

MORTGAGES.

Borough of Bronx.

MARCH 1, 2, 4, 5, 6 & 7.

Barry st (10:2606), ws, 576 n Eastern blvd (proposed), 105.5x100; agmt as to share ownership in mtg; Dec23'17; Mar2'18; Factory Sites, Inc, 836 Westchester av, with East Bay Land & Impt Co, 25 Pine, nom

Herschell st, 1360 (14:3848), nes, 177 se Westchester av, 25.3x101.3x25.4x101.3; Mar 1; Mar7'18; 3y6%; Matthew J Gaskin, 1360 Herschell, to Benj Hess, 519 W 160, 3,500

Juliana st, nwc Elliott av, see Elliott av, nwc Juliana.

Montgomery pl (12:3258), sec Oloff, runs s490.11x60.00x41.6xne abt 230xe83.9xne135.1 to st xw175 to beg; Feb19; Mar1'18; 1y6%; Cannon Place Constn Co to Eliz H Sullivan, 411 W 261, 1,302.80

North st (11:3198), ss, 100 w Jerome av, 25x100; Mar1; Mar2'18; due & c as per bond; Bernard Lynch to Edna A Patton, 2440 Webb av, 1,000

Oloff st, sec Montgomery pl, see Montgomery pl, sec Oloff.

Rowland st (15:3977), ws, 125 s Glebe av, 50x120, except part for Rowland; Mar5'18; 3y6%; Bernard Clark, 2521 Glebe av, to Wm J Reed, 1966 University av, 1,500

136TH st, 513-7 E (9:2264), ns, 100 e Brook av, 54 to ws Mill Brook x—x—x100; PM; pr mtg \$5,500; Mar1; Mar2'18; due & c as per bond; Utility Realty Co, 30 E 42, to Public Square Realty Co, 320 Bway, 3,500

136TH st, 634-6 E (10:2548); ext of \$27,000 mtg to Mar5'21 at 5½%; Mar5'18; N Y Title & Mtg Co with Rose Rudinsky, 1421 47th, Bklyn, nom

151ST st E (9:2411), ns, 120.3 e Morris av, 25x117.3x25x117.4; Feb5; Mar1'18; 5y5%; Florindo Zingaro, 279 E 151, to Giovanni Zingaro, 266 Wayne st, Jersey City, NJ, 5,500

156TH st, 739 E, see Brook av, nwc 156.

158TH st, 653-5 E, see Cauldwell av, 800.

160TH st, E, see Boston rd, see Boston rd, sec 166th.

168TH st E, nwc Prospect av, see Prospect av, nwc 168.

179TH st E (15:4004), ss, 125 w Bronx Park av, 25x114x26.11x104.1; Feb27; Mar 4'18; due July1'18, 6%; Michl Howard to Arthur Levine, Mt Vernon, NY, 445

179TH st E (11:3137), ns, 113.11 w Boston rd, 37x83x26.6x115; also BOSTON RD (11:3137), ws, 69.5 n 179th, 27x100; Nov12'17; Mar7'18; ext of \$5,000 mtg to Nov12'20 at 5½%; Title Guar & T Co with Danl Mapes, Jr, & John S Lambert G, Annie H, Bertha & Howell Mapes & Mary A Howell, nom

180TH st, 309 E (11:3144), ns, 58.4 w Tiebout av, 16.8x100; Mar6'18; 3y5%; Fedele & Giovanni Eleuterio, 2334 Hughes av, to Hudson P Rose Co, 7 W 45, 1,150

181ST st, 667 E (11:3083), ns, 41.2 e Belmont av, 25x80.1; Mar7'18; due & c as per bond; John J Brady, Jr, & Egbert L Brady, to Title Guar & T Co, 3,000

225TH st E (17:4839), ns, 305 w Barnes av, 100x114; PM; Mar4'18; 5y5%; Jas F O'Neill to Peter Duncan, 1019 E 179, 1,400

Anderson av, es, abt 185.11 s 165th, see Jerome av, ws, 185.11 s 165th.

Andrews av (11:3217), es, 545.8 s 183d, 60x100; PM; Mar1'18; 3y5%; Saml F Moran to Nellie L Vought, 92 Young av, Pelhamwood, NY, 15,000

Arthur av, 2064 (11:3069), es, 188.7 n 179th, 16.8x116.6x16.9x115; PM; Feb28; Mar 1'18; 5y5%; Nunzio Montalbano to Jacob Bauer, East Hampton, Conn, 2,600

Barnes av, 1651 (15:4040), ws, 175 s Van Nest av, 25x100, except part for av; PM; Mar1; Mar2'18; 3y5½%; John Rinklin to Grace L Hoffman, 2118 Delancey pl, Phila, Pa, 2,800

Boston rd (10:2633), sec 166th, 106.4x62.4 x97.11x19.10; pr mtg \$20,500; Feb28; Mar 5'18; due Aug28'20, 6%; Bernard Treptow to Sterling Holding Corp, 299 Bway, 2,000

Boston rd, ws, 69.5 n 179th, see 179th E, ns, 113.11 w Boston rd.

Brook av (9:2364), nwc 156th (No 739), 100x23.9x99.11x24.11; pr mtg \$20,000; Feb 28; Mar1'18; due Aug28'18, 6%; D Hy Waltemade, 822 Tinton av, to Benenson Realty Co, 401 E 152, 1,500

Brook av (11:2896), ws, 27.5 n St Pauls pl, runs w83xn25xe54.7xn33xe27.11 to av xs 28 to beg; ext of \$11,000 mtg to Sept8'21 at 5½%; Feb28; Mar2'18; Saml Schutzboank, Perth Amboy, NJ, with Bertha Abraham, nom

Bryant av (10:2756), es, 190 s Bancroft, 40x100; ext of \$20,500 mtg to Feb20'21 at 5½%; Feb27; Mar2'18; Chas D Williams, Arlington, NJ, with Hy Moeller, 1048 Bryant av (R S \$10.25), nom

Burnside av (11:2863), sec Davidson av, runs s22.2xe80xn48.3xe0.10xn36.4 to Burnside av x w 102.4 to beg; Mar4; Mar7'18; 5y5½%; Emco Impt Co to Louis F Levy, 430 W 116, 21,000

Burnside av (11:2863); same prop; pr mtg \$21,000; Mar4; Mar7'18; 5y5½%; same to same, 6,000

Burnside av, sec Davidson av, see Davidson av, sec Burnside av.

Castle Hill av, 1101 (14:3809), nwc Watson av, 25x74.10x25x74.11; Mar1; Mar6'18; due July1'21, 5½%; Elise Schellenberg to Rose L Kuhl, 1732 Victor, 5,000

Castle Hill av (15:3948), ws, 205 n Starling av, 50x108; Mar1; Mar5'18; 2y5%; Stephen M Wickes, Pleasant Valley, NY, to Anna C Wickes, 119 Academy, Poughkeepsie, NY, 1,500

Cauldwell av, 800 (10:2630), nec 158th (Nos 653-5), 74.11x55; certf as to mtg \$15,000; Feb27; Mar1'18; Wilton Holding Corp to N Y Title & Mtg Co, nom

City Island Bridge Approach (18:5636), es, 101.1 s from pt of curve which pt of curve is distant 110.7 s Bridge, runs ne 214.11 to ws Minnieford av xne200 to ss Bridge xsw190.11 to City Island Bridge Approach xsl10.7 to pt of tangency of said curve xsl10.1 to beg; pr mtg \$15,000; Jan 4; Mar6'18; due, & c, as per bond; Rose Freund, 575 W 172, to Danl Stern, 820 2 av, 3,000

Courtlandt av (9:2419), ws, 50 sw 161st, 50x165.4 to Park av x56.6x139, except part for avs; pr mtg \$9,250; Dec12'17; Mar6'18; 2y5%; Eliz Merritt, 1046 Morris av, & Marie Thoman, 369 E 159, to Barbara wife Hy Usbeck, Newfane, Windham Co, Vt, 3,500

Daly av, 1974 (11:3126), es, 150.8 n 177th, 25x44.9x25x44.1; PM; Mar1; Mar2'18; due & c as per bond; Jos F Fonzo to Caroline A Wheeler, 1824 Arthur av, 2,300

Davidson av, 2391 (11:3199); ext of \$25,000 mtg to Mar4'21 at 5½%; Mar4; Mar 5'18; Title Guar & T Co with Fredk H Levey, 323 N Broad st, Elizabeth, NJ, nom

Davidson av (11:3203), ws, 295.4 s 190th, 75x98.8; ext of \$60,000 mtg to Mar12'23 at 5½%; Mar5; Mar6'18; Manhattan Mtg Co with McGlade Bldg Co, 2526 Webster av (R S \$30), nom

Davidson av (11:3203), ws, 295.4 s 190th, same prop; certf as to above ext of mtg & also additional mtg of \$5,264.84; Mar5; Mar 6'18; McGlade Bldg Co to Manhattan Mtg Co, 200 Bway, nom

Davidson av (11:3203), ws, 245.4 s 190th, 50x98.8; ext of \$40,000 mtg to Mar5'23 at 5½%; Mar5; Mar6'18; Manhattan Mtg Co with McGlade Bldg Co, 2526 Webster av (R S \$20), nom

Davidson av (11:3203), ws, 245.4 s 190th, same prop; certf as to above ext of mtg & also additional mtg for \$4,000; Mar5; Mar6'18; McGlade Bldg Co to Manhattan Mtg Co, 200 Bway, nom

Davidson av (11:2863), sec Burnside av, runs s22.2xe80xn48.3xe0.10xn36.4 to av xw 102.3 to beg; certf as to mtg \$21,000; Mar 4; Mar7'18; Emco Impt Co to Louis F Levy, nom

Davidson av (11:2863), sec Burnside av; same prop; certf as to mtg \$6,000; Mar4; Mar7'18; same to same.

Decatur av, 3132 (12:3353); ext of \$4,000 mtg to Feb26'21 at 5½%; Feb26; Mar1'18; Title Guar & T Co with Edw F Farrell, 3132 Decatur av (R S \$2), nom

Elliott av (16:4627), nwc Juliana, 25.1x 100; pr mtg \$6,000; Mar4; Mar6'18; due, & c as per bond; Fredk Schrader to John H Otten, 440 E 87, 1,000

Findlay av, 1270 (9:2436), es, 156.8 s 169th, 16.8x100; Mar1; Mar6'18; installs, 6%; John L & Jacob Beck, Theresa Kreiter & Louise Becker, all at 1270 Findlay av, to Chas H Thornton, 1318 Findlay av, & ano, 850

Franklin av (18:5639), ss, 450 e Main, 50 x100; Feb27; Mar2'18; installs, 6%; Wm McDaniel to Bertha J Jewell, as admtrx Truman W Jewell, 10 Locust st, Garwood, NJ, 800

Fulton av, 1350 (11:2931), es, 517.2 n 169th, 50x207.2; pr mtg \$42,000; Mar5; Mar 6'18; 3y6%; Geo H Leopold, 1350 Fulton av, to Gustav P Helfrich, 2871 Grand Concourse, 4,000

Hughes av, 2509 (11:3078), ws, 153 s Fordham rd as on map S Cambreleng et al, 25x87.6; pr mtg \$—; Feb26; Mar7'18; 3y6%; Vincenca Acampora, 231 E 108, to Maria Acampora, 328 E 104, 500

Jerome av (9:2504), ws, 185.11 s 165th, runs s11.3xs230.9xw276.11 to es Anderson av xnl32.3xe283.2 to beg, except part for Jerome & Anderson avs; Jan30; Mar7'18; 5 y5%; Wm G Ver Planck, as exr J Schuyler Anderson, Wm N Clark, Maud S Clark, Harriet A Ver Planck, Wm G Ver Planck, Mary D Clark (widow), Kath S, Helen M & Smith A Harriman, Harriet S Nelson, Kath S Ahnelt, Edw S Anderson, Edith S Willis, Edgar V R Ketchum & Katharine S D B Co, to Chas W Barnes, 122 E 17, 17,000

Katonah av (12:3375), ws, 75 n 234th, 25x 85; PM; Mar1; Mar2'18; 3y5%; Jos E Butterworth to Wm P Shaw, 667 Park av, East Orange, NJ, 1,400

Kingsbridge av, 3246 (13:3405), es, 95 s 234th, 50x120; PM; pr mtg \$35,000; Mar1; Mar7'18; 5y6%; Jos Glass, 69 W 96, to Hy Pistchal, 242 W 49, 10,000

Minneford av, ws, see City Island Bridge Approach.

Park av (11:3034), nec Tremont av (Nos 441-3), 50.6x103.4x49.11x111.1; Jan30; Mar 5'18; due & c as per bond; John J, J Fred, August F, Geo W, Alice E & Carley H Paulsen to Title Guar & T Co, 30,000

Park av (11:3034), nec Tremont av E; sobrn agmt; Mar4; Mar5'18; Meyer Butzel with same, nom

Park av (11:3034) nec Tremont av E; ext of \$5,000 mtg to May1'20 at 5½%; Feb14; Mar5'18; same with John J Paulsen, Pleasantville, NY, et al (R S \$2.50), nom

Park av, es, abt 50 s 161st, see Courtlandt av, ws, 50 s 161.

Prospect av (10:2682), nwc 168th, 31.5x 100; Feb28; Mar1'18; installs, 6%; Eva Karol to Israel Zakrowsky, 3554 Bway, 1,500

St Raymonds av (15:3986), ses, 280 ne St Peters av, 20.9x100x22.3x100, Westchester, except part for St Raymonds av; Mar4; Mar5'18; 3y4%; Lina Koch, 2526 St Raymonds av, to August H Wergin, same address, 500

Seofield av W (18:5627), ss, at nwc lands Michl McWheeny, 110 to common h w mark Eastchester Bay x100x120x100; pr mtg \$4,000; Mar1'18; due Nov1'18, 6%; Edgecombe Realty Corp, 2157 Ams av, to Robt Kelly, 67 W 100, 2,000

Stebbins av (10:2698), es, 188.9 s 165th, 50x80; agmt modifying terms of mtg; Oct 30'17; Mar1'18; Jacob Fox with Max Schaffer, 106 Primrose av, Mt Vernon, NY, nom

Tiebout av, 2483 (11:3148), ws, 152.3 s Fordham rd, 50.4x105; PM; pr mtg \$33,000; Feb26; Mar1'18; 5y6%; Fredk Benzer, 2028 Grand blvd & Concourse, to Hy Morgenthau Co, 30 E 42, 11,000

Townsend av (11:2845), es, 350 n 172d, 25x100; Feb1; Mar4'18; due & c as per bond; Harold Swain to Antonino Pansarella, 319 W 25, 1,500

Tremont av, 441-3 E, see Park av, nec Tremont av.

Tremont av, 445 E (11:3034), ns, 50.6 e Park av, 25.3x90.11x24.11x94.10; Feb14; Mar 5'18; due & c as per bond; John J, J Fred, August F, Geo W, Alice E & Carley H Paulsen to Ida Gottgetreu, 22 E 89, et al, 10,000

Washington av, 1640-2 (11:2914); ext of \$30,400 mtg to Nov12'20 at 5%; Feb8; Mar 1'18; Patk J Walsh, 78 Edgecombe av, with L & S Constn Co, 1830 Clinton av (R S \$15.20), nom

Washington av, 2059 (11:3036); ext of \$31,000 mtg to Mar6'21 at 5½%; Feb28; Mar6'18; Alfred F Hess, exrs Silar Hess, with Bertha Kahn, 421 E 82 (R S \$15.50), nom

Watson av, nwc Castle Hill av, see Castle Hill av, 1101.

Webster av (11:2893), es, 175 s Kinderman pl, 25x90; Mar1'18; 5y5%; Clara B Penz to Chas L Neff, 714 Courtlandt av, 3,000

Whitlock av, 868 (10:2731), es, 200 s Tiffany, 37.6x100; PM; pr mtg \$17,000; Mar 1; Mar2'18; 3y6%; Max Ashman, 920 Av St John, to Hy Morgenthau Co, 30 E 42, 1,000

Woodycrest av, 1116 (9:2509); ext of \$51,500 mtg to Feb27'21 at 5½%; Mar1; Mar2'18; Alphonse H Kursheedt, 12 W 44, with Utility Realty Co, 30 E 42 (R S \$25.75), nom

Woodycrest av, 1116; certf as to above ext agmt; Mar1; Mtr2'18; Utility Realty Co to Alphonse H Kursheedt, 12 W 44.

Woodycrest av, 1116; certf as to above ext agmt; Mar1; Mtr2'18; Utility Realty Co to Alphonse H Kursheedt, 12 W 44.

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Woodycrest av, 1116; certf as to above ext agmt; Mar1; Mtr2'18; Utility Realty Co to Alphonse H Kursheedt, 12 W 44.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death and recording date, the location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Atwood, Mabel J.—Apr21'16 (Feb27'18)—82D ST, 51 W (4:1196-8½), 16.8x102.2, 4-sty bk dwg, \$18,000.

Berman, Louis.—May5'17 (Mar2'18)—3D AV, 1650 (5:1521-35), 18.10x100, 4-sty bk tnt & str, \$16,000.

3D AV, 1652 (5:1521-36), 18.10x100, 4-sty bk tnt & str, \$16,000.

Braun, August.—Nov26'17 (Mar5'18)—98TH ST, 144 W (7:1852-49), 25x100.11, 5-sty bk & stn tnt, \$22,000.

98TH ST, 146 W (7:1852-50), 25x100.11, 5-sty bk & stn tnt, \$22,000.

76TH ST, 423-5 E (5:1471-13), 56x102.2, 5-sty bk & stn garage, \$45,000.

76TH ST, 427-9 E (5:1471-15), 50x102.2, 5-sty bk & stn factory, \$35,000.

Corson, Caroline W.—Nov19'16 (Feb28'18)—128TH ST, 253 W (7:1913-12), 15x99.11, 3-sty bk dwg, \$6,500.

De Noyelles, Edw.—Oct22'17 (Feb27'18)—AMSTERDAM AV, 428 (4:1228-33), 29x100, 5-sty bk & stn str & tnt, \$48,000.

AMSTERDAM AV, 430 (4:1228-34), 29x100, 5-sty bk & stn str & tnt, \$51,500.

AMSTERDAM AV, 432-4 (4:1228-36), swc 81st, 44.2x99.11, 5-sty bk & stn tnt & str, \$115,000.

Forshay, Cecelia A.—Aug15'17 (Feb28'18)—46TH ST, 138 W (4:998-51½), 15x100.6, 4-sty bk dwg, \$25,500.

Gray, Robt.—May18'17 (Mar4'18)—146TH ST, 413 W (7:2061-26), 16.6x99.11, 3-sty bk dwg, \$10,500.

9TH AV, 441 (3:732-40), 24.9x100, 3-sty bk str & tnt, \$26,000.

114TH ST, 336-8 E (6:1685-39), 50x100, 6-sty bk str & tnt, \$46,750.

Lange, Mary A. D.—June13'17 (Feb27'18), her int being ½ pt, under will of Christian Brand)—PARK AV, 1685 (6:1767-3), 25x90, 5-sty bk tnt, \$8,000.

PARK AV, 1689 (6:1767-72), 24.10x90, 5-sty stn tnt & str, \$8,000.

PARK AV, 1848 (6:1751-37), 20x75, 4-sty bk tnt & str, \$6,000.

3D AV, 2351 (6:1792-48), 18.9x105, 4-sty bk tnt & str, \$10,000.

3D AV, 2353 (6:1792-47), 18.9x105, 4-sty bk tnt & str, \$10,000.

3D AV, 2355 (6:1792-46½), 18.9x105, 4-sty bk tnt & str, \$10,000.

3D AV, 2357 (6:1792-46), 18.9x105, 4-sty bk tnt & str, \$9,000.

124TH ST, 27 W (6:1722-24), 37.6x100.11, 3-sty fr dwg, \$18,000.

124TH ST, 49 W (6:1722-15), 25x100.11, vacant, \$12,500.

124TH ST, 47 W (6:1722-16), 25x100.11, vacant, \$12,500.

124TH ST, 45 W (6:1722-17), 25x100.11, vacant, \$12,500.

124TH ST, 43 W (6:1722-18), 25x100.11, vacant, \$12,500.

142D ST, 303 W (7:2043-38), 25x99.11, 3-sty fr & bk tnt, \$9,000.

8TH AV, 2667-9 (7:2043-39), nwc 142d, 24.11 x72, 2 1-sty fr str, \$12,700.

8TH AV, 2671-3 (7:2043-40), 25x72, 2 1-sty fr str, \$8,000.

8TH AV, 2675-7 (7:2043-41), 25x72, 2 1-sty fr str, \$8,000.

8TH AV, 2679-81 (7:2043-42), 25x72, 2 1-sty fr str, \$8,000.

8TH AV, 2683 (7:2043-43), 25x100, old moving picture plant, \$10,000.

8TH AV, 2685 (7:2043-44), 25x100, old moving picture plant, \$10,000.

124TH ST, 1 W (6:1722-33), nwc 5 av, 80 x23.9, 4-sty bk & stn dwg, \$15,000.

124TH ST, 5 W (6:1722-32½), 19.11x100x irreg, 4-sty b & stn dwg, \$12,500.

5TH AV, 2008 (6:1722-36), 19x99.4, 3-sty bk & stn dwg, \$11,000.

Langmann, Gustav.—Mar27'16 (Mar4'18)—57TH ST, 121 W (4:1010-21), 23x100.6, 4-sty bk & stn dwg, \$75,000.

Mayforth, Fredk V.—Apr13'17 (Mar2'18)—123D ST, 109 E (6:1787-34), 25x100.11, 5-sty bk & stn tnt, \$21,000.

21ST ST, 232 E (3:901-42), 26.3x92, 5-sty bk & stn tnt, \$30,000.

Prentice, Wm P.—Dec22'15 (Feb27'18)—16TH ST, 9 W (3:818-33), 33.4x92, 3-sty bk & stn dwg, \$35,000.

Samuels, Marx.—Jan8'17 (Mar4'18)—ELDRIDGE ST, 228 (2:417-1), 25x76.4, 5-sty bk tnt & str, \$23,000.

BROOME ST, 215 (2:351-13), 25.1x100, 5-sty bk tnt & str, \$27,500.

Searing, Peter J. L.—Apr30'15 (Feb28'18)—130TH ST, 212 W (7:1935-40½), 15x99.11, 3-sty & b stn dwg, \$5,500.

Sinnhold, Rudolph A.—June30'17 (Feb28'18)—AV A, 1004 (5:1371-17), 25x80, 5-sty bk tnt, \$15,000.

Waters, Catharine, also known as Catharine Cosgrove.—Jan26'17 (Feb28'18)—GREENWICH AV, 107 (2:615-79), 20x68.2x19.2x72.6, 3-sty bk dwg, \$7,500.

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

FEB. 28, MAR. 1, 2, 4, 5 & 6.

Borough of Bronx.

Buchanan pl (11:3196), ns, 200 w Jerome av, 50x100; John C Koopman to Wm V Simpson; (A) Title Guar & T Co; July25 '04; discharged by court order date Feb 26'18; Mar5'18. 500

Cedar st (*), ws, 150 s Chester av, 25x100; M Kempf Realty Co, 761 E 224, to Sarah J Snrader; Oct10'11; Mar4'18. 3,000

Cedar st (*), ws, 125 s Chester av, 25x100; M Kempf Realty Co to Timothy Doorley, 1986 Anthony av; (A) Lawyers Title & T Co; Aug29'11; Mar5'18. 3,000

Osgood st, 4810 (*), es, 91 n De Milt av, 33.4x95; Rose K Feeley, 4810 Osgood, to Margt S Taber, 2474 Marion av; Aug31'14; Mar4'18. 600

Westchester sq (*), nes at wc of an alley 6 ft wide, runs nw69xne80xse38xsw87 to beg, except part for Walker av; Thos C Arnow & Jos Newman to Matson C Arnow at nec WmsBridge rd & Pierce av; (A) L G Mapes, 1469 WmsBridge rd; June20'12; Feb 28'18. 8,000

151ST st E (9:2411), ns, 120.3 e Morris av, 25x117.3; Eduard Wittig to Geo Gebe, 649 Courtlandt av; (A) J Heiderman, 3070 3 av; Aug17'93; Feb28'18. 5,500

159TH st E (9:2381), ns, 150.1 e Elton av, 23.6x100 x16.10 x102; Harry & Clara Berry to Huntington Page; (A) Geo Graff, 467 E 159; May18, 1889; Mar1'18. 2,800

Bathgate av (11:3046), ws, 185.5 n 179th, 25x99.5; Rachel Singer to Lawyers Title Ins & T Co; (A) Lawyers Mtg Co; Feb28 '10; Mar1'18. 5,250

Boston rd, 1063-5 (10:2607); Lawrence Davis, Newark, NJ, to Matilda Oshinsky, 151 W 86, et al; (A) Title Guar & T Co; July15'15; Mar1'18. 1,500

Decatur av (12:3351), ws, 194.11 n 207th, 25x100; Frank T Baldwin & De Morris Baldwin to Jos Brehm, 474 E 135; (A) Todd & St John, 258 Bway; Feb29'12; Mar5'18. 2,355

Findlay av, 1270 (9:2436); Louise Beck to Thornton Brothers Co; (A) Neier & Van D, 80 Bway; Sept27'09; Mar6'18. 1,900

Fulton av, 1350 (11:2931); Gustav P Helfrich to Wm C Oesting, 1350 Fulton av; (A) Thos A Maher, 505 Tremont av; Feb 15'12; Mar6'18. 5,000

Glebe av, 2120-2 (15:3964); Lena L Duda, 1043 So blvd, to Frances Lippner, 1018 E 163; (A) Title Guar & T Co; Feb25'18; Mar6'18. 200

Jones av (*), ws, 100 w Randall, 25x100; Chas W Berg to Hannah McGrath; (A) E P Orrell, Jr; Mar3'10; Mar1'18. 1,500

St Anna av, 479 (9:2273); Alex Zentgraf to Chas Seipp; (A) Title Guar & T Co; June14'09; Mar1'18. 4,000

St Raymond av (*), ses, 280 ne St Peters av, 22.9x100x22.3x100; Annie Clampton to Violet H Getty; (A) Frank Gass, Inc, 2215 Westchester av; May31, 1900; Mar1'18. 1,200

Tiebout av (11:3148), ws, 152.2 s Fordham rd, 50x105; Arden Constn Co to Eberhardt & Podgur, a corp, 505 5 av; (A) David Galewski, 299 Bway; Mar1'18. 6,000

University av (11:3218), ws, 300.10 n 183d, 43.6x100; Wm D Peck to Ida C Poillon, 447 Ft Wash av; (A) Title Guar & T Co; Nov1'16; Mar1'18. 3,000

Lots 42 & 43 (*), map Morris Park; David Healy, Bklyn, to Morris Park Estates, 25 Broad; (A) Lawyers Title & T Co; July 24'13; Feb28'18. 1,100

136TH st, 634-6 E (10:2548); Kath A Dallett et al to N Y Title & Mtg Co (\$36,000, Apr11'12); Mar5'18. 30,000

136TH st E (9:2281), ns, 325 e Willis av, 25x100; Henrietta Underhill to U S Trust Co, as trste; (A) Stewart & S, 45 Wall (\$16,000, Apr22, 1898); Mar4'18. nom

139TH st E (9:2284), ns, 866.8 e Willis av, 16.8x100; Lawyers Mtg Co to Wm E Smith, 1 W 33 (\$4,500, Apr28'13); Mar6'18. 4,500

146TH st E (9:2291), ns, 250 e Willis av, 25x100; Henrietta Underhill to U S Trust Co of N Y, as trste; (A) Stewart & S, 45 Wall (\$10,500, Feb20'01); Mar4'18. nom

147TH st, 436 E (9:2291); Edw H Hedden, admr Amelia S del Pino to, to Maria del Pino Egan, 441 Park av; (A) Title Guar & T Co (\$10,500, Apr27'17); Feb28'18. nom

151ST st, 319 E (9:2411); Emma Pinneo to Nadegda Goodnough, Schroon-Lake, NY; (A) Rabe & K, 258 Bway (\$5,000, Jan29 '18); Mar6'18. nom

159TH st, 467 E (9:2381); Louise F Runk to Huntington Page, 1019 Lincoln pl, Bklyn; (A) Geo Graff, 467 E 159 (\$2,800, May18, 1889); Mar6'18. 1,500

163D st, 999 E, see Fox, 940.

164TH st E (10:2621), ss, 76.4 e Boston rd, 37.6x100; Gus Fluid & ano to Lawyers Mtg Co, 59 Liberty (\$29,000, Oct21'12); Feb 28'18. 29,000

165TH st E (10:2622), ss, 60 w Cauldwell av, 25x120; Peoples Trust Co of Bklyn exr John F Cohn, to Peoples Trust Co, 181 Montague, Bklyn, trste John F Cohn; (A) Title Guar & T Co (\$3,000, Mar22'15); Mar 2'18. nom

169TH st, 353 E (11:2783); North Side Mtg Corpn to Hedwig Lich, 2310 Valentine av & ano; (A) Clocke, K & R, 391 E 149 (\$4,700, June1'11); Feb28'18. 4,000

170TH st E (11:2963), ss, 100.1 w Bristow, 25x127.10x25x128.9; Henrietta Underhill to U S Trust Co, as trste; (A) Stewart & S, 45 Wall (\$4,500, June4, 1896); Mar4'18. nom

Bathgate av, 1596-8 (11:2919); Edw H Hedden, admr Amelia S del Pino, to Maria del Pino Egan, 441 Park av; (A) Title Guar & T Co (\$5,000, Nov30'14); Feb28'18. nom

Boston rd, 1063-5 (10:2607); Matilda Oshinsky et al, extrx, &c, Jos Oshinsky, to Chas M Friedrich, 769 Beck; (A) Title Guar & T Co (\$1,500, July15'15); Feb28'18. 1,200

Boston rd, 1385 (11:2937); Rachel L Bartley & ano, individ & as exrs Mary A Ferguson, to Gustav W Gerlach, Kitchawan, NY; (A) Hy E von Pein, 35 Nassau (\$5,000, June20'13); Mar6'18. 5,000

Boston rd (10:2607), ws, 280.4 s 166th, 37.6 x134.9x37.6x129; Wm A Pratt to Lawyers Mtg Co (\$23,000, Nov15'12); Feb28'18. 28,000

Bryant av, 1057 (10:2748); Walter C Noyes & ano, receivers American Real Estate Co, to Abel King, 148 E 65, & ano; (A) F Lese, 35 Nassau (\$12,000, May19'16); Mar6'18. O C & 100

Davidson av, 2391 (11:3199); Carleton Curtis et al, exrs Jeremiah W Curtis, to Title Guar & T Co (\$28,000, Dec10'12); Mar 4'18. 25,000

Grand blvd & concourse, 1425 (11:2833); Walter C Noyes & ano, receivers American Real Estate Co, to Abel King, 148 E 65, & ano; (A) Fredk Lese, 35 Nassau (\$9,000, Dec20'16); Mar5'18. O C & 100

Marion av, 2793 (12:3289); Louis Priender, 3803 3 av, to Adeline Cahn, 2540 Grand av; (A) Cahn & Pittman, 3 av & 149th (\$800, Nov30'17); Mar5'18. 750

Marion av (11:3023), ws, 273.11 s Kingsbridge rd, 25x79.7x25x80.4; Katie Lavigne to Louis Lavigne, 1985 7 av; AT; (A) Jos A Fagnaut, 51 Chambers (\$4,000, July22 '08); Mar6'18. nom

Nelson av, 1220 (9:2515); Mattie C Munson, at Hammonsport, NY, & ano, to Alice H Holahan, 1220 Nelson av, et al; (A) Herman & E, 170 Bway (\$5,000, Oct18'01); Mar5'18. an int of 1,500

Prospect av (10:2679), ws, 383 n Wall, 42.8x175; Wm Mitchell, trste Geo M Woolsey, to Chas H Russell, 109 E 73, & ano; (A) Lawyers Mtg Co (\$14,000, Oct18'16); Mar4'18. 14,000

Stebbins av, 1006-8 (10:2698); Ida Nathanson, Bklyn, to Max Schaffer, 106 Primrose av, Mt Vernon, NY; (A) Kugel & S, 165 Bway (\$4,000, May19'15); Mar1'18. 4,000

Stebbins av (10:2696), es, 80 s 163d, 47x115; Lawyers Mtg Co to Annie Greenspan, 777 West End av (\$40,000, May19'14); Mar 2'18. 37,000

Taylor av, 1344-6 (15:3878); Bankers Trust Co, sub trste Herman B Lanfer, to Peter A Connelly, 216 E 45; assign 2 mtgs; (A) White & C, 14 Wall (2 at \$4,000 each, June6'12); Mar1'18. nom

Wallace av, 1877 (15:4052 & 4022); also MELVILLE ST, 1635; Katie Horstmann to Adam Feick, 1436 Commonwealth av; (A) C H Baechler, 1126 Tremont av E (\$3,000, July7'06, & \$1,500, Oct29'03); Mar6'18. O C & 100

Washington av, 1727 (11:2906); Anna A Schulz to Title Guar & T Co (\$10,000, Feb 24'05); Mar6'18. 9,000

3D av (11:2928), es, 250 n 171st, 25x100; Susan M Marian, Rye, NY, to Mutual Trust Co of Westchester Co; (A) Peck, S & B, Port Chester, NY (\$18,000, Feb19'09); Mar 5'18. 1,500

Lots 209 & 210 (8:2215), map Godwin Estate; N Y Title & Mtg Co to Josephine Helmsky, 907 Tinton av, Bronx; (A) N Y Title & Mtg Co (\$625, Jan10'18 in Bronx Co, & N Y, Jan21'18); Mar6'18. an int of 400

Lots 216-220 (8:2215), map Godwin Estate; N Y Title & Mtg Co to Josephine Helmsky, 907 Tinton av, Bronx; (A) N Y Title & Mtg Co (\$4,270, Jan18'18 in Bronx Co, & Jan26'18 in N Y County); Mar6'18. an int of 1,600

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisd Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 8, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

Dyckman st, sws, 37.10 se St Nicholas av, runs w15.9xw6.4 to St Nicholas av xsw 709.6xse351.11 to Ft George av & se 300 to Ft George ter, xne463.9xnnw233.4xsw50x nw398.2xnnw & w108.2xne73.11 xnw 256.8 to beg, vacant; due, \$79,256.80; T&c, \$1,256.44; withdrawn.

Eldridge st, 173, ws, 219.11 s Rivington, 25.8x100, 4-sty stn tnt (exrs sale); withdrawn.

12TH st, 119-25 W (*), ns, 185.2 w 6 av, 75x103.3, 6-sty bk tnt; due, \$68,781.88; T&c, \$13.74; Metropolitan Life Ins Co. 69,000

40TH st, 218 W (*), ss, 214.3 w 7 av, 14.3 x98.9, 4-sty tnt; due, \$14,849.30; T&c, \$478.40; sub to pr mtg \$6,000; Marguerite Gautier. 7,106

50TH st, 331 W, ns, 348.6 w 8 av, 19.2x 100.5, 3-sty stn tnt; partition; Merit Realty Corp'n. 9,850

52D st, 121 W, ns, 275.2 w 6 av, 25x100.5, 3-sty bk stable (exrs sale); Jas J McCurren. 25,500

115TH st, 462 E (*), ss, 49.2 w Pleasant av, 24.10x75.7, 5-sty bk tnt; due, \$12,383.62; T&c, \$272.70; Central Trust Co of N Y. 10,000

80TH st, 530-4 E, ss, 448 e Av A, 75x 102.2, 3-sty bk loft bldg; due, \$3,245.33; T &c, \$926.23; withdrawn.

Broadway, 1730-4, nec 55th (No 213), 75.4x138.7x82.1x121.1, 11-sty bk tnt; due, \$37,406.76; T&c, \$—; adj sine die.

ARTHUR C. SHERIDAN.

34TH st, 259 W (*), ns, 147.11 e 8 av, 22.11x98.9, 4-sty stn tnt & str; due, \$9,184.68; T&c, \$1,800; pr mtg \$25,000; Fredk R Coudert. 33,750

83D st, 8 W (*), ss, 133 w Central Park W, 15x102.2, 3-sty & b stn dwg; due, \$17,121.90; T&c, \$345.90; N Y Trust Co. 14,000

HERBERT A. SHERMAN.

Broome st (*), nec Chrystie (Nos 122-6), 62.5x75, 3-5-sty bk tnts & str; due, \$72,038.05; T&c, \$1,535.13; Lawyers Mtg Co. 70,000

Total \$239,206
Corresponding week, 1917.....1,628,000
Jan. 1, 1918, to date.....5,833,689
Corresponding period, 1917.....6,440,325

Bronx.

The following are the sales that have taken place during the week ending Mar. 8, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

169TH st, 126-8 E (*), ss, 163 w Grand blvd & concourse, 50x—x50.11x—, 2-2-sty fr dwgs & 1-sty bk rear bldg; due, \$3,628.44; T&c, \$570.30; Edw F Cole. 3,300

179TH st, 715 E (*), ns, 100 w Clinton av, 25x100, 3-sty fr dwg; due, \$4,614.70; T &c, \$261.75; Bronx Savings Bank. 5,000

182D st W, ss, 100 e Grand av, 25x100, vacant (vol); withdrawn.

Edenwald av, nwc Boyd av, 100x100; also EDENWALD AV, nec Boyd av, 50x100; also BOYD AV, es, 239 s Bussing av, 100x100; also GUNTHER AV, ws, 292 s Bussing av, 100x100; also MORRIS PARK AV, nwc Saratoga av, —x— (bankruptcy sale); withdrawn.

Morris Park av, 750 (*), sec Holland av, 25x100; due, \$10,108.53; T&c, \$375; Frances Aronson. 5,000

Nelson av, ws, 100 s 172d, 75x100, vacant (vol); bid in at \$4,000.

HENRY BRADY.

206TH st, 186 E (*), ss, 214.11 w Moshulu Pkwy S, 25x120, vacant; due, \$2,307.01; T&c, \$644.63; City N Y. 250

Carter av (*), ses, 70.9 ne 174th, 25.1x 17.2x25x18.7, vacant; due, \$1,027.32; T&c, \$—; City N Y. 400

ARTHUR C. SHERIDAN.

Beckman av, 335 (*), ws, 25 s Oak ter, 50x100, 2-sty fr dwg & vacant; due, \$7,169.72; T&c, \$415; Loomis L White, trste. 6,500

Total \$20,450
Corresponding week, 1917.....107,250
Jan. 1, 1918, to date.....1,286,005
Corresponding period, 1917.....1,975,055

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

MARCH 14.

21ST ST, 217-21 W, bet 7 & 8 avs, 2-3 & 1-5-sty bk tnts (vol).

22D ST, 52 W, bet 5 & 6 avs, 4-sty bk tnt & str (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MARCH 9.

No Legal Sales advertised for this day.

MARCH 11.

GRAND ST, 521, ss, 61 w Jackson, runs sw38.11 xsw21.5 to Henry (No 323), xw20xne37.6xne 34.5xw25 to beg, 5-sty bk tnt & str; Annie J des Garets et al, trstes—Rachel Sollow et al; Middlebrook & Borland (A), 46 Cedar; Jno H Rogan (R); due, \$24,773.01; T&c, \$82.52; Jacob H Mayers.

MONROE ST, 216, ss, 50.5 w Scammel, 25.2x 69.1x20x11.6, 5-sty bk tnt & str; Geo McK Brown et al—Meyer Greenberg et al; Stewart & Shearer (A), 45 Wall; Jno Gruenberg (R); due, \$14,078.81; T&c, \$424.80; Joseph P Day.

3D AV, 384, es, 78.5 n 27th, 20.1x10, 3-sty bk tnt & str & 1-sty ext; Chas Dorn—Emma Kantler et al, exr, &c; Jacob J Dorn (A), 80 Maiden la; Archibald E Baxter (R); due, \$2,818.87; T&c, \$196.65; sub to 1st mtg \$12,000; Herbert A Sherman.

MARCH 12.

70TH ST, 413 & 415 E, ns, 263 e 1 av, runs n—xe.01x—xw.01x—xe37.6xsw100.4xw37.6 to beg, 6-sty bk tnt; Adolph Busch et al—Jacob Israelson et al; Murray, Prentice & Howland (A), 17 Wall; Geo W Burleigh (R); due, \$34,347.93; T&c, \$108; Joseph P Day.

74TH ST, 307 E, ns, 120 e 2 av, 20x102.2, 4-sty stn tnt; Adelaide Mills—Annie Levy et al; Adam Frank (A), 120 Bway; Benno Lewinson (R); due, \$9,567.40; T&c, \$275.40; Henry Brady.

91ST ST, 76 E, ss, 82.2 w Park av, 19.5x100.8, 3-sty & b stn dwg; National Academy of Design—Lillian Sims et al; Phelps, East & Webb (A), 149 Bway; Wm Henkel, Jr (R); due, \$18,499.25; T&c, \$516.70; Arthur C Sheridan.

128TH ST, 131-3 E, ns, 25 w Lex av, 40x99.11, 2-3-sty & b stn dwgs; Wm L Young—Cedar Constn Co, Inc, et al; Morris A Hulett (A), 135 Bway; Albert S Bard (R); due, \$13,102.40; T&c, \$381.90; Joseph P Day.

142D ST, 474 W, ss, 287 w Convent av, 16x 99.11, 4-sty stn dwg; Ella R Andrews—Christine Dammann; Benj F Edsall (A), 35 Nassau; Robt L Luce (R); due, \$13,704.95; T&c, \$635.60; Henry Brady.

ST NICHOLAS AV, 710, es, 145.10 n 145th, 21x 100, 4-sty & b bk dwg Wm I Walter et al, trstes—Manuel Lopez et al; Parsons, Closson & McIlvaine (A), 52 William; Jno J Hynes (R); due, \$17,626.16; T&c, \$1,207.80; Henry Brady.

1ST AV, 2041, ws, 75.11 n 105th, 25x100, 6-sty bk tnt & str; Jno M Bowers et al, trstes, &c —Bernard Bloom et al; Geo A Lewis (A), 46 Cedar; David Orr (R); due, \$22,358.07; T&c, \$139.17; Joseph P Day.

3D AV, 1872, ws, 50.11 n 103d, 25x100, 5-sty stn tnt & str; Francis H Kinnicutt et al, trstes—Leon Sable Realty Co et al; Hunt, Hill & Betts (A), 120 Bway; Chas H Griffiths (R); due, \$24,243.03; T&c, \$329.70; Arthur C Sheridan.

7TH AV, 470-2, ws, 74.1 s 36th, runs w95x24.8x w5x16x10xnn40.8 to beg, 3-sty bk tnt & str & 3-sty fr tnt & str; Chas May et al, exrs, &c —7th Av Devept Corp'n et al; Baldwin & May (A), 32 Nassau; Wm P Maloney (R); due, \$88,156.17; T&c, \$6,309.73; Joseph P Day.

MARCH 13.

MADISON ST, 263, ns, 68.8 e Clinton, runs n 68.2xel.5xnn32.1xe23.6xsw100.3xw25 to beg, 5-sty bk tnt; Annie E McGinnis et al—Edw H Breiterman et al; Harold Swain (A), 116 Bway; Chas Weiser (R); due, \$23,079.29; T&c, \$700; Joseph P Day.

LExINGTON AV, 1801, sec 112th (No 52), 19.11 x73, 5-sty bk tnt & str Excelsior Savgs Bank of City N Y—Ray Charig et al; Harold Swain (A), 116 Bway; Jno H Rogan (R); due, \$19,250; T&c, \$300; Chas A Berrian.

1ST AV, 418, es, 74.1 n 24th, 24.8x100, 4-sty bk tnt & str & 4-sty bk rear tnt Catharina E Neher, extrx—418 1 Av Corp'n et al; Wendel, Elliott & Robeson (A), 277 Bway; Harry N French (R); due, \$15,362.12; T&c, \$173.40; Henry Brady.

MARCH 14.

SUFFOLK ST, 55, ws, 75 s Broome, 25x75, 5-sty & b tnt & str; Henry Burden, trste—Etta Tanz et al; Cary & Carroll (A), 59 Wall; Mathies L Connes (R); due, \$20,250.37; T&c, \$494.50; Joseph P Day.

16TH ST, 640 E, ss, 238 w Av C, 25x103.3, 5-sty bk tnt & str Chas J Becker—Emilie Reinke et al; Geo V Grainger (A), 150 Nassau; Orson A Raynor (R); due, \$8,718.36; T&c, \$157; Henry Brady.

102D ST, 320-8 E, ss, 212.6 w 1 av, 37.6x100.11, 6-sty bk tnt & str; Henry F Schwarz, trste—Selma Alexander et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Abr Oberstein (R); due, \$26,503.29; T&c, \$164.19; Jacob H Mayers.

105TH ST, 18 & 20 E, ss, 145 w Mad av, 37.6x 100.11, 6-sty bk tnt; Robert G Mead, Jr, trste —Harry Gordon et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Wm L O'Connor (R); due, \$4,529.92; T&c, \$1,493.60; Joseph P Day.

RIVERSIDE DR, 62, es, 45.7 n 78th, 21.3x69.4x 21x72.10, 4-sty & b bk dwg; Wm I Walter et al—D'Anjou Pearsall et al; Rose & Paskus (A), 128 Bway; Louis J Schwartz (R); due, \$29,277.78; T&c, \$1,601.15; Arthur C Sheridan.

MARCH 15.

7TH ST, 86 E, swc 1 av (No 113), runs 81.8xw 52x9x7xw3x9.6xw17.1xnn24.6xw72.6 to beg, 5-sty bk tnt & str; Matilda Lahm—Annie Roth et al; Action 1; Fredk G Ashley (A), 215 Montague Bklyn; Chas F Murry (R); due, \$23,222.63; T&c, \$2,440.82; Joseph P Day.

7TH ST, 82, ss, 100 w 1 av, 25x68.4, 5-sty bk tnt & str; same—same; Action 2; same (A); same (R); due, \$15,961.48; T&c, \$1,659.00; Joseph P Day.

28TH ST, 154 W, ss, 130.6 e 7 av, runs s73.7xw 3.3xsw25.3xe24.10xnn25.3xw1.9xnn73.5xw20 to beg, & str; Union Trust Co of N Y—Wm F Donnelly et al; Action 1; Miller, King, Lane & Trafford (A), Chas T Terry (R); due, \$27,845.84; T&c, \$3,358.94; Joseph P Day.

28TH ST, 154 W, ss, 130.6 e 7 av, runs, s73.7xw 3.3xsw25.3xe24.10xnn25.3xw1.9xnn73.5xw20 to beg, 5-sty bk tnt & str; same—same; Action 2; same (A); same (R); due, \$22,398.10; T&c, \$2,388.40 Joseph P Day.

28TH ST, 156 to 160 W, ss, 56.11 e 7 av, runs s 78.2xel.8xnn6.10xe27xe27.5xe25.3xnn25.2xe3.3 x n 73.2xw73.5 to beg, 1-4- & 2-5-sty bk tnts & str; same—same; Action 3; same (A); same (R); due, \$66,072.90; T&c, \$8,120.11 Joseph P Day.

MARCH 16 & 18.

No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

MARCH 9.

No Legal Sales advertised for this day.

MARCH 11.

133D ST, 337-9 E, ns, 69 e Alex av, runs n80xe 22.5xnn20xe20xsw100xw42.5 to beg, 2-4-sty bk tnts & str; Michl J Shea—Louise Rosenblum et al; Jno M Rider (A), 44 Cedar; Edw J Flynn (R); due, \$12,311.48; T&c, \$338.20 James J Donovan.

WOODYCREST AV, 1014, es, 141 n 164th, runs n51.10xel.00xsw24.10xel.00 to Anderson av, xs 27xw200 to beg, 3-sty fr tnt & vacant Chas A Sudorink—Francis C Baukal et al; E V R Ketcum (A), 14 John; Arthur N Giegerich (R); due, \$3,907.20; T&c, \$—; sub to 1st mtg \$12,000 Henry Brady.

MARCH 12.

GRAND AV, 2288, sec Evelyn pl, 50x100, 2-sty & a fr dwg Adele L Brady—Colin C Campbell et al; Jno J Hynes (A), 290 Bway; Chas M O'Keefe (R); due, \$7,552.97; T&c, \$330; Arthur C Sheridan.

BOSTON RD, 2012-2020, nec Tremont av (No 1003), 121.3x—x96.5x132.4, 6-2-sty fr tnt & str; Caroline G Storey—Cornelia E McCormack; Saiter & Steinkamp (A), 140 Nassau; Robert H Bergman (R); due, \$21,009.60; T&c, \$1,350; James J Donovan.

SOUTHERN BLVD, 837 to 841, nwc Intervale av (Nos 840-8), 94.4x100x37.5x115.1, 1-sty bk str; Anna Keil—Rupert Fagan et al; Harold Swain (A), 116 Bway; Richard D Whiting (R); due, \$34,857.98; T&c, \$749.20; James J Donovan.

MARCH 13.

ECHO PL, ss, 100 e Grand blvd & Concourse, 125.2x72.1x125.10x70.9, vacant; Morris H Mann—Arthan Realty Co et al; Wm Jasie (A), 20 Vesey; Myron Sulzberger (R); due, \$6,952.68; T&c, \$533; sub to 1st mtg \$6,000; Henry Brady.

GRAND BLVD & CONCOURSE, sec Echo pl, 71.8x120.9x70.3x100, vacant; Morris H Mann—Arthan Realty Co et al; Wm Jasie (A), 20 Vesey st; Myron Sulzberger (R); due, \$10,316.49; T&c, \$533; sub to 1st mtg \$9,000; Henry Brady.

WEBSTER AV, 3158, es, 575 n 20th, 25x123.7x 25.3x127.2, 1-sty fr bldg; Arco Realty Co—Melvin Realty & Constn Co; Herman Gottlieb (A), 299 Bway; Aron W Levy (R); due, \$1,213.24; T&c, \$10; Joseph P Day.

MARCH 14.

144TH ST, E, ss, 80 e Garrison av, runs e 265.2 xs302.11xw258.9xnn330.1 to beg, vacant; Edw C Bridgman et al—Empire Develop Co; Cornelius Doremus (A), 66 Bway; Thos H Ray (R); due, \$21,256.09; T&c, \$1,147.07; Joseph P Day.

169TH ST E, ns, 474.6 e Gerard av, 25x100, vacant; J Chas Grasmuk—Cath Fearnis et al; Thos H Ray (A), 42 Bway; D Robt Kaplan (R); due, \$1,673.48; T&c, \$83.44; Chas A Berrian.

INWOOD AV, swc Macombs rd, s33.6xw80.1xnn 50.11xe70.11 to rd xse20.1 to beg, vacant; Mary F Byrns—Academy Constn Co, et al; Henry Hofheimer (A), 35 Nassau; Morris Frank (R); due, \$1,765.85; T&c, \$27.04; James J Donovan.

TOWNSEND AV, es, 100 n Mt Eden av, n150x el00xsl43xsw8.5xw93.10, vacant; Maddalena Procarie—J L S Bldg Co, Inc, et al; Leo Schaffran (A), 51 Chambers; Simon M Platt (R); due, \$4,292.34; T&c, \$312; James J Donovan.

MAR. 15, 16 & 18.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MARCH 2.

55T HST, ns, 543.9 w 5 av, 18.9x100.5; MADISON AV, sec 88th, 100.8x62.2; Eugene Underhill—Antonio Realty Corp'n et al; H G Wenzel, Jr; (A).

AMSTERDAM AV, swc 170th, 37.6x100; Sylvester Pope et al—Roosevelt Realty & Constn Co et al; Elkus, Gleason & Proskauer (A).

LExINGTON AV, 1746; Clement March—Sadie Dorfman et al; H F Miller (A).

MARCH 4.

134TH ST, 121 W; Morris Aron—Barbara Feiss et al; McLaughlin & Stern (A).

101ST ST, ns, 342.6 w 1 av, 28.6x100.11; Minnie Cohen—Wm Cuff et al; W A Ferguson (A).

MAIDEN LA, 44½ & 46; & LIBERTY ST, 37 & 39; Lawyers Title & Trust Co—Liberty St Holding Corp'n et al; amended; Dean, Tracy & McBarron (A).

MARCH 5.

DYCKMAN ST, ws, 294.6 s St Nicholas av, 475x150x irreg; Cornelia G Chapin—Ft George Realty Co; J H Judge (A).
18TH ST, ns, 225 w 7 av, 50x92; N Y Savgs Bank—Geo P Bedford, admr, et al; J A Dutton (A).
39TH ST, 212 W; Thos McLure et al—Midtown Holding Corp et al; Stoddard & Mark (A).
116TH ST, ns, 72.11 e Pleasant av, 25x80; N Y Savgs Bank—Wm V Geis, exr, et al; amended; J A Dutton (A).
MADISON AV, 778-80; Albert H Stone—Rebe C Wilansky et al; G R Coughlan (A).

MARCH 6.

116TH ST, 66 W; Henry Broder—Bessie A Wilson et al; amended; W S Doernberg (A).
137TH ST, 32 W; Isidore Samuels—Louis H Strouse, trste, et al; H B Davis (A).
4TH AV, 59; Dime Savgs Bank of Bklyn—Andrew J Bastine et al; Cullen & Dykman (A).

MARCH 7.

74TH ST, 480 E; Ellen A Buckley et al—Jos Stern et al; C P & W C Buckley (A).
95TH ST, 210 E; Abr C Quackenbush—Ruth Hosinsky et al; amended; W R Adams (A).
162D ST, 656 W; Edw S Avery—Jos M Brody et al; Middlebrook & Borland (A).
LEXINGTON AV, 1885-95; also 118TH ST, 152 E; Greenwich Savgs Bank—1889 Lexington Av Co et al; Middlebrook & Borland (A).
3D AV, 649-51; Jas A Benedict—Wm Breithaupt et al; N A Donnelly (A).

MARCH 8.

17TH ST, 419 W; Thos J Goodwin et al—Jacob Mandelbaum et al; H Swain (A).
74TH ST, ss, 133.4 w 2 av, 83.4x102.2; German Savgs Bank in City N Y—Frieda Hart et al; A Henry Mosle (A).
137TH ST, 30 W; Julius Samuels et al—Louis H Strouse, trste, et al; H B Davis (A).
4TH AV, 59 Dime Savgs Bank of Bklyn—Andrew J Bastine et al; Cullen & Dykman (A).

Bronx.

MARCH 1.
WALNUT ST, nwc Cornell av, 100x100; Frank G Banister—Fredk E Bauer et al; G P Fall (A).
WALNUT ST, ws, 330 s Boston rd, 100x100; Frank G Banister—Fredk E Bauer et al; G P Fall (A).
BROOK AV, 1528; Esther Moskowitz—Jos Gordon et al; E R Mead (A).
PROSPECT AV, nwc 18th, 25x100; Jacob Cooper, as committee—Mary Kane; M Cooper (A).
LOTS, 4 & 41, blk 3, map of Morris Park; Morris Park Estates—Jno R Peterson et al; H Baer (A).
LOTS 29 & 30, blk 69A, map of Morris Park; Morris Park Estates—Fannie Freedman et al; H Baer (A).
LOT 36, blk 55, map of Morris Park; Morris Park Estates—Jno R Peterson et al; H Baer (A).
LOTS 39 & 40, blk 3, map of Morris Park; Morris Park Estates—Jno R Peterson et al; H Baer (A).

MARCH 2.

FOREST AV, es, 196 s Home, 60x117; Emigrant Indust Savgs Bank—Edw Bornhoef et al; R & E J O'Gorman (A).
LOT 119, map of 370 choice lots known as McGraw Est, VanNest Station; Peter A Connolly—Agnes C Murray et al; White & Case (A).
LOT 120, map of 370 choice lots known as McGraw Est, VanNest Station; Peter A Connolly—Agnes C Murray et al; White & Case (A).

MARCH 4.

184TH ST, sec Jerome av, 95x96; Samuel Berman—Arkin Realty Co, Inc; D Steckler (A).
LOTS 191 & 192, map Samler Est, prop at 256th st & Bway; Fredk E Feigenbaum—Edw Hizenay et al; foreclosure of mtg; R M Newman (A).

MARCH 5.

177TH ST, 61 E; Louisa K Kuntz—Verdun Realty Corp; E Hall (A).
241ST ST, ns, 100 e Katonah av, 35x100; Louisa K Kuntz—Mary C Kremser; E Hall (A).

MARCH 6.

LAFAYETTE AV, sec Garrison av, 50x222.3; Martha B Munn—Corinne Churchill et al; A Knox (A).
LAFAYETTE AV, sec Garrison av, 222.4x51.5x irreg; Martha B Munn—Corinne Churchill et al; A Knox (A); filed in N Y County.
LOTS 82 & 83, map on partition of Real Est of Wm Adece, dec; Wm E Ferris—Wm A Mallett et al; C P Hallock (A).

MARCH 7.

MARION AV, nwc 197th, 50.4x111.3; Sophia M Moody—Jennie K Shradly et al; H W Kiralfy (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

FEB. 28.
9TH ST, 619 E; Louise S Austin—Lena Brown et al; Wm R Adams (A); Alfred Tweedy (R); due.....18,695.00
2D AV, nwc 14th, 50x79.3; Herman Rosenberg—Evarts Holding Co, Inc; Armin H Mittlemann (A); Philip J Sinnott (R); due.....12,723.18
MARCH 1.
MONROE ST, 245; Wm M Purdy et al Abr Levenstein et al; Jones & Carleton (A); David L Well (R); due.....23,310.83
3D ST, ns, 189 e Av C, 20.8x96; Kate S Huntington et al—Minnie Seiler et al; Cary & Carroll (A); Wm H Ford (R); due.....\$9,293.08
AUDUBON AV, sec 17th, 99.11x100; N Y Life Ins Co—Freeman St, Co, Inc; Henry M Bellinger, Jr (A); Solomon Hanford (R); due.....114,091.38

MARCH 2.

No Judgments in Foreclosure Suits filed this day.

MARCH 4.

MERCER ST, 153; City Real Estate Co—Ida B Cook; Harold Swain (A); Jos K Inness (A); due.....16,809.55
129TH ST, ns, 350 e 8 av, 18.9x99.11; Jas C Drayton—Louis Spahn; Stephen P Nash (A); Bennett Leary (R); due.....8,627.16
137TH ST, ns, 300 w Lenox av, 25x99.11; Geo Lowther, Jr, et al; Sylvia Blumenkrohn et al; Omri F Hibbard (A); Philip J Sinnott (R); due.....19,260.00

MARCH 5.

MADISON ST, 286-8; Title Guar & Trust Co et al—Lena Reich et al; Yorke Allen (A); Jno H Rogan (R); due.....18,735.00
MONROE ST, 97; Caroline M Child et al—Louis Lesser; Saml Riker, Jr (A); Nathaniel Phillips (R); due.....30,448.50
MOTT ST, ws, 150 s Bayard, 25x91.8; Harmon W Hendricks et al—Rachel L Pasinsky et al; Saml Riker, Jr (A); Chas E Lydecker (R); due.....26,650.00
12TH ST, 627 E; Florence Rudden—Geo A Muhlfeld et al; Engelhard, Polak, Pitcher & Stern (A); Robt L Luce (R); due.....16,315.28
115TH ST, ns, 275 e 8 av, 25x100.11; Julia E Cameron—Geo H Christie; Saml Riker, Jr (A); Ely Rosenberg (R); due.....20,190.14
127TH ST, 106-8 W; Grace M Lane—Fredk Bierhoff et al; Saml Riker, Jr (A); Jno G Saxe (R); due.....18,839.89
6TH AV, 330; Chas H Hastings—Agnes G Kemm; Saml Riker, Jr (A); Ely Rosenberg (R); due.....57,570.14

MARCH 6.

CHRISTIE ST, swc Houston, 100x164.9; Jacob H Schiff—Minsker Realty Co et al; Stroock & Stroock (A); Lyttleton Fox (R); due.....360,150.00
129TH ST, 49 E; Jennie G Buckley et al—Abr Beaver et al; Bernard J Tinney (A); Jas A Lynch (R); due.....21,269.46
139TH ST, 130 W; Francis E Gribben—Louis M Heminway et al; Herbert Craeauer (A); Jno T Hogan (R); due.....15,297.91
10TH AV, sec 52d, 25.5x75; Farmers Loan & Trust Co et al—Thos V McEntegart et al; Geller, Rolston & Horan (A); Jas A Foley (R); due.....15,201.34
10TH AV, swc 51st, 25.2x100; same—same; same (A); same (R); due.....15,201.34
10TH AV, nec 48th, 20x81.6; same—same; same (A); same (R); due.....43,487.29

Bronx.

MARCH 1.
LOTS 208, 209, 210, 211, map of 473 lots known as Haight Est, Westchester; Wm G Bumsted—Pennie Capona et al; A O Townsend (A); L O Van Doren (R); due.....2,723.75

MARCH 2.

No Judgments in Foreclosure Suits filed this day.

MARCH 4.

PROSPECT AV, nwc Elizabeth, 89x100; Louis M Briston—Morton M Green et al; E Hall (A); J D Tobias (R); due.....10,583.33

MARCH 5.

PARKER AV, es, 102.7 s Glebe av, 75x100; Annie Seaman—Monica T Flanagan; J C Stein (A); W B Dobbs (R); due.....2,147.26

MARCH 6.

CROTONA AV, ws, 75 n 187th, 25x80; Jane McSorley—D'Auria Constn Co et al; E F Moran (A); J D Kelly (R); due.....11,696.66

MARCH 7.

INTERVALE AV, ws, 129.3 s 167th, 50.3x113.1; Lillian Lanzit et al—Fredk Jandorf et al; Marks & Marks (A); W R Osborn (R); due.....5,749.13

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MARCH 2.
No Lis Pendens filed this day.
MARCH 4.
No Lis Pendens filed this day.
MARCH 5.
No Lis Pendens filed this day.
MARCH 6.
No Lis Pendens filed this day.
MARCH 7.
ARDEN ST, 2; Olda Holding Corp—Ulrika Realty Corp; action to enforce lien; J H Zieser (A).

MARCH 8.

No Lis Pendens filed this day.

Bronx.

MARCH 1.
TINTON AV, es, 22 s 166th, 19x80; Joshua Silverstein—Mary E Dolan et al; action to set aside conveyance; Morrison & Schiff (A).
MARCH 2.
No Lis Pendens filed this day.
MARCH 4.
LOTS 249, 250, 251, map 473 lots in Haight Est, Westchester; Caroline Zoll—Tillie Van Zant et al; partition suit; M B McHugh (A).
MARCH 5.
LOT 39, map of Benson Est, Throggs Neck; Algernon T Burr, as trste—Wm J Bailey et al; action to recover judgment; G H Taylor, Jr (A).

MARCH 6.

LOTS 81, 82; map farm land belonging to Mary C P Macomb at Kingsbridge; Mary C McCourt—John McKenna et al; partition suit; E F Maloney (A).

MARCH 7.

144TH ST, ss, 250 w Brook av, 25x100; Rebecka Schnibbe—Louis Schnibbe as exr et al; action for admeasurement of dower; F B Mullin & Bro (A).

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MARCH 1.
162D ST, 656-66 W; Dellon Watnik Co, Inc—J M B Co, Inc (1); corrects error in last issue, when owner's name was J H M Co.....8,200.00
MARCH 2.
5TH AV, 47; Marcus Cont Co—Salamagundi Club; Siegel Bldg Corp (6).....240.95
MARCH 4.
CHRISTIE ST, 84; Benj Liebowitz—Rudolph E Sohst; Mr Meyers (8).....94.95
30TH ST, 111 E; Saml H Klein—Est Jonathan Petrie Corp; Martha Ottenheim (11).....31.46
128TH ST, 305-7 W; Saverio Feraca—Geo Hineine & Caroline Hineine; Plaza Cont Co (10).....613.25
190TH ST, 551-65 W; General Gas Appliance Co—J R Bldg Co, Inc, & Jacob Reich; renewal (9).....1,266.97
2D AV, 806; Jos Kisselstein—Wadsworth Bldg Co; Abr Sackett (7).....325.00
MARCH 5.
43D ST, ss, 320 e 8 av, 96.8x100.5; White Fireproof Constn Co—Selwyn Realty Corp & Jeromel Realty & Constn Co (15).....14,900.00
AMSTERDAM AV, 687; Feldstein & Son—Sophie Pinder (13).....50.00
COLUMBUS AV, 763-5; Feldstein & Son—Prosper Realty Corp & Nuway Renting Co (14).....10.65
5TH AV, 876; Emerson Building Co—Danl J Leary (12).....7,855.62
MARCH 6.
15TH ST, 7 E; Wm A Thomas Co—Society of Commonwealth Centre; Clark & Appleman Holding Co (19).....399.99
75TH ST, 259 W; Isidor H Simpson—W E D Stokes; Thos F Clark (17).....231.00
94TH ST, 165 W; Christopher Nally—Martha T Kelly; Mrs Pouwell (18).....49.30
190TH ST, 551-65 W; Brandt Bros Bldg Co—J R Bldg Co, Inc; renewal (20).....3,211.00
AUDUBON AV, nwc 190th, 109.9x220; Jas B Lenahan—J R Bldg Co (21).....288.00
BROADWAY, 2524; Hedden Iron Constn Co—Eugene Higgins; Empire Structural Steel Co, Inc; renewal (16).....1,482.08
MARCH 7.
DIVISION ST, 259; Rufus Darrow's Son, Inc—Jewish Maternity Hospital & Clark & Appelmann (23).....718.92
15TH ST, 7 E; Abr Zindler—Soc Commonwealth Centre & Clark & Appelmann, Inc (22).....240.00
19TH ST, E, foot of, pier, &c; Rufus Darrow's Son, Inc—City N Y, O H Perry & Son & Clark & Appelmann (24).....395.85
MARCH 8.
56TH ST, 239-41 W; Jerome Hirshfield—O B Potter Properties, Inc, & Chas Fitzpatrick (25).....65.00
81ST ST, 204 W; Jas S Elliott—Ellis Hyman (27).....249.44
162D ST, 666 W; Mishkin & Farber—J M B Co, Inc (28).....106.41
5TH AV, 1462; Wm F Garland—Ada Brown & M M Hayward & Co (26).....21.94

Bronx.

MARCH 1.
WEBSTER AV, 2350-66; Krasnogor Bros—Webster Av Realty Corp; Geo Colon & Co & Patrick J Reville (22).....150.00
MARCH 2.
RITTER PL, 811; Israel Rauch—Chas Siegel Levy (2).....60.00
138TH ST, 410-2 E; Chas K Barnum & Son, Inc—Mary J McNamara & T McNamara; Wm H Tiedeman, Inc (3).....765.00
MARCH 4.
No Mechanics' Liens filed this day.
MARCH 5.
134TH ST, ss, 250.8 e St Anns av, 50x70; Tully Goldreyer—Fredk W Ehrsam & Paul Quandt (4).....185.00
MARCH 6.
No Mechanics' Liens filed this day.
MARCH 7.
-No Mechanics Liens filed this day.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MARCH 2.
No Satisfied Mechanics' Liens filed this day.
MARCH 4.
112TH ST, 540 W; E Ullman & Sons, Inc—Katie Wise et al; Dec14'17.....113.86
BOWERY, 50 & 52; Jos Shampman—Atlantic Garden Realty Corp et al; Oct2'17.....2,500.00
SAME PROP; David S Greenberg—same; Dec11'17.....386.60

MARCH 5. 52D ST, 427 E; Marcus Schlossman— Selig Schwartz et al; June4'17.....	94.80
MARCH 6. DUTCH ST, 12; Gustav Finck—Est of Franz Zahn et al; Nov17'16.....	515.00
BROADWAY, 921-5; 21ST ST, 1 to 13 E, & 5TH AV, 149 & 151; Igoo Bros— Bradish Johnson Est et al; Jan10'18.	1,124.68
7TH AV, 717; Hyman Cohen—Anton Weinig et al; Mar29'17.....	650.00
SAME PROP; Gaetano Gazzola—same; June5'17.....	120.50
SAME PROP; Isaac Goodman—same; July12'17.....	155.00
SAME PROP; Isidor Schwartz—same; Mar29'17.....	400.00
SAME PROP; Arnold Krimout—same; June25'17.....	250.00
GROVE ST, 92 & 94; Gregman & Co— Cozine Warren Co, Inc, et al; Oct 29'17.....	403.00
MARCH 7. 69TH ST, 211 W; Jos De Luca—Jno Doe et al; Dec3'17.....	672.00
BOWERY, 50-2; Weinstock & Cohn— Atlantic Garden Realty Corp et al; Oct1'17.....	167.50
SAME PROP; World Fire Proof Door Corp—same; Dec21'17.....	253.40
MARCH 8. BROADWAY, nwc 155th; Howell, Field & Goddard, Inc—Museum of American Indian Heye Foundation et al; Feb 4'18.....	480.50
2D AV, 1464; Josephine Goldstein et al —Annie Fried et al; Oct4'17.....	31.00

Bronx.

MARCH 1. No Satisfied Mechanics' Liens filed this day.	
MARCH 2. WEBSTER AV, w of existing 3 Av Line of Manhattan R R. opposite Bend 635, —x—; Nicholas Engel— Interborough Rapid Transit Co et al; Jan17'18.....	6,287.14
MARCH 4. No Satisfied Mechanics' Liens filed this day.	
MARCH 5. No Satisfied Mechanics' Liens filed this day.	
MARCH 6. No Satisfied Mechanics' Liens filed this day.	
MARCH 7. FAILE ST, es, whole blk front bet 165th & Westchester av, —x—; Chas J Weinert—Marmor Constn Co et al; Dec22'17.....	233.60

*Discharged by deposit.
*Discharged by bond.
*Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor;
the second that of the Creditor.

Manhattan.

FEB. 28 & MARCH 1. No Attachments filed these days.	
MARCH 2. F E ATTEAUX & CO, Inc; Mutual Chemical Co of America, Inc; \$20,437.50; Sullivan & Cromwell.	
MARCH 4. HECTOR, Holger E; Claflins, Inc; \$1,828.14; I B Stewart.	
MARCH 5. HECHT, Chas; G Z Hawk & Son Co; \$4,192.01; May & Jacobson.	
TUCKER, Lucia P; Chas W Anderson; \$1,- 211.58; R M Boyd, Jr.	
BERNHEIMER, Sam; Thos F Sexton et al, trstes; \$9,300; F M Patterson.	
MARCH 6. No Attachments filed this day.	

**PLANS FILED FOR NEW
CONSTRUCTION WORK.**

ABBREVIATIONS.

(o) owner; (a) architect.
(b) buld'g; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

STABLES AND GARAGES. 3D AV, 185, 1-sty bk garage, 17x18, tar & gravel rf; \$200; (o) est of Robt. E. Stuyvesant, care Lucius H. Beers & Eli G. Partridge, 49 Wall; (a) Ellwood Williams, 500 5 av (36).	
STORES, OFFICES AND LOFTS. MANHATTAN ST, 69-71, 1-sty bk str bldg, 40x80, slag rf; \$4,000; (o) Thos. Walker, 141 Bway; (a) Moore & Landsiedel, 148th st & 3 av (35).	
W HOUSTON ST, 179-181, 1-sty bk office, 16x42, slag rf; \$5,000; (o) Congress Ware- house & Forwarding Co, 474 W Bway; (Pres.) J. L. Wolf; (a) Geo. W. Conable, 46 W 24th (37).	
Bronx. DWELLINGS. AMUNDSON AV, e s, 300 s Jefferson av, 2½- sty hollow tile dwg, 27x46, slate rf; \$5,500; (o) Peter Nelson, 2117 Daly av; (a) E. Paulsen, 54 Sedgwick av, Yonkers (21).	

FACTORIES AND WAREHOUSES. KING AV, w s, 155.6 s Fordham av, 3-sty hollow tile factory, 180x60, asbestos shingle rf; \$150,000; (o) Kyle & Purdy, Inc., Thos A. Kyle, on prem, Pres; (a) J. Robt. Kaplan, on prem (18). 133D ST, s s, 125 e Brook av, 2-sty bk fac- tory, slag rf, 34x95; \$15,000; (o) Anton Helss, 518 E 133d; (a) Moore & Landsiedel, 3 av & 148th (23).	
STABLES AND GARAGES. BROOK AV, n e c 166th, 1-sty bk garage, 79.6 x100; plastic slate rf; \$14,000; (o & a) Klein & Jacobs, 605 W 131st (19). FORDHAM RD, s s, 70.9 e Loring pl, 1-sty stone garage, 59.2x119.2, plastic slate rf; \$20,- 000; (o) Terrace Const. Co., Harry E. Cham- poll, 116 W 190th, Pres; (a) Wm. A. Faiella, 553 W 187th (22).	
JENNINGS ST, n s, 173.11 e Prospect av, 2-1- sty bk garages, 15x15, 30.4x15.6; \$1,000; (o) Geo. P. Engeldram, 797 Jennings; (a) Geo. A. Young, 1339 Chisholm (24).	
STORES, OFFICES & LOFTS. 163D ST, n e c Trinity av, 1-sty bk strs, 49.8x 100, plastic slate rf; \$15,000; (o) Benenson Realty Co, Benj. Benenson, 401 E 152d, Pres; (a) Chas. Schaefer, Jr., 529 Courtlandt av (20).	
STORAGE AND WAREHOUSES. 177TH ST, s s, 75.11 w Blackrock av, 1-sty bk auto storage & salesrooms, tar & gravel rf, 58.4x69.2; \$8,000; (o) Tiebout Av. Co., Z. F. Fonda, 1005 E 180th, Pres; (a) H. G. Stein- metz, 1007 E 18th (25).	

**PLANS FILED FOR
ALTERATIONS**

ABBREVIATIONS.

(o) owner; (a) architect.
(b) buld'g; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

ANN ST, 35-7, remove pier, fire escape, in- stall plate glass to 5-sty bk factory; \$1,500; (o) Irving Ruland, 5 Beekman; (a) Sam. Ros- enblum, 51 Chambers (339).	
BARCLAY ST, 119, erect steel supports, foot- ings to 5-sty bk cold storage; \$1,000; (o) Edw. P. Loomis, on prem; (a) W. A. Hynd, 223 W 10th (318).	
CANAL ST, 40, install dumb waiter, stair, re- move partitions to 5-sty bk str & storage; \$1,500; (o) Sam. Rouse, 255 W 90th; (a) Otto Reissmann, 147 4 av (332).	
CHAMBERS ST, 130, extend gallery to 5-sty bk lunch rm & office; \$150; (o) Est. of Wm. J. Merrall, care W. H. Merrall, 2211 Bway; (a) W. H. Priestley, 135 W Bway (341).	
ESSEX ST, 23, erect partitions, windows, doors, iron stairs, show windows, metal ceilings to 5-sty bk str & tnt; \$6,000; (o) Isidor Cohen, 715 Bway; (a) Otto O. Spannhake, 13 Park Row (330).	
GRAND ST, 41, new partitions, build stairway & remove partitions to 3-sty bk str & dwg; \$5,000; (o) Nicholas Amodeo, 42 Grand; (a) Vincenzo Mancini, 196 Spring (336).	
RIVINGTON ST, 134, remove wall, extend bk wall, new floor & metal ceiling to 4-sty bk str & club rooms; \$1,000; (o) Minnie Edelstein, on prem; (a) Jacob, 25 Av A (354).	
WASHINGTON ST, 43-5, new partitions, closets, toilets, vents, plumbing, remove old toilets to 6-sty bk tnt; \$6,000; (o) The Stew- art Est. care L. Stewart, Beacon, N. Y.; (a) Henry Regelman, 133 7th (365).	
WHITE ST, 94, enlarge kitchen, new parti- tion, bk wall, skylight, remove partition to 4- sty barber shop & tnt; \$1,000; (o) Raphael R. Vogel, on prem; (a) Anthony Vendiasco, 64 Washington sq S (351).	
10TH ST, 229-35 W, & Charles st, 98-104, ex- tend walk, new slag rf to 1 & 2-sty bk garage; \$10,000; (o) Harry Hall, on prem; (a) Geo. M McCabe, 96 5 av (344).	
14TH ST, 734-6 E, enlarge entrance, new post, girder, metal ceilings, 550-gal. gas tank & oil separator to 1-sty bk garage; \$5,500; (o) Est of Emily L. Kent, care Wm. Kent, 14 Wall; (a) Horenburger & Bardes, 122 Bowery (363).	
23D ST, 202 W, extend stairs, f. p. partition, bulkhead to 4-sty bk str & dwg; \$2,000; (o) Isaac Miller, 720 Riverside dr; (a) J. M. Fel- son, 1133 Bway (359).	
25TH ST, 56 W, raise beams, new stairs, f. p. bulkhead, partitions, water closets, fire es- cape, str front, f. p. windows, doors & sky- lights to 4-sty bk factory; \$6,000; (o) N. Y. Life Ins. Co., 346 Bway; (a) Max Muller, 115 Nassau (367).	
26TH ST, 533 W, erect bulkhead to 1-sty bk shop; \$500; (o) Harris H. Uris, 525 W 26th; (a) M. X. C. Weinberger, 154 Nassau (364).	
29TH ST, 407 E, windows, partitions, water closets to 5-sty bk tnt; \$1,500; (o) Leonardo Carlo, 432 W Houston; (a) Louis A. Sheinart, 194 Bowery (366).	
29TH ST, 113 W, construct waterclosets, par- titions, 1-sty extension, str front, alter windows to 3-sty bk str; \$3,000; (o) 111-113 W 29th Co., Inc., Pres, Jno. M. Lee, 149 Bway; (a) Chas. H. Dietrich, 44 W 128th (333).	
29TH ST, 236 E, new str front & rear ext, drains, leaders, windows & door to 5-sty bk str & dwg; \$1,500; (o) Fk. Correnti, 101 W 63d; (a) M. A. Cantor, 373 Fulton, Bklyn (327).	
31ST ST, 113-7 W, install fire escape, f. p. en- closure to 7-sty bk lofts; \$900; (o) Jane E. Duffy, 215 W 71st; (a) Fritz Huberti, 105 W 40th (321).	

41ST ST, 136-8 E, new post, girders, f. p. cell- ings, partitions, floor drains & bk elevator shaft, sliding door, concrete footings to 4-sty bk storage; \$2,500; (o) Philip Weeks Est, Inc, care Henry J. Hennigan, 705 3 av; (a) Irving Margon, 355 E 149th (320).	
44TH ST, 7 E, install beams to 4-sty bk Navy League Bldg.; \$275; (o) Lawyers Realty Co., on prem; (a) Wilfred C. Reid, 1023 Summit av (322).	
44TH ST, 9 E, new water closet, partitions to 4-sty bk office & apts; \$300; (o) Lawyers Realty Co, on prem; (a) Wilfred C Reid, 1023 Summit av (323).	
44TH ST, 111-121 W, erect rear extension to 3-sty f. p. theatre; \$2,000; (o) Stuyvesant Theatre Co., 121 W 45th; (a) Geo. Keister, 56 W 45th (342).	
44TH ST, 501-503 W, lower floor, new water closets, str fronts, sink, girders, bk wall, pier, metal ceiling, plate glass to 5-sty bk lofts & strs; \$1,800; (o) Herman Hyman, 222 W 14th; (a) Chas. B. Meyers, 1 Union sq W (346).	
46TH ST, 621-5 W, & 47th st, 620 W, remodel old bldg into garage, install steam boiler, steel trusses, reinforce concrete, slag roofing to 2-sty bk garage; \$5,000; (o) Ernest Flagg, 109 Broad; (a) Otto F. Semsch, 109 Broad (328).	
46TH ST, 117-9 W, convert stable into garage, rearrange partitions, new f. p. windows, doors, frames, partitions, beams, floor arches, sky- lights, stairs, vault lights, elevator & shaft, concrete roofing, sinks, wash basins, toilets to 6- sty bk garage; \$20,000; (o) Jno. J. Shea, Elm- hurst, N. Y.; (a) W. F. McCulloch, 4 E 43d (357).	
48TH ST, 312 E, alter rooms into office to 2- sty f. p. offices; \$500; (o) Clausen & Flanagan Brewery, 441 W 25th; (a) Ed. Sternlight, Bath Beach, Bklyn (317).	
53D ST, 510-2 W, alter stable into garage, f. p. ceilings, girders, concrete floors, enclosure, f. p. windows, skylight, stairs, gas tanks, oil separator, elevator to 4-sty bk garage; \$7,000; (o) Elizabeth McGillicuddy, on prem; (a) John H. Kimbel, 305 W 43d (329).	
72D ST, 16 E, new wall, passenger & service elevators, 1-sty ext, partitions, fireplaces & dumb waiter to 5-sty bk dwg; \$30,000; (o) Ed- mund L. Baylies, 54 Wall; (a) Harry Allen Jacobs, 320 5 av (324).	
72D ST, 48 W, remove stoop, new bathrooms, vent shaft, partitions to 4½-sty bk res; \$10,- 000; (o) Ferdinand Johnson, 224 W Engle- wood av, West Englewood, N. J.; (a) Geo. W. Springsteen, Jr., 32 Union sq (368).	
76TH ST, 205-7 W, enlarge openings, new show window, girder, floor openings, f. p. doors to 2-sty bk bakery & offices; \$750; (o) Chas. P. Doelger, 407 E 55th; (A) Chas. Stagmayer, 168 E 91st (355).	
80TH ST, 530-4 E, erect stairs, bulkhead, f. p. door & skylight to 3-sty bk factory; \$250; (o) Reed Realty Co., 140 W 42d; (a) J. A. Carlson, 609 W 177th (350).	
94TH ST, 60 W, new bathrooms, vent shaft, elec. light wiring, steam heating system, fue, partitions to 4-sty bk dwg; \$8,000; (o) No. 60 W 94th St Co, Inc., 105 W 40th, Pres, Jas. M. Eder, 251 W 95th; (a) Arthur Lobo, 105 W 40th (353).	
95TH ST, 174 W, new windows, partitions, plumbing fixtures to 4-sty bk tnt; \$5,000; (o) Lillie Steiner, 25 Claremont av; (a) Chas. B. Meyers, Union sq W (325).	
99TH ST, 230 W, new f. p. partitions, door, window, steps to 7-sty bk apt; \$1,000; (o) Gra- benheimer, 409 E 46th; (a) Otto L. Spannhake, 13 Park Row (331).	
101ST ST, 21 W, construct solarium on rf, 10 x12, bk walls, metal covered ceilings, door & windows to 5-sty bk laboratory; \$300; (o) N. Y. Medical College for Women, on prem; (a) Stemler & Kritz, 103 Park av (319).	
124TH ST, 124-6 E, new steel post, columns, girders, concrete arches, f. p. windows, f. p. stairs, elevator & shaft, gas tanks, oil separator, steam boiler, hot water tank, wash stands, lockers, showers & tar roofing to 6-sty bk ga- rage; \$40,000; (o) J. M. & J. H. Corey, on prem; (a) Bart-John P. Walther, 147 E 125th (352).	
127TH ST, 101 W, remove wall & connect bldgs to 4-sty bk club rooms; \$1,000; (o) Leo Weil, 307 W 79th; (a) Moore & Landsiedel, 148th & 3 av (360).	
135TH ST, 56 W, erect fire escapes, f. p. win- dows & door to 3-sty bk str & restaurant; \$4,500; (o) Annie Spence, 148 W 126th; (a) Jobst Hoffmann, 188 St. Nich. av (337).	
144TH ST, 310-2 W, alter stable into garage, f. p. partitions, stairs, blue stone, f. p. doors, wash bowl, concrete vamp, elevator, fue, plumbing, skylights & repair rf to 4-sty bk garage; \$25,- 000; (o) Euphemia S. Coffin, on prem; (a) Sam Cohen, 32 Union sq (334).	
148TH ST, 401 W, 1-sty ext, 10x19, install elevator, partitions, tile & concrete floor to 5-sty bk doctors' offices; \$15,000; (o) Academy of Diagnosis Bldg. Corp., Pres., Dr. M. Joseph Mandelbaum, 332 W 145th; (a) Berlinger & Moscowitz, 527 5 av (343).	
BROADWAY, 2522-6, install sidewalk lift to 12-sty f. p. str & hotel; \$500; (o) The Bway & 94th St Realty Co., n e c Bway & 94th; (a) M. Joseph Harrison, World Bldg (338).	
BROADWAY, 192, n e c John, remove piers, str fronts, new steel beams, str fronts, con- crete stairs, tile work, cement floors & ceilings, partitions, concrete arches, remove mezzanine to 8-sty f. p. offices; \$40,000; (o) The Corbin Bldg. Co., Inc., Pres, Bert L. Haskins, 11 John; (a) Chas. L. Calhoun, 701 W 179th (348).	
LEXINGTON AV, 32, new doors to 2-sty bk garage; \$200; (o) Jos. K. Salop, prem; (a) Sam. Juster, 1673 Lexington av (362).	
MADISON AV, 110, build rear ext, slag rf, skylights, vent shaft, tile walls & floors, toilets, beams, refrigerator & sink to 5-sty bk resta- urant & str; \$8,000; (o) Isabella & Geo. Oakly, 6 Harrison; (a) D. Wortmann & H. H. Braun, 114 E 28th (349).	

MANHATTAN AV, 405, build bk ext & area to 3-sty bk dwg; \$800; (o) Morris Newberger, on prem; (a) Gronenberg & Leuchtag, 303 5 av (347).

NEW BOWERY, 6 & 8, new f. p. partitions, str fronts, water closets, columns, girders, lower sidewalk, metal bases, sinks, cornice, concrete flooring, ceiling, footings, stairs, gratings, vent ducts to 5-sty bk str & lofts; \$4,000; (o) Est. of Peter A. R. Jackson, Pres, Henry Jackson, 106 Lex. av; (a) J. M. Felson, 1133 Bway (358).

2D AV, 2207, new f. p. door to 6-sty bk str & apts; \$100; (o) Sey. Malin Seyfried, 1 Stratford rd, Bklyn; (a) De Rose & Cavalleri, 509 Willis av (340).

4TH AV, 112, new stairways, f. p. shaft, steel frame, toilets, skylight, partitions, f. p. windows & doors, extend platform to 5-sty bk str & loft; \$2,500; (o) Sam. I. Hunt Est., care Naughton Const. Co., 68 William; (a) P. Gregory Stadler, care (o) (345).

5TH AV, 372-8, new elevator & f. p. shaft, partition, doors, remove wall to 6-sty f. p. str

& lofts; \$800; (o) Jas. R. Roosevelt, Jr., care Douglas Robinson, 14 Wall; (a) Herman H. Heidegger, 79 Jane (335).

5TH AV, 108, new f. p. partition, alter fire escapes to 4-sty bk factory; \$2,000; (o) Bank for Savings, 280 4 av; (a) Julius Eckman, 30 E 42d (326).

6TH AV, 126-30, install leaded glass windows to 6-sty bk str & factory; \$200; (o) Emigrant Industrial Savings Bank, 51 Chambers; (a) Jas. C. McCallum, 323 E 22d (356).

11TH AV, 434, reconstruct floors, walls, windows, new parapet, piers, skylights, toilets, metal lathing, doors, cement floor to 2-sty factory; \$4,000; (o) Chas. & Geo. Shortmeier, 430 11 av; (a) Chas. F. Winkelman, 103 Park av (361).

Bronx.

TIFFANY ST, w s, 206 n 165th, new str fronts & partitions to 3-sty fr str & tnt; \$1,500; (o) Annie Katz, on prem; (a) B. Ebeling, 2400 Westchester av (24).

150TH ST, s s, from Gerard to River ays, new doors, windows & partitions to 1-sty bk garage; \$900; (o) Henry Lewis Morris, 22 Liberty; (a) Bruno W. Berger & Son, 121 Bible House (28).

151ST ST, n s, 325 w Courtlandt av, 1-sty bk ext, 25x20, to 1-sty bk garage; \$500; (o) Frederick Thomas, 357 E 156th; (a) Chas. J. Fahrenkopf, Jr., 1342 Franklin av (29).

FORDHAM RD, n e c Grand Concourse, bk up opening of 1-sty bk nicollette; \$25; (o) Mary Ryan, 303 5 av; (a) Gronenberg, 303 5 av (23).

GERARD AV, e s, 252.6 s 144th, new toilets, new partitions to 2-sty bk factory; \$300; (o) Frank Van Riper, 15 Westchester sq; (a) Herman Saucke, 379 E 145th (27).

MINNIEFORD AV, e s, 150 s Cross, new windows, porch, partitions to 1½-sty fr dwg; \$100; (o) John C. Bremen, 528 Minnieford av; (a) Karl F. J. Seifert, 30 E 42d (26).

SOUTHERN BLVD, 991-93, 1-sty t. c. ext, 50 x14, to 2-sty bk str & restaurant; \$1,200; (o) Williamson & Bryan, 2796 3 av; (a) Moore & Landsiedel, 3 av & 148th (25).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property mentioned is in section 2, block 432 lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings. All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame.

ft—front.

indivd—individual.

irreg—irregular.

lmpt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

R S—Revenue Stamp.

r—room.

rd—road.

re mtg—release mortgage.

ref—referee.

sal—saloon.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

T&c—taxes, etc.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

TS—Torren System.

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RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

*Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CI

No. 2609

New York, March 16, 1918.

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

MARCH 8, 9, 11, 12, 13 & 14.

Academy st, 645 (8:2234-45), nes, 100 nw Vermilyea av, 50x150x—x100, 5-sty bk tnt; Delta Holding Corp to A R T Holding Co, 3 Van Corlears pl; mtg \$49,000; Jan10'18; A\$10,000— (R S \$5); corrects error in issue Jan12 as to description on 2d line.

O C & 100

Beekman st, 105-7, see Bowery, 163.
Broome st, 320 (2:419-1-3), nec Chrystie (Nos 122-6), 62.5x75, 3-5-sty bk tnts & str; John S Sheppard, Jr, ref, to Lawyers Mtg Co, plff; FORECLOS Mar7; Mar11; Mar13'18; A\$46,000-68,000 (R S \$70). 70,000

Canal st, 404-404½, see Laight, 12.

Canal st, 533-41 (2:595-59), nes, 101 se Washington, runs n41 xnw17.8 xw3 xnw along alley 15.6 & 8.6 & 17.6xw70 to es Washington (No 477) xs22.2 to Canal xse 101 to beg, with AT to alley, 8-sty bk loft & str bldg; Kobre Assets Corp, 61 Bway, to Jules Realty Co, 170 Bway; mtg \$72,000 & AL; Mar6; Mar13'18; A\$52,000-112,000 (R S \$14). nom

Chambers st, 84-6 (1:135-23), ss, 192.8 w Bway, 50x75.1x49.3x75, with AT to any strips or gores on w, 5-sty stn loft & str bldg; City Real Estate Co to Chemical National Bank of N Y, 270 Bway; B&S; Mar12; Mar13'18; A\$155,000-170,000.

O C & 100

Cherry st, 460 (1:263-36), ns, 237.5 e Jackson, 37x97.9, 6-sty bk tnt & str; Fremont Realty Corp to Griffon Realty Co, 224 Foster av, Bklyn; B&S; mtg \$45,500 & AL; Mar6; Mar9'18; A\$13,500-35,000. nom

Chrystie st, 122-6, see Broome, 320.

Chrystie st, 133, see Bowery, 163.

Chrystie st, 168-70 (2:420-6), es, 150 s Rivington, 49.9x82x50x82, 2-5-sty bk tnts & str; Mary G E Aldrich et al, EXRS Jas H Aldrich, to Jos L Bittenwieser, 300 Central Park W; B&S & CaG; AL; Jan31; Mar11'18; A\$30,000-40,000 (R S \$35).

O C & 100

Eldridge st, 197 (2:421-72), ws, 100 n Rivington, 25x100, 5-sty bk tnt & str; Ike Chortoff, 1314 40th, Bklyn, to Annie Srebnick, 457 Williams av, Bklyn; ½ pt; mtg \$28,650 & AL; Jan1; Jan15'18; A\$20,000-30,000 (R S 50c); corrects error in issue Jan 19 when ½ pt was omitted. nom

Eldridge st, 197 (2:421-72), ws, 100 n Rivington, 25x100, 5-sty bk tnt & str; Jake or Jacob Friedman, 449 Hopkinson av, Bklyn, & Annie Srebnick or Srebnick to Pearl Niles, Weehawken P O, Town of Union, NJ; mtg \$28,650 & AL; Jan15; Jan 16'18; A\$20,000-30,000; corrects error in issue Jan 19, when Annie Srebnick or Srennik, one of the grantors, was omitted.

nom

Essex st, 167 (2:412-69), ws, 225 s Houston, 25x87.6, 5-sty bk tnt & str & 3-sty fr & bk rear tnt; N Y State Sunday School Association, 105 E 22, to Lawyers Mtg Co; B&S; AL; Mar8; Mar13'18; A\$19,000-25,000 (R S \$25.30). 25,396.87

Frankfort st, 25, see Bowery, 163.

Irving pl, 66 (3:874-23), nec 18th (Nos 127-31), 27x106.8, 5-sty bk tnt & str & 2-2-sty bk shops; A\$61,000-66,000; also 18TH ST, 133 E (3:874-25), ns, 106.8 e Irving pl, 22x92, 3-sty & b bk dwg; A\$20,000-23,000; Rudolph F Baar to Eleanor A Baar, 325 Central Park W; 2-15 pts; AT; B&S; Mar7; Mar8'18 (R S \$5). gift

Kenmare st, 2-12, see Bowery, 163.

Kenmare st, ss, 42.5 w Bowery, see Bowery, 163.

Laight st, 12 (1:220-2), ns, 174.11 e Varick, old line, 25x30.2 to ss Canal (Nos 404-404½) x31x47.10, 3-sty bk tnt & str, 1-sty ext; Henry J Scheuber, — Cedar av, Hackensack, NJ, et al, to Bartholomew Realty Co, 200 Hudson; mtg \$8,000 & AL; Dec1'17; Mar12'18; A\$8,000-9,500 (R S \$8). nom

Lewis st, 32 (2:327-38), es, abt 150 n Broome, —x—, 6-sty bk tnt & str; Lawyers Mtg Co to M Marguerite Lang, 57 St Nicholas av; B&S; AL; Mar11; Mar14'18; A\$9,000-23,500 (R S \$18). O C & 100

Liberty st, 60-4 (1:48-6), ss, 135.4 e Bway, 71.3x84.3x70.4x81.7, 15-sty bk office & str bldg; Sixty Liberty St Corp, at 111

RECORD AND GUIDE QUARTERLY.

Attention is called to the users of the records, published in the Record and Guide, to the Record and Guide Quarterly. The Quarterly is published every three months, the final installment being combined with the three preceding ones, making, in one compact volume, a complete transcription, in digest form, of all Conveyances, Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

Bway, to Guaranty Trust Co of N Y, 140 Bway; B&S; AL; Jan18; Mar11'18; A\$530,000-P530,000 (R S \$2,045.50). nom

Madison st, 292 (1:268-34), sec Montgomery, 17x49.9x18.6x49.9, 4-sty bk tnt & str; Rosie Schatz to Ida S Prinfoff, 210 Roebling st, Bklyn; mtg \$8,325 & AL; Mar8; Mar13'18; A\$7,500-9,500 (R S 50c). nom

Monroe st, 216 (1:261-72), ss, 50.5 w Scammel, 25.2x69.7x25x71.6, 5-sty bk tnt & str; John Gruenberg, ref, to Geo McK Brown, at Huntington, LI, & U S Trust Co of N Y, 45 Wall, EXRS & Cath W Loney, plffs; FORECLOS Mar11; Mar14'18; A\$10,000-16,000 (R S \$14.50). 14,500

Monroe st, ss, 25.4 e Jefferson, see Rutgers pl, 4.

Montgomery st, see Madison, see Madison, 292.

Mt Morris Park W (6:1720-54), ws, 75.11 n 121st, 25x100, 4-sty & b bk dwg; Alicia L Laird, 14 Mt Morris Park W, to Olds Holding Corp, 217 Bway; AL; Mar8; Mar 14'18; A\$18,000-23,000 (R S \$15). O C & 100

Pearl st, 284-6, see Bowery, 163.

Pine st, 81 (1:39-this & Water st, 128, lot 37), ss, 67.4 w Water, 30.6x40x30.9x40, 7-sty bk loft & str bldg; also WATER ST, 128 (1:39), ws, 40.7 s Pine, 23.2x68.8x23x69.8, 7-sty bk loft & str bldg; Water-Pine Corp, at 92 William, to Markham Realty Corp, 31 Nassau; B&S & CaG; Mar11'18; A\$40,000-75,000 (R S \$10). nom

Rutgers pl, 4 (Monroe st) (1:257-29), ss, 25.4 e Jefferson, 26x89.6, 6-sty bk tnt & str; Issak Kresches et al, EXRS Abr Rosenthal, to Mary Rosenthal, 1187 Eastern Pkway, Bklyn; mtg \$22,500; Mar11; Mar 12'18; A\$16,000-29,000 (R S \$1). O C & 1,000

Sullivan st, 80-91 (2:489-17-18), sec Spring (Nos 194-200), 75x75, 1-5 & 1-6-sty bk tnts & str; Lillian V Winterbottom to Benj V R Winterbottom, 75 W 47; AL; Dec23'14; Jan15'18; A\$49,000-85,000. (Corrects error in issue Jan19 as to block No & assessed value). O C & 100

Thompson st, 52-6 (2:488-1), es, 50 n Broome, 56.1x94, 7-sty bk warehouse; Peter W Rouss, 320 Garfield pl, Bklyn, to Thompson St Holding Corp, 105 Hudson; AL; Mar8; Mar11'18; A\$34,500-65,000 (R S \$65). nom

Van Corlear pl, 26, see Adrian av, ss, 325 w 227.

Wadsworth ter (8:2170-356), ses, 644.11 ne on curve from 190th, runs ne115 to ss Fairview av, xes5xse99.1xw101.4xw84.6 to beg, vacant; A\$7,000-7,000; also FAIRVIEW AV (8:2170-360), ss, 5 e Wadsworth ter, 120x95.3x103.11x99.1, vacant; A\$7,000-7,000; Sophie S Epstein, 105 Central Park W, to Loring Constn Co, 79 5 av; AL; Mar8; Mar12'18. nom

Washington st, 477, see Canal, 533-41.

Water st, 128, see Pine, 81.

Willett st, 49 (2:338-31), ws, 44.8 n Delancey, 25.1x88, to alley, with rights to alley, 10x69.9, leading to Delancey st, 6-sty bk tnt & str; Jacob Rubin of Bklyn to E & H Realty Co, 11 James; AL; Mar11; Mar13'18; A\$14,000-31,500 (R S 50c). nom

7TH st, 61 E (2:449-51), ns, 275 e 2 av, 25x97.6, 5-sty bk tnt; Joel Berkowitz & Esther, his wife, to Mary Berkowitz, 650 E 6; AL; Mar6; Mar11'18; A\$17,000-31,000. O C & 100

9TH st, 15 W (2:573-52), ns, 265.4 w 5 av, 17.4x92.3, 4-sty bk dwg; H L Gunther to Cortlandt E Palmer, 15 W 9; AL; May 3'18; Mar11'18; A\$12,500-14,500. O C & 100

11TH st, 331 W (2:634-40), ns, 153.2 e Washington, 21.1x95, 4-sty bk tnt; Abr Landau to Emigrant Indust Savgs Bank, plff; FORECLOS Feb28; Mar12'18; A\$8,000-11,000 (R S \$9.50). 9,300

12TH st, 4 E (2:569-8), ss, 150 e 5 av, 25 x103.3, 4-sty & b bk dwg; Mary Bussing to Saml Marcus, 1187 Lex av; Mar12'18; A\$23,000-25,500 (R S \$16.50). O C & 100

17TH st, 29 W (3:819-22), ns, 435 w 5 av, 25x92, 10-sty stn loft & str bldg; Bklyn Savgs Bank to 29 West 17th St, Inc, at 47 West; AL; Mar13; Mar14'18; A\$28,500-78,000 (R S \$102.50). O C & 100

18TH st, 127-31 E, see Irving pl, 66.

18TH st, 133 E, see Irving pl, 66.

26TH st, 132 E, see Lex av, 77.

28TH st, 214-S W (3:777-52), ss, 130.2 w 7 av, 50x98.9, vacant; Midtown Holding Corp, 907 Bway, to Olds Holding Corp, 217 Bway; mtg \$40,000; Mar1; Mar8'18; A\$34,000-34,000 (R S \$5). nom

38TH st, 223-31 W (3:788-31-35), ns, 227.7 w 7 av, 102.11x98.9, 5-4-sty bk & stn tnts; str in Nos 227 & 231; Julius Mautner, 970 Park av, to Deleris Holding Co, 320 Bway; mtg \$135,000 & AL; Mar7; Mar 9'18; A\$142,500-150,000 (R S 50c). O C & 100

38TH st, 263 W, see Ams av, 853.

40TH st, 218 W (3:789-52), ss, 214.3 w 7 av, 14.3x98.9, 4-sty bk tnt; Wilson Brice, ref, to Marguerite Gautier, 53 Columbia av, Grantwood, NJ, plff; mtg \$6,000; FORECLOS Mar7; Mar12'18; A\$22,000-23,000 (R S \$1). 1,000

45TH st, 311 E (5:1338-8), ns, 175 e 2 av, 25x100.5, 5-sty bk tnt & str; Jas M Vincent, ref, to Winton Holding Corp, 30 Church; mtg \$16,000 & AL; FORECLOS Mar1; Mar8; Mar11'18; A\$9,000-20,000 (R S \$1). 1,000

50TH st, 54 W (5:1265-64), ss, 661 w 5 av, 20x100.5, 4-sty & b stn dwg, now on said lot; TRSTES of Columbia University to Bondy Croner, 40 W 34; B&S; Mar9; Mar12'18; A\$42,000-50,000. 1,500

51ST st, 145 E (5:1306-23½), ns, 67 e Lex av, 16.9x75.5, 3-sty & b stn dwg; Geo P Bedford, 540 W 143, to Mary L Enhaus, 3505 Bway; ½ pt; AT; QC; mtg \$5,000; Feb18; Mar11'18; A\$10,000-13,000. 4,000

54TH st, 408 E (5:1365-43), ss, 169 e 1 av, 25x100.5, 5-sty bk tnt; Johanna S Riedemann, widow, 1317 46th, Bklyn, to Heinrich Yungk at Fort Lee, NJ; mtg \$14,000; Mar11; Mar13'18; A\$7,000-16,500. nom

58TH st, 222 W (4:1029-46), ss, 320 w 7 av, 20x100.5, 4-sty & b stn dwg; Wm J Sloane, 137 Riverside dr, to Three States Realty Co, 149 Bway; Mar11'18; A\$33,000-35,000 (R S \$60). O C & 100

58TH st, 304 W (rear pt) (4:1048-pt lot 33), the lot in its entirety, being on 58th, ss, 100 w 8 av, 21x100.5, the said rear pt being 100.5 s 58th & 100 w 8 av, runs n 42.1xw21xs42.1xe21 to beg, pt 3-sty bk hotel; Emma R Fischer to John Reisen-weber, — Jarvis la, Far Rockaway, B of Q; Mar13; Mar14'18; A\$—\$—\$— (R S \$20). 20,000

58TH st, 304 W (4:1048-37 & pt 33), ss, 100 w 8 av, 21x100.5, pt 3 & 5-sty stn hotel; Fredk Fischer & Bertha, his wife, to Emma R Fischer, 987 8 av; QC & correction deed; Mar12; Mar13'18; A\$—\$—\$— nom

62D st, 8 E (5:1376-65), ss, 179 e 5 av, 25 x100.5, 5-sty & b stn dwg; Cora L & Theo L Van Norden, EXRS Warner Van Norden, to Assets Liquidation Co, 55 Liberty; mtg \$140,000; Jan25; Mar8'18; A\$82,000-150,000. nom

62D st, 229 W (4:1154-15), ns, 425 w Ams av, 25x100.5, 5-sty bk tnt; Marjorie G Singer to Filippo Passantino, 628 10 av; B&S; AL; Mar14'18; A\$8,000-15,000 (R S \$16). O C & 100

62D st, 231 W (4:1154-14), ns, 450 w Ams av, 25x100.5, 5-sty bk tnt; Marjorie G Singer to Filippo Passantino, 628 10 av; B&S; AL; Mar14'18; A\$8,000-15,000 (R S \$16). O C & 100

71ST st, 308 E (5:1445-46), ss, 150 e 2 av, 25x100.5, 5-sty bk tnt & str; Mary Bartosek, 2940 Bainbridge av, Bronx, to Anna L Pribyl & Olga & Sophie Bartosek, all at 2940 Bainbridge av, Bronx; AL; Mar9; Mar12'18; A\$9,000-21,000. nom

73D st, 420 E (5:1467-36), ss, 275 w Av A, 25x102.2, 5-sty bk tnt & str; Frank Bartosek & Mary, his wife, 2940 Bainbridge av, Bronx, to Anna L Pribyl & Olga & Sophie Bartosek, all at 2940 Bainbridge av, Bronx; AL; Mar9; Mar12'18; A\$8,000-21,000. nom

74TH st, 105 W (4:1146-27), ns, 120 w Col av, 20x102.2, 4-sty & b bk dwg; Carolyn H Dawbarn et al, EXRS, & Robt H M Dawbarn, to Helene McGrath, 109 W 74; Mar4; Mar13'18; A\$19,500-24,000 (R S \$17.50). O C & 100

80TH st E, sec Lex av, see Lex av, 1151-1157.

83D st, 8 W (4:1196-38), ss, 133 w Central Park W, 15x102.2, 3-sty & b stn dwg; Wm Bondy, ref, to N Y Trust Co, 26 Broad, plff; FORECLOS Mar7; Mar8; Mar11'18; A\$13,600-15,000 (R S \$14). 14,000

84TH st, 328 E (5:1546-40), ss, 325 w 1 av, 25x102.2, 5-sty stn tnt; Sidonia Riehl, widow, et al, heirs Hy G Riehl, to Helen Hommel, 1235 Lex av; ½ pt; AT; mtg \$15,500; Feb27; Mar14'18; A\$9,000-21,000. 600

85TH st, 127 W (4:1216-19), ns, 444 e Ams av, 18.6x97.6, 4-sty & b bk dwg; Bond & Mtg Guarantee Co to Nelson Zabriskie, 251 W 136; B&S; mtg \$14,000; Mar6; Mar9'18; A\$16,000-24,000 (R S \$17). O C & 100

85TH st, 101-3 E, see Park av, 1021-3.

92D st, 346 E (5:1554-31), ss, 100 w 1 av, 25x100.8, 5-sty bk tnt & str; Edith Zeman to Eliz G Buck, 46 Hawthorne pl, Summit, NJ; mtg \$17,000 & AL; Mar8; Mar11'18; A\$8,500-18,500. nom

93D st, 144 W (4:1223-49½), ss, 415 w Col av, 20x100.8, 4-sty & b stn dwg; Edw W Peet to Jennie H Price, 318 Lewis av, Bklyn; Mar13; Mar14'18; A\$15,700-23,000. O C & 100

93D st, 144 W; Jennie H Price, of Bklyn, to Edw H Peet & Lucy H, his wife, 144 W 93, as joint tenants; B&S & Ca; Mar13; Mar14'18. O C & 100

97TH st, 205 E (6:1647-5), ns, 115 e 3 av, 25x100.11, 5-sty bk tnt; Jennie Paley to Mabel Prell, 119 W 71; B&S & Ca; mtg \$13,000 & AL; Mar12; Mar13'18; A\$7,000-12,000. O C & 100

99TH st, 63 W (7:1835-3), ns, 175 e Col av, 25x100.11, 5-sty stn tnt; Francis Dewald to Frank R Dewald, both at 441 Manhattan av; B&S; Mar8; Mar11'18; A\$12,000-20,000. gift

99TH st, 65 W (7:1835-7), ns, 150 e Col av, 25x100.11, 5-sty stn tnt; Francis Dewald to Mary M Luedke, both at 441 Manhattan av; B&S; Mar8; Mar11'18; A\$12,000-20,000. gift

103D st, 218 E (6:1652-40), ss, 205 e 3 av, 25x100.9, 4-sty bk tnt & str; A\$7,000-12,000; also 103D ST, 220 E (6:1652-39), ss, 230 e 3 av, 25x100.11, 4-sty bk tnt & str; A\$7,000-12,000; J M B Co to Nathan H Brandt, 502 Bedford av, Bklyn, as TRSTE; AL; Mar6; Mar8'18. nom

103D st, 220 E, see 103d, 218 E.

105TH st, 106 E (6:1632-69½), ss, 60 e Park av, 20x100.11, 3-sty & b stn dwg; Paulina Levy to Pasquale & Onofrio Damone, 106 E 105; mtg \$8,000; Mar12; Mar13'18; A\$7,800-9,000 (R S \$1). O C & 100

107TH st, 53 E (6:1613-25), ns, 282 w Park av, 18x100.11, 3-sty & b stn dwg; Bertha Freund, heir Hannah Silverstone, to A Fred & Hy Silverstone, 65 E 107, EXRS Hannah Silverstone; AT & Ca; A L; Nov24'15; Mar8'18; A\$6,300-8,000 (R S \$2). 2,000

107TH st, 55 E (6:1613-26), ns, 264 w Park av, 18x100.11, 3-sty & b bk dwg; Bertha Freund, heir Hannah Silverstone, to A Fred & Henry Silverstone, 65 E 107, EXRS Hannah Silverstone; AT; B&S; AL; Nov24'15; Mar12'18; A\$6,800-8,000 (R S \$2). 2,000

109TH st 77 E (6:1615-33), ns, 53 w Park av, 27x75.8, 5-sty bk tnt & str; Pauline Caesar of Lyndhurst, NJ, & ano to Moe Levy 86 W 113; mtg \$13,000 & AL; Mar11; Mar12'18; A\$9,500-16,500. nom

109TH st, 77 E (6:1615-33), ns, 53 w Park av, 27x75.8, 5-sty bk tnt & str; Henry Sanders to Pauline Caesar, 171 Valley Brook av, Lyndhurst, NJ, & Lisette & Emma Langenhahn, 429 E 69; mtg \$13,000; Mar6; Mar8'18; A\$9,500-16,500. nom

111TH st, 96-8 E, see Park av, 1524.

111TH st, 52-6 W (6:1594-65), ss, 100 e Lenox av, 87.6x71.10, 5-sty bk tnt & str; Kay-Es Realty Corp to Jonas Realty Co, 119 Pitt; mtg \$71,000; Mar1; Mar12'18; A\$41,000-80,000 (R S \$2). O C & 100

111TH st, 241-3 W (7:1827-12), ns, 275 e 8 av, 50x100.11, 6-sty bk tnt; Jacob Schroeder of Bronx to Cedarhurst Realty Holding Co, 220 W 42; mtg \$56,500 & AL; Mar8; Mar12'18; A\$29,500-75,000 (R S \$15.50). nom

112TH st, 51-51½ E (6:1618-26), ns, 230 w Park av, 25x100.11, 2-1-sty fr bldgs; Surety Realty Co to Ritz Realty Corp, 920 Bway; Mar7; Mar8'18; A\$10,000-10,000 (R S \$15). O C & 100

114TH st, 224 E (6:1663-41¼), ss, 271.2 e 3 av, 16.8x100.11, 3-sty & b stn dwg; El-emco Realty Co to Clorinda Pontecorvo, 2053 1 av; B&S; mtg \$4,500 & AL; Mar13; Mar14'18; A\$5,000-6,500 (R S \$1). O C & 100

116TH st, 417 E (6:1710-10), ns, 199 e 1 av, 20x100.11, 3-sty stn tnt; Michl Palladino to Carmela Palladino, his wife, 417 E 116; AL; Mar7; Mar8'18; A\$6,800-8,000. gift

117TH st, 1 E, see 5 av, 1441.

118TH st, 349 E (6:1795-23½), ns, 75 w 1 av, 25x50, 5-sty bk tnt & str; A\$4,900-9,500; also 118TH ST, 351 E (6:1795-24), nwc 1 av (No 2295), 75x25, 5-sty bk tnt & str; A\$11,500-21,500; Michele Palladino to Elvira Focarile, his daughter, 20 N Henry st, Astoria, B of Q; AL; Mar9; Mar11'18. gift

118TH st, 351 E, see 118th, 349 E.

119TH st, 147-51 E, see Lex av, nec 119.

126TH st, 172-4 E, see 3 av, 2320.

126TH st, 68 W (6:1723-63), ss, 210 e Lenox av, 18.9x99.11, 3-sty & b stn dwg; Rosa Wolff, widow & DEVISEE Baruch Wolff, to Henry W Kriete, 61 W 125; Mar11; Mar13'18; A\$8,600-10,000 (R S \$7). nom

131ST st, 262 W (7:1936-56½), ss, 190 e 8 av, 15x99.11, 3-sty & b stn dwg; Iphigenia Z Place to Oliver J Wells, 34 E 62; Feb5; Mar13'18; A\$4,500-5,600 (R S \$6). 6,000

134TH st, 1-3 W, see 5 av, 2204.

134TH st, 217 W (7:1940-24), ns, 183 w 7 av, 17x99.11, 3-sty bk dwg; John J Murphy, 22 Convent av, to Hudson P Rose Co, 7 W 45; mtg \$4,000 & AL; Mar7; Mar8'18; A\$4,800-6,500 (R S \$150). O C & 100

136TH st, 259 W (7:1942-8½), ns, 569 w 7 av, 17x99.11, 3-sty & b bk dwg; Royal H Weller, ref, to Equitable Life Assur Soc of U S, plff; FORECLOS Feb18; Mar5; Mar11'18; A\$5,400-8,000 (R S \$6). 6,000

139TH st, 602-4 W (7:2087-38), ss, 100 w Bway, 75x99.11, 6-sty bk tnt & str; Olds Holding Corp to Leo A Baum, 70 Shanley av, Newark, NJ; mtg \$82,000; Mar1; Mar8'18; A\$48,000-120,000 (R S \$24). O C & 100

141ST st, 553 W (7:2073-9), ns, 175.2 e Bway, 24.1x100, 3-sty & b bk dwg; Jos C Calhoun, 553 W 141, & ano to Loretta E Lyons, 147 Foxall st, B of Q; AL; Mar7; Mar8'18; A\$13,500-16,500 (R S 50c). nom

142D st, 315 W (7:2043-32), ns, 225 w 8 av, 25x99.11, 1-sty fr bldg; Anna Norz, widow, 507 Main st, East Orange, NJ, to John G H Meyers, 50 Hamilton ter; mtg \$7000 & AL; Sept24'17; Mar12'18; A\$8,000-8,450. O C & 903

142D st, 315 W; John G H Meyers, 50 Hamilton ter, to Elemco Realty Co, 59 Liberty; mtg \$7,000; Mar8; Mar12'18 (R S 50c). O C & 100

162D st, 656 & 666 W (8:2136-175 & 180), ss, 140 w Ft Washington av, 250x99.11, 2-6-sty bk tnts; J M B Co to Nathan H Brandt, 502 Bedford av, Bklyn, as TRSTE; AL; Mar6; Mar8'18; A\$90,000-\$. nom

163D st, 601 W, see Bway, 3901-5.

180TH st, 819 W (8:2177-128), ns, 60 e Northern av, 50x100, 5-sty bk tnt; Em-may Realty Co to Pinehurst Holding Co, 802 W 181; B&S & Ca; AL; Mar11'18; A\$17,000-54,000 (R S 50c). nom

180TH st, 819 W; Pinehurst Holding Co to Emmay Realty Co, 802 W 181; B&S & Ca; AL; Mar11'18 (R S 50c). nom

Av A, 1598 (5:1581-3), es, 50 n 84th, 25x 98, 5-sty bk tnt & str; Ester Mautner of Bronx to Seymour Realty Co, 25 Broad; mtg \$21,000 & AL; Mar12'18; A\$10,000-26,000 (R S \$4). O C & 100

Adrian av (8:2215-365), ss, 325 w 227th, 50x100 to Ns Van Corlear pl (No 26), 2-sty & b fr dwg & vacant; Everett B Heymann et al to Hiram C Todd at Saratoga Springs, NY; B&S; AL; June8'17; Mar9'18; A\$10,000-12,000. nom

Amsterdam av, 853 (7:1856-62), es, 25.11 s 102d, 25x79.3, 5-sty bk tnt & str; A\$19,500-29,000; also 38TH ST, 263 W (3:788-15), ns, 182 e 8 av, 20.6x98.9, 4-sty bk tnt & str; A\$28,500-29,500; Farmers Loan & Trust Co, TRSTE will Hy O Clauss, to Hy O, Jr, & Royal L Clauss, both at Cold Spring, Putnam Co, NY; Mar8; Mar11'18. court order

Amsterdam av, 1492-4 (7:1987-34), ws, 40 s 134th, 40x100, 6-sty bk tnt & str; Jas B Reynolds of Manasquan, NJ, to Millblanche Realty Corp, 68 Broad; AL; Jan29; Mar13'18; A\$26,000-57,000 (R S \$17). O C & 100

Bowery, 163 (2:424-7 & 31), es, 117.6 n Broome, 23.6x222.6 to ws Chrystie (No 133), x23.8x irreg, 4 & 5-sty bk & stn loft & str bldg; mtg \$12,500; A\$41,000-58,000 & on No 133, 27,500; A\$41,000-58,000; also FRANKFORT ST, 25 (23) (1:103-12), ss, 67.1 e William, 21.10x68.10x20.11x68.11, 4-sty bk tnt & str; A\$20,000-25,500; mtg \$24,000; also PEARL ST, 284-6 (1:95-21), sec

Beekman (Nos 105-7), 40.2x62.6x irreg x 53.10, 7-sty bk loft & str bldg; A\$35,000-52,000; mtgs \$57,500; Alice C J Cochery (Bamberger) of Paris Fr to Sophie A Coignet 81 Faisanderie Paris Fr EXTRX Frances Gosling; asn of AT under trust deed recorded Apr23'13; Oct31'17; Mar12'18. nom

Bowery, 168 (2:478-32), swc Kenmare (Nos 2-12), runs s19.5xw98.2xw25xe56.7 to ss Kenmare xe42.5 to beg, 4-sty bk loft & str bldg; also KENMARE ST (2:478-as-sessed with above), ss, 42.5 w Bowery, runs w57.2 s7.9xe56.7 to beg, gore; Peter Con-dogiane to Theodosios Condogiane, 2 Ken-mare; ½ RT&I; mtg \$42,000 & AL; Feb13; Mar12'18; A\$42,000-65,000 (R S \$27). nom

Broadway, 3901-5 (8:2137-110), nwc 163d (No 601), 99.11x125, 6-sty bk tnt; Emanuel Blumenstiel to Edythe Blumenstiel, both at 50 Central Park W, 5-6 pts; B&S; the other 1-6 pt is owned by Albt Blumenstiel, brother of grantor; AL; Oct31'16; Mar11'18; A\$110,000-240,000. O C & 100

Fairview av, ss, 5 e Wadsworth ter, see Wadsworth ter, ses, 644.11 ne on curve from 190th.

Lenox av, 620-2 (6:1739-3), es, 49.11 n 141st, 50x100, 6-sty bk tnt & str; Landes-man Realty Co to Benehr Realty Corp, 616 Lenox av; ½ pt; mtg \$51,625 & AL; Mar11; Mar13'18; A\$24,000-57,000 (R S \$2.50). nom

Lenox av, 620-2; Benj Ehrlich, 209 W 147, to same; ½ pt; mtg \$51,625 & AL; Mar12; Mar13'18 (R S \$2.50). nom

Lexington av, 77 (3:881-61), sec 26th (No 132), 24.8x62, 3-sty bk tnt & str; Jos Steinberg, ref, to Johanna McManus, as life tenant under will John McManus, 882 Lex av, plff; FORECLOS Mar1; Mar14'18; A\$30,000-35,000 (R S \$30). 30,000

Lexington av (6:1768-21), nec 119th (Nos 147-51), runs e60xne78xw23.9xw55.3 to av xs63.2 to beg, 3-sty bk stable; A\$30,000-32,000; also PARK AV, 1807-13 (6:1774-4 & 72), es, 75.8 s 125th, 63x90, 2-5-sty bk tnts & str; A\$32,000-52,000; Leo J McCarthy, 83 W 128, to John E Sheehy, 1374 Lex av; 1-5 pt; Mar12; Mar13'18. nom

Park av, 752 (5:1386-36), ws, 74 n 71st, 28.2x86, 5 & 6-sty & b bk dwg; Sarah S Collier, to Wm H Woodin, 127 E 69; mtg \$125,000 & AL; Mar4; Mar9'18; A\$74,000-145,000 (R S \$100). O C & 100

Park av, 1021-3 (5:1514-1), nec 85th (Nos 101-3), 42.2x82.2, 4-sty & b bk dwg; Judith C Stettinius to Edw R Stettinius, both at 1021 Park av; mtg \$100,000; Jan31; Mar13'18; A\$135,000-210,000 (R S \$150). nom

Park av, 1524 (6:1616-37), swc 111th (Nos 96-8), 100.11x34, 3-sty stn hotel; Rudolph F Baar to Eleanor A Baar, 325 Cen-tral Park W; 1-15 pt; AT; B&S; Mar7; Mar8'18; A\$21,000-33,000 (R S \$2). gift

Park av, 1807-13, see Lex av, nec 119th.

West Broadway, 502 (2:525-52), ws, abt 200 s Bleeker, 25x75, 5-sty bk loft & str bldg; A\$13,500-17,500; also WEST BROAD-WAY, 504 (2:525-51), ws, 175 s Bleeker, 25x75, 5-sty bk loft & str bldg; A\$13,500-17,500; Water-Pine Corp, at 92 William, to Markham Realty Corp, 31 Nassau; B&S & Ca; Mar11'18 (R S \$12). nom

West Broadway, 504, see West Bway, 502.

1ST av, 2159 (6:1633-27), ws, 75.10 s 112th, 25x100, 6-sty bk tnt & str; Michele Palladino to Elvira Focarile, his daughter, 20 N Henry st, Astoria, B of Q; ½ pt; AL; Mar9; Mar11'18; A\$11,000-27,000. gift

1ST av, 2295, see 118th, 349 E.

2D av, 2206 (6:1685-3), es, 60.11 n 113th, 20x80, 4-sty stn tnt & str, 1-sty ext; Cath Frickel & ano, EXRS, & c, Conrad Frickel, to Alfred Simon, 2208 2 av; mtg \$5,000; Mar9; Mar13'18; A\$6,500-10,500 (R S \$9). 8,600

3D av, 1699 (5:1541-3), es, 50.8 n 95th, 25x100, 5-sty bk tnt & str; Delta Holding Corp to Alicia L Laird, 14 Mt Morris Park W; mtg \$19,700 & AL; Mar8; Mar14'18; A\$15,000-24,500 (R S \$5). O C & 100

3D av, 1880 (6:1631-39), ws, 25 s 104th, 25x80, 4-sty stn tnt & str; Thos E Arm-strong to John Armstrong, NY; B&S & Ca G; Oct15, 1881; Mar14'18; A\$15,000-20,000. 12,000

3D av, 2189 (6:1784-3), es, 52 n 119th, 23x80, 3-sty fr tnt & str, 1-sty ext; Mabel E Hurd, 141 S 2 av, Mt Vernon, NY, to Jas H Purdy, 14 W 122; mtg \$18,000; Nov11'17; Mar13'18; A\$24,000-27,000. nom

3D av, 2320 (6:1774-40), swc 126th (Nos 172-4), 24.11x90, 3-sty bk str; Jas H Purdy, 14 W 122, to Purdy Estate Incorporated, 2 Rector; ½ pt; mtg \$10,000; Mar4; Mar13'18; A\$38,000-43,000. nom

5TH av, 1441 (6:1623-1), nec 117th (No 1), 25.9x85, 5-sty bk tnt & str; Laurette C Schlesinger to Moritz Schlesinger, 204 Lenox av; ½ of 1-5 pt; AT; B&S; AL; Dec 13'12; Mar11'18; A\$30,000-44,000. O C & 100

5TH av, 1441, nec 117th (No 1); Laurette C Schlesinger, 204 Lenox av, to Moritz Schlesinger, 204 Lenox av; ½ of 1-5 pt; AL; Jan3'13; Mar11'18. nom

5TH av, 2204 (6:1732-33), nwc 134th (Nos 1-3), 24.11x110, 5-sty bk tnt & str; Jas B Reynolds of Manasquan, NJ, to Mill-blanche Realty Corp, 68 Broad; AL; Jan 29; Mar13'18; A\$17,500-38,000 (R S \$3.50). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Allen st, 141-3 (2:415), ws, 20 s Riving-ton, 40x70; consent to 3d track; Anna M Haley, NY, to Manhattan Railway Co & ano; Feb8; Mar12'18 (R S \$1). 880

34TH st, 459 W (3:732-7), 20.10x98.9, 3-sty bldg, valued at \$17,000; also 37TH ST, 437-9 W (3:735-13 & 14), 50x98.9, 3 & 4-sty bk tnts, valued at \$30,000; also 37TH ST, 522 W (3:708-48), 25x98.9, 2-sty bk loft, valued at \$12,500; also AMSTERDAM AV, 1435 (7:1970-30); also 131ST ST, 466 W, 5-sty bk tnt & str, valued at \$50,000;

also 11TH AV, sec 34th, leasehold, valued at \$10,000; also 11TH AV, es, 25 s 34th, 73 x63, leasehold, valued at \$375; certf as to payment of transfer tax for \$4,474.58; Jas A Wendell as Deputy Comptroller of State NY, to Eliza Daly, ADMRX Cornelius Daly; Mar1; Mar9'18.

34TH st W, sec 11 av, see 34th, 459 W.
37TH st, 437-9 W, see 34th, 459 W.
37TH st, 522 W, see 34th, 459 W.
48TH st, 30 W (5:1263-55), ss, abt 420 w 5 av, 20.6x100.5, 4-sty & b bk dwg; re legacy, annuity, etc; Alida V Pawley, widow, at Newark, NJ, to Marie S Van den Burg, 30 W 48, individ & EXTRX Wm H Van der Burg; AT; Jan31; Mar8'18; A \$52,000-61,000.

62D st, 8 E (5:1376), ss, 179 e 5 av, 25x100.5; re jdg; Grace T Van Norden, plff, agt Cora L & Theo L Van Norden, EXRS Warner Van Norden; AT; Jan25; Mar8'18.

103D st, 218 E (6:1652), ss, 205 e 3 av, 25x100.9; also 103D ST, 220 E (6:1652), ss, 230 e 3 av, 25x100.11; asn rents; J M B Co to Nathan H Brandt, 502 Bedford av, Bklyn; AL; Mar7; Mar8'18.

103D st, 220 E, see 103d, 218 E.
11TH st, 241-3 W (7:1827), ns, 275 e 8 av, 50x100.11; asn rents to secure notes \$500; Cedarhurst Realty Holding Co to Jacob Schroeder, 851 Hunts Point av, Bronx; mtg \$64,000; Mar11; Mar12'18. nom

131ST st, 466 W, see 34th, 459 W.
134TH st, 26 W (6:1731), assign rents to secure mtg of \$4,950; Pauline Brown, 783 Prospect av, to Henry Borenstein, 630 W 141; sub to 1st mtg \$15,000; Jan10; Mar11'18.

134TH st, 26 W; cancellation of assign rents recorded Sept5'14; Anselm Frankenthaler, 115 Bway, to Saml Herzog & Pauline Brown; Jan15; Mar11'18.

Av A, 173 (2:438); assign rents to secure 2d mtg \$5,500; Saml Resler, 141 Suffolk, & Abr Neuman, 181 Essex, to Robt J Macher, 376 Washington av, Bklyn; sub to 1st mtg \$—; Feb28; Mar14'18. nom

Amsterdam av, 1435, see 34th, 459 W.
11TH av, see 34th, see 34th, 459 W.

11TH av, es, 25 s 34th, see 34th, 459 W.
Interior lot (4:1048-pt lot 33), at cl blk bet 57th & 58th & 100 w 8 av, runs n42.1 xw125x42.1x21 to beg, being rear part of former 304 W 58, pt 3-sty bk hotel; re mtg; recorded Sept3'07; N Y Title & Mtg Co to Emma R Fischer, 987 3 av; QC; Mar13; Mar14'18; A\$—.

Assignment (misc) to extent of \$17,000 & sub to previous payment of a counsel fee to Theo T Baylor of not less than 15% of the actual amount awarded from Estate of Agnes H Robertson, decd, in action Chas A Robinson, individ & TRSTE of said estate, plff, & I Townsend Burden, Jr, of said estate, et al, defts; Le Roy D Ball to I Townsend Burden, 20 E 80; Feb25; Mar11'18.

Assignment (misc) of all RT&I in estate of Edw Rafter, decd; Edwin A Rafter, 211 W 101, to Michl J Scanlan, 301 W 57; Mar14'18.

Power of atty (misc); Mary A Ward to Geo G Ward; Mar5; Mar12'18.

Power of atty (misc); Paul H Klingenstein to Solomon Klingenstein, 136 E 79; May31'17; Mar12'18.

Power of atty (misc); Isabel D Peake to Wm L Morgan, 102 W 130; Feb3'13; Mar12'18.

WILLS.

Borough of Manhattan.

69TH st, 318 E (5:1443-46½), ss, abt 145 e 2 av, —x—, 3-sty & b stn dwg; A\$5,100-8,000; Wilhelmine Baumgarten Est, Chas Baumgarten, EXR, 318 E 69; (A) Myron Sulzberger, 38 Park row. Filed Feb6'18.

78TH st, 148 W (4:1149-52), ss, abt 300 e Ams av, —x—, 4-sty & b stn dwg; A\$16,000-21,000; Adam Cook Est, Louise B Feldman, EXTRX, 148 W 78; (A) Edw M Burghard, 111 Bway. Filed Mar1'18.

128TH st, 207 W (7:1934-26½), ns, abt 115 w 7 av, —x—, 3-sty & b stn dwg; A \$6,300-9,000; also 129TH ST, 214 W (7:1934-40½), ss, abt 165 w 7 av, —x—, 3-sty & b stn dwg; A\$5,300-8,000; Henrietta Hanauer Est, Jerome J Hanauer, EXR, White Plains, NY; (A) Max Altmayer, 290 Bway. Filed Feb6'18.

129TH st, 214 W, see 128th, 207 W.
135TH st, 24-6 W (6:1732-50-51), ss, abt 330 w 5 av, —x—, 2-5-sty bk tnts; A\$18,000-34,000; Chas Wiener Est, Anna C Wiener, EXTRX, 2 W 86; (A) A Wiener, 49 Chambers. Filed Feb25'18.

Madison av, 1002 (5:1392-57), ws, abt 60 s 78th, 4-sty & b stn dwg; A\$24,000-29,000; Adelaide H Carter Est, Geo H Church, EXR, 1002 Madison av; (A) Shearman & Sterling, 55 Wall. Filed Feb5'18.

8TH av, 2721-9 (7:2045-9), nwc 145th (No 301), —x—, 5-sty bk tnt & str; A\$29,000-47,000; Ferdinand Brakman Est, Minnie Brakman, EXTRX, 200 W 113; (A) A & H Bloch, 99 Nassau. Filed Jan25'18.

10TH av, 417 (3:705-34), ws, abt 50 n 33d, —x—, 2-4-sty bk tnts & str; A\$13,000-17,500; Jane Nagle Est, John J Nagle, EXR, 10 W 103; (A) John H Rogan, 145 Nassau. Filed Feb8'18.

CONVEYANCES.

Borough of Bronx.

MARCH 8, 9, 11, 12, 13 & 14.

Albany Crescent, nec Heath av, see Heath av, 3030.

Burnet pl, 1119 (10:2737), ns, 70.2 w Barry, 25x90, 1-sty fr shed; Abr M Schwartz, ref, to City NY, plff; FORECLOS Jan23; Mar5; Mar11'18 (R S 50c).

Cannon pl, 3800 (12:3263), es, 25.8 n 238th, 77x93.1x75x110.5, 2-sty & b bk dwg & 1-sty bk rear garage; Patk A Gallagher to Annie L Gallagher, 238th & Cannon pl; mtg \$—; Feb27; Mar14'18 (R S \$5).

Fairmount pl, 892 (11:2959), ss, 101 nw So blvd, 50x124.8x50.1x127.10, 5-sty bk tnt; T Emory Clocke, 800 Riverside dr, to Benenson Realty Co, 401 E 152; mtg \$38,500; Jan24; Mar12'18 (R S \$12).

Fox st (10:2723), es, at ws Simpson (No 911), runs n135xe84.1xe17.4 to ws Simpson xsl57 to beg, 5-sty bk tnt; Hunts Point Realty Co to Louis Slutnik, 879 Elsmere pl; B&S; Mar1; Mar9'18 (R S \$750).

Garden pl, nwc Walkley pl, see Walkley pl, ns, whole front bet White Plains rd & Garden pl.

Lorillard pl, 2415-7 (11:3056), ws, 133.9 n 187th, 40.5x90, 2-3-sty bk tnts; John McCahill to Gibson Distilling Co, 109 Hudson; B&S & CaG; Feb7; Mar8'18, omitted.

Pond pl, 2766 (12:3289), nec 197th (No 325), 50x74.6x54x54, 2-sty & a fr dwg; Geo J Hunken to Louis W Riehl, at cor 31st & State sts, B of Q, NY; mtg \$5,000; Mar13'18 (R S \$5).

Poplar st (15:4063), ss, intersect nes Bronxdale av, runs e97.11lx79.10 to nes Bronxdale av xnw114.6 to beg, except part for West Farms rd, gore; Jas A Sullivan, ref, to Mary B Cash, 334 Woodland rd, Madison, NJ, plff; FORECLOS Feb28; Mar9; Mar11'18 (R S \$250).

Simpson st, 911, see Fox, es, at ws Simpson.

Tiffany st, 904 (10:2712), es, 425 s 163d, 50x110, 5-sty bk tnt; Conrad P Giebelhaus to J Henry Giebelhaus, 1520 1 av; mtg \$40,000; Feb28; Mar9'18.

Walkley pl (17:5084), ns, whole front bet White Plains rd & Garden pl, 75x95x 63.1x95.9; Edmund D Hennessy, ref, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY, plff; FORECLOS Jan14; Jan31; Mar12'18 (R S \$10).

147TH st, 546 E, see 237th, 327 E.

151ST st, 340 E, see Courtlandt av, 603-7.

152D st, 767 E (10:2644), ns, 25 w Wales av, 25x86.11x28.11x101.5, 4-sty bk tnt; Leo J McCarthy, 83 W 128, to John F Sheehy, 1374 Lex av; 1-5 pt; Mar12'18.

163D st, 1021-9 E (10:2725), ns, 110 e Simpson, runs e86.7xe & ne along curve forming nwc So blvd (Nos 943-7) & 163d, 83.9xn46.8xn7.7xw142.5x96.11 to beg, 3-sty bk office & str bldg; D & D Land & Impt Corp to Lulu Pfeging, 578 Oak Tree pl; mtg \$240,000; Mar11; Mar13'18.

163D st, 1021-9 E (10:2725), ns, 110 e Simpson, runs e86.7xe & ne along curve forming nwc So blvd (Nos 943-7) & 163d, 83.9xn46.8xn7.7xw142.5x96.11 to beg, 3-sty bk office & str bldg; Lulu Pfeging to D & D Land & Impt Corp, 32 Liberty; mtg \$235,000; Mar12; Mar14'18.

163TH st, 101 E, see Walton av, 1050.

165TH st, 1118-22 E, see Bryant av, 1057.

165TH st, E, nec Sheridan av, see Sheridan av, 1042.

169TH st, E, snc Stebbins av, see Stebbins av, 1247-51.

175TH st W, snc University av, see University av, 1611-15.

183D st, 113 E (11:3172), ns, 95 w Creston av, 25x97, 2-sty & a fr dwg; Bessie Blumenberg to Garrett T Fitzgerald, 11 E 184; mtg \$4,000; Mar7; Mar9'18 (R S \$150).

184TH st, 450 E, see Washington av, sec 184th.

197TH st, 325 E, see Pond pl, 2766.

223D st, E, nec White Plains rd, see White Plains rd, nec 223.

229TH st, 1748-46, ss, 205 w Paulding av as on map Wakefield, 100x114; Wm M Sherwood, Bklyn, to Minnie W Brown, 156 Hooper, Bklyn; Feb1; Mar14'18 (R S \$250).

229TH st W, nec Bailey av, see Bailey av, nec 229th.

237TH st, 220 E (12:3377), ss, 175 e Kepler av, 45x100, 2-sty fr dwg; Karl Gutscher to Wm J Dohen, 220 E 237; mtg \$1,000; Jan19; Mar13'18 (R S \$3).

237TH st, 327 E (12:3386), ns, 300 w Martha av, 25x100, 2-sty fr dwg; also 147TH ST, 546 E (9:2273), ss, 99.4 w St Anns av, 25.8x100, 4-sty bk tnt & str; also ST ANNS AV, 471 (9:2273), ws, 50 n 146th, 25x100, 4-sty bk tnt; also ½ pt of ST ANNS AV, 475-7 (9:2273), ws, 50 s 147th, 50x100, 2 & 3-sty fr dwg & 2-sty fr stable; Mary E Bunt, 410 E 141, to Jas Bunt, 410 E 141, as TRSTE; B&S & AL; July18'17; Mar13'18.

261ST st W (13:3423L), sec Tyndall av, 46x111.11, vacant; Wm C Degen et al, children Jos Degen, to Agnes D Cloud, 449 W 23, also child same; Jan4; Mar12'18.

Anthony av, 1640-2 (11:2888), es, 178.10 s 173d, 93.11x98.11x104.6x103.7, 2-5-sty bk tnts; John Davis, 66 Greenwood av, Montclair, NJ, to Hy Young, 125 W 115; mtg \$60,000; Mar8; Mar12'18 (R S \$22).

Bailey av, 2892 (12:3260), es, 50 s 230th, 25x100.7, 3-sty bk tnt; Harry Cahn, 2540 Grand av, et al, to Eliz Dusek, Killingworth, Conn; mtg \$6,000; Feb15; Mar14'18 (R S \$1).

Bailey av (12:3260), nec 229th, 244.4x 101.3x246.11x120.8, vacant; Freeminstreet Co, 1474 Shakespeare av, to Max Marx, 419 Convent av; mtg \$19,000; Feb27; Mar8'18.

Baisley av (18:5341), nwc Kearney av, 25x100; Sidney B Hickox to Mary C Finegan, at nwc Baisley & Kearney avs; mtg \$3,400; Jan3; Mar12'18.

Bathgate av, 1595 (11:2913), ws, 210 s 172d, 50x120, except part for 5-sty bk tnt & str; Bernard Nichthauser, 32 W 38, to Frances Mercy, 931 Fox; ½ RT&I; mtg \$39,000; Mar2; Mar8'18 (R S \$650).

Bathgate av, 1595; Frances Mercy, 931 Fox, to Saml Metzger, 894 Beck; ½ RT&I; mtg \$39,000; Mar2; Mar8'18.

Boscobel av, 1370, see Jesup av, 1391.

Bronxdale av, nec, at intersec nes Poplar, see Poplar, ss, intersect nes Bronxdale av.

Bryant av, 1057 (10:2748), snc 165th (Nos 1118-22), 100x56, 5-sty bk tnt & str; Louis Silberman & ano to Silmon Realty Corp, 2111 Daly av; Mar6; Mar14'18 (R S \$2).

Cedar av (11:2881), es, 59.7 n 177th, 25 x120, vacant; Erica C Kubler, Fern-dale, NY, to Eliz Cleveland, 62 Terrace View av; Mar8; Mar14'18.

Commonwealth av (15:3897), es, 175 n Tacoma, 25x100, except part for Commonwealth av; Katie Horstmann to Adam Feick, 1436 Commonwealth av; Dec3'17; Mar8'18 (R S \$3).

Courtlandt av, 603-7 (9:2410), snc 151st (No 340), 59.2x100, 5-sty bk tnt & str; Jos H Schwartz et al to Sagro Realty Corp & Deru Realty Corp, 309 Bway; mtg \$53,500; Feb14; Mar14'18 (R S \$5).

Creston av, 2745 (12:3318), ws, 394.9 n 196th, 16.8x100.4, 2-sty fr dwg; Wm Klee-man to Alma K Udich, 2745 Creston av; Mar7; Mar8'18 (R S \$5).

Crotona av, 2256-8 (11:3101), es, 119.11 s 183d, 24.2x42 to ws former Clinton av x 24x41.2, 1-sty bk str; Wm B Murphy to Aaron Katz, 730 Garden; mtg \$3,000; Mar11; Mar13'18 (R S 50c).

Crotona av, 2366 (11:3102), es, 70 s 187th, 20x100, 3-sty bk tnt; Minnie Helfstein, also known as Minnie Helstein, 2366 Crotona av, to Giovanni Cacci, 728 E 187; mtg \$7,500; Mar13'18.

Daly av, 2109 (11:3125), ws, 99.8 n 180th, 42.7x103 x 42.6 x 105.8, 5-sty bk tnt; also DALY AV, 2111 (11:3125), ws, 142.2 n 180th, 43.5x100.3x43.4x103, 5-sty bk tnt; Frances Mondschein & ano to Silmon Realty Corp, 2111 Daly av; Mar6; Mar14'18 (R S \$3).

Daly av, 2111, see Daly av, 2109.

Grand blvd & concourse, ws, 102.11 n 165th, see Walton av, 1050.

Heath av, 3030 (12:3257), nec Albany Crescent, 94.11x65x65.8x72, vacant; Benenson Realty Co, 401 E 152, to T Emory Clocke, 800 Riverside dr; Mar12; Mar13'18 (R S \$7).

Holland av, see Morris Park av, see Morris Park av, 750.

Jackson av, 726 (10:2645), es, 221.3 s 156th, 18.9x37.6, vacant; Abr Lipton, ref, to Adeline C Van Iderstine, of Homer, NY, plff; FORECLOS Jan3; Jan23; Mar9'18 (R S \$2).

Jerome av (11:3186), es, 172 n Cameron pl, 75x100, vacant; Concourse Estates Corp to Emco Impt Co, 132 Nassau; QC; mtg \$1,250; Mar9; Mar12'18 (R S \$1).

Jerome av (11:3186), es, 172 n Cameron pl, 75x100, vacant; Louis Weiss to Concourse Estates Corp, 135 Bway; mtg \$11,250; Mar6; Mar8'18.

Jerome av (11:2863), ws, 76.8 s Burnside av, 110.4x100 x 73.3 x 106.8, vacant; Fisher Lewine to Eniwei Realty Corp, 135 Bway; mtg \$26,000; Mar11; Mar13'18 (R S \$8).

Jesup av, 1391 (11:2872), ws, at nes Boscobel av (No 1370), 168.6x100x98.11x122.3, 1-sty & a fr dwg & vacant; Jos H Davis Bldg Co to Eliz C Douglass, 108 W 76; B&S & AL; Mar7; Mar12'18.

Kearney av, nwc Baisley av, see Baisley av, nwc Kearney av.

Longfellow av (10:2761C), ws, 200 n Seneca av, 25x100, vacant; Maldwin M Fertig, ref, to Mary E Clark, 135 Lafayette av, Passaic, NJ, plff; FORECLOS Jan23; Feb21; Mar11'18 (R S \$2).

Lurting av (15:4100), ss, 125 e Van Nest av, 25x100; Saml Fuchsman to Paula Fuchsman, 414 E 169; B&S & CaG; Mar8; Mar11'18.

Maclay av, 2419 (15:3995), ns, 169.10 e Zerega av, 25x100.9x25x100.8; Mary A Mead, of No Conway, NH, to Placide L Fracheboud, 331 E 42; mtg \$1,500; Mar7; Mar12'18 (R S \$2).

Maclay av, 2419; Placide L Fracheboud to Hudson P Rose Co, 7 W 45; mtg \$2,750; Mar11; Mar12'18 (R S 50c).

Mayflower av, 1511 (18:5383), ws, 75 s Cornell av, 25x100; Thos Holby to Maria Holby, his wife, 1511 Mayflower av; ½ pt; mtg \$3,500; Mar—; Mar11'18 (R S 50c).

Morris Park av, 750 (15:4035), sec Holland av, 25x100; Jos P Morrissey, ref, to Frances Aronson, 215 W 94; FORECLOS Mar8; Mar14'18 (R S \$5).

Rosedale av (15:3914), es, 125 s Mansion, 25x100, except part for str; Annie E Funk, Louisville, Ky, to Caroline S Beinecke, Cranford, NJ; QC; May29'16; Mar11'18.

Rosedale av (15:3914), same prop; Caroline S Beinecke, Cranford, NJ, to Anna L Angel, 240 W 121; Feb6; Mar11'18 (R S \$3).

Rosedale av (15:3914), same prop; Anna L Angel, 240 W 121, to Margt Leonard, 105 E 127; mtg \$2,500; Mar8; Mar11'18 (R S 50c).

St Anns av, 471, see 237th, 327 E.

St Anns av, 475-7, see 237th, 327 E.

Sedgwick av, 3367 (12:3255), ws, abt 277.4 s from ss of curve at Sedgwick av & Gles pl, 100x109x88.1x90, 2-sty & b fr dwg & 1-sty fr rear stable; Maitland Bartlett to N Beck Memorial Presbyterian Church of N Y City, 980 E 180; mtg \$11,000; June12'14; Mar11'18.

Sheridan av, 1042 (9:2456), nec 165th, 49 x100x54.7x100.2, 5-sty bk tnt; Hy F Miller, ref, to Barnes Realty Co, 147 4 av; FORECLOS Feb13; Mar13; Mar14'18 (R S 23.50).

Sheridan av, 1046 (9:2456), es, 49 n 165th, 40x100, 5-sty bk tnt; Hy F Miller, ref, to Barnes Realty Co, 147 4 av; FORECLOS Feb13; Mar13; Mar14'18 (R S \$15.50).

Sheridan av, 1050 (9:2456), es, 89 n 165th, 40x100, 5-sty bk tnt; Hy F Miller, ref, to Barnes Realty Co, 147 4 av; FORECLOS Feb13; Mar13; Mar14'18 (R S \$16).

Sheridan av, 1050 (9:2456), es, 89 n 165th, 40x100, 5-sty bk tnt; Hy F Miller, ref, to Barnes Realty Co, 147 4 av; FORECLOS Feb13; Mar13; Mar14'18 (R S \$16).

Sheridan av, 1050 (9:2456), es, 89 n 165th, 40x100, 5-sty bk tnt; Hy F Miller, ref, to Barnes Realty Co, 147 4 av; FORECLOS Feb13; Mar13; Mar14'18 (R S \$16).

Sheridan av, 1050 (9:2456), es, 89 n 165th, 40x100, 5-sty bk tnt; Hy F Miller, ref, to Barnes Realty Co, 147 4 av; FORECLOS Feb13; Mar13; Mar14'18 (R S \$16).

Sheridan av, 1054 (9:2456), es, 129 n 165th, 40x100, 5-sty bk bnt; Hy F Miller, ref. to Barnes Realty Co, 147 4 av; FORECLOS Feb13; Mar13; Mar14'18 (R S \$16).

Southern blvd, 943-7, see 163d, 1021-9 E. **Spofford av, 1231** (10:2733), ns, 393 w road to Hunts Point as on map prop E T Young, except part for av, vacant; Annie Hunt, sole beneficiary under will Jas Clark, to Saml Kilpatrick, 617 W 204; mtg \$1,000; Mar—; Mar12'18 (R S 50c).

Spofford av (10:2737), ns, 250 w Brown av, 44.6x120.6x66x100, except part for sts, vacant; I & H Constn Corp to Mary F Vandewater, 69 N Bway, White Plains, N Y; B&S & AL; Feb1; Mar13'18.

Stebbins av, 1247-51 (10:2694), swc 169th, 80x19, 3-sty fr int & str; Alma Jooss, 276 E 23, Bklyn, to Frank Schmidt, 424 Hart, Bklyn; mtg \$9,000; Mar5; Mar8'18 (R S \$1).

Tinton av, 768 (10:2655), es, 189.1 n Westchester av, runs e85xn12.6x10xn25xw 95 to av xs37.6 to beg, 5-sty bk bnt; Emillie, wife Heinrich Roth, at Kimball av & Trenchard st, Yonkers, NY, to said Heinrich Roth, same address; Mar9; Mar14'18.

Trinity av, 708-16 (10:2635), es, 200 s 156th, 100x82.9x100.1x86.11 5-3-sty fr tnnts; Bond & Mtg Guar Co to Patk J Cullinan, 204 W 141; mtg \$26,500; Mar13; Mar14'18 (R S \$31.50).

Tyndall av, sec 261st, see 261st W, sec Tyndall av.

Unionport rd (15:4256), ses, 25 nw Sagamore, 25x100, except part for Unionport rd, Burchall av & Sagamore; Minnie P Gaffney at Fall River, Mass, to Mary E Wood, 259 Lenox av; mtg \$2,000; Feb25; Mar9'18.

University av, 1611-15 (11:2878), swc 175th, runs s182.6xw100xn184.6 to 175th x 51.10x again e51.10 to beg, 2-5-sty bk tnnts; Malex Realty Corp to Normar Real Estate Corp, 170 Bway; mtg \$192,750; Feb 23; Mar13'18 (R S \$1).

Valentine av (12:3301), es, 300 n 196th, 65.3x96x62.10x94, vacant; John K McAfee, 339 W 84, to Howard Haviland, 601 7 av, Bklyn; mtg \$6,000; Feb9; Mar13'18.

Van Nest av (15:4024), ss, 25 e Taylor av, 25x100, except part for Van Nest av; Anna Piculo, 2234 Ryer av, to Nathan Ende & Max Gelber, 628 Van Nest av; mtg \$4,000; Mar12; Mar13'18 (R S \$1).

Van Nest av (15:4024), ss, 25 e Taylor av, 25x100, except part for Van Nest av; Anna Haindl, 578 Van Nest av, to Anna Piculo, 2234 Ryer av; mtg \$4,000; Feb25; Mar12'18 (R S 50c).

Walton av, 1050 (9:2472), nec 165th (No 101), runs n36.2x100xn173.1xe141.1 to Grand blvd & concourse xs105.11xw72.6xs 102.11 to 165th xw170.1 to beg, vacant; Conwall Corp to Samwil Constn Co, 309 Bway; mtg \$15,000; Mar11; Mar14'18 (R S \$5).

Washington av, 1306 (11:2910), es, 96 n 169th, 25x112.9x25x112, except part for st, 1 & 3-sty fr int & str; Edw M Tilburn to Cath M Tilburn, his wife, 1306 Wash av; mtg \$4,400; Mar13'18 (R S 50c).

Washington av (11:3053), sec 184th (No 480), 22.3x37.6x25.6x35.7, vacant; Robt J Moorehead, 311 E 200, to Geo W McAdam, 20 W 90; Mar7; Mar9'18 (R S \$1).

White Plains rd (17:4837), nec 223d, 114x 80; Alfred L Anderson, Closter, NJ, to Burchard Arens, 29 W 84; mtg \$14,000; Mar 11'18 (R S 50c).

White Plains rd, nec Walkley pl, see Walkley pl, ns, whole front bet White Plains rd & Garden pl.

Willis av, 141 (9:2297), ws, 25 n 134th, 25x81.6, 5-sty bk bnt & str; Wm Cohn & ano to Amelia Cohn, 41 St Nicholas ter, & Amelia Cohn, 57 W 91; mtg \$15,000; Dec 10'17; Mar12'18.

Willis av, 145 (9:2297), ws, 75 n 134th, 25x81.6, 5-sty bk bnt & str; Jos Cohn & ano to Amelia Cohn, 41 St Nicholas ter, & Amelia Cohn, 57 W 91; mtg \$—; Dec 10'17; Mar12'18.

Willis av, 151 (9:2297), ws, 25 s 135th, 25x81.6, 5-sty bk bnt & str; Jos Cohn & ano to Amelia Cohn, 41 St Nicholas ter, & Amelia Cohn, 57 W 91; mtg \$—; Dec10'17; Mar12'18.

LEASES.

Borough of Manhattan.

MARCH 8, 9, 11, 12, 13 & 14.

Ann st, 35-7 (1:92), 1st loft west; Irving & Norman Ruland, EXRS Manly A Ruland, to Jos B Davis, 705 Willoughby av, Bklyn; 1yf May1; 5y ren; Feb21; Mar13'18.

Barclay st, 26 (1:86), all; Kath A Wood, of Bklyn, to Royal Ribbon & Carbon Co, 26 Barclay; 7yf May1; Jan30; Mar12'18.

Depeyster st, nec Front, see Front, 142-4. **Front st, 142-4** (1:38), nec Depeyster, all; Ray Estate Corp to G Amsinck & Co; 5yf May1; Feb5; Mar8'18.

Gansevoort st, 10 (2:627), all; Sarah J Gleason, 118 E 177, Bronx, to Empire Forwarding Co, 27½ Morton; 5yf May1; Mar 5; Mar13'18.

Goerck st, 71-3 (2:328), 1st loft; Wyler Constn Co, 299 Bway to Hy J Cohen, 74-6 Essex; 5yf May1; Feb25; Mar11'18.

Hancoek st, 2-12 (2:527), two tnnts, all; Bernhard Ratkowski, 50 W 120, to Aniello Caldarella, 8 Hancoek; 5yf Mar1; Feb18; Mar14'18.

Rivington st, 124 (2:354), b str; Sadie Dorfman, 69 W 113, to Abr Rosenblum, 171 E 2; 3yf Dec1'17; Mar3; Mar9'18.

Sullivan st, 99-101 (2:503), all; Stephen Guardino of Bklyn to Hy R Rampone, 126 Waverly pl, et al; from completion of alteration to May1'32; Feb25; Mar13'18.

Wall st, 63-5 (1:27), part of 1st fl, contains 2,182 sq ft; United States Trust Co of N Y, as TRSTE Mtg Adele L Sampson to Lionello Perera, 38 W 83, doing business as Lionello Perera & Co; 10yf May1; Mar1; Mar9'18.

Water st, 213-5 (1:96), all; Wm A Thomson to Berlin Aniline Works, 213-5 Water; 10yf May1; Feb23; Mar12'18.

Wooster st, 80-2 (2:436), all; Parmelee Realty Corp to Frank P Kruger, 1525 Union, Bklyn; 10yf May1; Mar2; Mar11'18.

14TH st, 448 W (2:646), all, except pt of yard; Hugh King to A LaJotte, 448 W 14; 5yf May1; Feb15; Mar12'18.

20TH st, 148-50 W (3:795), assign Ls recorded Mar28'17; S & T Garage, Inc, to Abr Levy & Hyman & Jacob Cohen, 7-9 W 18; Oct26'17; Mar8'18.

27TH st, 12 W (3:828), asn Ls rec Jan 10'18; Manuel Parra at Hotel Astor, to Hyman Littwin, 926 So Blvd; Mar2; Mar 13'18.

27TH st, 12-16 W (3:828), asn Ls rec Jan 11'18; Hyman Ferdinand, 981 Whitlock av, Bronx, & Hyman Littwin, 928 So Blvd, Bronx, firm Ferdinand & Littwin, to Isaac Cohen, 1498 Crotona Park E, Bronx; Mar 2; Mar13'18.

40TH st, 207 W (4:1012), 5-sty bk & stn bldg, all; Wm J Sloane to Mary I Douglas, 309 W 42; 5yf Apr15; Mar2; Mar9'18.

40TH st, W, sve Bway, see Bway, 1432. **49TH st, 64 W** (5:1264), consent to assign Ls dated Mar10'09; TRSTES of Columbia University consent to assign by Albro Akin of 32 E 64, lessee, to Meister Builders, Inc, of 220 Bway; Mar2; Mar12'18.

60TH st, 143 E (5:1395), all; Emma Spieler et al to Chas Romo, 747 Lex av; 10yf Apr1; Mar6; Mar12'18.

108TH st, 235-9 W (7:1880), all; Frank S Selleck, 235 W 108, to Gurden Claussen, 3136 Bway; from Jan1, 1929 to Nov30, 1936; Mar7; Mar14'18.

112TH st, 344-6 E (6:1683), east str & b; Giuseppe Fusco to Egidio Gozzi, 429 E 119; 5yf Apr1; Mar6'18; Mar13'18.

113TH st, 211-3 E (6:1663), assign Ls recorded Mar30'17; David Frank & ano to Abr Goodman, 887 Hunts Point av; Mar7; Mar9'18.

116TH st, 117-9 W (7:1901), w str & b; Arthur M Bier, 721 Bway, to Frank Klein, 92 St Nicholas av, & Nicholas Vikol, 131 W 117, firm Klein & Vikol, 119 W 116; 3yf July1; Mar5; Mar12'18.

117TH st, 155 W (7:1902), all; Agra Holding Co to Goelet Leasing Co, 115 Bway; 5yf Mar1; Feb26; Mar11'18.

124TH st, 129 E (6:1773), all; Chas B Squier of Old Bennington, Vt, to Adolph Deutsch, 29 E 124, & ano, firm Deutsch Bros, 2265 3 av; 5yf May1; Mar1; Mar11'18.

178TH st, 599 W, see St Nicholas av, nec 178th.

Broadway, 1162 (3:829), str & b; Wm R Appleby at Minneapolis, Minn, to Edw Anrig & Michl Agoston, 17 E 27; from Apr1'18 to Apr30'28; Jan17; Mar13'18.

Broadway, 1432 (3:815), sec 40th, s str, 8x20.6; Morris A Forgoitson, 1432 Bway; to Albt Bernard, of New Rochelle, NY; 3yf Nov1'17; Oct20'17; Mar12'18.

Broadway, 2180 (4:1169), nec 77th, 25.6x 65.8x25x65.8, all; Peter Doelger Brewing Co, 407 E 55, to Peter J Finnerty, 2180 Bway; 7 10-12yf Dec1'17; Nov19'17; Jan17'18; corrects error in issue Jan19, when Bway No was 2120.

Broadway, 2534 (4:1242), ground fl & pt b; C & L-Lunch Co, 206 W 76, to Asiatic Restaurant & Co, 2334 Bway, & Yuan Y Chen, 3120 Bway; 9 5-12yf Apr1; Feb23; Mar8'18.

Lenox av, 327 (7:1911), str & b; Wilhelmina Wurster, EXTRX Fredk Wurster, to John Knobler & Adolph Braun, both at 327 Lenox av; 5yf Feb10; 5y ren at \$2,100; Feb 9; Mar9'18.

St Nicholas av (8:2153), nec 178th (No 599), n str; Jas E Barry, 4249 Bway to Gus Schmitt, 599 W 178; 3yf Feb1; Jan22; Mar 9'18.

1ST av, 1567 (5:1544), all; Jacob Rabiner to Morris Schwartz, 1567 1 av; 5yf May1; Mar4; Mar9'18.

1ST av, 2025 (6:1676), str & b; Nettie Goetz to Scharf & Schneider Grocery Co, 1946 1 av; from Junel'17 to Apr30'22; June 29; Mar12'18.

2D av, 139 (2:464), str fl & front b; Sol Klingenstein to Abr Podlipsky, 75 E 127, & ano; 10yf Apr1; Mar14'18.

2D av, 139 (2:464), str fl; sur Ls recorded Apr7, 1914; Oscar Rosenblatt to Sol Klingenstein, 59 Av A; AT; Mar14'18.

3D av, 2072-80 (6:1641), ws, 25.2 s 114th, 75x100, all; asn Ls rec Apr10'14; Film Amusement Co, 2078 3 av, to Anthony Ricci, 7508 14 av, Bklyn, & Jos Nobiliotti, 173 E 112; Mar6; Mar12'18.

8TH av, 2600 (7:2028), str; Superior Corp to Frank Sammaritano, 2656 8 av, & ano; 3yf May1; Mar1; Mar12'18.

10TH av, 132 (3:716), all; Otto Hentschel to Arthur E Glassman, 817 Sip st, Jersey City, NJ; 5yf May1, with renewal; Mar11; Mar14'18.

LEASES.

Borough of Bronx.

MARCH 8, 9, 11, 12, 13 & 14.

142D st E, nvc 3 av, see 3 av, nwc 142. **158TH st, 770 E** (10:2655), agmt modifying terms of lease; Jane Hillman, 768 E 158, with Trio Garage, Inc, 770 E 158; Feb14; Mar14'18.

173D st E (11:2905), ss, 95 w Wash av, 45x100, all; Francis X Shine, 613 Oak Tree pl, & ano, to Santis Moving & Express Co, 542 E 180; 10yf May1; Mar12; Mar14'18.

3D av (9:2323), nwc 142d, —x—; agmt modifying terms of Ls; Josephine S Gibney & ano, EXRS, &c, Maria E Gibney, with John McCoy, 2669 3 av; Jan—'18; Mar11'18.

MORTGAGES.

Borough of Manhattan.

MARCH 8, 9, 11, 12, 13 & 14.

Allen st, 10-12, see Canal, 62.

Bayard st, 85-9, see Bayard, 94-6.

Bayard st, 94-6 (1:199), nwc Mulberry (Nos 71 & 71½); ext of mtg for \$59,000 to Feb10'21, 5½%; Mar7; Mar12'18; N Y Trust Co, 26 Broad, with Jacob & Daisy Lippmann, 46 E 80, provided that when Daisy Lippmann sells any of the following properties she will pay \$5,000 or so much as will reduce above mtg to \$47,000; BAY-

ARD ST, 85-9 (1:164); DIVISION ST, 114-6 (1:294); MULBERRY ST, 179-81 (2:481); 80TH ST, 46 E (5:1491) (R S \$29.50).

Canal st, 62 (1:294), sec Allen (Nos 10 & 12), 87.5x50; pr mtg \$70,000; also 139TH ST, 565-9 W (7:2071), ns, 100 e Bway, 75x 99.11; pr mtg \$82,500; also 115TH ST, 59-61 W (6:1599), ns, 325 e Lenox av, 75x100.11; pr mtg \$60,375; Feb1; Mar11'18; due July1'21, 6%; Corp of H & A Cohen at 172 Worth to Isaac Shiman, 614 Superior st, Cleveland, Ohio.

Canal st, 62, sec Allen (Nos 10 & 12); also 139TH ST, 565-9 W; also 115TH ST, 59-61 W; certf as to mtg \$10,000; Feb1; Mar11'18; same to same.

Canal st, 62, sec Allen (Nos 10 & 12); also 139TH ST, 565-9 W; also 115TH ST, 59-61 W; sobrn of mtg for \$99,895.62 to mtg \$10,000; Feb1; Mar11'18; Jacob & Emma Cohen, mtgees, with same.

Canal st, 528 (2:595), ss, 20 w Washington, 20x60; Mar1; Mar8'18; 5½%; Henry Leeburg, 610 W 110, to Carolyn S Foster, 11 Chester st, Mt Vernon, NY.

Division st, 114-6, see Bayard, 94-6.

Grove st, 92 (2:532), ss, 50.5 w Waverly pl, runs s100x1.5x37xw19.10xn22.9 & 5.2 & 10.7xw10.7xn100 to st x31 to beg; Mar 14'18; 4y5%; Cozine-Warren Co, at Kitchawan, NY, to Alphonse H Kursheedt, 12 W 44, & ano, trstes will Fredk A Kursheedt.

Lawrence st, 136, see Bway, 3210.

Levis st, 32 (2:327), es, abt 150 n Broome, —x—; PM; Mar12; Mar14'18; due & int as per bond; M Marguerite Lang to Lawyers Mtg Co.

Mulberry st, 71-71½, see Bayard, 94-6.

Mt Morris Park W, 14 (6:1720), ws, 75.11 n 121st, 25x100; Mar8; Mar14'18; demand, 6%; Olds Holding Corp, 217 Bway, to Ferneliffe Realty Co, 74 Bway.

Mt Morris Park W, 14; certf as to mtg \$12,000; Mar8; Mar14'18; same to same.

Nichols pl (8:2255-56 & 79), ses, 235.1 sw Prescott av, runs sw130.4xsel189.3 to nws Prescott av xne & e128.1xw202 to beg; ext mtg for \$5,500 to Jan17'21, 5%; Mar1; Mar 8'18; Frank Dunning, at Warwick, NY, & M Allen Starr, 5 W 54, trstes will Benj F Dunning, with Minosuke Yamaguchi, 40 Post av (R S \$2.75).

Pearl st, 122-4 (1:31), ss, 140.3 e Old sl, 46.10x120.10 to ns Water (Nos 86-8) x47.9x 126.2; Mar5; Mar8'18; due Mar12'18 or sooner, 6%; Lower New York Realty Corp, 60 Wall, to Martin Taylor, at St James, LI, trste will John K Stewart.

Pearl st, 122-4; also WATER ST, 86-8; certf as to mtg \$32,500; Mar5; Mar8'18; same to same.

Ridge st, 112-4 (2:344); ext of mtg for \$12,000 to Mar7'21, 5½%; Mar6; Mar11'18; Title Guar & T Co with 112-114 Ridge St Corp, 44 E 76 (R S \$6).

Rivington st, 156 (2:349); ext of mtg for \$17,000 to Sept1'22, 5½%; Feb27; Mar11'18; Frances M Fehheimer, 57 W 56, with Nathan Shapanka, 156 Rivington (R S \$8.75).

Thompson st, 52-6 (2:488), es, 50 n Broome, 56.1x94; PM; Mar8; Mar11'18; 6y 5%; Thompson St Holding Corp to Peter W Rouss, 320 Garfield pl, Bklyn.

Thompson st, 218-20 (2:537), es, 225 n Bleeker, 50x85; ext of mtg for \$10,000 to Mar1'21, 6%; Mar1; Mar9'18; Amedeo Pradella, 122 Bay 46th, Bklyn, with Antonio Veniero, 43 St Marks pl (R S \$5).

Water st, 86-8, see Pearl, 122-4.

White st, 28 (1:191), ns, 50 w Church, 25x83; Mar14'18; 5y5½%; Sember Realty Corp, 92 William, to Hospital & Home of Rest for Consumptives, 431 E 40, 22,000.

White st, 28; certf as to mtg \$22,000; Mar13; Mar14'18; same to same.

4TH st, 168-70 E (2:431), ss, 125.10 w Av A, 49.6x96.2; Mar11; Mar12'18; 3y5½%; Magdalena Sieke, of Jamaica, B of C, to Commonwealth Savings Bank, 2007 Ams av.

12TH st, 319-21 E (2:454), ns, 230.6 e 2 av, 50x103.3; ext of mtg for \$50,000 to Feb 7'23, 5%; Feb7; Mar14'18; Isaac Mendoza with Caroline Underhill et al (R S \$25).

13TH st, 509-11 E (2:407), ns, 121 e Av A, 37.6x103.3; ext of mtg for \$2,500 to Feb 1'21, 6%; pr mtg \$38,000; Jan18; Mar13'18; Ciro Pecoraro with Salvatore Riscili, 509-11 E 13 (R S \$1.25).

17TH st, 29 W (3:819), ns, 435 w 5 av, 25 x92; PM; Mar13; Mar14'18; 5y4½%; 29 West 17th St, Inc, to Bklyn Savgs Bank, 141 Pierrepont, Bklyn.

18TH st, 136-40 W (miscel); certf as to chattel mtg \$1,500; Mar1; Mar8'18; Union Square Transfer Corp to Chas Schaefer, of Eklyn.

18TH st, 331 W (3:742), ns, 378.4 w 8 av, 23.4x92; also 28TH ST, 324 W (3:751), ss, 506.3 e 9 av, 18.9x98.9; also 63D ST, 17 W (4:1116), ns, 275 w Central Park W, 25x 100.5; pr mtg \$—; Mar1; Mar8'18; due

July 1'19, 6%; Ambrose W & Edith G Becker, 331 W 18, to Mendel Marcus, 2305 W 5, Coney Island. 1,250

21ST st, 16 E, see Bway, 912-20.

25TH st, 534-48 W (3:696), ns, 275 e 11 av, 100x98.9; ext of mtg for \$16,500 to Aug 1'34, 4½%; pr mtg \$42,500; Feb 23; Mar 11'18; Edgar B Newman with Edw M Merrill. nom

25TH st, 534-48 W; ext of mtg for \$17,500 to Aug 1'34, 4½%; pr mtg \$25,000; Feb 23; Mar 11'18; Edgar B Newman with Edw M Merrill. nom

28TH st, 324 W, see 18th, 331 W.

33D st, 442 W (3:730), ss, 425 w 9 av, 25 x98.9; pr mtg \$16,000; Mar 8; Mar 12'18; due Apr 1'23, 6%; Annie Kurz to Christine Laub, 774 10 av. 4,000

45TH st, 25-33 W (5:1261), ns, 325 w 5 av, 100x100.5; pr mtg \$835,000; Mar 12; Mar 13'18; 1y6%; Century Holding Co, 25 W 45, to Julius Fleischmann, 3555 Washington av, Avondale, Cincinnati, Ohio, 55,000.

45TH st, 25-33 W; certf as to mtg \$55,000; Mar 12; Mar 13'18; same to same.

46TH st, 159 E (5:1301), ns, 116.8 w 3 av, 16.8x100.5; Mar 14'18; due & int as per bond; Frank J Digan to Title Guar & T Co. 9,000

47TH st, 208-210 E (5:1320), ss, 145 e 3 av, 46.5 to cl old Eastern Post rd, closed, x103.3x20.4x100.5; Mar 11'18; due & int as per bond; John Michels to Title Guar & T Co. 10,000

47TH st, 215 E (5:1321), ns, 375 w 2 av, 27.7 to cl old Eastern Post rd, closed, x87.7x9.4x85.9; Mar 11'18; due & int as per bond; John Michels to Title Guar & T Co. 5,000

56TH st, 306 E (5:1348); ext of mtg for \$22,000 to Mar 18'23, 5%; Mar 18; Mar 12'18; Meyer Rosenberg, 1919 7 av, with Rosehill Realty Corp, 35 Nassau (R S 111). nom

56TH st W, swc 5 av, see 5 av, 718.

58TH st, 222 W (4:1029), ss, 320 w 7 av, 20x100.5; PM; Mar 11'18; 2y or sooner, 5%; Three States Realty Co, 149 Bway, to Wm J Sloane, 137 Riverside Dr. 36,000

59TH st, 312-4 W (4:1049); ext of mtg for \$51,000 to Nov 22'20, 5%; Feb 25; Mar 11'18; Veronica Realty Corp with Union Trust Co of N Y (R S 25.50). nom

62D st, 229-31 W (4:1154), ns, 425 & 450 w Ams av, 2 lots, each 25x100.5; 2 PM mtgs, each \$13,000; Mar 14'18; 15y5%; Filippo Passantino, 628 10 av, to Marjorie G Singer, 311 W 74. total 26,000

63D st, 17 W, see 18th, 331 W.

64TH st, 171 W (4:1136), ns, 125 e Ams av, 25x100.5; corrects error in R & Guide of Jan 26'18, when description read 179 W 64, as same appears in following agmt recorded Jan 18'18, while the original mtg, recorded July 1'13, reads as above recited; agmt discontinuing action to foreclose mtg recorded July 1'13 & agmt modifying ext of mtg for \$16,000 due & payable Jan 18'18 or on demand at 5½%; Jan 18'18; Michl J Adrian Corp with Harry H & Danl H Jackson. nom

69TH st, 415 E (5:1464), ns, 263 e 1 av, 25x100.5; pr mtg \$—; Jan 2; Mar 9'18; 3y 5½%; Jos J Cermak to Emilie & Anna Janson, 229 W 121. 3,000

74TH st, 105 W (4:1146), ns, 120 w Col av, 20x102.2; PM; Mar 13'18; due & int as per bond; Helene McGrath to Title Guar & T Co. 10,000

78TH st, 149 W (4:1150), ns, 270 e Amst av, 20x102.2; pr mtg \$19,000; Mar 7; Mar 13'18; demand, 6%; Marie A Sarlabous to Maxime Huguet, 28 W 98, & ano, admx, &c, Berthe Huguet. 3,607.50

79TH st, 136 E (5:1413); ext of mtg for \$14,000 to May 1'21, 5%; Mar 5; Mar 12'18; West Side Savgs Bank with Paul H Klingenstein, 136 E 79, now in France, by Solomon Klingenstein, atty (R S 77). nom

80TH st, 46 E, see Bayard, 94-6.

83D st, 535-7 E (5:1580); ext of two mtgs for \$15,000 each to Jan 2'24, 5%; Mar 2; Mar 11'18; Ruzena Prusa, 312 E 79 et al as trstes under declaration of trust, with Slavic Realty Corp, 331 E 71 (R S 15). nom

85TH st, 228-30 E (5:1530), ss, 354.6 e 3 av, 50x102.2; Mar 7; Mar 8'18; due Aug 1'18, or sooner, 6%; Grand Building Corp, 44 Court, Bklyn, to Morris Reizenstein, 555 Eastern Pkwy, Bklyn. 5,000

85TH st, 127 W (4:1216), ns, 444 e Ams av, 18.6x97.6; PM; Mar 6; Mar 9'18; due & int as per bond; Nelson Zabriskie to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 14,000

88TH st, 120 E (5:1516), ss, 93.4 w Lex av, 25x100.8; pr mtg \$24,800; Mar 9; Mar 13'18; due Mar 12'21, 6%; Julian Realty Co to August Ruff, 52 W 120, & Moses Hochster, 60 W 120. 2,000

88TH st, 120 E; certf as to mtg \$2,000; Mar 9; Mar 13'18; same to same.

88TH st, 120 E; sobrn of mtg for \$1,600 to mtg \$2,000; Mar 9; Mar 13'18; Max Borck, 1324 Madison av, mtgee, with same. nom

89TH st, 530 E (5:1585); ext of mtg for \$13,000 to Jan 2'24, 5%; Mar 1; Mar 11'18; Vaclav Coufal, 453 E 78 et al, as trstes under declaration of trust with Slavic Realty Corp, 331 E 71 (R S 36.50). nom

89TH st, 2 W, see Central Park W, swc 89th.

89TH st, 127 W (4:1220), ns, 325 e Ams av, 75x100.8; Mar 13'18; due as per bond, 5%; N Y City Soc of the M E Church to Board of Home Missions & Church Extension of the M E Church, 1701 Arch st, Phila, Pa. 1,250

89TH st W, ss, 150 w Central Park W, see Central Park W, swc 89th.

91ST st, 60 E (5:1503), ns, 247.8 e Mad av, 19x100.8; also 8TH AV, 862 (4:1023), es, 40.5 s 52d, 20x80; AT; pr mtg \$—; Mar 11; Mar 12'18; 1y or sooner, 6%; Mary L & Andw A Smith to Philip Smith, 178 6 av. 4,250

98TH st, 4-10 E (6:1603), ss, 125 e 5 av, 100x100.11; ext of mtg for \$78,000 to Mar 1'21 5%; Mar 1; Mar 12'18; Mutual Life Ins Co of N Y 34 Nassau with St Bernards School Building Co, 59 Wall. nom

99TH st, 230 W, see Bway, sec 99th.

111TH st, 241-3 W (7:1827), ns, 275 e 8 av, 50x100.11; PM; pr mtg \$56,500; Mar 11; Mar 12'18; due & int as per bond; Cedarhurst Realty Holding Co to John Zak, 417 E 72. 7,500

111TH st, 241-3 W; certf as to mtg \$7,500; Mar 11; Mar 12'18; same to same.

112TH st, 51 E (6:1618), ns, 230 w Park av, 25x100.11 (this mtg given as collateral for mtg \$45,000 on Bway, 912-920, sub to 1st mtg \$400,000; Mar 7; Mar 9'18; due as soon as there is any default in said mtg for \$45,000 as above, 6%; Ritz Realty Corp to Union Estates Co, 135 Bway. 5,000

112TH st, 51-51½ E, see Bway, 912-20.

113TH st, 211-3 E (6:1633), ns, 154.6 e 3 av, 50x100.11, leasehold; Mar 7; Mar 11'18; installs, due & int as per notes; Abr Goodman, 887 Hunts Pt av, Bronx, to David Frank, 183 E 100, & ano. 1,750

114TH st, 224 W (7:1829); ext of mtg for \$15,000 to Mar 12'23, 5%; Mar 1; Mar 11'18; Abr M Horkheimer with Bowery Savings Bank (R S 77.50). nom

115TH st, 59-61 W, see Canal, 62.

116TH st, 118 E (6:1643), ss, 155 w Lex av, 25x100.11; pr mtg \$—; Mar 11; Mar 13'18; 1y6%; Roza Graben to Sterling Holding Corp, 299 Bway. 1,700

117TH st, 59 W (6:1601); ext of mtg for \$14,000 to Mar 9'21, 5½%; Mar 8; Mar 11'18; Title Guar & T Co with Geo Wiesenber, 371 W 116, & Saml Wiesenber, 439 Manhattan av, & Julia Goldberg at Rockville Centre, LI (R S 87). 1,700

117TH st, 273 W (7:1923); ext of mtg for \$15,000 to Jan 1'21, 5½%; Feb 28; Mar 13'18; Estelle V & Irma Simon, 68 Washington av, Cedarhurst, LI, with Dromore Realty Co, 103 Park av (R S 77.50). nom

118TH st, 101-7 E, see Park av, 1681.

121ST st, 4 W (6:1720); ext of mtg for \$8,000 to Mar 9'23, 4½%; Mar 9; Mar 11'18; Eliz Niewenhous, widow, with Seaman's Bank for Savings (R S 84). nom

123D st, 144 W (7:1907); ext of mtg for \$7,000 to Feb 1'21, 5½%; Feb 19; Mar 13'18; Martin J Ziegler with Louisa Stein (R S 3.50). nom

129TH st W, see Bway, see Bway, 3210.

134TH st, 26 W (6:1731), ss, 386 w 5 av, 26x99.11; pr mtg \$15,000; Jan 10; Mar 11'18; installs, \$825 semi-annually, 6%; Pauline Brown, 783 Prospect av, Bronx, to Henry Borenstein, 630 W 141. 4,950

134TH st, 26 W; sobrn of mtg for \$3,500 to mtg \$4,950; Feb 19; Mar 11'18; The State Bank, 376 Grand, mtgee, with same. nom

135TH st, 606 W (7:2001), ss, 177.3 w Bway, —x—; ext of mtg for \$41,000 to Jan 1'21, 5%; Feb 6; Mar 11'18; Margt D Bishop, 10 E 10, with Jos Rosenthal, 970 Park av, & ano (R S 20.50). nom

139TH st, 565-9 W, see Canal, 62.

147TH st, 604 W (7:2093), ss, 40.6 w Bway, 15x99.11; ext of mtg for \$6,500 to Apr 15'21, 5%; Jan 12; Mar 11'18; Tillie Weiss of Honesdale, Pa, with Fredk G & Irene E Jolley, both at 604 W 147. nom

147TH st W (7:2032), ss, 225 w 7 av, 108.3x99.11; Feb 1; Mar 14'18; due & int as per bond; Open Stair Dwellings Co, 303 W 74, to Arthur Smith, 175 E 64. 100,000

147TH st W (7:2032), ss, 225 w 7 av; same prop; certf as to mtg \$100,000; Feb 1; Mar 14'18; same to same.

167TH st, 508-510 W (8:2123), ss, 175 w Amst av, 50x85; sobrn of mtg for \$7,500 to mtg \$50,000 on which \$39,000 has been advanced; Mar 9; Mar 11'18; Lester Constn Co, 189 E 115, owner, & Abel King, 148 E 65, mtgee, with Lawyers Mtg Co. nom

167TH st, 508-10 W (8:2123); ext of mtg for \$39,000 to Mar 9'21, 5½%; Mar 9; Mar 13'18; Lawyers Mtg Co with Lester Constn Co, 189 E 115 (R S 19.50). nom

Amsterdam av, 1345-9 W (7:1966), es, 70 n Manhattan, runs e46.8x74.8xw85.6 to av xs84.1 to beg; Mar 12'18; due & int as per bond; Mary H Sayre to Title Guar & T Co. 25,000

Broadway, 912-20 (3:849), sec 21st (No 16), 96x45.9x92x73.5; pr mtg \$400,000; Mar 7; Mar 8'18; installs \$1,500 monthly, until \$30,000 is paid, & then \$1,000 monthly, 6%; Ritz Realty Corp to Union Estates Co, 135 Bway. 45,000

Broadway, 912-20 (3:849), sec 21st (No 16); also 112TH ST, 51-51½ E (6:1618-26), ns, 230 w Park av, 25x100.11; certf as to mtg \$45,000 on 1st pt & mtg \$5,000 on 2d pt as collateral &c; Mar 7; Mar 8'18; same to same & Surety Realty Co.

Broadway, 912-20, see 112th, 51 E.

Broadway, 3210 (7:1982), begins Lawrence (No 136), ss, 195.4 w old Bway, runs w36.2 to ss 129th xw14.8xss30.3 to es Bway at point 28 s 129th xs69xe18x99.6 to beg; pr mtg \$57,000; June 25'17; Mar 12'18; due & int as per bond; Richd A Henriquez, 656 W 204; Geo A Henriquez, 145 Vermilyea av; Chas L Henriquez, 13 W 88; Maria C Henriquez, 13 W 88; Clara H de Castellanos, 13 W 88, & Maria D D H de Cardona, 13 W 48, to J Augustin Castellanos, 13 W 88. 10,000

Broadway (7:1870), sec 99th (No 230), 55 x125; ext of mtg for \$10,000 to Mar 1'20, 6%; pr mtg \$125,000; Mar 8'18; John S Colwell, of Bronx, with Nathan Grabenheimer, 2643 Bway, et al. nom

Broadway, sec 129th, see Bway, 3210.

Central Park W (4:1202), swc 89th (No 2), runs w150xsl00.8x50xss25.2xsl00 to st xn 125.11 to beg; also 89TH ST W (4:1202), ss, 150 w Central Park W, 10x100.8, & assign rents; pr mtg \$833,000; Mar 7; Mar 8'18; due June 30'18, 6%; St Urban Realities Corp, 217 Bway, to Fernelcliff Realty Co, 74 Bway. 30,000

Central Park W, swc 89th (No 2); also 89TH ST W (4:1202); same prop; certf as to assign rents or mtg \$30,000; Mar 7; Mar 8'18; same to same.

Lexington av, 136 (3:884); ext of mtg for \$10,000 to Mar 11'21, 5½%; Mar 11; Mar 12'18; Lawyers Title & T Co with Wm Buchan, Jr (R S 85). nom

Madison av, 73 (3:857), es, 49.4 s 28th, 24.8x100; ext of mtg for \$70,000 to July 1'22, 4½%; Feb 16; Mar 13'18; Virginia H Field, at Fieldhome, at Yorktown, NY, with Bernhard Frankenfelder, 545 W 111. nom

Madison av, 518 (5:1289); ext of mtg for \$5,000 to Apr 9'21, 6%; pr mtg \$—; Mar 1; Mar 14'18; Jas A & Marie T Farley, exrs John T Farley, with Tri-Una Realty Corp, 56 Wall (R S 2.50). nom

Park av, 1681 (6:1767), nec 118th (Nos 101-7), 25.5x90; pr mtg \$23,500; Mar 1; Mar 12'18; 3y6%; Wm A Borst, 500 E 87, to Wm S Borst, 441 76th, Bklyn. 4,000

Park av, 1681, nec 118th (Nos 101-7); ext of 2d mtg for \$3,500 to Mar 1'21, 6%; pr mtg \$—; Mar 1; Mar 12'18; Anna M Wintteroth, 2584 Briggs av, with Wm A Borst, 500 E 87. nom

Prescott av, ws, abt 430 se & s Nichols pl, see Nichols pl, sec 235.1 sw Prescott av.

2D av, 931 (5:1323); ext of mtg for \$7,000 to Mar 11'21, 5½%; Mar 11; Mar 12'18; Title Guar & T Co with Rebecca Topper, 108 E 96 (R S 3.50). nom

2D av, 2206 (6:1685), es, 60.11 n 113th, 20 x80; PM; Mar 9; Mar 13'18; due Mar 12'21 or sooner, 5%; Alfred Simon, 2208 2 av, to Cath Frickel, 956 E 156, & ano, exrs Conrad Frickel. 5,000

3D av, 616 (3:895), ws, 24 s 40th, 23.11x 79.10x23.11x79.11; Mar 14'18; due & int as per bond; Jas A Devine to Title Guar & T Co. 6,000

3D av, 2070-80 (6:1641), lease, chattels, etc; Mar 6; Mar 11'18; \$500 in 30 days & \$250 monthly thereafter, int as per notes; Anthony Ricci & Jos Nobilotti to Film Amusement Co. 4,500

5TH av, 718 (5:1271), swc 56th, 27x100; ext of three mtgs for \$45,000 aggregate to Feb 27'21, 5%; Feb 27; Mar 11'18; John F & Chas A Baudouine, exrs, &c, Chas A Baudouine, with Bowery Savings Bank (R S 22.50). nom

5TH av, 2016 (6:1722), ws, 34.8 s 125th, —x—; ext of mtg for \$12,000 to Nov 15'22, 5%; Mar 11; Mar 12'18; Citizens Savgs Bank, 58 Bowery, with Eliz M Cochrane, 64 Morris st, Yonkers, NY (R S 6). nom

8TH av, 862, see 91st, 69 E.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Eastchester, N Y (misc); certf as to mtg \$20,000; Mar 11; Mar 13'18; Newman Holding Co to Wm R Rose.

Montague st, Bklyn (misc), sws, 100 nw Hicks st, —x100; also other property on Brooklyn Heights adj above on nw —x—; certf as to two mtgs \$17,500 aggregate; Mar 7; Mar 13'18; New Amsterdam Realty Co to Realty Associates, 176 Remsen, Bklyn.

Manhattan av, 152-4, Bklyn (misc); certf as to chattel mtg \$600; Mar 8; Mar 11'18; Liederkrantz Movies, Inc, 1269 Bway, to Louis & Sol Halpern.

Steamship "Sagua" (misc); certf as to 2d mtg \$150,000; Feb 25; Mar 11'18; Sibiria Steamship Corp to Guy Cary & Leavitt J Hunt.

Steamship "Tanamo" (misc); certf as 2d mtg \$150,000; Feb 25; Mar 11'18; Sarnia Steamship Corp to Guy Cary & Leavitt J Hunt.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

MARCH 8, 9, 11, 12, 13 & 14.

Allen st, 10-12, see Canal, 62.

Canal st, 62 (1:294), sec Allen (Nos 10-12); also 115TH ST, 59-61 W (6:1599); also 139TH ST, 565-9 W (7:2071); Abr Cohen to Emma Cohen, both at 155 Riverside dr; (A) Strasbourger & S, 74 Bway (\$99,895.62, Feb 13'18); Mar 11'18. nom

Canal st, 62 (1:294), sec Allen (Nos 10-12); also 115TH ST, 59-61 W (6:1599); also 139TH ST, 565-9 W (7:2071); Emma Cohen, 155 Riverside dr, to Jacob Cohen, 26 East Bway, as collateral; (A) same (same mtg); Mar 11'18. nom

Canal st, 70-2 (1:293), swc Allen (No 13), 47.6x50; John W Raymond, gdn John W Raymond, Jr, et al to Jonathan Wright, at Pleasantville, NY, trste will Mary E Wright; (A) Wilson M Powell, 7 Wall (\$55,000, Apr 9, 08); Mar 9'18. int of 2,000

Grand st, 453-5 (1:315); Rosalie S Pierce, of Hackensack, NJ, to Esther Doushkey, 611 W 152; (A) Davis & Davis, 309 Bway (AT in int of \$3,000 in mtg \$42,000, Jan 7'01); Mar 11'18. 2,000

Laight st, 71-7, see Washington, 401-411.

Monroe st (1:263), ss, 226.8 w Corlears, 37.6x97.10; Nannie S Vanderpool to Lawyers Mtg Co (\$39,000, June 19'05); Mar 8'18. 34,250

Washington st, 401-411 (1:217); also LAIGHT ST, 71-7; Union Pacific Tea Co, 71 Laight, to Oliver C Macy, 22 Riverside dr, et al, exrs &c Geo H Macy; (A) Cadwalader, W & T (\$170,000, Feb 7'18); Mar 11'18. 170,000

2D st, 247 E (2:384); Wm H Schmidt, trste Hy W Schmidt, decd, to Lawyers Mtg Co (\$19,274.19, Sept 27'06); Mar 12'18. 18,000

15TH st W (3:738), ss, 325 e 9 av, 18.9x 81.3; N Y Savings Bank to Bowery Savings Bank, 128 Bowery; (A) Lawyers Title & T Co (\$6,000, June 24'04); Mar 14'18. 6,000

18TH st, 147 E (3:874); Agnes Neustadt to Sophie Von Grimm, 227 E 68; (A) Lawyers Title & T Co (\$16,000, Sept1, 1897); Mar14'18. 12,500

21ST st, 261-3 W (3:771); Chas H Chapman, of Pleasantville, NY, to Jonathan Wright, of Pleasantville, NY, trste will Mary W Wright; (A) W M Powell, 7 Wall (\$155,000, Feb5'09); Mar11'18. 23,000

34TH st, 261 W (3:784); Title Guar & T Co to Edwin A Ely, 47 W 57, or 103 Gold (\$23,000, Mar1'18); Mar12'18. 23,000

40TH st W (4:1055), ss, 375 e 10 av, 25x 100.5; N Y Savings Bank to Chas Rohe, 17 W 87, exr Chas Fessler; (A) Deyo & L, 111 Bway (\$10,500, Jan16, 1875); Mar8'18. 6,000

48TH st, 236 W (4:1019); re-recorded from Mar4'18 to correct st No from 326 to 236 W 48th st; Rose Reilly, extrx Jno J Reilly, to Rose Reilly, 854 7 av; (A) Ira B Stewart, 346 Bway (\$24,000, July19'10); Mar8'18. 23,000

58TH st W (4:1048), ss, 100 w 8 av, 21x 100.5; Priscilla T P Starin & ano, exrs & c Ransom Parker, to N Y Title & Mtg Co \$40,000, Sept3'07; Mar13'18. 36,000

67TH st, 205 E (5:1422); Chas A Cowen & Co, 30 E 42, to Wm N Croxton, 490 Riverside dr; (A) Jas W McElhinney, 41 Park Row (\$10,000, June29'17); Mar13'18. 10,000

72D st, 420 E (5:1466); Eliz R Delafeld, of Plainfield, NJ, to Fredk Herrmann, 981 Park av, as collateral; (A) A J Brock, 27 William (\$2,000, Mar9'05); Mar9'18. 10,000

76TH st, 26 W (4:1128); Title Guar & T Co to Ida & Sadie E Adams, 781 5 av; (A) Title Guar & T Co (\$50,000 (now \$25,000), Feb15'13); Mar8'18. 25,000

85TH st, 335 E (5:1548); Robt L Marsching, 135 W 47, to Horace R Shares, 135 W 47; (A) F A McKenzie, 299 Bway (an int of \$5,500 in mtg \$12,500, Oct1'09); Mar12'18. 13,500

96TH st, 230 E (5:1541); American Mtg Co to Mabel Prell, 119 W 71; (A) Middlebrook & B, 46 Cedar (\$12,000, May6'02); Mar8'18. 12,000

101ST st, 182 E (6:1628); Leopold Haas Estate Corp, 320 Bway, to Saml Golden, 551 W 170 (\$3,000, Mar9'06); Mar8'18. 3,090

102D st, 322 E (6:1673); American Mtg Co to Mabel Prell, 119 W 71; (A) Middlebrook & B, 46 Cedar (\$9,000, Jan13'14); Mar8'18. 9,011.25

106TH st E (6:1678), ns, 150 w 1 av, 25 x100.11; American Mtg Co to Mabel Prell, 119 W 71; (A) Middlebrook & B, 46 Cedar (\$10,500, May4'03); Mar8'18. 10,574.37

108TH st, 174 E (6:1635); American Mtg Co to Mabel Prell, 119 W 71; (A) Middlebrook & B, 46 Cedar (\$7,500, June1'04); Mar8'18. 7,547.92

112TH st, 3 E (6:1618); Frederic de P Foster & ano, trstes for Albert A Kingsland, will Ambrose C Kingsland, to Sol A Cohn, 2 E 59 or 302 Bway (\$19,000, Mar 8, 1897); Mar8'18. 15,000

112TH ST, 3 E (6:1618); Sol A Cohn, 2 E 59th, to Harriet Goldberg, 444 Col av (A) Sol A Cohn, 302 Bway (\$19,000, Mar8, 1897); Mar9'18. 15,000

114TH st, 538 W (7:1885); Chas Otis, at Waldo av & 246th, Bronx, to Mary A Steuer, 3305 Wallace av; (A) Hy W Kiralfy, 391 E 149, Bronx (\$20,000, June15'14); Mar13'18. 20,000

115TH st, 59-61 W, see Canal, 62.

117TH st, 39 W (6:1601); Ella L O'Brien, 264 Berkeley pl, Bklyn, gdn Francis A Brady et al to Title Guar & T Co (\$24,000, Oct16'06); Mar14'18. 14,000

117TH st, 45 W (6:1601); Mary Cohn, 46 W 117, to Bella Krakower, 1884 7 av; (\$6,000, Dec1'08); Mar13'18. 750

119TH st, 342 E (6:1795); Wm Biglow & ano, trstes will Lucius H Biglow, for May B Thomas et al, to Lawyers Mtg Co (\$17,500, Nov25'08); Mar14'18. 15,000

121ST st, 4 W (6:1720); Kate S F Cely Trevilian to Seamans Bank for Savgs, 76 Wall; (A) Cadwalader, W & T (\$10,000, June12'08); Mar9'18. 8,000

126TH st, 207-9 E (6:1791); Jas H Cruikshank to Leo Lewek, 126 5 av; (A) Otterbourg, S & H, 200 5 av (\$800, Mar2'18); Mar11'18. nom

126TH st, 316 E (6:1802); Emile A Hassey, exr Emma Hassey, to Emile A Hassey, 17 W 123 (\$14,000, July7'10); Mar12'18. 13,000

139TH st, 565-9 W, see Canal, 62.

151ST st W (7:2098), ns, 150 w Bway, 75 x99.11; W Forbes Morgan, Jr, trste & c to John R Hegeman, of Mamaroneck, NY, et al, trstes of the Metropolitan Staff Savgs Fund; (A) Butcher, T & F, 1 Mad av (\$90,000, Nov23'10); Mar12'18. 75,000

167TH st, 508-10 W (8:2123); Jas G Wentz to Lawyers Mtg Co; (A) Title Guar & T Co (\$50,000 (\$39,000 advanced), May 28'17); Mar11'18. 39,000

Amsterdam av, 3852-8 (8:2219); J Augustin Castellanos to Clara H Castellanos, both 13 W 88; (A) Jacob Walz, 271 W 125 (\$15,000, Feb1'17); Mar12'18. nom

Bovory, 223 1/2 & 225 (2:426); Chas H Chapman, of Pleasantville, NY, to Jonathan Wright, of Pleasantville, NY, trste will Mary W Wright; (A) W M Powell, 7 Wall (\$115,000, Nov27'12); Mar11'18. 115,000

Broadway, 3210 (7:1982); J Augustin Castellanos to Clara H Castellanos, 13 W 88; (A) Jacob Walz, 271 W 125 (\$10,000, Mar12'18); Mar12'18. nom

Broadway (7:1870), sec 9th, 55x125; Marion B Sulzberger to John S Colwell, 1129 Fulton av, Bronx; (A) Benj Fisher, 816 1 av (\$40,000 (now \$20,000), Feb26'06); Mar8'18. 20,000

Lexington av, 136 (3:884); Laurette de T Prime to Lawyers Title & T Co (\$11,000, Apr1'15); Mar11'18. 11,000

Lexington av, 136 (3:884); Lawyers Title & T Co to Neva D Turner, 298 Sherman av, Glens Falls, NY; (A) Lawyers Title & T Co (\$11,000, Apr1'15); Mar14'18. 10,000

Lexington av, 1020 (5:1407); Isidore N Landauer, 11 W 74, to Jos L Freund, 542 W 112; (A) Jacob Klein, 120 Bway (\$2,500, Apr20'01); Mar12'18. 2,500

Manhattan av, 487 (7:1947); Jos W & A Alonzo Teets, exrs Louisa S Teets, to Jos W & A Alonzo Teets, trstes for Sarah F Cornish, same will; (A) Frank M Tichenor, 38 Park Row (\$7,000, Nov21'06); Mar8'18. nom

Manhattan av, 487; same as trstes for Sarah F Cornish will Louisa S Teets; (A) same (same mtg); Mar8'18. 7,133.13

Manhattan av, 487; A Alonzo Teets to Sarah F Cornish; (A) same (same mtg); Mar8'18. 7,133.13

Northern av (8:2177), swc 179th, 80x 125; also NORTHERN AV, nwc 178th, 105x 75; Dayton Impt Co to Harris Maran, 435 Ft Washington av; (A) Louis J Gold, 132 Nassau (\$12,000, Oct28'16); Mar13'18. 4,000

Northern av, nwc 178th, see Northern av, swc 179th.

Park av, 1681 (6:1767), nec 118th; Wm S Borst, 441 76th, Bklyn, to Anna M Winterroth, 2584 Briggs av, Bronx; (A) Chas Schwick, 132 Nassau (\$4,250, Sept1'10); Mar12'18. 4,250

2D av, 931 (5:1233); Ruth B McCoy to Title Guar & T Co (\$9,000, Mar12'07); Mar 11'18. 8,000

2D av (5:1433), swc 79th, 51.1x105; Title Guar & T Co to Wilfred A Openhym, 352 Riverside dr, et al, trstes will Adolphe Openhym; (A) Title Guar & T Co (\$20,000, Jan17'18); Mar13'18. 20,000

5TH av, 2016 (6:1722); Bankers Trust Co to Lawyers Mtg Co; (A) Lawyers Title & T Co (\$15,000, Mar13'09); Mar12'18. 13,500

5TH av, 2016; Lawyers Mtg Co to Citizens Savgs Bank, 58 Bowery; (A) same (same mtg); Mar12'18. 12,000

STH av, 2367 (7:1954), nwc 127th; Lawyers Mtg Co to Adirondack Cottage Sanitarium, at Saranac Lake, NY; (A) Lawyers Mtg Co (\$30,000, May28'12); Mar11'18. 30,000

STH av, 2369 (7:1954); Lawyers Mtg Co to Adirondack Cottage Sanitarium, at Saranac Lake, NY; (A) Lawyers Mtg Co (\$20,000, May28'12); Mar11'18. 20,000

8TH av, 2672 (7:2028); Lawyers Title & T Co to Lawyers Mtg Co; (A) Eppstein & R, 19 Cedar (\$25,000, Mar1'04); Mar11'18. 25,000

STH av, 2672; Lawyers Mtg Co to Louis B Eppstein, 46 W 83; (A) same (same mtg); Mar11'18. 25,000

9TH av, 794 (4:1043); Lawyers Title & T Co to Neva D Turner, 29 Sherman av, Glens Falls, NY; (A) Lawyers Title & T Co (\$22,000, Mar13, 1899); Mar9'18. 18,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

MARCH 8, 9, 11, 12, 13 & 14.

Division st, 26 (1:289); Harris Cohen to Philomena Koempel, 816 E 156, Bronx; (A) Title Guar & T Co; Feb1'12; Mar14'18. 6,000

Greenwich st, 271-3 (1:132); Bell V Raymond & Jennette Welsh to Geo Raymond; (A) Cannon & Cannon, 115 Bway; May15, 1900; Mar9'18. 4,700

Ludlow st, 78 (2:408); Esther & Dora S Harris to Minnie Steinik; (A) Leon Burkes, 61 & 63 Delancey; Oct31'04; Mar 8'18. 4,250

Pitt st, 133 (2:345); Matthew R d'Amora to Louis & Abr Gerstenzand; (A) Title Guar & T Co; Feb8'09; Mar12'18. 9,250

7TH st, 67 E (2:449); Saml Horn to Marks Kirshbaum, 113 E 91; (A) Saml Horn, on premises; May26'11; Mar9'18. 7,000

8TH st, 322-24 E (2:390); Margaret Jaeger, 207 E 15, to Martin Marks, 1292 Madison av; (A) Max Perlman, 55 Liberty; Nov13'16; Mar14'18. 5,000

17TH st, 29 W (3:819); Hubert Herzfeld, 948 Fox, Bronx, to the Brooklyn Savings Bank, 141 Pierrepont, Bklyn; Nov24'15; Mar14'18. 95,000

18TH st W (3:742); ns, 273.4 w 8 av, 23.4 x92; Ambrose W & Edith G Becker to Bronx Security & Brokerage Co, 258 E 138; (A) I Levison, 258 E 138; Apr12'17; Mar8'18. 1,000

28TH st W (3:751), ss, 506.3 e 9 av, 18.9 x98.9; also 63D ST W (4:1116), ns, 275 w Central Park West, 25x100.5; Ambrose W & Edith G Becker to Bronx Security & Brokerage Co, 258 E 138; (A) Isaac Levison, 258 E 138; Apr12'17; Mar8'18. same int as above 1,000

33D st W (3:730), ss, 425 w 9 av, 25x 98.9; Sarah Goldberg, 261 Spring st, West Hoboken, NJ, to Kath Laub, 774 10 av; (A) John J Hoeckh, 650 9 av; Mar20'13; Mar 12'18. 4,000

34TH st, 408 E (5:1365); Millie Stern to Johanna S Riedemann, 1317 46th, Bklyn; (A) Title Guar & T Co; June20'08; Mar12 '18. 4,000

45TH st, 339 E (5:1338), ns, 120 w 1 av, 21x100.5; Herman & Maria A Bornemann to Excelsior Realty Co; (A) Bowers & Gerard, 46 Cedar; June9, 1877; Mar13'18. 6,000

45TH st, 341 E (5:1338); Frances Bornemann to Mutual Life Ins Co, 59 Cedar; Nov9, 1900; Mar11'18. 6,000

47TH st E (5:1320), ss, 145 e 3 av, 46.5 to cl old Eastern Post rd (now closed) x103.5x20.4x100.5; Wm & Mary Mitchell to Chas C Andrews, exr will Margaret C Rhoades; (A) Title Guar & T Co; Oct31, 1877; Mar12'18. 1,500

47TH st E (5:1320), ss, 145 e 3 av, 46.5 to cl old Eastern Post rd (now closed) x103.5x20.4x100.5; Wm Michels to Chas C Andrews, exr will Margaret C Rhoades; (A) Title Guar & T Co; Mar12, 1891; Mar 12'18. 1,500

47TH st E (5:1320), ss, 145 e 3 av, 46.5 to cl old Eastern Post rd (now closed) x103.5x20.4x100.5; also 47TH ST (5:1320), ns, 375 w 2 av; runs n85.9xw9.4x along cl old Post rd 7.7 to ns st xw27.7 to beg; John Michels, son & heir Wm Michels, decd, & brother & heir of his sister, Minnie Michels, decd, to Lena & Theresa Schreiner & Mary Michels, also heirs of Wm & Minnie Michels; (A) Title Guar & T Co; Jan7 '05; Mar12'18. 13,873.23

47TH st E, ns, 375 w 2 av, see 47th E, ss, 145 e 3 av.

47TH st E (5:1320), ss, 145 e 3 av, 46.5 to cl old Eastern Post rd (closed) x103.5x 20.4 x 100.5; Theresa Schreiner, Lena Schroeder & Minnie, Mary & Emma Michels, to John Michels; (A) Title Guar & T Co; Mar23'01; Mar12'18. 3,060

49TH st (5:1342), ns, 230 e 2 av, 18.9x 100.5; Pierre Janssen to Chas M Kirby, of Jersey City; (A) Saml Riker, Jr, 46 Cedar; June1'11; Mar11'18. 2,200

50TH st, 243 E (5:1324); Jos Schur to Title Guar & T Co; (A) Title Guar & T Co; Mar10'15; Mar11'18. 3,000

60TH st E (5:1395), ns, 25 e Lex av, 20x 80.5; Teresa A Colton to Chauncey Anderson, exr will Rosalie R Ford; (A) Title Guar & T Co; Feb1, 1881; Mar8'18. 12,000

63D st W, ns, 275 w Central Park W, see 28th W, ss, 506.3 e 9 av.

65TH st, 150 W (4:1136); Adolph Wurzbarger to Bank for Savings in City N Y; (A) Cadwalader, W & T, 40 Wall; Apr13, 1893; Mar8'18. 12,000

70TH st, 226-232 W (4:1161); 230th W 70th St Co to Rotary Realty Co, 209 Centre; (A) B W Arnold, 170 Bway; July18 '16; Mar11'18. 30,000

71ST st, 228 W (4:1162); Frank P Briody, Bklyn, to Alice L Gilbert, extrx, will Jane Moncrief; (A) Chas F Runk, 31 Nassau; May11'16; Mar8'18. 20,000

71ST st, 234 W (4:1162); Frank P Briody to Carrie Westerfield, 234 W 71; (A) B E Rabell, 38 Park row; June15'16; Mar8'18. 20,000

78TH st, 32 E (5:1392); Agnes M, wife Robt G Mott, to Mary A McCoy; (A) Title Guar & T Co; Mar20'06; Mar11'18. 10,000

79TH st, 326 E (5:1453); Jos & Fanny Spivack, on premises, to Isidore Greenfield, 578 Green av, Bklyn; (A) Abr M Pariser, 51 Chambers; Mar23'16; Mar11'18. 20,000

92D st, 71 W (4:1206); Richard J Scofield to Brodie Realty Co, 414 Riverside Dr; (A) R G Babbage, 111 Bway; Mar2'14; Mar14 '18. 5,000

93D st, 177 E (5:1522); Bertha, wife Sender Feldmark, to Anzonetta B Knappe (Bininger); (A) DeWitt, L & DeW, 88 Nassau; July6, 1898; Mar11'18. 20,000

98TH st E (6:1603), ss, 125 e 5 av, 100x 100.11; St Bernards School Building Co to Mutual Life Ins Co, 59 Cedar; Mar27'16; Mar12'18. 5,000

106TH st W (7:1878), ns, 200 w Ams av, 33.4x100.11; Wm Sydney Smith to Wilson & Co; (A) M S & I S Isaacs, 52 William; July15'09; Mar12'18. 8,000

107TH st 71 E (6:1613); Isaac & Annie Fischlowitz, on premises, to Chas Salomon, 114 E 71; (A) Kurzman, O & F, 25 Broad; Mar21'11; Mar8'18. 6,500

113TH st, 78-80 E (6:1618); Saml Precker to Mary I Neilson, Newport, RI; (A) Bowers & Gerard, 46 Cedar; Feb17'16; Mar8 '18. 2,000

124TH st, 122-6 W (7:1908); Godspeed Realty Improvement Co, 31 Liberty, to Marjorie G Singer, 311 W 74; (A) Strajey & H, 257 Bway; Feb7'07; Mar11'18. 8,000

128TH st W (6:1726), ss, 135 e Lenox av, 27.6x100.11; Anthony Building Corp to Jos Boesch, 59 Bandman av, Jamaica, B of Q; (A) Breitbart & B, 309 Bway; Nov 13'17; Mar8'18. 124.52

129TH st W (6:1726), ss, 135 e Lenox av, 27.6x99.11; Anthony Building Corp, Jamaica, B of Q, to Samuel Schlau, 604 W 191; (A) Burger & B, 233 Bway; Nov13'17; Mar8'18. 2,000

132D st W (7:1916), ss, 375 w Lenox av, 16x99.11; Geo & Amelia Knipe to Sadie K Herrmann of Scarsdale, NY; (A) H A Herold, 75 John; Dec1'14; Mar14'18. 2,500

133D st, 119 W (7:1918); assignment of rents, &c; Lottie L Laing, 70 W 133, to Jno Thomasian; (A) V Z M Boyajian, 149 Bway; Feb1'17; Mar14'18. 600

134TH st, 134 W (6:1731); Harry & Sadie Herzog to Anselin Frankenthaler; (A) David E Goldfarb, 132 Nassau; Dec19'05; Mar11'18. 3,760

Amsterdam av, 1349 (7:1966); Mary Hall Sayre to Union Dime Savgs Bank; (A) Butcher, T & F, 1 Mad av; May15, 1900; Mar13'18. 10,000

Amsterdam av (7:1966), es, 99.10 s Lawrence st, 55.9x47x49x72.10; Mary Hall Sayre to Union Dime Savgs Bank; (A) Butcher, T & F, 1 Mad av; Sept10'01; Mar13'18. 10,000

Audubon av (8:2126), es, 25 from sec 170th, 50x95; Simmons, R & C Co, 110 Centre, to Jno Brown, 614 W 146; (A) Theo Baumeister, 35 Nassau; Nov30'15; Mar8'18. 2,000

Lenox av (6:1724), es, 66.10 n 126th, 16.6 x75; Georgianna Crabb to College Point Savings Bank; (A) Jno J Gleason, 145 Nassau; Sept10'06; Mar8'18. 18,000

Park av, 1681 (6:1767); Wm A Borst, 500 E 87, to Anna M Winterroth, 2584 Briggs av, Bronx; (A) C Schwick, 64 Wall; Feb9 '15; Mar12'18. 1,500

MORTGAGES.

Borough of Bronx.

MARCH 8, 9, 11, 12, 13 & 14.

Fox st (10:2723), es, at ws Simpson, runs n135xe84.1xe17.4 to Simpson xs157 to beg; PM; pr mtg \$—; Mar1; Mar9'18; due Sept 1'18, 6%; Louis Slutnik, 879 Elmsere pl, to Hy Morgenthau Co, 30 E 42. 1,500

Horton st (18:5625), ns, 360 w Main, 50x100; Mar6; Mar8'18; 3y6%; Sophie Gauss, 89 Horton, City Island, to Jas G Lock, 1937 Anthony av. 1,800

Loring pl (11:3224), es, 466.11 n Hall of Fame ter, runs e127.11xn2.1xsw3.8xw124.9 to pl xs0.6 to beg; also LORING PL (11:3224), es, 387.8 n Hall of Fame ter, 79.4x127.11x77.11x13.5; Mar8; Mar12'18; due Apr 30'21, 6%; Loring Constn Co to Sophie S Epstein, 50 Central Park W. 20,000

Loring pl, es, 387.8 n Hall of Fame ter, see Loring pl, es, 466.11 n Hall of Fame ter.

Simpson st, ws, at es Fox, see Fox, es, at ws Simpson.

136TH st, 304 E (9:2311), ss, 200 w Alex av, 25x100; Mar1; Mar14'18; 2y5%; Edw Wiegand to Adam Wiegand, 264 Av A (R S 50c). 1,000

163D st, 1021-9 E (10:2725), ns, 110 e Simpson, runs e86.7xe & ne along curve forming nwc Southern blvd (Nos 943-7) & 163d, 83.9 x n 46.8 x n 7.7 x w 142.5 x s96.11 to beg; ext of \$185,000 mtg to Feb2'21 at 5½%; Mar12; Mar14'18; Bond & Mtg Guar Co with Lulu Pfefing, 578 Oak Tree pl. nom

165TH st E, nec Sheridan av, see Sheridan av, nec 165.

166TH st E (10:2608), ss, 70 e 3 av, runs s 100xe74.8 to ws Franklin av xne109.9 to st xw120.3 to beg; Feb27; Mar9'18; 1y6%; Ferncliff Bldg Corp to Mortimer M Menken, 149 W 77. 6,000

166TH st E (10:2608); same prop; certf as to above mtg; Feb27; Mar9'18; same to same.

166TH st E, snc Franklin av, see 166th E, ss, 70 e 3 av.

177TH st E (11:2950), ss, 20 e Crotona av, 50x100; ext of \$10,000 mtg to Nov1'20 at 5½%; Oct31; Nov13'17; East River Savings Instn with Albert Grauer, 1966 Valentine av; corrects error in issue Nov17, when property was 174th st. nom

179TH st E, nwc Bryant av, see Bryant av, nwc 179th.

194TH st E, nwc Bainbridge av, see Bainbridge av, nwc 94.

Arthur av (11:3069), es, 772 n Tremont av as on map Nathaniel Jarvis, Jr, 16.9x120 x16.8x118.4; Mar11; Mar12'18; 3y6%; Thos J Cronin, 2056 Arthur av, to Conrad Munster, 841 Castle Hill av. 2,000

Bainbridge av (12:3294), nwc 194th, 104.1x15.6x100x34.8; ext of \$12,000 mtg to Mar11'19, at 5½%; Mar7; Mar12'18; Guaranty Trust Co of N Y with Kate B Sweeney. nom

Balsley av (18:5341), nwc Kearney av, 25x100; Jan3; Mar12'18; 3y6%; Mary C Finegan, at nwc Balsley & Kearney avs, to Sidney B Hickox, 2246 Gleason av. 600

Bryant av (10:2754), ws, at es West Farms rd, runs s along av 116.9xw84 to es West Farms rd xn138.10 to beg; Mar12; Mar13'18; 3y6%; S M & K Realty Co to Lillie N Sternberg, 1111 Madison av. 14,000

Bryant av (10:2754); same prop; certf as to above mtg; Mar12; Mar13'18; same to same.

Bryant av (11:3132), nwc 179th, 109x32.2x109.9x31.8; Mar6; Mar8'18; due &c as per bond; Otis L R Fowler, 741 E 176, to Jessie Gifford, 235 W 71. 500

Crotona av (11:3102), es, 70 s 187th, 20x100; PM; Mar9'18; 5y5%; Giovanni Cacceti, 728 E 187, to Minnie Helfstein, 2366 Crotona av. 5,000

Crotona av (11:3102); same prop; PM; Mar9'18; installs. 6%; same to same. 2,500

Crotona av (11:3101), es, 119.11 s 183d, 24.2x42 to ws former Clinton av x24x41.2; PM; pr mtg \$3,000; Mar12; Mar13'18; due &c as per bond; Aaron Katz to Ellen Mulhare, 769 Tinton av. 250

Eagle av (10:2617), ws, 494.6 s 156th, 19.9x99.5; Nov20; Nov21'17; 5y4½%; Emma Busch to Frances Renz, 1678 Anthony av, trste for Emma Renz et al; corrects error in issue Nov24, when description of property read s of 166th st. 4,000

Ellsworth av (18:5323), es, 175 n Fairmount av, 25x80.8x25x80.9; bldg loan; Mar13; Mar14'18; due July1'21, 6%; Mary Reiling, 1881 Holland av, to Margt Roller, 285 E 154. 2,500

Franklin av (11:2933), es, 120.2 s Jefferson pl, 25x145; ext of \$5,000 mtg to Apr4'23 at 5%; Mar9; Mar12'18; Sebastian Luckardt, 3543 3 av, with Adam Dersch, 1364 Franklin av. nom

Franklin av, snc 166th, see 166th E, ss, 70 e 3 av.

Grand blvd & concourse, 1425 (11:2833); sobrn agmt; Mar13; Mar14'18; 171st St & Concourse Co & Abel King & Isaac Schorsch, with Bklyn Savgs Bank, 141 Pierrepont, Bklyn. nom

Grand blvd & concourse (11:1655), ws, 514.11 s 188th, 50x78.2x50x78.7; pr mtg \$22,000; Oct17; Oct19'17; 1y6%; Rocky Crest Realty Co, 1511 3 av, to Delta Holding Corp, 217 Bway; corrects error in issue Oct27'17, as to 2d line. 3,500

Jerome av (11:3186), es, 172 n Cameron pl, 75x100; certf as to mtg \$1,250; Mar6; Mar14'18; Concourse Estates Corp to Louis Weiss & Emco Impt Co. 1,250

Jerome av (11:3186); same prop; certf as to above mtg; Mar6; Mar8'18; same to same.

Jerome av (11:3186); same prop; ext of \$12,500 mtg to Mar6'19 at 6%; Feb28; Mar8'18; Thos Hicks & Louis Weiss with Concourse Estates Corp. nom

Kearney av, nwc Balsley av, see Balsley av, nwc Kearney av.

MacLay av, 2419 (15:3995), ns, 169.10 e Zerega av, 25x100.9x25x100.8; PM; Mar11; Mar12'18; 1y5½%; Placide L Fracheboud, 331 E 42, to Mary A Mead, North Conway, NH. 1,250

MacLay av, 2511 (15:4001), ws, 100 n St Peters av, 25x100; pr mtg \$4,000; Mar11; Mar12'18; due as per bond, 6%; Frankie Lockwood to Chas Wynne, 321 S 4 av, Mt Vernon, NY, & ano. 575

Ogden av (9:2525), ws, 125 s 165th, 50x90; Oct2; Oct3'17; due Sept1'20, 5%; Margt Callahan, 1037 Ogden av, to Emigrant Indust Savgs Bank; corrects error in issue Oct6'17, when description of property read 125 s 165th st. 3,000

Rosedale av (15:3914), es, 125 s Mansion, 25x100, except part for sts; Mar8; Mar11'18; 3y6%; Anna L Angel, 240 W 121, to Emilie Barbier, 692 Alden pl. 2,500

Rosedale av (15:3914), same prop; pr mtg \$2,500; Mar8; Mar11'18; installs. 6%; Margt Leonard, 105 E 127, to Anna L Angel, 240 W 121. 200

Sheridan av (9:2456), es, 49, 89 & 129 n 165th, 3 lots, each 40x100; certf as to three mtgs \$26,000 each; Mar13; Mar14'18; Barnes Realty Co to N Y Title & Mtg Co. 6,000

Sheridan av (9:2456), nec 165th, 49x100x54.7x100.2; certf as to mtg \$42,000; Mar13; Mar14'18; Barnes Realty Co to N Y Title & Mtg Co. 42,000

Sheridan av (9:2456), nec 165th, 49x100x54.7x100.2; bldg loan; Mar13; Mar14'18; 3y6% until final advance in bldg loan, & thereafter at 5½%; Barnes Realty Co, 147 4 av, to N Y Title & Mtg Co. 42,000

Sheridan av (9:2456), nec 165th; same prop; certf as to above mtg; Mar13; Mar14'18; same to same.

Sheridan av (9:2456), es, 49 n 165th, 3 lots, each 40x100; 3 bldg loan mtgs, each \$26,000; Mar13; Mar14'18; 3y6% until final advance on bldg loan & thereafter at 5½%; Barnes Realty Co, 147 4 av, to Title Guar & T Co. 78,000

Sheridan av (9:2456); same prop; 3 certfs as to above mtgs; Mar13; Mar14'18; same to same.

Southern blvd, 1159 (10:2728), ws, 172.11 s Home, 25x100; pr mtg \$—; Mar12; Mar13'18; installs. 6%; J C Gaffney Constn Co to Areco Realty Co, 299 Bway. 2,000

Southern blvd, 1159; certf as to above mtg; Mar12; Mar13'18; same with same.

Southern blvd, 943-7, see 163d, 1021-9 E.

Townsend av (11:2847), es, 100 n Mt Eden av, runs e93.10xne9.4xn143xw100 to av xs150 to beg; deed recorded as mtg as collateral security for payment of note of \$1,000 recording tax of \$5 paid; Apr1'17; Mar11'18; Chas Li Volsi to Mary L Hertz, 1155 Forest av. nom

Tremont av E (11:2960), ss, 150.6 w So blvd, 125x100; pr mtg \$60,000; Mar12; Mar14'18; due Sept1'20, 6%; Mt Hope Bldg Co to Wm Somers, 208 Clinton av, Jersey City, NJ. 6,000

Tremont av E (11:2960); same prop; certf as to above mtg; Mar13; Mar14'18; same to same.

Trinity av, 708-16 (10:2635), es, 200 s 156th, 100x82.9x100.1x86.11; PM; Mar14'18; due &c as per bond; Patk J Cullinan to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 26,500

Washington av, 949 (9:2385); ext of \$35,000 mtg to Dec6'20 at 5%; Mar5; Mar11'18; U S Savings Bank, 606 Mad av, with Lulu L Doll, 2213 University av (R S \$17). nom

West Farms rd, es, at ws Bryant av, see Bryant av, ws, at es West Farms rd.

3D av, 2858 (9:2294); ext of \$29,000 mtg to Mar5'21 at 5½%; Mar5; Mar13'18; Geo A Schmidt, 29 E 124, et al; with Augusta Dorn, 449 E 149 (R S \$14.50). nom

Plot (15:4050 & 4051) begins 240 e White Plains rd at point 570 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; pr mtg \$3,500; Mar4; Mar14'18; 1y5%; Lena A Weiss to John H Ruschmeyer, 922 Melrose av. 500

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

MARCH 7, 8, 9, 11, 12 & 13.

Claremont Pkway (11:2928), ss, 99.8 w Fulton av, 50x104.10x50.4x97.7; Equitable Trust Co of N Y to S B Trading Co, 27 Cedar; (A) Max Schenkman, 27 Cedar (\$43,000, Mar3'10); Mar8'18. 36,500

Claremont Pkway (11:2928), same prop; Morris Rabinowitz, 860 E 163, & ano to Harry Frank, 235 Ft Wash av; (A) Max Schenkman, 27 Cedar (\$4,000, Sept30'15); Mar8'18. 3,000

Crotona Park N (11:2952), ns, 167 e Prospect av, 25x98.4x25x98.7; Harris Ratner, 779 Crotona Park N, to Gussie Held, same address; (A) W Held, same address (\$3,000, Oct26'17); Mar7'18. 3,000

Fairmount pl, 892 (11:2959); Abr J Dworsky to T Emory Clocke, 800 Riverside dr; (A) Clocke, K & R, 391 E 149 (\$5,000, Feb4'16); Mar13'18. O C & 100

Hewitt pl (10:2695), es, 125 n 156th, 50x100; N Y Investors Corp to Title Guar & T Co, 176 Bway (\$38,000, Nov25'08); Mar7'18. 33,000

Tiffany st, 904 (10:2712); Herman Forman, 2147 Honeywell av, to Eliz Reinius, 1520 1 av; (A) Harold C Knoepfel, 5 Beekman (\$5,000, Jan28'16); Mar9'18. 3,000

Tiffany st (10:2712), es, 325 s 163d, 50x110; Goshen Savgs Bank to Lawyers Mtg Co, 59 Liberty; (A) Geo R Coughlan, 49 Wall (\$40,000, July24'12); Mar11'18. 39,000

163D st E (10:2723 & 2725), ns, 110 e Simpson, runs e86.7xe & ne along curve forming nwc So blvd & 163d, 83.9x46.8x127.7x142.5xs96.11 to beg; N Y Investors Corp to Bond & Mtg Guar Co, 175 Remsen, Bklyn; (A) Title Guar & T Co (\$200,000, Aug12'—); Mar13'18. 185,000

165TH st, 486 E (9:2369); N Y Trust Co to Arthur H Robitzek, 205 Rider av; (A) A Lipton, 160 Bway (\$41,000, Mar4'15); Mar11'18. 34,000

165TH st, 922 E (10:2704); Herbert J McMutrie, Freehold, NJ, to Eliz G Ward, 313 E 51; (A) Arrowsmith & D, 261 Bway (\$4,250, Mar10'03); Mar13'18. 4,250

174TH st E (11:2906), ss, 36.5 e Park av, 98.1x100.1; Newat Realty Co to Leah Nevins, 203 E 117; (A) P D Shapiro, 119 Nassau (\$15,000, Jan15'18); Mar8'18. nom

174TH st E (11:2906), ss, 134.6 e Park av, 65.5x100; Newat Realty Co to Leah Nevins, 203 E 117; (A) P D Shapiro, 119 Nassau (\$11,500, Jan15'18); Mar8'18. nom

184TH st W (11:3212), ns, 138 w Grand av, 23x101.3x irreg; Jos W Blaisdell to N Y Title & Mtg Co, 135 Bway (\$7,500, Oct14'08); Mar8'18. 6,000

232D st E (13:3421), ns, 165 w White Plains rd, 18x114, Wakefield; Chas H Pepper, 168 W 93, to Eliza A Pepper, 168 W 93; (A) McGuire, H & S, 16 Exch pl (\$5,000, July28'11); Mar9'18. nom

Andrews av, 1921 (11:3221); John P Dauth to Gustav P Helfrich, 2871 Grand Concourse; (A) Geo A Steinmuller, 1511 3 av (\$5,000, May1'17); Mar7'18. 5,000

Anthony av (11:2892), sec 176th, 78.3x100x122.9x109; Title Guar & T Co to Heinrich Hieronymi, 898 Cauldwell av; (A) Title Guar & T Co (\$11,000, Jan20'15); Mar12'18. 11,000

Bailey av, 2594 (12:3260); Mary Cohn to Gertrude A Manly, 650 W 177 (\$3,000, Mar11'07); Mar13'18. nom

Belmont av, 2314 (11:3088); Adolph Tischler to Bettie M Tischler, 1392 Mad av; (A) Louis Fabricant, 115 Bway (\$3,750, Jan8'04); Mar7'18. 3,750

Belmont av, 2314; same to same; (A) same (\$1,050, Aug30'12); Mar7'18. 1,050

Burnside av W (11:2863), sec Davidson av, 102.4x36.4x irreg; Louis F Levy, 430 W 116, to Emco Impt Co, 132 Nassau; asn two mtgs; (A) Title Guar & T Co (\$21,000, Mar4'18, & \$6,000, Mar4'18); Mar7'18. 100

Daly av, 1902 (11:2992); Pauline Frank & ano to Anna M Scheele, 2064 Bathgate av; (A) R H Bergman, 3219 3 av (\$4,000, Sept1'13); Mar11'18. 4,000

Davidson av (11:3197), nec Evelyn pl, 100x46; Sami Kronskey, 170 W 74, to Malvina Russom, 68 E 122; (A) Morton Stein, 63 Wall (\$2,000, Nov28'17); Mar12'18. 2,000

Findlay av (9:2436), es, 190 s 169th, 16.8x100; Hy Metcalfe, exr John T Metcalfe, to Lawyers Mtg Co (\$3,000, Jan26'09); Mar12'18. 3,000

Glebe av, 2122 (15:3964); Clara S Dean, 84 Saratoga av, Yonkers, NY, to Simira Mascia, 762 So Oak dr; (A) Title Guar & T Co (\$345, Apr21'17); Mar7'18. 292.75

Hunt av (15:4259), es, 823.1 s Bronxdale av, 24.10x100; Karoline Behrens, 2555 Story av, to Ernestine Behrens, same address; (A) Elfers & A, 277 Bway (\$3,500, Aug21'14); Mar13'18. 3,000

Jerome av, 2601 (11:3202); Sterling Holding Corp to Alfred Meyers, 62 Lewis av, Bklyn, et al; (A) Lawyers Title & T Co (\$8,000, Nov30'17); Mar11'18. nom

MacLay av, 2511 (15:4001); Chas Wynne & ano to Sophia Stark, 438 E 144; (A) Title Guar & T Co (\$4,700, July7'17); Mar12'18. 4,000

Montgomery av, 1793 (11:2877); Sarah E Henderson to Carrie M St John, 1812 Brownell av, Kansas City, Mo; (A) Merle I St John, 27 Cedar (\$3,000, June29'15); Mar13'18. 8,000

Morris av, 2017 (11:2829); Annie Farley to Title Guar & T Co (\$3,500, Dec29'13); Mar13'18. 3,500

Nelson av (9:2515), es, 118.2 n 167th, 25x115.10x25x115.1; Addie Du Bois Elberg to Frank W Blauvelt; (A) B Foody, Jr, 2 Rector (\$6,000, Feb8'09); Mar12'18. 6,000

Park av (11:3034), nec Tremont av, 50.6x103.4x9.11x11.1; Title Guar & T Co to Bankers Trust Co, 16 Wall (\$30,000, Jan30'18); Mar7'18. 30,000

Rosedale av (15:3917), es, 225 n Mansion, 50x100; John F Steeves to Jerome Monks, 417 Riverside dr; (A) J Monks, 82 Beaver (\$400, June1'08); Mar12'18. nom

Stebbins av (11:2965), es, 532.7 n Freeman, 52.3x100.1x irreg; Chas Myers, 969 Park av, exrs, &c, Geo C Freeborn to John Davenport at Sound Beach, Conn; (A) Swan, M & D, 29 Liberty (\$5,000, Oct18'16); Mar7'18. nom

Stebbins av (11:2965), es, 532.7 n Freeman, 52.3x100.1x irreg; Title Guar & T Co to Chas Myers, 969 Park av, exr &c Geo C Freeborn; (A) Title Guar & T Co (\$5,000, Oct18'16); Mar13'18. 5,000

Teller av, 1341 (11:2782); Herman Dutschke, 1341 Teller av, to Herman Dutschke, Jr, 1341 Teller av; 8-15 pts; (A) S Wallach, 240 E 79 (\$7,500, Jan26'11); Mar13'18. 4,000

Trinity av (10:2637), sec 161st (No 872), 100x21.4x—x21.8; Title Guar & T Co to Wm R Rose, 309 W 81; (A) Title Guar & T Co, 176 Bway (\$10,000, Mar11'07); Mar13'18. 8,000

Union av (10:2679), es, 215.11 n 165th, 33.1x175; Emma Jahn, 74 Bay 16th, Bklyn, to Wm Jahn, 74 Bay 16th, Bklyn; (A) Hy C Botty, 140 Nassau (\$12,000, Mar7'06); Mar13'18. nom

Washington av, 1020 (9:2369); N Y Trust Co to Arthur H Robitzek, 205 Rider av; (A) A Lipton, 160 Bway (\$31,000, Mar4'16); Mar11'18. 26,000

3D av, 2858 (9:2244); Anderson & Price Co, 2350 Bway, to Geo A Schmidt, 29 E 124, et al; (A) Ellers & A, 277 Bway (\$2,000, June23'17); Mar13'18. 24,000
Lots 188 & 189 (12:3264), map Godwin Estate; N Y Title & Mtg Co to Jos Lepert, 47 Harman, Bklyn; (A) N Y Title & Mtg Co (\$1,960, Jan3'18); Mar13'18. an int of 1,200
Lots 171 to 174 (12:3266), map Godwin Estate; N Y Title & Mtg Co to Jos W Blansdell, 56 W 33; (A) N Y Title & Mtg Co (\$4,480, Jan3'18); Mar13'18. an int of 2,250
Lot 25 (13:3421), map Samler Estate; Chas L Morgan, exr Josephine Wanckel, to Edmund R Wanckel, Roselle Park, NJ; (A) John Rudolf, 1981 Honeywell av (\$980, Nov3'09); Mar11'18. 980
Lot 38 (18:5561), map Tremont Heights; Frank Gass, 2248 Powell av, to Marie Lang, 2019 Powell av (\$450, Feb2'07); Mar9'18. 291.50
Lots 31 & 32 (12:3270), map Dash Estate; Bowie-Dash Realty Co to Augustus S Hutchins, 253 W 101 (\$1,519, Nov20'15); Mar12'18. 1,519

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

MARCH 7, 8, 9, 11, 12 & 13.

Fox st (10:2723), es, at ws Simpson, runs n135xe84.1xe17.4 to Simpson xs157 to beg; Simpson-Fox Realty Corp to Hy Morgenthau Co, 165 Bway; (A) Title Guar & T Co; Feb18'13; Mar11'18. 15,000
Latting st (*), nec Balcom av, 100x50; also ELLISON AV (*), swc Latting, 25x 100; Josephine Gries, 42 W 125, to Eliz Wahl, 2516 Grand av; (A) Title Guar & T Co; Mar12'15; Mar12'18. 1,300
Lorillard pl, 2415-7 (11:3056); John McCannil, 537 W 156, to Gibson Distilling Co, 109 Hudson; (A) Harry L Horwitz, 291 Bway; Oct15'17; Mar8'18. 2,068.11
219TH st, 837 E (16:4678); Emilio Magaldi to Fredk Meyer; (A) Title Guar & T Co; Mar20'09; Mar11'18. 1,500
225TH st E (*), w 1/2 lot 986, map Wakefield, 50x114; Jas J P Moffitt to Alva Durant, 3543 Willett av; Oct2'13; Mar8'18. 1,050
241ST st E (*), nwc Richardson av, 75x 100; Geo W Freeborn to John O'Brien, 3700 Olmville av; (A) Title Guar & T Co; Jan29'17; Mar11'18. 1,000
Andrews av (11:3224), ws, 312.7 s 163d, 50x100; Harriet C Kalbach to Jas R Nugent, 614 High, Newark, NJ; (A) F R Gai-gano, 115 Bway; Feb23'16; Mar9'18. 4,000
Anthony av (11:2888), es, 178.10 s 173d, 98.11 x 98.1 x 104.6 x 103.7; John Davis, 66 Greenwood av, Montclair, NJ, to Anthony Av Holding Co, 15 Wall; (A) F A Snow, 15 Wall; July14'15; Mar12'18. 7,500
Bell av (*), es, 125 s Randall av, 75x 94.11 to Pratt av x84.4x133.6; Patk J Mc-Nerney to Land Co "C" of Edenwald; (A) R B Alling, 149 Bway; Mar20'08; Mar12'18. 145
Belmont av (11:3080), es, 89.1 n 179th, 101.1 x 135.5 x 101.5 x 41; Louise Schaile, 664 Oakland pl, to Florence C Martin, 44 W 40; (A) Cadwalader, W & T, 40 Wall; Mar 4'15; Mar12'18. 1,800
Bryant av (10:2754), es, at ws West Farms rd, runs s along av 116.9xw84 to rd xn138.10 to beg; Pearl Gottlieb, 223 W 140, to Richd Moller, Woodcliff, NJ; (A) Law-yers Title & T Co; Apr20'15; Mar13'18. 1,500
Bryant av (10:2754); same prop; David Kraus to Lillian N Sternberg, 1111 Mad av; (A) same; Mar17'15; Mar13'18. 4,000
Castle Hill av (14:3809), nwc Watson av, 25x100, except part for avs; (A) C H Baechler, 1126 East Tremont av; Nov25'12; Mar7'18. 4,000
Clinton av, 1976 (11:3093); Wm A May-bach, 764 Home, to Rachel Singer, 2540 Grant av; (A) Lawyers Title & T Co; June1'17; Mar12'18. 1,000
Corlears av (13:3406), ws, 61.6 s 232d, 25x88.6x—x76.10; John Bradley to Saml L Berrian, Morristown, NJ; (A) W C French, 41 Park row; Aug30'06; Mar9'18. 1,900
Glebe av, 2122 (15:3644); Lena L Dudar to Clara S Dean, 84 Saratoga av, Yonkers, NY; (A) Title Guar & T Co; Apr21'17; Mar 7'18. 345
Grand blvd & concourse (11:3153 & 3166), nec 188th, 107x63.11x106x73.1; Herman J Eckhoff, 5214 13 av, Bklyn, to Nane Schaile, 664 Oakland pl; (A) Title Guar & T Co; Mar6'17; Mar12'18. 13,500
South Oak rd, 762 (*); Giuseppe La Gra-vinese to Abondanza Mascia, 762 So Oak dr; (A) Title Guar & T Co; May1'17; Mar 9'18. 2,400
Southern blvd (11:3114), ws, 131.7 s 186th, 25.3x225.5x25x223.1; Emily L Storck to Wm G Wood & ano trstes Maria Wood; (A) R K Brown 320 Bway; Sept2'08; Mar 12'18. 3,000
Stebbins av (10:2698), es, 183.9 s 165th, 50x80; Jacob Fox, 1006-S Stebbins av, to Mary Hebron, 265 W 70; (A) Kugel & S, 165 Bway; May19'15; Mar11'18. 4,000
Tiebout av (11:3025), es, 258.3 n 183th, 65x106.9; No 2490 Tiebout av Co to Gustav P Helfrich, 976 Fox; (A) Howard C Kelly, 505 Tremont av; Mar5'15; Mar7'18. 7,000
Tremont av E (11:3034), ns, 50.6 e Park av, 25.3x103.6x25x107.6; Jacob F Paulsen to Harry S Purdy & ano, exrs Harriet A Purdy; (A) Title Guar & Trust Co; Feb5'08; Mar7'18. 10,000
Turnpike rd (*), ss, at ws Pelham rd, runs sw694.5 & 509.8 & 105 & 217.7 & 406.5 xse1159.8xw213.2xne195.5xw180.5 xne 180.5 to Pelham rd xnw770.8 to beg, contains 24 762-1,000 acres; Jennie L, wife of &

Chas H Ropes to Metropolitan Life Ins Co; (A) Butcher, T & F, 1 Mad av; May28'08; Mar11'18. 25,000
Lot 54 (*), map N Y Catholic Protectory; Wm Bunt to Eliz K Dooling, 179-E 30; (A) Knox & D, 27 Cedar; Mar6'12; Mar7'18. 5,000
Lot 80 (12:3287), map 84 lots of Estate Susan A Valentine; Philip McGovern, Ek-lyn, NY, to Atlantic Co-Oper Savings & Loan Assn; (A) C A Webber, 44 Court, Bklyn; Nov4'05; Mar7'18. 4,000
Lot 144 (*), map 366 lots Sisters of Charity; Isabella wife of & Geo W Hoc-ton, 1221 W 38, Los Angeles, Cal, to Eliz Kiefer, 724 Union av; (A) John M Stew-art, 404 Jackson av, L I City; Nov4'12; Mar 7'18. 300
Lots 149 & 210 to 212 (*), map St Jo-sephs Orphan Asylum; Alex Thern, 698 Eagle av, to Jon Kapusznay, 413 E 9; (A) Her-man Weiss, 302 Bway; Feb15'15; Mar7'18. 1,000
Lot 145 (*), blk D, amended map Mapes Estate; Willie H Parker to Van Loan Whitehead & ano, exrs Caroline H Sperry; (A) Howard C Kelly, 505 Tremont av; May7'05; Mar11'18. 2,000
Lot 145 (*); same prop; Annie E Funk to same; (A) same; Sept12'07; Mar11'18. 500
Lots 44 & 44A & 45 & 45A (*), blk 20, map Bruce-Brown Land Co; Marguerite D Morgan to Bruce-Brown Land Co; (A) Title Guar & T Co; July23'10; Mar13'18. 3,250
Lot 11 (*), map Bradish Johnson; Ed-gar B Lear to Estate Bradish Johnson, Islip, NY; (A) Title Guar & T Co; July27'15; Mar9'18. 245
Lots 37 & 37A & 38 & 38A (*), blk 20, map Bruce-Brown Land Co; Robt C Kraft to Bruce-Brown Land Co; (A) Title Guar & T Co; July23'10; Mar12'18. 2,800
Plot (15:3423), begins at ss land now or late F P & H A Forster, runs sw66xse100.6 xse81xw185 to beg, contains 16-100 of an acre; Danl S Morrison, 5693-S Riverdale av, to Mary A Morrison, at nec Liebig av & 260th; (A) F J Sullivan; Oct1'13; Mar11'18. 1,000

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the state appraisers in transfer tax proceed-ings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the de-cedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty re-gardless of mortgages or other liens. The information comprises the name of de-cedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Beaman Hettie S.—May4'17 (Feb26'18)—31ST ST, 112 E (3:886-80), 19x98.9, 3-sty bk & stn dwg, \$25,000.
Bolles, Richd J.—Mar25'17 (Mar7'18)—Six lots under water land on Wards Island, or merly water grants from shore Wards Island, bet high & lower water extdy to lines in Harlem & East Rivers & Hell Gate & Little Gate, as follows: (6:1593-80), 1.63 acres, assessed \$6,900, value \$1,630; (6:1593-86), .87 acres, assessed \$3,700, value \$870; (6:1593-88), 1.4 acres, assessed \$4,500, value \$1,400; (6:1593-93), 2.84 acres, assessed \$12,200, value \$3,400; (6:1593-103), 3.9 acres, assessed \$13,300, value \$6,000; (6:1593-109), 1.73 acres, as-sessed \$7,500, value \$2,600.
Connor, Jane.—July24'16 (Mar11'18)—51ST ST, 432 W (4:1060-48), 25x100.5, 4-sty & b stn dwg, \$17,500.
Dade, Annie J.—May4'13 (Feb18'18)—68TH ST, 61 W (4:1121-7 1/2), 18x100.5, 4-sty bk & stn dwg, \$18,500 (since sold by estate for \$18,000).
Friedmann, Henry.—Nov10'17 (Mar11'18)—HOUSTON ST, 344 E (2:384-44), 25x68.4, 4-sty bk str & tnt, 1-16 pt of \$18,000, less 15%, or \$2,550.
39TH ST, 410 W (3:736-41), 25x98.9, 5-sty bk tnt & str, 1-6 pt of \$23,000, less 15%, or \$3,259.
Greenbaum, Raphael.—May18'16 (Mar8'18)—137TH ST, 127 W (7:2006-16), 25x99.11, 5-sty bk tnt, \$19,000.
Grosvenor, Minna J. L.—Sept12'16 (Dec31'17)—50TH ST, 39 E (5:1286-31), 22x100.5, 5 & 6-sty bk & stn dwg, \$85,000.
Hindley, John H.—July28'17 (Feb18'18)—85TH ST, 72 W (4:1198-61), 16.8x102.2, 5-sty bk tnt, \$23,000.
75TH ST, 131 W (4:1147-17), 20x102.2, 4-sty & b stn dwg, \$27,000.
20TH ST, 11 E (3:849-9), 18x73.6, 3-sty bk loft & str bldg, \$32,000.
6TH AV, 819 (3:999-31), 25.7x48, 4-sty bk tnt, \$55,000.
46TH ST, 105 W (3:999-29 1/2), 25x50, 2-sty fr str, \$30,000.
Hoffman, Alex E.—Sept3'17 (Feb26'18)—WATER ST, 149 (1:38-23), 20.7x84.3, 4-sty bk bldg, \$23,500.
Juilliard, Helen C.—Apr2'16 (Sept20'17)—BROADWAY, 632-4 (2:522-10), 50x194.4 to Crosby (Nos 164-6), 12-sty bk loft & str bldg, \$400,000.
VARICK ST, 52-6 (1:212-18), 73.10x runs to Laight (Nos 13-15) 175x irreg, 6-sty bk loft & str bldg, \$270,000.

VESTRY ST, 3-7 (1:220-21-23), 75x175 to Laight (Nos 24-8) x79.6x irreg, 3-6-sty bk loft & str bldgs, \$172,000.
LEONARD ST, 14-8 (1:179-23), 75.4x97, 3-7-sty by loft & str bldgs, \$93,000.
LEONARD ST, 85 (1:14-3), 25x125, 5-sty str & lofts, \$60,000.
DOWNING ST, 27 (2:527-91), 25x70, 3-sty bk stable, \$12,000.
51ST ST, 111 W (4:1004-24), 20x100.5, 3-sty bk garage, \$30,000.
VARICK ST, 68 (1:212-21), sec Laight (No 1), 25x65, vacant, \$16,000.
LEONARD ST, 71 (1:14-10), 24.3x100, 5-sty bk loft bldg; 1/2 pt, or \$22,500 (whole \$50,000).
22D ST, 104-6 W (3:797-34), 40x98.9x44x irreg, part of O'Neill-Adams str; 1/2 pt, or \$20,700 (whole \$46,000).
BROADWAY, 495-7 (2:484-24), 48.11x200 to Mercer (Nos 66-8), 8-sty str & office bldg; 1/2 pt, or \$83,000 (whole \$283,000).
BROADWAY, 462-4 (2:473-1), nec Grand (Nos 120-30), 50.2x200.11 to Crosby (Nos 22-4), 6-sty str & loft bldg; 1/2 pt, or \$71,500 (whole \$245,000).
5TH AV, 140 (3:820-47), swc 19th (No 2), 27.10x160, 12-sty bk office & str bldg; 1/2 pt, or \$84,500 (whole \$290,000).
BROADWAY, 1596-1602 (4:1020-29), nec 48th (No 201), 113x121 to 7 av (Nos 724-30) x112.6x104.5, 10-sty bk office & str bldg; 1/2 pt, or \$292,000 (whole \$1,000,000).
Kohn, Johanna.—June1'16 (Dec31'17)—107TH ST, 64 W (7:1842-55), 48.9x100.11, 6-sty bk & stn tnt, \$52,750; sold Oct5'17 to Sampson D Oppenheim for \$52,750.
Levine, Sarah E.—Aug20'17 (Dec31'17)—AV A, 1635 (5:1561-22), 25.6x80, 5-sty bk tnt & str, \$25,000.
Morgenroth, Jacob.—Sept21'16 (Dec31'17)—112TH ST, 128 W (7:1821-52), 30x100.11, 5-sty bk & stn tnt, \$28,000.
126TH ST, 27 W (7:1724-24), 18.9x99.11, 3-sty & b stn dwg, \$10,000.
MADISON AV, 157-9 (6:1612-21-22), 50x 100, 2-5-sty bk & stn tnts, each \$24,500.
MADISON AV, 1548-50 (6:1610-57-58), swc 105th, 50.11x70, 2-5-sty bk tnts, No 1548 \$20,000, & No 1550 \$31,000.
112TH ST, 127 W (7:1822-13), 30x100.11, 5-sty bk tnt, \$28,000.
114TH ST, 121 W (7:1824-16), 35x100.11, 5-sty bk & stn tnt, \$33,000.
O'Connor, Thos F.—Nov27'15 (Mar11'18)—31ST ST, 316 E (3:936-53), 22.6x98.9, 4-sty bk tnt, \$10,000.
O'Loughlin, MacRoy.—Jan30'17 (Feb26'18)—149TH ST, 521 W (7:2031-21 1/2), 18.6x 91.11, 3-sty bk dwg, \$14,000.
Purdy, Lillie E.—June26'17 (Dec31'17)—BOWERY, 95 (1:304-1), nec Hester (No 149), 25.2x104, 3-sty hotel & 5-sty bk tnt & str; 1/2 pt of \$50,000.
Purdy, J. Hansen.—Dec18'16 (Dec31'17)—38TH ST, 14 E (3:867-63), 25x98.9, 4-sty b stn dwg, \$82,000.
133D ST, 140 W (7:1917-49), 26x99.11, 4-sty bk tnt, \$10,000.
Seeligman, Abbott L.—Nov8'17 (Feb26'18)—77TH ST, 124 W (4:1148-43), 20x102.2, 4-sty bk & stn dwg; 1/2 pt of \$22,500.
Sheehan, Wm.—Oct3'16 (Dec31'17)—12TH AV, 2284-2294 (7:2004-40-46), bet 130th & 131st, the blk, to N Y C R R; leasehold 18 1/2 yrs, \$75,000.
Tim, Louis.—Aug11'17 (Mar8'18)—74TH ST, 16 W (4:1126-42), 25x102.2, 4-sty bk & stn dwg, \$45,000.
LEXINGTON AV, 836 (5:1398-58), 19x90, 4-sty bk & stn dwg, \$22,000.
Van Buren, Emma.—May31'17 (Mar7'18)—37TH ST, 151 E (3:893-34), 20x66.6, 4-sty & b bk dwg, \$22,000.
Whelan, Michl J.—Dec8'11 (Dec31'17)—CHERRY ST, 122 (1:253-4), 22.6x104.11, 5-sty bk tnt & str, \$18,000.
Zima, Antonia.—May18'16 (Dec31'17)—AV B, 183 (2:394-5), 17.2x92.4, 4-sty bk tnt & str, \$9,500.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or ad-journed during the week ending Mar. 15, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

Madison st, 263 (*), ns, 68.8 e Clinton, runs n68.2xe1.5xn23.1xe23.6xse100.3 xw 25 to beg, 5-sty bk tnt; due, \$23,079.29; T&C, \$700; Annie E McGinnis et al. 21,500
Monroe st, 216 (*), ss, 50.5 w Scammel, 25.2x69.7x25x71.6, 5-sty bk tnt & str; due, \$14,078.81; T&C, \$424.80; Geo McK Brown et al. 14,500
Suffolk st, 55 (*), ws, 75 s Broome, 25x75, 5-sty & b tnt & str; due, \$20,250.37; T&C, \$494.50; Henry Burden, trste. 19,500
7TH st, 82 (*), ss, 100 w 1 av, 25x68.4, 5-sty bk tnt & str; due, \$15,961.48; T&C, \$1,659; Matilda Lahm. 15,000
7TH st, 86 E (*), swc 1 av (No 113), runs s18.3 xw52 x99" xw3 x9.6 xw17.1 xn28.6 xne 72.6 to beg, 5-sty bk tnt & str; due, \$23,222.65; T&C, \$2,440.82; Matilda Lahm. 22,000
21ST st, 217-21 W, ns, 225 w 7 av, 75x98.9, 2-3 & 1-5 sty bk tnts (exr sale); bid in at \$48,000.

22D st, 52 W, ss, 165 e 6 av, 23x98.9, 4-sty bk tnt & str (exr sale); Anna A Blessing, a party in interest. 22,500

28TH st, 150 W (*), ss, 173.1 e 7 av, runs s73.4xe3xs25.4xe24.9xn98.9xw28.5 to beg, 5-sty bk tnt & str; due, \$27,845.84; T&c, \$3,358.94; Union Trust Co of N. Y. 25,000

28TH st, 154 W (*), ss, 180.6 e 7 av, runs s73.7xw3.3xs25.3xe24.10xn25.3xw1.9 xn73.5 x w20 to beg, 5-sty bk tnt & str; due, \$22,398.10; T&c, \$2,538.40; Union Trust Co of N. Y. 25,000

28TH st, 156 to 160 W (*), ss, 56.11 e 7 av, runs s78.2xe18.6xn6.10xe27xs27.5xe25.3x n25.2xe3.3xn73.2xw73.5 to beg, 1-4 & 2-5-sty bk tnts & str; due, \$66,072.90; T&c, \$8,120.11; Union Trust Co of N. Y. 60,000

70TH st, 413-15 E (*), ns, 263 e 1 av, runs n—xe.01xn—xw.01xn—xe37.6 xs100.4x w37.6 to beg, 6-sty bk tnt; due, \$34,347.93; T&c, \$708; Adolph Busch et al. 30,000

105TH st, 18-20 E (*), ss, 145 w Madison av, 37.6x100.11, 6-sty bk tnt; due, \$41,529.92; T&c, \$1,493.60; Robt G Mead, Jr, trste. 30,000

128TH st, 131-3 E (*), ns, 25 w Lex av, 40 x99.11, 2-3-sty & b stn dwgs; due, \$13,102.40; T&c, \$381.90; Wm L Young. 10,000

1ST av, 2041 (*), ws, 75.11 n 105th, 25x100, 6-sty bk tnt & str; due, \$22,353.07; T&c, \$739.17; John M Bowers et al, trstes, &c. 15,000

7TH av, 470-2 (*), ws, 74.1 s 36th, runs w95xs24.8xw5.16xe100xn40.8 to beg, 3-sty bk tnt & str & 3-sty fr tnt & str; due, \$88,156.17; T&c, \$6,309.73; pr mtg \$45,000; Chas May et al, exrs &c. 136,000

HENRY BRADY.

16TH st, 640 E (*), ss, 238 w Av C, 25x103.3, 5-sty bk tnt & str; due, \$8,718.36; T&c, \$157; Chas J Becker. 8,500

74TH st, 307 E (*), ns, 120 e 2 av, 20x102.2, 4-sty stn tnt; due, \$9,567.40; T&c, \$275.40; Adelaide Mills. 7,500

142D st, 474 W (*), ss, 287 w Convent av, 16x99.11, 4-sty stn dwg; due, \$13,704.95; T&c, \$535.60; Ella R Andrews. 12,000

St Nicholas av, 710 (*), es, 145.10 n 145th, 21x100, 4-sty & b bk dwg; due, \$17,628.16; T&c, \$1,207.80; Wm I Walter et al, trstes. 16,500

1ST av, 418 (*), es, 74.1 n 24th, 24.8x100, 4-sty bk tnt & str & 4-sty bk rear tnt; due, \$15,362.12; T&c, \$173.40; Catharina E Neher, extrx. 12,000

ARTHUR C. SHERIDAN.

DIST st, 76 E, ss, 82.2 w Park av, 19.8x100.8, 3-sty & b stn dwg; due, \$18,499.25; T&c, \$516.70; Marcus M Marks. 19,000

Riverside dr, 62, es, 45.7 n 78th, 21.3x69.4 x21x72.10, 4-sty & b bk dwg; adj Mar 28. 15,000

3D av, 1872 (*), ws, 50.11 n 103d, 25x100, 5-sty stn tnt & str; due, \$24,243.03; T&c, \$329.70; Francis H Kinnicutt et al, trstes. 15,000

HERBERT A. SHERMAN.

3D av, 383 (*), es, 78.5 n 27th, 20.4x70, 3-sty bk tnt & str & 1-sty ext; due, \$2,818.87; T&c, \$196.65; sub to 1st mtg \$12,000; Chas Dorn. 13,600

JACOB H. MAYERS.

Grand st, 521 (*), ss, 64 w Jackson, runs sw38.11xsw21.5 to Henry (No 323), xw20x ne37.6xne34.8xe25 to beg, 5-sty bk tnt & str; due, \$24,773.01; T&c, \$782.52; Annie J des Garets et al, trstes. 20,000

102D st, 326-S E (*), ss, 212.6 w 1 av, 37.6 x100.11, 6-sty bk tnt & str; due, \$26,503.29; T&c, \$164.19; Henry F Schwarz, trste. 20,000

CHARLES A. BERRIAN.

Lexington av, 1801 (*), sec 112th (No 52), 19.11x73, 5-sty bk tnt & str; due, \$19,250; T&c, \$300; Excelsior Savgs Bank of City N. Y. 19,000

Total \$609,700
Corresponding week, 1917..... 110,439
Jan. 1, 1918, to date..... 6,543,389
Corresponding period, 1917..... 6,550,764

Bronx.

The following are the sales that have taken place during the week ending Mar. 15, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

144TH st E (*), ss, 80 e Garrison av, runs e265.2xs302.11xw258.9xn330.1 to beg, vacant; due, \$321,256.09; T&c, \$1,147.07; Edw C Bridgman et al. 15,000

Webster av, 3158 (*), es, 575 n 204th, 25 x123.7x35.3x127.2, 1-sty fr bldg; due \$1,213.24; T&c, \$10; pr mtg \$2,500; Areco Realty Co. 2,750

HENRY BRADY.

Echo pl (*), ss, 100 e Grand blvd & concourse, 125.2x72.1x125.10x70.9, vacant; due, \$6,952.68; T&c, \$533; sub to 1st mtg \$6,000; Morris H Mann. 6,000

Grand blvd & concourse (*), sec Echo pl, 71.8x120.9x70.3x100, vacant; due, \$10,316.49; T&c, \$533; sub to 1st mtg \$9,000; Morris H Mann. 9,500

Woodycrest av, 1014 (*), es, 144 n 164th, runs n51.10xe100xs24.10xe100 to Anderson av, xs27xw200 to beg, 3-sty fr tnt & vacant; due, \$3,907.29; T&c, \$—; sub to 1st mtg \$12,000; Chas A Sudbrink. 13,000

ARTHUR C. SHERIDAN.

Grand av, 2288 (*), sec Evelyn pl, 50x100, 2-sty & a fr dwg; due, \$7,552.97; T&c, \$330; Adele L Brady. 7,500

JAMES J. DONOVAN.

133D st, 337-9 E (*), ns, 69 e Alex av, runs n50xe22.5xn20xe20xs100xw42.5 to beg, 2-4-sty bk tnts & str; due, \$12,311.48; T&c, \$338.20; Michl J Shea. 5,000

Boston rd, 2012-2020, nec Tremont av, (No 1063), 127.8x—x96.5x132.4, 6-2-sty fr tnts & str; adj April 7

Inwood av (*), swc Macombs rd, s33.6 xw80.1xn50.11xe70.11 to rd xse20.1 to beg, vacant; due, \$1,765.85; T&c, \$27.04; Mary F Byrns. 1000

Southern blvd, 837-41 (*), nwc Intervale av (Nos 840-8), 94.4x100x37.5x115.1, 1-sty bk str; due, \$34,857.98; T&c \$749.20; Anna Keil. 33000

Townsend av (*), es, 100 n Mt Eden av, n150xe100xs143xsw9.5xw93.10, vacant; due, \$4,292.34; T&c, \$312; Maddalena Procarlo. 1,000

CHARLES A. BERRIAN.

169TH st E (*), ns, 474.6 e Gerard av, 25 x100, vacant; due, \$1,673.48; T&c, \$83.44; J Chas Grasmuk. 1,600

Total \$95,350
Corresponding week, 1917..... 136,100
Jan. 1, 1918, to date..... 1,351,353
Corresponding period, 1917..... 2,111,155

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

MARCH 20.
MERCER ST, 117-9, ws, 231 s Prince, 50x100, 2-5-sty bk loft & str bldgs (trstes sale).

16TH ST, 225-7 E, ns, 183 w 2 av, 55.8x100.11, 2-5-sty b. tnts (trstes sale).

112TH ST, 33 W, ns, 400 e Lenox av, 25x100.11, 5-sty bk tnt (trstes sale).

128TH ST, 240 S, ss, 153 w 2 av, 26x99.11, 5-sty stn tnt (trstes sale).

127TH ST, 43 W, ns, 416.3 e Lenox av, 18.9x99.11, 3-sty & b f dwg (trstes sale).

142D ST, 623 W, ns, 390 w Bway, 15x99.11, 3-sty & b bk dwg (trstes sale).

JOSEPH P. DAY.

(Trustee's Bankruptcy Sale Loretta Corp'n.)

MARCH 21.
SUFFOLK ST, 95, ws, 125.2 n Delancey, 25x100, 5-sty bk tnt & str.

12TH ST, 537 E, ns, 170 w Av B, 25x103.3, 5-sty bk tnt & str.

AV B, 275-7, nec 16th, 42x98, 2-5-sty bk tnts & str.

16TH ST, 601 E, ns, 93 e Av B, 25x84, 5-sty bk tnt & str.

100TH ST, 411 E, ns, 211.3 e 1 av, 37.1x100.11, 6-sty bk tnt & str.

102D ST, 330-2 E, ss, 175 w 1 av, 37.6x100.11, 6-sty bk tnt & str.

111TH ST, 87-9 E, ns, 63.6 w Park av, 38.1x100.11, 6-sty bk tnt & str.

117TH ST, 428 E, ss, 276 w Pleasant av, 43x100.11, 6-sty bk tnt & str.

117TH ST, 438-44 E, ss, 165 w Pleasant av, 73.9 x100.11, 2-6-sty bk tnts & str.

118TH ST, 524-6 E, ss, —e Pleasant av, 41.8x100.11, 6-sty bk tnt & str.

119TH ST, 433-9 E, ns, 213 w Pleasant av, 75x100.11, 2-6-sty bk tnts & str.

PLEASANT AV, 374, sec 120th (No 504), 40x100, 6-sty bk tnt & str.

126TH ST, 205 & 211-17 E, ns, —e 3 av, each 16x99.11, 5-3-sty & b stn dwgs.

7TH AV, nec 131st, 199.10 to 132d x125, 3 & 4-sty bk str & theatre.

136TH ST, 25 W, ns, 447.6 e Lenox av, 37.6x99.11, 6-sty bk tnt.

137TH ST, 30-2 W, ss, 355 w 5 av, 75x99.11, 2-6-sty bk tnts & str.

Bronx.

JOSEPH P. DAY.

(Trustee's Bankruptcy Sale Loretta Corp'n.)

MARCH 21.
HOME ST, 844, ss, 110.11 w Prospect av, 40.1x—x64.1x124.5, 5-sty bk tnt.

HOME ST, 844, ss, 110.11 w Prospect av, 40.1x—x64.1x124.5, 5-sty bk tnt.

HOME ST, 844, ss, 110.11 w Prospect av, 40.1x—x64.1x124.5, 5-sty bk tnt.

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HOME ST, 844, ss, 110.11 w Prospect av, 40.1x—x64.1x124.5, 5-sty bk tnt.

144TH ST, 201 W, nwc 7 av (2480-2), 100x40, 6-sty bk tnt & str Fanny Ellinger—Linda L McElroy, extrx, &c, et al; Harold Swain (A), 176 Bway; Phoenix Ingraham (R); due, \$62,487.63; T&c, \$1,654.40; Henry Brady.

MARCH 21.

RIDGE ST, 52, es, 150 n Broome, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Elizabeth S Brice—Bernard Fortgang et al; Wm R Adams (A), 50 Broad; E Jean N Penfield (R); due, \$22,096.22; T&c, \$650; Joseph P Day.

73D ST, 213 E, ns, 185 e 3 av, 25x102.2, 5-sty stn tnt & str; Mary J Kingsland—Jakob Herskovitz et al; Chas P & Wm W Buckley (A), 141 Bway; Chas M O'Keefe (R); due, \$17,390.19; T&c, \$960.00; Bryan L Kennelly.

124TH ST, 243 E, ns, 127 w 2 av, 20x100.10, 3-sty & b stn dwg; Bond & Mtg Guar Co—Philip A Schindler, extr, &c, et al; Harold Swain (A), 176 Bway; Wm B Roulstone (R); due, \$6,617.23; T&c, \$202.90; Herbert A Sherman.

153D ST, 265 W, ns, 175 e 8 av, 37.6x99.11, 5-sty bk tnt; J Frederic Kernochan et al comm—Saml Cohen et al; Henry F Miller (A), 44 Pine; Chas H Strong (R); due, \$29,253.90; T&c, \$752.40; Arthur C Sheridan.

153D ST, 267 W, ns, 137.6 e 8 av, 37.6x99.11, 5-sty bk tnt; J Frederic Kernochan et al comm—Julius W Brandt et al; Henry F Miller (A), 44 Pine; Chas H Strong (R); due, \$29,260.38; T&c, \$752.40; Arthur C Sheridan.

LEXINGTON AV, 571, es, 50.5 s 51st, runs s50 xe100xs3.3xe34.6xe186.5xn100.5 to 51st (Nos 160-6) xw220xs50.5xw100 to beg, 3-sty bk Lexington theatre; Manhattan Life Ins Co—Hammerstein Opera Co et al; Henry W Kennedy (A), 66 Bway; Franklin H Mills (R); due, \$491,005.57; T&c, \$31,200.00; Arthur C Sheridan.

PIKE ST, 52, ws, 49 n Monroe, 24x86, 4-sty bk tnt & str; Chas M Cannon et al, exrs, &c—Celia Broder et al; Wilfrid N O'Neill (A), 135 Bway; Saul J Baron (R); due, \$16,700.16; T&c, \$200.75; Joseph P Day.

SOUTH ST, 61, ns, 29.7 e Wall, runs n39.8xe 18.9xn8.4xe1.1xs50.2xw23.3 to beg, 5-sty bk lodging house; Frederic E Gunnison—Mary E Kelaher et al; Johnston & Messler (A), 256 Bway; Wilbur Larremore (R); due, \$10,859.71; T&c, \$—; Herbert A Sherman.

MARCH 23.

No Legal Sales advertised for this day.

MARCH 25.

9TH ST, 619 E, ns, 383 w Av C, 25x92.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Louise S Austin—Lena Brown et al; Wm R Adams (A), 50 Broad; Alfred Tweedy (R); due, \$19,083.16; T&c, \$600; Joseph P Day.

9TH ST, 619 E, ns, 383 w Av C, 25x92.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Louise S Austin—Lena Brown et al; Wm R Adams (A), 50 Broad; Alfred Tweedy (R); due, \$19,083.16; T&c, \$600; Joseph P Day.

9TH ST, 619 E, ns, 383 w Av C, 25x92.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Louise S Austin—Lena Brown et al; Wm R Adams (A), 50 Broad; Alfred Tweedy (R); due, \$19,083.16; T&c, \$600; Joseph P Day.

9TH ST, 619 E, ns, 383 w Av C, 25x92.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Louise S Austin—Lena Brown et al; Wm R Adams (A), 50 Broad; Alfred Tweedy (R); due, \$19,083.16; T&c, \$600; Joseph P Day.

9TH ST, 619 E, ns, 383 w Av C, 25x92.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Louise S Austin—Lena Brown et al; Wm R Adams (A), 50 Broad; Alfred Tweedy (R); due, \$19,083.16; T&c, \$600; Joseph P Day.

9TH ST, 619 E, ns, 383 w Av C, 25x92.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Louise S Austin—Lena Brown et al; Wm R Adams (A), 50 Broad; Alfred Tweedy (R); due, \$19,083.16; T&c, \$600; Joseph P Day.

9TH ST, 619 E, ns, 383 w Av C, 25x92.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Louise S Austin—Lena Brown et al; Wm R Adams (A), 50 Broad; Alfred Tweedy (R); due, \$19,083.16; T&c, \$600; Joseph P Day.

9TH ST, 619 E, ns, 383 w Av C, 25x92.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Louise S Austin—Lena Brown et al; Wm R Adams (A), 50 Broad; Alfred Tweedy (R); due, \$19,083.16; T&c, \$600; Joseph P Day.

2D AV, es, 72.2 n 23d, 26.6x100; Martha Seymour—Arthur D Bissell, Jr, et al; McLoughlin & Martin (A).

Bronx.

MARCH 8.
ROCKWOOD ST, sec 6 av, as shown on map of Village of Mt Eden, 122.9x151.4; J Romaine Brown—Nicholas Downey et al; H Swain (A).
156TH ST, ss, 100 e Kelly, 25x100; Title Guar & T Co, as trste—Henry C Hinkelday et al; Cary & Carroll (A).
178TH ST, ss, 100 w Cedar av, 25x98.5; American Savgs Bank—Wm Simon et al; J V Irwin (A).
178TH ST, ss, 80 w Cedar av, 20x98; American Savgs Bank—Wm Simon et al; J V Irwin (A).
LOT 172 & 173, map Van Nest Park; Henry J Engel—Nicholas Serracino et al; F W Southworth (A).

MARCH 9.
157TH ST, sec Melrose av, 49.2x71; Wilhelmina Haffen—Milroy Realty Co et al; Frees & McEvety (A).

MARCH 11.
JESUP AV, ws, 109.1 s Jesup pl, 97.6x100; Elise C Seeman—Emma DeVoe et al; E M Garbe (A).
STEBBINS AV, 1391; Commercial Exchange Bank—Kate Ohmeis et al; J Steiner (A).
STEBBINS AV, 1393; Commercial Exch Bank—Kate Ohmeis et al; J Steiner (A).
STEBBINS AV, 1397; Commercial Exch Bank—Kate Ohmeis et al; J Steiner (A).
LOTS 17, 18 & 19, map 129 lots belonging to Hudson P Rose Co; Jno Fippinger—Jno Schuereberg et al; M B McHugh (A).
LOT 138, map 345 lots, prop Est Octavia Moss; Patk J Maguire—Mae De Gennaro et al; M S Marden (A).
LOT 168, southerly half, map Wilton, Port Morris & Morrisania; Wilhelmina Grevel—Jno Ohlwein, Jr, et al; E A Acker (A).

MARCH 12.
JEROME AV, nec 170th, 100.4x110.2; Realty Operating Co—Sardis Realty Corp et al; F L Durland (A).

MARCH 13.
VYSE AV, ws, 204.5 s Tremont av, 50x144.9; Empire City Savgs Bank—Charlotte Constantine; C W Dayton (A).

MARCH 14.
181ST ST, nwc Bryant av, 95x100; Helen Schofield—Lambert G Mapes et al; C P Hallock (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MARCH 7.
127TH ST, 308 W; Farmers Loan & Trust Co—Sarah Kitt; Geller, Rolston & Horan (A); Jas C Connell (R); due.10,755.34
138TH ST, ns, 329.6 w 7 av, 17x99.11; Equitable Life Assurance Society of the U S—Jessie F Mahon; Alexander & Green (A); Jos P Morrissey (R); due.9,405.00

MARCH 8.
E HOUSTON ST, ns, 50.3 w Goerck 50x68.6; Jas W Halstead et al—Moses M Greenspan; Baldwin, Fisher & Potter (A); Frank J Ryan (R); due.34,251.25
40TH ST, 212.4 W; Greenwich Savgs Bank—Realty Holding Co; Middlebrook & Borland (A); Geo F Harri-man (R); due.37,400.00
40TH ST, 216 W; same—same; same (A); Morgan J O'Brien, Jr (R); due.18,720.00
40TH ST, ss, 143 w 7 av, 14.3x98.9; same—same; same (A); Henry M Brigham (R); due.18,720.00
40TH ST, 210 W; same—same; same (A); same (R); due.18,720.00

MARCH 9.
DELANCEY ST, nwc Cannon, 30x50; German Savgs Bank—Rose Israel et al; Meyer Auerbach (A); Richard O'Gorman (R); due.8,338.89

MARCH 11.
CHERRY ST, 128; Henry De F Weekes—Sam Weinberg et al; Weekes Bros (A); Lester M Friedman (R); due.2,096.00
137TH ST, 246 W; Greenwich Savgs Bank—Clara M Karibe; Middlebrook & Borland (A); Emanuel B Cohen (R); due.11,631.02

AUDUBON AV, nec 177th, 107.11x100; Lawyers Mtg Co—Brown-Weiss Real-ties; Cary & Carroll (A); Maurice B Blumenthal (R); due.161,354.16

MARCH 12.
BROADWAY, es, 291.6 n 10th, 23.8x 115x irreg; Ida Levy—Parisian Real Estate Corp; Max L Schallek (A); Wm A Campbell (R); due.4,608.50

MARCH 13.
30TH ST, ns, 148.4 e 2 av, 19.5x98.9; Theo Jantzer et al—Louise Scheffers et al; Mark S Feiler (A); Miles M O'Brien (R); due.10,029.03
1.0TH ST, ns, 137.6 e 2 av, 126.6x 99.11; Metropolitan Life Ins Co—Isaac Charick et al; Butcher, Tan-ner & Foster (A); Martin C Ansonge (R); due.183,053.19

Bronx.

MARCH 5.
PARKER AV, es, 102.7 s Gleave av, 75x 100; Annie Beaman—Monica T Flan-agan; J C Stein (A); W B Dobbe (R); due (corrects error in last issue, when pliff's name was Seaman)2,147.26

MARCH 8.
No Judgments in Foreclosure Suits filed this day.

MARCH 9.
No Judgments in Foreclosure Suits filed this day.

MARCH 11.
MONTGOMERY AV, 1793; Elizabeth Henderson—Mellwin Realty & Constn Co et al; Middlebrook & Borland (A); E Hirschberg (R); due.8,083.99

MARCH 12.
No Judgments in Foreclosure Suits filed this day.

MARCH 13.
LORILLARD PL, es, 140.2 n 187th, 32.1x98; Myrtle Giffen Johnes—Mary A Sabella et al; W R Hill (A); D L O'Reilly (R); due.2,951.35

MARCH 14.
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MARCH 9.
No Lis Pendens filed this day.
MARCH 11.
5TH AV, nwc 140th, 99.11x162; City N Y—Jno J Halpin; action to recover possession, &c; W P Burr (A).

MARCH 12.
35TH ST, ns, 147.4 w 7 av, 42.1x98.9; 8TH AV, ws, 57.9 s 48th, 25.1x100; 87TH ST, ss, 480 w West End av, 20x100.8; 35TH ST, ns, 123.8 w 7 av, 23.8x98.9; 38TH ST, ss, 350 e 8 av, 25x 98.9; 38TH ST, ss, 375 e 8 av, 25x98.9; 9TH AV, es, 24.9 s 38th, 24.8x100; 87TH ST, ss, 460 w West End av, 20x100.8; Johanna Von Meyer—Emma M Lindeman et al; action to declare interest, &c; H W Mack (A).
68TH ST, ss, bet Central Park W & Columbus av, lot 38; Louis Perlmutter—Helen R Bald-win et al; J I Schwartzman (A).
161ST ST, 512 & 514 W; Jos L Burke et al—Carrie Young et al; action to foreclose me-chanic's lien; J A Delehanty (A).
BROADWAY, 683-5, & DUANE ST, 62 to 66; Francis Bannerman et al—Robt Hoe Est Co, Inc, et al; partition; Guggenheimer, Unter-myer & Marshall (A).
CONVENT AV, ws, bet 127th & 128th, lot 73; Harry Wadler—Robt W. Hughes et al; fore-closure of transfer of tax lien; T I Schwartz-man (A).
5TH AV, ws, whole front bet 139th & 140th, 199.10x145; 5TH AV, ws, whole front bet 142d & 143d, 199.10x210, & triangular PLOT bound-ed on s by 142d w by 5 av & e by Exterior; Manhattan Rwy Co—Rose Holding Co, Inc, et al; action to set aside deeds; J L Quack-enbush (A).

MARCH 13.
8TH ST, E, ss, 150 w 1 av, 25x96.4; Anna Gold-man—Yetta Baum et al; action to declare deed void; J E Levinson (A).

MARCH 14.
AV B, swc 7th, 28x64.2; Ludwig Scholem et al—Elizabeth L Hughes et al; notice of at-tachment; M G Holstein (A).
5TH AV, 174-6; Geo W Connell—Daniel C Connell et al; partition; Ireland & Kopff (A).

MARCH 15.
No Lis Pendens filed this day.

Bronx.

MARCH 8.
No Lis Pendens filed this day.

MARCH 9.
No Lis Pendens filed this day.

MARCH 11.
225TH ST, ss, bet White Plains rd & Barnes av, known as Lot 488; Henry C Kennedy—Richard N Stahl et al; action to foreclose transfer of tax lien; F P Pace (A).
BARNES AV, swc 225th, known as Lot 454; Henry C Kennedy—Richard N Stahl et al; action to foreclose transfer of tax lien; F P Pace (A).

MARCH 12.
No Lis Pendens filed this day.

MARCH 13.
No Lis Pendens filed this day.

MARCH 14.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MARCH 9.
LENOX AV, 348-50; E Krauss, Inc—G Cornell Tarler (29).143.55
LEXINGTON AV, 2025-9; Paramount Cont Co—Gussie Deklade or Deck-lade; renewal (30).500.00

MARCH 11.
15TH ST, 7 E; Wm A Thomas Co.—Society of Commonwealth Centre; Clark & Appelman (35).399.99
20TH ST, 143-5 W; Wm Ferris—Thos F Montague (33).230.00
124TH ST, 144 W; Paris Tile-Mosaic Works, Inc—Wm H Mehlich; August Mugler (34).203.00

MARCH 12.
97TH ST, 115 W; Louis Wexler—Mary J Ward (36).75.00
103D ST, 137-41 E; Louis Fishman—Sharon Baptist Church, Inc—Wm Campbell & H Jones; Devey Erect-Co & Harry Black (37).143.41

AMSTERDAM AV, 940-2; Fredk B Roach—Jos Riese (35).20.45
BROADWAY, 326-30; Isaac B Miller—Tower Mfg & Novelty Co; Arthur L Van Veen & Co (34).1,400.00

MARCH 13.
HESTER ST, 194-6; also BAXTER ST, 125-7; Rocco La Silva—Caterine & Rosaria Lentino (40).549.68
MANHATTAN AV, 58-60; Meyer Gold—Edw Downey et al, exrs, Uptown Leasing Co & Evergreen Apartment Co. (38).260.50
SAME PROP; Frank Kronenfeld—same (39).300.00
7TH AV, 2155; Louis L Goldbaum—Mary Costigan (42).98.00
8TH AV, 461-79; Trussed Concrete Steel Co—461 8th Av Co; renewal (43).21,802.00
8TH AV, 116; Hall & Boyle—Robt G Furey & Jno P Peel Co (41).81.40

MARCH 14.
4TH ST, 218-22 W; Geo E Gibson Co—Mrs Margt H Lewis; Herman L Meader (46).713.34
19TH ST, nwc Exterior, 500x40; Abr Zindler—O H Perry & Son, Inc; Clark & Appelman, Inc (49).110.00
19TH ST & East River, 500x40; Abr Zindler—City N Y & O H Perry & Son, Inc; Clark & Appelman, Inc (48).100.00

23D ST, 208-14 W; J Patten Co—West-minster Presbyterian Church of W 23d St; renewal (53).176.59
38TH ST, 114 W; BROADWAY, 1372-82, & 37TH ST, 109-17 W; Can-dee, Smith & Howland Co—Hobart Estate Co; Times Sq Impvt Co; Key-stone Constn Co & Richman Cont Co; renewal (45).15,901.31

42D ST, 302 W, & 8TH AV, 653; Bern-hardt Singer—Isleboro Amusement Corp; Harry Bretholz (51).60.00
79TH ST, 9 E; Best Bros, Inc—Alice Keteltas; Urban Concrete Co (50).69.00
84TH ST, 167-75 E; Hay Walker Brick Co—Melville J Scholle et al; Philip Repatsky (44).97.50

2D AV, 987; Saml Ashkanazy—Fannie Lieberman (52).91.75
8TH AV, ws, whole front bet 33d & 34th, -x120; Bethlehem Steel Co—461 8 Av Co, Inc; renewal (47).191,894.14

MARCH 15.
83D ST, 233 W; Sherwin Williams Co—Gramot Holding Corp & Gustav T Freeman (56).252.25
BROADWAY, nwc 29th, 110.8x140.3x irreg; Fred Lauer & Lucy A Morris, Jno J White et al & Morris P Alt-man (55).1,175.00

CENTRAL PARK W, ws, whole front bet 62d & 63, 200.10x225x irreg x 200; Abram L Libman—New Thea-tre, Chas B Dillingham & Florenz Ziegfeld, Jr (54).5,070.20
WEST END AV, 201; Saml F Mead—E R Moloney & J B Loughry (57).55.00

Bronx.

MARCH 8.
150TH ST, 231-7 E; Ralph Bass—Mar-razzi Constn Co (5).69.20
PERRY AV, 3323; Fred Rickes—Jno E Jones; Chas Boye (6).119.00

MARCH 9.
BELMONT AV, 2310; West Star Roof-ing & Constn Co—Margaret E Rich; Walter R Rich (9).82.88
PERRY AV, 3323; Walter B Wilson—Celia Laventhal; Chas Boye (7).34.50
PERRY AV, 3323; Fred Rickes—Celia Laventhal; Chas Boye (8).119.00

MARCH 11.
PARK AV, 4053; Jos Tessler—Eliza-beth Weiss; Morris J Grossman (10).183.75

MARCH 12.
PERRY AV, 3323; Andrew Bickhardt—Celia Lowenthal; Chas W Boye (12).40.30
TIEBOUT AV, es, 507.8 n 180th, 63.5 104.3; P A Jewell—Tiebout Heights Co, Inc (11).250.00

MARCH 13.
No Mechanics Liens filed this day.
MARCH 14.
No Mechanics' Liens filed this day.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MARCH 9.
87TH ST, 211-3 W; Saml Prenskey—Anna E de Montsaulin et al; Nov 9'17.1,600.00
SAME PROP; Saml Prenskey—same; Nov13'17.590.00
SAME PROP; Sladon Iron Works Co, Inc—same; Nov16'17.218.18
SAME PROP; Jos Fried—same; Dec 27'17.34.00

MARCH 11.
CHATHAM SQ, 5; Jos Schmideberg—Henry Bergh et al; Nov2'17.391.75
20TH ST, 148-50 W; N Coleman, Inc—Henry White et al; Sept28'17.130.00

SAME PROP; Hyman Welthorn—same; Sept27'17.125.00
8TH AV, 462; Haslach Walker Co—Silver Lunch Co et al; April4'17.110.00
7TH AV, 717; Haslach Walker Co—Silver Lunch Co et al; April4'17.130.00

MARCH 12.
77TH ST, 64 W; Morris Blaser—Flon Holding Corp et al; Mar1'18.179.50

MARCH 13.
29TH ST, 29-37 W; also BROADWAY,
1205-13; S Walter Katz et al—White
Est et al; Feb6'18..... 100.00

MARCH 14.
No Satisfied Mechanics' Liens filed this
day.

MARCH 15.
No Satisfied Mechanics' Liens filed this
day.

Bronx.

MARCH 8.
No Satisfied Mechanics' Liens filed this
day.

MARCH 9.
LAND abutting on Davidson av, bet
Fordham rd & 190th, 72x115; Uvalde
Asphalt Paving Co—Thos Ward et al;
June29'17. 299.06

MARCH 11.
No Satisfied Mechanics' Liens filed this
day.

MARCH 12.
No Satisfied Mechanics' Liens filed this
day.

MARCH 13.
No Satisfied Mechanics' Liens filed this
day.

MARCH 14.
LAND abutting on Davidson av, bet
Fordham rd & 190th, —x—; Uvalde
Asphalt Paving Co—Chas Newman et
al; June29'17. 199.41

*Discharged by deposit.
*Discharged by bond.
*Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor;
the second that of the Creditor.

Manhattan.

MARCH 7.
UNION SHIP & DOCK CO; Whittelsey &
Whittelsey; \$25,264; R Stout.

MARIO. Tapparelli fu Pietro; A L Gosselin
Corpn; \$63,574.52; J E Roeser.

MARCH 8.
MARES, Jos E; Lucille Bunzl; \$3,251.46;
Ehrich, Wheeler & Walter.

MARCH 9.
No Attachments filed this day.

MARCH 11.
WRIGHT, Joshua B, or J Butler Wright-
Greenville Kane, exr; \$5,727; Curtis, Mallett-
Prevost & Colt.

BANCO DE TAMAULIPAS; Wm H J Ehler;
\$7,463.70; Walsh & Young.

MARCH 12.
TARTOUE, Pierre; Geo R Peabody; \$763.62;
H J Mayer.

MARCH 13.
BARROW COUNTY COTTON MILLS; Swiss
Colours Co, Inc; \$6,283.75; G B Rosenheim.

JEFFERSON MFG CO; Swiss Colours Co, Inc;
\$2,791.05; G B Rosenheim.

CHattel MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

MARCH 8, 9, 11, 12, 13, 14.

deDorticos, Matilda P. 7 E 32d st..
Edith B H Kinkhead, &c, subtrste
Adolphus Hamilton, dec.....(R) 100,000.00

Hotel Operating Associates. Bway, sec
29th..Margt O Sage & U S Realty &
Impt Co.....1,650,000.00

Kip, Wm V B, & Adelaide K Rhine-
lander. 48-50 W 21st st..Raisler
Sprinkler Co.(R) 1,800.13

Ka-Sa-Ga Co, Inc. 223 Park Row..
Rome Amusement Co (indexed under
both vendee & vendor) 750.00

Lessing, M & S, composed of Maxwell &
Lawrence A Lessing. 17 Battery pl
..L A Prouty Co. 2,950.00

Pepe, Antonio. 197 Mulberry..E Es-
posito.(R) 625.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender;
the second that of the Borrower.

Bronx.

MARCH 8.
No Building Loan Contracts filed this
day.

MARCH 9.
No Building Loan Contracts filed this
day.

MARCH 11.
No Building Loan Contracts filed this
day.

MARCH 12.
No Building Loan Contracts filed this
day.

MARCH 13.
No Building Loan Contracts filed this
day.

MARCH 14.
LOT, 509, map prop known Lohbauer
Park, 24th Ward, Margt Roller loans
Mary Relling to erect 2-sty fr dwg;
3 payments. 2,500.00

**PLANS FILED FOR NEW
CONSTRUCTION WORK.**

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builNer; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
RIVERSIDE DR, w s, 540 n 158th, 6-sty bk
tnt, 25x irreg., tar, felt, slag & tile rf; \$290,-
000; (o) Arthur W. Hay, 830 W 179th; (a)
Fred F. French, 299 Madison av (43).

STABLES AND GARAGES.
WATTS ST, 52-4, 1½-sty bk garage & dwg,
42x85, slag rf; \$8,000; (o) Stephen H. Jack-
son, 106 Lexington av; (a) J. M. Felson, 1133
Bway (40).

35TH ST, 247-51 W, 3-sty f. p. garage; 60x
98, tar & gravel rf; \$56,000; (o) The F. M. B.
Rlty. Co., president, Simon Meyer, 347 5 av;
(a) Jos. C. Schaeffler, 38 W 32d (41).

46TH ST, 621-5 W, 1 & 2-sty bk garage, 67x
70, tar & gravel rf; \$5,000; (o) Ernest Flagg,
109 Broad; (a) Ernest Flagg, 109 Broad (38).

2D AV, 1190-6, & 63d st, 300-12 E, 2-sty bk
garage, 100x150, plastic rf; \$45,000; (o) Jose-
phine Schnumacher, 176 E 111th; (a) Louis A.
Sheinart, 194 Bowery (42).

STORES, OFFICES AND LOFTS.
LEXINGTON AV, 745, 2-sty f. p. str, 20x62,
slag rf; \$12,000; (o) Arcade Rlty. Co., presi-
dent, Irving I. Bloomingdale, 749 Lexington
av; (a) John C. W. Ruhl, 3207 Hull av, Bronx
(39).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
CAULDWELL AV, w s, 268.3 n 149th st, 3-6-
sty bk tnts, 51.9x86.6, slag rf; \$150,000; (o) St.
Mary's Park Realty & Constn. Co., Mayer Stern,
644 Madison av, Pres.; (a) Wm. Koppe, 830
Westchester av (29).

VYSE AV, w s, 80 n 174th, 2-5-sty bk tnts,
50x88, slag rf; \$90,000; (o) Janota Bldg. Co.,
Wm. Janota, 3207 Hull av, Pres.; (a) John P.
Boyland, 2526 Webster av (26).

DWELLINGS.
KING AV, e s, 100 n Bowne, 1½-sty fr dwg,
41.8x52.3, shingle & rubberoid rf; \$4,000; (o)
Duncan MacGregor, 140 W 69th; (a) Karl F.
J. Seifert, 30 E 42d (27).

FACTORIES AND WAREHOUSES.
BRONX PARK Botanical Garden, 180 w Bleek-
er st entrance, 1 basement stone storage, 46.2x
25, reinforced concrete rf; \$3,000; (o) City N.
Y.; (a) Brinley & Holbrook, 156 5 av (31).

STABLES AND GARAGES.
HONEYWELL AV, w s, 142.3 n 180th, 1-sty
bk garage, 20x16, asphalt shingle rf; \$1,000;
(o & a) Marie De Blasi, 2117 Honeywell av
(28).

MISCELLANEOUS.
BRONX PARK Botanical Garden, 657 w Bleek-
er st entrance, 1-sty concrete pier with shingle
rf shelter, 13.1x24.11; \$2,000; (o) City N. Y.;
(a) Brinley & Holbrook, 156 5 av (30).

**PLANS FILED FOR
ALTERATIONS**

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

BEAVER ST, 15, new stairs, framing, str
fronts, f. p. partition, dumb waiter, concrete
floor, metal ceiling, tile floor, radiator, plate
glass, metal cornice to 4-sty bk str & offices;
\$2,500; (o) Farmers' Loan & Trust Co., 22
William; (a) L. E. Denslow, 44 W 18th (374).

CANAL ST, 61, new show windows, elevator
shaft, fire escape, remove partitions to 4-sty
bk str; \$1,000; (o) Est of Moses Gardner,
care Ben. Epstein, 35 Nassau; (a) L. A. Abram-
son, 220 5 av (377).

CHARLES ST, 162-8, erect elevator shaft,
steel stairs, f. p. enclosure, f. p. doors, pent
house, steel beams, etc, openings, lintels, sills,
remove beams, stairs, etc, to 7-sty bk storage;
\$20,000; (o) Beadleston & Woerz Brewery, 291
W 10th; (a) Alex Baylies, 33-4 Bible House
(408).

COOPER SQ, 16-26, fire escape, f. p. doors to
7-sty bk factory & str; \$3,500; (o) Wm. H.
Browning, prem; (a) McKeon & Dodge, 217
Bway (421).

EXCHANGE PL, 43-9, build pent house, f. p.
partitions, concrete roofing to 25-sty f. p. of-
fices; \$700; (o) Wall St Exchange Bldg. Assn.,
on prem; (a) Wolins & Bull, Inc., 214 Fulton
(379).

GREENWICH ST, 90-2, reset show window,
remove stairs to 4-sty bk tnt; \$600; (o) Patrick
McCarthy, on prem; (a) Patrick J. Murray, 141
E 40th (378).

LAFAYETTE ST, s w c Franklin, 41-3, new
str front, partitions, stairs, water closets, re-
move partitions to 3-sty bk str & lofts; \$2,000;
(o) Est of Frank Raub, care Chas Kreuzman,
150 Bway, care E. L. Bushe; (a) Horenburger
& Bards, 122 Bowery (416).

MACDOUGAL ST, 15, convert strs into ga-
rage, partition to 1-sty bk garage; \$500; (o) C.
H. Van Aken Co., 148 W 4th; (a) Robt Teich-
man, 10 Hanover sq (381).

PEARL ST, 358-60, erect f. p. enclosure, sky-
light, f. p. doors, remove stairs to 6-sty office &
factory; \$1,500; (o) Oscar J. Maigne, prem;
(a) Dodge & Morrison, 135 Front (413).

READE ST, 96-98, new girders, columns, steel
bars, caps, concrete footings to 5-sty bk str &
loft; \$800; (o) David L. Einstein, 27 William;
(a) Louis Giller, 395 Bway (384).

ST. LUKES PL, 14, new bathrooms, parti-
tions, kitchenettes, to 3-sty bk apt; \$3,300;
(o) Judge Wanhope Linn, 54-6 Lafayette; (a)
C. W. Buckham, 311 5 av (411).

THOMPSON ST, 52-6, new elevator shaft,
skylight, grating, f. p. doors to 7-sty bk stor-
age; \$1,200; (o) Bernard Karp, 105 Hudson;
(a) Julius J. Diemer, 118 E 28th (373).

UNIVERSITY PL, 74, reinforce headers &
trimmers to 5-sty bk str & factory; \$200;
(o) Ann E. Allin Est, care Edna A. Elliott, 146
W 88th; (a) Paul Lubreth, 92 Graham av,
Bklyn (406).

WASHINGTON ST, 36, remove partitions,
new toilets, sash to 6-sty bk tnt; \$3,000; (o)
Stewart Est, care E. Leroy Stewart, Beacon,
N. Y.; (a) Henry Regelmann, 133 7th (382).

WEST ST, 21-22, new partitions, toilets, fire
escapes, vents to 6-sty bk tnt; \$6,000; (o)
Stewart Est, care E. Leroy Stewart, Beacon, N.
Y.; (a) Henry Regelmann, 133 7th (383).

4TH ST, 62 E, install f. p. elevator & shaft,
vent shaft, plumbing fixtures & skylights to
4½-sty bk str & restaurant; \$8,500; (o) Geo.
Ehret, 217 E 92d; (a) L. F. J. Weiber, 271 W
125th (401).

12TH ST, 2 E, remove stoop, rearrange par-
titions to 4-sty bk dwg; \$10,000; (o) John L.
Foghasso, 197 Bleeker; (a) Frank E. Vitolo,
56 W 45th (396).

12TH ST, 238 W; Greenwich av, 97-101, new
beams, girders, columns, vamp & stairs to 2-
sty bk stable; \$10,000; (o) Clarence S. Nathan,
241-5 W 37th; (a) Geo. M. McCabe, 96 5 av
(400).

13TH ST, 207 W, new partitions, bk flue,
stairs, vents to 2-sty bk dwg; \$4,000; (o) Mrs.
John W. Stewart, 70 5 av; (a) Geo. M. Mc-
Cabe, 96 5 av (371).

13TH ST, 55-63 W, new elevator, machine,
f. p. pent house, skylights, doors, beams to 9-
sty f. p. storage; \$1,500; (o) L. Strauss & Sons,
42 Warren; (a) Major F. B. Maltby, U. S. R.
(419).

16TH ST, 218 E, build rear ext, f. p. parti-
tions, remove partitions to 4-sty bk dwg; \$15,-
000; (o) Mrs. Katherine B. Blodgett, 218 E
16th; (a) Crow, Lewis & Wickerhoefer, 200 5
av (418).

16TH ST, 143 E, cover ceilings, girders, par-
titions, window sheet metal, install 275-gal.
gas tank to 2-sty bk garage; \$1,500; (o) Henry
Hinkel, 141 E 16th; (a) Richard Rohl, 42 E
23 (423).

21ST ST, 8 W, new show windows, cut new
door, door steps, remove partitions to 3-sty bk
str & dwg; \$300; (o) Ed. H. Vaninger, prem;
(a) Jos. Martine, 4706 18 av, Bklyn (414).

23D ST, 121 E, new show window & water
closets, remove partitions to 5-sty bk str &
office; \$300; (o) Sam. Wasserman, 51 Cham-
bers; (a) Gronenberg & Leuchtag, 303 5 av
(397).

24TH ST, 131 W, ext, stairs, new f. p. par-
titions, bulkhead, f. p. door to 7-sty bk str &
lofts; \$250; (o) Elizabeth C. Brown, care
Henry A. Hollmann, 147 Bowery (370).

25TH ST, 41-3 W, new 7,560 gal. tank & sup-
port to 11-sty f. p. lofts; \$500; (o) Nameloc
Co., 125 W 56th; (a) W. H. Berkmiere's Sons,
1133 Bway (407).

30TH ST, 8-14 W, build dumbwaiter shaft, f.
p. doors to 12-sty f. p. mfg.; \$205; (o) Silk
Rlty. Co., 35 Nassau; (a) Albert Hautsch, 411
E 101 (415).

33D ST, 468 W, install water closets win-
dows, soil stack, reset tubs to 4-sty bk tnt;
\$800; (o) Est of Eliza D Pfender, care Louis D.
Pfender, Cranford, N. J.; (a) Ross & McNeil,
39 E 42d (394).

33D ST, 206 E, new stairs to 2-sty bk offices;
\$125; (o) Ed. Ardeline, on prem; (a) Thos. J.
Brogan, 4640 Matilda av, Bronx (395).

37TH ST, 32 W, erect show windows, extend
sidewalk to 4-sty bk dwg; \$6,500; (o) 32 W
37th St. Corp.; (Secy) Harold Houghton, 1
Liberty; (a) De Rosa & Pereira, 150 Nassau
(426).

41ST ST, 116-8 E, 1-sty ext to 3-sty bk print-
ing shop; \$2,000; (o) Steuben Co., prem; (a)
Arthur G. C. Fletcher, 103 Park av (420).

44TH ST, 1 E, remove encroachments, new
grating, sidewalk, reset partitions to 5-sty f. p.
restaurant; \$10,000; (o) Delco Rlty. Corp.,
Pres., Albert Ridley, 49 Wall; (a) Lionel Moses,
101 Park av (391).

47TH ST, 257-9 W, convert stable into 4-sty
f. p. garage, f. p. stairs, beams, doors, columns,
girders, waterproofing, water closets, vents,
elevator, piers, concrete driveway, skylights,
oil separator to 3-sty f. p. garage; \$20,000; (o)
Francis K. O'Connor, 253 W 47th; (a) Walter
B. Willis, 1181 Myrtle av, Bklyn (376).

47TH ST, 24 W, new partitions, bathrooms,
water closets, str front, repair plumbing to 4-
sty bk tnt & apts; \$4,500; (o) G. & H. Blum-
enthal, 15 E 26th; (a) B. H. & C. N. Whinston,
148th & 3 av (417).

49TH ST, 128 W, reinforce floors, new post,
beams, girders to 4-sty bk str & offices; \$12,-
000; (o) Felix Hirsch, care Herman Hirsch,
890 Bway; (a) Henry Otis Chapman, 334 5 av
(403).

56TH ST, 434 E, repair fire damages, new
girders, walk, f. p. enclosure, plastering, metal
lathing, bulkhead, f. p. dumbwaiter shaft, to 5-
sty bk tnt; \$8,000; (o) Peter Doelger Bwg. Co.,
407 E 55th; (a) Chas. Stegmayer, 168 E 91st
(386).

60TH ST, 143 E, erect 1 & 2-sty ext, new girders, stairs, plate glass & reset partitions to 5-sty bk str & tnt; \$7,200; (o) Chas. Romo, care (a) Otto L. Spannhake, 13 Park Row (388).

78TH ST, 135 E, install partition & bath-rooms to 3-sty bk dwg; \$2,500; (o) Est of David Ludwig, care John J. Kavanaugh, 963 Madison av; (a) Euvrard, Samback & Euvrard, 29 Cleveland pl (425).

81ST ST, 117 W, new windows, partitions to 5-sty bk dwg & str; \$6,000; (o) Henry L. Weber, 410 Pearl; (a) Oscar P. Cadmus, Bay-side, L. I., (422).

95TH ST, 209 E, new boiler room & partitions to 1-sty bk garage; \$1,000; (o) Benj. F. Keith, Palace Theatre Bldg., Bway & 47th; (a) Sam. Cohen, 32 Union sq (387).

112TH ST, 109 W, new show window, remove piers to 5-sty bk tnt; \$200; (o) Sam Schwartz, prem; (a) Gronenberg & Leuchtag, 303 5 av (410).

122D ST, 232 E, int alts, new window, toilet & change partitions to 4-sty bk tnt; \$8,000; (o) Est of Sam. L. Mitchell, 99 Cleveland, Orange, N. J.; (a) Patk. J. Murray, 141 E 40th (398).

122D ST, 412 E, new bk extension, toilet to 3-sty bk dwg; \$1,500; (o) Jos. Morela, on prem; (a) De Rose & Cavalieri, 509 Willis av, Bronx (393).

126TH ST, 207-9 E, new ext, windows, bath-rooms, doors, skylights, slag roofing, sink, gas range, show windows, plumbing fixtures & concrete floors to 3-sty bk dwg; \$5,000; (o) Alfonso Baratta, 2055 1 av; (a) M. W. Del Gaudio, 401 E Tremont av (375).

BOWERY, 46, new exits & f. p. doors & iron stairs to 4-sty bk theatre; \$2,500; (o) Est of Wm. Kramer, care Wm. Kramer, Jr., 58 W 120th; (a) Sam. Levingson, 101 W 42d (399).

BROADWAY, 703-5, new stairs, partitions, str front & floor opening to 3-sty bk str & lofts; \$2,000; (o) Wendell Est, 175 Bway; (a) Irving Margon, 355 E 149th (390).

BROADWAY, 1482-90, install dumb waiter, remove mezzanine to 12-sty f. p. theatre; \$500; (o) The 1482 Bway Corp., Pres., Edmund K. Stallow, on prem; (a) M. Jos. Harrison, World Bldg. (389).

BROADWAY, 1552-4, new stairs to 4-sty bk str & lofts; \$500; (o) Israel Miller, on prem; (a) Sam Roth, 1269 Bway (372).

BROADWAY, 1571-85, new mezzanine floor to 4-sty bk str & offices; \$500; (o) Mitchel H. Mark Rlty. Co., 701 7 av; (a) John H. Knubel (412).

LEXINGTON AV, 452-4 & 45th st, 100-10 E, erect temporary house & elevator, stairs to 6-sty bk postoffice; \$12,000; (o) N. Y. Central R. Co., Grand Central Term; (a) Jas. G. Wise, 70 E 45th (402).

NEW BOWERY, 52, new elevator shaft, f. p. doors, concrete ramp to 3-sty bk lofts; \$1,500; (o) Daniel F. Mahony, 473 W 153d; (a) Sam Cohen, 32 Union sq (369).

PARK AV, 1504, convert stable into garage, remove old stalls, etc, new heating system, boiler room, f. p. ceiling, partition, doors & windows to 2-sty bk garage; \$1,500; (o) J. C. Rennard, 15 Dey, care N. Y. Tel. Co.; (a) Nathan Langer, 81 E 125th (385).

PARK ROW, 11, & Ann st, 11, new show window to 1-sty bk & fr str; \$2,500; (o) Est of Jos. Pulitzer, care Ralph Pulitzer, World Bldg.; (a) Sam. Levingson, 101 W 42 (405).

PARK ROW, n e c Ann, remove stairs, piers, new show window to 8-sty f. p. str; \$2,000; (o) Est Jos. Pulitzer, care Ralph Pulitzer, World Bldg.; (a) Sam. Levingson, 101 W 42d (404).

2D AV, 145-7, new stairs (fr & iron), f. p. enclosure, doors, partition to 7-sty bk tnt & restaurant; \$700; (o) Jennie Faber, prem; (a) Thos. J. Brady, 1790 Bway (409).

5TH AV, 325, enlarge rooms, new partitions, metal lathing, doors, washtubs to 5-sty bk tnt & str; \$1,800; (o) Est of Peter Lydig, care John G. Krikel, 230 W 15th; (a) David S Lang, 970 Prospect av (392).

5TH AV, 244, remove partition to 11-sty f. p. show rooms; \$600; (o) Andrew J. Connick, prem; (a) Euvrard, Samback & Euvrard, 29 Cleveland pl (424).

6TH AV, 265-7, new partition, bk wall to 4-sty bk str & dwg; \$1,000; (o) Farmers' Loan & Trust Co., 22 William; (a) Robt. Teichman, 10 Hanover sq (380).

Bronx.

ORCHARD ST, s s, 150 e City Island av, move 2-sty fr dwg; \$1,200; (o) P. J. Kane, 735 E 150th; (a) J. Robt. Kaplan, 735 E 150th (32).

SCHOFIELD ST, s s, 88 e City Island av, move 1½-sty fr dwg; \$1,000; (o) P. J. Kane, 735 E 150th; (a) J. Robt. Kaplan, 735 E 150th (31).

137TH ST, 281-83 E, new iron beams & girders, fire escapes, partitions, str fronts to 6-sty bk lofts; \$8,000; (o) Sybil K. W. Sellar, 31 Nassau; (a) Alfred L. Kehoe & Co., 1 Beekman (35).

137TH ST, n s, 100.2 w 3 av, new doors, t. c. block partitions & plumbing to 1-sty bk garage; \$5,000; (o) J. L. Mott, 5 av & 17th; (lessee) Wm. Gibson, 335 E 149th; (a) Harry T. Howell, 3 av & 149th (30).

170TH ST, 498, new door, concrete floor to 3-sty fr dwg & show room; \$300; (o) Jno. Massamino, 11 W 177th; (a) M. W. Del Gaudio, 401 Tremont av (36).

183D ST, s w c Andrews av, 1-sty fr ext, 28x 7, new girders, posts & toilet to 2½-sty fr dwg & garage; \$1,200; (o) P. J. Duncan, 102 W 183d; (a) Walter Haefeli, 82 Vanderbilt av (37).

JACKSON AV, 700-4, new toilet to 4-sty bk lofts; \$200; (o) Weccan & Co., Wm. E. Wolff, 1029 E 163d, Pres; (a) David Bleier, 2339 Morris av (34).

ST ANNS AV, e s, from 138th to 139th, increase height of 2 chimneys 20 ft. to 1-sty bk str & theatre; \$300; (o) Anna Bush Frank, Pleasantville, N. Y.; (a) Irving Margon, 355 E 149th (33).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame.

ft—front.

indiv—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

R S—Revenue Stamp.

r—room.

rd—road.

re mtg—release mortgage.

ref—referee.

sal—saloon.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—slide.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

T&c—taxes, etc.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

TS—Torren System.

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METROPOLITAN EDITION

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Auction Sales, Voluntary Auction Sales, Advertised Legal Sales, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Chattel Mortgages Affecting Real Estate, Orders, Plans Filed for New Buildings and Alterations in the Borough of Brooklyn, and Plans Filed for New Buildings and Alterations in the Boroughs of Queens and Richmond.

Vol. XXVII. No. 12.

(2610)

NEW YORK, MARCH 23, 1918

PRICE 15 CENTS

CONVEYANCES.**Borough of Brooklyn.**

Whenever the letters Q. C., & C. a G. and B. & S. occur, preceded by the name of the grantees, they mean as follows:

1.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2.—C. a G. means a deed containing a Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4.—The figures preceding the consideration are the section and block numbers.

MARCH 14, 15, 16, 18, 19 & 20.

Ainslie st., ns, 176.10 w Lorimer, 20x 100.3; Jennie Morgan to Antonio Calabrese & wife, 401 Hooper; mtg \$1,000 (9:2767) (R S \$2).

Barbey st., 572; h&l; Nathan Reznikoff & wife to Jacob Bashein, 452 Cherry st, NY; mtg \$2,500 (13:4060) (R S \$2). nom
Barbey st., ws, 80 n Hegeman av, 20x 100; Michelo Riccio & wife to Giovanni Sciarra & wife, 513 Glenmore av (14:4308) (R S 50c).

Barrett st., ws, 124.3 n Dumont av, 24x 100; re mtg; State Bank to Haber Holding, Inc (12:3552).

Barrett st., ws, 124.3 n Dumont av, 24x 100; h&l; Haber Holding, Inc, to Louis Lewis, 630 Howard av, & Morris Glise, 306 Powell; mtgs \$7,300 (12:3552) (R S \$1.50).

Bartlett st., ss, 100 e Harrison av, runs s42.8xsw28.10xe25xn36xw49.9 to st w 25 to beg; Clara Waldstein & ano to Chas Grossman & wife, 627 Nostrand av; mtg \$3,250 (8:2272) (R S \$1).

Bay Ridge pl., ws, 100 s Bay Ridge av, 20x80; Arcadia Realty Co to Ellen M Jordan, 5714 5 av; mtg \$3,500 (18:5871B) (R S \$2).

Bay Ridge pl., ws, 140 s Bay Ridge av, 20x80; h&l; Frances M Fanning to Geo L Dobson, 7701 Ridge blvd (18:5871B) (R S \$3).

Bergen st., ns, 262.6 e Howard av, 18.9x 107.2; h&l; Harry A Greene to Sadie Taub, 404 Howard av; mtgs \$5,250 (5:1446) (R S 50c).

Bergen st., 988-90; h&l; Henry L Brant & wife to Ella H Clement, Ocean Grove, NJ; mtgs \$39,000 (5:1217) (R S \$8.50).

Calyer st., swc Eckford, 100x100; h&l; Ellwood Realty Corp to Bernhard Baron et al, 857 E 176th, Bronx, NY; mtgs \$25,000 (9:2598).

Canarsie la., ns, & adjoining the ws of land of Henry Bullwinkel, 50x100; re mtg; Harman Wermann to Adam E Kraft & wife (24:8141).

Canarsie la., ns, at int sec of land Herman Lohmann, runs — 253.11xne348.4x — 253.11x — 361.11 to beg, contains 2 58-1,000 acres; Louis J Stieling to Kathleen E Faupel, 3408 Fulton; RT&I; mtg \$5,000 (24:7968, 8141).

Canarsie la., ns, & adjoining ws of land of Henry Bullwinkel, 50x100; Thos R Ryan et al to Adam E Kraft & wife, 1055 E 92 (24:8141).

Same prop; Theo Kiendl, as EXR of Thos R Ryan, decd, to same (R S \$1.50).

Carroll st., ns, 260 w Kingston av, 20x 115; re mtg; Fredk W Rowe & Co to Carroll Constn Co (5:1285).

Carroll st., ns, 260 w Kingston av, 20x 115; h&l; Carroll Constn Co to Minnie Muller, 1141 Park pl; mtg \$6,250 (5:1285) (R S \$6).

Carroll st., sws, 176 s Bond, runs s60.1 xsw15xsel101.5 to Gowanus Canal xs along same 211.2 to 1st xnw129.8xne56.9xn9.1xnw 96.2xne37.11xnw18.5xne100 to beg; also 1ST ST, nes, 248 s Bond, 40x64.2x40.1x62.2; also 1ST ST, nes, 308 s Bond, runs nw 20 xne 64 xse 17 xs 7 x — 56 to beg; also 3D

ST, ns, 40 w Bond, 40x90; also 3D ST, nes, 80 nw Bond, 50x90; also 3D ST, ss, 271.2 e Bond, runs s213.7 to Gowanus Canal xne along same 108.6xn125.9 to st xw101.7 to beg; also VARICK AV, ws, 109.7 s Metropolitan av, 200x221.1 to line of canal on w branch of Newton Creek; h&l; also all improvements rights, privileges, rents, issues & profits thereof; Pure Oil Co to Ohio Cities Gas Co (2:452-461-466; 10:2943) (R S \$156).

Centre st., 151; h&l; Jos Shupack & wife to Nechama Feltzin, 151 Centre; mtgs \$2,500 (2:552) (R S 50c).

Centre st., ss, 159 e Clinton, 56x100; h&l; Jos Schnittka & wife to same; mtg \$2,100 (2:562) (R S 50c).

Cheever pl., es, 450 n Degraw, 22.1x88.6; h&l; Josephine W McHarg, indiv & as ADMTRX of Maria L Kingsland, decd, to Eliz E Hanson, 389 Convert av, NY (2:322) (R S \$2.50).

Clark st., nwc Willow, runs n101.2xw101 xs101.2xel100.1 to beg; also all personal property attached therein; Imperator Realty Co to City Real Estate Co, 176 Bway, NY; mtg \$140,000 (1:229) (R S 50c).

Cleveland st., es, 275 n Arlington av, 25x 100; h&l; Theo K Magagnos to Minnie E Magagnos; AL (13:3925).

Columbia Heights., es, 200.4 n Pierrepont, 25x101; h&l; Lillian V C Bolton to Coronado Apartment Co, 35 Nassau, NY; mtg \$37,500 (1:234) (R S \$3).

Same prop; Coronado Apartment Co to Martha R Flanagan, Mt Carmel, Pa; mtg \$37,500 (R S \$3).

Columbia pl., nws, 61.6 ne State, runs nw 58xne8.6xnw12xne31.6xse70xsw40 to beg; h&l; Olga Novarine to Rebecca Cornhelsen, Huntington, LI; mtg \$12,000 (1:253) (R S \$4.50).

Commerce st., ns, 90 e Van Brunt, runs e400 to Richards xn150 xw50 xn50 to Seabring xw350xs200 to beg; h&l; also 23 other parcels; Lydia S Cutting as EX-TRX, & co, of Heyward Cutting, decd, to Anne Heyward (1894); ¼ part (2:595A, 511, 519, 520, 521, 524, 531 to 533, 546, 556, 557, 595, 603, 610).

Court st., 522½; S Mendel Co, Inc, to Benj Waldman, 526 Court; mtg \$4,000 (2:379) (R S \$3).

Dean st., 2115; h&l; Rosa Berman to Sophie Levine, 434 Osborn, & Molly Saressefsky, 152 Ten Eyck; mtgs \$8,450 (5:1439) (R S \$2).

Dean st., sws, 175 nw Rockaway av, 25x 107.2; also DEAN ST, 1818 to 1828; h&l; Jas M Gorman to Jennie Munson, 512 Quincy; sub mtgs (5:1448-1350) (R S 50c).

Decatur st., ss, 546.3 e Tompkins av, 14.10 x61.9x15.2x58.5; h&l; Lawyers Title & Trust Co to Kath Young, 1115 E 13th (6:1857) (R S \$4).

Decatur st., ss, 140 w Hopkinson av, 20x 100; Ella K Hodgkiss to Geo Hodgkiss (1904); mtg \$3,500 (6:1506).

Decatur st., ns, 437 w Reid av, 18.6x100; re mtg; Williamsburgh Savings Bank to Realty Associates (6:1676).

Decatur st., ns, 437 w Reid av, 18.6x100; Realty Associates to Sarah Kaplan, 1780 Fulton (6:1676) (R S \$6.50).

Decatur st., ns, 77.10 w Stuyvesant av, 18.8x100; h&l; Emma V Pitluga to Lena Pomerantz, 492 Kosciuszko; mtgs \$6,500 (6:1675) (R S 50c).

Degraw st., 106; h&l; Giuseppe Pasciuto & wife to Giuseppe Pasciuto & wife, as tenants by the entirety, 136 Degraw (2:329).

Degraw st., ss, 150 e Columbia, 20x100; h&l; same to same, as tenants by the entirety; AL (2:330).

Eagle st., ns, 560 w Manhattan av, 25x 100; h&l; Marie L Snellgrove to Theo White, Long Island City, NY; RT&I; sub mtgs (9:2495).

Ellery st., 230; h&l; Robt J Macher to Emilie Macher, Rutherford, NJ; mtg \$28,250 (6:1733).

Fenimore st., ss, 130 e Rogers av, 25x 85.8x25x85.7; re mtg; Irving Trust Co to Fredk W Koetting (16:5044).

Fenimore st., ss, 130 e Rogers av, 25x 85.8x25x85.7; h&l; Thos H Radcliffe & wife to Gesine Koetting (1906); mtg \$3,750; re-recorded (16:5044).

Same prop; Fredk W Koetting to Thos Lally & wife 296 Fenimore; mtg \$3,750 (R S \$2).

Same prop; Ella M Weusthoff to Fredk W Koetting, 296 Fenimore; QC.

Floyd st., 173; h&l; Bismark Realty Co to Danl Shapiro & wife, 173 Floyd; mtg \$3,500 (6:1740) (R S \$2).

Floyd st., ns, 100 w Marcy av, 30x100; h&l; Hyman Chernick & wife to Isaac Dampf, 147 McKibbin; mtgs \$6,500 (6:1738) (R S \$1.50).

Fulton st., 2576; re from damages; Chas Umla et al to N Y Consolidated R Co & ano (12:3667).

Fulton st., nes, 160.1 se Ormond pl, 20.4x 91; h&l; Milton Hertz & wife to Ida W Brown, Kew Gardens, NY; mtgs \$6,000 (7:1997) (R S 50c).

Fulton st., ss, 100.5 w Franklin av, 21.4x 117; h&l; Arend Tonjes & wife to Simon A O'Rourke et al, 1166 Fulton; mtg \$5,500 (7:2016) (R S 50c).

Grafton st., swc Dumont av, 80.3x100; Emma D Gardner to Simon J Harding et al, 60 8 av; AL (12:3566) (R S \$1).

Grafton st., es, 20.5 n Blake av, 20x100; h&l; Mollie Burstein to Pauline Burstein, 155 Grafton; AL (12:3535).

Halsey st., ss, 77.6 e Tompkins av, 22.6x 40; Henry Wellbrock & wife to Harry Wellbrock, 439 Tompkins av (6:1846).

Harman st., ns, 270 w St Nicholas av, 20 x100; h&l; Anna E Weber & ano to Anna E Weber, 443 Harman; AL (11:3281) (R S \$2).

Harrison pl., nwc Gardner av, 130x200 to Gardner av; W B Corp to Jos Epstein et al, 184 Vernon av; mtg \$4,000 (10:3001) (R S \$5.50).

Hendrix st., 660; h&l; Adelaide Silberman to Florence Baumwoll, 148 Pennsylvania av; mtgs \$4,250 (13:4088) (R S \$1).

Hendrix st., es, 250 n Dumont av, 25x100; h&l; Amanda J Campbell to S Eliz Hoerig, 1285 Liberty av; mtg \$2,000 (13:4059).

Hendrix st., 653; h&l; Pauline Rosen to Dora Gellis, 133 Ellery; mtgs \$3,900 (13:4089) (R S \$1).

Hendrix st., 585; h&l; David Katz & wife to Jacob Siegel, 108 Rose; all interest; mtg \$4,250 (13:4059) (R S \$1).

Henry st., es, 44.9 s Orange, 21.1x70x 21.1x70.3; h&l; Chas A Clayton to South Brooklyn Savings Institution, 160 Atlantic av; FORECLOS (1:227) (R S \$6).

Herkimer st., ns, 192.3 e Bedford av, 20x 100; Margt P Hicks et al to Dyett Realty Co, 227 Bway, NY; QC (6:1860).

Herkimer st., ns, 192.3 e Bedford av, 20x 100; Dyett Realty Co to Sea Gate Development Co, 192 Montague; mtg \$5,000 (6:1860) (R S 50c).

Herkimer st., ss, 175 e Troy av, 18.9x 185.6; Grennell A Pulis & wife to Ela B Brown, 689 Macon; mtg \$3,900 (6:1706).

Herzl st., 178; h&l; Max Wolf et al to Jos Davis, 44 Blake av; mtgs \$3,900 (12:3538) (R S \$1.50).

Hill st., ns, 275 w Crescent, 50x100; h&l; Chas Vogt & wife to Praxedis E Vogt, 114 McKinley av; mtg \$3,300 (13:4165) (R S \$4).

Hinsdale st., 534; h&l; Saml Leventowsky & wife to Rose Friedman, 565 Hinsdale; mtgs \$3,050 (12:3834) (R S \$2).

Hinsdale st., ws, 300 n Liberty av, 18.9x 100; h&l; Sam Kramer to Fannie Kramer, 36 Hinsdale; re-recorded (12:3681) (R S 50c).

Same prop; Fannie Kramer to Irving Harrison, 26 Thatford av; mtgs \$3,550 (R S \$1).

Same prop; Louis Kramer to Bernath Feldman, 196 Ralph av; QC; correction deed.

Same prop; Bernath Feldman & wife to Grace Kramer, 36 Hinsdale; QC; correction deed.

Hopkins st., 105; h&l; Saml Levinson et al to Cornician Realty Co, 503 13th; mtgs \$8,200 (6:1729) (R S \$2).

Kosciuszko st., ss, 185 e Sumner av, 20x 100; h&l; Eva Greenspan to Dora Margulies, 80 Varet; mtgs \$5,000 (6:1605) (R S \$2).

Kosciuszko st., ns, 225 w Marcy av, 50x 100; h&l; Anna Blyman & ano to Jacob B Norris, 136 Ellery; mtg \$3,500 (6:1779) (R S \$1.50).

Lawrence st., ws, 90 s Willoughby, 20x 100; h&l; Chauncey S Van Orden & wife to Chas A Van Orden, Chatham, NJ (1:151) (R S 50c).

Lefferts pl., 191; h&l; Eleonor L Grimes to Stuyvesant Fish, Garrison, NY (7:2016) (R S \$5).

Leonard st, ws, 111 n Metropolitan av, runs w—xn—xe—to st xs15 to beg; h&l; John Martin & wife to Jas V Fanuele & wife, 229 S 4th; mtg \$1,000 (9:2757) (R S \$2).

Lincoln pl, ss, 300 w Bedford av, 20x62; re mtg; Matthew S McNamara to Lillian Lowy (5:1259).

Lincoln pl, ss, 300 w Bedford av, 20x62; Lillian Lowy to Grace J McGibben, 118 Calver; mtgs \$6,500 (5:1259) (R S 50c).

Linden st, es, 255.11 n Evergreen av, 20 x100; h&l; Ernest Tilgner & wife to Rebecca Benson, 412 Knickerbocker av; mtg \$2,500 (11:3332) (R S 50c).

Linden st, ses, 197.6 n Knickerbocker av, 19.6x70.10x19.6x70.5; Annie Koch to Wm Votopka & wife, 1408 Gates av; mtgs \$5,100 (11:3335) (R S \$3).

Linwood st, ws, 250 s Ridgewood av, 25x100; Saml T Munson & wife to Annie Ziebarth, 118 Hale av; mtg \$3,250 (13:3926) (R S \$1.50).

Linwood st, ws, 325 s Sutter av, 46.6x90; h&l; Margt Keenan to Jennie Summer, 669 Linwood; mtgs \$3,500 (13:4050) (R S 50c).

Logan st, ws, 90 s Pitkin av, 40x100; Harry Williams & ano to Mary Ferguson, 478 Logan; QC (13:4227).

Macon st, ns, 256.3 e Stuyvesant av, 18.9 x100; h&l; Louis Selle & wife to Geo G Dallan, 389 Dean; sub mtgs (6:1666).

Madison st, ns, 276 e Bedford av, 20x105.7x20.1x103.7; Mary T B Burns to Esther A Mott, 203 Quincy (6:1817) (R S \$4).

Madison st, ns, 250 e Marcy av, 16.8x100; Louis I Grimes & wife to Taxpayers Protective Realty Corp, 1 Greene av; mtg \$2,750; QC (6:1819).

Malta st, es, 260 n Hegeman av, 20x100; h&l; Joe Rosenblatt to Lena Rosenblatt, 53 Malta; mtgs \$2,700 (14:4295) (R S 50c).

Mansfield pl, ws, 140 s Av L, 40x100; Westminster Heights Co to Miriam S Blumenthal, 558 Quincy (23:7641) (R S \$2).

Marion st, 267; h&l; Hudwill Corp to Wm F King, 80 W 132d, NY; mtg \$1,700 (6:1514) (R S \$1).

McDonough st, ns, 465.6 e Reid av, 18x100; Margt A McDonald to Thos F Haggerty, 116 Ashford; mtg \$5,200 (6:1672) (R S \$2).

Melrose st, ses, 323.9 sw Hamburg av, 26.3x100; h&l; Domenica Adamo to Giuseppe Adamo & Marianna Battiatto, 254 Melrose; AL (11:3164) (R S 50c).

Meserole st, ns, 150 w Manhattan av, 25 x100; h&l; Jos B Clark to Bedford Associates, 260 Bway; QC (10:3042).

Midwood st, ss, 342 w Bedford av, 18x100; h&l; F B Norris Co to Bklyn Dancing Academy, Inc, East Orange, NJ; mtg \$7,500 (16:5034) (R S \$3.50).

Moore st, nec Leonard, 25x98.9; also MOORE ST, ns, 50 e Leonard, 25x100; h&l; Henry Gallin & wife to Saml Gallin, Inc, 112 Van Buren; sub mtgs (10:3095) (R S \$1).

Nassau st, 269 & 271; h&l; Lydia G Lyons et al to Jacob C Zwilling, 267 Nassau; RT&I (1:101) (R S \$3.50).

Same prop; Juliet Gonsalves et al, infants, by Peoples Trust Co, their special GDN, to same; RT&I (R S \$1).

Noble st, ns, 220 e Franklin, 25x100; Ada D Brown to Wm H Peach, 290 Powers (9:2566) (R S \$4).

Oakland pl, ws, 100 s Albemarle rd, 40x80; h&l; Bedford Associates to Jessie Kestenbaum, 299 6th; mtgs \$7,000 (16:5127A) (R S \$4).

Osborn st, es, 200 s Riverdale av, 40x100; h&l; Saml Sitzman et al to Congregation Austrian Gemileth Chasodim, Inc; sub mtgs & AL (12:3605).

Park pl, ns, 130 e Howard av, 270x127.9; h&l; Silfenbern Realty Corp to David N Barad, 357 Eastern Pkway; mtgs \$143,300 (5:1463) (R S \$16.50).

Park pl, 1646; also STERLING PL, ss, 125 e Ralph av, 35x100; h&l; Helena Slottman to Slottman Realty Co, 99 S 9th; AL (5:1375, 1470) (R S \$14).

Park pl, 1336; Minnie L Heinrichs as EXTRX of Fred Finkbeiner, decd, to Richd J Forker & wife, 208 Schenectady av; mtg \$1,800 (5:1372) (R S \$1.50), 3,000

Pierrepont st, ns, 50.10 e Willow, 25.4x95 x25.4x93.5; Francis H Southwick to Lewis S Southwick & wife, 606A 3d (1:235).

Pine st, es, 160 s Sutter av, 20x100; h&l; Linsenmeyer Holding Co to Land Estates, Inc, 135 Bway, NY; QC; sub mtgs (13:4267) (R S 50c).

Polhemus pl, ses, 75 ne Garfield pl, 17.2x96; Anna O Hegeman to Maria L de Dias Guerra, 29 Polhemus pl; mtg \$6,500 (4:1070) (R S \$2.50).

Powers st, ns, 60 w Lorimer, 18.3x67; h&l; Fredk Weber & wife to Anna E Weber, 443 Harman; mtg \$1,800 (9:2773) (R S \$2).

Powers st, ns, 120.6 e Union av, 22x100; Wm H Meyer & wife to Chas McCarten & wife, 11 Powers; QC (9:2773).

Prospect pl, ns, 117.6 e Utica av, 21x127.9; Frank P Lucke & wife to Mary E Lucke, 21 Suydam pl (5:1361).

Prospect pl, ns, 175 w Vanderbilt av, 20 x131; h&l; Carrie V Lauderdale to Josephine Gallman, 209 Prospect pl (4:1151) (R S \$5).

Prospect st, ws, 200 s Tilden av, 25x100; h&l; Wm S O'Connell to Home Title Ins Co of N Y, 383 Jay; FORECLOS (16:5126) (R S 50c).

Reid st, ns, 190 w Van Brunt, 20x100; h&l; Thos Gilbride & wife to Wilhelm Schutte, 359 14th; QC; correction decd; A L (2:610).

Richardson st, ns, 95 e Humboldt, runs —9.6x54.6 xnw—to beg, gore; John W Farmer & wife to Angeline Seiler, 14 N Henry; QC (10:2831).

Ridge ct, 7109; Henry C Kip & wife to Jacob L Roosevelt, 521 W 135th, NY; mtg \$2,500 (18:5891) (R S \$2.50).

Robinson st, ss, 216.3 w Nostrand av, 140 x122; Jessie Kestenbaum to Saml H Coombs, 85 Bainbridge; mtg \$3,500 (16:5057) (R S \$4.50).

Russell st, swc Norman av, 20x80; h&l; Kath E Rothermel to Friedrich Trost, 121 Dobbin; mtg \$5,000 (9:2654) (R S \$2).

Sackman st, es, 118.10 s Livonia av, 18.9x100; h&l; Annie Rolnick to Tillie Kalter, 593 Sackman; ½ part; mtgs \$3,210 (12:3813) (R S 50c).

Sackman st, es, 137.7 s Livonia av, 18.9x100; h&l; Tillie Kalter to Annie Rolnick, 597 Sackman; ½ part; mtg \$3,000 (12:3813) (R S 50c).

St Johns pl, 559; h&l; Genevieve R Robins to Henry Bose, 459 Eastern Pkway; sub mtgs (4:1175) (R S \$1.50).

Senator st, nes, 214.9 se 3 av, 20x100; Francis A Powers to Marie U Powers, 329 Senator; mtg \$5,500 (18:5850).

Spencer st, ws, 175 s Tillary, 19.3x100; re dower; Lucy A Maxson to Clara R Serviss (6:1734).

Spencer st, ws, 175 s Tillary, 19.3x100; h&l; Harold C Maxson & wife to Clara R Serviss, 133 Dresden; ½ part (6:1734) (R S \$1).

Sterling pl, ns, 225 w Ralph av, runs n 126.6xsw228.4xse73.2xe207.6 to beg; also RALPH AV, swc Sterling pl, runs w421.2 xse125.4xne404.6xne43.7 to beg; A Noel La-reau & wife to Esther H Eno, 1046 Morris av, Bronx, NY; ½ pt; mtg \$2,500 & AL (5:1375, 1381) (R S \$1.50).

Sterling pl, ss, 75.8 e Rochester av, 24.4 x20; h&l; Morris Bass to Sarah Bass, 255 Schenectady av; mtg \$6,500 (5:1380) (R S 50c).

Suydam st, 10; h&l; Jos Obmann & wife to Chas Schittig & wife, 149 Manhattan av; mtgs \$5,000 (11:3214) (R S \$2).

Tapscott st, es, 320 n Sutter av, 30x100; Mary Lo Presti & ano to Rosaria Ferraro, 2051 Douglass; ½ part; mtgs \$15,000 (12:3511A) (R S \$1.75).

Union st, ns, 316.10 e 4 av, 25x95; h&l; Theodor Heffner & wife to Candida Volpe, 718 Union; mtg \$5,200 (4:952) (R S \$4.50).

Union st, nes, 366.10 se 4 av, 25x95; h&l; same to same; mtg \$5,500 (4:952) (R S \$4.50).

Van Buren st, ss, 22 w Patchen av, 18x80; Tobias Cohen to Martha Brown, 555 Eastern Pkway (6:1617) (R S \$2).

Van Buren st, ss, 190 e Sumner av, 20x100; h&l; Fredk C Orth to Estelle J Orth, Woodhaven, NY; ½ pt (6:1614).

Varet st, ns, 92 w White, 27x100; h&l; Morris Morgenstern & wife to Hyman Morgenstern & wife, 4 Vernon av; mtgs \$14,625 (10:3109) (R S \$1).

Vermont st, 394; h&l; Jos Gruber et al to Sarah Gruber & Hyman Zimmerman, 394 Vermont; mtg \$3,800 (12:3756) (R S \$1).

Walton st, ns, 250 e Marcy av, 25x100; h&l; Cath Lowe to Pinkas Greenfield, 75 Walton (8:2245) (R S \$3).

Warwick st, es, 170 s Belmont av, 20x90; h&l; Emma Breyer to Henry Hansen, South Ozone Park; mtg \$2,600 (13:4031) (R S 50c).

Watkins st, nwc Dumont av, 20x50; h&l; Isidor Tilitzky & wife to Morris Greenberg, 343 Dumont av; AL (12:3563) (R S 50c).

Watkins st, 638; h&l; Sam Salzman & wife to Max Silverman, 278 Madison, NY; mtgs \$3,025 (12:3638) (R S \$1.50).

Webster pl, ses, 86.7 ne Prospect av, runs se95.5xne142.10xse29.9xsw157.2xnw8.5xsw3.4x nw100.4 to pl xne6.7 to beg; h&l; Frank Zimmermann to Eugene Zimmermann, 2358 8 av, & Franceska K E Zimmermann, Jamaica, NY; ½ part (4:1055) (R S 50c).

West st, 259; h&l; Pasqualina Quagaliata to Dominick Scott, 259 West st; AL (16:5352A) (R S 50c).

Wilson st, ns, 130 e Wythe av, 20x100; h&l; Parcels Holding Corp to Mamie G Walsh, 275 Bedford av; mtg \$3,500 (8:2176) (R S \$5).

Windsor pl, nwc 11 av, runs n49.6xw21.11 xn2.6xw2xse22xe24 to beg; h&l; Adele M R Gettys to Chas Lewis, 61 Bay 23d; AL (4:1111) (R S 50c).

Woodbine st, nws, 108 ne Evergreen av, 20x100; h&l; August Antz & wife to August Antz & wife, Freeport, LI, as tenants by the entirety (11:3350).

E 1ST st, es, 260 s Av X, 40x100; Willis E Davis to Cornelius Mallon & wife, 924 71st; mtg \$500 (21:7197) (R S 50c).

N 1ST st, wc Berry, runs nw146.5xsw85.3 xse100.8xsw3.2xse42.4 to Berry xne81.11 to beg; Ruth Constan Co to Berry Street Garage, Inc, — N 1st; mtgs \$40,500 (8:2379) (R S \$11).

E 2D st, ws, 260 s Av J, 20x125; also E 2D ST, ws, 280 s Av J, 20x125; h&l; Mary F Hammond to Martha Prehn, 904 Av M; mtgs \$6,800 (20:6524) (R S \$1).

E 2D st, es, 220 s Av J, 28x100; re mtg; Barbara Silkworth to Vito Picone & ano (20:6525).

E 2D st, es, 220 s Av J, 28x100; Barbara Silkworth to Vito Picone, 545 18th, & Batista Picone, 544 18th (20:6525) (R S \$1).

W 2D st, es, 230 n Av P, 40x85.6x40x84.5; Morris Solot & wife to The Rockshore, Inc, 89 Av C, NY; AL (20:6605) (R S 50c).

S 4TH st, ns, 20.9 e Berry, 20.8x47.6; also HALSEY ST, ns, 227.6 e Howard av, 26x100; re dower, Leonora Chierek to Jos F Chierek et al (8:2430; 6:1491). V C & 750

4TH st, ss, 102.6 e 5 av, 16.8x100; Mary Halloran to Jennie E & Cath V Halloran, 314 4th; sub mtgs & AL (4:985).

E 4TH st, ws, 89.9 n Greenwood av, runs n21.9xw100x40xe46.6xnl1xe56.4 to beg; Jos Caruba & wife to Agatha Giglio, 102 Degraw (16:5272) (R S \$4).

E 4TH st, ws, 111.6 n Greenwood av, 19.1 x100; same to Francesca Gibaldi, 102 Degraw (16:5272) (R S \$3.50).

N 6TH st, ns, 75 w Bedford av, 25x80; h&l; John J Leonard to Thos F Leonard, 1357 Pacific (8:2327).

S 6TH st, 66; h&l; Pauline Frieder to Bertha Frieder 316 E 50th, NY; ½ part; AL (8:2470).

S 8TH st, sec Wythe av, runs el03.4xsw100xw39.2xnl19.6xw64.2xnl80.6 to beg; h&l; Bernard Baron et al to Ellwood Realty Corp, 837 Manhattan av; mtgs \$30,900 (8:2136) (R S \$2).

W 9TH st, ns, 275.2 w Court, 24.8x100; h&l; Mary G Wafer to Ellen L Roche, 964 70th; mtg \$1,200 (2:381).

W 9TH st, es, 220 s Av U, 20x100; Letitia McClimont to Susan A McClimont, 1043 Bergen (21:7118).

E 9TH st, es, 140 n Av O, 40x100; Louis W Slocum & wife to Robt J Irwin, 908 Newkirk av; mtg \$3,750 (20:6591) (R S \$1.50).

E 10TH st, 63; h&l; Citizens Union Realty & Mtg Co to Jas L Hibbard, 63 E 10th; mtg \$3,500 (16:5071A) (R S \$1).

W 11TH st, ws, 50 n Av R, 27x100; h&l; John F Churio Corp to Julia G O'Connor, 1792 W 11th; mtg \$3,750 (20:6645).

W 11TH st, ws, 105 s Av Q, 54x100; re mtg; Margt M Cloke to John F Churio Corp (20:6645).

12TH st, 243; h&l; Mary E McCabe to Kathryn F McCabe, 243 12th (4:1022) (R S \$4).

E 13TH st, es, 320 n Av Q, 40x100; h&l; Alex Hesse to Wm A Miles & Co, 390 Cherry, NY; mtgs \$4,100 (20:6776A) (R S 50c).

E 13TH st, es, 236 s Av K, 17x100; h&l; Ellen Biesenthal to Kath Young, 1115 E 13th; mtgs \$3,700 (20:6724) (R S 50c).

E 15TH st, ws, 225 n Av U, 40x100; h&l; Jacob Weisman & wife to Minerva J Nielsen, 2115 E 12th; mtgs \$6,500 (22:7319) (R S \$3.50).

E 15TH st, ws, 300 s Av S, 40x100; Herman H Schopfer & wife to Hannah C Burke, 1089 Herkimer; mtg \$3,000 (22:7293) (R S \$2).

E 15TH st, ws, 300 s Av S, 40x100; h&l; John Thomas & wife to Herman H Schopfer, Syracuse, NY (22:7293).

E 15TH st, ws, 280 n Av I, 20x100; h&l; Harriette N Rauschenberger to Eliz Nasson, 862 E 15th; mtgs \$4,600 (20:6698) (R S \$2).

E 16TH st, 624; waiver of option to purchase; Richd Reid & ano to Howard Miller (16:5236A).

E 16TH st, ws, 148 n Foster av, 20x61; Howard Miller & wife to Gustav Kimpel, 681 Argyle rd; mtg \$7,000 (16:5236A) (R S \$7).

W 16TH st, es, 100 n Neptune av, 20x100; h&l; Geo C Tappen to Anna Paro, 2734 W 15th (21:6996) (R S \$3.50).

E 17TH st, ws, 251.4 n Av C, 50x100; Fredk H Pretz to Marion C Pretz, 326 E 17th; RT&I; mtg \$7,000 (16:5147).

E 17TH st, es, 191.4 n Av D, 33.4x100; h&l; Emma Clark to Amandus E Fischer & wife, 413 E 17th (16:5160) (R S \$7.50).

Bay 20TH st, ses, 295 sw Bath av, 20x91.8x20x90.9; h&l; Leo Ritter & wife to Emma Kornfield, 150 Bay 23d (19:6438).

E 23D st, nwc Clarendon rd, 20x80; Alma Jooss to Edw S Humphrey & wife, Delanson, NY; mtg \$7,000 (16:5166B) (R S \$4).

E 24TH st, ws, 500 s Av M, 40x100; h&l; Margt J Dunn to Mabel M Girard, 482 E 18th; mtgs \$7,900 (23:7659).

W 25TH st, es, 200 n Mermaid av, 20x118.10; h&l; Guydon Cargulia to Gabriel Maltzman & Rebecca Bodenstein, 2960 W 27; mtgs \$5,900 (21:7014) (R S \$4.50).

W 25TH st, es, 240 n Mermaid av, 20x118.10; h&l; same to Lena Berkowitz, 2925 W 19th; mtgs \$6,000 (21:7014) (R S \$4.50).

E 26TH st, ws, 180 n Av P, runs n340xw80xn82.10 to Kings Hwy xsw—to Ryder av xse—xe62.10xn80xe100 to beg; also AV P, nec E 26th, runs n460xe100x80xe100 to E 27th x3380 to Av P xw—to beg; also E 27TH ST, nec Av P, runs n240xe100x80xe100 to E 28th xsl60 to Av P xw—to beg; also AV P, swc E 26th, runs s—to Ryder av xnw—to Av P xse—to beg, gore; also AV P, sec E 26th, runs s—to Ryder av, xse—to Av Q xse—to E 27th xn—to Av P xw—to beg; also AV P, sec E 27th, runs s—to Av Q xse—to E 28th xn—to Av P xw—to beg; also AV P, sec E 28th, runs s—to Av Q xse—to E 29th xn—to Av P xw—to beg; also AV Q, nec E 29th, runs n560xe100x80xe100 to Nostrand av xsw—to sw110.9xse119.4 to Nostrand av xsw—to Av Q xw—to beg; all RT&I of mortgagor of in & to all land lying within blks 6793 & 6815 on Town Survey Commissioners map; also all personal property attached therein; Chas M Hall to Flatbush Holding Corp, 32 Liberty, NY; mtg \$75,000; FORECLOS (20:6771B, 6772B, 6773, 6788 to 6793, 6815; 23:7688A) (R S \$7.50).

E 26TH st, ws, 75 n Farragut rd, 25x100; h&l; David C Dorson & wife to Michele Candido, 329 Court; mtg \$4,000 (16:5225A) (R S \$2.50).

W 27TH st, es, 260 n Mermaid av, 60x115x60x114.9; Yetta Smith to John J Ryan, 1625 Emmons av, & Stephen F Barera, 2113 Mermaid av; mtgs \$3,100 (21:7013) (R S \$2).

W 30TH st, ws, 107.2 n Surf av, runs n 56xw18.10x36x1.2x20x117.3 to beg; h&l; Emil F Hemberger & wife to Alter Kaplan et al, 2913 W 25th; mtg \$2,750 (21:7050) (R S \$10).

W 31ST st, ws, 290 n Mermaid av, runs w100x50xw18.10xw12x118.10x22 to beg; re mtg; Chas F Durning & wife to Coney Island Talmud Torah Inc (21:7008). 900

W 31ST st, ws, 290 n Mermaid av, runs w100x50xw18.10xw12x118.10 to st xs22 to beg; Coney Island Talmud Torah, Inc, to Meyer Friedman, 2861 W 32d; mtg \$700 (21:7008). 1,578

E 32D st, es, 320 s Av K, 40x100; Wm Denison & wife to Jos Barradel, 44 Court (23:7632) (R S \$1).

33D st, ss, 180 w 4 av, 80x100.2; Henry Weismann to Eva E Fisher, 127 W 82d, NY; FORECLOS (3:684) (R S \$150). 1,500

E 34TH st, ws, 140 n Av L, 40x100; Westminster Heights Co to Minnie A Munson, Middlebury, Conn (23:7633) (R S \$150).

E 37TH st, es, 56.5 s Av K, runs s19.9xne 44.6 to Flatbush av xnw17xsw34.5 to beg; also E 37TH ST, es, 76.2 s Av K, runs s19.9 xne54.7 to Flatbush av xnw17xsw44.6 to beg; h&l; Jas J Cummings & wife to Anna L Rowohl, 1275 E 37th; sub mtgs (23:7637) (R S \$9).

E 37TH st, es, 260 n Av L, 40x100; Alvah W Burlingame, Jr, to Sarah E Pottberg, 5714 New Utrecht av; PARTITION (23:7637). 1,135

E 37TH st, es, 220 n Av L, 40x100; same to same; PARTITION (23:7637). 1,305

38TH st, ns, 100 e 13 av, 80x150.4; Bernard Nolan to Terminal Lumber & Trim Co, foot 25th st; mtg \$2,000 (16:5300) (R S \$850).

40TH st, ss, 225 e 5 av, 50x100; March Realty Corp to Michele Martoccio, 1178 43d; AL (3:917) (R S 50c).

40TH st, ns, 80 w 14 av, 20x95.2; h&l; Land Estates, Inc, to Jacob Kleiman & Saml Podropsky, 1140 40th; mtg \$2,500 (16:5298) (R S \$1).

42D st, sws, 220.7 nw 9 av, 40x100.2; John Hertz to Rose Smit, 1121 Glenwood rd; mtg \$1,000 (3:925) (R S \$4).

44TH st, 360-2; h&l; Emma D Gardner to Simon J Harding, 60 8 av; AL (3:737) (R S \$1).

44TH st, 1550; h&l; Minnie Tompkin to Jacob Kaffen, 35 Malta; mtg \$2,750 (17:5431) (R S \$1).

44TH st, sws, 440 nw 12 av, 20x100; Wm M Dreisbach to Florindo Leone, 203 Grand, NY; mtg \$3,500 (17:5609A) (R S \$1).

45TH st, ss, 269.4 w 3 av, 17.4x100.2; h&l; Martin Tvd & wife to Francesco Spinelli & wife, 366 44th; mtg \$3,300 (3:745) (R S \$2).

45TH st, ss, 460 e 6 av, 20x100.2; h&l; Eliz Owens to Ida Erdman & Wilhelmina M Heinecke, 695 Park pl; mtg \$3,250 (3:749) (R S \$3).

45TH st, nes, 518.3 nw 12 av, 22.1x100.2; Saml Stahl & wife to Rebecca Jacobs, 1127 45th; ½ pt; mtgs \$5,290 (17:5609A) (R S 50c).

46TH st, 1465; h&l; Lena Wechsler & ano to Hyman Shinsky, 1458 45th; mtgs \$8,000 (17:5618) (R S \$450).

E 46TH st, ws, 440 n Av N, 80x100; Martha Prehn to Mary F Hammond, 271 E 37th; mtg \$1,000 (23:7870) (R S \$150).

47TH st, sws, 100 se 12 av, 50x100.2; Ester Sosland to Anna Horowitz, 1216 47th; QC; correction deed (17:5628).

Same prop; Anna Horowitz to Herman A Rabinowitz, 62 W 115th, NY; mtgs \$4,800 (R S \$3).

48TH st, 625; h&l; Chas F W Ranitz & wife to Rosi Gambino, 231 45th; mtgs \$4,900 (3:767) (R S \$250).

50TH st, nes, 350 nw 17 av, 40x100.2; also 50TH ST, nes, 310 nw 17 av, 40x100.2; Geo C Smith & wife to Fredk Sturges, Jr, Fairfield, Conn (17:5454) (R S \$8).

50TH st, ns, 360.4 e 5 av, 19x100.2; h&l; John P Budde to Wm Z Wilbeck, 4619 5 av; mtgs \$4,250 (3:784) (R S 50c).

51ST st, nes, 120 se 16 av, 37.6x100.2; David Elkind & wife to Elro Corp, 4213 13 av; mtg \$1,200 (17:5459) (R S \$1).

E 51ST st, es, 340 s Linden av, 20x100; h&l; Sarah Schwartz & ano to Lottie Wolff, 367 E 51th; RT&I; mtg \$2,250 (15:4677A) (R S 50c).

Same prop; Second United Cities Realty Corp to Benj Krieger et al, 367 E 51st; mtg \$2,250; sub life estate (R S \$150).

54TH st, ss, 180 w 7 av, 20x100.2; h&l; Elise Truog & ano to Jos A Schoenaker & wife, 458 58th; mtg \$3,500 (3:825) (R S \$3).

54TH st, sws, 120 se 8 av, 80x100.2; Watt Realty Co to Jas & Annie Mathison, 547 Broome, NY (17:5672) (R S \$20).

54TH st, ss, 380 w 7 av, 20x100.2; Sophie Spektorsky to Herman E Spencer, 519 5 av; sub mtg (3:825) (R S 50c).

54TH st, sws, 280 se 8 av, 40x100.2; h&l; Jos Waxman to J & J Inc, 1274 38th; mtgs \$1,450 (17:5672) (R S 50c).

55TH st, ns, 200 w 7 av, 20x100; Andw Anderson & wife to Andw Jensen & wife, 4916 6 av; mtg \$3,750 (3:825) (R S \$250).

57TH st, ss, 340 e 6 av, 20x100.2; h&l; John A Hagerstrom & wife to Martin Nally, 471 52d; mtg \$3,250 (3:849) (R S \$250).

58TH st, ns, 100 e 2 av, 20x100.2; h&l; Paul Windels to Albert Baker, 100 St Nicholas av, NY; mtg \$3,000; FORECLOS (3:845) (R S 50c).

59TH st, ns, 240 w 12 av, 80x100.2; Amelia N Cornell to Filomena Luiari, 1312 60th; mtg \$2,500 (17:5703).

Same prop; Filomena Luiari to Frank Dames, 196 17th; mtg \$2,500.

59TH st, sws, 360 se 14 av, 40x100.2; h&l; Pauline Zugman to Morris Herschowitz, 1494 57th; ½ pt; mtgs \$5,000 (17:5713) (R E \$150).

E 59TH st, ws, 292.6 s Av L, 40x100; City Real Estate Co to Chas E Blairs, 1927 Flatbush av (23:7856) (R S 50c).

60TH st, ns, 471.0 e 6 av, 17.10x100.2; h&l; Jennie McDermott to John Pollinger & wife, Winfield, NY; mtg \$1,900 (3:865) (R S \$150).

60TH st, ss, 80 w 12 av, 20x100; Robt S Neely to Frank Apicella, 1164 60th (17:5717) (R S \$1).

61ST st, ns, 160 e 5 av, 20x100; Bay Ridge Land & Impt Co to Michl F Lennon & wife (19:10); mtg \$4,500; re-recorded (18:5783).

61ST st, ss, 43 w 6 av, 22.8x81.11; h&l; H J Wolf Constn Co to Arne Gabrielsen & wife, 339 55th; mtgs \$7,850 (18:5792) (R S \$1).

61ST st, ssw, 6 av, 20.4x81.11; h&l; H J Wolf Constn Co to Peter O Anderson & wife, 1180 86th; mtg \$5,000 (18:5792) (R S \$450).

68TH st, ss, 640 w 17 av, 33.8x100; Kath A Sweeney to Annie Sweeney, 6803 16 av; RT&I; AL (17:5575).

68TH st, sws, 138.5 nw 4 av, 20x100; h&l; Wm B Herbert to Caroline M Wade, 370 68th; mtg \$4,500 (18:5863) (R S \$3).

70TH st, nes, 100 se 19 av, 80x100; Alvah W Burlingame, Jr, to Sarah E Pottberg, 5714 New Utrecht av; PARTITION (19:6162). 1,750

72D st, sws, 100 nw 21 av, runs s128.6 xse100.5 to 21 av xne119.4xnw100 to beg; Alvah W Burlingame, Jr, to Sarah E Pottberg, 5714 New Utrecht av; PARTITION (19:6196). 2,050

72D st, nes, 140 nw 22 av, 120x100; Alvah W Burlingame, Jr, to Sarah E Pottberg, 5714 New Utrecht av; PARTITION (19:6186). 2,500

73D st, ns, 250 e 10 av, 30x100; h&l; Minerva B Spicer to Myrtle A Kant, 1033 73d; mtg \$3,250 (18:5914).

74TH st, ns, 160 e 10 av, 20x100; h&l; Bart Hunt & wife to Alfred Walters & wife, 1021 74th; mtg \$3,000 (18:5924) (R S \$250).

75TH st, sws, 200 nw 17 av, 60x100; also 75TH ST, sws, 275 nw 17 av, 45x100; h&l; David Sokolow Constn Co to Saml Doobin, 1402 76th; sub mtgs (19:6225) (R S \$7).

75TH st, sws, 233.4 nw 16 av, 33.4x100; h&l; John R Pinover Co to Alfred Galdieri & wife, 2070 Prospect av, Bronx, NY; mtg \$4,250 (19:6224) (R S \$4).

76TH st, nes, 156 se 15 av, runs se28xne 100xw27.11xsw18.3xw0.1xsw81.9 to beg; h&l; John R Pinover Co to Harriet S Trapp, 143 Havemeyer; mtg \$4,250 (19:6224) (R S \$250).

76TH st, ss, 230.4 w 4 av, 50x109.4; h&l; Minerva B Spicer to Claribel Staehr, 352 76th; mtg \$4,500 (18:5950).

77TH st, ss, 415.6 w 15 av, 26.6x100; Martha O'Neill to Herman Krueger & wife, 427 42d; mtg \$3,500 (19:6245) (R S \$2).

78TH st, 1341; h&l; Onslow-Moore Co to Esther Thoren, 571 73d; mtgs \$3,650 (19:6244) (R S 50c).

78TH st, ns, 133.4 w 3 av, 33.4x109.4; Johan Elligers & wife to Rasmus S Rasmussen, 541 46th; mtg \$4,500 (18:5959) (R S \$450).

78TH st, ss, 25.8 e 17 av, 20x100; Albt Anderson to Agnes Anderson, 1945 Prospect av, Bronx, NY; QC; mtg \$2,750 (19:6260).

79TH st, sws, 100 nw 5 av, runs sw200 to 80th xse70xne60xw10xne40xse78.6 to 5 av xne21.5xw110.10xne0 to st xnw20 to beg; Francis B Mullin to Hopkins Security Co, 115 Bway, NY; mtg \$6,000; FORECLOS (18:5980) (R S \$1).

79TH st, sws, 180.11 se Narrows av, 160.10x131.10x160.5x140.1; Geo W Averell & wife to Mary Anderson, 341 Elderts la (18:5976).

80TH st, nes, 191.2 se 7 av, 24x100; h&l; Modern Home Builder, Inc, to Helen M Sheeran, 651 58th; mtg \$3,500 (18:5983) (R S \$2).

80TH st, nes, 191.2 se 7 av, 24x100; re mtg; Eltoma Realty Co to Modern Home Builder, Inc (18:5983).

81ST st, ss, 110.7 w 5 av, 20x100; h&l; Grace M Lee to Hugo R Pausin & wife, 552 81st; mtgs \$4,518 (18:5998) (R S \$150).

82D st, ns, 275 w Ridge blvd, 105x109.4; h&l; Munroe Stiner & wife to Munroe Stiner & Bros, 4702 6 av; mtg \$4,000 (18:5995) (R S \$450).

82D st, 1649; h&l; Jas N Kenney & wife to Tobias Laffey & wife, 8123 17 av (19:6295) (R S \$350).

82D st, nes, 180 se 19 av, 60x100; h&l; Frank A Hutson & wife to Girolamo Ciulla, 1949 82d; mtg \$4,750 (19:6297) (R S \$2).

83D st, sws, 172.10 se 20 av, 18.2x100; h&l; Morris Hinden & wife to Adolph J Rubinowitz, 2022 83d; mtg \$3,500 (19:6329) (R S \$1).

86TH st, sec Bay 29th, 98.4x100x96.4x100; h&l; Florence M Rainforth to Selden I Rainforth, 8602 22 av; QC (19:6380) (R S \$6).

E 89TH st, ws, 273 n Glenwood rd, 25x100.2; Friedrich J Loechel & wife to Vincenzo Valturo & wife, 646 E 89 (24:7993) (R S 50c).

E 95TH st, sws, 29.1 se Winthrop, runs s309.3xse228.7 to st xnw11.3 to beg, gore; also BLAKE AV, nwc Union, runs n138.4 xsw6.5xsl36.6xe15.1 to beg; also BLAKE AV, nec Union, runs n149.8xe51.10xsl39.3xe

159.2 to Tapscott xs51.6 to av xw200 to beg; also BLAKE AV, swc Union, runs w 20.1xsl22 to E 98th xs57.6 to Union xnl72.2 to beg; also BLAKE AV, TAPSCOTT ST, DUMONT AV, E 98TH ST & UNION ST, the block; h&l; Henry Roth Bldg Co to John M Dumproff et al, 1316 President; mtg \$17,000 (15:4633; 12:3531, 3532, 3548, 3549A).

Av F, ses, 60 ne E 107th, 20x95; Tony Libosci & wife to Yetta Levy, 830 Flushing av (24:8176) (R S 50c).

Av G, ns, 60 w E 12th, 40x100; h&l; Rose Smit to Ida Block, 699 Willoughby av; mtg \$6,500 (16:5232B) (R S \$4).

Av J, nwc E 14th, 21x100; h&l; re mtg; Max Rosenberg to Cornician Realty Co (20:6706).

Av J, nwc E 14th, 21x100; h&l; Cornician Realty Co to Saml Levinson, 637 10th, & Simon Chess, 222 17th; sub mtgs (20:6706) (R S \$850).

Av J, ns, 120 e E 3d, runs n5.10xse8.7 to Av J xw6.3 to beg, gore; John Joost to Vega Realty Co, 215 Montague; QC; correction deed (20:6516).

Av J, ns, 120 e E 3d, runs n5.10xse8.7 to Av J xw6.3 to beg, gore; Vega Realty Co to Bond & Mortgage Guar Co, 175 Remsen (20:6516) (R S 50c).

Av O, ns, 80 e Rugby rd, 40x100; h&l; Laura S Bulfant to Jos Bulfant, 262 Fenimore; mtg \$3,500 (20:6752).

Av P, ses, 40 ne Kimball, 40x100; Wallaston Realty Co to Wm E Smith, South Chatham, Mass; RT&I (23:7864A) (R S \$2).

Av Q, wc Kimball, 40x100; Wallaston Realty Co to R Fleming Bowden, Jacksonville, Fla; RT&I (23:7863).

Av T, ns, 60 w 5th, 20x90; also BAY 32D ST, sc 86th, 40x96.8; Alice McGrew to Emma L Crawford, Hasbrouck Heights, NJ; AL (19:6383; 21:7083) (R S \$1).

Av U, ns, 60 e E 13th, 60x100; Thos M Gilligan to Kathryn M Gilligan, 1307 Av U (22:7318) (R S \$250).

Albemarle rd, ss, 50 e E 21st, 50x100; h&l; Saml E Maires to Harry W Bell, 299 Putnam av; FORECLOS (16:5125) (R S 50c).

Same prop; Richd M Martin to same; FORECLOS (R S \$1).

Same prop; Harry W Bell to Home Title Ins Co of N Y, 383 Jay.

Argyle rd, es, 285.6 s Ditmas av, 40x100; h&l; D & W Constn Co to Clara E Kelly, 9 Prospect Park W; mtgs \$8,500 (16:5199) (R S \$550).

Atlantic av, ss, 200 w 3 av, runs s85xe 24.8xns5e30xnr80 to av xw28 to beg; h&l; Henry C Doehrmann & wife to Frank Petersen, 300 10th; ½ pt; mtg \$5,000 (1:185) (R S \$2).

Atlantic av, ss, 260 e Beach 38th, runs e —xs100xw60xn— to beg; h&l; Geo C Thayer to Maude A Thayer, Worcester, Mass; QC (21:7044A).

Atlantic av, ns, 333.10 e Troy av, 16.8x 99; re mtg; Sara A Levien to Francis Co (6:1706).

Atlantic av, ns, 333.10 e Troy av, 16.8x 99; h&l; Francis Co to Giovanni Carmanica & wife, 232 Prospect; mtg \$2,175 (6:1706) (R S \$3).

Bay Ridge Pkwy (75th st), nes, 20 se 12 av, 20x100; John Koefod & wife to John Johnson & wife, 606 52d; mtg \$3,500 (19:6210) (R S \$2).

Bay Ridge av, nes, 109.5 se 2 av, 18.4x 100; Realty Associates to Edw Fox & wife, 152 Eckford; mtg \$2,750 (18:5862) (R S \$2).

Bedford av, es, 150 s Av C, 40x100; h&l; Geo W Holske & wife to H R L Realty Co, 120 Bway, NY (16:5190) (R S \$6).

Bedford av, 1048; h&l; Jas P Judge to Mary & Isabella Rouse, 165 Park pl (7:1950) (R S \$4).

Belmont av, nwc Junius, 100x100; h&l; Ernest P Seelman to Onyx Court Realty Corp; mtgs \$45,500 & AL; FORECLOS (12:3729).

Broadway, nec Rodney, 45x94; also RODNEY ST, es, 94 n Bway, runs n19xe85.9xs 30.5xw85 to beg; h&l; Morgan Cowperthwait & wife to Ruth C Burras, West Summit, NJ; ½ pt; mtg \$9,000 (18:2462) (R S \$5).

Broadway, nes, 134.6 se De Kalb av, 20 x100; Jacob Pomerantz & wife to Hugo Freudenthal, 645 Willoughby av; mtg \$16,000 (11:3241).

Caton av, ns, 40 w E 3d, 40x100; also GRAVESEND AV, es, 300 s Caton av, 80x 125; also GRAVESEND AV, ws, 360 s Av C, 40x100; John E Andrus to Amblake Realty Co, 363 Stone av (16:5316-5369-5324) (R S \$750).

Christopher av, 566; h&l; Jacob Polakoff & wife to Isldore Barnes, 460 Snediker av; mtgs \$4,000 (12:3855) (R S \$150).

Clarkson av, ns, 308.11 e Nostrand av, 50x246.5x50x246.6 to Robinson; Jos M May & wife to Flatbush Gas Co, 176 Remsen (15:4828).

Clarkson av, ns, 208.10 e Nostrand av, 25 x246.4 to Robinson; same to same (15:4828).

Clermont av, ws, 68.10 s Willoughby av, runs w75 xs0.2xw20.3 xs22.11xe20.5xne1.1xe 74.10 to av xnl17 to beg; h&l; Christian C Schlotmann & wife to Lewis P Skidmore & wife, 381 Vanderbilt av (7:2091) (R S \$5).

Coney Island av, ws, 180.3 n Gravesend Neck rd, 30x120; h&l; Harry M Eppes as RECEIVER of Kings County Mortgage Co to Eva Markowitz, 1524 Flatbush av; mtg \$2,650 (21:7159B) (R S \$150).

Coney Island av, es, 80.4 s Lewis pl, 20x 85; h&l; Marco Bldg Corp to City Line Constn Co, 1216 Liberty av; mtg \$5,250; re-recorded (16:5141B) (R S \$150).

Coney Island av., es, 40.4 s Lewis pl, 20x85; h&l; same to same; mtg \$5,250; re-recorded (16:5141B) (R S \$150). V C & 100

Coney Island av., nec Av N, runs n286xe—xs244.2xe100 to E 12th xsw— to Av N x w— to beg; Foret Bldg Corpn to Rechnitz Bros, Inc, 44 Court; mtg \$6,500 (20:6740) (R S \$5).

De Kalb av., ses, 250 ne Knickerbocker av, 25x100; Amanda Erdman to Carl H Erdman, 1492 De Kalb av; QC (11:3247).

De Kalb av, 734; h&l; David Silk & wife to Jacob A Troast, Passaic, NJ; mtgs \$12,469 (6:1780) (R S \$2).

De Kalb av, ns, 175 w Marcy av, 25x100; also DE KALB AV, ns, 275 e Nostrand av, 25x85.3x26.9x—; h&l; Susan E Bower & ano to Laura M Bower, 1205A Bergen (6:1774).

Same prop; Laura M Bower to Susan E & Jane C Bower, 673 De Kalb av.

Dorchester rd., sec Rugby rd, runs s40xe 100x83.8xw109.2 to beg; Emma S Shaw to Thos J Riley & wife, 447 Rugby rd; mtg \$7,000 (16:5178).

Dumont av, ns, 90 w Cleveland, 23.3x90; h&l; Arane Homes Corpn to Lena Rappoport & Isidor Grossman, 305 E 21st, NY; mtgs \$4,950 (13:4064) (R S \$150).

Dumont av, ns, 20 w Cleveland, 23.4x90; also DUMONT AV, ns, 90 w Cleveland, 23.4x90; re mtg; Isidor Klein to Arane Homes Corpn (13:4064).

Dumont av, ns, 20 w Cleveland, 23.4x90; h&l; Arane Homes Corpn to Mollie Greenberg, 550 Schenck av; mtgs \$5,250 (13:4064) (R S \$150).

Eastern Parkway Extension, ses, 111 ne Hopkinson av, 105x100; h&l; Jas M Gorman to Jennie Munson, 512 Quincy; mtgs \$35,500 (5:1465).

Flatbush av, ws, 47.5 n Albemarle rd, 20.1x105.11x20x104.5; h&l; Blanche V Greenwald to Vincent Miccio & wife, 2715 Farragut rd; mtgs \$9,750 (16:5102) (R S \$550).

Flatbush av, ws, 27 s Beverly rd, 19.9x72.8; h&l; Elise E Jantzer to Michelina Gargiulo, 1065 Flatbush av; mtg \$7,500 (16:5152) (R S \$1050).

Flatbush av, es, 118.1 n Winthrop, 19.8x90; Henry B Ketcham to H R L Realty Co, 120 Bway, NY; FORECLOS (16:5045) (R S \$3).

Same prop; H R L Realty Co to Geo W Holske, 594 E 4th; mtg \$7,500 (R S \$650).

Flushing av, 830; h&l; Yetta Levy to Tony Libosci & wife, 44 Bremen; mtgs \$6,000 (11:3137C) (R S \$150). V C & 100

Fort Hamilton av, nec 65th, runs e188.6x192.2 to the Cowenhovens la xw160.7xs164.9 to beg; Max E Sanders to Esther D Supnik & Mary D Seelig, 702 Av C West; ½ pt (17:5743).

Gates av, ns, 67 e Cambridge pl, 22x103; h&l; Rose M Fox to John L Fox, 135 Gates av (7:1965).

Gates av, nws, 100 sw Irving av, 25x122.8x25x122.1; h&l; Citizens Union Realty & Mtg Co to Guiseppe Friscia & Angelo Lombardi, 28 Thornton; mtgs \$5,000 (11:3335) (R S \$3).

Gates av, ns, 156 w Nostrand av, 16x100; h&l; Milton Hertz to Jos Tuozzo, 586 Baltic; FORECLOS (6:1807) (R S \$450). 4,200

Gates av, ns, 135 e Sumner av, 20x100; h&l; Matilda Seligman to David Kerbs, 166 E 72d, NY; mtgs \$7,250 (6:1629) (R S 50c).

Georgia av, ws, 150 n Dumont av, 50x100; Jos Scilleppi & wife to Elias Wallach, 407 Ralph av; mtgs \$26,000 (12:3786) (R S \$650).

Georgia av, es, 444.8 n Hegeman av, 20x100; h&l; Land Estates, Inc, to Wilton Holding Corpn, 135 Bway, NY (14:4297) (R S 50c).

Glenmore av, swc Williams av, 50.4x100; h&l; Henry W Webber to Elisabetha Hocenkjos, 284 Glenmore av; mtg \$2,000 & AL (12:3716).

Glenmore av, 351; h&l; Saml Spielman et al to John Wieting, Jamaica, LI; mtg \$2,500 (12:3702) (R S 50c).

Glenmore av, ss, 80 e Georgia av, 20x50; h&l; Edw Rindfleisch & wife to Louis Cooper, 1242 East New York av; mtg \$3,500 (12:3719) (R S 50c).

Glenwood rd, ss, 40 w Elmore pl, 40x100; Amasa Worthington et al to Rose A Hedman, 2118 Glenwood rd; mtg \$6,000 (23:7549).

Glenwood rd, nwc Ocean av, 120x160; h&l; Park Operating Co Inc to Lillian N Kugel, 2 W 120th, NY; AL (16:5240A) (R S \$3).

Grand av, es, 101 s Prospect pl, 26.6x95; Gertrude M Ament & ano to Consiglia Longobardi, 406 Prospect pl; sub mtgs (4:1162) (R S \$1).

Greene av, ns, 375 w Bedford av, 20x106.7x20x106.9; h&l; Morris Weintraub & wife to Geo Erland, Sr, & wife, 194 Linden av; mtg \$4,000 (7:1954) (R S \$2).

Greene av, 813; h&l; Geo W Kober & wife to Chas Stambler, 541½ Kosciusko (6:1615) (R S \$550).

Hale av, 118; h&l; Shirley S Lloyd to Eugene Bailey & wife, 238 Cleveland; mtg \$3,500 (13:3930) (R S \$350).

Hegeman av, ns, 60 e Snediker av, 20x90; h&l; also all personal property attached therein; Saml Heller & wife to Barnett Levy, 151 Powell; mtg \$2,400 (12:3866) (R S \$1).

Highlandview av, sec W 23d, 297.8x2370 to s line of land granted by State of N Y by patent recorded June19, 1899; Mimi M Kittel to Frank Jenks, 1465 Dean (21:7070, 7071) (R S \$25).

Same prop; Frank Jenks & wife to Peter Wolz, 370 Neptune av; mtg \$15,000 (R S \$22.50).

Hopkinson av, 775; h&l; Max Rosenberg & wife to Wm Wilvovsky et al, 178 Herzl; sub mtgs (12:3587) (R S \$250).

Howard av, nec Dumont av, 40.3x100; also GRAFTON ST, nec Livonia av, 30.3x100; Emma D Gardner to Simon J Harding et al, 60 8 av; AL (12:3551, 3567) (R S \$1).

Howard av, ws, 225 s Sutter av, runs s 44xsw78.9xns71.1xse84.9 to beg; h&l; Fannie Bernstein to Rosie Spitz, New Brunswick, NJ (12:3533A) (R S 50c). V C & 100

Kings Highway, swc W 9th, 41.9x95.9x40x83.10; h&l; Paulcon Realty Corpn to Borough Park Holding Co, 215 Montague; mtgs \$16,350 (20:6647) (R S 50c). V C & 100

Lexington av, ss, 156.9 w Sumner av, 20x100; h&l; Robt A Stephenson & wife to Mary Stephenson, 514 Lexington av, NY (6:1806). V C & 100

Liberty av, nwc Fountain av, 20x75; Bertha A Lamp to Emil Reineking, 1010 Liberty av; mtg \$7,000 (13:4154) (R S \$1).

Livonia av, 897; h&l; Sarah Gallant to Jennie Bloom, 649 Warwick; mtg \$3,000 (13:4079) (R S \$1).

Lott av, nec Thatford, runs e87.9xne40.1xnw163.1xsl72.2 to beg; h&l; Israel Lazarus & wife to Abr Makransky, Thatford av, cor Lott av (12:3616) (R S 50c).

Manhattan av, ws, 21.1 n Bedford av, 28.3x100; h&l; Grace V Beall to Ida V Miller, 54 Jefferson av; mtg \$16,000 (9:2645).

Same prop; Ida V Miller to Wm Junge & wife, 634 Manhattan av; mtg \$16,000 (R S \$10).

Miller av, 418; h&l; Amelia Kley & ano to Rudolf Weinstock, 740 Sutter av, & Louis Schuster, 380 Bradford; mtg \$2,500 (12:3759) (R S \$150).

Miller av, ws, 40.3 n Belmont av, 20x100; h&l; Phillip Kramer to Ida Kramer, 384 Miller av; QC (12:3742) (R S \$1).

Myrtle av, ns, 20 w Throop av, 20x80; Mathilde Engelen to Belle G Cooke, 250 Hancock; mtgs \$5,500 (6:1748) (R S 50c).

Myrtle av, 780; h&l; Lena E Batchis to Constance Quander, Asbury, NJ; mtgs \$10,500 (6:1754) (R S \$5).

Nassau av, 254; h&l; Emma A Pendleton et al to Lillian Eason, 1150 41st; mtg \$2,700 (9:2689) (R S \$150).

Neptune av, nwc W 36th, 37.8x100; Gerald J Howard to Eliz M Howard, 3601 Neptune av; AL (21:6978).

Neptune av, swc W 1st, runs s98.9xw100x n62.9xw3xns38.1xsl02.1 to beg; Rose Robinson to Lena Fox, 3007 W 3d; mtgs \$7,250 (21:7275) (R S \$7).

New Jersey av, es, 175 n Pitkin av, 75x100; h&l; Helena Kronengold to Rose Sattel, 133 Bristol; sub mtgs (12:3722) (R S \$150).

New Utrecht av, es, 82.6 s 50th, 20x90.10x22.6x103.1; h&l; Saml D Johnson to Anna C Wells, Long Beach, NY; mtg \$6,000; FORECLOS (17:5648) (R S \$1).

New York av, es, 152.6 n Linden blvd, 35x99.8x35x98.10; h&l; Kath W Swatridge to Sophia A Honer, 943 St Marks av; sub mtgs (15:4854) (R S \$250).

New York av, ws, 65 s Sterling, 20x100; Michl Campanelli to Marco Laterza & wife, 462 Lincoln rd (5:1321) (R S \$1).

Nostrand av, 894; h&l; Chas J Missack & wife to Hattie H Weiss, 66th & Bway, NY; mtg \$6,500 (5:1282) (R S \$5).

Nostrand av, es, 60 s Av J, 20x105; Westminster Heights Co to Elnor J Nielson, Waterbury, Conn (23:7612) (R S \$150).

Nostrand av, ws, 40 n Midwood, 20x79.7; Chas A Mezger & wife to Mattie C Burden, 1304 President; QC (16:5033) (R S 50c).

Nostrand av, swc Foster av, 23.1x100.1x27.1x100; City of New York to Esther A Hennessy, 215 Montague; QC; AL (16:5231).

Ocean av, 708 & 716; h&l; J Victor Hart to Bertha Rosenberg, 1690 Clay av, Bronx, NY; sub mtgs (16:5123) (R S \$3).

Ocean av, nwc Av L, 50x131.7; h&l; Olds Holding Corpn to Eltoma Realty Co, 189 Montague; mtg \$7,000 (20:6730) (R S \$150).

Park av, ns, 300 w Marcy av, 25x100; h&l; Conrad Kesselman to Esther Kesselman, 621 Park av; mtgs \$4,900 (6:1729).

Parkside av, ss, 200 w Bedford av, 20x101.10x20x121.10; h&l; Ida W Brown to Milton Hertz, 824 Kenmore pl; mtgs \$9,700 (16:5055) (R S \$150).

Parkville av (formerly Johnson av), ss, 169.6 w Coney Island av, 20x100; h&l; Belle J Melville to John A Pineau & wife, 332 Parkville av; mtg \$2,000 (16:5429) (R S \$250).

Parkville av (formerly Johnson av), ss, 169.6 w Coney Island av, 20x100; h&l; Mina S Clevenger & ano to Belle J Melville, 93 Ridgewood av; mtg \$2,000 (16:5429) (R S \$250).

Pitkin av, ss, 80 e Berriman, 20x100; Saml H Bader to Anna Huer, 2518 Pitkin av; AL (13:4022) (R S \$1).

Ralph av, ws, 20.7 n Park pl, 20x100; also RALPH AV, ws, 40.7 n Park pl, 20x100; h&l; Reuben Jorisch to Frank Desario, 506 Ralph av (5:1369) (R S \$1).

Reid av, ws, 24 n Kosciusko, 22x72; August Paul & wife to Albt Fenn, 526 Madison; AL (6:1603) (R S \$1).

Rensen av, sws, 187.5 nw Farragut rd, 20x100; Geo B Ashton & wife to Edw G Vyse, 1034 Rensen av (24:7963) (R S 50c).

Riverdale av, ns, 40 e Bristol, 20x75.3; h&l; Bessie Greene & ano to Annie Zaslowski, 176 Riverdale av; mtg \$3,000 (12:3588) (R S 50c).

Rochester av, es, 403.2 s East New York av, 50x94; h&l; Domenico Manzolillo & wife to Vito Valva & wife, 833 Bergen; mtg \$1,000 (15:4595-4596) (R S \$2).

Rogers av, 568; h&l; Horace I Moyer & wife to Elias Goldberg, 521 Rogers av; mtg \$5,000 (16:5043) (R S \$150).

Rogers av, es, 220.3 s Vernon av, 20x101.7x20x102.2; h&l; Home Title Ins Co of N Y to Jos Montague, 1091 Rogers av; mtgs \$4,100 (16:5138) (R S \$1).

Rugby rd, 404; h&l; also all personal property attached therein; Sidney Rich & wife to Winifred V Booth, 404 Rugby rd; mtgs \$4,750 (16:5156) (R S \$2). V C & 100

Rutland rd, ss, 150 w Troy av, 103.3x100; Wm Van Wyck to Blanche Burton, 1392 E 17th; FORECLOS (15:4813).

St Marks av, ss, 475 w Franklin av, 150x150; re mtg; Brooklyn Trust Co to Cranford Co (4:1156).

St Marks av, ss, 475 w Franklin av, 150x150; h&l; Cranford Co to Ideal Development Co, 57 Rogers; mtg \$15,000 (4:1156) (R S \$20).

St Nicholas av, sc Troutman, 25x95; John Michel & wife to Edw Muller Bldg Co, 35 Nassau, NY; mtg \$8,000 (11:3189) (R S \$1).

Snediker av, ws, 132.6 n Hegeman av, 22.6x100; h&l; Rubin Edelson et al to Philip Kravetsky & wife, 571 Hinsdale; mtg \$2,250 (12:3865) (R S \$150).

Spofford av (formerly Stanley av), sec Rockaway av, runs e— to Thatford av xs—xw— to Rockaway av xn226.10 to beg; Simon Berg to Municipal Coal Co, 349 Stone av; FORECLOS (12:3644A) (R S \$1350).

Stone av, 840; h&l; Adelaide Silberman to Sam Halper, 46 Grafton; mtg \$5,500 (12:3629) (R S \$1).

Stone av, es, 80 n Somers, 20x90; h&l; Chas A Ogren to Isaac H Ackerson, Princeton, Ill; QC (6:1540A).

Sutter av, swc Watkins, runs sl00xw50xns06x25xns70xe25 to beg; h&l; Herman Mostkowitz & wife to Abr Mostkowitz, 714 Howard av; AL (12:3546) (R S \$1).

Sutter av, ss, 25 w Union, 50x100; also SUTTER AV, ss, 100 w Union, 50x100; Emma D Gardner to Emma J Elliott, 325 W 78th, NY; AL (12:3531) (R S \$1).

Thatford av, ws, 90 n Newport av, runs w30xs—xne— to av xn17.4 to beg; Louis H Seinsoth & wife to Wm T Gascoigne, Bound Brook, NJ (12:3603) (R S 50c).

Thatford av, ws, 250 s Glenmore av, 50x100; h&l; Jos A Solovei to Wm & Anna B Hemley, 69 Thatford av; ½ pt; AL (12:3504).

Tompkins av, ws, 80 s Monroe, 70x100; h&l; Wilhelmina J Eden to Isidor Stark, 527 Putnam av; mtg \$21,000 (6:1819) (R S \$150).

Troy av, 239; h&l; Maddalena D Martorella to Pauline Perlmutter, 227 Troy av; mtg \$8,000 (5:1377) (R S \$1).

Vanderbilt av, 612; h&l; Mary A Lennon to Annie M Lennon, 612 Vanderbilt av (4:1151).

Washington av, 208; h&l; Matilda J Hamburger to Emma Howard, Roosevelt, NY; mtg \$6,000 & AL (7:1903) (R S 50c).

Washington av, 208; h&l; Lancaster-shire Realty Co to Matilda J Hamburger, 601 W 141, NY (7:1903).

West End av, ws, 190 n Esplanade, 50x100; h&l; Ida E Dietrich to Bernard & Louis Goldstein, 150 E 58th, NY; mtg \$2,250 (22:7516O) (R S \$2).

West End av, ws, 240 n Esplanade, 50x100; h&l; same to same; mtgs \$8,275 (22:7516O) (R S \$5).

Williams av, ws, 240 s Liberty av, 20x100; h&l; David S Kriesel & wife to Saml Kraisel, Washington, DC; ½ pt (12:3699).

Willoughby av, 1004; h&l; Giuseppe Buscemi & wife to Giovanni Buscemi, 38 Hamburg av; mtg \$3,500 (11:3207) (R S \$2).

Willoughby av, nec Wyckoff av, runs e 94xn200 to Starr xw88.10xs200.1 to beg; Anna E Kraft to Geo Poll & wife, 1918 Hamon st, Boro Queens, NY; mtg \$9,000 (11:3200) (R S \$1).

3D av, 663-663½; h&l; Barney Cohen Realty Co to Isaac Polonsky, 665 3 av; mtgs \$3,400 (3:636) (R S \$2).

3D av, ws, 73.4 s 10th, 26.8x85; h&l; Benj Safran & wife to Esther Schwartz, 190 Stockton; mtg \$3,250 (4:1014).

4TH av, es, 20.2 s 47th, 30x100; h&l; Minerva B Spicer to John H French, 352 76th; mtg \$8,000 (3:765).

4TH av, es, 20 n Warren, 20x60.8; h&l; Bertha Pardigon to Jas R Kenny, 263 Maple; mtgs \$4,000 (4:934) (R S 50c).

5TH av, ws, 25.2 n 47th, 16.8x100; h&l; Jacob J Gales & wife to Martin A Hagen, 272 50th; mtgs \$12,000 (3:756) (R S \$3).

5TH av, ws, 25.2 n 48th, 20x75; Ellen Flynn to Ernest E Wanker; correction deed (3:765).

15TH av, 7314; h&l; Barringer Realty Co to Louise Prescott, 549 52d; mtgs \$6,500 (19:6201) (R S 50c).

15TH av, ec 65th, 16.4x100; h&l; Ellen A Fitzsimmons to Angelo Fontanazza, 6419 15 av (17:5544) (R S 50c).

17TH av, es, 160 n Bath av, 40x96.8; Barnett Harmitz & wife to Anna Harmitz, 1252 Clay av, Bronx, NY; ½ part; mtgs \$4,500 (19:6400B) (R S 50c).

22D av, 6404; h&l; Alva Collins & wife to Frank Basso et al, 6404 22 av; mtg \$3,250 (17:5550) (R S \$2).

22D av, ses, 93.6 ne Cropsey av, 80x96.8; h&l; Robt Fitzsimmons Jr to Delinsky Realty Co, 55 Liberty, NY; ½ part; mtg \$3,000 (19:6448) (R S \$150).

Same prop; Martin C Fitzsimmons & ano, infants, by Agnes F Mullin, their special GDN, to same; ¾ pt (R S \$3).

Lots 48 & 49 on map Rugby; John Donetti & wife to Rocco Secco, 178 Blecker, NY; RT&I (15:4727) (R S 50c).

Lots 41 to 47 in blk 37 on map of property belonging to Manhattan Beach Estates, Inc; Bernard Goldstein et al to Ida E Dietrich, 574 Argyle rd; mtg \$10,027 (22:75160) (R S \$2).

Lots 256 & 257 in blk 6698; LOTS 464, 465, 469 to 471 in blk 6704; LOTS 498 to 508, 536 to 542, in blk 6705; LOTS 657 to 661 in blk 6707 on map Oak Crest; Rechnitz Bros, Inc, to East Midwood Corp, 614 West; sub mtgs (20) (R S \$7).

Lots 330, 331, 468 & 469, in blk 6751, & LOTS 457 to 460 in blk 6750, on map "The Lindens"; Gustave Girard & wife to Jessie Kestenbaum, 299 6th (20).

Lots 502 to 505 on map Oak Crest; Jessie Rechnitz (formerly Alexander) to Rechnitz Bros, Inc; mtg \$2,200 (20:6705).

Lot 34 on map Rugby E; Wm C Macfadden to Jennie S Macfadden & Eliz I Nichols, Fargo, ND; QC (15:4748).

Lots 274 to 286 & south half of lot 287 on map of Kenwood, 31st & 32d Wards; also OCEAN AV, ws, 120 s Av K, 60x151.7; Hannah S Niper to Wm D Niper, 290 Park pl; 1/2 part (20:6730) (R S \$7.50).

Lots 223 to 225 on map of property belonging to Estate of Williamson Rapalje, decd, in 26th Ward; Evelyn Karlsruher to Martin Connaughton, 107 Wortman av; AL; correction deed (14:4368).

Lot 61 on map of property belonging to Stephen Burkard in 26th Ward; Stephen Burkard & wife to Salvatore Basso, 209 Essex (13:4288) (R S \$50c).

Lots 1 to 5 in blk 7 on map of property belonging to Manhattan Beach Estates, Inc; re mtg; Jos P Day to Manhattan Beach Realty Corp (22:7516W).

Lots 1 to 5 in blk 7 on map of property belonging to Manhattan Beach Estates, Inc; Manhattan Beach Realty Corp to Isaac Schlossberg, 322 Knickerbocker av (22:7516W) (R S \$5).

Lots 160 to 168, 223 to 231, on assessment maps Town of Gravesend, School District No 6, page 23, blk 86; h&l; State of New York to Celia Pfeifer, Little Rock, Ark; QC; letters patent (21:7255).

Lot 17 on map Rugby; Harwood Real Estate Assn of N Y to Thos J Falco, 1651 Bergen; RT&I (15:4894).

Lots 50 to 52 in blk 37 on map of property belonging to Manhattan Beach Estates, Inc; re mtg; Jos P Day to Manhattan Beach Realty Corp (22:75160).

Plot begins 100 w Hooper & 50 n Broadway, runs n50w34xse60 to beg, gore, interior lot; Solomon Kraus Realty & Constrn Co to Herman Berman, 2973 W 30 (8:2463).

Plot bounded westerly by lands heretofore conveyed by John Ryerson & wife to Carrie V Mesick x northerly by lands heretofore belonging to John Vanderveer x easterly by cl of Hunterly rd x southerly by land heretofore belonging to John Williamson; Louis H Seinsoth & wife to Wm T Gascoigne, Bound Brook, NJ (1905); sub mtgs (12:3603, 3604, 3615, 3616, 3627).

Plot begins at int es of Manhattan Beach Railway & formerly of Austin Corbin, Jr, with ss of Eastern Pkwy (formerly Vanderveer st), runs el96xs50xw—to Manhattan Beach Railway x—to beg; John O Moesch & wife to Fredk Keller & wife, 1592 Bushwick av; mtg \$1,500 (11:3472) (R S \$2).

Plot begins cl of Clinton, 170 s Bryant, runs nw258 to Henry st slip xsw—to a point where the pier or bulkhead line of Gowanus Bay Channel would if extended across the mouth of said slip intersect said line so running along the e side of Henry st slip xne—still ne 945.10 to beg; Wm H Todd to Todd Shipyard Corp, 15 Whitehall, NY; sub mtg (2:623) (R S \$150).

Plot begins 50.4 ne 22d & 250 nw 3 av, runs nw135.4 to pier head line xsw along same—to ne line of land under water granted to Annie L Rogers xnw58xsw46.3 xse152.1 xse67.6 xne67.1 xse25xne130.2 to cl 22d xnw75xne80.4 to beg; same to same; sub mtg (3:641A, 644A, 656A) (R S \$60).

Plot begins 70 e Oakland & 38 n Freeman, 2910x62; h&l; New York & Rider Dairies Inc to Christian Oher, 158 Eagle; mtg \$1,500 (9:2506) (R S \$4.50).

V C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Brooklyn.

Certified copy of last will & testament of Arthur Teets, of Borough of Manhattan, City N Y (misc).

Contract recorded in Liber 9 of CONTRACTS, page 39; cancellation of CONTRACT; Bertha Pardigon with Kath Ottenberg (4:934 & misc).

MORTGAGES.

Borough of Brooklyn.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

When the letters "P.M." occur, preceded by the names of a street in these lists of mortgages, they mean that it is a Purchase Money Mortgage,

and for fuller particulars see the list of transfers under the corresponding date.

MARCH 14, 15, 16, 18, 19 & 20.

Amblake Realty Co to John E Andrus; Caton av, ns, 40 w E 3d, 40x100; also GRAVESEND AV, es, 300 s Caton av, 80x 125; also GRAVESEND AV, ws, 360 s Av C, 40x100; PM; Mar15; 3y6% (16:5316-5324 & 5369).

Anderson, Mary to Geo W Averell; 79th st; PM; Mar14; 3y6% (18:5976).

Anderson, Hilma K with Joaquin M Aguero; ext mtg; Mar11 (3:800).

Apicella, Frank & wife to Robt SNeely; 60th st, ss, 80 w 12 av, 20x100; PM; Mar12; 3y4% (17:5717).

Auer (Wm J) Realty Corp to Hamburg Savgs Bank; certf of consent to mtg of \$4,000; Mar12 (11:3184).

Bailey, Eugene & wife to Shirley S Lloyd; Hale av; PM; Mar15; installs, 6% (13:3930).

Barnes, Isidore to Jacob Polakof; Christopher av; PM; pr mtg \$3,000; Mar16; installs, 6% (12:3855).

Baumwoll, Florence to Adelaide Silberman; Hendrix st; PM; pr mtg \$3,000; Mar15; installs, 6% (13:4088).

Berkowitz, Lena to Guydon Carguila; W 25th st; PM; pr mtg \$3,500; Mar14; installs, 6% (21:7014).

Blair, Lucy A to Lelia E Crowell; 41st st, ns, 120 w 5 av, 20x100.2; Mar12; 3y5 1/2% (3:714).

Bloom, Jennie to Sarah Gallant; Livonia av; PM; pr mtg \$3,000; Mar14; installs, 6% (13:4079).

Blumenthal, Maurice & wife with German Savings Bank; agreement changing date of int; Mar15 (6:1629).

Booth, Winifred V to Sidney Rich; E 14th st; PM; Mar15; installs, 6% (16:5156).

Bowie, Eliz H to Fredk Lubben; 16th st, nes, 369.6 nw 7 av, runs ne—xse0.8xne—xse 11.2xsw100xnw13.4 to beg; Mar15; 3y6% (4:1049).

Braverman, Jos & wife to Fannie Hutter; Belmont av, ss, 75 w Snediker av, 50x 100; pr mtg \$2,350; Mar19; due May19'18, 6% (12:3748).

Buttner, Leo & wife with Margt G Meeks; ext mtg; Oct1'17 (11:3446).

Cabaniss, Cecelia H with Paul Barthel as admr; Catharine E Barthel; ext mtg; Mar12 (6:1805).

Caramanica, Giovanni & wife to Sara A Levien; Atlantic av; PM; Mar15; due Mar 1'23, 6% (6:1706).

Clement, Ella H to Henry L Brant; Bergen st; PM; Mar14; installs, 6% (6:1217).

Cornhlsen, Rebecca to Olga Novarine; Columbia pl; PM; Mar16; 1y6% (1:258).

Cullen, Annie to Equitable Co-operative B & L Assn; Hoyt st, es, 60 n Degraw, 20 x60; Mar19; installs, 6% (2:416).

D'Agostine, John & wife to Robt J McManamy & ano; St Edwards st, sec Auburn pl, 24.6x52.3x23.1x46.11; pr mtg \$—; Mar 14; 1y6% (7:2056).

Dalton, Edward J & wife to Edward A Everit; Av L, ss, 24 e E 9th, 25x100; Feb 18; 3y5 1/2% (20:6545).

Dampf, Isaac to Hyman Chernick; Floyd st; PM; Mar14; installs, 6% (6:1738).

De Nyse, Mary et al to Title Guar & T Co; Van Sicken st, es, 520.7 n Av T, runs e265.7xsf78.5xw30.8xsf78.4 xw 132.9 xn 37.5xw 102.11xn118.10 to beg; Mar19; —, —% (21:7086 & 7087).

Dietrich, Ida E to Manhattan Beach Realty Corp; West End av, ws, 620 s Oriental blvd, 50x100; Mar1; 3y—% (22:75160).

Du Bois, Francis E & ano with Bedford Associates; 2 ext mtgs; Mar1 (16:5127A).

Duffy, Mary E to Robt Blake; Calyer st, ns, 101.8 w Franklin, 25x100; pr mtg \$—; Mar9; 5y6% (9:2571).

Same to same; Calyer st, ns, 151.3 w Franklin, 27x100; pr mtg \$—; Mar9; 5y 6% (9:2571).

Eden, Wilhelmina J with Dime Savgs Bank; ext mtg; Mar14 (6:1819).

Eggers, Anton C & wife to A Schrader's Sons (Inc); E 18th st, ws, 100 n Av J, 50x 100; pr mtg \$6,500; Mar14; 1y6% (20:6710).

Elder, Alex & wife to The Thrift; E 18th st, es, 100 n Av L, 40x100; Mar15; installs, 6% (20:6729).

Elro Corp to David Elkind; 51st st, ne s, 120 se 16 av, 37.6x100; PM; pr mtg \$5,000; Mar12; 1y6% (17:5459).

Eltona Realty Co to Ft Hamilton Bldg Corp; certf of red of mtg; Jan19 (17:5695).

Fischer, Amandus E & wife to Emma Clark; E 17th st; PM; Mar14; 3y5 1/2% (16:5160).

Foster Impt Corp to Stone Av Realty Co; Railroad av, nwc Weldon, 75x100; Mar 15; —, —%; contract rec as mtg (13:4168).

First Congregation of United Brethren of East N Y to Veronika Kruger; Hendrix st, ws, 100 n Sutter av, 25x100; Mar14; 3y 5 1/2% (13:4026).

Fontanazza, Angelo to Ellen A Fitzsimmons; 15th av, ec 65th; PM; Mar18; installs, 5% (17:5544).

Friedman, Meyer & wife to Chas F Durning & wife; W 31st st; PM; Mar14; due Aug15'20, 6% (21:7008).

Frink, Alfred B to Jos Gardner; Lots 918 & 919 on map of Ocean Breeze Bldg Lot Assn; Aug1'17; 3y5% (15:5012).

Friscia, Giuseppe et al to Celia Hetkin; Gates av; PM; pr mtg \$4,250; Mar14; due Sept15'20, 6% (11:3335).

Gabrielsen, Arne & wife to H J Wolf Constn Co; 61st st; PM; pr mtg \$4,750; Mar 14; installs, 6% (18:5792).

Galdieri, Alfred & wife to John R Pinover Co; 75th st; PM; Mar14; installs, 6% (19:6224).

Gallman, Josephine to Carrie V Lauderdale; Prospect pl, ns, 175 w Vanderbilt av, 20x131; PM; Jan15; due Mar14'23, 5 1/2% (4:1151).

Gambino, Rosi to Chas F W Ranitz & wife; 48th st, ns, 196.4 e 6 av, 19.8x100.2; Mar15; 1y5 1/2% (3:767).

Garguilo, Micheline to Elise E Jantzer; Flatbush av, ws, 27 s Beverly rd, runs sw 72.8xsl9.8xsw72.8xsl9.8 to beg; pr mtg \$7,500; Mar14; installs, 6% (16:5152).

Gennes, Bertha to Chas Knaus & wife; Palmetto st, ns, 120 w Hamburg av, 20x 77.10x20.7x85; Mar16; installs, 6% (11:3342).

Gibaldi, Francesca to Title Guar & T Co; E 4th st; PM; Mar14; —, —% (6:5272).

Same to Jos Caruba; same prop; PM; pr mtg \$2,000; Mar14; installs, 6% (16:5272).

Giglio, Agatha to Title Guar & T Co; E 4th st; PM; Mar14; —, —% (16:5272).

Same to Jos Caruba; same prop; PM; pr mtg \$2,000; Mar14; installs, 6% (16:5272).

Goldberg, Abr with Henry F Zimmer & wife; ext mtg; Feb28 (5:1403).

Goodridge, John W & wife to Ralph Clarke; E 15th st, ws, 450 s Beverly rd, 50 x100; Mar13; 4y6% (16:5145).

Goodman, Harry & wife to Ira Purvin; Atlantic av, ns, 100 w Wyona, 25x99.11x25x 100.10; Mar15; installs, 6% (12:3672).

Grand Bldg Corp to Jacob Saalberg; certf of consent to mtg of \$4,250; Mar13 (20:6512).

Grand Bldg Corp to Jacob Saalberg; E 9th st, es, 290 n Av I, 170x100; pr mtg \$4,500; Mar13; due Aug13'18, —% (20:6512).

Grand Bldg Corp to N Y Title & Mtg Co; E 9th st, es, 290 n Av I, 4 lots, each 34x100; 4 mtgs, each \$4,500; Mar13; demand, 6% (20:6512).

Grand Bldg Corp to N Y Title & Mtg Co; certf of consent to mtgs \$—; Mar13 (20:6512).

Grand Bldg Corp to Chas H Hardie; E 9th st, es, 426 n Av I, 34x100; Mar19; due —, 1921, 5 1/2% (20:6512).

Grand Bldg Corp to Chas H Hardie; certf of consent to mtg of \$4,000 (misc).

Greater N Y Development Co & Chas H Hardy, both mortgagees; sobr agmt made by Grand Bldg Corp; Mar13 (20:6512).

Greenberg, Mollie to Arane Homes Corp; Dumont av, ns, 20 w Cleveland, 23.4 x90; PM; pr mtg \$3,750; Mar18; installs, 6% (13:4064).

Greenfield, Fanny to Henry Fleiss; Flushing av, ns, 800 e Bedford av, 25x100; pr mtg \$3,600; Mar14; installs, 6% (8:2263).

Greenfield, Pinkas to Catharine Lowe; Walton st; PM; Mar15; due Sept15'18, 5% (8:2245).

Haber Holding (Inc) to State Bank; Barrett st, ws, 124.3 n Dumont av, 24x100; pr mtg \$5,500; Mar14; installs, 6% (12:3552).

Hagen, Edwin et al to Wm H Hagen; Weirfield st, sec, 360 ne Bushwick av, 20x 100; pr mtg \$2,400; Mar7; due Mar8'22, 5% (11:3402).

Hagen, Martin A to Jacob J Gales; 5th av; PM; Mar15; 3y6% (3:756).

Hardwick, John & wife with Fredk Messerschmidt; ext mtg; Mar9 (12:3626).

Hedin, Gustave & wife to Annie M Sammis; 45th st, ss, 560 e 17 av, 20x100.2; Mar 14; due Sept1'20, 6% (17:5435).

Herrmann, Hugo & wife to Williamsburgh Savgs Bank; Humboldt st, es, 392 s Nassau av, 18x100; Mar16; 1y5 1/2% (9:2686).

Hertz, Milton & wife to Regina Klein; Fulton st, nes, 160.1 se Ormond pl, 20.4x 91; Mar15; 3y6% (7:1997).

Hertz, Chas & wife to East Bklyn Savgs & Loan Assn; Tompkins av, ws, 23 s Quincy, 19.3x80.10; Mar18; installs, 6% (6:1809).

Hoerig, S Eliz to Amanda J Campbell; Hendrix st, es, 250 n Dumont av, 25x100; Mar11; 5y6% (13:4059).

Holske, Geo W & wife to Ida Schmidt et al; Flatbush av, es, 118.1 n Winthrop, 19.8x90; pr mtg \$7,500; Mar16; due Mar1 '19, 6% (16:5045).

Honer, Sophia A to Katherine W Swatridge; New York av; PM; Mar16; installs, 6% (15:4854).

Honigblum, Jacob & wife to United Interests (Inc); Nostrand av, ws, 100 n Faragut rd, 40x100; Mar6; installs, 6% (16:5231).

Ideal Development Co to Cranford Co; St Marks av; PM; Mar18; due Mar15'19, 6% (4:1156).

Interboro Brewing Co to Wilhelm Knauth; certf of consent to mtg of \$2,500; Mar8 (10:3046).

Jamaica Home Providing Co (Inc) to Jamaica Securities Co; Glenmore av, nwc Crystal, 20x80; also GLENMORE AV, ns, 20 w Crystal, 20x80; also CHAUNCEY ST, ss, 110 w Rockaway av, 20x100; Oct23'17; installs, 6% (6:1516; 13:4191).

Javhynka, Adam to Title Guar & T Co; 22d st, sws, 400 nw 5 av, 16.8x100; Mar18; —, —% (3:646).

Jenks, Frank to Mimi M Kittel; Highlandview av, sec W 23d, runs s2370xsw 297.7xn2370xw297.7 to beg; Mar15; due 5y 6% (21:7070, 7071).

Jensen, Andw & wife to Andw Andersen & wife; 56th st; PM; Mar12; due June12 '18, 6% (3:825).

Jewett, Francis H with Isaac M Kapper; ext mtg; Mar4 (23:7638).

Johnson, John & wife to John Koefod & wife; Bay Ridge Pkwy; PM; Mar14; installs, 6% (19:6210).

Junge, Wm & wife to Ida V Miller; Manhattan av; PM; pr mtg \$16,000; Mar12; installs, 6% (9:2645). 4,000

Kamenetzky, Max & ano to Harry Shafer & wife; S 2d st, ns, 108.6 e Bedford av, 20x100; pr mtg \$4,500; Mar12; due Apr1'21, 5% (8:2405). 1,200

Kaplan, Alter et al to Chas T Inglee; W 30th st; PM; pr mtg \$2,750; Mar15; installs, 5% (21:7050). 3,750

Same to Marion G Lemon; same prop; P M; pr mtg \$2,750; Mar15; installs, 6% (21:7050). 2,500

Kaplan, Sarah to Realty Associates; Decatur st; PM; Mar20; installs, 5½% (6:1676). 6,000

Kelly, Clara E to D & W Conson Co; Argyle rd; PM; Mar15; due Nov1'19, 6% (16:5199). 1,000

Kelly, Michl J with Ida H Gutmann & ano as TRSTES Carl Gutmann (decd); Mar 6 (3:840). nom

Kestenbaum, Jessie to Harold D Watson; E 13th st, es, 600 s Av N, 40x100; Mar 19; 3y6% (20:6751). 750

Same to same; E 13th st, ws, 680 s Av N, 80x100; Mar19; 3y6% (20:6750). 1,500

Same to same; E 14th st, ws, 280 s Av N, 40x100; Mar19; 3y6% (20:6751). 1,000

King, Wm F to Hudwill Corp; Marion st, 267; Mar14; 2y5% (6:1514). 300

Kleinman, Mary to Dora Litwinsky; Junius st, ws, 200 n Dumont av, 50x100; pr mtg \$3,500; Mar1; 3y6% (12:3750). 1,200

Kraft, Adam E & wife to Harman Wer- mann; Canarsie la, nwc land of Henry Bullwinkel, 50x100; Mar14; 3y6% (24:8141). 1,000

Kreichel, Henry C & wife to Atlantic Savgs & Loan Assn; 41st st, nes, 99.8 nw 6 av, 19.1x100.2; Mar11; installs, 6% (3:917). 1,000

Krueger, Herman & wife to Martha O'Neill; 77th st; PM; Mar14; due Sept1'18, 6% (19:6245). 900

Lally, Thos & wife to Fredk W Koet- ting; Fenimore st, ss, 130 e Rogers av, 25x 85.8x25x85.7; Mar18; 3y6% (16:5044). 1,200

Lesser, Nathan with Margt G Meeks; ext mtg; Nov1'17 (8:2406). nom

Levine, Sophie & ano to Rosa Berman; Dean st; PM; Mar18; due Mar15'24, 6% (5:1439). 1,700

Levy, Barnet to Saml Heller; Hegeman av; PM; pr mtg \$2,500; Mar16; installs, 6% (12:3866). 750

Levy, Sarah with Margt G Meeks; ext mtg; Dec1'17 (6:1772). nom

Libretti, Arcangiola to Guistina Libretti; Carroll st, s, 70 se 3 av, runs se20xsw 81.3xnw20.1xne— to beg; also 3D AV, es, 72.7 s Carroll, 20x97.10; Mar20; 3y6% (2:454). 3,000

Lichtenstein, Michl with Title Guar & Trust Co; ext mtg; Dec28'17 (8:2383). nom

Lipsky, Sarah with Norman B Catterall; ext mtg; Mar5 (12:3789). nom

Longobardi, Consiglia with Mary I Ca- vano; ext mtg; Mar16 (4:1162). nom

Longobardi, Consiglia to Gertrude M Ament; Grand av; PM; pr mtg \$12,000; Mar16; installs, 6% (4:1162). 2,000

Lory, Max et al to Treib Bldg Corp; 38th st, nwc Ft Hamilton av; PM; pr mtg \$3,500; Mar13; due Sept15'18, —% (16:5289). 6,000

Lucke, Mary E to Henry M Schmitt; Prospect pl, ns, 108.6 e Utica av, 51x127.9; Feb25; 3y6% (5:1361). 2,000

Makrasky, Abr & wife to Mollie Yerich & ano; Lots 1, 2, 3, 4, 5, 6 & 7 on plan of lots called Waverly; PM; Nov21'17; 2y 5½% (12:3616). 3,000

Maltzman, Gabriel & ano to Guydon Car- gulia; W 25th st; PM; pr mtg \$3,500; Mar 14; installs, 6% (21:7014). 2,400

Mapleton Holding Co to Walter Dormit- zer; 22d av, nwc 64th, 200x200; pr mtg \$8,750; Mar14; due Mar13'19, 6% (17:5543). 8,000

Mapleton Holding Co to Hopkins Secur- ity Co; 63d st, s, 200 se 21 av, 300x200; pr mtg \$21,000; Mar13; due July13'18, 6% (17:5543). 2,500

Mapleton Holding Co to Hopkins Secur- ity Co; certf of consent to mtg of \$2,500; Mar13 (17:5543). nom

Mapleton Holding Co to Walter Dormit- zer; certf of consent to mtg of \$8,000; Mar 14 (17:5543). nom

Margulies, Dora to Eva Greenspan; Kos- ciusko st, ss, 185 e Sumner av, 20x100; pr mtg \$3,500; Mar15; 3y6% (6:1605). 1,500

Mathison, Jas & wife to Jas W Taylor; 54th st, s, 160 se 8 av, 40x100.2; Mar14; 2y5% (17:5672). 7,000

McCabe, Maggie A to Henry Wenzel & wife; Pacific st, nec Vanderbilt av, 45x 100; Fr mtg \$5,000; Mar4; installs, 6% (4:1122). 1,250

McGrath, Ellen to Adelaide E Van Der- werken; E 15th st, es, 100 s Av O, 50x75; Mar11; due July1'21, 5½% (20:6762). 3,000

Miller, Howard with John Vanderveer; ext mtg; Mar8 (16:5236A). nom

Modica, Vincenzo to Gaetano Raso; Jef- ferson st, ses, 125 ne Knickerbocker av, 25x100; pr mtg \$3,000; Mar1; installs, 6% (11:3175). 1,000

Monaco, Rosina & ano to Title Guar & T Co; Johnson st, ns, 84.6 w Raymond, runs w20xn20xn57.2xe 24.1lx30.2xs 50.3 to beg; Mar14; 3y5½% (7:2036). 2,500

Montag, Jos to Home Title Ins Co; Rog- ers av; PM; pr mtg \$3,500; Mar14; installs, 5½% (16:5138). 600

Mott, Esther A to Lawyers Title & T Co; Madison st, ns, 276 e Bedford av, 20x105.7x 20.1x103.7; Mar14; due Mar1'21, 5½% (6:1817). 3,000

Municipal Coal Co to Isaac Merluc; Spof- ford av, sec Rockaway av, runs e—xs—xw —xn28.10 to beg; PM; Mar13; demand, 6% (12:3644A). 7,000

Same to Berl Sterman & ano; same prop; PM; pr mtg \$7,000; PM; due Mar15 '19, 6% (12:3644A). 6,400

Munroe, Stiner & Bros to U S Title Guar Co; 82d st, ns, 275 w Ridge blvd, 34x109.4; Mar20; due Apr1'19, 6% (18:5995). 6,500

Same to same; 82d st, ns, 309 w Ridge blvd, 37x109.4; Mar20; due Apr1'19, 6% (18:5995). 7,000

Same to same; 82d st, ns, 346 w Ridge blvd, 34x109.4; Mar20; due Apr1'19, 6% (18:5995). 6,500

Murray, Francis F with Soc for Ethical Culture in City N Y; ext mtg; Mar1 (8:2172). nom

Nachtigall, Frank & wife with Deidrich J Heck; ext mtg; Mar19 (10:3128). nom

Neil, Mary with John W Bergen as trste Geo E Jarvis (decd); ext mtg; Feb27 (3:792). nom

Nielsen, Line to Kathrine Pedersen; 23d st, ns, 250 e 6 av, 30x100; Mar16; —, —% (contract rec as mtg) (3:900). 455

Nelson, Harold & Bklyn Trust Co, both mortgagees; 2 agmts to sobrn mtgs made by Polatschek-Spencer Realty Co; Mar13 (16:5224C). nom

Nemolovsky, Alexander et al to Manu- facturers Trust Co; Driggs av, sc n 12th, runs sw75xse100xsw25xse50 xne100 xnw150 to beg; pr mtg \$40,000; Feb14; installs, 5% (secures bonds) (8:2292). 60,000

Norris, Jacob B to Anna Blyman; Kos- ciusko st, ns, 225 w Marcy av, 50x100; pr mtg \$3,500; Mar11; installs, 6% (6:1779). 2,000

O'Brien, Rosella to Atlantic Savgs & Loan Assn; Clinton st, nec Baltic, 20x60; Mar15; due Apr1'21, 6% (2:307). 400

O'Connor, Julia G to John F Churlo Corp; W 11th st, ws, 50 n Av R, 27x100; Mar19; installs, 6% (20:6645). 2,500

O'Hara, Lizzie & ano to John Brown; 22d st, s, 440 se 5 av, 20x100.2; pr mtg \$2,000; Mar18; due Mar15'20, 6% (3:899). 500

Pellicane, Leonardo & Franklin Soc for Home Bldg & Savgs, both mortgagees; sobrn agmt made by Giovanni Ferranti; Mar15 (21:6900). nom

Perlmutter, Pauline to Maddalena D Mar- torelli; Troy av, 239; PM; pr mtg \$8,000; Mar15; 5y6% (5:1377). 2,600

Pero, Anna to Geo C Tappen; W 16th st; PM; Mar19; installs, 5½% (21:6996). 3,000

Phelps, Adolphus D & wife to Reg Hal- laday; Homecrest av, ws, 28 s Av S, 28x 84.5x28.1x82.1; pr mtg \$3,250; Mar13; —, —% (2:7291A). 2,046

Pollinger, John & wife to Elizabeth E Monfort; 60th st; PM; Mar20; due Apr1'21, 6% (3:865). 600

Rabinowitz, Herman A to Anna Horow- itz; 47th st; PM; Mar14; installs, 6% (17:5628). 1,700

Raia, Salvatore & wife to Ignazio B Lonaw; Skillman av, sec Leonard, runs e 62.1xsw—xn17.9 to beg; Mar15; installs, —% (9:2753). 1,000

Randol Realty Co (Inc) to Hyman Hearn; Grand st, ss, 173.2 w Humboldt, 126.10x100; pr mtg \$32,500; Mar13; installs, 6% (9:2789). 10,000

Rappoport, Lena & ano to Arane Homes Corp; Dumont av, ns, 90 w Cleveland, 23.3 x90; PM; pr mtg \$3,750; Mar19; installs, 6% (13:4064). 1,200

Rastano, Matteo to Franklin Soc for Home Bldg & Savgs; Cropsey av, nes, 58 nw 28 av, 21x100.1x31.9x100; Mar13; in- stalls, 6% (21:6902). 3,400

Ray, Lillian & ano with Constant M Bird as trste Helen M Whiting; ext mtg; Mar8 (4:1035). nom

Reineking, Emil with Germania Savgs Bank, Kings Co; ext mtg; Mar18 (13:4154). nom

Reiser, Mindel & ano to Rosie Brettler; Douglas st, es, 417.1 s Pitkin av, 50x100; also SARATOGA AV, nwc Dumont av, 50x 100; also BARRETT ST, ws, 100 s Pitkin av, 50x99.11; Mar19; due Mar31'19, 6% (12:3513, 3516 & 3553). 1,550

Reiss, Eliz M to Mary Ryan; Noble st, ns, 70 e Franklin, 25x100; Mar14; 3y6% (9:2566). 1,655

Robertson (Geo H) Inc with Bklyn Young Mens Christian Assn; ext mtg; Mar 7 (16:5034). nom

Robbins, Arthur C with Henry Bose; ext mtg; Mar13 (4:1175). nom

Rolnick, Annie to Chas Rivkin; Sack- man st; PM; pr mtg \$3,000; Mar16; installs, 6% (12:3813). 440

Roosevelt, Jacob L to Henry C Kip; Ridge ct; PM; Mar18; due Apr1'21, 6% (18:5891). 1,000

Rose, Ida & John E Andrus, both mort- gagees; 2 agmts to sobrn mtgs made by Sheffield Bldg Co; Mar15 (12:3804). nom

Rose, Jos H & John E Andrus, both mort- gagees; sobrn agmt made by Shef- field Bldg Co; Mar15 (12:3804). nom

Rose, Jos H & John E Andrus, both mort- gagees; 4 agmts to sobrn mtgs made by Sheffield Bldg Co; Mar15 (12:3804). nom

Roth, Mary & ano to Ada Bush; Dean st, 2044; Mar16; installs, 6% (5:1445). 600

Rowholt, Anna L to Jas J Cummings; E 37th st; 2 parcels; PM; pr mtg \$7,000; Mar15; installs, 6% (23:7637). 7,500

Ryan, John J & ano to Yetta Smith; W 27th st; PM; pr mtg \$2,100; Mar16; due Sept16'19, 6% (21:7013). 1,000

Saalberg, Jacob & Chas H Hardie, both mort- gagees; sobrn agmt made by Grand Bldg Corp; Mar19 (20:6512). nom

Salzer, Rose to Otto Morgenstern; Bush- wick av, es, 50.1 s Cook, 25x100.10x25x 101.3; Mar1; installs, 6% (10:3123). 1,100

Sattel, Rose to Helena Kronengold; New Jersey av, es, 175 n Pitkin av, 25x100; PM; Dec15'17; 2y6% (12:3722). 3,000

Same to same; New Jersey av, es, 200 n Pitkin av, 25x100; PM; Dec15'17; 2y6% (12:3722). 3,000

Same to same; New Jersey av, es, 225 n Pitkin av, 25x100; PM; Dec15'17; 2y6% (12:3722). 3,000

Schutte, Wilhelm & ano to Otto Harzen- dorf; Reid st, 49; Mar8; 3y5½% (2:610). 1,500

Schwarz, Chas & wife to Stephen Oliva; Hoyt st, nec Dean, 20x75; pr mtg \$3,000; Mar14; installs, 6% (1:189). 1,000

Seibert, Sarah J T to Lawyers Mtg Co; ext mtg; Mar7 (22:7499). nom

Seiden, Yetta to Max Buchholtz; Amboy st, es, 287.11 n Sutter av, 30x100; Mar14; installs, 6% (12:3518). 1,200

Seyfried, Mary et al to Katharina Haussner; Melrose st, nws, 100 ne Knick- erbocker av, 25x100; Mar19; due Apr1'21, 5% (11:3159). 3,000

Sheffield Bldg Co to John E Andrus; certf of consent to mtg of \$50,000 (misc). nom

Sheffield Bldg Co to John E Andrus; Sheffield av, ws, 100 s Dumont av, 66.8x 97.6; Mar15; 3y5½% (12:3804). 25,000

Same to same; Sheffield av, ws, 168.8 s Dumont av, 66.8x97.6; Mar15; 3y5½% (12:3804). 25,000

Sherwood, Edwin with Henry S Prince; ext mtg; Mar15 (20:6686). nom

Shinensky, Hyman to Lena Wechsler; 46th st; PM; pr mtg \$6,000; Mar14; installs, 6% (17:5618). 2,000

Shumer Baths (Inc) to Theo Ellender; East New York av, nws, 71.7 e St Johns pl, runs ne40xnw107.5xsw 38.6xse 107.5 to beg; pr mtg \$24,000; Mar16; installs, 6% (5:1472). 2,000

Skidmore, Lewis & wife to The Thrift; Clermont av; PM; Mar18; installs, 6% (7:2091). 3,000

Smythe, Georgena with Margt G Meeks; ext mtg; Dec1'17 (6:1504). nom

Spinelli, Francesco & wife to Martin Tyd & wife; 45th st, ss, 269.4 w 3 av, 17.4x100.2; pr mtg \$2,200; Mar15; due Sept15'23, 5½% (3:745). 1,100

Stevenson, Lillian A to Lawyers Title & T Co; Putnam av, ns, 230 w Throop av, 20x100; Mar18; due Apr1'21, 6% (6:1825). 4,500

Stiner (Munroe) & Bros to U S Title Guar Co; certf of consent to mtgs of \$20,000; Mar20 (18:5995). nom

Straub, Christian J & wife to Elizabetha Prokob; Gates av, ns, 290 w Reid av, 20x 100; Mar14; 3y5% (6:1631). 4,500

Stambler, Chas to Geo W Kober; Greene av; PM; Mar14; due Apr1'30, 5½% (6:1615). 4,500

Swedish Ebenezer Baptist Church to Bklyn Baptist Church Extension Soc; Her- kimer st, ns, 60 w Schenectady av, 43x100; Apr6'07; —% (6:1700). 2,000

Taub, Sadie to Saml Posnick; Bergen st; PM; pr mtg \$4,500; Mar15; 3y6% (5:1446). 750

Teichholz, Adolph to Sol Fishman; Lots 46 & 47 on map of Town of Bushwick; pr mtg \$1,200; Apr5'17; installs, 6% (9:2724). 800

Tenenbaum, Sarah & ano to Annie C Horowitz; 40th st, ss, 100 e 13 av, 20x100.2; pr mtg \$3,000; Mar19; installs, 6% (16:5297). 1,200

Tennis Bldg Corp with Dime Savgs Bank; 2 ext mtgs; Mar5 (17:5447). nom

Terminal Lumber & Trim Co to Bernard Nolan; 38th st, ns, 100 e 13 av, 80x150; PM; pr mtg \$2,000; Mar8; 5y6% (16:5300). 6,500

Thoren, Esther to Onslow-Moore Co; 78th st; PM; Mar15; installs, 6% (19:6244). 150

Tuozzo, Jos to Gulian Ross as Trste Sly- vester Ross (decd); Gates av; PM; Mar 14; 3y5½% (6:1807). 3,000

Turits, Sara V with Stephen T Rush- more; ext mtg; Mar11 (20:6587B). nom

Uhl, August J to John C L Daly; Fulton st, ss, 189.9 e Bedford av, 20x100; Mar15; 2y6% (6:1860). 1,200

Valva, Vito & wife to Giuseppe Colom- bo; Rochester av; PM; Mar13; installs, 6% (15:4595 & 4596). 600

Vesta Bldg Co to Wm Parelsky; Van Sinderen av, 359; pr mtg \$12,000; Mar18; —% (12:3765). 1,000

Vogt, Franzedis E to Chas Vogt & wife; Hill st, ns, 275 w Crescent, 50x100; PM; Mar13; installs, 5% (13:4165). 3,300

Volpe, Candida to Theo Heffner & wife; Union st, ns, 316.10 e 4 av, 25x95; Mar14; 5y6% (4:952). 2,900

Same to same; Union st, nes, 366.10 se 4 av, 25x95; Mar14; 5y6% (4:952). 2,600

Vonder Leith, Nicholas to Eliz Nelson; Harrison st, ss, 27.3 e Cheever pl, 25x100; Feb19; 3y6% (2:322). 2,000

Von Rappaport, Bernhard & wife to Edw A Everet; E 29th st, ws, 320 s Av C, 40x100; Mar15; 3y5½% (16:5194). 3,500

Votopka, Wm & wife to Annie Koch; Linden st; PM; Mar15; 2y6% (11:3335). 1,100

Waldman, Benj to S Mendel Co; Court st; PM; Mar18; 3y6% (2:379). 2,000

Wallach, Elias to Joseph Scileppi; Geor- gia av; PM; Mar15; installs, 6% (12:3786). 1,500

Walsh, Mary A to Title Guar & T Co; Franklin av, es, 465 s Willoughby av, 25x 100; Mar13; —% (7:1927). 2,000

Weiss, Hattie H to Kathryn D Missack; Nostrand av, 894; pr mtg \$6,500; Mar15; 3 y6% (5:1282). 2,000

Wilbeck, Wm Z to John P Budde; 50th st; PM; pr mtg \$3,150

Young, Katherine to Lawyers T & T Co; Decatur st; PM; Mar15; due Mar1'21, 5½% (6:1857). 3,500
Same to Chas Witteck; same prop; PM; pr \$3,500; Mar15; installs, 6% (6:1857). 600
Zerelstein, Lena et al to Kalmon Gitlin; Bay 14th st, 118; Mar19; installs, 6% (19:6398). 600
Ziebarth, Annie to Elizabetha S Forman; Monroe st, ws, 250 s Linwood, 25x100; Mar 14; installs, 6% (13:3926). 550

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.
*Indicates that the property described was bid in for the plaintiff's account.

Brooklyn.

The following are the sales that have taken place during the week ending March 20, 1918, at the Brooklyn Sales-rooms, 198 Montague Street:

WM. P. RAE.

INDIA ST (*), ns, 300 e Oakland, 25x 100; Eagle Savgs & Loan Co 500.00
E 3D ST, es, 145 n Albermarle rd, 40x 100; Louis Bernk 6,250.00
EMMONS AV (*), nec E 15th, 20x100; & EMMONS AV, ns, 40 e E 15th, 20x 101.9; Mabel Patterson. 5,750.00

NATHANIEL SHUTER.

W 5TH ST (*), ws, 100 s Sheephead Bay rd, —x—; Clinton D Burdick... 100.00
83D ST (*), ns, 100 w Ridge blvd, 40x 100; Mary H R Calkins, extrx..... 10,000.00
AV O, sec W 6th, 60x100; Arthur D Kenney 1,650.00
18TH AV (*), nws, intersec nes 60th, 20.2x110.2; Henry Lankenau, extr.... 9,150.00
LOT 63 (*), blk 481, sec 13; City N Y. 600.00
LOT 9 (*), blk 6098, sec 18; City N Y. 500.00
LOT 13 (*), blk 6095, sec 18; City N Y. 500.00

WILLIAM J. McPHILLIAMY & CO.

PARK PL (*), ss, 33 e Nostrand av, 132x 127.9xirreg; PEARL ST, ws, 130 n Myrtle av, 50x102.9; Summit Realty & Develpt Co, Inc. 145,000.00
ST JOHNS PL, ss, 282.3 w New York av, 18.3x127.9; withdrawn.
E 2D ST (*), es, 105.3 n Bay pkway, 17x49.1; Rhayleine Dyckman..... 400.00
84TH ST (*), ss, 280 e 22 av, 60x100; Wm G Perfect. 19,500.00
JEFFERSON AV, ns, 40 e Franklin av, 20x80; Lina S Cole. 4,550.00
THROOP AV (*), ws, 50 n Van Buren, 25x100; Chas T Lamp. 9,500.00
THROOP AV (*), ws, 75 n Van Buren, 25x100; Chas T Lamp. 10,000.00
17TH AV (*), ses, 60.2 ne 54th, 60x 70.1xirreg; Saml Van Wyck..... 2,050.00

JAMES L. BRUMLEY.

MONTAUK AV (*), es, 587.6 n Liberty av, 18.9x100; Henry Clifton et al.... 1,400.00
HUGH D. SMYTH.
42D ST, ns, 440 e 16 av, 28.10x107.2; Sheriff's Sale of all right, title, &c; withdrawn.
75TH ST, nes, 108 se 15 av, 18x100; Sheriff's Sale of all right, title, &c; Pedro Macaroni Co. 50.00

Total. \$227,450.00
Corresponding week 1917. 313,187.00

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Brooklyn.

MARCH 23.
LOT 1 to 205, map of part of sec 1, of Springdale prop of Springdale Realty Co in Kings County, & LOTS 681 to 745, inclusive, map of sec 2, same prop; David S Van Sicklen—Springdale Realty Co; Sheriff's Sale of all, right, title, &c, which deft had on Dec 6, 1917, or since; Daniel J Griffin, sheriff; Hugh D Smyth.

MARCH 25.
7TH AV, swc 61st, 20x76.2; Jno H Schlierneck—M & P Bldg Corp'n et al; Max N Koven (A), 26 Court; Robt H Koehler (R); Nathaniel Shuter.

MARCH 26.
DIAMOND ST, ws, 106.10 n Driggs av, 28x100x irreg; Peter O'Brien—Emily J Bryant et al; Bartholomew B Coyne (A), 52 Bway, Manhattan; Wm Watson (R); Wm J McPhilliampy & Co.
E 16TH ST, es, 220 n Av V, 40x100; Title Guar & Trust Co, trste—Jas Blake et al; Harry L Thompson (A), 175 Remsen; Fred L Gross (R); Nathaniel Shuter.
E 49TH ST, es, 260 s Linden av, 20x100; Agnes E Reynolds—Frank E Creamer & Co, Inc, et al; Geo B Davenport (A), 203 Montague; Saml Zirn (R); Nathaniel Shuter.
E 49TH ST, es, 280 s Linden av, 20x100; Mabel B Lewis, trste—Frank D Creamer & Co, Inc, et al; Geo B Davenport (A), 203 Montague; J Herbt Watson (R); Nathaniel Shuter.
AV N, sec Coney Island av, 200x140 to E 12th; Elsie L M Tuckerman—Emma F Hemingway et al; Harry L Thompson (A), 175 Remsen; Esther Arkowitz (R); Nathaniel Shuter.
AV P, swc Ocean Pkway, 129.4x40xirreg; Susan J Soence—Ollie C Learnard et al; Davenport & Corner (A), 375 Pearn; Jas Gray (R); Wm P Rae.
ALABAMA AV, es, 225 s Fulton, 23.10x100; Kath Journey—Glovanbattista Diggllovanna et al; Brower, Brower & Brower (A), 44 Court; Thos G Flaherty (R); Wm J McPhilliampy & Co.

EMMONS AV, ns, 80.1 e E 15th, 20x102.11; Beulah Victory—Sarkis B Keljikian et al; Howard O Patterson (A), 215 Montague; Alfred T Brophy (R); Wm J McPhilliampy & Co.

LIVONIA AV, swc Osborn Av, 100x50.4; Mary E Campbell et al—Herman Mostkowitz et al; Harry L Thompson (A), 175 Remsen; Max E Lehman (R); Nathaniel Shuter.
SUTTER AV, swc Watkins, 50x100; Richard M Hoe et al—Herman Mostkowitz et al; Harry L Thompson (A), 175 Remsen; Frank E Johnson, Jr (R); Wm J McPhilliampy & Co.
3D AV, nwc Sackett, lot 38, —x—; Chas D'Andrea—Margt Conway et al; F Fossett Briggs (A), 367 Fulton; Chas J Carroll (R); Wm P Rae.

MARCH 27.
CONGRESS ST, sec Henry, 80x14; Benj H Callahan—Sadie Gabriel et al; Geo B Davenport (A), 203 Montague; Edw A Wynne (R); Wm J McPhilliampy & Co.
GRAVESEND AV, ws, 75 n Av U, 45x75; Ada F Welwood—Sarah V Tremper et al; Harry L Thompson (A), 175 Remsen; Michl Ditore (R); Wm P Rae.
LAFAYETTE AV, ss, 255.4 w Lewis av, 19.8x 100; Geo Ferguson—Krefetz Realty & Constn Co et al; Wm A Ferguson (A), 41 Park Row, Manhattan; Arthur L Hurley (R); Wm P Rae.

7TH AV, es, 50 n Windsor pl, 25x97.10; Chas F Duane, trste—Elinore Realty Co, Inc, et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Maurice L Rippe (R); Wm J McPhilliampy & Co.

7TH AV, es, 75 n Windsor pl, 25x97.10; Marie L Mergentine—Elinore Realty Co et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Jas S Regan (R); Wm J McPhilliampy & Co.

13TH AV, nws, 80 ne 66th, 51.6x106.8; Wm P Hillmann—Generosa Lanzillo et al; Harman & Howell (A), 189 Montague; J Hunter Lack (R); Wm J McPhilliampy & Co.

MARCH 28.
FULTON ST, 277, es, 130 s Concord, 20x63.2x irreg; Seamen's Bank for Savgs in City N Y—Agnes Coots et al; Cadwalader, Wickersham & Taft (A), 40 Wall, Manhattan; Geo Roberts (R); James L Brumley.
SCHOLLES ST, ss, 25 e Humboldt, 25x100; Jno Frank—Christian Mayer et al; Mackellar & Gerbracht (A), 43 Cedar; Mortimer W Byers (R); Wm P Rae.
64TH ST, sc 20 av, 80x20; Edw A Klein—Alex McMullen et al; Jonas & Neuburger (A), 115 Bway, Manhattan; Jas H McCabe (R); Wm J McPhilliampy & Co.

ROAD leading from Flatbush to Canarsie, nws, adj land of A R Lott & H Lohmann, 222.4x 550xirreg; Wm M Schmeek—Jas S Lott et al; Herzfeld & Sweedler (A), 44 Court; Henry J Mayers (R); Nathaniel Shuter.

MARCH 29.
HALSEY ST, ss, 520 e Throop av, 20x100; Germania Savgs Bank, Kings County—Minnie Kouwenhoven et al; Wingate & Cullen (A), 20 Nassau; Chas F Murphy (R); James L Brumley.
FLATBUSH AV, es, 100 se Morton av, —x—; MORTON AV, cl, 200 e Flatbush av, —x—; FLATBUSH AV, es, intersec cl Morton av, —x200; Eloise G Liebler et al—J Grant Kehler et al; Stitt & Phillips (A), 113 Fulton, Manhattan; Geo C Buecher (R); Wm J McPhilliampy & Co.

SHORE RD, es, adj land of C B Van Brunt, 210.2x322.7xirreg; Metropolitan Trust Co City N Y—Rulef J Van Brunt et al; Harry L Thompson (A), 175 Remsen; Julien W Newman (R); Wm J McPhilliampy & Co.

MARCH 30.
No Legal Sales advertised for this day.

APRIL 1.
58TH ST, nes, 220 se 11 av, 40x100.2; So Bklyn Savgs & Loan Assn—Salvatore Boniello et al; Wm J Bolger (A), 149 Bway, Manhattan; Geo C Beucher (R); Wm P Rae.
EMMONS AV, ns, 207.8 e E 16th, 29.2x112.11; Gustave Selmer—Geo A Hann et al; Jacob M Peyser (A), 26 Court; Abr Levitt (R); Nathaniel Shuter.

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

MARCH 14.
GROVE ST, nws, 269.3 sw Central av, 20.2x 100; Peter H Kruse—Frances Englert et al; J Klein (A).

HALSEY ST, es, 260 e Lewis av, 20x100; Barnett Diamond—Rachel M Guinness et al; M Rudich (A).

PRESIDENT ST, 1092 & 1906; Crown Operating Co, Inc—President Constn Co, Inc, et al; J I Berman (A).

SEIGEL ST, ns, 358.4 e Bushwick av, 37.6x 100; Peckskill Savgs Bank—Hulda Worman et al; H L Thompson (A).

SEIGEL ST, ns, 320.10 e Bushwick av, 37.6x 100; Richard M Hoe & Tracy Dows—same; same (A).

SEIGEL ST, ns, 395.10 e Bushwick av, 37.6x 100; Jno H Cromwell—same; same (A).

STERLING PL, ns, 215.6 w Saratoga av, runs w38.6xn114.1xnc39.2xsl21.4 to beg; New York Title & Mtg Co—Nassau-Beekman Investing Co et al; G B Davenport (A).

W 5TH ST, nec Neptune av, runs n134xe105.1xs 127.6 to Neptune av, xwl10.5 to beg; Germania Savgs Bank, Kings County—Bessie Silberman et al; Wingate & Cullen (A).

W 15TH ST, 2756; City N Y—Fortunato Marrazzo; to enforce Bldg Laws; Wm P Burr (A).

E 5TH ST, es, 111.7 s Flatlands av, runs e 100xs68.7xw101.2 to E 5th, xn53.8 to beg; Louis V Spinapont—Dominick Sartori & ano; to set aside a deed; J E Greenberg (A).

AV H, sec Ocean pkway, runs s140xe150xn40xw 40xn100 to Av H, xwl10 to beg; Chas Reinhardt & Bertha Trautmann as extrs of Matthias Trautmann (dec)—Rebecca Nitzberg et al; C Jaffa (A).

PITKIN AV, ss, 60 e Bristol, 24.8x80.8; also PROSPECT PL, ss, 110 w Howard av, 20x 127.9; Morris Horwitz—Saml Horwitz et al; partition; S A Telsey (A).

12TH AV, swc 85th, 100x200; also 12TH AV, nwc 86th, 100x200; Chas R Ellicott—Emmeline B Beaver; to reform & correct lease; G E Miner (A).

26TH AV, ses, 251.9 sw Stilwell av, runs sw —xe, se, s, e, n, e, s & e, following windings of certain creek—xn, e & n—w—xn—xs w160.6xw96.8 to 26 av to beg; Fredk H Winckler—Calhoun Realty Co, Inc; H O Patterson (A).

MARCH 15.
STARR ST, 214-216; Extensive Bldg Co, Inc—Gussie Epstein et al; foreclosure of mechanic's lien; B B Greller (A).

RIVERDALE AV, nwc Hinsdale av, 100x200; Sun Fireproof Sash & Door Co, Inc—Hins-Riv Realty Co, Inc, foreclosing a mechanic's lien; E E Rosenblume (A).

MARCH 16.
CLARKSON ST, ns, 440.10 e Flatbush Tpk3 rd, runs n146.3xe75xs46.3xw22xs100xw53 to beg; Regards of Martha A. Sinnott in the matter of application for appointment a committee estate of Amelia A Burke; appointment a committee; J T O'Neill (A).

FULTON ST, ss, 220 e Brooklyn av, 20x100; Jennie N Copeland—Jacob Morgenthaler, Inc, et al; H A Ingraham (A).

MONROE ST, 54, Amy M Brown—Jennie F Grimes & ano; compelling to reconvey premises & cancellation of mtg; M Boskey (A).

VAN SICLEN ST, es, 369.6 s Av T, 19x100; Cosmopolitan Bank—Wm H Israel et al; Jacobson & Pollock (A).

E 13TH ST, es, 320 n Av P, 41x100; Adolph Haedrich—Jas Blake et al; H L Thompson (A).

14TH ST, wc 5 av, runs nwl17.10xsw100xse20x ne75xse97.10 to 5 av, xne25 to cor 5 av & 14th, to beg; Wm Arthur Bolton—Fredk G Bolton et al; partition; J W Redmond (A).

59TH ST, ss, 100 w 3 av, 250.2x100.2; Kings County Trust Co as trste of Harry L Christion (dec)—Jeanette Selinger et al; Brower, Brower & Brower (A).

62D ST, nes, 158.4 nw 18 av, 19.5x100; Wm C Harmon—A M Boniello Constn Co, Inc et al; I Roth (A).

GRAHAM AV, ws, 100 n Scholes, 25x75; Williamsburg Savgs Bank—Grace U Una et al; S M & D E Meeker (A).

WASHINGTON AV, sec Willoughby av, 20x120; Chas H Reynolds—President Constn Co, Inc, et al; C & T Perry (A).

MARCH 18.
HULL ST, ss, 131.3 w Hopkinson av, runs, s86.1 xw37.9xn81.1 to Hull, xe37.6 to beg; Fred Pralle—Belles Realty Corp'n et al; Chas Oechler (A).

PACIFIC ST, nes, 118 nw Henry, runs ne46xnw 0.6xne10xse0.6ne34xnw22xsw90 to Pacific, xe 22 to beg; Edwin H Kaufman—Jno J Crown et al; F X McCaffry (A).

65TH ST, ss, 25 w 2 av, 25x100; Saml Goldstein—Libbie Klotz et al; Jonas & Neuburger (A).

ARLINGTON AV, swc Schenck av, 50x100; Carroll & Frank & Jno & Desmond Sinnott—Jno G McLaughlin et al; partition; J P Judge (A).

MARCH 19.
GROVE ST, nws, 225 ne Central av, 24.8x100; Martin T Manton—Dominico Borgia et al; J B Johnston (A).

HALSEY ST, ss, 140 w Throop av, 20x100; Chas H Lott, as trste, & Fred W Jones, Jr, as sub-trste of Jas S Suydam (dec) for benefit of Jas G Suydam—Edna J Lane et al; Wise & Ottenberg (A).

RYERSON ST, e s, 100 n Myrtle av, 20x100; Pauline Wasserman—Coleman Rheims et al; partition; H E Heistaq (A).

UNION ST, n s, 200 w 4 av, 17.6x190; Chas F Redden—Nassau Bwg Co et al; H L Thompson (A).

AV C, sec E 8th, 33x100; Margt J Franklin—Jno W C Schroeder et al; Davenport & Corner (A).

LINDEN AV, nec New York av, runs e22.2xn 116.2xw23.9 to New York av, xsl16.6 to beg; Geo Lewis—Agnes M Jenness & ano; B Steinman (A).

NEW UTRECHT AV, se 73d, runs se83.11xsw 20xnw74.11 to New Utrecht av, xn22.3 to beg; Germania Savgs Bank, Kings County—Wm F Driscoll et al; Wingate & Cullen (A).

MARCH 20.
44TH ST, sws, 460 nw 12 av, 20x100.2; also 44TH ST, sws, 440 nw 12 av, 20x100.2; Ellis Assets Corp'n—Wm M Dreisbach; to impleas a lien; Watson, Kristeller & Swift (A).

FLATBUSH AV, 869; Eliz Hitter—May Olive; for recovery of deposit; R W Johnston (A).

GATES AV, nws, 300 sw Central av, 25x100; Wilhelmina Bruckner—Mary Roesener et al; H L Thompson (A).

GRAHAM AV, es, 80 n Ten Eyck, 20x100; Burnett M Osborne—Allison K Munro et al; M B Field (A).

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

MARCH 14.
AV H, swc Ocean av, 100x120; Saml Sandler—Loyl Bldg Co & J Frankel. 261.55
GATES AV, nws, 80 sw Wyckoff av, runs 40xirreg Philip Lengens—N Y Municipal Railway Corp'n & Attilio Pasquini. 3,154.53

15TH ST, 3609 to 3623; G Goldberg & Sons, Inc—59th St Bldg Corp'n..... 95.00

MARCH 15.
No Mechanics Liens filed this day.

HENDRIX ST, ws, 240 s Blake av, 20x 100; Mayer K Klayman—Jennie & Max Greenberg. 168.50
S 3D ST, 228 & 230; Chas Schwartzman—Frank Montsko. 175.00
15TH ST, nes, 280 nw 15 av, 40x100.2; American Sheet Metal Lath Co, Inc—S-R Development Corp. 125.60
15TH ST, 167; Morris Federgreen & ano—Anthony P Smith & Alex Lapinski. 25.00

MARCH 16.

No Mechanics' Liens filed this day.

MARCH 18.

MELROSE ST, 247 & 249; Frank Fisher—Wm J & Andrew Stenger. 56.00
GATES AV, nws, 80 sw Wyckoff av, 40xirreg; Philip Lenges—N Y Municipal Rwy Corp & Attilio Pasquini. 2,524.35

MARCH 19.

ASHFORD ST, 597; Isaac Kudasky—Cecelia Underwieser. 75.00
HALSEY ST, 161; Louis Black Inc—Rachel Wolf. 84.70
S 6TH ST, 84, & BROADWAY, 91; Robt J Knox & ano—Fanny Hillenberg & Harry Zirn. 70.08
BEDFORD AV, 436; Robt J Knox & ano—Tillie Mattikow & Harry Zirn. 36.40
BEDFORD AV, 444; same—Fanny Hillenberg & Harry Zirn. 101.49
BEDFORD AV, 421 to 425; same—Tillie Mattikow & Harry Zirn. 118.07

MARCH 20.

N 12TH ST, se Driggs av, runs sw75 xse100xsw25xse50xne100 to N 12th xn w150 to beg; Albert C Hopper Co, Inc—Right Reverend Bishop Alexander Nemolovsky & Chris & Wm F Schneider (Chris Schneider & Son). 2,052.87
71ST ST, 39-41; Volmer E Nelson & Annie F Farrell. 875.00
74TH ST, 39-41—Sylvester Ross, Jr, Inc—Annie F & Jno O Farrell. 265.25
BEDFORD AV, 1073-5—Jos E Gould—Clarence Levy & Elwood M Townsend & Co. 83.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

MARCH 14.

No Satisfied Mechanics' Liens filed this day.

MARCH 15.

48TH ST, ss, 100 w 8 av, —x—; Saul Rendelstein—D & A Realty Corp & Jno A Donnelly; Dec 20'17. 680.00
CARROLL ST, ns, 260 w Kingston av, Louis Bossert & Sons, Inc—Carroll Constn Co, Inc; discharged by payment. 1,042.74

MARCH 16.

No Satisfied Mechanics' Liens filed this day.

MARCH 18.

No Satisfied Mechanics' Liens filed this day.

MARCH 19.

80TH ST, n s, 143.1 e 7 av, 125x100; Frank D Creamer & Co, Inc—Modern Home Builder, Inc, & Saml Martin; Feb 26'18. 50.50

MARCH 20.

BERRY ST, swe N 1st, —x—; Jacob Kurlandchek—Ruth Constn Co, Inc, & Moe Rosenberg; Dec 1'17. 600.00
SAME PROP; Morris Meyers—Ruth Constn Co; Nov 28'17. 2,200.00
SAME PROP; Isaac Rubin—same; Nov 30'17. 780.00
SAME PROP; Louis Farber—same; Dec 7'17. 415.35
E 15TH ST, 303; Geo W Egbert—Edw Alley & Geo E Goodrich, as exrs, &c; Sept 5'17. 460.00
CENTRAL AV, 61; Vincent Marsella—Giuseppe Marino & Thos Caliendo; Jan 15'18. 55.00
75TH ST, 37-45; Herman Kronenberg—Boyd Realty Co; Feb 8'18. 503.00
OCEAN PKWAY, 853-5; Valentine Marcello—Minnie & Mildred Hilleson, Rachel Lyons & Anna Jacobs; Oct 29'17. 2,687.23
CONWAY ST, nec Bway, known as D Yard, owned by N Y Municipal Rwy Corp; Universal Cement-Gun Constn Co, Inc—N Y Municipal Rwy Corp & Crenshaw Engineering & Constn Co, Inc; Mar 15'18. 4,850.37

*Discharged by deposit.

*Discharged by bond.

*Discharged by order of Court.

CHattel MORTGAGES.**AFFECTING REAL ESTATE.**

MAR. 14, 15, 16, 18, 19 & 20.
Friedman (M) & Co., Pierce, Butler & Pierce Mfg Co. E 36th st, 200 s Av L. 503.49
Strominger, Morris, Columbia Gas & Elec Fict Co. 50th st, 1449; fixtures. 250.00

PLANS FILED FOR NEW CONSTRUCTION WORK.**Brooklyn.****DWELLINGS.**

W 24TH ST, e s, 140 s Neptune av, 1-sty fr dwg, 17.9x34, gravel rf, 2 families; \$800; (o) Julia Kirshman, on prem; (a) J. J. Gallizia, 2845 W 23d (818).

TURNER PL, s s, 100 e East 18th, 2-sty bk dwg; 20x52, gravel rf, 2 families; \$4,000; (o) August Wuest, 327 E 8th; (a) Benj. F. Hudson, 503 Church av (803).

E 13TH ST, w s, 270 s Av I, 4-2-sty bk dwgs, 17x54, slag rf, 1 family; \$16,000; (o) East Midwood Corp., 614 West; (a) E. M. Adelson, 1776 Pitkin av (806).

SNYDER AV, s s, 40 e East 54th, 2-sty fr dwg, 17x40, slag rf, 1 family; \$1,500; (o) Frances A. Murphy, 474 E 52d; (a) Cohn Bros., 361 Stone av (802).

WESTMINSTER RD, w s, 247.8 s Ditmas av, 3-sty fr dwg, 22.2x41.6, shingle rf, 1 family; \$6,000; (o) D. & W. Const. Co., 574 Argyle rd; (a) Slee & Bryson, 154 Montague (788).

W 32D ST, e s, 220 n Mermaid av, 1-sty fr dwg, 18.6x21, gravel rf, 1 family; \$1,000; (o) Meyer Friedman, 2861 W 32d; (a) Joseph J. Galizia, 2845 W 23d (885).

MERMAID AV, n s, 100 e Sea Gate av, 4-2-sty dwgs, 16x37, gravel rf, 1 family; \$10,000; (o) A. A. Von Lehn, 2701 Glenwood rd; (a) Richard Von Lehn Sons, 2701 Glenwood rd (890).

BATH AV, e s, 77.4 n Bay 42d, 1-sty fr dwg, 30x20, gravel rf, 1 family; \$800; (o) M. Colletta, 120 Raymond; (a) Pasquale Gagardi, 239 Navy (867).

SEA BREEZE AV, n s, 20 e W 3d, 2-1-sty fr dwgs, 17x39.7, shingle rf, 1 family; \$2,400; (o) L. Stauch, Bowery & Henderson walk; (a) A. D. Hinsdale, W 30th & Surf av (864).

E 12TH ST, e s, 327 s Av I, 8-2-sty bk dwgs, 17x54, slag rf, 1 family; \$32,000; (o) East Midwood Corp., 614 West; (a) E. M. Adelson, 1776 Pitkin av (914).

79TH ST, n s, 160 e 10 av, 4-2-sty bk dwgs, 16x40, gravel rf, 1 family; \$12,000; (o) Luja Holding Co., 37 75th; (a) C. A. Olsen, 1201 75th (907).

FACTORIES AND WAREHOUSES.

MILLER AV, n w c Liberty av, 4-sty bk factory, 52x100, gravel rf; \$35,000; (o) Frank Richards, 160 Jamaica av; (a) Wm. C. Winters, 106 Van Siclen av (783).

HERKIMER ST, s e c St. Andrews pl, 3-sty bk factory, 52.2x26, slag rf; \$14,000; (o) Du-boise Watch Case Co., on prem; (a) L. F. Schillinger, 167 Van Siclen av (892).

SCHOOLS AND COLLEGES.

AV O, n s, 40 w E 13th, 3-sty bk convent, 36x69, slag rf; \$25,000; (o) T. O. Hickey, 1525 E 12th; (a) Elliot Lynch, 347 5 av, Manhattan (896).

STABLES AND GARAGES.

WARWICK ST, w s, 220 s Dumont av, 1-sty bk garage, 13.6x31, gravel rf; \$400; (o) Nathan Goldfelder, 648 Warwick; (a) S. Millman & Son, 1780 Pitkin av (820).

EAST N Y AV, s s, 50 e Bristol, 1-sty bk garage, 20x104.9, slag rf; \$3,000; (o) Gusie Marantz, 1486 East N Y av; (a) E. M. Adelson, 1776 Pitkin av (823).

RALPH AV, n e c Prospect pl, 1-sty bk garage, 20x30, slag rf; \$1,000; (o) Sarah Litwin, 1575 Park pl; (a) Abraham Farber, 1746 Pitkin av (796).

PRESIDENT ST, s s, 276 w Schenectady av, 1-sty bk garage, 17x18, gravel rf; \$800; (o) Benj. Stern, on prem; (a) Max Hirsch, 215 Montague (886).

69TH ST, n s, 313.4 e 20 av, 1-sty bk stable, 20x20, gravel rf; \$500; (o) Gaetano Fuzzi, on prem; (a) C. A. Olsen, 1649 69th (871).

AV U, s e c E 15th, —sty bk garage, 30x37.6, slag rf; \$2,000; (o) Chris. Morgensen, on prem; (a) Boyle & Kelly, 367 Fulton (873).

CORTELYOU RD, n w c E 28th, 1-sty bk garage, 20.8x64.9, gravel rf; \$2,000; (o) Jas. Tully, 2799 Cortelyou rd; (a) R. T. Schaeffer, 1526 Flatbush av (880).

VAN SINDEREN AV, e s, 75 s Sutter av, 1-sty bk garage, 25x97, slag rf; \$5,000; (o) Annie Schultz, 479 Sutter av; (a) M. Whinston, 459 Stone av (882).

101H ST, n s, 40 e 16 av, 1-sty bk garage, 17x17, gravel rf; \$800; (o) Max Jonas, 1609 46th; (a) T. & A. Weinstein, 165 Remsen (859).

58TH ST, n s, 100 w 16 av, 1-sty bk garage, 17x17, gravel rf; \$800; (o) Benj. Cohen, 1563 58th; (a) H. A. Weinstein, 165 Remsen (856).

18TH ST, s s, 185 e 7 av, 1-sty bk garage, 25x18, gravel rf; \$600; (o) Alfred Frederick, on prem; (a) Philip Coplan, 16 Court (860).

BEAVER ST, e s, 149.8 s Flushing av, 1-sty bk garage, 21.6x62.6, gravel rf; \$10,000; (o) Rose Mantel, 20 Beaver; (a) Henry J. Nurick, 957 Bway (841).

E 19TH ST, e s, 180 n Av H, 1-sty bk garage, 20x20, shingle rf; \$700; (o) Arthur H. Strong, 585 E 18th; (a) Benj. Driesler, 153 Remsen (838).

DUMONT AV, n s, 113.4 e Ashford, 2-1-sty bk garages, 9x18, gravel rf; \$1,600; (o) W. Treib & Jacob Brodsky, 1650 46th; (a) Benj. Cohen, 361 Stone av (830).

DUMONT AV, n e c Cleveland, 1-sty bk garage, 18x18, gravel rf; \$800; (o & a) as above (831).

DUMONT AV, n s, 20 e Ashford, 2-1-sty bk garages, gravel rf; \$1,600; (o & a) as above (832).

DOUGLAS ST, e s, 50 n Blake av, 1-sty bk garage, 19x20, gravel rf; \$650; (o) Rubin Ketchin, on prem; (a) S. Millman & Son, 1780 Pitkin av (902).

MCDONOUGH ST, n s, 200 e Tompkins av, 2-sty bk garage & dwg, 29x24, tile rf, 1 fam; \$1,200; (o) Jean A. Almirall, 97 McDonough; (a) E. O. Holmgren, 371 Fulton (901).

W 28TH ST, e s, 181.7 n Surf av, 1-sty bk garage, 50x100, gravel rf; \$8,000; (o) Alice Ward, 2901 W 28th; (a) Geo. H. Suess, 2966 W 29th (903).

CORTELYOU RD, e s, 113 e Ocean pkway, 1-sty bk garage, 20x18, shingle rf; (o) Jos. S. Stillman, 1511 Emmons av; (a) S. Millman & Son, 1780 Pitkin av (897).

MARCY AV, n w c Pulaski, 1-sty bk garage, 18x18, slag rf; \$800; (o) Solomon Levine, 642 Marcy av; (a) E. M. Adelson, 1776 Pitkin av (916).

MONTROSE AV, n s, 100 w Lorimer, 1-sty bk garage, 25x100, — rf; \$4,500; (o) B. & A. Zellner, 435 Lorimer; (a) H. M. Entlich, 432 S 5th (904).

3D AV, n e c 65th, 1-sty bk garage, 50x20, iron rf; \$1,200; (o) H. B. Fredkuchls, on prem; (a) John Burke, 319 Baltic (918).

STORES, OFFICES AND LOFTS.

MERMAID AV, s w c W 28th, 1-sty bk str, 14x19, gravel rf; \$700; (o) Chas Martino, 2911 W 30th; (a) M. Perlestein, 49 Fulton av, Middle Village (883).

MERMAID AV, n w c W 30th, 1-sty bk office, 37.7x16.6, gravel rf; \$2,000; (o) Elizabeth Garey, 1399 Pacific; (a) Geo. H. Suess, 2966 W 29th (847).

MISCELLANEOUS.

38TH ST, n s, 176.7 w 15 av, 1-sty fr coal pocket, 10x14, slag rf; \$200; (o) Edw R. Bennett, 943 E 32d; (a) Boyle & Kelly, 367 Fulton (794).

W 29TH ST, e s, 100 n Surf av, 3-1-sty bk bathhouse, 16x74, gravel rf; \$1,500; (o) Arthur Harris Waverly, N. Y.; (a) A. D. Hinsdale, W 30th & Surf av (866).

Queens.**APARTMENTS, FLATS AND TENEMENTS.**

L. I. CITY.—Steinway av, e s, 45 n Grand av, 4-sty bk bnt, 27x75, 8 families, tar & gravel rf, steam heat, gas; \$15,000; (o) Julius Stein, 4-3 Steinway av, L. I. City; (a) Frank Braun, 589 9 av, L. I. City (274).

CHURCHES.

BAYSIDE.—Prince av, n s, 195 w Bell av, 1-sty fr church, 25x45, shingle rf, hot air heat; \$5,000; (o) St. George Greek Orthodox Church, Bayside; (a) Joseph Josinsky, Bayside (262).

DWELLINGS.

HOLLIS.—Husson av, e s, 93 s Hillside av, 3-2½-sty fr dwgs, 16x40, shingle rf, 1 family, gas, hot air heat; \$12,000; (o) Wilmet D. Losee, 726 Hatch av, Woodhaven; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (242-3-4).

MORRIS PARK.—Herald av, e s, 140 n Jerome av, 2½-sty fr dwg, 16x36, shingle rf, 1 family, gas, steam heat; \$2,500; (o) Albert F. Pitt, 1412 Oxford av, Ozone Pk; (a) W. E. Hadler, 1414 Oxford av, Ozone Pk (235).

MORRIS PARK.—Guion av, e s, 175 n Beaufort, 2½-sty fr dwg, 16x33, shingle rf, 1 family, gas, steam heat; \$1,500; (o) Albert F. Pitt, 1412 Oxford av, Ozone Pk; (a) W. E. Hadler, 1414 Oxford av, Ozone Pk (236).

OZONE PARK.—Oxford av, w s, 785 s Liberty av, 2-sty bk dwg, 20x55, slag rf, 2 families, hot water heat; \$5,000; (o) Louis Mehrmann, 45 Euclid av, Bklyn; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (240).

ELMHURST.—Dongan st, w s, 165 s Bway, concrete bk garage, 10x16; \$200; (o) Hoffman & Simkin, on prem (248).

WOODHAVEN.—Lott av, w s, 702 n Jamaica av, bk garage, 18x20; \$350; (o) Elizabeth Jephson, on prem (237).

BEECHURST.—28th st, n s, 260 e 16 av, 2½-sty fr dwg, 36x25, shingle rf, 1 family, elec, hot water heat \$7,500; (o) Harry A. Benson, 229 W 109th, Manhattan; (a) Harold A. Paddon, 120 Bway, Manhattan (277).

BEECHURST.—15th av, w s, 500 s 27th, 2-sty fr dwg, 24x34, shingle rf, 1 family, gas, steam heat; \$5,000; (o & a) Shore Acres Realty Co., 234 W 34th, Manhattan (293).

ELMHURST.—Division av, w s, 125 s Warren, 2-sty fr dwg, 18x36, tin rf, 2 families, gas; \$2,000; (o) Pasquale D'Angeli, 24 Meehan av, Bklyn; (a) C. L. Varrone, Corona (292).

RICHMOND HILL.—Greenwood av, n w c Brandon av, 4-2-sty fr dwgs, 16x46, shingle rf, 1 family, gas, steam heat; \$20,000; (o) Phoebe Kaplan, 424 Guin av, Richmond Hill; (a) Geo. E. Crane, Richmond Hill (278-9-80-81).

RICHMOND HILL.—Diamond av, w s, 982 n Jamaica av, 2-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$7,000; (o) Gatehouse Bros, Inc., 57 Chestnut, Bklyn; (a) Geo. E. Crane, Richmond Hill (282-3).

L. I. CITY.—18th av, w s, 225 n Jamaica av, 2-sty bk dwg, 20x33, gravel rf, 1 family, gas, steam heat; \$3,000; (o) Frank H. Alessi, 585 9 av, L. I. City; (a) Jacob F. Berger Co., 349 13 av, L. I. City (259).

MORRIS PARK.—Walnut st, n e c Atlantic av, 2-sty ba dwg, 18x42, gravel rf, 2 families, gas; \$4,500; and Walnut st, e s, 18 n Atlantic av, 4-2-sty bk dwgs, 18x34, gravel rf, 1 family, gas; \$14,000; (o) Wohl Bros., 901 Emerald, Richmond Hill; (a) Herman A. Weinstein, 165 Remsen, Brooklyn (250-251).

MORRIS PARK.—Briggs av, n w c Atlantic av, 2-sty bk dwg, 18x42, gravel rf, 2 families, gas, steam heat; \$4,500; & Briggs av, w s, 18 n Atlantic av, 4-2-sty bk dwgs, 18x34, gravel rf, 1 family, gas; \$14,000; (o) Wohl Bros., 901 Emerald, Richmond Hill; (a) Herman A. Weinstein, 165 Remsen, Bklyn (252-3).

EDGEMERE.—Beach 44th st, e s, 1120 n Boulevard, 1-sty fr dwg, 20x30, shingle rf, 1 family, gas; \$900; (o & a) Chas Meyer, Edgemere, L. I. (272).

FLUSHING HEIGHTS.—Norwood av, s s, 40 w 26th st, 2-sty bk dwg, 20x45, gravel rf, 2 families, gas; \$4,500; (o) Stanley Krupka, 1363 Av A, Manhattan; (a) Frank Braun, 585 9 av, L. I. City (273).

JAMAICA.—Madison av, n e c St. Albans pl, 2-2-sty fr dwgs, 16x37, shingle rf, 1 family, gas, steam heat; \$6,000; (o & a) Arthur Short, Helen av, South Ozone Park (264-265).

RIDGEWOOD AV.—Armand pl, s s, 95 w Walter, 2-2-sty fr dwgs, 19x53, gravel rf, 2 families, gas, hot air heat; \$8,000; (o) George S. Clark, 1752 Armand pl, Ridgewood; (a) owner (266-267).

WOODSIDE.—5th st, e s, 225 n Polk av, 1-sty fr dwg, 18x32, shingle rf, 1 family, gas; \$2,000; (a) Mary Wille, Hayes av & Baylies st, Corona; (a) W. S. Worrall, Bridge Plaza, L. I. City (263).

RICHMOND HILL.—Oxford av, w s, 100 n Fulton, 2-sty fr dwg, 21x55, gravel rf, 2 families, gas, steam heat; \$4,500; Philippo Lammataro, 81 Oliver, Manhattan; (a) Jas. D. Geddes, 4481 Fulton, Jamaica (257).

FACTORIES AND WAREHOUSES.

ARVERNE.—DeCosta pl, n s, 460 e Bch 63d, fr temporary storage shed; \$150; (o) W. H. Gabagan, 147 Remsen, Bklyn. Five sheds, \$1,150 (286-7-8-9-10).

STABLES AND GARAGES.

JAMAICA.—Kingston rd, w s, 100 s Henly rd & Kingston av, e s, 100 n Putney rd, & Henly rd, s, 164 w Kingston rd, 3-1-sty fr garages, 12x17, shingle rf; \$225 each; (o) Henry, Russell & Storms, 14 Herriman av, Jamaica; (a) Wm. Woodin, 363 Fulton, Jamaica (245-6-7).

L. I. CITY.—10th av, w s, 126 s Grand av, 1-sty bk garage, 25x16; \$400; (o) Arthur Recknagle, on prem (238).

OZONE PARK.—Oxford av, w s, 785 s Liberty av, 1-sty bk garage, 13x25, slag rf; \$500; (o) Louis Mehrmann, 45 Euclid av, Bklyn; (a) Chas. Infanger, 2634 Atlantic av, Bklyn (241).

BEECHURST.—33d st, s s, 100 w 16 av, fr garage, 12x16; \$250; (o) A. S. Roth, on prem (296).

COLLEGE POINT.—14th st, w s, 150 n 8 av, fr garage, 18x16; \$100; (o) H. Wegman, on prem (295).

FLUSHING.—Lawrence st, 17, bk garage, 29x20, slag rf; \$1,000; (o) A. M. Ryon, on prem (284).

WHITESTONE.—19th st, s s, 250 w 8 av, fr garage, 10x18; \$75; (o) Hennig Heden, on prem (285).

ELMHURST.—37th st, e s, 150 n Banta, fr garage, 10x14; \$50; (o) P. J. Bowen, prem (258).

RICHMOND HILL.—Fulton st, n s, 80 w Greenwood av, fr garage, 16x18; \$250; (o) A. L. Loent, prem (260).

RICHMOND HILL.—Waterbury av, w s, 80 n Emerson, fr garage, 12x17; \$300; (o) Richmond Hill Securities Co., 73 Dennington av, Woodhaven (254).

ARVERNE.—Beach 69th st, e s, 220 n L. I. R. R., fr garage, 12x18; \$150; (o) William Sheft, prem (271).

BAYSIDE.—4th st, w s, 140 n Montauk av, fr garage, 12x18; \$100; (o) Herman Anderson, prem (261).

L. I. CITY.—Grand av, n s, 62 e 15 av, 1-sty bk garage, 37x35, slag rf; \$900; (o) Adam Bayer, 641 Jamaica av, L. I. City; (a) Schiller Co., 391 10 av, L. I. City (275).

L. I. CITY.—9th av, w s, 80 n Jamaica av, metal garage, 12x18; \$200; (o) X. F. Dietz, prem (276).

CORONA.—Crown st, n s, 150 w 51st, fr garage, 12x26; \$100; (o) Joe Cardy, prem (299).

DOUGLSTON.—Shore dr, s e c Beverly rd, metal garage, 10x15; \$150; (o) W. H. Sternbergh, prem (300).

ELMHURST.—Hunt st, s e c Van Dine, fr garage, 10x16; \$250; (o) Thos. Dally, Corona (301).

FLUSHING.—Delaware st, 106, fr garage, 10x14; \$130; (o) Fred F. Merzt, prem (302).

L. I. CITY.—Orchard st, n e c Halsey, bk garage, 28x20; \$1,000; (o) Brooklyn Foundry Co., prem (298).

STORES AND DWELLINGS.

L. I. CITY.—10th av, w s, 126 s Grand av, 3-sty bk str & dwg, 25x68, slag rf, 2 families, gas; \$5,000; (o) Arthur Recknagle, 414 10 av, L. I. City; (a) Val Schiller, 391 10 av, L. I. City (239).

STORES, OFFICES AND LOFTS.

ELMHURST.—Queens blvd, s e c Dongan, 1-sty bk str, 46x30, slag rf, hot water heat, gas; \$5,000; (a) Jacob P. Muller, 220 W 42d, Manhattan; (a) Stephenson & Wheeler, 2 W 45th, Manhattan (297).

MISCELLANEOUS.

JAMAICA.—Rockaway rd, e s, 75 s, Jamaica, fr shed, 40x20; \$300; (o) S. Miskit, on prem (249).

FLUSHING.—Maple av, 84, fr tool house; \$150; (o) Edgar Bowne, 66 Jamaica av, Flushing (291).

HOLLIS.—Beaufort av, n s, 200 e Rondout, fr coop; \$50; (o) R. M. DeVignin, on prem (294).

NEWTOWN.—Queens blvd, s s, 725 w Hempstead Plank rd, fr billboard; \$75; (o) Disosway & Fisher, 173 E 60th, Manhattan (256).

JAMAICA.—Queens blvd, n s, 1750 w Hillside av, fr billboard; \$200; (o) Disosway & Fisher, 173 E 60th, Manhattan (255).

BAYSIDE.—Broadway, n e c Nelson av, fr billboard; \$100; (o) O. J. Gude Co., Manhattan (268).

JAMAICA.—Merrick rd, s w c Baisley, fr billboard; \$100; (o) O. J. Gude Co., Manhattan (270).

ROSEDALE.—Twin Ponds, w s, 100 s Merrick rd, fr billboard; \$100; (o) O. J. Gude Co., Manhattan (269).

Richmond.

DWELLINGS.

7TH ST. e s, 200 s Barnes av, 2-sty fr dwg, 21x25; \$3,400; (o) Madeline M. Ling, 2188 Amst av, Manhattan; (b) Midland Bch. Const. Co., 245 Van Duzen, Stapleton (58).

DECKER AV. n w c Hegeman pl, 1-sty fr dwg, 20x26; \$3,000; (o) Matilda Frohlin, 59 Av B, Port Richmond; (b) O. C. T. Koenick, 91 Dubois av, West New Brighton (57).

LINCOLN AV. w s, 38 s 9th, 1-sty fr dwg, 18x47; \$1,500; (o) T. L. Mason; (b & a) A. Aloer-son (63).

LYMAN AV. n e s Summer av, Ft. Wadsworth, 3-2-sty fr dwgs, 20x42; \$14,400; (o) Jessie H. Moore, Park pl, New Brighton; (a & b) W. V. Cogan, 211 Franklin av, New Brighton (62).

STABLES AND GARAGES.

DOCK ST. s s, Stapleton, 1-sty steel garage, 10x20; \$291; (o & a) Merritt & Chapman, 17 Battery pl, Manhattan; (b) Wm. Buchanan, 498 Sumner av, Bklyn (61).

DELAWARE AV. s w c Gordan, Dongan Hills, 1-sty fr garage, 12x16; \$75; (o & b) M. A. Geist, 41 Delaware av, Dongan Hills (59).

SPRINGFIELD AV. s s, 117 e Bidwell av, Westerleigh, 1-sty fr garage, 15x18; \$325; (o) G. W. Verner, 163 Lathrop av, West New Brighton; (b) C. W. Dymott, 250 Livermore av, West New Brighton (60).

STORES, OFFICES AND LOFTS.

RICHMOND AV. w s, 100 Laforce av, Port Richmond, 1-sty bk str, 34x50; \$3,500; (o) Leonard Werra, 540 W 145th, Manhattan; (b & a) R. H. Leadley (55).

MISCELLANEOUS.

STEBEN ST. n w R. R. Concord, 1-sty fr lunch room, 20x40; \$200; (o & b) C. D. Durkee, Grassmere (56).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.

Brooklyn.

ASHFORD ST. w s, 170 n Blake av, int alts to 2-sty garage & dwg; \$400; (o) Bessie Andelman, on prem; (a) S. Millman & Son, 1780 Pitkin av (862).

BERGEN ST. s s, 145 w Hopkinson av, exterior & int alts to 1-sty dwg; \$1,000; (o) Barney Ashman, 1994 Bergen; (a) E. M. Adelson, 1776 Pitkin av (805).

BERGEN ST. n s, 321 e Rochester av, int alts to 3-sty tint; \$500; (o) Est. of Henry Weil, Cedarhurst, L. I.; (a) D. A. Lucas, 98 3d (848).

BRADFORD ST. w s, 125 s Liberty av, ext to 2-sty factory; \$4,000; (o) Frances Rausch, on prem; (a) Chas. Infanger, 2634 Atlantic av (829).

CLAY ST. n s, 125 w Oakland, ext to 2-sty office; \$750; (o) Greenpoint Firebrick Co., on prem; (a) C. Bauer, Jr., 801 Manhattan av (828).

COLES ST. s s, 183 w Hicks, exterior & int alts to 3-sty garage & dwg; \$8,000; (o) Jos. Cavallere, 28 Coles; (a) John Burke, 319 Baltic (811).

FROST ST. n s, 100 e Lorimer, exterior & int alts to 1-sty garage; \$3,000; (o) Henry Bremer, on prem; (a) Max Isaacs, 75 Morton (906).

FULTON ST. s e c Bedford av, int alts to 4-sty factory; \$2,500; (o) Chas Cooper, on prem; (a) Boyle & Kelly, 367 Fulton (846).

GOLD ST. s w c East River Bulkhead line, int alts to 1-sty power house; \$6,000; (o) Edison Elec. Ill. Co., 360 Pearl; (a) owners (891).

HANCOCK ST. n s, 232.9 e Patchen av, ext to 1-sty club; \$2,000; (o) 733 Hancock St Inc., 174 Patchen av; (a) Bly & Hamann, 833 St. Johns pl (854).

HANCOCK ST. s s, 118.9 w Tompkins av, int alts to 3-sty dwg; \$1,500; (o) J. F. Cosgrove, 292 Hancock; (a) M. Morris' Sons, 533 Nosstrand av (915).

HENRY ST. w s, 60 s Carroll, int alts to 3-sty dwg; \$300; (o) Domenico Costaghida, 238 Columbia; (a) John Burke, 319 Baltic (812).

HINSDALE ST. w s, 150 s Pitkin av, int alts to 1-sty shop; \$500; (o) Morris Kleinfelds, on prem; (a) A. Farber, 1746 Pitkin av (813).

LEONARD ST. w s, 75 n Skillman, plumbing in 2-sty dwg; \$250; (o) Gaetano Cenino, on prem; (a) D. A. Lucas, 98 3d (791).

OAKLAND ST. s e c Dupont, ext to 2-sty str & dwg; \$1,500; (o) Chas. Scheiber, on prem; (a) Chi Bauer, Jr., 60 Manhattan av (910).

POWER ST. s s, 94.1 e Union av, exterior & int alts to 2-sty stable; \$10,000; (o) Benj. Bender, 517 Grand; (a) Henry J. Nurick, 957 Bway (842).

PROSPECT PL. n s, 117 e Troy av, ext to 2-1-sty garages; \$3,000; (o) Callan Bros., on prem; (a) L. Allemendinger, 20 Palmetto (787).

SACKETT ST. n s, 137.10 e 3 av, int alts & pl to 2-sty factory; \$250; (o) Louise Gass, 660 Carroll; (a) W. J. Conway, 400 Union (819).

SANDS ST. n s, 52.9 e Adams, exterior & int alts to 3-sty str & dwg; \$2,000; (o) Frank Tedeschi, 55 Sands; (a) Boyle & Kelly, 367 Fulton (804).

SEABRING ST. n s, 190 e Van Brunt, ext to 1-sty factory; \$5,000; (o) Young & Griffin, 97 Water; (a) Jno. Gibbons, 504 Court (845).

SIEGEL ST. s s, 100 w Manhattan av, int alts to 3-sty tint; \$350; (o) Jacob Eisenberg, 176 Vernon av; (a) Tobias Goldstone, 50 Graham av (887).

WALWORTH ST. w s, 165 s Willoughby av, ext to 1-sty shop; \$2,500; (o) Julius Hubert, 204 Walworth; (a) A. C. Kunz, 63 Elliott av, Middle Village (861).

34TH ST. n s, 350 e 4 av, int alts & plumbing to 1-sty dwg; \$300; (o) Donato Valeande, 217 34th; (a) M. Perlestein, 49 Fulton av, Middle Village (789).

39TH ST. n s, 220 w 13 av, exterior & int alts to 3-sty str & dwg; \$30; (o) Green Bros., 1257 39th; (a) S. Millman & Son, 1780 Pitkin av (917).

48TH ST. n w c 14 av, ext to 2½-sty dwg; \$8,000; (o) M. Mesken, 1262 46th; (a) M. A. Cantor, 373 Fulton (790).

AV N, s s, from E 49th to Utica av, int alts & plumbing to 2-sty storage; \$750; (o) Bklyn City R. Co., 85 Clinton; (a) E. C. Shaler, 85 Clinton (843).

ATLANTIC AV. n s, 175 e Bond, plumbing in 3-sty dwg; \$500; (o) Dorothy G. Richardson, 14 Bible House, Manhattan; (a) Jacob Fisher, 25 Av A, Manhattan (912).

BEDFORD AV. n e c S 4th, ext to 4-sty str & tint; \$1,500; (o) Saml. Goldinger, 60 Graham av; (a) Max Hirsch, 53 Montague (875).

BEDFORD AV. n e c Atlantic av, int alts to 2-sty str & motion pictures; \$5,500; (o) Bklyn. Ice Palace Co., on prem; (a) De Rosa & Pieria, 150 Nassau, Manhattan (785).

BLAKE AV. n e c Cleveland, int alts to 3-sty str & dwg; \$500; (o) A. & T. Underberg, 3210 Bway, Manhattan; (o) A. Farber, 1746 Pitkin av (898).

DRIGGS AV. n w c Manhattan av, int alts to 3-sty str & dwg; \$400; (o) Saml. Dreschler, on prem; (a) Max Cohen, 189 Grand (876).

EASTERN PKWAY EXT. s s, 156.1 e Sterling pl, ext to 3-sty dwg; \$400; (o) Elka Bernstein, on prem; (a) S. Millman & Son, 1780 Pitkin av (863).

GREENE AV. n s, 65 w Bedford av, int alts to 2-sty dwg; \$500; (o) Frank Rush, on prem; (a) Willard Parker, 24 McDonough (869).

HEGEMAN AV. s s, 80 e Alabama ac, ext to 2-sty dwg; \$400; (o) Lazar Cantor, on prem; (a) Mac L. Rleser, 198 Bristol (837).

HOPKINSON AV. e s, 120 s Lott av, int alts to 1-sty str & dwg; \$250; (o) Julius Frank, on prem; (a) S. Millman & Son, 1780 Pitkin av (865).

MEEKER AV. n e c Russell, exterior & int alts to 3-sty str & tint; \$120; (o) Amello Nappi, on prem; (a) Jos. Monda, 21 Park Row, Manhattan (913).

METROPOLITAN AV. s s, 372.8 w Olive, int alts & plumbing to 4-sty str & tint; \$173; (o) C. P. Marlier, 852 Metropolitan av; (a) Laspia & Salvati, 525 Grand (850).

NORMAN AV. s w c Manhattan av, exterior & int alts to 3-sty str & dwg; \$400; (o) Jos. Wulf, 86 Norman av; (a) Chi Bauer, Jr., 60 Manhattan av (908).

ROCHESTER AV. s w c Atlantic av, int alts to 2-sty storage; \$600; (o) Atlantic Hygienic Ice Co., on prem; (a) Koch & Wagner, 26 Court (874).

STONE AV. w s, 100 n Sutter av, ext to 3-sty office & dwg; \$700; (o) Max Hecht, 548 Stone av; (a) S. Millman & Son, 1780 Pitkin av (808).

STONE AV. w s, 100 s Sutter av, ext to 1-sty garage; \$200; (o) Max Hecht, 548 Stone av; (a) S. Millman & Son, 1780 Pitkin av (821).

STUYVESANT AV. w s, 50 s Bainbridge, ext to 3-sty bk dwg; \$1,085; (o) Peter Moller, on prem; (a) J. P. Metzler, 613 Decatur (905).

SURF AV. n e c W 33d, exterior & int alts to 3-sty hotel; \$300; (o) Wm. Hennessey, on prem; (a) Geo. H. Suess, 2966 W 29th (793).

UNION AV. n e c Richardson, ext to 3-sty str & tint; \$2,000; (o) Emanuele Polito, 732 Lorimer; (a) Laspia & Salvati, 525 Grand (849).

UNION AV. e s, 75 s Skillman av, int alts to 3-sty str & tint; \$200; (o) P. Crescenza, on prem; (a) Laspia & Salvati, 525 Grand (851).

UNION AV. s w c N 11th, ext to 3-sty str & dwg; \$500; (o) Giuseppe Veruto, on prem; (a) Chi Bauer, Jr., 60 Manhattan av (909).

WASHINGTON AV. e s, 90 n Park av, elevator in 6-sty factory; \$3,000; (o) Hudson Bag Co., on prem; (a) Seabrig Ehl. Co., 407 Douglass (840).

3D AV. e s, 60 n 23d, int alts to 3-sty str & tint; \$350; (o) Isidore Neichman, 622 3 av; (a) D. A. Lucas, 98 3d (814).

3D AV. s e c 46th, exterior & int alts to 3-sty str & dwg; \$200; (o) Mayer Harris, 306 45th; (a) John G. Michel, 323 45th (797).

3D AV. e s, 40 n 1st, int alts to 2-sty garage & dwg; \$1,000; (o) John D'Amato, 292 3 av; (a) W. J. Conway, 400 Union (853).

3D AV. w s, 75.2 s 44th, int alts to 3-sty factory; \$1,400; (o) B. Diamond & M. Spevack, 4410 3 av; (a) E. M. Adelson, 1776 Pitkin av (868).

3D AV. n w c 24th, elevator in 3-sty shop; \$3,800; Tebo Yacht Basin Co., ft. of 23d; (a) Seabrig Ehl. Co., 407 Douglass (839).

6TH AV. w s, 25.2 s 22d, int alts & plumbing to 2-sty dwg; \$300; (o) Angelo Bianca, s w c 21st & 6 av; (a) Boyle & Kelly, 367 Fulton (807).

Queens.

ARVERNE.—Beach 70th st, w s, 178 s Blvd, 2-sty fr ext, 3x22, side of dwg, tin rf, int alts; \$1,200; (o) Carrie Davis, 1506 1 av, Manhattan; (a) Arthur J. Stever, Jr., 55 Bway, Manhattan (312).

BAYSIDE.—Lonsdale st, e s, 72 s Connorton av, 1-sty fr ext, 13x24, side & rear dwg, int alts; \$5,000; (o) Chas. H. Conant, Bayside; (a) Chas. F. Winkelman, 103 Park av, Manhattan (344).

BAYSIDE.—Bell av, n e c Lawrence blvd, plumbing in dwg; \$500; (o) Fred Storm, prem (360).

COLLEGE POINT.—7th st, s s, 50 e 14th, new foundation to dwg; \$60; (o) R. T. Booth, prem (359).

COLLEGE POINT.—2d av, n e c 10th, plumbing in dwg; \$35; (o) E. Ackerknecht, 505 2d av, College Point (274).

CORONA.—49th st, e s, 125 n Hayes av, plumbing in dwg; \$60; (o) W. Johnson, on prem (270).

CORONA.—47th st, e s, 350 n Jackson av, plumbing in dwg; \$90; (o) A. Washington, on prem (271).

CORONA.—50th st, w s, 150 s Jackson av, plumbing in dwg; \$100; (o) I. Brooks, on prem (279).

Alterations, Queens, continued.

CORONA.—49th st, e s, 300 n Polk av, plumbing in dwg; \$100; (o) J. Mine, on prem (280).

CORONA.—Alburtis av, e s, 25 n Darwell, plumbing in dwg; \$100; (o) T. Tischman, on prem (281).

CORONA.—50th st, e s, 150 s Jackson av, plumbing in dwg; \$100; (o) M. Koly, on prem (282).

CORONA.—Polk av, n s, 75 e 45th, plumbing in dwg; \$100; (o) W. Hervey, prem (290).

CORONA.—40th st, w s, 175 s Hayes av, plumbing in dwg; \$100; (o) J. Harley, prem (291).

CORONA.—40th st, e s, 200 s Hayes av, plumbing in dwg; \$100; (o) J. Martin, prem (292).

CORONA.—40th st, e s, 225 s Hayes av, plumbing in dwg; \$100; (o) G. Hopper, prem (293).

CORONA.—47th st, e s, 300 n Hayes av, plumbing in dwg; \$100; (o) J. Johnson, prem (294).

CORONA.—47th st, e s, 130 n Hayes av, plumbing in dwg; \$100; (o) V. Caneo, prem (295).

CORONA.—47th st, e s, 120 n Hayes av, plumbing in dwg; \$100; (o) N. Demarto, prem (296).

CORONA.—48th st, w s, 120 s Hayes av, plumbing in dwg; \$100; (o) S. Greenberg, prem (297).

CORONA.—Jackson av, s s, 90 e 45th, plumbing in dwg; \$100; (o) J. G. Tinelson, prem (298).

CORONA.—Hayes av, n s, 60 e 51st, plumbing in dwg; \$100; (o) W. Sullivan, prem (304).

CORONA.—45th st, e s, 140 n Burnside av, plumbing in dwg; \$100; (o) M. Finnegan, prem (305).

CORONA.—45th st, w s, 280 n Jackson av, plumbing in dwg; \$100; (o) H. Stackhouse, prem (306).

CORONA.—Hayes av, s s, 80 e 44th, plumbing in dwg; \$100; (o) N. Donohue, prem (316).

CORONA.—48TH ST, e s, 150 s Jackson av, plumbing in dwg; \$100; (o) A. J. Ewers, on prem (307).

CORONA.—49th st, e s, 180 n Hayes av, plumbing in dwg; \$100; (o) P. McCabe (308).

CORONA.—Astoria rd, w s, 40 n Banks av, plumbing in dwg; \$100; (o) B. Marcotullo, on prem (309).

CORONA.—Kiever st, e s, 100 s Shopoler av, 1-sty fr ext, 12x16, rear of dwg, tin rf; \$150; (o) Tony Maggio, on prem (317).

CORONA.—49th st, w s, 210 s Jamaica av, plumbing in dwg; \$100; (o) A. Bineo, on prem (322).

CORONA.—Jackson av, s s, 75 e 43d, plumbing in dwg; \$85; (o) J. Kline, on prem (324).

CORONA.—44th st, 84, plumbing in dwg; \$100; (o) M. Jones, prem (325).

CORONA.—47th st, e s, 220 s Jackson av, plumbing in dwg; \$100; (o) P. Cardissi, prem (345).

CORONA.—48th st, e s, 210 s Jackson av, plumbing in dwg; \$100; (o) R. Bieno, prem (346).

CORONA.—Jackson av, s s, 50 w 48th, plumbing in dwg; \$120; (o) J. Kirby, prem (347).

DOUGLSTON.—Regatta pl, e s, 210 s Main, general int alts to dwg, new porches, front & side; \$2,500; (o) Mrs. Bessie B. Peper, Douglaston; (a) Carl Hartzels, Grand Central Terminal, Manhattan (326).

ELMHURST.—Elmhurst av, e s, 50 n Judge, int alts to dwg to provide for additional family; \$700; (o) Terrance Quinn, 34 Elmhurst av, Elmhurst (288).

ELMHURST HEIGHTS.—17th st, w s, 10 n Woodside av, plumbing in dwg; \$220; (o) F. F. Crowe, prem (358).

EVERGREEN.—Cooper av, 205, plumbing in dwg; \$80; (o) Frank Russell, prem (354).

FAR ROCKAWAY.—Central av, n s, 300 e Mott av, plumbing in dwg; \$100; (o) Schildknecht & Levy, on prem (277).

FAR ROCKAWAY.—Central av, n s, 300 e Mott av, new str front to dwg; \$1,500; (o) Schildknecht & Levy, Far Rockaway (278).

FLUSHING.—Broadway, w s, 25 s Linden, repairs to str; \$175; (o) Mrs. J. Gilroy, prem (285).

FOREST HILLS.—Continental av, s w c Burns, general int alts to str & tnts to provide for hotel & offices; \$40,000; (o & a) Sage Foundation Homes Co., 27 Greenway ter, Forest Hills (349).

HOLLIS.—Fulton st, n s, 100 w Palatina av, repair dwg after fire damage; \$150; (o) Wm. Nagle, on prem (276).

JAMAICA.—Sutphin rd, w s, 75 n Humboldt, inclose porch to dwg; \$100; (o) Sam. Roth, on prem (275).

JAMAICA.—Beaufort st & Scoley pl, plumbing in factory; \$100; (o) Acoustic Co., Jamaica (338).

JAMAICA.—South Muller st, 177, repair dwg after fire damage; \$500; (o) Annie Warwick, prem (355).

JAMAICA.—South st, s s, 150 e Allen, plumbing in dwg; \$80; (o) S. Bernson, prem (357).

JAMAICA.—Washington st, w s, 50 s Atlantic, repairs to fr str; \$375; (o) Louis Simone, prem (339).

L. I. CITY.—Potter av, s s, 150 w Goodrich, plumbing in dwg; \$200; (o) P. Kopp, prem (350).

L. I. CITY.—Harris av, n w c Prospect, int alts to str & dwg; \$700; (o) Chas. Brace Sons, on prem; (a) J. F. Berger Co., 349 13 av, L. I. City (272).

L. I. CITY.—Grand av, n s, 75 w 13 av, 1-sty bk ext front of dwg, int alts to provide for str; \$500; (o) Mrs. K. McDonald, 1157 Greene av, Bklyn; (a) Schiller Co., 891 10 av, L. I. City (327).

L. I. CITY.—Jackson av, s e c Crane, plumbing in factory; \$100; (o) Neptune Meter Co., on prem (313).

L. I. CITY.—Paynter, n s, 50 e Sherman, 2-sty fr ext, 5x3, rear of dwg, gravel rf, new foundation; \$1,500; (o) Henry Mirsh, 627 Paynter av, L. I. City; (a) Chas. W. Hewitt, 613 Academy, L. I. City (311).

MORRIS PARK.—L. I. R. R. Yards, n of Atlantic av, ext to round house; \$1,800; L. I. R. R., Penn. Station, Manhattan (323).

RICHMOND HILL.—Morris av, e s, 125 n Ridgewood av, plumbing in dwg; \$35; (o) H. Faulkenhausen, prem (284).

RICHMOND HILL.—Walker av, w s, 80 n Ridgewood av, plumbing in dwg; \$50; (o) G. A. Mussmann, prem (300).

RICHMOND HILL.—Greenwood av, w s, 150 n Atlantic av, plumbing in dwg; \$50; (o) J. Peterson, prem (333).

RICHMOND HILL.—Cedar av, e s, 235 s Jerome av, plumbing in dwg; \$50; (o) H. Robinson, prem (334).

RICHMOND HILL.—Bedford av, e s, 235 s Chichester av, plumbing in dwg; \$50; (o) W. Vandereze, prem (335).

RICHMOND HILL.—Ridgewood av, n s, 290 e Oxford av, plumbing in dwg; \$50; (o) J. Durgard, prem (328).

RICHMOND HILL.—Church st, e s, 100 n St Anns av, plumbing in dwg; \$125; (o) N. B. Fowler, on prem (318).

RICHMOND HILL.—Ridgewood av, n s, 325 e Oxford av, plumbing in dwg; \$80; (o) H. Jacobs, prem (348).

RIDGEWOOD.—Forest av, 794, new str front; \$75; (o) Chas. Ganter, on prem (303).

ROCKAWAY BEACH.—Pleasant av, e s, 200 s Boulevard, new foundation to dwg; \$400; (o) I. Fisher, prem (337).

ROCKAWAY PARK.—Washington av, n e c 5 av, int alts to str; \$300; (o) W. Schettler, prem (336).

WOODHAVEN.—Leggett av, w s, 245 n Jamaica av, plumbing in dwg; \$80; (o) P. Brandmeier, prem (340-341).

WOODHAVEN.—Dennington av, w s, 100 n Jamaica av, plumbing in dwg; \$50; (o) F. D. Fowler, prem (342).

WOODHAVEN.—Guion av, w s, 340 n Pitkin pl, plumbing in dwg; \$50; (o) C. McIntyre, prem (343).

WOODHAVEN.—Hatch av, w s, 95 n Fulton, plumbing in dwg; \$30; (o) W. Kahl, on prem (283).

WOODHAVEN.—Ferry st, e s, 140 s Ashland, plumbing in dwg; \$50; (o) J. Goble, on prem (301).

WOODHAVEN.—Benedict av, e s, 150 n Jamaica av, plumbing in dwg; \$50; (o) G. Dirks, on prem (302).

WOODHAVEN.—Woodland av, e s, 170 n Ferris, plumbing in dwg; \$50; (o) R. L. Lafferander, on prem (286).

WOODHAVEN.—Walker av, w s, 240 n Ridgewood av, plumbing in dwg; \$70; (o) L. Snyder, on prem (287).

WOODSIDE.—1st st, 13, retaining wall; \$170; (o) Louis Lang, on prem (299).

Richmond.

BANK ST, s s, 260 w Jersey, alts to fr barn; \$240; (o) J. B. King & Co; (b) J. A. Hetzel (34).

RICHMOND TER, n s, 50 e Harbor rd, Mariners Harbor, alts to fr str; \$350; (o & b) Snyder Bros., Mariners Harbor (32).

JEWETT AV, e s, 100 s Richmond ter, alts to fr dwg; \$1,100; (o) D. Parish, 8 Du Boise av; (b) S. Molinoff, 1944 Richmond ter (33).

NEW YORK AV, n w c Bayview av, alts to bk str & dwg; \$100; (o) Frank Berneman; (b) E. Schnell (35).

RICHMOND AV, w s, 125 n Grove av, alts to fr str; \$1,500; (o) Mrs. Ruth Leo; (b) F. B. Sterner (36).

RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CI

No. 2611

New York, March 30, 1918.

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

MARCH 22, 23, 25, 26, 27 & 28.

Allen st, 22 (1:299-4), es, abt 125 n Canal, 22x50.1x22.3x50.1, 3-sty fr bk ft tnt & str; Saml Gordon et al to Gruen Holding Co; AT; B&S & CaG; Dec26'17; Mar25'18; A\$10,000-11,500. O C & 100

Attorney st, 35 (2:346-57), ws, 150 n Grand, 25x100, 5-sty bk loft & str bldg; Wm J Brown to Elmco Realty Co, 59 Liberty; QC & correction deed; Mar19; Mar26'18; A\$15,000-24,000. nom

Attorney st, 95 (2:348-64), ws, 160 s Rivington, 20x100, 3-sty bk bath; Jennie Reich to Rose Leader, 15 St Nicholas av; 1/2 RT&L; AL; Mar15; Mar22'18; A\$11,000-14,000. nom

Attorney st, 95 (2:348-64), ws, 160 s Rivington, 20x100, 3-sty bk bath; Lena Reich, 95 Attorney, to Herman Klepper, 259 Keap, Bklyn; 1/2 pt; Mar25'18; A\$11,000-14,000 (R S \$2). O C & 100

Broome st, 299 (2:418-40), ss, 76.10 w Eldridge, 32.10x87.7x32.10x87.9, 7-sty bk tnt & str; Saml Kadin to Abram Simkowitz, 1801 7 av; mtg \$42,250; Mar26'18; A\$25,000-48,000 (R S 50c). nom

Broome st, 456 (2:485-35), ns, 25 w Mercer, 25x100.2, 5-sty stn loft & str bldg; Jacob H Schiff et al, heirs, & Sol Loeb & et al as EXRS, &c, of same will, to Morris Loeb, Isaac N Seligman & Felix M Warburg, as joint tenants; AL; Oct20'05; Mar27'18; A\$18,000-35,000. O C & 100

Broome st, 456; Isaac N Seligman & Felix M Warburg as surviving joint tenants, to Paul M Warburg, 17 E 80; Felix M Warburg, 1109 5 av, & Isaac N Seligman, 36 W 54, as joint tenants; AL; Apr9'18; Mar27'18. O C & 100

Broome st, 456; Felix M & Paul M Warburg as surviving joint tenants, to Amsel Constn Co, 927 Bway, Bklyn; B&S & CaG; AL; Mar15; Mar27'18 (R S \$25). O C & 100

Canal st, 191 (1:205-32), ns, 50 w Mott, 25.2x100.3x25x100.3, 7-sty stn loft & str bldg; A\$22,000-30,000; also CANAL ST, 193 (1:205-33), ns, 75.2 w Mott, 25.2x100.3x25x100.3, 7-sty stn loft & str bldg; A\$22,000-30,000; Gustav Grossman & ano, EXRS, &c, Martin Grossman, to Geo J Grossman, 38 De Kalb av, White Plains, NY, & Gustav Grossman, 2240 Grand blvd & concourse, Bronx; Jan31; Mar26'18 (R S \$50). 50,000

Canal st, 193, see Canal, 191.
Canal st, 346 (83) (1:211-39), swc Church (No 332), 26.7x46.8x26x41.6, 5-sty bk loft & str bldg; Anthony Av Realty Co to Ruhl Investing Co, 2426 University av; mtg \$27,500 & AL; Mar25'18; A\$19,000-25,000 (R S \$3). O C & 100

Church st, 332, see Canal, 346.

Clinton st, 86 (2:348-44), es, 175 s Rivington, 25x100, 5-sty bk tnt & str; A\$26,000-32,000; also CLINTON ST, 88 (2:348-43), es, 200 s Rivington, 25x100, 5-sty bk stable; A\$26,000-36,000; Gustav Grossman & ano, EXRS, &c, Martin Grossman, to Geo J Grossman, 38 De Kalb av, White Plains, NY, & Gustav Grossman, 2240 Grand blvd & concourse, Bronx; Jan31; Mar26'18 (R S \$50). 50,000

Clinton st, 88, see Clinton, 86.

Delancey st, 194, see Ridge, 69-71.

Delancey st, 276 (2:333-73), ns, 75 w Cannon, 25x75, 5-sty bk tnt & str; Abr S Gilbert, ref, to Emigrant Indust Savgs Bank, plff; FORECLOS Mar20; Mar21; Mar22'18; A\$12,000-18,000 (R S \$15). 15,000

East Broadway, 68 (1:281-32), ns, 38.11 w Old Market, 25.1x68.9x25.1x68.10, 5-sty bk loft & str bldg; Max S Hillson to Solaris Realty Corp, 1115 Bway; AL; Mar7; Mar26'18; A\$23,000-29,000 (R S 50c). nom

Elizabeth st, 211-7, see Prince, 18.

Forsyth st, 207 (2:422-23), ws, 157 s Houston, 28x66.7, 5-sty bk tnt & str; Lena, wife Henry Colman, 512 W 134, to Forsyth Leasing Co, 309 Bway; AL; Feb27; Mar25'18; A\$16,000-23,000 (R S 50c). nom

Forsyth st, 209-11 (2:422-22), ws, 129.4 s Houston, runs w125xs84.5xe57.10 xn56.7 xe 67.2 to st xn27.11 to beg, 7-sty bk tnt & str; Therese Weil & Sophia Mayer to Bertha Kahn, 421 E 82; B&S; AL; Mar1; Mar27'18; A\$35,000-75,000. O C & 50

THE RECORD AND GUIDE QUARTERLY.

Attention is called to the users of the records, published in the Record and Guide, to the Record and Guide Quarterly. The Quarterly is published every three months, the final installment being combined with the three preceding ones, making, in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscellaneous Conveyances such as Release of Mortgages, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys, Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plan.

Forsyth st, 200-11; Bertha Kahn to Therese Weil, 21 E 82, & Sophia Mayer, 41 E 72; B&S; AL; Mar1; Mar27'18. O C & 50

Gramercy Pk, 31, see 20th, 148 E.

Grand st, 29, see Pearl, 500-2.

Greenwich st, 739 (741) (2:633-41), es, 75.7 n Perry, runs e84.10xn20xw77.10 to st x—18.8 to beg, 2-sty bk tnt; Annie M Ryan, 174 68th, Bklyn, to Francis J Ryan, 255 Ovington av, Bklyn; Thos E Ryan, 174 68th, Bklyn, & Chas A & Mary M Ryan, 174 68th, Bklyn; mtg \$6,500; Aug31'16; Mar27'18; A\$5,500-6,000 (R S \$350). nom

Henry st, 166 (1:271-51), ss, abt 105 w Jefferson, 26.1x100, 5-sty bk tnt & str; Anna Kotzen, of Wooster, Mass, et al, to Harry Hastorf, 889 St Nicholas av; AL; Feb28; Mar22'18; A\$17,000-31,000 (R S 50c). nom

Lewis st, 142 (2:356-2), es, 98.8 n Houston, 25x100, 5-sty bk tnt & str; Victorine Mohn or Fisher or Fischer, 108 W 95, to Jos T Mohn, 108 W 95; mtg \$9,400; Mar23; Mar26'18; A\$12,000-25,500. nom

Lispensard st, 8, see Pearl, 500-2.

Ludlow st, 175 (2:412-28), nws, abt 180 s Houston, 25x87.6, 5-sty bk tnt & str; Jos Rabinowitz to Wm Rosenthal, 941 Glenmore av, Bklyn; mtg \$22,000; Mar20; Mar22'18; A\$16,000-23,000 (R S 50c). O C & 200

Macdougall st, 20 1/2-22 1/2 (2:504-11), ses, 153 sw Prince, 75x100, 3-6-sty bk tnt & str; Moses Levy et al to 22 Macdougall St Corp, 13-19 University pl; B&S; mtg \$69,000; Mar26; Mar28'18; A\$45,000-97,000 (R S \$30). nom

Madison st, 206 (1:271-23), ss, 104.6 e Rutgers, 36.3x100, 6-sty bk tnt & str; Rebecca Kaufmann, widow & DEVISEE, &c, Louis Kaufmann, to 206 Madison St Co, 58 Bowery; mtg \$58,000; Mar22; Mar23'18; A\$22,000-46,000 (R S \$5). nom

Mercer st, 117-9 (2:499-28-29), ws, 200 n Spring, 50x100, 2-5-sty bk loft & str bldg; Maurice Deiches, ref, to Farmers Loan & Trust Co, 22 William, plff; FORECLOS Mar20; Mar21; Mar22'18; A\$34,000-46,000 (R S \$55). 55,000

Monroe st, 39 (1:276-20), ns, 89.4 w Market, 25x100, 4-sty bk tnt & str & 6-sty bk rear tnt; Jacob Cutler et al to Jos J Smith, 485 E 178; B&S; Mar25; Mar27'18; A\$15,000-19,000 (R S 50c). 250

Mulberry st, 227 (2:495-36), ws, 141.9 n Spring, runs w8.11xn24.11xe26.11xn0.1xe— to st xs25 to beg, 3-sty fr bk ft tnt & str & 5-sty bk rear tnt; Geo F Harriman, ref, to Lincoln Trust Co, 204 5 av, EXRS &c, Fredk C Gebhard; FORECLOS Mar19; Mar22'18; A\$16,500-18,000 (R S \$7). 7,000

Norfolk st, 56 (48) (2:351-35), es, 150.10 s Broome, 25x100, 5-sty bk tnt & str; Rebecca Kaufmann, widow & DEVISEE, &c, Louis Kaufmann, to Teekayess Realty Co, 58 Bowery; mtg \$26,500; Mar22; Mar23'18; A\$20,000-34,500 (R S \$5). nom

Norfolk st, 58 (50) (2:351-36), es, 125.10 s Broome, 25x100, 5-sty bk tnt & str; Rebecca Kaufmann, widow & DEVISEE, &c, Louis Kaufmann, to Teekayess Realty Co, 58 Bowery; mtg \$25,000; Mar22; Mar23'18; A\$22,000-37,000 (R S \$5). nom

Norfolk st, 76 (2:352-39), es, 100.1 n Broome, 25x100, 5-sty bk tnt & str; Rebecca Kaufmann, widow & DEVISEE, &c, Louis Kaufmann, to Teekayess Realty Co, 58 Bowery; 1st mtg \$—; Mar22; Mar23'18; A\$22,000-37,000 (R S \$5). nom

Norfolk st, 78 (2:352-40), es, 125.1 n Broome, 25x100, 5-sty bk tnt & str; Rebecca Kaufmann, widow & DEVISEE, &c, Louis Kaufmann, to Teekayess Realty Co, 58 Bowery; mtg \$25,000; Mar22; Mar23'18; A\$22,000-37,000 (R S \$5). nom

Orchard st, 185 (2:417-62), ws, 175.7 n Stanton, 25.2x87.6, 6-sty bk tnt & str; Saml Gordon et al to Alrick Holding Co; AT; B&S & CaG; Dec26'17; Mar28'18; A\$17,000-27,000. O C & 100

Park st, 47-51, see Pearl, 500-2.

Pearl st, 500-2 (1:160), nes at ss Park (Nos 47-51), runs e74.6 & 19.9xw37.2xn69.10 to st xnw45.7 to beg, taken for court house site; also all title to plot e of & adj sec & rear of No 500 Pearl st, taken for court house site; also GRAND ST, 29 (1:227-53), sws, abt 50 w Thompson, 19x79, with use of alley out of Thompson st, 3-sty bk tnt & str; A\$8,000-8,500; also UNIVERSITY PL, 126 (80) (2:571-22), ws, 77.7 n 13th, runs w25.9xe105.8 to pl xsw25.10 to beg, (probable error), 4-sty bk office & str bldg; A\$29,000-33,000; also BROADWAY, 866 (3:846-56), es, 84.3 s 18th, 25x82.5x26.4 x90.10, 4-sty bk office & str bldg; 1-sty ext; A\$73,000-75,000; also YORK ST, 2 & 4 (1:212-44-46), sec St Johns la (Nos 7-9), 50x72.6, 2-3-sty fr trnts & str & 2-sty bk str; A\$20,000-21,500; also WORTH ST, 124 (1:168), ss, 126.7 w Centre, 20.6 or 26 inches (?) x80.1x20.8x84.4, pt 3-sty bk loft & str bldg taken for court house site; also LISPENSARD ST, 8 (1:192-24), ss, 60.2 e West Bway, runs s69xe69x again e—xn69 to st xw— to beg (probable error), with rights to alley on west, 6-sty bk loft & str bldg; A\$10,000-17,500; also SPRING ST, 150 (132) (2:487-26), ss, abt 60 w Wooster, 20x80, 4-sty stn loft & str bldg; A\$12,000-17,000; Max S Grifenhagen as Sheriff of N Y County in action Jacob Fischel, plff, vs John L Arden, def, to Wm D Llewellyn of Bergen av, Jamaica, B of Q; sale under execution; all title which def had on Apr 27'10; Apr30'14; Mar26'18. 4,700

Prince st, 16, see Prince, 18.

Prince st, 18 (2:493-19), ss, 23.9 w Eliz, 23.9x118x23.6x112.6, 2-story bk tnt & str & 1-story bk rear bldg; A\$17,500-21,000; also PRINCE ST, 16 (2:493-20), swc Eliz (Nos 211-7), 23.9x112.5x23.2x106.11, 6-story bk tnt & str & 3-2-story fr tnts & str; A\$26,000-31,000; also 3D ST, 73 W (2:539-21), swc Thompson (No 233), 25x79.4, 3-story bk tnt & str & 1-story fr str; A\$18,000-21,000; Chas H Wessels, TRSTE will Alex S Hunter, to Wm C Arnold, 30 Bard av, West New Brighton, SL, as sub TRSTE will Alex S Hunter; AL; Mar14; Mar25'18. nom

Ridge st, 52 (2:342-38), es, 150 n Broome, 25x100, 5-story bk tnt & str & 4-story bk rear tnt; E Jean Nelson Pennell, ref, to Eliz S Brice, 100 Hamilton pl, pfr; FORECLOSED & drawn Mar21; Mar22'18; A\$14,000-21,000 (R S \$12.50). 12,500

Ridge st, 69-71 (2:343-31), nwc Delancey (No 194), 61.10x41.10, 6-story bk tnt & str; Annie Zwerdling, widow, Bklyn, to A Z Holding Co, 51 Chambers; B&S; AL; Mar 20; Mar22'18; A\$28,500-36,000 (R S \$4.80). O C & 100

St Johns la, 7-9, see Pearl, 500-2.

Scammel st, 29 (1:266-7), ws, abt 90 s Madison, 25x25; also lot adj on rear, 24x 20.3x24x20.1, 7-story bk loft & str bldg; Isaac E Harris to 29 Scammel St Corp, 31 Liberty; B&S; AL; Mar22; Mar26'18; A\$5,000-10,000 (R S 50c). nom

Spring st, 150, see Pearl, 500-2.

Thompson st, 233, see Prince, 18.

University pl, 64 (2:568-23), ws, abt 55 n 10th, —, 7-story bk loft & str bldg; exemplified copy last will of Ella D Ten Broeck, late of Orange, NJ, by will, to Aida R De Milt, 535 W 130, her sister, & Lottie E De Milt, her mother; AT; May1'16; Mar22'18; A\$19,000-36,000. will

University pl, 126, see Pearl, 500-2.

Worth st, 124, see Pearl, 500-2.

York st, 2-4, see Pearl, 500-2.

1ST st, 34 E (2:443-61), ns, 108.7 e 2 av, 24.1x56.1x24.1x64, 6-story bk tnt & str; Saml Gordon et al to Gruen Holding Co; AT; B&S & CaG; Dec26'17; Mar25'18; A \$11,000-16,000. O C & 100

2D st, 308 E (2:372-47), ns, 71 w Av D, 22x46.10, 3-story bk tnt & str; Julius Belman, 1110 Simpson, to Harry Rosenwasser, 537 W 150; B&S; AL; Feb25; Mar22'18; A \$7,500-8,500 (R S 50c). O C & 100

3D st, 78 W, see Prince, 18.

4TH st, 31-5 E (2:544-68), ns, 140 w Bowery, 75x130x75x132.3, with AT to alley adj on n, 3-4-story bk loft & str bldgs & 2-story bk rear theatre; Gustav Grossman & ano, EXRS, & c, Martin Grossman, to Namsorg Realty Co, 3219 3 av, Bronx; mtg \$25,000; Feb1; Mar26'18; A\$70,000-85,000 (R S \$70). 70,000

5TH st, 43 W (2:572-65), ns, 600.5 w 5 av, 23x93.11, 4-story bk tnt & str; Caterina G Sissia (Gonfalone), Via Roma 9, San Remo, Italy, to Arthur J Blank, 2781 Bainbridge av; Apr3'17; Mar22'18; A\$16,500-18,000. O C & 100

6TH st, 43 W; Arthur J Blank, of Bronx, to Anacleto Sermolino, 42 W 8; B&S; AL; Apr3'17; Mar22'18. nom

9TH st, 619 E (2:392-53), ns, 323 w Av C, 25x92.3, 4-story bk tnt & str & 4-story bk rear tnt; Alfred Tweedy, ref, to Louise S Austin, 3913 Chestnut st, Phila, Pa, pfr; FORECLOSED Mar25'18; Mar26'18; A\$15,000-18,000 (R S \$10). 10,000

13TH st, 509-11 E (2:407-56), ns, 121 e Av A, 37.6x103.3, 6-story bk tnt & str; Stella Bonomolo to Anna Riscilli, 509-11 E 13; ½ pt; AT; mtg \$41,600; Dec31'17; Jan 19'18; A\$15,000-38,000. (Corrects error in issue Jan26 when grantee was Anna Biscilli). O C & 250

16TH st, 142 E (3:871-49), ss, 118.6 w 3 av, 22x103.3, 4-story & b bk dwg; Lewis W Boynton & ano, EXRS, & c, Sarah L Boynton, to Sarah E Boynton, 235 W 76; Nov12'17; Mar27'18; A\$19,800-23,000. 24,000

16TH st, 603 E (3:984-6), ns, 93 e Av B, 20x92, 1-story bk & fr shop; John S Clark et al, children Chas Clark, to Ann Clark, 314 2 av, widow of Chas Clark; QC; Nov 28'17; Mar23'18; A\$5,000-5,500 (R S \$4). nom

16TH st, 640 E (3:983-41), ss, 238 w Av C, 25x103.3, 5-story bk tnt & str; Orson A Raynor, ref, to Missionary Society of the Most Holy Redeemer in State N Y, at 526 59th, Bklyn; FORECLOSED Mar14; Mar20; Mar22'18; A\$7,000-13,000 (R S \$8.50). 8,500

18TH st, 421 E (3:950-16), ns, 315 w Av A, 25x92, 5-story bk tnt & str; Eva M Spear, of Bklyn, to H B Tapscott, 63 Grove st, Plainfield, NJ; mtg \$14,000 & AL; Mar18; Mar22'18; A\$9,500-16,000 (R S \$2). nom

18TH st, 415 W (3:716-26), ns, 200 w 9 av, 21x92, 4-story bk tnt; Lawyers Mtg Co to Lillie McEvoy, 43 7 av; B&S; AL; Mar 25; Mar26'18; A\$8,500-11,000 (R S \$8). O C & 100

18TH st, 415 W; Lillie McEvoy, 43 7 av, to Josephine Malaspina or Ma La Spina, 6 & 8 Charles; mtg \$6,500; Mar25, 6'18 (R S \$3). O C & 100

18TH st, 422 W (3:716-43), ss, 252.3 w 9 av, 20.5x92, 3-story bk tnt; Prudential Real Estate Corp, a corp of N J, to Ulrick A Kearin, 637 Park pl, Bklyn; mtg \$6,000 & AL; Mar25; Mar26'18; A\$7,500-8,000. nom

20TH st, 148 E or Gramercy Park 31 (3:775-48), ss, 100 w 3 av, 25x108, with rights to Gramercy Park; also AT to strip 1 ft wide on rear, 5-story stn office bldg; Jas Sprunt of Wilmington, NC, et al, EXRS, & c, Kath Murchison to Murchison Realty Corp, 101 Park av; 1-5 pt; mtg \$23,600 & AL; Mar22; Mar27'18; A\$33,000-43,000 (R S \$4). 4,000

20TH st, 148 E; Kenneth M Murchison to same; 4-5 pts; mtg \$23,600 & AL; Mar 13; Mar27'18 (R S \$16). O C & 100

21ST st, 29 E (3:850-23), ns, 375 w 4 av, 25x98.9, 5-story bk loft & str bldg; Eleanor M Oakley to Ansley C Oakley, both at 490 West End av; ½ pt; AL; Mar28'18; A\$41,500-65,000 (R S \$13.50). O C & 100

22D st, 211 W (3:772-39), ns, 83.11 w 7 av, 17.2x49.4, 4-story & b stn dwg; Lewis W Boynton & ano, EXRS, & c, Sarah L Boynton, to Sarah E Boynton, 235 W 76; Nov 12'17; Mar27'18; A\$7,000-8,500. 12,000

22D st, 524 W (3:693-47), ss, abt 295 w 10 av, 25x98.8, 4-story bk stable; Wm J A Beck, 190 Saratoga av, Yonkers, NY, to Wm J Kennedy, 481 Garfield av, Jersey City, NJ; AL; Mar25; Mar26'18; A\$15,000-19,000 (R S \$23.50). nom

28TH st, 207 W, see 28th, 209 W.

28TH st, 209 (117) W (3:778-this & 28th st, 207 W, lot 34), ns, 122.9 w 7 av, 24.10x 98.9, 6-story bk loft bldg; also 28TH ST, 207 W (3:778), ns, 97.10 w 7 av, 24.10x98.9, 6-story bk loft bldg; A\$34,000-48,000; also 29TH ST, 206-8 W (3:778-45), ss, 101.6 w 7 av, 50x98.9, 6-story bk loft bldg; A\$38,500-50,000; Bertha Beck & ano, EXRS & c, Fredk Beck, to Saml Greenstein, 164 Keap, Bklyn; mtg \$85,000 & AL; Mar22; Mar25'18 (R S \$50). O C & 1,000

29TH st, 403 E (3:961-5), ns, 75 e 1 av, 25x74, 5-story bk tnt & str; Saml Gordon et al to Gruen Holding Co; AT; B&S & CaG; Dec26'17; Mar28'18; A\$5,500-12,000. O C & 100

29TH st, 206-8 W, see 28th, 209 W.

35TH st, 217-9 W (3:753-31-32), ns, 147.4 w 7 av, 42.1x98.9, 2-4-story bk tnts & str & 2-5-story bk rear tnts; Helene M E Richter to Elsa Richter, both of Tenany, NJ; QC; Feb28; Mar22'18; re-recorded from Mar4'18; A\$9,000-53,000 (R S 50c). nom

36TH st, 257-9 W (3:786-13), ns, 201.5 e 8 av, 33.8x98.9, 5-story bk tnt; Florence B D Reynolds, 151 Central Park W, to Mill-blanc Realty Corp, 68 Broad, AL; Jan 28; Mar22'18; A\$40,000-59,500 (R S \$21.50). O C & 100

48TH st, 248 E (5:1321-30), ss, 107.4 w 2 av, 18.8x100.5, 3-story & b stn dwg; Pauline Chanvin to Eugene Chanvin, or Chauvin, 252 E 48; ½ pt; mtg \$9,500 on whole; Nov27'14; Mar23'18; A\$7,500-10,000. O C & 100

48TH st, 252 E (5:1321-29½), ns, 69.6 w from swc 2 av, runs s100.5xw1.2xnl00.5 to ss 48th xel9.2 to beg, error beg line, reads ns of st, 3-story stn mission; Pauline Chanvin or Chauvin to Eugene Chanvin or Chauvin, 252 E 48; ½ pt; mtg \$8,000 on whole; Nov27'14; Mar23'18; A\$7,500-10,000. O C & 100

58TH st, 340 E (5:1350-33), ss, 470 e 2 av, 20x100.5, 5-story stn tnt; A\$8,500-17,000; also 58TH ST, 342 E (5:1350-32½), ss, 490 e 2 av, 20x100.5, 5-story stn tnt; A\$8,500-17,000; Saml Gordon et al to Gruen Holding Co; AT; B&S & CaG; Dec26'17; Mar28'18. O C & 100

62D st, 304-8 E (5:1436-47), ss, 89.6 e 2 av, 60x75.5, 6-story bk tnt & str; Bessie Horowitz of Bronx, to Sedge Morris Realty Co, 955 Prospect av, Bronx; mtg \$41,500; Mar18; Mar23'18; A\$20,000-52,000. O C & 100

65TH st, 154-6 W (4:1136-53), ss, 264 e Amst av, 38x100.5, 2-5-story bk dwgs; Suborrel Realty Co, 156 W 65, to Jas Miller, 2 E 45; AL; Mar16; Mar27'18; A\$31,000-49,000. nom

68TH st, 406-8 E (5:1462-42-43), ss, 138 e 1 av, 50x55.4, 1-story fr stable; John S Clark et al, children Chas Clark, to Ann Clark, 314 2 av, widow of Chas Clark; QC; Nov 28'17; Mar23'18; A\$8,000-9,500 (R S \$7). nom

70TH st, 413-15 E (5:1465-11), ns, 263 e 1 av, runs n—xe.01xn—xw.01xn—xe 37.6x 100.4xw37.6 to beg, 6-story bk tnt; Geo W Burieligh, ref, to Adolph Rusch, at Monmouth Beach, NJ, & Henry A Rusch, at Oyster Bay, LI, pfrs; FORECLOSED Mar12; Mar27; Mar28'18; A\$13,000-37,000 (R S \$30). 30,000

71ST st, 316 W (4:1132-40), ss, 171 w West End av, 18x100.5, 3-story & b stn dwg; Engel-Heller Co, 492 Broome, to Kate Heller, 316 W 71; mtg \$16,000 & AL; Nov 17'16; Mar28'18; A\$14,000-20,500. nom

72D st, 172 E (5:1406-46), ss, 200 w 3 av, 16.8x102.2, 4-story & b stn dwg; Arthur J Slade to Jessica H Slade, his wife, 172 E 72; mtg \$14,000 & AL; Mar26; Mar28'18; A\$16,000-22,000 (R S \$8). nom

72D st, 228 E (5:1426-36½), ss, 308 e 3 av, 17x102.2, 3-story & b stn dwg; Amy Plaut, now Amy P Falk, et al to Alois M Renner, 228 E 72; QC & confirmation deed; June4'14; re-recorded from June8'14; Mar23'18; A\$8,500-14,000. nom

72D st, 48 W (4:1124-59), ss, 129 e Col av, 23x102.2, 4-story & b stn dwg; Ball Realty Co, at Water Mill, LI, to Ferdinand Johnson, 224 West Englewood av, at West Englewood, NJ; mtg \$34,000 & AL; Mar28'18; A\$45,500-52,500 (R S \$16). nom

73D st, 213 E (5:1428-8), ns, 185 e 3 av, 25x102.2, 5-story stn tnt & str; Chas M O'Keefe, ref, to Mary J Kingsland, 1026 5 av, pfr; FORECLOSED Mar21; Mar27'18; A \$8,000-18,000 (R S \$15). 15,000

75TH st, 406 E (5:1469-44), ss, 113 e 1 av, 25x112.11x25.4x109, 4-story stn tnt; Max L Schallek, 150 W 87, to Matilde Freund, 406 E 75; mtg \$15,500; Mar23; Mar25'18; A\$9,000-16,000 (R S 50c). nom

75TH st, 35 W (4:1128-14), ns, 325 e Col av, 22x102.2, 4-story & b stn dwg, 2-story ext; Jas R Knapp, 4 W 43, EXR John B Knapp, to Johnnie M Baruch, 56 W 68; mtg \$25,000 & AL; Mar26; Mar28'18; A\$28,500-37,000 (R S \$3). 28,000

76TH st, 209 E (5:1431-6), ns, 130 e 3 av, 25x102.2, 4-story bk tnt & str; Abc Benedict to Fredk S Justice, 182d, swc Webster av; mtg \$19,000 & AL; Mar23; Mar28'18; A\$10,000-21,000. nom

81ST st, 7 (17) E (5:1493-7½), ns, 165.6 e 5 av, 19.10x102.2, 4-story & b stn dwg; Miln P Palmer to Geo P Sanborn, 47 Brevoort pl, Bklyn; CaG; AL; Jan20'11; Mar27'18; A \$48,000-69,000. nom

81ST st, 7 E; Geo P Sanborn to Miln P, Miles C, Mary E & Fredk H Palmer, 7 E 51, as joint tenants; CaG; AL; Jan20'11; Mar27'18. nom

82D st, 51 W (4:1196-8½), ns, 191.8 e Col av, 16.8x102.2, 4-story & b bk dwg; Carrie L Atwood to John J Kirby, 600 W 161; AT; mtg \$16,000; Jan4; Mar26'18; A\$16,000-18,000. nom

85TH st, 112 E (5:1513-65), ss, 162.7 e Park av, 18.1x102.3, 3-story & b stn dwg; Jacob S Peterson to Anna H Peterson, his wife, 112 E 85; B&S & CaG; mtg \$5,000; Mar25; Mar26'18; A\$15,000-16,000 (R S 50c). O C & 100

86TH st, 302 W (4:1247-37), ss, 100 w West End av, 81x102.2, 12-story bk tnt; Essawea Co to Edgar H Cook at Great Neck, LI; mtg \$410,000; Mar26; Mar27'18; A\$130,000-\$ — (R S \$160). nom

87TH st, 166-8 W (4:1217-57), ss, 97.6 e Amst av, 108x100.8, 9-story bk tnt; Jacob Axelrod to Adelaide M Megeath, 1000 Park av; B&S; mtg \$325,000 & AL; Mar28'18; A \$125,000-410,000 (R S \$77). O C & 100

88TH st, 68-70 W (4:1201-61-62), ss, 45 e Col av, 40x100.8, 2-5-story bk tnts; West Side Savings Bank to Vywest Building Corp, 967 E 165, Bronx; AL; Mar25; Mar 26'18; A\$39,200-60,000 (R S \$51). O C & 100

89TH st, 250-60 W, see Bway, 2409-15.

90TH st, 103-5 E (5:1519-4½-5), ss, 88 e Park av, 36.6x100.8, 2-5-story bk tnts; A \$23,000-36,000; also 90TH ST, 107 E (5:1519-6), ns, 124.6 e Park av, 25.6x100.8, 5-story bk tnt; A\$16,000-25,000; 103 East 90th St Co to Mary A Leahy, 848 Cross av, Elizabeth, NJ; mtg \$53,500; Mar20; Mar 26'18. O C & 100

90TH st, 107 E, see 90th, 103-5 E.

94TH st, 109 E (5:1523-4½), ns, 66 e Park av, 17x81.8, 3-story & b bk dwg; J Edw Jetter to Anna E Jetter, 109 E 94; Dec 24'17; Mar23'18; A\$9,000-14,000 (R S \$5). nom

94TH st, 25 W (4:1208-23), ns, 225.6 w Central Park W, 17.6x100.8, 3-story & b bk dwg; Albert T Strauch, 25 W 94, to Peter D Strauch, 36 W 95; July29'16; Mar26'18; A\$13,300-16,500. nom

97TH st, 24 E, see Madison av, 1396-8.

95TH st, 151 W (4:1226-12), ns, 276 e Amst av, 18x100, 3-story & b stn dwg; Jesse S Phillips as Supt of Insurance of State N Y, in charge of the liquidation of the Casualty Company of America, to John P Magner of Rye, NY; QC & rel under indemnity bond in penal sum of \$45,000; Mar13; Mar27'18; A\$12,400-18,000. nom

102D st, 117 E (6:1630-9), ns, 202 e Park av, 25.6x100.11, 5-story bk tnt; Tillie, wife of & Max Kamerling, of Bronx, to Abr Schwarz, 165 E 64; this deed given as cancellation of mtg \$16,000 & AL; Mar11; Mar 25'18; A\$9,000-17,000 (R S 50c). nom

105TH st, 76 E (6:1610-41), ss, 53.6 w Park av, 26.6x75.11, 5-story stn tnt & str; Phelan Beale, ref, to East River Savgs Instn, 291 Bway, pfr; FORECLOSED Mar26; Mar28'18; A\$9,000-16,000 (R S \$9). 9,000

107TH st, 324 W (7:1892-30), ss, 55 e Riverside dr, 25x100.11, 5-story & b stn dwg; Eliphalet L Davis to Perry A Hull, 324 W 107; mtg \$22,500 & AL; Mar15; Mar26'18; A\$25,000-36,000 (R S \$7.50). nom

112TH st, 52 E, see Lex av, 1801.

112TH st, 174 E (6:1639-41), ss, 119.6 w 3 av, 25.6x100.11, 5-story bk tnt & str; Mel-rah Realty Co, 35 Nassau, to John T Nagle, 2 E 127; mtg \$16,000 & AL; Mar28'18; A \$10,500-18,500. nom

112TH st, 24 W (6:1595-51), ss, 358 w 5 av, 31x100.11, 5-story bk tnt; Jas F McNaboe, ref, to Providential Realty & Investing Co, 233 Bway; mtg \$21,116.70; FORECLOSED Feb 26; Mar26; Mar27'18; A\$16,500-28,500 (R S \$4). 3,983.30

113TH st, 2 E, see 5 av, 1353-5.

113TH st, 104 E (6:1640-69), ss, 54 e Park av, 27x100.10, 5-story bk tnt; Saml Gordon et al to Gruen Holding Co; AT; B&S & CaG; Dec26'17; Mar28'18; A\$11,000-22,000. O C & 100

113TH st, 246 W (7:1828-47½), ss, 351 w 7 av, 16x100.11, 3-story & b stn dwg; Masis Realty Corp to Danl Ford & Jennie, his wife, 57 Christopher, as tenants by entirety; mtg \$9,000; Mar25'18; A\$8,000-9,500 (R S \$1). O C & 100

114TH st, 1 W, see 5 av, 1376.

115TH st, 315-7 W (7:1848-42), ns, 125 w 8 av, 120x100.11, 6-story bk tnt; Edgar H Cook of Great Neck, LI, to Essawea Co, 103 Park av; mtg \$165,000; Mar26; Mar27'18; A\$79,000-240,000 (R S \$35). exch & 100

115TH st, 212-4 E (6:1667-40), ss, 175.5 e 3 av, 37.6x100.5, 4-story stn shop & 1-story bk rear shop; Jas W Kennedy to Esther Greenberg, 65 E 121; mtg \$11,500; Jan12; Mar23'18; A\$12,000-18,500 (R S \$5). nom

119TH st, 133 E (6:1768-14), ns, 315 e Park, 18.9x100.11, 4-story bk tnt; Eliz Peckerman of Bronx to Esther Greenberg, 65 E 121; ½ pt; mtg \$5,000; Dec5'17; Mar23'18; A\$7,000-9,000 (R S \$1.50). nom

119TH st, 135 E (6:1768-15), ns, 333.9 e Park av, 18.9x100.11, 4-story bk tnt; Mary J Mulvihill to Esther Greenberg, 65 E 121; all undivided RT&I; Jan23; Mar23'18; A\$7,000-9,000 (R S \$2.50). nom

122D st, 214 W (7:1927-41½), ss, 190 w 7 av, 15x100.11, 3-story & b stn dwg; Mary J Sanders of Schenectady, NY, to Jacob Mendlowitch, 538 W 136; mtg \$5,125; Mar 20; Mar23'18; A\$6,600-9,000. nom

123D st, 108 E (6:1771-68), ss, 80.1 e Park av, 20x100.11, 4-story stn tnt; Ann O'Meallia, widow, Bklyn, to Jas S Duffy, of Bklyn; AL; June1'03; Mar22'18; A\$7,600-9,000. nom

123D st, 170-4 E (6:1771-44-45), ss, 25 w of cl old Post rd., which point is 186.1 w 3 av, runs 89.4x18.6x24.2xw33.4xsw38.9xw 100.10xw41.1 to st x66.81 to beg, 3-sty bk stable & 3-sty fr tnt & str; Jacob Manheimer to Christopher J Chapman, 130 E 124; Mar2; Mar22'18; A\$24,000-31,000 (R S \$27). O C & 100

124TH st, 243 E (6:1789-20), ns, 127 w 2 av, 20x100.10, 3-sty & b stn dwg; Wm B Roulstone, ref, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn, pflf; FORECLOS Mar20'18; Mar22; Mar25'18; A\$8,000-9,500 (R S \$5.50). 5,400

124TH st, 352 E (6:1800-33), ss, 136.6 w 1 av, 18x100.11, 3-sty & b stn dwg; Hudson P Rose Co, 7 W 45, to Antonino Gugliotta, 324 W 17; mtg \$4,000 & AL; Mar23; Mar25'18; A\$5,000-6,000 (R S \$2.50). nom

124TH st, 507-9 W (7:1979-25), ns, 150 w Ams av, runs n100.11xw50x75.11xw6.6xw25 to st x64.9.6 to beg, 6-sty bk tnt; Ferdinand Johnson, 224 West Englewood av, at West Englewood, NJ, to Ball Realty Co, at Water Mill, LI; mtg \$51,500; Mar28'18; A \$23,000-70,000 (R S \$16). nom

125TH st, 131-3 E (6:1777-15-16), ns, 25 w Lex av, 40x99.11, 2-3-sty & b stn dwgs; Albt S Bard, ref, to Wilton Holding Corp, 135 Bway; FORECLOS Mar12; Mar20; Mar25'18; A\$12,000-14,500 (R S \$10). 10,000

125TH st, 35-7 W (6:1727-18), ns, 391.8 e Lenox av, 50x99.11, 6-sty bk tnt; Abr Morris, 601 W 113, et al to Louis Monis, 188 Broome; B&S; AL; Mar14; Mar26'18; A\$18,000-62,000. O C & 100

125TH st, 35-7 W; Louis Monis, 188 Broome, to Abr Morris, 601 W 113, & Jacob H Morris, 601 W 110; B&S; AL; Mar25; Mar26'18. O C & 100

131ST st, 15 W (6:1729-28½), ns, 205 w 5 av, 15x99.11, 3-sty & b bk dwg; Estelle G Winston to Wm F McManus, 248 W 149; mtg \$5,250 & taxes; Mar21; Mar23'18; A\$3,900-5,500 (R S \$1). O C & 100

131ST st, 16 E (6:1755-64), ss, 200.11 w Mad av, 18.2x99.11, 3-sty & b stn dwg; N Y Trust Co to 74th St Holding Co, 30 E 42; B&S & CaG; Mar26; Mar28'18; A\$4,400-5,200 (R S \$8.50). nom

131ST st, 216 W (7:1936-41), ss, 191.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Chas P Jackson to Julia E Jackson, both at 162 E 36; mtg \$1,000 & AL; Mar14; Mar23'18; A \$5,000-6,200 (R S 50c). gift

132D st, 74 W (6:1729-65), ss, 166 e Lenox av, 19x99.11, 3-sty & b bk dwg; Sophia Cahill, widow of Patk F Cahill, to Anna & Clair Cahill, both at 74 W 132, as tenants by entirety; Mar19; Mar26'18; A\$4,600-5,500. nom

133D st, 119 W (7:1918-23), ns, 200 w Lenox av, 19x99.11, 5-sty bk tnt; Lottie L Laing to Right Realty & Security Co, 35 Nassau; mtg \$13,000 & AL; Mar26; Mar27'18; A\$5,600-15,000 (R S 50c). O C & 100

134TH st, 55 W, see 135th, 36-8 W.

134TH st, 115 W (7:1919-21), ns, 250 w Lenox av, 25x99.11, 5-sty bk tnt; Suborel Realty Co, 154 W 65, to Kingbert Holding Co, 150 Bway; AL; Feb23; Mar27'18; A\$8,000-17,500 (R S 50c). O C & 100

135TH st, 36-8 W (6:1732-56), ss, 360 e Lenox av, 50x99.11, 2 & 3-sty bk theatre; A\$23,000-38,000; also 134TH ST, 55 W (6:1732-17), ns, 385 e Lenox av, 25x99.11, vacant; A\$7,000-7,000; Saml A Cunningham to Eleanor T Cunningham, his wife, both at 250 Mad av; AL; Mar20; Mar28'18. O C & 100

137TH st, 320 W (7:1960-61), ss, 228 w 8 av, 16x99.11, 3-sty & b bk dwg; Alice P Cagney to Pearl Niles, Town of Union, NJ; mtg \$3,100 & AL; Mar26; Mar27'18; A\$5,100-8,000. nom

138TH st, 69-71 W, see Lenox av, 554-6.

139TH st, 303-7 W (7:2042-10-11), ns, 199 e Edgecombe av, 51x99.11, 3-3-sty & b stn dwgs; Mary McPartland, of Bklyn, to Ida A Decker, 2 Waterbury av, Richmond Hill, B of Q; mtg \$15,000; July24'16; Mar28'18; A\$16,200-24,000 (R S \$15). O C & 100

142D st, 474 W (7:2058-26), ss, 287 w Convent av, 16x99.11, 4-sty stn dwg; Robt L Luce, ref, to Ella R Andrews, 2307 Bway, pflf; FORECLOS Mar12; Mar27'18; A\$7,500-12,000 (R S \$12). 12,000

144TH st, 530 W (7:2075-46), ss, 312.6 w Hamilton pl, 87.6x99.11, 6-sty bk tnt; Dra-tue Realty Corp to Hobart Realities Corp, 217 Bway; mtg \$115,000 & AL; Nov30'17; Mar28'18; A\$52,000-140,000. O C & 100

161ST st, 566 W (8:2119-17), ss, 220.6 e Bway, 16x99.11, 3-sty & b stn dwg; Alice M Rosenzweig to Enrose Realty Co, 100 Northern av; mtg \$8,000 & AL; Mar25'18; A\$6,500-10,000 (R S \$2.50). nom

165TH st, 552 W (8:2122-80½), ss, 132.6 e Bway, 16x104.10x16x106.5, 4-sty & b stn dwg; Leo C Dessar, ref, to J G William Pilgrim, 321 W 101, pflf; FORECLOS Feb 21'17; Feb26'18; Mar22'18; A exempt-exempt. 5,000

187TH st, 515 W (8:2159-25), ns, 100 w Amst av, 87.6x94.9, 6-sty bk tnt; Mark L Gilbert to Oids Holding Corp, 217 Bway; Feb19; Mar26'18; A\$26,000-105,000. O C & 100

Av B, 235 (3:982-2), es, 28.3 n 14th, 20.3x 61.3x20.3x60.8, 5-sty bk tnt & str; Pearl Niles, of Town of Union, NJ, to Jessie A Luke, on Hillside rd, Greenwich, Conn. TRSTE Walter Luke, decd; mtg \$11,000 & AL; Mar25; Mar28'18; A\$5,500-9,500 (R S 50c). nom

Av B, 237 (3:982-3), es, 48.6 n 14th, 20.3x 61.3x19.10x61, 5-sty bk tnt & str; Pearl Niles, of Town of Union, NJ, to Bessie S Everitt, 325 W 83; mtg \$10,000 & AL; Mar25; Mar28'18; A\$5,800-10,000 (R S 50c). nom

Broadway, 866, see Pearl 500-2.

Broadway, 2409-15 (4:1236-52-53), swc 89th (Nos 250-60), 100.8x132.2 & 3-sty bk theatre & str; 4 East 43d St Corp to J Adolph Mollenhauer at Bayshore, LI; B&S; mtg \$325,000; Mar27'18; A\$265,000-320,000 (R S \$255.00). O C & 100

Lenox av, 554-6 (6:1736-1), nec 138th (No 69-71), 49.11x85, 6-sty bk tnt & str; Anna F Cooper, at Belmar, NJ, to Edw J Deverill, 160 E 65; B&S & CaG; mtg \$68,500; Feb11; Mar28'18; A\$29,000-67,000 (R S \$3.50). 3,500

Lenox av, 554-6, nec 138th (Nos 69-71); Edw J Deverill to Laura J Wells, 24 E 63; B&S & CaG; mtg \$68,500 & AL; Mar27; Mar28'18 (R S \$3.50). 3,500

Lexington av, 670-2 (5:1310-58), ws, 18.5 s 56th, 37x90.6, 4-sty bk tnt; Maurice Mandelbaum to Louis Chaskin, 517 W 124; AL; Mar27'18; A\$35,000-54,000 (R S \$17). nom

Lexington av, 1801 (6:1639-50), sec 112th (No 152), 19.11x73, 5-sty bk tnt & str; Jno H Rogan, ref, to Excelsior Savgs Bank, 72 W 23, pflf; FORECLOS Mar13; Mar19; Mar22'18; A\$13,000-25,000 (R S \$19). 19,000

Madison av, 160 (3:862-20), ws, 73.11 n 32d, 24.7x95, 4-sty stn loft & str bldg; Lawyers Title & T Co to Benj F Romaine, at West Islip, LI; B&S; AL; Mar21; Mar22'18; A\$81,500-85,000 (R S \$75). O C & 100

Madison av, 1396-8 (6:1602-58), swc 97th (No 24), 50.11x92.4x52.1x81.1, 6-sty bk tnts & str; Peerless Holding Co to Ellen McCullagh, 2767 Briggs av; B&S; AL; Mar21; Mar25'18; A\$50,000-85,000 (R S 50c). nom

1ST av, 102S (5:1368-1½), es, 20 n 56th, 20x94, 4-sty bk tnt & str; Lincoln Trust Co to Santo J Puglise, 72 W 47; B&S; Mar21; Mar22'18; A\$8,000-13,000 (R S \$9). O C & 100

2D av, 692 (3:943-4), es, 74 n 37th, 24.8x 136.5x25x132.4, 5-sty bk tnt & str & 4-sty bk rear tnt; A\$16,000-27,500; also 2D AV, 694 (3:943-62), es, 98.9 n 37th, 24.8x139.7x 25x136.5, 5-sty bk tnt & str & 4-sty bk rear tnt; A\$16,000-25,000; Saml Gordon et al to Gruen Holding Co; AT; B&S & CaG; Dec26'17; Mar28'18. O C & 100

2D av, 694, see 2 av, 692.

2D av, 2231, see 2 av, 2233.

2D av, 2233 (6:1664-24), ws, 75.11 n 114th, 25x80, 5-sty bk tnt & str; A\$8,000-14,000; also 2D AV, 2231 (6:1664-23), ws, 50.11 n 114th, 25x80, 5-sty bk tnt & str; A\$8,000-14,000; Julia Vitelli to Josephine Vitelli Garofalo, both at 425 E 117; B&S; Dec27'17; Mar27'18. nom

2D av, 2233 & 2231; Josephine Vitelli Garofalo to Josephine Vitelli, both at 425 E 117; B&S & corrects deed rec Jan2'18; Jan18'18; Mar27'18. nom

5TH av, 1353-5 (6:1618-69-70), sec 113th (No 2), 50.5x99.8, 2-5-sty bk tnts & str; Irving T Smith, 860 St Marks av, Bklyn, to Isidor Federman, 220 Audubon av; Mar26; Mar28'18; A\$52,000-81,000. nom

5TH av, 1353-5, see 113th (No 2); Isidor Federman to Irving T Smith, 860 St Marks av, Bklyn; mtg \$41,000; Mar28'18. nom

5TH av, 1376 (6:1598-33), nwc 114th (No 1), 25.5x100, 5-sty bk tnt & str; Clara or Clara R Margulies to Irving Margulies, both at 126 W 120; ½ pt; mtg \$55,000; May9'13; Mar25'18; A\$33,000-51,000 (R S \$1). O C & 100

7TH av, 2465-7 (7:2012-3), es, 118.11 s 144th, 38x100, 5-sty bk tnt & str; Asher Simon Realty Co to Dorothy Liebman & Wm H Wortham, 130 W 142; AL; Mar21; Mar23'18; A\$20,000-42,000 (R S \$1). nom

8TH av, 2442 (7:1936-62), es, 25 s 131st, 24.11x76.3, 5-sty bk tnt & str; Irwin Realty Co, 1 Wall, to Olds Holding Corp, 217 Bway; mtg \$16,000; Feb28; Mar26'18; A \$14,000-22,000 (R S \$1). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Grand st, 208 (2:470); certf as to payment of assign rents recorded Nov16'12; Ernest M Vickers, 140 Temple st, B of Q, to Onofrio & Carmelo Lopinto & Pietro Meli, all at 562 Greenwich; Mar7; Mar23'18. nom

Thompson st, 231 (2:539); asn rents; Carmelo Naso to Francesco Lanza, 218 Chrystie; AT; Mar5'14; Mar26'18. nom

11TH st E, swc 1 av, see 1 av, 177.

112TH st, 174 E (6:1639), ss, 119.6 w 3 av, 25.6x100.11; re judgments; Leopold Levy, 1452 President, Bklyn, to Melrah Realty Co, 35 Nassau; Mar26; Mar28'18. nom

Seaman av (8:2242), parcel 25 on damage map to open Seaman av from Academy to Isham st; re mtg rec May3'05 & A T in award; John L Fogliasso to Rose Cardani, 937 6 av. ADMRX Anna M Cardani; QC; Feb23; Mar26'18. nom

1ST av, 168 (2:438), es, 47.4 n 10th, 23.8x 74; consent to 3d track; Mary R Thomsen (Rafter) et al individ & EXRS Edw Rafter, decd, & et al to Manhattan Railway Co & ano; mtg \$18,000; Feb27; Mar23'18 (R S 50c). 358.96

1ST av, 177 (2:452), swc 11th, 23.7x64.2; consent to 3d track; Mary R Thomsen (Rafter) et al individ & EXRS Edw Rafter, decd, & et al to Manhattan Railway Co & ano; mtg \$14,000; Feb27; Mar23'18 (R S 50c). 358.86

2D av, 2403 (6:1788), ws, 25.1 n 123d, 25.6 x90; consent to 3d track; Mary, wife of & Levi Roseman, 381 W 4, Elmira, NY, to Manhattan Railway Co & ano; mtg \$19,000; June1'17; Mar26'18 (R S 50c). 134.80

2D av, 2403; consent to 3d track; same to same; mtg \$19,000; May31'17; Mar26'18. 265.20

2D av, 2403; consent to 3d track; Bessie Roseman, mtgee, to same; mtg \$4,000; Oct6'17; Mar26'18. nom

2D av, 2403; consent to 3d track; German Savings Bank, mtgee, to same; mtg \$15,000; Oct15'17; Mar26'18. nom

3D av, 2280-91 (6:1789), es, 74.5 s 125th, runs e105xs26.6xw5xs25xw100 to av xn51.6 to beg; consent to 3d track; Wendolin J Nauss, NY, to Manhattan Railway Co & ano; Feb19; Mar27'18 (R S \$3). 2,523.50

Copy (misc) of last will of Eliz Wynkoop, late of Kinderhook, NY; Mar23'17; Mar28'18. nom

Power of atty (misc); Peter Ruge, 131 E Houston, to Antonio G Camero, 653 W 181; Mar21; Mar23'18. nom

Power of atty (misc); Marshall C Lef-ferts, Jr, to Marshall C Leferts, Sr, both at 34 E 65; Oct13'17; Mar22'18. nom

Power of atty (misc); Julia R Van Schaick, of Wash, DC, to Louis T Romaine; June1'17; Mar25'18. nom

Power of atty (misc); Harris or Harres Steinlauf, 36 W 112, & Isidore Kreba, 411 W 44, to Saul Steinlauf, 36 W 112; Mar25; Mar26'18. nom

Power of atty (misc); Mary L Phelan to Jas D Phelan, both at San Francisco, Cal; Dec24'07; Mar26'18. nom

Revocation of power of atty (misc) rec Jan27'08; Peter R Egan to Michl J Egan, 2 Rector; Jan10; Mar26'18. nom

WILLS.

Borough of Manhattan.

Greenwich st, 525 (2:597-6), es, 50 s Vandom, —x—, 3-sty fr bk ft tnt & str; A\$11,500-12,500; Julius A May Est, Chas R Bauerdorf, 236 E 62, EXR; (A) Deyo & Bauerdorf, 111 Bway, Filed Dec11'17. 54TH st, 23 W (5:1270-20), ns, abt 435 w 5 av, —x—, 5-sty & b stn dwg; A\$74,000-140,000; Wm H Walker Est, Lawyers Title & T Co, 160 Bway, EXR; (A) Greene, Hurd & Stowell, 43 Exch pl, Filed Dec27'17.

69TH st, 209 W (4:1161-27), ns, abt 130 w Ams av, —x—, 3-sty & b bk dwg; A\$11,500-12,000; Mary McLaughlin Est, Jas McLaughlin, 209 W 69, EXR; (A) John J Hynes, 290 Bway, Filed Jan4'18.

17TH st, 243-7 W (3:767-12), —x— to 18th (Nos 232-4), 12-sty bk loft & str bldg; A\$118,000-300,000; Philip Lewisohn Est, Adele G Lewisohn, 923 5 av, EXTRX; (A) Guggenheimer, Untermyer & Marshall, 120 Bway, Filed Nov28'17.

Columbus av, 828-38 (7:1855-33), swc 101st (Nos 100-2), —x—, 6-sty bk loft & str bldg; A\$112,000-210,000; Herman Markowitz Est, Rachel Markowitz, 228 W 112, EXTRX; (A) Max Altmayer, 290 Bway, Filed Mar22'18.

Riverside dr, 91 (4:1244-62), es, abt 25 n 81st, —x—, 5-sty & b bk dwg; A\$22,000-38,000; Sarah E Knapp Est, Hiram M Knapp, 91 Riverside dr, EXR; (A) Danl Daly, 20 Nassau, Filed Dec22'18.

CONVEYANCES.

Borough of Bronx.

MARCH 22, 23, 25, 26, 27 & 28.

Aldus st, 944, see So blvd, 996-8.

Austin pl (10:2600), ns, 72.8 e 144th or St Joseph, runs e175xn100 xw 75 xw 1.8xsw 104.7xst to beg, vacant; Freeminstreet Co, 1474 Shakespeare av, to Edw A White, 60 Jerome av, Ft Lee, NJ; mtg \$16,500; Mar27; Mar28'18. omitted

Austin pl (10:2600), ns, 297.8 e 144th or St Joseph, 25x100, vacant; Freeminstreet Co, 1474 Shakespeare av, to Edw A White, 60 Jerome av, Ft Lee, NJ; Mar27; Mar28'18. nom

Barretto st, 911 (2:7222), sec Fox (No 900), 105x52, 5-sty bk tnt; Hunts Point Realty Co to Utility Realty Co, 30 E 42; mtg \$57,500; Mar21; Mar23'18. O C & 100

Butternut st, see 165th, see 165th E, sec Butternut.

Chisholm st (11:2970), ws, 165.3 s Freeman, runs w120xs11.11xe15xsl7.1xse91.9 to ws Stebbins av (No 1279) xn54.1 to Chisholm xn47.3 to beg, 5-sty bk tnt; Esther Friedman to Jonas Blatt, 55 Main, Yonkers, NY; ½ pt; mtg \$45,000; July14'17; Mar26'18. nom

Falle st, 636 (10:2766A), es, 362.6 s Spofford av, 20.10x100, 2-sty bk dwg; Leo Lesinsky at Riverside, Conn, to Gertrude Belgard, 887 Jefferson av, Bklyn; B&S & AL; Mar21; Mar23'18 (R S \$1). O C & 100

Fairmount pl, swc So Blvd, see So Blvd, 1897.

Fox st, 900, see Barretto, sec Fox.

Fox st, 907 (10:2712), ws, 300 s 163d, runs w110.6xs40xe110.7xn0.9xn39.4 to beg, 5-sty bk tnt; Geo A Steves, ref, to Cos Realty Co, 836 Westchester av; FORECLOS Feb28; Mar22'18 (R S \$30.50). 30,500

Fox st, 911 (10:2712), ws, 260 s 163d, 40x 110.6x40x109.11, 5-sty bk tnt; Geo A Steves, ref, to Cos Realty Co, 836 Westchester av; FORECLOS Feb28; Mar22'18 (R S \$30.50). 30,500

Fox st, 915 (10:2712), ws, 220 s 163d, 40x 109.11x40x109.4, 5-sty bk tnt; Geo A Steves, ref, to Cos Realty Co, 836 Westchester av; FORECLOS Feb28; Mar22'18 (R S \$30.50). 30,500

Fox st, 1142-4, see Home, 910.

Fox st, swc Westchester av, see Westchester av, 980-998.

Halperin st (15:4074), ss, 150 w Blondell av, 50x101.10x50.7x94.3; John J Heapes, Westchester, NY, to John J & Margt E Heapes, 2620 Halperin, tenants by the entirety; mtg \$3,000; Mar23; Mar26'18 (R S \$2). nom

Halsey pl (14:3844), sec Greene av, 100x 100; Savings Investment & Trust Co of East Orange, NJ, to Mortgage Bond Co of NJ, 525 Main, East Orange, NJ; Feb18; Mar23'18 (R S \$6). nom

Home st, 910 (10:2719), sec Fox (Nos 1142-4), 21.3x77.11x30x74.11, 3-sty fr tnt & str; Peter J Stumpf to Louis Herman, 16 E 115; mtg \$6,000; Mar22; Mar25'18 (R S \$2). O C & 100

Magenta st, 663 (16:4627), ns, 100 w Olinville av, 25x100; Bella Schwartz, 60

Tiffany st, 998-1002½, see Westchester av, 980-998.

Whittier st (10:2766D), ws, 300 n Randall av, runs n156.2xsw36xsl44.7xe89.2 to beg, vacant; Yetta wife Hy D Block et al, heirs Hy D Block, to Jacob Block, 54 E 109; Dec26'17; Mar22'18 (R S \$1). 1,000

133D st, 730 E (10:2561), ss, 313 w Willow av, 16.8x100, 3-sty fr trnt; Barbara Brautigam, widow, 520 Trinity av, to Jos A Brautigam, same address; QC; Mar21; Mar22'18 (R S 50c). O C & 100

140TH st, 903 E (10:2598), ns, abt 100 w Locust av, 25x100, vacant; Geo B Lowerre, TRSTE Theresa M Lowerre, to J Herbert Mack, TRSTE same, 701 7 av; Mar11; Mar27'18. nom

145TH st, 542 E (9:2271), ss, 150 w St Ann's av, 24.6x99.9, 2-sty bk str; Yetta Horowitz to Sedge Morris Realty Co, 955 Prospect av; mtg \$10,250; Mar21; Mar27'18 (R S \$1). 100

163D st, 789 E (10:2669), ns, 78.11 e Tinton av, 21x82.11, except part for st, 3-sty fr dwg; Teasdale Realty Co to Frank Zebro & Co, 1830 Mohegan av; mtg \$4,000; Mar1; Mar23'18. nom

165TH st, 916 E, see Intervale av, 1012-18.

165TH st E (9:2471), sec Butternut, 32.4 x78x1.1x82, vacant; Louis Lowenstein, 259 7th, Weehawken, NJ, to Abr Oppenheim, 22 Clarke pl; Jan16; Mar27'18. nom

167TH st W, sws, 138.7 e Lawrence av, see Lawrence av, ws, 375 s 167.

169TH st W, nec Shakespeare av, see Shakespeare av, 1282.

170TH st, 661 E, see Crotona av, 1401.

175TH st, 107 E (11:2826), ns, 95 e Walton av, 17.1x100, 2-sty & b fr dwg; Elwin F J Carpenter, 237 E 234, to Chas A Barber, 237 E 234; Mar19; Mar27'18 (R S \$6). O C & 100

179TH st, 152 E, see Creston av, sec 179.

184TH st, 480 E, see Washington av, sec 184.

188TH st, 255-7 E (11:3148), ns, 42.6 e Valentine av, 50x102.9, 5-sty bk trnt; Tieval Bldg Co to Arvid Swedling, 225 E 40; mtg \$35,000; Mar28'18 (R S \$15). O C & 100

188TH st, 261 E (11:3148), ns, 92.6 e Valentine av, 50x102.9, 5-sty bk trnt; Tieval Bldg Co to Saml Bacharach, 626 Berger av; mtg \$35,000; Mar27'18 (R S \$15). O C & 100

188TH st, 267 E (11:3148), ns, 142.6 e Valentine av, 50x102.9, 5-sty bk trnt; Tieval Bldg Co to Bowler Realty Co, 2 Bway; mtg \$35,000; Mar28'18 (R S \$16). O C & 100

222D st, 715-19 E (17:4836), ns, 119.10 e White Plains rd, 60.10x102; Agnes H Esler to Ollie Havens, 3900 White Plains av; A L; Mar25; Mar26'18. O C & 100

222D st E (17:4836), ns, 80.4 e White Plains rd, 39.6x102; Agnes H Esler to Royal Bronx Realty Co, 1126 E Tremont av; AL; Mar25; Mar26'18 (R S 50c). O C & 100

223D st E (17:4848), ns, 505 e Barnes av, 50x114; Antoni Krysiak to Antoni & Bronislawa Krysiak, 553 E 223, tenants by the entirety; B&S; Mar23; Mar27'18 (R S \$2.50). nom

225TH st E (17:4860), ss, 461.3 w Paulding av, 25x126.11x28.2x139.11; Anthony Ruggiero, 426 W 160, to Josephine Ruggiero, 426 W 160; mtg \$—; Mar19; Mar23'18 (R S 50c). 500

234TH st, 239 E (12:3375), ns, 485 w Katonah av, 25x100; Arthur C Mack, 36 Myrtle av, Edgewater, NJ, to Chas E Kirkham, 4325 Katonah av; mtg \$5,000; Mar7; Mar27'18 (R S \$1). O C & 100

Alexander av, 148 (9:2297), es, 100 n 134th, 20x75, 2-sty & b bk dwg; John H Friend, 148 Alexander av, to Lillian B Friend, same address; mtg \$3,000; Mar11; Mar22'18 (R S 50c). O C & 100

Alexander av, 148; Lillian B Friend, 148 Alex av, to John H & Minnie C Friend, same address, tenants by the entirety; mtg \$3,000; Mar11; Mar22'18 (R S 50c). O C & 100

Bassett av (15:4209), ws, 275 s Saratoga av, 25x100; Hudson P Rose Co to Paolo Tancredi, 1611 Van Buren; Mar23; Mar26'18 (R S \$1). nom

Bathgate av, 1750-2 (11:2922), es, 191.2 n 174th, 41x110, 5-sty bk trnt; Ruhl Investing Co, 2426 University av, to Anthony Av Realty Co, 1744 Anthony av; mtg \$34,500; Mar25; Mar26'18 (R S \$3). O C & 100

Beekman av, 335 (10:2555), ws, 25 s Oak ter, 50x100, 2-sty fr dwg & vacant; Louis J Schwartz, ref, to Loomis L White, Shewshury, NJ, TRSTE Emma W White, piff; FORECLOS Mar8; Mar15; Mar22'18 (R S \$6.50). 6,500

Belmont av, 1988 (11:3079), es, 152.2 s 179th, 25x102x25.3x98.3, 3-sty bk trnt; Rowland W Thomas to E Arthur Bredt, Llewellyn Park, West Orange, NJ; QC & correction deed; Mar6; Mar23'18. nom

Belmont av, 1988 (11:3079); E Arthur Bredt, West Orange, NJ, to Jos Aulino, 1789 Fulton av; mtg \$7,200; Mar22; Mar23'18 (R S \$2.50). O C & 100

Boston rd, 2094-6 (11:3140), es, abt 90 s 180th, 50x100, 2-2-sty & b fr dwgs; Robt N Shepperd to Margt M Merz, 2094 Boston rd; Mar22'18. O C & 100

Boston rd, 2094-6; Margt M Merz to Robt N & Sarah M Shepperd, 2094 Boston rd, tenants by the entirety; Mar22'18. O C & 100

Briggs av, 2767 (12:3301), ws, 260 n 196th, 20x94.6x20x91.1, 3-sty & b bk dwg; Ellen McCullagh, Jersey City, NJ, to Monmouth Holding Co, 37 Liberty; mtg \$7,000; Mar20; Mar27'18 (R S \$1). nom

Briggs av, 2965 (12:3303), ns, 150 e Bedford Park blvd, 50x110, 2-sty & b fr dwg; John L Fox to John Fox Co, 3623 3 av; mtg \$5,200; Mar25; Mar26'18. O C & 100

Brook av, 278-80 (9:2267), es, 24.1 n 139th, 37.8x103.7x37.6x100, 5-sty bk trnt & str; also BROOK AV, 282 (9:2267), es, 67.9 n 139th, 37.8x107.2x37.6x103.7, 5-sty bk

trnt & str; E M & H K Real Estate & Contracting Corp to Olds Holding Corp, 217 Bway; mtg \$55,000; Mar1; Mar25'18 (R S \$5). O C & 100

Brook av, 282, see Brook av, 278-80.

Burnside av, 200 E, see Grand blvd & concourse, sec Burnside av.

Castle Hill av (14:3692), es, 29 s Story av, 25x105, Unionport, except part for Castle Hill av; Frank A Bennett, Mt Vernon, NY, to Michael Brennan, Inc, 643 E 227; Jan2'08; Mar26'18. 100

Chanute av, es, 350 s Story av, see Fteley av, ws, 168.11 s Classon Point rd.

Clay av, 1182 (9:2426), es, 202.7 n 167th, 38x80, 5-sty bk trnt; Louis Haenisch, Baltimore, Md, EXR Emma Haenisch, to Jos Herzog, 1966 Valentine av; mtg \$20,000; Mar18; Mar28'18 (R S \$12.50). 1,250

Clinton av, 2137 (11:3098), ws, 132.2 n 181st, 44x118, 6-sty bk trnt; Elsie Hipkiss, Newark, NJ, to Hy Miller, 868 Tremont av, & Ernst Miller, 734 E 180; mtg \$36,500; Mar27'18 (R S \$7.50). O C & 100

Creston av (11:2808), sec 179th (No 152), 36x76.2x80.7x47.3, 2-sty & b fr dwg; Chas Reinhardt, 152 E 179, to Louisa D Rostenberg, 1827 Wash av; mtg \$3,000; Mar21; Mar22'18 (R S \$10). O C & 100

Crotona av, 1401 (11:2936), nwc 170th (No 661), 40.5x100.2x37.6x116.1, 5-sty bk trnt; Olds Holding Corp to Benenson Realty Co, 401 E 152; mtg \$34,250; Mar23; Mar25'18 (R S \$5.50). O C & 100

Crotona av, 2157 (11:3083), ws, 201.10 s 182d, runs s30xw225.3x39.11xe231.9 to beg, 4-sty bk trnt; Gustav Grossman, EXR, & Geo J Grossman, to Namsorg Realty Co, 3219 3 av; Feb1; Mar26'18 (R S \$20). 20,000

Cruger av (15:4050), ws, 170 n Morris Park av, 75x95; John F Amann, Bklyn, to Fred Kellar, 1300 Putnam av, Bklyn; mtg \$800; Jan4; Mar25'18 (R S 50c). nom

Daly av, 2064 (11:3127), es, 40.1 n 179th, 37.7x88.7x37.6x85.6, 4-sty bk trnt; Ettie M Brosnan, 2064 Daly av, to Ellen Magrath, 104 W 174; mtg \$15,000; Mar21; Mar25'18 (R S \$5). O C & 100

Davidson av, 2062 (11:3192), es, 176.3 n Burnside av, 56.6x90, 6-sty bk trnt; Frey bell Realty Co to J G Wm Pilgrim, 321 W 101; mtg \$35,000; Mar25; Mar28'18 (R S \$20). O C & 100

De Kalb av, 3530 (12:328B), es, 275 s 212th, 25x94.10x25.2x91.5, 2-sty & b fr dwg; Wm G Willis, 582 Broome, to Saml B Willis, 582 Broome; May23; Mar26'18 (R S \$1.50). nom

Fteley av (14:3721 & 3629; 18:5462), ws, 168.11 s Classon Point rd, 32.1x106.9x69.5x100; also CHANUTE AV, es, 350 s Story av, 50x100; also BARKLEY AV, ss, 50 w Vincent av, 50x100; Wm Ostner, 1831 Blvd, Jacksonville, Fla, to Carolina D Ostner, his wife, same address; July5'17; Feb14'18; corrects error in issue Feb16 as to description of property. nom

Franklin av, 1392 (11:2935), es, 75.6 n Jefferson pl, 37.6x100, 5-sty bk trnt; Robt Benenson, 255 E 174, to Chas Wolf, 1543 Westchester av; mtg \$24,000; Mar15; Mar28'18 (R S \$6.50). O C & 100

Franklin av, ses, at ses 3 av, see 3 av, 3344-6.

Grand blvd & concourse (11:2813), sec Burnside av (No 200), runs s89.6xe96.3xe20.6xn54.4 to av xw102.9 to beg, vacant; Frank A Schorer to S M & K Realty Co, 316 E 65; mtg \$10,000; Mar26; Mar27'18 (R S \$8). O C & 100

Green av, see Halsey pl, see Halsey pl, sec Green av.

Hoe av, 1306, see Hoe av, 1308.

Hoe av, 1308 (11:2987), es, 225 s Jennings, 37.6x100, 5-sty bk trnt; also HOE AV, 1306 (11:2987), es, 262.6 s Jennings, 37.6x100, 5-sty bk trnt; Mary L E Johnson, Camden, NY, to Mitchel Smoleroff, 1029 Kelly; mtg \$60,000; Feb23; Mar22'18 (R S \$2). nom

Honeywell av, 1976-8 (11:3121), es, 143 n Tremont av, 50x60.1, 4-sty bk trnt; John C Wallace Co, 2045 Rver av, to Victor Nelson, on Jarvis rd, Yonkers, NY, & Albertus J Oorden, 2663 Briggs av; mtg \$17,500; Mar26; Mar28'18 (R S \$4). O C & 100

Intervale av, 1012-18 (10:2704), sec 165th (No 916), runs e20.3x68.9xsl9.3xw25 to av xn86.5 to beg, 1-sty bk str; Nathan J Packard et al, firm Packard & Co, private bankers, to Olds Holding Corp, 217 Bway; Feb28; Mar27'18 (R S \$1). nom

Jerome av (12:3328), es, 32.7 n Gun Hill rd, 100x100, vacant; Arthur J Slade, 172 E 72, to Jessica H Slade, 172 E 72, his wife; Mar26; Mar28'18 (R S \$9). nom

Lawrence av (9:2527), ws, 375 s 167th, 100x100 to Sedgwick av, except part for Sedgwick av, vacant; also 167TH ST W (9:2527), sws, 138.7 e Lawrence av, 75x100, vacant; Benenson Realty Co to Util Realty Co, 233 W 14; Mar23; Mar25'18 (R S \$9.50). 100

Maclay av, see Overing av, see Overing av, es, 250 n St Raymond av.

Marmion av, 1822 (11:2958), es, 144 n 175th, 16.8x69.2x16.8x69.6, 2-sty & a fr dwg; Mary V Holden to Rose L Tenenbaum, 1824 Marmion av; mtg \$2,500; Mar26; Mar27'18 (R S \$1.50). O C & 100

Overing av (15:4002), es, 250 n St Raymond av, 25 to Maclay av x100, Westchester, except part for Overing st & Maclay av; Jas A Hamilton, 1985 Honeywell av, to Chas M O'Keefe, 151 E 81; Mar—; Mar25'18. nom

Park av, 3762, see Park av, 3764.

Park av, 3764 (11:2902), es, 240 s 171st, 20x150, 3-sty fr trnt & str; also PARK AV, 3762 (11:2902), es, 260 s 171st, 20x150, 3-sty fr trnt; Martin J Grossman to Gustav Grossman, 2240 Grand blvd & concourse, & Geo J Grossman, 38 De Kalb av, White Plains, NY, EXRS Martin Grossman; B&S & CaG & correction deed; Mar25; Mar26'18. nom

Park av, 3764-3762; Gustav Grossman et al to same; B&S, CaG & correction deed; Feb9; Mar26'18. nom

Park av, 3764-3762; Louisa E Smith, Toledo, Ohio, to same; B&S, CaG & correction deed; Feb11; Mar26'18. nom

Park av, 3764-3762; Gustav Grossman & ano, EXRS, & Martin Grossman, to Namsorg Realty Co, 3219 3 av; Feb1; Mar26'18 (R S \$10). 10,000

Roebbing av, 2890 (18:5388), ss, 375 e Mayflower (Mapes) av, 25x100; John T Shaw, 2888 Roebbing av, to Violet E Miller, 2888 Roebbing av; Mar19; Mar22'18 (R S 50c). O C & 100

Sedgwick av, es, abt 375 s 167th, see Lawrence av, ws, 375 s 167.

Shakespeare av, 1282 (9:2506), nec 169th, runs n101.5xe114x87.6x11xw24x86.4 to st xw 98 to beg, 1-sty & a fr dwg & 1-sty fr stable; Delta Holding Corp to E M & H K Real Estate & Contracting Corp, 258 Bway; Mar7; Mar25'18 (R S \$9). O C & 100

Southern blvd, 996-8 (10:2742), sec Aldus (No 944), 50x105, 5-sty bk trnt & str; Patk H J Daly to Olds Holding Corp, 217 Bway; mtg \$63,450; Mar15; Mar25'18 (R S \$13.50). nom

Southern blvd, 996-8 (10:2742), sec Aldus (No 944); Olds Holding Corp to Aron Realty Corp, 1018 E 163; mtg \$63,450; Mar15; Mar25'18 (R S \$21). O C & 100

Southern blvd, 1879-83 (11:2959), ws, 57.10 n 176th, runs n22.1xw107.1x50.11xe51.2x53.6xe116.7 to beg, 2-5-sty bk trnts & str; Util Realty Corp, 233 W 14th, to Olds Holding Corp, 217 Bway; mtg \$81,500; Mar23; Mar25'18 (R S \$22.50). nom

Southern blvd, 1897 (11:2959), swc Fairmount pl, 77.11x108.2x71x76, 5-sty bk trnt & str; Benenson Realty Co to Kaybee Realty Co, 36 W 20; B&S & CaG; mtg \$60,000; Mar26; Mar27'18 (R S \$35). O C & 100

Stebbins av, 1279, see Chisholm, ws, 165.3 s Freeman.

Stebbins av, 1388 (11:2965), es, abt 120 n Jennings, 25x108.8x25x107.5, 2-sty & b fr dwg; Margt Malone et al, devisees Margt Malone to Saml Brenner, 829 Freeman; mtg \$3,500; Mar20; Mar28'18 (R S \$1). O C & 100

Tiebout av, 2414 (11:3022), es, 16.8 s 187th, 16.8x83, 2-sty & a fr dwg; Amanda A Pope, East Orange, NJ, to Junius J Pittman, 2524 Creston av; Mar26; Mar27'18 (R S \$4.50). O C & 100

Tiebout av, 2414; Junius J Pittman to Eliz Lynch, 369 E 148; mtg \$3,750; Mar26; Mar27'18 (R S \$5). O C & 100

Trinity av, 516 (10:2557), es, abt 181.5 n 147th, 19.8x—x16.8x—, 3-sty fr trnt; Barbara Brautigam, widow, 520 Trinity av, to Frieda B Hayden, 516 Trinity av; QC; Mar21; Mar22'18 (R S 50c). O C & 100

Trinity av, 518-20 (10:2557), es, 201.1 n 147th, 39.5x98.8x33.4x—, 2-3-sty fr trnts; Barbara Brautigam, widow, 520 Trinity av, to John W Brautigam, 537 Tinton av; Q C; Mar21; Mar22'18 (R S 50c). O C & 100

Union av, 804 (10:2677), es, 171.1 n 161st, 37.6x100, 6-sty bk trnt; Harry Goldstein to Sadie Fink, 1033 Cauldwell av; AL; Mar25; Mar27'18 (R S \$2). O C & 100

Valentine av, 2106-10 (11:3144), es, 243.4 n 180th, 56.6x98.2x53.11x91.1, 3-2-sty fr dwgs; Jos W Leberman, Phila, Pa, to Michl Bitto, 1625 Philip Phila, Pa; mtg \$11,700; Mar11; Mar23'18. nom

Valentine av (12:3301), es, 100 n 196th, 100x91.3, vacant; Lankan Realty Co to Goldye Miller, 900 Eastern Pkwy, Bklyn; mtg \$11,000; Jan11; Mar23'18 (R S 50c). O C & 100

Van Nest av (15:4325, 4301, 4299, 4266, 4092 & 4106), swc Bogart, 50x100; also HAIGHT AV, es, 292.1 s Van Nest av, 25x100; also RADCLIFF AV, ss, 325 e Neil av, 25x100; also COLDEN AV, ss, at ses N Y Westchester & Boston Railway Co, 72.7x28.7 to Bogart av x40.2x57.7; also NEIL AV, nec Colden av, 50x100; also NEIL AV, ns, 50 w Paulding av, 25x100; also WOODMANSTEN PL, swc Paulding av, 50.6x36.3 to N Y Westchester & Boston Railway x88.11x100; Ernest X Faissant, 598 Sunnyside av, Weehawken Heights, NJ, et al, to Geo Grossman, 111 Wegman Pkwy, Jersey City, NJ; mtg \$630; Jan31; Feb14'18; corrects error in issue Feb16 as to grantee. nom

Washington av (11:3053), sec 184th (No 480), 22.3x37.10x25.6x37.7, vacant; Geo W McAdam, 20 W 19, to Edw J Byrne, 94 West End av; Mar18; Mar23'18 (R S \$1). O C & 100

Washington av (11:3047), es, 102 n 180th, 45.9x73.11x61.11x80.6, except part for av; Theresa C Walsh, Bklyn, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; mtg \$4,000; Mar21; Mar23'18 (R S \$1). nom

Westchester av, 806-8 (10:2676), ss, 75.11 e Union av, 50x119.5x49.11x121.11, 5-sty bk trnt & str; Anton Birkle (an alien enemy), by Central Trust Co, depository for alien property, custodian, to Central Trust Co, as depository for A Mitchell Palmer, Alien Property Custodian, 54 Wall; mtg \$66,000; Mar21; Mar25'18. act of Congress

Westchester av, 855 (10:2690), nws, 202 ne Prospect av, 20x77.8x21.3x70.7, 3-sty fr trnt; Otto Ullrich, 5 Pinehurst av, to Morris Kohn, 1723 Lex av; mtg \$6,500; Mar27; Mar28'18. O C & 100

Westchester av, 857 (10:2690), nws, 222 ne Prospect av, 20x84.3x21.3x77.8, 3-sty fr trnt; Lucie Kruger, 5 Pinehurst av, to Morris Kohn, 1723 Lex av; mtg \$5,500; Mar27; Mar28'18. O C & 100

Westchester av, 980-998 (10:2714), sec Tiffany (Nos 998-1002½), runs s95.3xe102.11xn44.9xne79.7xe36.3 to ws Fox xn145.1 to av xsw246 to beg, 1 & 2-sty bk str; Hudson Realty Co to Owners Syndicate Co, 30 E 42; mtg \$142,500; Mar22; Mar23'18. nom

Westchester av, swc Fox, see Westchester av, 980-998.

Woodycrest av (9:2515), ws, 86.4 s 168th, 60.3x104.7x30x114.3, vacant; Wm Daly to Rudolf Voigt, 153 W 84; ½ pt; Mar25; Mar26'18 (R S 500).
3D av, 3344-6 (10:2607), ses, at ses Franklin av, runs ne19.2xsw36.8xnw58.5x se-xnel.8xnw42.6 to ses 3 av xne49.9 to beg, 4-sty bk int & str; Thos F Somers, at Hamilton av & Slocum st, New Rochelle, NY, to Mary S Robinson & Dorothy E Somers, same address; mtg \$25,000; Mar24; Mar25'18.

City Island (18:5641), es, being plot of land & land under water, begins at mean h w mark L I Sound on es City Island at line bet lands formerly Adam Hanson & ano & lands formerly of Steifenhoefer, runs e400x100 to ss Centre xw 400 to mean h w Mark of L I Sound xsl100 to beg; City Island Land & Dock Co, 27 Cedar, to Hy B Nevins, City Island av, City Island; Feb13; Mar25'18 (R S \$2.50).

2,500

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

163D st, 311 E (9:2423), ns, 44.2 e College av, 37.9x85; asn rents to extent of \$600; McEvoy & Koster Constn Co & ano to Atlantic Finance Corp, 192 Bway; Mar22; Mar27'18.

Belmont av, 1988, see Belmont av, 1990.

Belmont av, 1990 (11:3079) (owned by party 1st pt); also BELMONT AV, 1988 (owned by party 2d pt); boundary line agmt; Mary J McManus, 1990 Belmont av, with E Arthur Bredt at Llewellyn Park, West Orange, NJ; Mar16; Mar23'18.
Davidson av, 2062 (11:3192), es, 176.3 n Burnside av, 56.6x90, 6-sty bk int; re mtg; Geo Mandel, Grantwood, NJ, to Freybell Realty Co, 30 E 42; Mar27; Mar28'18. 4,750
Grand blvd & concourse, 1220-8 (9:2457), es, 75 n 167th, 154.3x104.10, 2-5-sty bk int; re mtg; Peter Sinnott et al to Delta Holding Corp; Mar18; Mar23'18. 3,085.32
Jerome av, 1852-4 (PA), 41x110; power of atty; Geo W Fraser, 2076 7 av, to Brooker & Schneider, Inc, 4205 3 av; May 19'17; Mar25'18.

Interior plot (11:2813), begins 82.5 n Bush & 100 e Grand blvd & concourse, runs nxe20.6xw20.6 to beg; re mtg; Eloise Ayres at Maplewood, NJ, to Frank A Schorer, 2241 Tiebout av; Mar23; Mar27'18.

Parcel 28 (15:4253) on damage map to open Birchall av from Unionport rd to White Plains rd; re mtg; Sally Orth to City N Y; Jan17; Mar25'18.

General release (misc); Nathaniel A Landino, 448 W 163, to Frank R Agard, Torrington, Conn, individ & as EXRS Emma M Landino; Feb9'17; Mar22'18. nom

LEASES.

Borough of Manhattan.

MARCH 22, 23, 25, 26, 27 & 28.

Extra pl, 2-8, see 1st, 14-24 E.
Henry st, 135 (1:283-14), ns, 176.8 w Rutgers, 25.9x87.6; assign. Ls; Melko Realty Co, 519 Bway, to Philip Horwitz, 306 E 5; mtg \$3,000; Jan25; Mar22'18.

Rose st, 18-20, see William, 214-8.
William st, 214-8 (1:120); also ROSE ST, 18-20, William st end of 3d fl; Metropolitan Realty Co to John C Rankin Co, a corp of N Y; 8yf May1; Feb28; Mar26'18. 3,000

1ST st, 14-24 E (2:457); also EXTRA PL, 2-8; also 2D ST, 29 E, as now occupied by theatre bldg, not included in this parcel, however, any portion of No 35 2 av; also 2D AV, 35, 1st fl & b, the entire No 35 2 av of which the last mentioned are a part only is bounded as follows: 2 av, ws, 25.6 s 2d, 24.6x86, for theatre purposes only; Geo F Johnson to Jos Edelstein, 45 W 110; 21yf Sept1'19; June14'16; Mar22'18; the rent for month of Sept, 1919, is \$24,400, & each month from Oct, 1919 to June, 1920, is \$4,400 each, & then per annum \$48,400 & last year 28,400

1ST st, 14-24 E; also EXTRA PL, 2-8, & 2D ST, 29; also 2D ST, cor 2 av, 2d AV Theatre, &c; assign all RT&I in Ls dated June14'16, & recorded Mar22'18; Jos Edelstein to Premier Show Co; June26'16; Mar22'18.

2D st, 29 E, see 1st, 14-24 E.
7TH st, 272-8 E (2:352), all; Rae Kirschenbaum to Moses Kirschenbaum, 82 Essex; 1 11-12yf Mar1'18; Feb28; Mar26'18. 10,506

9TH st, 65 E (2:561), ns, 122.4 w Bway, 26x92.3; sur Ls which expires May1'20 & AT to bldgs; J Allen Townsend, of Irvington, NY, to TRSTES of the Sailors' Snug Harbor, in City N Y, 61 Bway; Mar22'18 (R S \$4.50).

16TH st, 152 W (3:791); asn Ls; Feb16 '17 & bldgs; Fredk Downing to City Real Estate Co, 176 Bway; Mar19; Mar26'18. 800

22D st, 522 W (3:693), ss, 25x98.8; asn Ls rec Aug28'06 & bldgs; Wm J A Beck, 196 Saratoga av, Yonkers, NY, to Wm J Kennedy, 481 Garfield av, Jersey City, NJ; A L; Mar25; Mar26'18 (R S \$6.50). O C & 100

22D st, 522 W (3:693), ss; agmt modifying restrictions in Ls rec Aug28'06; Margt V C MacNutt, 823 Park av, to Wm J A Beck, 196 Saratoga av, Yonkers, NY; Mar15; Mar26'18.

22D st, 522 W, ss; consent to asn above Ls; same consents that Wm J Kennedy of 481 Garfield av, Jersey City, may asn said Ls to same; AT; Mar20; Mar26'18.

25TH st, 325-7 E (3:931), all; sur Ls dated Aug31'10; Adolph Klein & Edwin M Birns, as firm Birns Express, to David H Posner, 29 School st, Boston, Mass; AT; Mar26; Mar27'18.

42D st E (5:1280), nwc Lex av, "Hotel Commodore," washroom & bottblack stand privileges, &c; Bowman Hotel Corp to Anthony Petrino, 161 W 98; 10yf July1; Feb16; Mar27'18. 5,000 & 6,000

42D st W, sec 7 av, see Bway, swc 42.

42D st W, swc Bway, see Bway, swc 42.

48TH st, 257-9 E (5:1322), cor str & most southerly part of b; Merida Realty Co to Morris Brodtkin, 257-9 E 48; 5yf May1'15; Dec24'14; Mar25'18. 1,020

48TH st, 257-9 E, cor str & most southerly part of b; Robsart Realty Corp to John A Valvano, 2059 1 av; 3yf May1'20; Mar22; Mar25'18. 1,080 & 1,200

48TH st, 257-9 E, see 2 av, 901.

62D st, 148 W (4:1133), ss, 225 e Amst av, 25x100.4; asn Ls rec Sept15'13; Excelsior Brewing Co (Ellen T Linden, consents) to Emanuel A M E Church, Inc, at 236 W 62; Mar25; Mar27'18.

100TH st, 317 E (6:1672), 10 rooms in rear of ground fl & double window str on es, also cellar; Adolph Press & ano to Bethlehem Benevolent Soc, 317 E 100; 5yf Apr15; 5y ren at \$660; Mar19; Mar25'18. 624

129TH st, 519-27 W (7:1984), ns, 253.5 w Amst av, 82.1x99.11, all; lessee to erect 1-sty & b garage; Speedway Realty Co, 31 Nassau, to Rothbart Garage Operators, Inc, 1411 Grand concourse, Bronx; 21yf May1'18; Mar22; Mar26'18. taxes, &c, & 2,400 to 3,000

131ST st E, sec Park av, see Park av, sec 131.

134TH st E (6:1758), ss, 35 or 85 (?) e Madison av, 100x99.11, all, garage to be erected by party 1st pt & party 2d pt deposits \$3,000; Newat Realty Co to Hyman Goldberg, 1241 39th, Bklyn, & Isaac Clar, 528 E 149, from completion of bldg to May 1'28; Mar20; Mar22'18. 5,400

145TH st W, swc Lenox av, see Lenox av, swc 145.

Av A, 66 (2:400), es, all; Wm W Astor of London, Eng, to Geo C Koenig, 167 E 4; 20yf May1'19; Dec7'17; Mar26'18.

Av A, 68 (2:400), es, all; Wm W Astor of London, Eng, to Geo C Koenig, 167 E 4; 20yf May1'19; Dec7'17; Mar26'18.

Broadway, 416 (1:196), part of ss of 1st fl; Thos & Ellen Donnelly to Osiias Abramowitz, 416 Bway; 5yf Apr30; Mar23; Mar25'18. 2,000

Broadway (4:994), swc 42d, 51.3x99.11 to es 7 av x49.4x86.2; leasehold; agmt & grant & right of way through premises to subway stations, &c; Godair-Wimmer Bldg Co, 1482 Bway, lessee, with City N Y & N Y Consolidated R R Co, 85 Clinton, Bklyn, & Interborough Rapid Transit Co; Nov8'17; Mar25'18.

Broadway (4:994), swc 42d; same prop; sobrn of Ls to above agmt, &c; United Stores Land & Impt Co, 44 W 18, with Godair-Wimmer Bldg Co, 1482 Bway, et al; Nov8; Mar25'18.

Lenox av (7:2013), swc 145th, 99.11x50, all; Crimmins Operating Co, 624 Mad av, to Lenox Bridge Hotel, Inc, 693 Lenox av; 5yf May1'17; Mar21; Mar22'18. 7,000

Lexington av, 707 (5:1312); sur Ls recorded Oct1'17; Christopher A Berger, B of Q, to Wm P F Dooley, 343 W 25, NY, & Christopher A Berger, 74 Flushing av, Astoria, B of Q, EXRS & Cath T Lantry; AT; Mar23; Mar25'18. 500

Lexington av, nwc 42d, see 42d E, nwc Lex av.

Park av, sec 131st, 99.11x110, all; party 1st pt to erect bk bldg for garage, &c; Keats Co, 135 Bway, to Wells-Fargo & Co, 51 Bway; 10yf completion of bldg; Feb15; Mar22'18. 5,000

2D av, 35, see 1st, 14-24 E.

2D av, 901 (5:1322); also 48TH ST, 257-9 E, cor str & most southerly part of b; assign Ls dated Dec24'14; Morris Brodtkin, 257-9 E 48, to John A Valvano, 2059 1 av; Mar21; Mar25'18.

2D av, 2388 (6:1799), str fl & pt b; Jos Peyser, 2388 2 av, to Jacob Watkins, 864 E 175; 3yf Apr1; 3y ren; Mar22; Mar23'18. 480

2D av, ws, 25.6 s 2d, see 1st, 14-24 E.

3D av, 247-51 (3:901), all; except store fl & pt b of No 247; Marie G Barth of Helena, Montana, to Twentieth Century Laundry Co, 247-51 3 av; 7yf May1; Feb28; Mar27'18. 6,500

3D av, 871 (5:1326), str & 1st fl, bakeshop & yard in rear of kitchen, with option to purchase property for \$36,000; Anton Rauch, 871 3 av, to Herman J Hahn, 114 8th st, West New York, NJ; 10yf —; Mar21; Mar23'18. 2,100 to 2,520

7TH av, sec 42d, see Bway, swc 42.

LEASES.

Borough of Bronx.

MARCH 22, 23, 25, 26, 27 & 28.

Fox st, 536 (10:2683), str; Hunts Point Realty Co to Isadore Klein, 536 Fox; 3yf Jan1; Dec31'17; Mar25'18. 420

Grand blvd & concourse, 1220-8 (9:2457), all; Nathan J Packard, 411 West End av, & ano to Max Horowitz, 506 W 148, & ano; 5 y & 15 days f Mar15'18; Mar25; Mar27'18. 17,250

Wilkins av, 1416-18 (11:2977), nw str & c; Hyman Balenzweig & ano to Abr Reich, 1416 Wilkins av; 4 7-12yf May1'18; Mar26; Mar28'18. 600

3D av, 2821 (9:2327), all; R-W Realty Co to Morris Gumpel, 215 W 98, et al; 5yf May1'19; Mar—'18; Mar27'18. 6,600

3D av, 4195 (11:2924), all; Louis E Levy to David Shapiro, 1780 Wash av; 5yf May 1'14, privilege 5y renewal; Mar5'14; Mar25'18. 1,200

3D av, 4195, all; David Shapiro to Benj Kaplan, 1478 Bryant av; 1½yf Apr1; Mar25'18. 1,200

MORTGAGES.

Borough of Manhattan.

MARCH 22, 23, 25, 26, 27 & 28.

Attorney st, 35 (2:346); ext of mtg for \$14,000 to Mar1 23, 5%; Mar18; Mar26'18; Lawyers Mtg Co with Isral Margulis, 1980 18th, Bklyn (R S \$7). nom

Broome st, 209 (2:418), ss, 76.10 w Eldridge, 32.10x84.7x32.10x87.9; PM; pr mtg \$31,200; Mar26'18; due Apr1'24, 6%; Abram Shinkowitz to Saml Kadun, 1800 7 av, 5,000

Broome st, 456 (2:485), ss, 25 w Mercer, 25x100.2; PM; Mar26; Mar27'18; 5y or sooner, 5%; Amstel Constn Co, 92½ Bway, Bklyn, to Herman Woog, 50 W 77. 16,000

Canal st, 375 (1:223), nec West Bway (Nos 301-5), 23.11x75.6x36.9x69.1; Mar22'18; due Apr1'23, int as per bond; John F Jour, 309 Canal, to Carl J Ulmann, 155 W 74, et al, exrs Bernhard Ulmann. 17,000

Canal st, 375, nec West Bway (Nos 301-5); sobrn of mtg for \$9,000 to mtg \$17,000; Mar21; Mar22'18; Mathilda Roos, 112 W 5½; mtgce, with same. nom

Christopher st, 100-4 (2:588), ss, 123 w Bleecker, 99.0x82.4x69x69.3; pr mtg \$58,000; Nov1'17; Mar23'18; due Jan2'20, 5%; John Dondero, of Midvale, NJ, to Giuseppe Dondero, 100-4 Christopher. 2,500

Clinton st, 86-8 (2:348), es, 175 s Rivington, 50x100; Mar8; Mar26'18; due & int as per bond; Gustav Grossman of Bronx & Geo J Grossman of White Plains, NY, to Little Guar & T Co. 25,000

Forstyt st, 209-11 (2:422); ext of mtg for \$15,000 to Feb7'21, 5%; Mar1; Mar27'18; Bertha Kahn, 421 E 82, with Frederic de P Foster at Tuxedo Park, NY, & ano, trstes for Ambrose K Jones et al, will Augusta L Jones (R S \$24). nom

Houston st, 270 E (2:350), ss, 25x102; ext of mtg for \$3,000 to Feb19'24, 6%; pr mtg \$25,000; Mar18; Mar27'18; Morris Klein with Szerena Keitman, 1771 Mad av (R S \$2). nom

Ludlow st, 141-3 (2:411), ws, 213 s Stanton, 37.6x87.10; pr mtg \$49,500; Mar22; Mar28'18; 5y or sooner, 6%; Le Scal Realty Corp to David Cohen, 10 E 108. 4,000

Madison st, 352 (1:266); ext of mtg for \$9,000 to Mar1'23, 5%; Mar19; Mar26'18; Lawyers Mtg Co with Andrew L Molinelli, 28 Oliver (R S \$4.50). nom

Plaza Lafayette, swc Haven av, see Haven av, swc Plaza Lafayette.

Sheriff st, 91 (2:339), ws, 125 s Stanton, 25x100; pr mtg \$—; Mar20; Mar25'18; 3y 6%; Lafayette Investing Co, 150 Lafayette, to Rose Davis, 409 Kosciuszko, Bklyn. 4,000

Sullivan st, 61 (2:489); certf as to payment of \$5,000 on a/c of mtg \$13,000 recorded Aug31'06, & that \$8,000 now remains; Mar20; Mar22'18; Aurelia A Lertora, as committee Andrea Lertora, mtgce, to Giambattista Monteverde, owner. —

4TH st, 31-5 E (2:544), ns, 140 w Bowery, 75x130x75x132.3, with AT to alley adj on n; PM; Feb1; Mar26'18; 3y or sooner, 5% or can be extended for 3 yrs more; Namsorg Realty Co, 3219 3 av, Bronx, to Gustav Grossman, 2240 Grand blvd & concourse, Bronx, & ano, exrs, &c, Martin Grossman. 25,000

10TH st, 269 W (2:631), ns, 52 w Greenwich, 21x51.5x23.8x42.5; Mar22'18; due & int as per bond; Annie Bins, at West Cox-sackie, NY, to N Y Savgs Bank, 81 8 av. 1,000

18TH st, 415 W (3:716), ns, 200 w 9 av, 21x92; PM; Mar25; Mar26'18; due & int as per bond; Lillie McEvoy to Lawyers Mtg Co. 6,500

19TH st, 416-8 W (3:716), ss, 225 w 9 av, 28.4x92; also 19TH ST, 426 W (3:716), ss, 325 w 9 av, 25x92; also 5TH AV, 553 (5:1281), es, 78.5 n 45th, 22x51; AT; pr mtg \$—; Mar1; Mar28'18; due & int as per bond; Marie V Sherman of Garrison-on-Hudson, NY, to Wm W Owens, 289 Clinton av, Bklyn. 3,500

19TH st, 426 W, see 19th, 416-8 W.

21ST st, 40 E (3:849), ss, 250 w 4 av, 25x 92; agmt as to ownership of bond & mtg for \$93,000, now \$89,000; Apr5'17; Mar26'18; C & S Realty Corp, 14 E 46, owns \$17,000, with U S Title Guaranty Co, 32-4 Court, Bklyn, owns \$72,000. nom

22D st, 522 W, see 22d, 524 W.

22D st, 524 W (3:693), ss, abt 355 w 10 av, 25x98.8, fee; also 22D ST, 522 W (3:695), ss, abt 320 w 10 av, 25x98.8, leasehold; P M; Mar25; Mar26'18; due & int as per bond; Wm J Kennedy, 481 Garfield av, Jersey City, NJ, to Wm J A Beck, 196 Saratoga av, Yonkers, NY. 19,000

28TH st, 207 W, see 28th, 209 W.

28TH st, 209 (117) W (3:778), ns, 122.9 w 7 av, 24.10x98.9; also 28TH ST, 207 W (3:778), ns, 97.10 w 7 av, 24.10x98.9; also 29TH ST, 206-8 W (3:778), ss, 101.6 w 7 av, 50x 98.3; PM; Mar25'18; due & int as per bond; Saml Greenstein, 154 Keap, Bklyn, to Bertha Beck, 243 Central Park W, & ano, exrs &c Fredk Beck. 35,000

29TH st, 48 E (3:858), ss, 78 w 4 av, 22x 98.9; Mar25'18; due & int as per bond; Cordelia A Graham, 265 W 81, to N Y Savgs Bank. 6,000

29TH st, 206-8 W, see 28th, 209 W.

30TH st, 334 E (3:935), ss, 215 w 1 av, 23.6x98.7x19.9x irreg; ext of mtg for \$5,000 to Apr1'21, 4½%; Mar25; Mar26'18; Mary J Martin (Skelding), 546 S 7th, Mt Vernon, NY, with Wm J Garrett, 334 E 30. nom

36TH st, 6 W (3:837), ss, 150 w 5 av, 16.10x98.9; leasehold; supplemental to trust mtg for \$3,000,000 recorded Mar6'18; Mar21; Mar27'18; due Feb1'24, 7% gold bonds; Gorham Mfg Co, of Providence, RI, to Rhode Island Hospital Trust Co & Preston H Gardner, of Providence, RI, as trstes. nom

43D st, 10 W (5:1258), ss, 125 w 5 av, 125x100.5, leasehold, with bldg, furniture, etc; May1'17; Mar26'18; due Oct4'12, 5%; Columbia University Club to Willard V King at Convent, NJ; V Everit Macy at Ossining, NY, & Herbert L Satterlee, 37 E 36, as trstes, gold bonds 200,000

52D st, 620 W (4:1099), ss, 350 w 11 av, 25x100.5; Mar19; Mar23'18; 2y5%; Max Leon, of Bklyn, to Wm Doll, 1082 E 15, Bklyn. 10,000

54TH st, 154-6 E (5:1308), ss, 70 w 3 av, runs w49xs58.4xw0.6xs42.1xe49.6xn100.5 to beg; pr mtg \$10,000; Jan1; Mar21'18; demand, 6%; First Universalist Mission Soc to Ella B Van Beuren & Mary B Van Etten, both at 233 W 11. 2,000

59TH st, 312-4 W (4:1049); ext of mtg for \$51,000 to Nov22'20, 5%; Feb25; Mar1'18; Veronica Realty Corp with Union Trust Co of N Y; corrects error in issue Mar16, when mortgagor was Veronica Realty Corp (R S \$25.50). nom

62D st, 304-8 E (5:1436), ss, 89.6 e 2 av, 60x75.5; also SIMPSON ST, 1081 (10:2726), ws, 322.4 s 167th, runs w100xs37.6xe75.11 xs0.6xe23.1 to st xn38 to beg; also 143D ST, 294-6 E (9:2323), ss, 100 e College av, 50x 100; PM & assign rents; Mar18; re-recorded in Bronx Mar20'18; Mar23'18; due Sept 15'18, 6%; Sedge-Morris Realty Co to Yetta Horowitz, 995 Prospect av. 3,000

62D st, 148 W (4:1133), ss, 225 e Ams av, 25x100.4; leasehold; PM; Mar25; Mar27'18; installs, \$350 on Sept25'18, & then \$350 every 6 mos, 5%; Emanuel A M E Church, Inc, to Excelsior Brewing Co, 254 Hart, Bklyn. 7,000

72D st, 48 W (4:1124), ss, 129 e Col av, 23x102.2; PM; Mar28'18; 5y5½%; Ferdinand Johnson, at West Englewood, NJ, to Ball Realty Co, at Water Mill, LI. 34,000

81ST st, 525 E (5:1578), ns, 348 e Av A, 25x102.2; pr mtg \$8,000; Oct20'17; Mar27'18; 1y5%; Amelia F Hall, 117 Horton st, New Rochelle, NY, to Annie T Fischer, 314 E 86. 400

88D st, 7 W (4:1197); ext of mtg for \$13,500 to Mar26'21, 5½%; Mar22; Mar26'18; Title Guar & T Co with Jennie McGibbon, 7 W 83 (R S \$6.75). nom

84TH st, 46 W (4:1197), ss, 256.9 e Col av, 18.3x102.2; pr mtg \$10,000; Mar27; Mar28'18; due Oct1'20, 6%; Mary A & Eliz P Kenna, 48 W 83, to John N Luning, at Manhasset, Shelter Island, NY. 2,500

84TH st, 46 W; Mar27; Mar28'18; due & int as per bond; same to John Duffy, 701 W 177. 10,000

86TH st, 302 W (4:1247), ss, 100 w West End av, 81x102.2; PM; deed in 1916; Sept 29'16; Mar27'18; demand, 6%; Essawea Co to Eighty-Sixth St & West End Av Co, at 103 Park av. 25,500

88TH st, 70 W (4:1201), ss, 45 e Col av, 40x100.8; Mar25; Mar26'18; due May1'23, 5%; Vywest Building Corp, 967 E 165, to West Side Savings Bank. gold 44,500

103D st, 328-30 E (6:1674), ss, 200 w 1 av, 50x100.11; Dec31'17; Mar26'18; due Jan 1'23, 6%; Fannie Greenebaum, 1350 Mad av, to Sigmund Wolff, 490 Riverside dr. 36,000

113TH st, 2 E, see 5 av, 1355.

123D st, 170-4 E (6:1771), ss, 25 w 3 av, old Post rd, which point is 186.1 w 3 av, runs s89.4xe 18.6 xs 24.2 xw 33.4 xsw 38.9 xn 100.10xnw41.11 to st xe68.11 to beg; PM; Mar21; Mar22'18; due Mar14'21 or sooner, 5%; Christopher J Chapman, 130 E 124, to Jacob Manheimer, 574 St Nicholas av. 22,000

124TH st, 352 E (6:1800), ss, 136.6 w 1 av, 18x100.11; PM; pr mtg \$—; Mar23; Mar25'18; 5y or sooner, 5%; Antonino Gugliotta, 324 W 17, to Hudson P Rose Co, 7 W 45. 1,650

129TH st, 519-27 W (7:1984), ns, 253.5 w Amst av, 82.1x99.11; leasehold; bldg loan; pr mtg \$31,000; Mar22; Mar26'18; due May 1'23, 6%; Rothbart Garage Operators, Inc, to Isidore Jackson, 118 W 57, & Abr Stern, 52 E 61. 6,000

129TH st, 519-27 W; certf as to mtg \$6,000; Mar23; Mar26'18; same to same.

131ST st, 16 E (6:1755), ss, 200.11 w Mad av, 18.2x99.11; PM; Mar26; Mar28'18; 5y 5%; 74th St Holding Co to N Y Trust Co, 26 Broad. 3,500

135TH st, 635 W (7:2002), ns, 505 w Bway, 125 to es Riverside dr (No 583) x 102.5x102.2x99.11; ext of mtg for \$200,000 to Nov13'17, 5%; Feb13'14; Mar25'18; Green-Wood Cemetery, 170 Bway, with N Y Real Estate Security Co & Jas N Rosenberg as temporary receiver of said company. nom

145TH st, 100 W, see Lenox av, 693.

181ST st W, s/wc Haven av, see Haven av, s/wc Plaza Lafayette.

187TH st, 515 W (8:2159), ns, 100 w Amst av, 87.6x94.9; pr mtg \$95,000; Feb20; Mar26'18; 6 mos, 6%; Olds Holding Corp, 217 Bway, to Abr & Louis Davis, 217 Bway. 6,000

187TH st, 582 W (8:2157), ss, 100 e St Nicholas av, 25x100; ext of mtg for \$12,000 to Nov16'20, 5½%; Nov15'17; Mar26'18; Arthur & Minnie Haverstrow, 582 W 187, with Marie Sonntag, Clara H Noren & Marie P Grossman, 1827 Topping av, Bronx. nom

Haven av (8:2177), s/wc Plaza Lafayette or 181st, 112x100x135.11x87.8; ext of mtg for \$25,000 to July18'21, 5%; Mar11; Mar18'18; Ida R Cullman with Utility Realty Co, 80 E 42 (R S \$12.50); corrects error in issue Mar23, when property was Haven av, sec Plaza Lafayette. nom

Lenox av, 693 (7:2013), s/wc 145th (No 100), 99.11x50; leasehold; May10'17; Mar22'18; demand 6%; Lenox Bridge Hotel, a corp, to A Hupfel's Sons, 842 St Anns av, supplemental mtg 25,000

Madison av, 160 (3:862), ws, 73.11 n 32d, 24.7x95; Mar21; Mar22'18; 3y or sooner, 5%; Benj F Romaine of West Islip, LI, to Lawyers Title & T Co. 25,000

Riverside dr, 583, see 135th, 635 W.

West Broadway, 301-3, see Canal, 375.

1ST av, 1028 (5:1368), es, 20 n 56th, 20x 94; Alar21; Mar22'18; 3y5%; Santo J Pugliese to Lincoln Trust Co, 204 5 av. 7,800

1ST av, 1554 (5:1560), es, 25 s 81st, 26.2x 77.6; ext of mtg for \$13,500 to Feb27'23, 5%; Feb27; Mar6'18; Wygoda Realty Co with Maria L Moore (R S \$6.50); corrects description in R & G Mar9'18, when premises erroneously appeared as 77th st, 244 E, nom

2D av, 735 (3:920), ws, 60 n 39th, 20x 83; pr mtg \$10,000; Mar27'18; due Oct15'19, 6%; Wm J Borgelt & Emma, his wife, to Annie B Borgelt, 223 E 57. 1,000

2D av, 901 (5:1322), cor str Ls & s basement; Mar22; Mar25'18; installs, 50 monthly notes 6%; John A Valvano to Morris Brodkin, 251-9 E 48. 2,500

5TH av, 553, see 19th, 416-8 W.

5TH av, 1353 (6:1618), es, 25.5 s 113th, 25x99.8; Mar28'18; due & int as per bond; Isidor Federman to Title Guar & T Co. 16,000

5TH av, 1355 (6:1618), sec 113th (No 2), 25.5x99.8; Mar28'18; due & int as per bond; Isidor Federman to Title Guar & T Co. 25,000

7TH av, 2226 (7:1937), ws, 24.11 n 131st, 20x75x25x75; pr mtg \$—; Feb5; Mar22'18; due Aug5'19, 6%; Marion A Daniels to Richd J Brown, 503 W 161. 1,300

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certificate (misc) as to mtg \$—; Mar 23; Mar25'18; Beaver Printing Co to Geo Gittere.

Great Neck, LI (misc); two certfs as to to mtgs \$28,000 & \$47,000 respectively; Mar26; Mar28'18; Essawea Co to Realty Co of America.

South Orange, NJ (misc); certf as to deed of trust or mtg \$—; Mar16; Mar 21'18; Orange Realty & Impt Co to Lester H Greene, as trste.

Yorktown, NY (misc); certf as to mtg \$12,000; Mar26; Mar28'18; Mark Cross Co to Jas S Coward.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

MARCH 22, 23, 25, 26, 27 & 28.

Eldridge st, 172 (2:415); Maurice C Sternbach & ano, trstes will Chas Sternbach, to Sidney M Sternbach, 1000 Park av; (A) Lawyers Title & T Co (\$22,000, Jan28'10) (an int of \$5,814.14); Mar23'18. nom

Eldridge st, 172 (2:415); Maurice C Sternbach, 11 E 60, & ano, trstes will Chas Sternbach, to Leonard Weill Constn Corp, 128 Bway; (A) Lawyers Title & T Co (\$22,000, Jan28'10); Mar23'18. an int of 7,371.72

Eldridge st, 172; Sidney M Sternbach, 12 E 76, to same; (A) same; same mtg (an int of \$5,814.14); Mar23'18. O C & 50

Hester st, 74 (1:239); Fannie & Frank E Rosen, exrs Hannah Weinberg, 127 W 111, to Annie Wolf, 827 Union av, Bronx; (A) Geo Wolf, 61 Bway (\$2,000, Feb17, 1896); Mar27'18. 2,025

Henry st, 173-7 (1:284), n/wc Jefferson, (Nos 18-20); Max Gold to Rosa Gold, 261-5 W 22; (A) Lachman & G, 35 Nassau (½ pt of mtg \$21,000, Jan17'08); Mar27'18. nom

2D st, 308 E (2:372); Augusta Hirsh et al, extrcees Jeanette Monheimer, to Max Friedman, 318 Stanton; (A) Mortimer Lanzit, 10 Wall (\$2,500, Dec24'07); Mar22'18. 100

5TH st E (2:460), ss, 328.10 w 2 av, 21.2 x92.1; Morris Kraus of Bklyn to Jos Wollman, 902 Prospect av, Bronx; (A) Geza Eichhorn, 309 Bway (\$2,000, Sept2'14); Mar 22'18. 2,000

11TH st, 718-22 E (2:380); Fredk S Schlesinger, admr Martha Schlesinger, decd, to Blanie Morrison, 930 Prospect av, Bronx; (A) F S Schlesinger, 901 Elton av, Bronx (\$12,000, Sept26'16); Mar27'18. nom

21ST st, 40 E (3:849); The C & S Realty Corp to U S Title Guaranty Co, 176 Montague st, Bklyn; (A) A H Atterbury, 30 Broad (\$93,000, Mar11'07); Mar26'18. an int of 17,000

21ST st, 40 E (3:849); U S Title Guaranty Co of Bklyn to Albert H Atterbury of Plainfield, NJ; (A) same (same mtg); Mar26'18. an int of 17,000

26TH st, 217 E (3:907); Claribel F Lawton, 1634 St Peters av, Bronx, to Catherina Bischoff, 32 Av A; (A) August Knatz, 56 Pine (\$15,000, Feb25'08); Mar28'18. 15,000

44TH st, 146 W (4:996); N Y Title & Mtg Co to Republic of Panama at Panama, Panama; (A) N Y Title & Mtg Co (\$20,000, Mar18'18); Mar25'18. 20,000

66TH st, 343-5 E (5:1441); Geo A McDowell to Jonathan Wright at Pleasantville, NY, trste will Mary W Wright; (A) Wilson M Powell, 7 Wall (\$59,000, Dec18'06); Mar25'18. an int of 10,000

76TH st, 236 E (5:1430); Theresa Reins-hagen, NY, to Herbert F J Reinshagen, 327 South LaSalle st, Chicago, Ill; (A) Alexander, C & S, 51 Chambers (\$6,000, May31'07); Mar25'18. nom

76TH st E (5:1488), ns, 298 e Av A, 50x 102.2; Sarah Glickman of Bklyn to Lilian M Helffeld, 741 Putnam av, Bklyn; (A) Jonas & N, 115 Bway (\$12,400 (\$3,000 re-mains), Feb3'08); Mar23'18. 3,000

76TH st, 39 W (4:1123); M K L Realty Corp, 353 5 av, to Frances I Morgan, 613 W 146; (A) Geo W Elkins, 34 Pine (\$4,000, Mar1'18); Mar28'18. O C & 100

78TH st E (5:1433), ns; 171.8 e 3 av, 16.8 x102.2; confirmation & correction as; Eugenie W Gritman (Johnson) gdn Edw F Johnson, to Edw F Johnson, NY; (A) Richd Kelly, 233 Bway (\$4,000, May17, 1886); Mar22'18. 4,000

78TH st E (5:1433), same prop; Edw F Johnson to Harriet W Ramacciotti, 164 W 74; (A) same (same mtg); Mar22'18. 100

115TH st, 25 E (6:1621), n/wc Madison av; Nathan Roggen & ano, exrs Asher Sal-wen to Israel M Finkelstein, 58 E 94; (A) Title Guar & T Co (\$13,250, Dec15'03); Mar 22'18. 5,000

115TH st, 114 W (7:1824); Title Guar & T Co to Harriet S Williams; (A) Knox & Deignan, 291 Bway (\$20,000, Mar24'10); Mar27'18. 20,000

117TH st, 39 W (6:1601); Title Guar & T Co to Henry Necarsulmer, 225 W 86, & ano, trstes will Ella Necarsulmer, for Helena N Dreyfoos; (A) Title Guar & T Co (\$24,000, Oct16'06); Mar27'18. 14,000

123D st, 417 E (7:1811); Martin B Hof-man to Kath H Baum, 612 Washington st, Reading, Pa (\$2,000, Feb1'18); Mar22'18. nom

145TH st W (7:2076), ss, 333.4 w Ams av, 33.4x99.11; Mary A Newell, trste will Kirk B Newell, to Lawyers Mtg Co (\$25,000, Mar26'01); Mar27'18. 25,000

169TH st, 709 W (8:2169); Herman A Brecher, 170 W 74, to Hy W Gennerich, Hotel Theresa, 7 av & 125th; (A) Julius H Zieser, 217 Bway (\$25,000, Mar19'12); Mar 26'18. an int of 17,000

169TH st, 709 W; Hy W Gennerich to Olds Holding Corp, 217 Bway; (A) same (same mtg); Mar26'18. O C & 100

169TH st, 709 W; Olds Holding Corp to Abr Davis, 241 W 113, & Louis Davis, 215 W 94; (A) same (same mtg); Mar26'18. nom

179TH st, 710 W (8:2176); Olds Holding Corp, 217 Bway, to Abr Davis, 241 W 113, & Louis Davis, 215 W 94; (A) J H Zieser, 217 Bway (\$6,000, Feb27'18); Mar26'18. nom

Amsterdam av (7:1987), s/wc 134th, 40x 100; I B Realty Corp, 128 Bway, & ano to Jennie Blumenthal, 11 W 117, & ano; (A) Harry Lewis, 1476 Bway (\$25,500, Apr3 '07); Mar22'18. 4,000

Broadway (4:1168), n/wc 76th, 105.5x136x 102.2x162.2; Bankers Trust Co, 16 Wall, to Benj F Romaine at West Islip, LI; (A) Lawyers Title & T Co (\$75,000, July16'15); Mar22'18. nom

Broadway (4:1168), same prop; Benj F Romaine to Lawyers Title & T Co (same mtg); Mar22'18. 75,000

Broadway (4:1027), nec 55th, 75.4x121; City Investing Co, 165 Bway, to Rudolph A Low, 151 Central Park W; (A) Milton Dammann, 61 Bway (\$100,000, Feb20'17); Mar27'18. 100

Haven av (8:2139), s/wc 170th (pro-duced), 50x103.3; 2415 Broadway, Inc, to J Adolph Mollenhauer, at Bayshore, LI; (A) Lawyers Title & T Co (\$10,000, Nov21'13); Mar27'18. 43,500

Lexington av, 672 (5:1310); U S Trust Co of N Y to Josephine E Carpenter, at Bar Harbor, Me; (A) Title Guar & T Co (\$43,500, Mar20'13); Mar27'18. 43,500

Lexington av, 1101 (5:1412); Alfred F Hess & ano, exrs Selmar Hess, to Union Trust Co, 80 Bway, trste will Selmar Hess, for Ruth H Albert & ano; (A) Elkus, V G & P, 111 Bway (\$18,000, Nov30'06); Mar27'18. nom

St Nicholas av, 1408 (8:2153); also 181ST ST, 562-8 W; Dumbia Realty Co to Morris H Glass, 922 Barretto, Bronx; (A) M A Rabinovitch, 230 Grand (\$8,700, Nov5'17); Mar26'18. 6,455.40

1ST av (5:1436), ws, 20 n 61st, 20x60; Hudson City Savings, Instn to Lawyers Mtg Co (\$6,000, Mar7'19); Mar25'18. 6,000

2D av, 2403 (6:1788); Levi & Mary Rose-man of Elmira, NY, to Bessie Roseman, 76 Rush, Bklyn; (A) J L Quackenbush, 165 Bway (\$4,000, July2'08); Mar26'18. nom

7TH av, 2226 (7:1937); Richd J Brown to Ruth Dorsey & Rosa Webb, both at 475 Lenox av; (A) S A Singerman, 35 Nassau (\$1,300, Mar22'18); Mar22'18. nom

7TH av, 2226; Ruth Dorsey, 475 Lenox av, to Right Realty & Security Co, 35 Nas-sau; (A) same (an int of \$280 in above mtg \$1,300); Mar22'18. nom

9TH av, 633 (4:1054); Saml J Lemon to Henry Wendt, 171 W 85, gdn Augusta H Peters (\$20,000, Apr1'15); Mar27'18. 15,000

10TH av, 246 (3:722); Alfred F Hess & ano, exrs Selmar Hess, to Union Trust Co, 80 Bway, trste will Selmar Hess, for Ruth H Albert & ano; (A) Elkus, V G & P, 111 Bway (\$13,000, Dec12'05); Mar27'18. nom

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

MARCH 22, 23, 25, 26, 27 & 28.

Forsyth st, 207 (2:422); Lena Colman, 512 W 135, to Annie Scheinhous, 1536 Vyse av, Bronx; (A) Saml Hellinger, 309 Bway; July1'16; Mar25'18. 1,820

Greenwich st, 80 (1:18); Danl J, Geo J & Dominick J Faour & wives to German Savgs Bank, 157 4 av; (A) Meyer Auer-bach, 42 Bway; June8'09; Mar27'18. 30,000

Henry st, 166 (1:271); Richd Bergman & ano to Meyer S Kotzen; (A) N Y Title & M Co; Feb28'10; Mar22'18. 10,000

Madison st, 75 (1:277); Thos F & Mary Laneer to Title Guar & Trust Co; Mar28'12; Mar28'18. 19,000

Monroe st, 39 (1:276); David & Jennie Kotler et al to Julia Realty Corp; (A) Edw Bittiner, 277 Bway; Jan9'15; Mar27'18. 2,500

9TH st, 6 W (2:572); Geo W Young to Helen Slade Ogilvie; (A) Rollins & R, 32 Nassau; Jan22'10; Mar28'18. 20,000

10TH st, 267 E (2:438); Abr Meller & ano to Maud H Goetz, extrx will Amelia Herman; (A) Chas L Greenberg, 320 Bway; Jan31'07; Mar25'18. 17,000

11TH st, 511 E (2:405); Jos & Anna Weinstein to Jacob Schwartz; (A) J W Weinstein, 1752 Eastburn av; Feb10'11; Mar22'18. 2,500

11TH st E (2:466), swn, 329.6 from nwc 2 av, runs sw95xw43.6xne4xse0.6xne53 to swn st xse43 to beg; Annie Hochstim to Ann Jeannette Seelig, 47 Hooper st, Bklyn; (A) S Zipris, 157 East Bway; July 29'12; Mar25'18. 2,000

18TH st, 345 W (3:742); Patk T & Mary M Canavan to Josephine G Cosgrove, 26 Sherman, Bklyn; (A) Denis Quinn, 271 Bway; July31, 1900; Mar27'18. 6,500

22D st, 522 W (3:693); Reuben & Sarah Beck to Wm J A Beck, 196 Saratoga av, Yonkers, NY; (A) Title Guar & T Co; Nov 19, 1899; Mar26'18. 4,500

22D st, 522 W (3:693); Reuben & Sarah Beck to Wm J A Beck, 196 Saratoga av, Yonkers, NY, to Title Guar & T Co; Nov 10, 1899; Mar26'18. 2,000

33D st E (3:914), ns, 295.4 e 3 av, 39.8x 99.6; Geo Tomes to Edw H Atterbury, trste will of J C Atterbury; (A) Manheim & M, 302 Bway; June28'05; Mar25'18, 9,000

55TH st E (5:1371), ns, 105 e Av A, 25x 100.5; Albert & Sophie Miller to Max & Esther Miller, 440 E 55; (A) Hy H Flat- eau, 51 Chambers; June12'16; Mar25'18. 1,750

58TH st, 306 E (5:1350); Conrad & Anna D Hess to Henry, Richard & Theresa Sidenberg & Abr Goldsmith, exrs will Gus- tavus Sidenberg; (A) C E Coddington, 155 Bway; Jan17, 1888; Mar22'18. 10,000

58TH st E (5:1369), ss, 75 e 1 av, 18x 100.4; Fredk & Margaret Waldvogel to Jno Waldvogel, 1085 2 av; (A) Nicholas E Betjeman, 56 Liberty; Aug19'13; Mar22'18. 4,000

75TH st E (5:1410), ss, 154 e Park av, 16x102.2; 75th Street Company East to N Y Trust Co & Realty Operating Co, 15 Wall; (A) F A Snow, 15 Wall; Sept15'15; Mar28'18. 25,000

75TH st E (5:1410), ns, 100 e Park av, 96.4x102.2; Seventy-fifth Street Company East to N Y Trust Co & Realty Operating Co, 15 Wall; (A) F A Snow, 15 Wall; Nov 5'13; Mar28'18. 25,000

84TH st, 46 W (4:1197); Jas K Crook to John N Luning; (A) Chalmers Wood, 52 William; Sept7'04; Mar28'18. 14,500

86TH st, 348 E (5:1548); Jos & Rosa Rothenberg to Max J & Mary R Kempter, 417 E 87; (A) A & H Bloch, 99 Nassau; Apr24'14; Mar27'18. 3,000

86TH st, 302-S W (4:1247); Essawea Co to 86th St & West End Av Co, 103 Park av; (A) F C Kronmeyer, 2 Wall; Sept29 '16; Mar27'18. 25,500

88TH st, 68 W (4:1201); Walworth Ward to West Side Savings Bank; (A) Turner, McClure & R, 22 William; Mar2, 1899; Mar26'18. 20,000

88TH st, 70 W (4:1201); Walworth Ward to West Side Savgs Bank; (A) Turner, McClure & R, 22 William; Mar2, 1899; Mar26 '18. 20,000

103D st E (6:1674), ss, 200 w 1 av, 50x 100.11; Ruth C wife Howard H Burras to Sig Wolff, 490 Riverside dr; (A) Curtis, M, P & Colt, 30 Broad; Jan8'08; Mar28'18. 16,000

126TH st W (7:1952), ss, 234.4 w 8 av, 15.8x89.10; Fannie M Silver, Chester, Pa, to Sara E Wilcox, of Mt Vernon, NY; (A) Lawyers Title & T Co; Aug24'04; Mar27'18. 1,100

127TH st, 150 W (7:1911); Florence Worms, 150 W 127, to Sol D Moss, 87 Cot- tage pl, Long Branch, NJ; (A) Jerome A Kohn, 1400 5 av; July16'15; Mar28'18. 1,500

137TH st W (7:1960), ss, 85 w 8 av, 16x 99.11; Dore & Anna E Lyon to Central Trust Co of N Y & Robt MCM Gillespie, TRSTES estate Lillian Stokes Gillespie (Stokes); (A) Cephas Brainerd, 47 Cedar; Apr5, 1892; Mar28'18. 8,500

1ST av, 854 (5:1359); Eliz Bendfeldt to Herman D Most; (A) Robt J Mahan, 154 Nassau; Aug26'09; Mar26'18. 3,500

1ST av, 1512 (5:1473), sec 79th; Leo & Lena Frank & ano to Jennie Fuchs, 555 W 186; (A) Jacob J Aronson, 55 Liberty; Mar 23'16; Mar25'18. 4,000

7TH av (7:1820), sec 11th, 100.11x110; D H Jackson Co to Jacob Rosenthal, 340 W 88; (A) Marks & M, 128 Bway; July17 '17; Mar22'18. 11,000

10TH av, 304 (3:728); Ignatz & Rose Brandwein, on premises, to Leopold Weiss, 1086 Southern Blvd; (A) Mortimer W Solomon, 115 Bway; Mar16'17; Mar23'18. 2,000

11TH av (3:700), sec 29th, 98.9x100; The Nilton Realty Corp to Euphemia S Coffin, 110 E 71; Apr2'17; Mar22'18. 15,000

MORTGAGES.

Borough of Bronx.

MARCH 22, 23, 25, 26, 27 & 28.

Aldus st, sec So Blvd, see So Blvd, sec Aldus.

Dorothea pl, ns, see plot, begins 100 w Decatur av & abt 109.11 s 193.

Fairmount pl, swn So Blvd, see So Blvd, swn Fairmount pl.

Fox st, 907 (10:2712), ws, 200 s 163d, runs w110.6x50x110.7xw10.9xw39.4 to beg; PM; Mar22'18; due &c as per bond; Cos Realty Co to Lawyers Mtg Co, 59 Liberty. 27,500

Fox st, 911 (10:2712), ws, 260 s 163d, 40x 110.6x40x109.11; PM; Mar22'18; due &c as per bond; Cos Realty Co to Lawyers Mtg Co, 59 Liberty. 27,500

Fox st, 915 (10:2712), ws, 220 s 163d, 40x 109.11x40x109.4; PM; Mar22'18; due &c as per bond; Cos Realty Co to Lawyers Mtg Co, 59 Liberty. 27,500

Newman st, es, see 149th E, ns, 25 e White Plains rd.

Simpson st, 1081, see 62d, 304-8 E, Man- hattan mtgs.

143D st, 294-6 E, see 62d, 304-8 E, Man- hattan mtgs.

149TH st E (14:3456), ns, 25 e White Plains rd as on map Jos Husson, Clason Point, runs e100xne— to es Newman st on said map xw223 to White Plains rd xs75xe 25x100 to beg; Mar18; Mar27'18; 1y6%; Geo Glenz to A Hupfel's Sons, 842 St Anns av. 5,000

169TH st W, nec Shakespeare av, see Shakespeare av, nec 169.

170TH st W, nec Ogden av, see Ogden av, nec 170.

173D st E, sec Creston av, see Creston av, sec 173.

178TH st, 804-10 E, see Mapes av, sec 178.

179TH st E, sec Creston av, see Creston av, sec 179.

187TH st, 657-9 E (11:3075); sobrn agmt; Feb25; Mar23'18; Pietro Cinelli, 2396 Arthur av, & John Saccamanno, 2373 Arthur av, & Saml C Muster, 99 Fisher av, White Plains, NY, with Levi S Hulse, 15 Myrtle av, White Plains, NY, trste Mary E Parsons. nom

187TH st, 657-9 E; ext of \$11,000 mtg to Jan20'21, at 5%; Feb25; Mar23'18; Levi S Hulse, trste Mary E Parsons, with Pietro Cinelli, 2396 Arthur av, & John Saccamanno, 2373 Arthur av (R S \$6). nom

187TH st E (11:3073), ss, 75 w Hughes av, 25x100; Mar21; Mar23'18; 3y6%; Leonardo Di Iorio, 608 E 187, to Mt St Vincent Co-Oper B & L Assn, 1932 Arthur av. 6,000

188TH st, 255 E (11:3148), ns, 42.6 e Val- entine av, 50x102.9; PM; pr mtg \$35,000; Mar28'18; 5y6%; Arvid Swedling, 225 E 40, to Tieval Bldg Co, 200 Bway. 6,000

188TH st, 267 E (11:3148), ns, 142.6 e Valentine av, 50x102.9; PM; pr mtg \$35,000; Mar28'18; 3y6%; Bowlder Realty Co to Tieval Bldg Co, 200 Bway. 9,000

201ST st E, es at ses Marion av, see Marion av, ses at es 201.

207TH st E (12:3354), ss, 50.8 e Decatur av, 25.4x98.10x25x94.10; pr mtg \$5,000; Mar 14; Mar25'18; due Sept2'18, 6%; Thos A Holland to Frank Daleo, 407 W 36. 225

Belmont av, 1988 (11:3079), es, 152.2 s 179th, 25x102x25.3x98.3; PM; pr mtg \$6,500; Mar22; Mar23'18; due &c as per bond; Jos Aulino to E Arthur Bredt, Llewellyn Park, West Orange, NJ. 1,200

Belmont av, 1988; ext of \$6,500 mtg to Mar15'21 at 5½%; Mar4; Mar23'18; Julia F Bredt, 19 Manor ter, Orange, NJ, with E Arthur Bredt, at Llewellyn Park, West Orange, NJ (R S \$3.50). nom

Bergen av (9:2361), es, 76 s 152d, 38x76.8 x38x54.9; pr mtg \$2,500; Mar27; Mar28'18; due July1'18, 5½%; Chas Maurer to Hy Rudolph, 602 Bergen av. 1,500

Brook av (9:2360), sec 3 av, 89.2x70x118x 59; pr mtg \$12,500; Mar23; Mar27'18; due Sept23'18, 6%; Attilio Pasquini, Albany, N Y, to John A Fager, 265 E 203. 4,500

Brook av, 1006 (9:2386), es, 123.1 s 165th, 26.6x155.11x25x164.9; PM; Mar1; Mar23'18; due &c as per bond; Teasdale Realty Co to Frank Zebro & Co, 1830 Mohegan av. 750

Creston av (11:2808), sec 173d, 86x76.2x 80.7x47.3; PM; pr mtg \$—; Mar21; Mar 22'18; 3y½%; Louisa D Rostenberg, 1872 Wash av, to Chas Reinhart, 152 E 179. 3,200

Creston av (11:2808), sec 179th, 86x76.2x 80.7x47.3; ext of \$8,000 mtg to Mar1'21 at 5%; Mar21; Mar22'18; August Ganzen- muller with Chas Reinhart, 152 E 179 (R S \$4). nom

Fieldston rd (13:3423L), ws, 225.10 s 261st, 25x100; Mar21; Mar22'18; 2y6%; John Eppler, 1247 Webster av, to Wm E Ahrens, 825 W 179. 450

Fort Schuyler rd (18:5371), ws, abt 625 n Latting, 25x100; transfer of tax lien for yrs 1907 to 1911, assessed to —; Apr 21'13; Mar28'18; 3y without interest; City N Y to Harry Zirinsky, 67 Morrell, Bklyn (assigned to Danl Vandever, 168 Hull, Bklyn). 113.08

Franklin av, 1392 (11:2935); ext of \$3,000 mtg to Mar31'20 at 6%; Mar15; Mar28'18; Benenson Realty Co, 401 E 152, with Robt Benenson, 255 E 174 (R S \$1.50). nom

Hoe av (11:2987), es, 225 s Jennings, 37.6 x100; Mar31'17; Mar25'18; due &c as per bond; Mary L E Johnson, Camden, NY, to Louis M Ballister, 1104 Steuben st, Utica, NY. 3,000

Mapes av (11:3107), sec 178th (Nos 804-10), 73x145.2x72.11x145.2; pr mtg \$58,000; Mar12; Mar22'18; due Sept20'21, 6%; Jos Diamond Constn Co, 1139 Wyatt, to Abel King, 148 E 65, & ano. 8,000

Mapes av (11:3107), sec 178th (Nos 804-10); certf as to above; Mar12; Mar22'18; same to same.

Marion av (12:3281), ses, at es 201st, 105 x65.5x117.11x37.6; Mar27'18; due, &c as per bond; Louisa P Wagner, 2936 Bainbridge av, to Edw J Schaeffer, 400 W 160. 7,000

Morris av (9:2437), es, 310 n 165th, 20x 95; pr mtg \$7,500; Feb20; Mar22'18; due June1'18, 6%; Danl H Jackson to Justine Strnad, 123 Wythe av, Bklyn. 1,500

Ogden av (9:2522), nec 170th, 100x110x 100x109.5; sobrn agmt; Mar27; Mar28'18; 74th St Holding Co, 30 E 42, & Abel King, 148 E 65, & Fred Lese, 133 E 80, with N Y Trust Co, 26 Broad. nom

Ogden av (9:2522); same prop; ext of \$95,000 mtg to Mar27'23 at 5½%; Mar27; Mar28'18; N Y Trust Co with 74th St Hold- ing Co, 30 E 42 (R S \$47.50). nom

Roebbling av, 2800 (18:5388), ss, 375 e Mayflower (Mapes) av, 25x100; Mar19; Mar 23'18; due Mar19'21, 5½%; Violet E Miller, 2888 Roebbling av, to John T & Lizzie Shaw, same address. 4,000

Shakespeare av (9:2506), nec 169th, runs n101.5x114x57.6.11xw24x56.4 to st xw98 to beg; Mar1; Mar25'18; 3y6%; E M & H K Real Estate & Contracting Corp, 258 Bway, to Estelle W Disch, 304 W 82. 7,500

Southern Blvd (11:2959), ws, 57.10 n 176th, runs n122.1xw107.8x50.11x25x53.6 x116.7 to beg; PM; pr mtg \$81,500; Mar23; Mar25'18; due June23'18, 6%; Olds Holding Corp to Benenson Realty Co, 401 E 152. 7,000

Southern Blvd (10:2742), sec Aldus, 50x 105; PM; pr mtg \$—; Mar15; Mar25'18; 4y6%; Aron Realty Corp, 1018 E 163, to Olds Holding Corp, 217 Bway. 14,500

Southern Blvd (11:2959), swn Fairmount pl, 77.11x108.2x71x76; PM; pr mtg \$60,000; Mar26; Mar28'18; due Apr1'24, 6%; Kaybee Realty Co, 36 W 20, to Benenson Realty Co, 401 E 152. 20,000

Tiebout av, 2414 (11:3022), es, 16.8 s 187th, 16.8x83; PM; Mar26; Mar27'19; 3y6%; Eliz Lynch to Junius J Pittman, 2524 Creston av. 2,750

Tiebout av, 2414; PM; pr mtg \$2,750; Mar 26; Mar27'18; 3y6%; same to same. 1,000

University av, 1656 (11:2876); sobrn agmt; Mar11; Mar23'18; Mary A Dempsey, 838 Riverside dr, & Max Sloman, 949 Faile, with Thos B Hidden, trste Henrietta A Webb, at Sharon Station, NY. nom

University av, 1656; ext of \$27,000 mtg to Dec3'20, at 5%; Mar13; Mar23'18; Thos B Hidden, trste Henrietta A Webb, with Mary A Dempsey, 838 Riverside dr (R S \$14.75). nom

University av (9:2528), es, 92.3 s 168th, 100x89.3x100x90.10; Mar27'18; due &c as per bond; Minnie Isaacson, 952 E 156, to Edw J Schaeffer, 400 W 160. 3,500

Vyse av (10:2753), nec West Farms rd, runs n188xse86 to rd xsw132.6 to beg; ext of \$60,000 mtg to May1'23 at 5%; Mar25; Mar27'18; West Side Savings Bank with Vywest Bldg Corp, 967 E 165 (R S \$30). nom

West Farms rd, nec Vyse av, see Vyse av, nec West Farms rd.

White Plains rd (17:5112), es, 25.5 s St Ouen pl, 52.5x132.11 to Public alley x50x 117.8, except part for rd; Mar27; Mar28'18; 3y6%; Abram H Lawson, 336 W 12, to John, Jr, & Amanda Bussing, 205 East Lincoln av, Mt Vernon, NY, joint tenants. 6,000

White Plains rd, see 149th E, ns, 25 e White Plains rd.

3D av, see Brook av, see Brook av, sec 3 av.

Plot (12:3275), begins 100 w Decatur av & abt 109.10 s 193d, runs w43.3x52.14 to ns Dorothea pl x41x22.9 to beg; pr mtg \$—; Dec28'17; Mar26'18; 3y6%; Roger L Sullivan to John T Nilon, 2632 Decatur av. 550

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

MARCH 21, 22, 23, 25, 26 & 27.

Aldus st, 944 (10:2742); also SOUTH- ern Blvd, 998 (10:2742); Olds Holding Corp to Abr Davis, 241 W 113, & ano; (A) Julius H Zieser, 217 Bway (\$14,500, Mar 15'18); Mar25'18. nom

Charlotte st, 1427 (11:2977); Jas A Hea- ney, trste, to Builders Brick & Supply Co, 172d st & West Farms rd; (A) J A Heaney, 172d & West Farms rd (\$3,600, Mar20'18); Mar21'18. nom

Elm pl, 2484 (11:3023); Eliza B Dykins, Stony Point, NY, to Nettie M Serven of New City, NY; (A) Todd & St John, 258 Bway (\$4,000, May4'04); Mar25'18. 2,000

Gilbert pl (10:2761), ns, 150 w Faile, 25 x100; Jos E Frey to Christian Biersack, 280 E 201; (A) G Frey, 3429 3 av (\$2,000, Jan12'10); Mar21'18. 1,500

Jackson av (10:2652), ws, 81.6 n Home, 27x54.1x29.5x65.10; Octave B Hebert, 2398 Tiebout av, as Committee Mary B Hebert, to Morris Rosenwasser, 322 W 100; (A) Celler & K, 51 Chambers (\$11,000, Feb27 '03); Mar23'18. 10,000

Loring pl, 2253 (11:3225); Bond & Mtg Guar Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$7,000, Oct1'17); Mar21'18. 7,000

Lowell st (10:2755 & 2557), ss, 158 e Longfellow av, 39x100; Chas S Phillips, exr Cath J Pryer, to Union Trust Co as trstes for Cath J Gebhardt; (A) Miller, K, L & T, 80 Bway (\$21,000, Apr19'11); Mar 25'18. 17,300

134TH st, 339 E (9:2297); Union Trust Co, exr Mary J Alker, to Union Trust Co, as trste Mary J Alker; (A) Ira B Stewart, 346 Bway (\$2,000, Dec5'17); Mar26'18. 2,000

154TH st, 376 E (9:2400); Amelia M Kaiser, admrx Emilie Gerlach, to Fredk H Dunkak, 206 Maple, Bklyn; (A) Title Guar & T Co (\$4,000, Jan23'13); Mar22'18. 4,000

175TH st, 404 E, see Webster av, 1764.

Albany rd (12:3267), es, 546 n 231st, 25x 90.7x26.5x99.3; Ebling Brewing Co to Antonio Granatelli, 220 E 125; (A) Lawyers Title & T Co (\$3,800, Oct12'06); Mar26'18. 3,800

Bainbridge av, 2447 (12:3296); Esperanto Mtg Co to Marion B Isaacs; (A) Jos C Levi, 37 Liberty (\$8,000, May1'08); Mar21 '18. 8,000

Bassford av, 2242 (11:3050); A Starr Best, trste Albert Best, to Clara Best, 176 Walnut, Montclair, NJ; (A) Lawyers Title & T Co (\$2,500, Nov20'03); Mar21'18. nom

Beaumont av, 2278 (11:3101); Title Guar & T Co to Hebron Society for the Support of Widows & Orphans, 316 Lenox av; (A) Title Guar & T Co (\$3,000, Jan5'09); Mar 27'18. 2,750

Briggs av, 2705 (12:3300); Title Guar & T Co to Susie D Smith, 87 Continental av, Forest Hills, LI; (A) Title Guar & T Co (\$36,000, Sept4'14); Mar22'18. 24,000

Crotona av, 2340 (11:3102); Thos B Hadden, as trustee Wm H Webb, to Sarah D O'Leary, 991 E 167; (A) John O'Leary, 991 E 167 (\$6,000, Nov15'11); Mar26'18. 6,000

Daly av (11:3128), es, 72 s 181st, 38.6x100; Robt N Shepperd to Margt M Merz, 2094 Boston rd; (A) C P Hallock, 999 E 180 (\$3,000, Jan18'12); Mar22'18. 3,000

Daly av (11:3128), same prop; Margt M Merz to Robt N Shepperd, 2094 Boston rd, (A) same (\$3,000, Jan18'12); Mar22'18. 3,000

Hoe av (11:2987), es, 262.6 s Jennings, 37.6x100; Frances T Riker, Middletown, N J, to Louis M Ballister, 1104 Steuben av, Utica, NY; (A) Lawyers Title & T Co (\$2,500, Dec12'11); Mar21'18. 2,500

Hoe av (11:2987), es, 262.6 s Jennings, 37.6x100; Lavinia A Burden, 408 Vernon av, B of Q, NY, to Lavinia A Winter, same address; ½ part; (A) Lawyers Title & T Co (\$30,000, Apr1'11); Mar21'18. nom

Hoe av (11:2987), same prop; same to Theron H Burden, 449 Ditmars av, B of Q, NY; ½ part; (A) same (\$30,000, Apr1'11); Mar21'18. nom

Longwood av (10:2737), ns, 320.9 e Barry, 60.1x91.1x50x88.1; Warren B Sammis at Huntington, LI, to J & M Haffen Brewing Co, 2804 3 av; (A) Frees & McE, 3029 3 av (\$3,000, Mar8'12); Mar25'18. 3,000

Ludlow av (14:3701), ss, 405 w Zerega av, 150x83, Unionport; Eliz R O'Brien, exr Thos O'Brien, to Eliz R O'Brien, 480 Marion, Bklyn; (A) Raphael Brill, 120 Bway (\$2,000, Mar24'08); Mar21'18. nom

Lyon av, 2354 (15:3970); Ellen McMahon, 363 William, Bridgeport, Conn, extr Thos Johnston, to Frank T Warburton, 1067 Mad av, trste Adolphus F Warburton; (A) Title Guar & T Co (\$4,000, Jan1'09); Mar22'18. 4,000

Morris av, 2764 (12:3318); Robt N Shepperd to Margt M Merz, 2094 Boston rd; (A) C P Hallock, 999 E 180 (\$4,500, Jan3'07); Mar22'18. 4,500

Morris av, 2764 (12:3318); Margt M Merz to Robt N Shepperd, 2094 Boston rd; (A) same (\$4,500, Jan3'07); Mar22'18. 4,500

Marion av, 2793 (12:3259); Louisa D Rosenberg, 1872 Wash av, to Chas Reinhart, 152 E 179; (A) John C Hoenninger, 5 Beekman (\$3,500, Apr1'14); Mar23'18. 2,800

Morris Park av (15:4031), ss, 120 w Victor, 50x100; Addie B Clark, 225 W 86, to John C Clark, 225 W 86; (A) Guaranteed Mtg Co, 200 Bway (\$13,000, June29'09); Mar22'18. 13,000

Morris Park av (15:4031), same prop; John C Clark, 225 W 86, to St Christopher's Home, a corp, at Dobbs Ferry; (A) same (\$13,000, June29'09); Mar22'18. 13,000

Theriot av, 1223 (14:3765); Martha H Gilchrist to Eliz K Dooling, 179 E 80; (A) Knox & D, 27 Cedar (\$4,500, Apr30'09); Mar 25'18. 4,500

Tiebout av, 2307 (11:3146); Delta Holding Corp, 217 Bway, to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (\$5,000, Oct18'17); Mar27'18. 5,000

University av (11:3203), es, 25.4 s Buchanan pl, 25.4x113.11; Abt Franke, 128 Vernon pl, Yonkers, NY, to Frank A McQuade, 672 W 141; (A) Sheehy & McC, 256 Bway (\$3,200, June1'02); Mar23'18. nom

Vyse av (10:2753), nec West Farms rd, runs n158xse86 to rd xsw132.6 to beg; Manhattan Mtg Co to West Side Savings Bank, 110 6 av; (A) Lawyers Title & T Co (\$60,000, May22'17); Mar26'18. 60,000

Walton av, 581 (9:2352); Robt N Shepperd to Margt M Merz, 2094 Boston rd; (A) C P Hallock, 999 E 180 (\$2,500, Aug 31'05); Mar22'18. 2,500

Walton av, 581 (9:2352); Margt M Merz to Robt N Shepperd, 2094 Boston rd; (A) same (\$2,500, Aug31'05); Mar22'18. 2,500

Webster av, 1764 (11:2899); also 175TH ST, 404 E (11:2899); Lloyd E Appleton, Rye, NY, to Gouverneur Mtg Corp, 149 Bway; (A) Randall & L, 149 Bway (\$3,850, Mar20'16); Mar26'18. nom

Westchester av (15:3787), cor Taylor av, 51.4x86.11x50x97.11; John J Reichert to John Muller, 1966 3 av; (A) Title Guar & T Co (\$3,000, Jan16'09); Mar21'18. 3,000

Whitlock av, 950 (10:2734); Bond & Mtg Guar Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$7,000, Jan 15'17); Mar21'18. 7,000

Lots 701 to 704 (16:4685), map Laconia Park; Mary J Archer, 270 Ft Wash av, to Hy Wilker, 769 ½ Courtlandt av; (A) Title Guar & T Co (\$3,500, June15'11); Mar27'18. 3,500

Lots 141 to 143 (18:5561), map Tremont Heights; Chas Schreiber to Caroline Feickert; (A) Frank Gass, Inc, 2215 Westchester av (\$1,000, June18'08); Mar22'18. 1,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

MARCH 21, 22, 23, 25, 26 & 27.

Faille st, 636 (10:2764 & 2769); Leo A Wise, 636 Faille, to Edwin A Fueredi, 1076 Simpson; (A) Title Guar & T Co; Sept25'15. 1,250

Faille st (10:2748), es, 148.8 s 165th, 20.8x100; Mary Goeb to Wm Fink; (A) Title Guar & T Co; Sept10'06; Mar21'18. 2,000

Forest st (15:4069), es, 150 n Walker av, 37.6x104.5x37.6x106.9; Chas H Lockwood to Sarah A Wright at White Plains, NY; (A) Williamson & B, 364 Alexander av; Oct25'13; Mar26'18. 1,500

145TH st, 294-6 E (9:2325); Robt J Nicoll to Marjery S Stewart, at Newton, NJ; (A) Title Guar & T Co; Apr3'16; Mar26'18. 6,000

175TH st E (11:2826), ns, 95 e Walton av, 17.1x100; Edmondson Constn Co to Paul J Baumgarten, 344 W 88, & ano, trstes Clara M Baumgarten; (A) Title Guar & T Co; Nov9'10; Mar27'18. 4,000

178TH st E (11:3107), ss, 69.2 e Mapes av, 76x72.11; Jos Diamond Constn Co, 1139 Wyatt, to Geo Hill, 63 Beechwood rd, Summit, NJ; (A) Lawyers Title & T Co; July 25'12; Mar22'18. 5,000

178TH st E (11:3107), same prop; same to Abr Davis, 241 W 113; (A) same; May 19'15; Mar22'18. 1,500

182D st E (11:3048), ss, 105 e Bathgate av, 15x80; Algernon G Newman to H Raymond Mitchell, 540 E 182; (A) R H Mitchell, 185th & So Blvd; May29'14; Mar22'18. 2,000

187TH st E (11:3073), ss, 75 w Hughes av, 25x100; Luigi Iuvieni & Alfonso Siano to Julius Heiderman; (A) Julius Heiderman, 783 Elton av; Jan14'09; Mar23'18. 2,500

187TH st E (11:3073), same prop; Jos Faiella to Fredk Dilleuth; (A) same; Sept16, 1896; Mar23'18. 3,500

Anthony av (11:3156 & 3161), ws, 291.11 n Burnside av, 16.8x100; Mary Piguone to Leonard Bronner; (A) Leonard Bronner, 309 Bway; Apr26'10; Mar25'18. 2,500

Bathgate av (11:3047), ws, 100 sw 181st, 41.2x87.5x43.11x100; Josephine A wife of & Herman F Olinger, to Geo A Boyce, trste John F Farley; (A) H & H T Stetson, Orange, NJ; Aug11, 1899; Mar25'18. 5,250

Boston rd, 1500 to 1510 (11:2966); Av St John & Fox St Corp, 661 Tinton av, to Abel King, 148 E 65, & ano; (A) Jas G Abramson, 30 Church; June27'16; Mar26'18. 15,000

Briggs av (12:3301), ws, 260 n 196th, 20x94.6x20x94.1; Inland Holding Co, 507 Tremont av E, to Corporate Mtg Co, 55 Liberty; (A) Title Guar & T Co; Feb10'12; Mar27'18. 1,000

Clinton av (11:3098), ws, 307.2 n 181st, 42.10x103x43x107.8; Fredk J McCanless to John C Hart Realty Co, 2 Rector; (A) Title Guar & T Co; Mar17'13; Mar23'18. 27,000

Crotona av (11:3081), swc 181st, 20.2x99.1; Harry Mayer to Frederica M Adler; (A) H Mayer, 3 av & 168th; July13'05; Mar 27'18. 4,000

Grand blvd & concourse (11:2813), sec East Burnside av, 89.6x96.3x irreg; Frank A Schorer, 2241 Tremont av, to Wm Hodgson, 153 E 179; (A) Lawyers Title & T Co; Nov24'14; Mar27'18. 4,500

Mapes av (11:3107), sec 178th, 73x69.2x72.11x69.2; Jos Diamond Constn Co to Carrie W Riesenfeld, 313 West End av; (A) Lawyers Title & T Co; Jan8'12; Mar22'18. 5,000

Marmion av (11:2958), es, 144 n 175th, 16.8x69.2x16.8x69.6; Eliz Dobias to John W Cornish Constn Co, 805 Tremont av; (A) Title Guar & T Co; Mar15'13; Mar27'18. 1,000

Park av, 2572-8 (9:2340); also CANAL PL, 9-15 (9:2340); Toop Bldg Corp, 9-11 Canal pl, to Gouverneur Mtg Corp, 150 Bway; (A) Lawyers Title & T Co; Mar29'15; Mar26'18. 8,500

Robin av (*), es, 175 s Madison av, 25x100; John A Muller to Bankers Realty & Security Co; (A) Lexow, M & W, 43 Cedar; Oct4'05; Mar25'18. 500

Robin av (*), es, 150 s Madison av, 25x100; Emily Muller to Bankers Realty & Security Co; (A) Lexow, M & W, 43 Cedar; Oct4'05; Mar25'18. 500

Sedgwick av, 2511 (11:2337); Clarice H Crouch to Fordham Realty Co; (A) Hy D Patton, 48 Wall; Aug31'08; Mar25'18. 3,000

Shakespeare av (9:2506), nec 169th, 100x114x48.10x irreg; Delta Holding Corp, to Edw F Cole, 3 Canyon Circle, Yonkers, NY; (A) Title Guar & T Co; Nov13'17; Mar26'18. 5,000

Tinton av (10:2655), es, 33.4 s 158th, 16.8x100; Alvin H Miller to Annie M Majewsky; (A) Title Guar & T Co; Apr8'09; Mar 22'18. 2,500

Lots 120 & 121 (10:2766B), map 297 lots Hunts Point Estates; Economy Real Property Co, 231 W 39, to Hunts Point Estates, 165 Bway; Nov1'10; Mar26'18. 3,000

Lot 301 (15:4021), map Van Nest Park; Kath Fuchs to Caroline Straube, 1327 Plimpton av; (A) Title Guar & T Co; Mar 3'15; Mar26'18. 800

Lots 25 to 28 (*), map Morris Park Estates; Isidor Cohen & Chas Cohen to Morris Park Estates, 25 Broad; (A) Lawyers Title & T Co; July30'13; Mar25'18. 2,570

Lot 31 (12:3271), map Van Cortlandt Est; Robt G Schaefer, 501 W 176, to Hy W Hayden, 5 E 47; (A) Beekman, M & G, 54 William; July12'12; Mar25'18. 1,295

Lot 32 (12:3271), map Van Cortlandt Est; Wm W Strouse to Augustus Van Cortlandt, Jr, Garden City, LI; (A) Beekman, M & G, 54 William; July18'12; Mar25'18. 1,425

Lots 217 & 218 (18:5470), map St Joseph's Orphan Asylum; Edgar D Smith to Edgewater Realty Co; (A) Lawyers Title & T Co; July3'06; Mar25'18. 1,386

Lot 279 (*), map partition sale Lott G Hunt Estate; Jos Danella to Sally Orth; (A) C H Baechler, 1126 E Tremont av; Feb 8'10; Mar25'18. 1,000

Lots 521 & 522 (*), map Bradish Johnson; Wm V Weiss, Bklyn, to Estate Bradish Johnson, a corp, Islip, LI; (A) Title Guar & T Co; July27'15; Mar22'18. 245

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

D'Arschot, Countess Gaston.—Feb21'12 (Dec26'17)—10TH ST, 27 W (2:574-58), 25.4x94.10, 4-sty bk & stn dwg, \$28,000.

Dubernet, Lucien A.—Sept14'17 (Mar21'18)—HAVEN AV (8:2177-293), nec 178th (No 849), 60x97, 5-sty bk tnt, \$82,000.

HAVEN AV, 285 (8:2177-291), es, 60 n 178th, 65x97, 5-sty bk tnt, \$73,000.

HAVEN AV (8:2177-289), sec 179th (No 850), 60x97, 5-sty bk tnt, \$82,250.

Germann, Geo A.—June11'17 (Mar26'18)—87TH ST, 167 E (5:1516-27), 26.8x100.8, 5-sty bk str & tnt, \$28,500.

MADISON AV, 1778 (6:1622-57), 25x90, 5-sty bk str & tnt, \$28,500.

Golding, Alice H.—Feb25'17 (Mar26'18)—38TH ST, 233-35 W (3:788-29 & 30), 41.2x98.9, 2-4-sty bk & stn tns, \$60,000.

Hoge, John.—June6'17 (Jan22'18)—COOP-ER SQ, 34-6 (2:544-45), 47.7x147.6, 7-sty bk loft bldg, \$110,000.

5TH AV, 400 (3:338-47), 27.7x120, 7-sty bk & stn loft bldg, \$520,000.

5TH AV, 481-5 (5:1276-2), 50x— to 41st No 3), \$—.

Just, Carl or Carl, Jr.—May9'17 (Jan23'18)—127TH ST, 242 W (7:1932-47½), 12.10x99.11, 3-sty & b stn dwg, \$5,000.

8TH AV, 2518-20 (7:1940-3), 30x100, 5-sty bk tnt & str, \$27,000.

8TH AV, 2522-4 (7:1940-64), 30x100, 5-sty bk tnt & str, \$27,000.

Marple, Wilbur B.—Aug30'16 (Feb19'18)—53D ST, 46 W (5:1263-40), 17.6x100.5, with an ell 7.6x10 at rear, 4-sty & b stn dwg, \$60,000.

Meehan, Cath.—Nov22'17 (Mar20'18)—WEST END AV, 860 (7:1847-1), nec 102d, 20.11x92, 4-sty bk dwg, \$40,000.

Meyer, Henry.—Mar29'17 (Mar21'18)—23D ST, 328-32 E (3:928-40), 60x98.9, 6-sty bk lodging house & str, \$65,000.

Murphy, Patk.—Mar10'17 (Mar20'18)—30TH ST, 231 E (3:911-19), 20x98.9, 3-sty bk dwg, \$15,000.

Nash, John McLean.—Mar8'16 (Mar21'18)—48TH ST, 60 W (5:1263-66), 20.10x100.5, 4-sty & b stn dwg, 1sty ext, \$52,500.

Ogden, Jos W.—Oct26'16 (Jan23'18)—57TH ST, 33 W (5:1273-15), 25x100.5, 4-sty bk dwg, \$135,000.

Olmstead, Mary.—May24'17 (Mar21'18)—127TH ST, 221 W (7:1933-24), 15x99.11, 3-sty & b stn dwg, \$5,900.

(Deed to above was delivered by exr to 2d mtggee, Caroline Wheeler, about July24'17, to avoid foreclosure.)

123D ST, 342 W (7:1549-53½), 16x100.11, 3-sty stn tnt, \$7,000.

123D ST, 352 W (7:1949-57), 16x100.11, 3-sty stn tnt, \$7,000.

123D ST, 354 W (7:1949-57½), 16x100.11, 3-sty stn tnt, \$7,000.

Palmer, Appleton D.—May24'16 (Jan23'18)—27TH ST, 35-7 E (8:557-30), 50x98.9, 6-sty bk hotel, \$135,000.

68TH ST, 78 W (4:1120-64), 25x100.5, 5-sty bk tnt & str, \$70,000.

Pardee, Ensign B.—Dec28'17 (Mar21'18)—48TH ST, 74 W (5:1263-70½), 20x75.4, 4-sty bk & stn dwg, \$35,000.

34TH ST, 218 W (3:783-56), 16.5x98.9, 4-sty bk & stn dwg, \$28,500.

Quackenbush, Alice H.—June17'14 (Mar15'18)—(Up to the time of her death the decedent was a joint tenant with her husband, Lambert S Quackenbush, decd; died Feb17'15. See report filed Jan14'16.)

PARK AV, 1259 (6:1625-3), 25x100, 5-sty bk tnt & str, \$17,500.

115TH ST, 67 W (6:1599-12), 25x100, 5-sty stn tnt, \$23,500.

97TH ST, 103 E (6:1625-5), 25x100, 5-sty bk tnt, \$18,000.

97TH ST, 123 E (6:1625-11), 25x100, 5-sty bk tnt, \$20,000.

97TH ST, 125 E (6:1625-12), 25x100, 5-sty bk tnt, \$20,000.

98TH ST, 124 E (6:1625-62), 25x100, 5-sty bk tnt, \$17,000.

98TH ST, 126 E (6:1625-61), 25x100, 5-sty bk tnt, \$17,000.

145TH ST, 454 W (7:2059-52½), 16x99, 4-sty stn dwg, \$11,500.

145TH ST, 458 W (7:2059-54), 15x99, 4-sty stn dwg, \$12,000.

145TH ST, 460 W (7:2059-54½), 16x99, 3-sty & b stn dwg, \$13,000.

2D AV, 1770 (5:1555-3), 25x100, 1 & 2-sty bk shop, \$13,500.

Rogers, Marie R.—June22'17 (Mar21'18)—3D AV, 1311 (5:1430-1), nec 75th (Nos 201-5), 27.2x105, 5-sty bk tnt & str & 2-1-sty bk str, \$39,000.

Sinmann, Hannah or Hanna.—Apr12'17 (Mar21'18)—DELANCEY ST, 172 (2:348-73), 25x100, 6-sty bk tnt & str, \$30,000.

115TH ST, 64-6 E (6:1620-45-46), 50x100, 2-5-sty bk tnts, \$36,000.

Wershing, John.—Oct 9 '17 (Jan 23 '18)—121ST ST, 111 E (6:1770-7), 17x100.11, 3-sty & b stn dwg, \$7,500.
121ST ST, 115 E (6:1770-8½), 17x100.11, 3-sty stn dwg, \$7,500.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of local sales to next week are noted under Adversited Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 29, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

Madison st, 286-8 (*), ss, 55.11 w Montgomery, 36.1x75, 2-3-sty bk tnts; due, \$18,741.59; T&C, \$604.60; Title Guar & Trust Co et al. trstes. 16,000
Mercer st, 153 (*), ws, 150 n Prince, 25x100, 5-sty bk loft & str bldg; due, \$17,138.86; T&C, \$214; City Real Estate Co. 16,000
9TH st, 619 E (*), ns, 383 w Av C, 25x92.3, 4-sty bk tnt & str & 4-sty bk rear tnt; due, \$19,083.16; T&C, \$600; Louise S Austin. 10,000
105TH st, 76 E (*), ss, 53.6 w Park av, 26.6x75.11, 5-sty stn tnt & str; due, \$12,861.74; T&C, \$1,005; East River Savgs Instn. 9,000
118TH st, 6 W (*), ss, 125 w 5 av, 25x100.11, 5-sty bk tnt; due, \$23,332.24; T&C, \$673.55; Julia E Cameron. 23,000
119TH st, 340 E (*), ss, 202.6 w 1 av, 27.6x100.10, 5-sty stn tnt; due, \$17,527.34; T&C, \$444.70; Maria L Moore et al. 16,500
129TH st, 241 W (*), ns, 350 e 8 av, 18.9x99.11, 3-sty & b stn dwg; due, \$8,948.84; T&C, \$232.40; J Coleman Drayton, exr. 6,000
141ST st, 474 W (*), ss, 35 e Ams av, 18x99.11, 4-sty bk dwg; due, \$16,966.16; T&C, \$272.60; Seamen's Bank for Savgs in City N Y. 15,000
Sherman av (*), ws, 250 s 207th, 50x150, vacant; due, \$6,974.31; T&C, \$—; sub to 1st mtg \$7,000; Walter S Logan. 7,025

HENRY BRADY.

108TH st, 223 E (*), ns, 285 e 3 av, 25x100.11, 4-sty stn tnt & str; due, \$13,527; T&C, \$360; A C Schermerhorn; corrects error in last issue as to buyer & price. 10,000
143D st, 309 W, ns, 150 w 8 av, 25x99.11, 5-sty bk tnt; due, \$14,478; T&C, \$511.70; Isidore Abraham. 11,650
144TH st, 201 W, nwc 7 av (Nos 2480-2), 100x40, 6-sty bk tnt & str; due, \$62,487.63; T&C, \$1,654.40; Kenwy Realty Co; corrects error in last issue, when buyer was Kenny Realty Co. 50,100
118TH st, 8 W (*), ss, 150 w 5 av, 25x100.11, 5-sty bk tnt; due, \$23,332.24; T&C, \$673.55; Julia E Cameron. 23,000
Audubon av, 227-33 (*), sec 177th, 99.11x100, 6-sty bk tnt; due, \$135,253.81; T&C, \$1,806.50; N Y Life Ins Co. 115,000

ARTHUR C. SHERIDAN.

Elizabeth st, 49-51, ws, 175.1 n Canal, 50x94.3, 6-sty bk loft & str bldg; due, \$1,134.70; T&C, \$2,541.40; sub to mtgs aggregating \$60,000; withdrawn. 11,650
12TH st, 619 E (*), ns, 243 e Av B, 25x103.3, 4-sty bk tnt; due, \$9,258.86; T&C, \$288.40; Wolcott G Lane, trste. 8,000
153D st, 265 W (*), ns, 175 e 8 av, 37.6x99.11, 5-sty bk tnt; due, \$29,253.90; T&C, \$752.40; J Frederic Kernochan et al comm. 27,500
153D st, 267 W (*), ns, 137.6 e 8 av, 37.6x99.11, 5-sty bk tnt; due, \$29,260.38; T&C, \$752.40; J Frederic Kernochan et al comm. 27,500

Lexington av, 1657 (*), es, 58.4 n 104th, 16.8x70, 5-sty stn tnt & str; due, \$13,331.20; T&C, \$593.45; Anna M E Watkins, 5,000
Riverside dr, 62 (*), es, 45.7 n 78th, 21.3x69.4x21x72.10, 4-sty & b bk dwg; due, \$29,277.78; T&C, \$1,601.15; Wm I Walter et al. 31,000

BRYAN L. KENNELLY.

3D av, 1895 (*), es, 25.2 s 105th, 25.3x74, 4-sty bk tnt & str; due, \$20,011.90; T&C, \$235.25; Ellen M Bannon. 17,000

SAMUEL MARK.

Monroe st, 245 (*), ns, 286.10 e Scammell, 26.9x94.5x26.9x94.8, 5-sty bk tnt & str; due, \$23,716.25; T&C, \$282.80; Wm M Purdy et al. trstes. 20,000

145TH st, 414 W (*), ss, 149.6 e Convent av, 16x99.11, 4-sty & b stn dwg; due, \$10,821.07; T&C, \$212.10; Tillie Peyser. 8,000
153D st, 612-8 W (*), ss, 150 w Bway, 100x99.11, vacant; due, \$22,620.04; T&C, \$4,626; Equitable Trust Co of N Y. 25,000

JOSEPH & CO.

Grand st, 557 (*), ss, 168 e Jackson, 27.10x65.3 to Madison (No 401) x24.10x79.1, 5-sty bk tnt & str; due, \$16,858.80; T&C, \$210.85; Emanuel Neuman et al. 16,000

CHARLES A. BERRIAN.

West st, 420 (*), es, 73.3 n Perry, 23x71.6x23.6x71.1, 4-sty bk tnt & str; due, \$2,298.94; T&C, \$—; Jos Roth et al. 2,975

Total \$456,150
Corresponding week 1917 654,800
Jan. 1, 1918, to date 8,111,439
Corresponding period, 1917 7,759,029

Bronx.

The following are the sales that have taken place during the week ending March 29, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

Philip av (*), es, 50 s Clarence av, 50x100; also CLARENCE AV, ss, 250 e Philip av, 125x100; also CLARENCE AV, ss, 425 e Philip av, 25x100; also CLARENCE AV, ss, 625 e Philip av, 50x100; also CLARENCE AV, ns, 225 e Evans av, 50x100; also CLARENCE AV, ns, 150 e Philip av, 200x100; also SHORE DR, ss, 125 e Philip av, 25x100; also CLARENCE AV, ns, 125 w Philip av, 25x150; also CLARENCE AV, n s, 275 w Philip av, 25x150; also CLARENCE AV, ns, 400 w Philip av, 25x150; also CLARENCE AV, ns, 450 w Philip av, 25x100; also GRIDLEY AV, es, 50.6 n Clarence av, 75.6x109.6x irreg; also GRIDLEY AV, es, 75.7 n Wilcox av, 75.6x91.4x75x101.7; also GRIDLEY AV, sec Wilcox av, 50.6x101.8x50x94.11; also WILCOX AV, ss, 94.11 e Gridley av, 100x100; also PHILIP AV, w s, 25 s Wilcox av, 50x100; due, \$14,766; T&C, \$2,171.88; Chas Stern et al. 10,000
Wilcox av, ss, 94-11 e Gridley av, see Philip av, es, 50 s Clarence av.
Philip av, ws, 25 s Wilcox av, see Philip av, es, 50 s Clarence av.
Clarence av, ss, 250 & 425 & 625 e Philip av, see Philip av, es, 50 s Clarence av.
Clarence av, ns, 225 e Evans av, see Philip av, es, 50 s Clarence av.
Clarence av, ns, 150 e Philip av, see Philip av, es, 50 s Clarence av.
Shore dr, ss, 125 e Philip av, see Philip av, es, 50 s Clarence av.
Clarence av, ns, 125 & 275 & 400 w Philip av, see Philip av, es, 50 s Clarence av.
Gridley av, es, 50.6 n Clarence av, see Philip av, es, 50 s Clarence av.
Gridley av, es, 75.7 n Wilcox av, see Philip av, es, 50 s Clarence av.
Wilcox av, see Gridley av, see Philip av, es, 50 s Clarence av.

JAMES J. DONOVAN.

Heath av, 2898 (*), es, 217.4 s 230th, 20.10x100.7, 3-sty & b bk dwg; due, \$8,325.05; T&C, \$—; Jane Mackenzie. 4,800
CHAS. A. BERRIAN.
Longfellow av, 1877-9 (*), nwc 176th, 74.6x82.4x77x28.1, 2-2-sty & b fr dwgs; due, \$10,956.06; T&C, \$562.55; Louise N Bristow. 7,500

JAMES L. WELLS CO.

Belmont av, 2501 (*), ws, 216.1 s Fordham rd, 18.11x87.6, 2-sty fr dwg; due, \$3,994.30; T&C, \$98.25; Smith Williamson, exr. 3,000
GEORGE PRICE.
Deane pl, swc Sacket av, 38.11x100x28.1x100, due, \$3,971; T&C, \$390; Aron H Jacobson. 2,100

HENRY BRADY.

Crotona av, 2409 (*), ws, 75 n 187th, 25x80, 4-sty bk tnt; due, \$12,121.29; T&C, \$449.42; Jane McSorley et al. 500
Total \$27,900
Corresponding week, 1917 327,348
Jan. 1, 1918, to date 1,446,655
Corresponding period, 1917 2,677,603

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MARCH 30.

No Legal Sales advertised for this day.

APRIL 1.

40TH ST, 208 W, ss, 143 w 7 av, 14.3x98.9, 4-sty bk tnt; Greenwich Savgs Bank—District Holding Corp et al; Action 1; Middlebrook & Borland (A), 46 Cedar; Henry M Brigham (R); due, \$19,062.63; T&C, \$483.35; Henry Brady.

40TH ST, 210 W, ss, 157.3 w 7 av, 14.3x98.9, 4-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$18,612.63; T&C, \$483.95; Henry Brady.

40TH ST, 212-4 W, ss, 171.6 w 7 av, 28.6x98.9, 2-4-sty bk tnts; Greenwich Savgs Bank—Realty Holding Co et al; Action 1; Middlebrook & Borland (A), 46 Cedar; Geo. F. Hariman (R); due, \$37,785.13; T&C, \$989.40; Henry Brady.

40TH ST, 216 W, ss, 200 w 7 av, 14.3x98.9, 4-sty bk tnt; same—same; Action 2; same (A); Morgan J O'Brien, Jr (R); due, \$18,612.51; T&C, \$483.95; Henry Brady.

127TH ST, 308 W, ss, 150 w 8 av, 25x99.11, 4-sty bk tnt; Farmers' Loan & Trust Co—Benson Realty Co et al; Geller, Rolston & Horan (A), 22 Exchange pl; Jas C Connell (R); due, \$11,115.59; T&C, \$30; Henry Brady.

138TH ST, 229 W, ns, 329.6 w 7 av, 17x99.11, 3-sty & b bk dwg; Equitable Life Assur Soc of U S—Jessie F Mahon et al; Alexander & Green (A), 120 Bway; Jos P Morrissey (R); due, \$9,732.54; T&C, \$379.85; Henry Brady.

10TH AV, 764, sec 52d (No 462), 25.5x75, 5-sty bk tnt & str; Farmers' Loan & Trust Co et al, trstes—Thos W McEntegart et al; Action 1; Geller, Rolston & Horan (A), 22 Exchange pl; Jas A Foley (R); due, \$25,203.57; T&C, \$393.76; Henry Brady.

10TH AV, 751, swc 51st (Nos 500-2), 25.5x100, 5-sty bk tnt & str; same—same; Action 2; same (A); same (R); due, \$15,607.09; T&C, \$648.24; Henry Brady.

10TH AV, 686, nec 48th (No 455), 20x81.6, 5-sty stn tnt & str; same—same; Action 3; same (A); same (R); due, \$43,876.00; T&C, \$408.18; Henry Brady.

APRIL 2.

DELANCEY ST, 282; nwc Cannon (No 47), 30x50, 5-sty bk tnt & str; German Savgs Bank in City N Y—Rose Israel et al; Meyer Auerbach (A), 42 Bway; Richard O'Gorman (R); due, \$8,630.57; T&C, \$492.79; sub to pr mtg \$7,000; Arthur C Sheridan.

MONROE ST, 97, ns, 235.4 e Pike, 26x100, 5-sty bk tnt & str; Caroline M Child et al, trstes—Louis Lesser et al; Saml Riker, Jr (A), 19 Cedar; Nathaniel Phillips (R); due, \$30,797.05; T&C, \$149.90; M Morgenthau, Jr. **60TH ST, 209 E,** ns, 135 e 3 av, 20x100.5, 3-sty & b stn dwg; City Real Estate Co—Lucy Hardy et al; Harold Swain (A), 176 Bway; Thos W Churchill (R); due, \$9,266.06; T&C, \$10; Joseph P Day.

128TH ST, 244 E, ss, 101 w 2 av, 26x99.11, 5-sty bk tnt; Kenyon Fortescue, trste—Morris B Sragow et al; Murray, Ingersoll, Hoge & Humphrey (A), 22 William; Roger H Williams (R); due, \$15,204.67; T&C, \$864.05; Joseph P Day.

137TH ST, 119 W, ns, 275 w Lenox av, 25x99.11, 5-sty stn tnt; Geo Lowther, Jr, et al—Sylvia Blumenkrohn et al; Omri F Hibbard (A), 74 Bway; Philip J Sinnott (R); due, \$19,622.80; T&C, \$245.75; Joseph P Day.

139TH ST, 130 W, ss, 256 e 7 av, 26x99.11, 5-sty bk tnt; Francis E Grriben—Louis M Hemmaway et al; Herbert Cracauer (A), 271 Bway; Jno T Hogan (R); due, \$15,729.56; T&C, \$1,049.80; Joseph P Day.

APRIL 3.

HOUSTON ST, 111 to 117 E, swc Chrystie (Nos 227-235), 100x164.9, 5 & 8-sty bk theatre, office & str bldg, with all fixtures & articles of personal property attached to or used in connection with said premises; Jacob H Schiff—Minsker Realty Co et al; Stroock & Stroock (A), 30 Broad; Lyttleton Fox (R); due, \$300,618.32; T&C, \$4,782.70; Joseph P Day.

LUDLOW ST, 22, es, 126.6 s Hester, 25.1x87, 5-sty bk tnt & str; Simon Kornblum—Abr Kornblum et al; Manton Marks (A), 100 Bway; Otto C Sommerich (R); partition; J H Mayers.

STANTON ST, 162, ns, 50 w Clinton, 25x75, 4-sty bk tnt & str; Glen Falls Ins Co—Marie Kahrs et al; Cary & Carroll (A), 59 Wall; Meyer M Friend (R); due, \$16,407.92; T&C, \$87.33; Joseph P Day.

104TH ST, 66 E, ss, 98.9 w Park av, 18.9x100.11, 3-sty & b stn dwg; Pamela C Lowerrre—Chas Wilder et al; Cary & Carroll (A), 59 Wall; Isidor Wasservogel (R); due, \$5,780.75; T&C, \$241.26; Daniel Greenwald.

BROADWAY, 810, es, 168 s 12th, 23.8x114.9x28.7x155.6, 8 & 9-sty bk loft & str bldg; Ida Levy—Parisian Real Estate Corp et al; Max L Schallek (A), 74 Bway; Wm A Campbell (R); due, \$4,897.35; T&C, \$1,739.19; sub to pr mtg \$130,000; Henry Brady.

APRIL 4.

WATER ST, 235, ss, 83.3 e Beekman, 16.6x73.5x16.8x73, 5-sty bk loft & str bldg; Lawyers' Mtg Co—James Stanley et al; Cary & Carroll (A), 59 Wall; Philip J Britt (R); due, \$12,626.39; T&C, \$—; Henry Brady.

3D ST, 289 E, ns, 189 e Av C, 20.8x96, 3-sty bk tnt; Kate S Huntington et al—Minnie Seller et al; Cary & Carroll (A), 59 Wall; Wm H Ford (R); due, \$9,641.57; T&C, \$261.50; Henry Brady.

120TH ST, 49 E, ns, 265 w Park av, 25x99.11, 5-sty stn tnt; Jennie G Buckley et al, trstes—Abr Beaver et al; Bernard J Tinney (A), 77 E 124th; Jas A Lynch (R); due, \$21,662.11; T&C, \$600; Joseph P Day.

APRIL 5.

107TH ST, 164 E, ss, 196 w 3 av, 28.3x100.11, 4-sty stn tnt & str; Louis A Ansbacher et al, exrs—Herman Steinbuehler, Inc, et al; Harry A Gordon (A), 42 Bway; Thos W Churchill (R); due, \$14,874.82; T&C, \$381.20; Henry Brady.

APRIL 6 & 8.

No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

MAR. 30 & APRIL 1.

No Legal Sales advertised for these days.

APRIL 2.

BRIGGS AV, 2655, ws, 100 n 194th, 25x69.11x27.1x67.2, 2-sty & a fr dwg Jos Hall—Edw Effinger et al; Cary & Carroll (A), 59 Wall; Lester M Friedman (R); due, \$3,937.01; T&C, \$200; Arthur C Sheridan.

GRAND AV, 2250, nec Buchanan pl, 25x100, 2-sty & a fr dwg; Christian Wieland—Agnes Douglas et al; Geo H Hyde (A), 41 Park Row; J Clifford Christie (R); due, \$6,497.90; T&C, \$289.05; Chas A Berrian.

INTERVALE AV, 1077, ws, 129.4 s 167th, runs s28.1xsw48.1xw30x55.7xw21.8 to Hall pl, xn29.11xse50.4xe39.6, 3-sty bk bakery; Louis Johnson—Fred S Jandorf et al; Shaw, Fisk & Shaw (A), 2 Rector; Wm W Niles (R); due, \$4,210.50; T&C, \$534.86; sub to 2 prior mtgs aggregating \$14,200; Chas A Berrian.

APRIL 3.

PARKER AV, es, 102.9 s Glebe av, 75x100; Anne Beaman—Monica T Flanagan; Jno C Stein (A), 2873 Webster av; Willoughby B Dobbs (R); due, \$2,329.20; T&C, \$1,325.00; Jas J Donovan.

APRIL 4.

WASHINGTON AV, 2082, es, 184.8 s 180th, 25.1x95x23.2x95.1, 2-sty & a fr dwg; Virginia Anderson—Mary E Shea et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, \$7,044.22; T&C, \$94; James L Wells Co.

APRIL 5.

PILGRIM AV, swc Evelyn pl, 100x100; Wm G Bumstead—Jennie Capocano et al; Arthur O Townsend (A), 31 Nassau; Louis O Van Doren (R); due, \$2,948.29; T&C, \$282.30; George Price.

APRIL 6.
No Legal Sales advertised for this day.

APRIL 8.
LORILLARD PL, 2414-6, es, 140.3 n 187th, 32.2x98, 1-sty garage; Myrtle G Johns—Mary A Sabella et al; Wm R Hill (A), 141 Bway; Dominic L O'Reilly (R); due, \$3,163.56; T&C, \$74.88; sub to pr mtg \$2,500; Arthur C Sheridan.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MARCH 23.
141ST ST, ss, 161 e Amst av, 18x99.11; Seamen's Bank for Savings in City N Y—Clara E Stackfieth et al; Cadwalader, Wickersham & Taft (A).

131ST ST, 15 West; Frederic de P Foster et al—Maggie P Payton et al; W A Alcock (A).

MARCH 25.
DYCKMAN ST, ns, 350 w Prescott av, 25x100; Wm A Gage et al—Elise M Kaufman; N C Smith (A).

22D ST, 133 W; Emigrant Indust Savgs Bank—Ambrose A Rowan; R & E J O'Gorman (A).

56TH ST, 342-4 W; Albany Savgs Bank—Grace E Harding et al; Tracey, Cooper & Townsend (A).

67TH ST, ss, 100 w West End av, 40x100.5; Ruben R Fogel—Ellen K Soosmith et al; San & Eisner (A).

107TH ST, ss, 50 w 1 av, 50x63.5; Cortland Savgs Bank—Loretta Corp et al; Cary & Carroll (A).

MARCH 26.
MARKET SLIP, 97; Mutual Life Ins Co of N Y—Patrick H Roche et al; F L Allen (A).

PEARL ST, 472; Emigrant Indust Savgs Bank—Jennie A Clinton et al; R & E J O'Gorman (A).

RIDGE ST, ws, 150 n Delancey, 24.9x73; Christine G Openhym et al—Rosie Rothman et al; Cary & Carroll (A).

26TH ST, 343-7 W; Union Dime Savgs Bank—Thos L Hamilton et al; Butcher, Tanner & Foster (A).

108TH ST, ns, 200 w 1 av, 50x100.11; Lawyers Mtg Co—Mary Kaufman et al; Cary & Carroll (A).

118TH ST, 58 E; Jacob Kaucher et al—Stella L Boyajian et al; Cooke & Marvin (A).

MARCH 27.
PIKE ST, 62; Eleanor R de Bertier—Baer Shulman et al; Parsons, Closson & Melvaine (A).

SUFFOLK ST, 27; P Henry Dugro et al, trstes—Wm Messer Co et al; H Swain (A).

5TH AV, ws, 25.11 n 118th, 25x100; Frederic de P Foster et al—Mary Foley et al; amended; W A Alcock (A).

7TH AV, ws, 67.5 n 11th, 33.6x100; Susette H Miller et al—Jas H McHefey et al; J J Speth (A).

MARCH 28.
ELDRIDGE ST, es, 174.3 s Rivington, 25.3x 87.6; Leonard Weil Constn Corp—Tarsus Realty Co et al; Arnstein & Levy (A).

63D ST, 330 E; Allen T Miner—Bozzuffi Realty Co, Inc; M A Hulett (A).

75TH ST, 509 E; Ida Campion et al—Pokrok Realty Co et al; Myers & Goldsmith (A).

132D ST, 131 W; Emigrant Indust Savgs Bank—Max Schlesinger et al; R & E J O'Gorman (A).

RIVERSIDE DR, nec 94th, 76x139.9; Albany Savgs Bank—Remor Corp et al; Tracey, Cooper & Townsend (A).

Bronx.

MARCH 22.
HOFFMAN ST, ws, 100 n 187th, 50x98; Helene Fuld—Cecchina Carucci et al; L F Fuld (A).

BRYANT AV, es, 92.7 n 167th, 33.3x100; Thos C Stephens—Jas T Callahan et al; T F Keogh (A).

BRYANT AV, es, 126.4 n 167th, 33.3x100; Anna C Stephens—Jas T Callahan et al; T F Keogh (A).

BRYANT AV, es, 159.3 n 167th, 33.3x100; Anna C Stephens—Jas T Callahan et al; T F Keogh (A).

FULTON AV, 1175; Cruikshank Co—No 481 East 174th St Corp et al; H Swain (A).

KATONAH AV, ws, 50 n 241st, 50x85; Jno Bussing, Jr—Alice Cunneen et al; Williamson & Bell (A).

WALLACE AV, nec Williamsbridge rd, 54.8x 100; Jno Knewitz—Pearl Niles et al; A M Schwartz (A).

MARCH 23.
LOIS 60, 61, 62, 63, 64, 65, map of 125 lots, Ruser est, prop Hudson P Rose; Emeline Dooley—Jas C Gaffney et al; DeLaMare & Morrison (A).

MARCH 25.
BAILEY AV, 2882; Thos B Hidden, as trste—Jos F Merkel et al; L S Hulse (A).

FOREST AV, es, 196 s Home, 49.9x157.2; Emigrant Indus Savgs Bank—Edw Bornhoeft et al; R & E J O'Gorman (A).

MARCH 26.
POWELL AV, ns, 305 e Pugsley av, 100x108; Bertha Lippman—Margaret O'Brien et al; I Faitt (A).

LOTS 39 & 40, map 51 choice lots, belonging to Elzia G Ketchum at Unionport, 24th Ward; Wm D Reilly et al—Jno J Bell et al; J Niemann (A).

LOTS 221-222, map 369 lots owned by Hunts Point Realty Co; Fredk S Schlesinger—Arthur Burger et al; M Arens (A).

MARCH 27.
181ST ST, ss, 115 e Honeywell av, 60.6x75.3; Andrew Wilson as trste—Trojan Bldg Corp et al; R K Ingalls (A).

MARCH 28.
169TH ST, nwc 3 av, 25x112; Caroline Volkel—Wm Zimmermann et al; C Brandt, Jr (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MARCH 21.
12TH ST, 607 E; City Real Estate Co—Marie L Berger; Harold Swain (A); Roger Foster (R); due, 15,689.58

127TH ST, 110 E; Sarah F O'Reilly—Jas M Ryder et al; Engelhard, Polak, Pitcher & Stern (A); David L Weil (R); due, 6,506.95

MARCH 22.
139TH ST, ns, 331.6 e 8 av, 18.2x99.11; Equitable Life Assurance Society of the U S—Edw T Willner; Alexander & Green (A); Powell Crichton (R); due, 8,580.29

MARCH 23.
No Judgments in Foreclosure Suits filed this day.

MARCH 25.
119TH ST, 158 W; Lillie Trietman—Katie Schwartz; Sam Schack (A); Edw J Dunphy (R); due, 5,104.58

119TH ST, 158 W; Saml Schack—Katie Schwartz; Saml Schack (A); Jas A Lynch (R); due, 1,799.62

MARCH 26.
161H ST, 417-9 W; Jos F Kennelly—Public Service Realty & Mtg Co; S Hellinger (A); Jno J O'Connell (R); due, 25,701.37

MARCH 27.
75TH ST, ss, 75 w Av A, 25x51.1; Chas W Sloane—Max A Kreielsheimer et al; R & E J O'Gorman (A); Wm H Hoos (R); due, 11,621.80

128TH ST, 245 W; Mary G Kugelmann—Rose S O'Donnell; Isaac Kugelmann (A); Timothy Daly (R); due, 7,141.65

Bronx.

MARCH 22.
BELMONT AV, 2501; Smith Williamson as exr—Chas Weis et al; Williamson & Bell (A); C E Moore (R); due, 3,746.40

WASHINGTON AV, 2082; Virginia Anderson—Mary E Shea et al; Williamson & Bell (A); C E Moore (R); due, 6,723.80

MARCH 23.
WHITE PLAINS RD, nec 222d, 74.5x 80.3; Mary E Hastings—Agnes A Havens Esler et al; McGuire, Horner & Smith (A); J Mantinband (R); due, 11,959.21

MARCH 25.
BARHOLDI AV, nec White Plains rd, 50x36.6; Clementine E Dunbar—Gabriele J Biondi et al; Clocke, Koch & Reidy (A); M B Moskowitz (R); due, 2,729.99

MARCH 26.
No Judgments in Foreclosure Suits filed this day.

MARCH 27.
SHAKESPEARE AV, ws, 68.9 s 169th, 80.6x100; Manhattan Mtg Co—Peerless American Products Co, Inc; Carrington & Pierce (A); M Frank (R); due, 59,529.23

169TH ST, swc Shakespeare av, 68.9x 100; Manhattan Mtg Co—Peerless American Products Co, Inc; Carrington & Pierce (A); M C Griffin (R); due, 61,567.73

MARCH 28.
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MARCH 23.
No Lis Pendens filed this day.

MARCH 25.
46TH ST, 149 W; 82D ST, 123 W; 128TH ST, 111 W; 132D ST, 108 W & 82D ST, 138 W; Celia C Kerr et al—Kate M Dodge et al; partition; Dutton & Kilsheimer (A).

MARCH 26.
141ST ST, ss, 170 e Bway, 55x99.11; & other PROP in Bronx County; Fredk S Schlesinger—Arthur Burger et al; partition; M Arens (A).

MARCH 27.
83D ST, 315 E; Marie J Langfelder—Marie Langfelder et al; admeasurement of dower, &c; J Miller (A).

MARCH 28.
CENTRAL PARK WEST, nwc 68th, 75.5x100; 68TH ST, ns, 100 w Central Park West, 28.5x 100.5; 68TH ST, ns, 128.6 w Central Park West, 21.6x100.5; Henry R Baldwin—Grace Schneider et al; action to determine claim to prop, &c; Stoddard & Mark (A).

MARCH 29.
21ST ST, 534-40 W; Theo Scholtz et al—Daylight Garage, Inc, et al; action to impress lien; Goldfein & Weltfisch (A).

Bronx.

MARCH 22.
MARMION AV, sec 178th, 33.1x156.3; Marcus E Cummings—Boulevard Holding Co, Inc, et al; action to foreclose mechanics lien; M B Rich (A).

MARCH 23.
No Lis Pendens filed this day.

MARCH 25.
FIELDSTON RD, es, 5.6 n 238th, 137.6x194.3; Waldo Hutchins—Fordraw Co et al; action for reformation of deed; H R Anderson (A).

MARCH 26.
232D ST, 807 E; Concetta Marcaldo—Louis Magnotta et al; action to declare lien; R G Barclay (A).

ST LAWRENCE AV, 1548; Pierce Butler & Pierce Mfg Corp—Gabriele Del Gaudio et al; action to set aside deed; Menken Bros (A).

MARCH 27.
No Lis Pendens filed this day.

MARCH 28.
No Lis Pendens filed this day.

MECHANICS' LIENS.

The first name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MARCH 22.
5TH AV, nec 56th, 150x115; Erkins Studios, Inc—Wm W Astor; Hope J Creiser (76); 270.00

MARCH 23.
27TH ST, 454 W; American Hardware Corp—N Y Edison Co; Geo Sykes Co, Inc (80); 160.00

MARCH 25.
4TH ST, 218-20 W; Geo E Gibson Co—Mrs Margt H Lewis; Herman L Meader (85); 713.34

10TH ST, 42 to 46 W; Solar Metal Product Co—Jno Alben Realty Corp; Harby Abrons & Melius, Inc (82); 1,436.79

21ST ST, 27 E; New Style Roofing Co—Est of Simon Haberman; Chas Levy (86); 186.00

27TH ST, 454 W; E J Reid—N Y Edison Co; Geo Sykes Co (87); 211.00

43D ST, 107-9 W; Jas S Lawlor—A & N Realty Co; Victorine Landes (83); 127.95

59TH ST, 36 & 38 W; D C Weeks & Son—Norman L Munro Est; renewal (84); 100,089.77

57TH ST, 36 W; Jos Fried—Eliz L Goodnow et al; Maxim Constn Co; renewal (89); 104.00

76TH ST, 519-21 E; Joe Friedlander—Jacob Gengel, Fanny Gengel & Realty Constn Corp; P Glickman (81); 508.73

BROADWAY, 1432; Thos T Hopper Co—Al Hayman; Morris A Forgiven (88); 487.85

MARCH 26.
11TH ST, 525-7 E, Sanford G House—Moses Gross (91); 2,175.06

5TH AV 1487; Jacob Reisberg—Hamp-ton Suffolk Corp; Michael Maier (90); 85.00

MARCH 27.
LAWRENCE ST, 100-4; Jno C Watson—Philip P Becker et al; Straight Edge Distributing Corp (96); 1,132.33

11TH ST, 525-7 E; Lawford G House—Moses Gross (92); 1,000.00

69TH ST, 300-8 W; Morris Bender—Morris Zuckerman (95); 118.00

8TH AV, 461-75; Federal Terra Cotta Co—461 8th Av Co; renewal (96); 9,000.00

8TH AV, 461; S H Pomeroy Co, Inc—461 8th Av Co; renewal (94); 1,684.00

MARCH 28.
27TH ST, 454 W; Germania Roofing Co—N Y Edison Co; Jno Morrow Co (98); 100.00

146TH ST, 514-26 W; Futerman & Webolofsky—College Holding Co; Abr Boldberg (97); 180.00

PARK AV, 223; M Annenberg Marble Works, Inc—Rome Amusement Co, Inc; Jos Finger (99); 295.00

MARCH 29.
54TH ST, 260 W; Monroe M Golding, Inc—Henrietta B Karsch & Louis Asch (102); 35.85

8TH AV, 461-79; M W Kellogg Co—461 8th Av Co, Inc; renewal (100); 993.34

8TH AV, 938; Monroe M Golding, Inc—Jacob Appell Est & Louis Asch (101); 56.00

Bronx.

MARCH 22.
No Mechanics Liens filed this day.

MARCH 23.
BROOK AV, 1522; Henry E Krammer—Katie O Kahn (15); 83.00

MARCH 25.
No Mechanics' Liens filed this day.

MARCH 26.
BRONX & PELHAM PKWAY, sec East Chester rd, —x—; Simeon B Eisen-drath—Josephine E Lester & Jas S Gross; Harry J Susskind (19); 414.00

MARCH 27.
No Mechanics Liens filed this day.

MARCH 28.
COURTLANDT AV, nec 149th, 55x100; American Hardware Corp—People's Big Market Inc (20); 60.00

GILBERT PL, sec Hunts Point rd, 25 x119; Krasnogor Bros—Gilbert pl Co, Inc; renewal (21); 143.58

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MARCH 23. SOUTH ST, 181; Abram J Schlesinger —Nicola Colabello et al; Dec10'17; canceled.	675.00
124TH ST, 234-42 W; Andrew J Davis —Wm Harison et al; Mar18'18.	273.79
MARCH 25. 46TH ST, 12 & 14 W; Ralph Henry, Jr, et al—Michl C Bouvier et al; Oct 10'17.	7,000.00
SAME PROP; Standard Surfacing Co —same; Oct20'17.	545.67
102D ST, 117 E; Benj Kornblum—Til- lie Kamerling; Jan5'18.	32.65
MARCH 26. BROAD ST, 49; Jos Petrusa—49 Broad St Realty Corp et al; Jan22'18.	821.38
46TH ST, 12 & 14 W; P Aguado Co— Martin C Bouvier et al; Sept28'17.	171.50
46TH ST, 14 W; Vincent Dabrowski— Michael C Bouvier et al; Dec27'17.	427.00
56TH ST, 230-41 W; Jerome Hirschfeld O B Potter Properties, Inc, et al; Mar8'18.	65.00
MARCH 27. 48TH ST, 148-54 W; Extensive Bldg Co—Margt C Magan et al; Apr21'17.	60,860.55
108TH ST, 72 W; Edw A Prah—Mary A Cervante et al; Dec14'17.	114.71
MARCH 28. 46TH ST, 14 W; Wm Vedovato—Michl S Bouvier et al; Oct1'17.	126.00
MARCH 29. NASSAU ST, 5; Ishabod T Williams & Sons—Hanover National Bank City N Y et al; Feb21'17.	1,120.51
46TH ST, 12-4 W; Huil, Grippen & Co— Michl C Bouvier et al; Sept29'17.	91.88

Bronx.

MARCH 22. No Satisfied Mechanics Liens filed this day.	
MARCH 23. No Satisfied Mechanics' Liens filed this day.	
MARCH 25. No Satisfied Mechanics' Liens filed this day.	
MARCH 26. No Satisfied Mechanics' Liens filed this day.	
MARCH 27. LINCOLN AV, 165; Emil Tietze—Day MacDonald Co et al; Mar11'18.	250.75
MARCH 28. No Satisfied Mechanics' Liens filed this day.	
*Discharged by deposit. *Discharged by bond. *Discharged by order of Court.	

ATTACHMENTS.

The first name is that of the Debtor;
the second that of the Creditor.

Manhattan.

MARCH 21 & 22. No Attachments filed these days.	
MARCH 23. COMMISSION REGULADORA DEL MERCADO DE HENEQUEN; American Transatlantic Co; \$2,035.16; Barry, Wainwright, Thacher & Symmers. NOZAKI, Sueo & Sodatoshi (Nozaki Bros); Millinery Exchange; \$13,136.41; Selberger & Davis. MACHINERY & METALS SALES CO; Geo D Class; \$6,077.66; Phillips & Avery.	
MARCH 25. No Attachments filed this day.	
MARCH 26. HALEY, C R; Seaboard Oil Corp et al; \$4,210; F H Twyefort.	
MARCH 27. COBB, Louis E, Robt L Cobb & Edw L Strong; Beebe Chemical Co, Inc; \$684.30; Newman & Butler.	

BUILDING LOAN CONTRACTS

The first name is that of the Lender;
the second that of the Borrower.

Manhattan.

MARCH 26. 129TH ST, 519-27 W, Isidore Jackson & Abr Stern loan Rothbart Garage Operators, Inc, to erect a—sty bldg; 3 payments.	6,000.00
MARCH 28. 49TH ST, 46 W; Title Guar & Trust Co, exr, loans Sol Kalvin to make alterations; 3 payments.	6,000.00

Bronx.

MARCH 22. No Building Loan Contracts filed this day.	
MARCH 23. No Building Loan Contracts filed this day.	
MARCH 25. No Building Loan Contracts filed this day.	
MARCH 26. No Building Loan Contracts filed this day.	

MARCH 27.
No Building Loan Contracts filed this
day.

MARCH 28.
No Building Loan Contracts filed this
day.

CHattel MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

MARCH 22, 23, 25, 26, 27, 28.
Shults Bread Co. West End av, nec
62d; also 75th st, 332-6 E, ss, 100 w
1 av; also 75th st, ns, 125 w 1 av,
—x—; also Monroe st, 269-73, nwc
Jackson; also Jackson st, 25-7, ws,
60 n Monroe; also Walnut st, ws,
79-2 n Monroe; also Madison st, 372-6
..Peoples Trust Co of Bklyn as
trste.(R) 2,900,000.00
William Z Sutphin Realty Co. 25 W
50th..Raisler Heating Co(R) 1,250.00

Bronx.

MARCH 21, 22, 23, 25, 26 & 27.
Shults Bread Co, Park av, sec 166th,
—x—..People's Trust Co (R).....2,900,000.00

PLANS FILED FOR NEW
CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

STABLES AND GARAGES.
25TH ST, 242-6 E, 2-sty bk garage, 58x98,
slag rf; \$9,500; (o) Robt. T. Green, 2 Colum-
bus Circle; (a) V. Hugo Koehler, 2 Columbus
Circle (48).
129TH ST, 519-27 W, 1-sty bk garage, 82x99,
slate rf; \$1,200; (o) Rothard Garage Operative,
Inc., 1411 Grand Concourse; (a) L. A. Sheinart,
194 Bowery (50).
7TH AV, w s, bet 150th & 151st, 1-sty bk
garage, 200x100, slag rf; \$35,000; (o) Heaton
garage Co, John Healy, Pres., 3536 Bway; (a)
J. M. Felson, 1133 Bway (49).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
WEEKS AV, n e c 175th, 5-sty bk tnt, 75x
85.6, comp. rf; \$80,000; (o) Jas. L. Miles, 54
Maiden la; (a) Irving Margon, 355 E 149th
(38).
VALENTINE AV, e s, 169.9 n 183d, 2-5-sty
bk tnts, 50x88, plastic slate rf; \$100,000; (o)
John A. Faiella, 82 Park Hill av, Yonkers; (a)
Wm. A. Faiella, 553 E 187th (35).

DWELLINGS.

SIGMA PL, n e c Palisade av, 2-sty fr dwg,
30.6x28.3, shingle rf; \$6,500; (o) Berthain
Osgood, Riverdale-on-Hudson; (a) M. W. Del
Gaudio, 401 Tremont av (41).
183D ST, s s, 119.8 w Washington av, 1-sty bk
str & dwg, 14.6x63; \$2,000; (o) Louis Reith, 728
8 av; (a) John H. Knubel, 305 W 43 (43).

STABLES AND GARAGES.

BURNSIDE AV, n s, 60 e Osborne pl, 1-sty
bk garage, 20.6x18, slag rf; \$400; (o) John
Haut, 203 W. Burnside av; (a) Franz Wolf-
gang, 535 E 177th (36).
189TH ST, n s, 139 w Washington av, 1-sty
bk garage, 22x75, slag rf; \$1,500; (o) Filomena
Spadocini, 463 E 189th; (a) R. F. Knocken-
hauer, 1295 Fulton av (37).

SOUTHERN BLVD, w s, 233 s 180th, 1-sty bk
str & garage, 20x50, tar & gravel rf; \$6,000; (o)
Wm. Harris, 329 Washington; (a) R. T.
Schaefer, 1526 Flatbush av, Bklyn (39).

SOUTHERN BLVD w s, 200 s 180th, 1-sty bk
str & garage, 20x50, tar & gravel rf; \$6,000; (o)
Wm. Harris, 329 Washington; (a) R. T.
Schaefer, 1526 Flatbush av, Bklyn (40).

BOSTON RD, w s, 38.03 n 166th, 1-sty bk ga-
rage, 50x21, slate slag rf; \$1,000; (o) Dr. Thos.
J. Barry, 1105 Boston rd; (a) John De Hart,
1039 Fox (42).

PLANS FILED FOR
ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

BLEECKER ST, 102, new walls, passageway,
balcony & stairs to 6-sty str & loft; \$3,000;
(o) Est Morris H. Rosenstein, Benj. Rosen-
stein, exr, 48 E 9th; (a) Harold Smith, 38 W
32d (550).
BROOME ST, 456, remove hatchway, new ele-
vator, bk piers, f. p. shaft, partition, doors to
5-sty bk str & loft; \$2,000; (o) Amsel Const.
Co., 927 Bway; (a) Henry J. Nurick, 957 Bway
(515).
DELANCEY ST, 89-91, new wall, f. p. parti-
tions, stairs & toilet rooms to 7-sty bk bank &

offices; \$5,000; (o) Public National Bank, Edw.
Rothchild, Pres., prem; (a) Buchman & Kahn,
30 E 42d (527).

DUANE ST, 141, new elevator shaft, skylight,
f. p. doors to 5-sty bk str & lofts; \$2,000; (o)
Bates Bros. Realty Co., Pres., Geo. W. Newhall,
Providence, R. I.; (a) Boyle & Kelly, 367 Ful-
ton, Bklyn (523).

EXCHANGE PL, 43, new partitions & panels
to 25-sty bk office; \$1,000; (o) Wall St. Build-
ing Assn., Hubert C. Rogers, Pres., 60 Wall;
(a) Hoggson Bros., 485 5 av (543).

FRANKLIN ST, 8, new compartment & par-
titions, widen window openings to 4-sty bk tnt;
\$400; (o) Societa Guiseppe Mozzini Italiana,
Chas. Zerbarni, Pres., 306 Bway; (a) Michael
Bernstein, 405 Lexington av (548).

GREENWICH ST, 718, reinforce floor to 5-
sty str & tnt; \$100; (o) Theo. H. Muth, 128
Charles; (a) John Goetschius, 539 Hudson
(540).

JEFFERSON ST, s w c Water, remove parti-
tions, new stairway to 4-sty bk str & tnt;
\$1,000; (o) Jos. Specter, 324 Grand; (a) M.
Jos. Harrison, World Bldg (502).

JOHN ST, 12-16, install fire escape, f. p. doors
to 12-sty f. p. str & offices; \$5,000; (o) 14 John
St Realty Co., Pres., Wm. H. Clark, on prem.;
(a) Townsend, Steinle & Haskell, 1328 Bway
(522).

PEARL ST, 209, new vault & bk wall to 5-
sty bk office; \$100; (o) Y. Pendas & John Al-
varez, 801 3 av; (a) Wm. L. Callin, 6 Gold
(519).

PEARL ST, 190, new ext, remove wall, new
iron beams to 4½-sty str & loft; \$600; (o) est
Jno. C. Robert, care Horace S. Ely & Co., 21
Liberty; (a) Alfred L. Kehoe & Co., 1 Beekman
(490).

RUTGERS PL, 26-28, new vent shaft & water
closet compartments to 5-sty bk tnt & str;
\$5,000; (o) Anna Wilson, 2 Rector; (a) Gronen-
berg & Leuchtag, 303 5 av (494).

VARICK ST, 60, cut opening in wall, erect
chute to 7-sty bk str & lofts; \$300; (o) Louis
H. Lowenstein, 2705 Bway; (a) Louis Sheinart,
194 Bowery (517).

WATTS ST, 78, install dumbwaiter to 6-sty
bk factory; \$125; (o) Havilah M. Smith, 99
Varick; (a) Walton & Beer, 57 Park Row
(507).

WEST ST, 190, new windows, partitions,
stairs, raise beams to 5-sty bk tnt & str; \$2,500;
(o) Teresa R. O'Donohue, 334 5 av; (a) M. Jos.
Harrison, World Bldg. (500).

17TH ST, 243 W, & 18th st, 232 W, install
elevator to 12-sty bk lofts; \$400; (o) Est. of
Philip Lewisohn, Adele Lewisohn, exr, 18 E
41st; (a) Ralph Schweibish, 512 E 76th (504).

20TH ST, 19 W, build bk ext, 25x21, parti-
tions, water closets, skylights to 5-sty bk str &
lofts; \$3,500; (o) Harry Gold, 67 Bleecker; (a)
M. Jos. Harrison, World Bldg. (529).

23D ST, 134 W, extend stairs, new door &
skylights to 4-sty lofts; \$600; (o) Geo. Wash-
burn, Richard D. Morse, Atty., 176 Bway; (a)
Geo. Hill, 31 E 27th (526).

23D ST, 122 W, alter fire escape to 4-sty lofts;
\$2,000; (o) Seamen's Savings Bank, 14 Wall,
(o) Adolph E. Nast, 546 5 av (493).

23D ST, 36 E, erect f. p. partitions, water
closets, stairs, skylights, show windows to 10-sty
bk str & offices; \$1,500; (o) Mary S. Barry, 36
E 23d; (a) M. Jos. Harrison, World Bldg. (532).

25TH ST, 441-457 W, exts, new walls & con-
crete arches to 3-sty bk factory; \$4,000; (o)
Clausen-Flanagan Brewery, Geo. W. Clausen,
Pres., 441 W 25th; (a) Mortensen & Co., 405
Lexington av (537).

28TH ST, 35 E, new stairways, walls & 1-sty
ext to 3-sty bk tnt & offices; \$7,000; (o) Saml.
Shapiro, 348 4 av; (a) M. Jos. Harrison, World
Bldg (501).

30TH ST, 435 E, extend building, concrete
fence & new walls; \$2,500; (o) Est. of Henry
Brookman, Marion P. Brookman, exr., 52 Ex-
change pl; (a) Chas. P. Warren, 116th & Am-
sterdam av (513).

32D ST, 25-27 W, new partitions & toilet room
to 6-sty & lofts; \$500; (o) Jno. S. Melcher, 43
Cedar; (a) Schwartz & Gross, 347 5 av (497).

34TH ST, 21-23 W, new shaft & stairs to 5-
sty bk offices; \$3,000; (o) Roberta Realty Co.,
Theo. Whitmarsh, Pres., 32 Liberty; (a) Som-
merfield & Steckler, 31 Union sq (508).

34TH ST, 25-27 W, cut openings, f. p. door,
lintels to 5-sty bk str & offices; \$200; (o) Chas.
E. Johnson, 1333 Bway; (a) Jas. J. Brietman,
121 W 42d (509).

38TH ST, 15-7 W, remove encroachments to
12-sty f. p. loft bldg., \$2,000; (o) Midcity Rlty.
Co., 14 Wall; (a) Adolph E. Nast, 546 5 av
(492).

41ST ST, 120 E, extend 1-sty new walls to 3-
sty tnt; \$2,000; (o) Steuben Co., 116 E 41st;
(a) Arthur G. Fletcher, 103 Park av (496).

42D ST, 47-61 W, new partitions to 6-sty bk
str & office; \$5,000; (o) Est. Eugene Hoffman,
Inc., Wm. Harris, Pres., 258 Bway; (a) John H.
Schier, 25 W 42d (540).

43D ST, 231 W, new steps, alter windows &
partitions to 5-sty bk tnt; \$300; (o) N. Y.
E. Johnson, 1333 Bway; (a) Jas. J. Breitman,
& Kahn, 30 E 42d (511).

46TH ST, 621-625 W, new stairs & shafts, re-
move partitions to 4-sty bk tnt; \$5,000; (o)
Ernest Flagg, 109 Broad; (a) Ernest Flagg, 109
Broad (542).

50TH ST, 14 E, remove wall & new ext to 5-
sty bk office; \$3,000; (o) G. Victor Twiss, 14 E
50th; (a) owner (547).

53D ST, 8 W, install elevator, new partitions,
dumbwaiter to 4-sty bk res; \$6,000; (o) Chas.
D. Wetmore, 16 E 47th; (a) Whitney Warren &
Chas. Wetmore, 16 E 47th (539).

59TH ST, 232-6 E, alter sidewalk vault, new
wall to 6-sty bk storage & stable; \$500; (o)
Sam. J. Bloomingdale, 3 av & 5th; (a) M. Jos.
Harrison, World Bldg. (530).

63D ST, 112-4 E, new stairs, cement floors, kalamein, f. p. columns, metal ceiling to 4-sty bk garage; \$8,000; (o) Abraham B. Cox, care Ed H. Updike, 55 Liberty; (a) H. L. Gillen, 30 E 42 (521).

67TH ST, 19 W, remove plaster & lath, elevator shaft, new f. p. doors & windows to 3-sty bk stable; \$2,000; (o) Thomas Leonard, 6 W 72d; (a) Vaughn Bliven, 130 W 18th (514).

78TH ST, 201 W, & 79th st, 200 W, new tank to 7-sty bk tnt; \$4,000; (o) M. Bayard Brown, care J. A. Murray, atty., 46 Wall; (a) Randolph H. Almeroty, 220 5 av (498).

102D ST, 6 W, new partitions, bathroom, window frame, blue stone to 5-sty bk tnt; \$200; (c) Julius Hanitsch, 1662 Av A; (a) Henry Regelman, 133 7 av (534).

104TH ST, 336-42 E, new toilet rooms, f. p. windows & partitions to 3-sty f. p. church & school; \$300; (o) St. Lucy's R. C. Church, Rev. Pat. Lennon, rector, 344 E 104th; (a) Thomas Duff, 407 W 14th (500).

129TH ST, 67-73 E, remove wall, new steel plate, column, wood post beams, etc & excavation to 1-sty bk garage; \$500; (o) N. Y. Central R. R. Co., Manhattan; (a) Chas. T. E. Dieterlen, 15 W 38th (516).

159TH ST, 475-81 W, new sinks & repair floor to 5-sty bk str & tnt; \$200; (o) Dr. Jos. Bishop, 103 Park av; (a) Rudolph Boehler, 38 W 32d (505).

BROADWAY, 902-910, new f. p. shaft, kalamein doors & automatic s. c. gates to 20-sty f. p. str & lofts; \$1,450; (o) Glenbrook Co., 119 W 40th; (a) Charles Richter, 39 Cortlandt (512).

BROADWAY, 3566-72, alter show window to 3-sty bk str & theatre; \$100; (o) Benj. S. Moss, 729 7 av; (a) M. W. Del Gaudia, 401 E Tremont av (520).

BROADWAY, 1914-6, new door opening to 3-sty str & loft; \$150; (o) Henry Hellman, 159 W 25th; (a) M. Jos. Harrison, World Bldg (499).

BROADWAY, 913, new stairs, entrance, partitions, water closets, kitchen, alter show window to 5-sty b- str & lofts; \$2,000; (o) Elbridge

T. Gerry, 258 Bway; (a) M. Jos. Harrison, World Bldg. (531).

BROADWAY, 2121-27, remove partitions, enlarge str, new str window to 3-sty bk str; \$1,000; (o) Therese B. Browing, 16 Cooper sq; (a) M. Jos. Harrison, World Bldg. (528).

LENOX AV, 21-37, dumbwaiter shaft, str fronts, alter entrance to 2-sty bk str & public baths; \$500; (o) Grammond Holding Co., 215 W 98th; (a) Millman & Son Co., 26 Court, Bklyn (536).

RIVERSIDE DR, 140-1, new girders, remove walls to 4-sty bk dwg; \$530; (o) Dr. John A. Harris, prem; (a) J. Odell Whitenack, 231 W 18th (535).

ST NICHOLAS AV, 1495, new seats to 2-sty bk str, offices & theatre; \$500; (o) Douglas Robinson, 14 Wall; (a) Abram L. Libman, 112 W 46th (495).

1ST AV, 1620, new stairs to 3-sty bk str; \$200; (o) Geo. Fanning, 70 5 av; (a) John Friend, 148 Alexander av (503).

3D AV, 134-6, cut openings & erect partition to 3-sty bk theatre, str & lofts; \$500; (o) Geo. Anson, 136 3 av; (a) Louis Sheinart, 194 Bowery (525).

51H AV, 507, install mezzanine, f. p. beams, reset doors, alter partitions to 12-sty f. p. bank & offices; \$1,200; (o) Jas. B. Ford, 1790 Bway; (a) Buchman & Kahn, 30 E 42d (510).

5TH AV, 71, erect partition & cut opening to 11-sty f. p. lofts; \$250; (o) Van Buren Est., 65 5 av; (a) M. Jos. Harrison, World Bldg. (524).

5TH AV, 561, remove green house, new wall & slag rf, windows & toilet room to 5½-sty office bldg; \$4,000; (o) Oceanic Investing Co., A. Thorne, Pres., 47 Wall; (a) Harry M. Clawson, 501 5 av (491).

6TH AV, 666, new stairs, remove walls, new girders & beams to 5-sty bk tnt; \$3,000; (o) Agnes Wolfe Peck, Agt., A. R. Fischer, 690 6 av; (a) Frank A. Rooke, 489 5 av (538).

7TH AV, 439, new str front, beams, kalamein, marble to 4-sty bk cafe & hotel; \$200; (o) Walter Sparks, 438 7 av; (a) L. Kern, 422 E 92d (533).

9TH AV, 188, new door, plumbing fixtures & openings to 4-sty bk str & tnt; \$800; (o) est of Katherine Moore, Jas. P. Eadie, exr., 191 9 av; (a) Albt. E. Straker, 191 9 av (518).

10TH AV, 368, new concrete floor, partitions, windows & doors to 3-sty bk str & dwg; \$800; (o) Chas. J. Malone, 328 W 30th; (a) James P. Whiskeman, 30 E 42d (541).

Bronx.

GLOVER ST, e s, 20 n Glebe av, 1-sty fr ext, 16.6x6 & raise 6 ft. to grade, 2-sty fr dwg; \$1,000; (o) Anton & Frederica Heinzen, 1552 Glover; (a) Max Hausle, 2223 Powell av (54).

134TH ST, 299-305 E, new f. p. partitions, s. c. doors, bulkhead to 4-sty bk warehouse & offices; \$800; (o) A. F. & C. Riegger, on prem; (a) Chas. L. Calhoun, 16 E 33d (48).

HONEYWELL AV, 2070 2-sty fr ext, 5.7x 9.6, & new partitions to 2½-sty fr dwg; \$600; (o) Arthur W. A. Meyers, on prem; (a) Wm. H. Meyer, 1861 Carter av (52).

INTERVALE AV, 1221, new elevator & shaft & stairs to 4-sty bk storage; \$5,000; (o) Theo. Sofia, 1221 Intervale av; (a) Wm. Koppe, 830 Westchester av (53).

JEROME AV, e s, 232.4 s Tremont av, new plumbing, partitions to 1-sty bk studio; \$350; (o) Henry D. Patton; (a) Lewis C. Patton, 597 5 av (49).

JEROME AV, 1860-62, 2-1-sty fr exts, 14x5.6, new partitions, roofs, areas to 2-3-sty fr str & dwgs; \$2,000; (o) Wm. Edwards, on prem; (a) Chas. S. Clark, 441 Tremont av (47).

SOUTHERN BLVD, 1765, new str front, bulkhead to 5-sty bk tnt; \$1,000; (o) Louise Kissling, 898 8 av; (a) John H. Knubel, 305 W 43d (46).

SPOFFORD AV, n s, 36.4 w Barretto, new partitions, 1st floor front, to 2-sty fr dwg; \$1,000; (o) Patrick J. Kilpatrick, 1231 Spofford av; (a) Jno P. Boyland, 2526 Webster av (51).

3D AV, w s, 76.3 n 139th, 5-sty bk ext, 13.4x 36, to 5-sty bk lofts & factory; \$5,000; (o) Jos. E. Hoffman, Inc., 10 Jones; (a) Albert E. Davis, 258 E 138th (50).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranties.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$80,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame.

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

R S—Revenue Stamp.

r—room.

rd—road.

re mtg—release mortgage.

ref—referee.

sal—saloon.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

T&c—taxes, etc.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

TS—Torren System.

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RECORDS SECTION
of the
REAL ESTATE BUILDERS
RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.
"Entered at the Post Office at New York. N. Y., as second class matter."

Vol. CI No. 2612 New York, April 6, 1918. PRICE 20 CENTS

CONVEYANCES.
Borough of Manhattan.
MARCH 29, 30, APRIL 1, 2, 3 & 4.
Attorney st, 172 (2:345-10), es, 68 s Hous-
ton, 23.11x50, 5-sty bk tnt & str; Louis E
Bieber et al to Sallie Bieber, 119 W 119;
mtg \$14,000; May7'15; Apr1'18; A\$9,500-14-
500. O C & 100
Bayard st, 9 (1:289-44), ss, 80.3 w For-
syth, 23.8x38x26.3x31, 4-sty bk loft & str
bldg; A\$11,000-17,000; also DIVISION ST,
60 (1:289-47), ns, about 130 e Chrystie,
25.3 x 46.3 x 26.3 x 48.6 & 3.6, 5-sty bk
loft & str bldg; A\$19,500-32,000; also
BAYARD ST, 11 (1:289-43), ss, 103.11
w Forsyth, 20.7x42, 4-sty bk loft & str
bldg; A\$7,500-12,000; also DIVISION ST,
58 (1:289-48), ns, 109.1 e Chrystie, runs e
25x48.2xw20.7x55xw3.9x54.3 to beg, 5-
str bk loft & str bldg; A\$19,500-27,000;
Philip & Louis Brenner to Jufried Realty
Co, 60 Division; B&S; AL; Mar30; Apr3'18
(R S \$5). O C & 100
Bayard st, 11, see Bayard, 9.
Bedford st, 46 (2:586-43), nec Leroy (Nos
27-9), 22.6x67, 2-sty fr bk ft tnt & str &
3-sty bk tnt; Geromina Roncoroni, widow,
at 3246 Barker av, Bronx, to Henry Ulmar,
35 Greenwich av; B&S & CaG; mtg \$6,000
& AL; Mar29'18; A\$10,500-11,500 (R S
\$8.50). 8,500
Broad st, 46-52 (1:24-36), ws, 169.10 s
Exch pl, runs s80.3xw11.10 & 74.6 to es
New (Nos 46-50) xn64.5xe49.10xn43.7xel10.9
to beg, 20-sty bk office & str bldg; N Y
Life Ins Co to Broadex Realty Corp, 60
Wall; B&S & CaG; AL; Mar29; Apr2'18; A
\$800,000-1,800,000 (R S \$2,000). 2,000,000
Canal st, 533-41 (2:595-59), nes, 101 se
Washington, runs n41xnw17.8xw across al-
ley 3xnw15.6 & 8.6 & 17.6 w still along al-
ley 70 to es Washington (No 477) xs22.2 to
Canal xsel01 to beg, with rights to alley,
8-sty bk loft & str bldg; Cherry-Scott
Corp to North Castle Realty Corp, 80
Pine; mtg \$72,000 & AL; Apr1; Apr2'18;
A\$52,000-112,000 (R S \$45). O C & 100
Charles st, 125, see Greenwich, 713-7.
Cherry st, 428 (1:261-28), ns, 136.6 w
Jackson, 13.6x107x12.6x107, 3-sty bk tnt &
str; A\$3,000-3,500; also CHERRY ST,
428½ (1:261-29), ns, 125 w Jackson, 11.6x
107, 1-sty fr storage; A\$2,500-2,700; also
CHERRY ST, 430 (1:261-30), ns, 100 w
Jackson, 25x108.6x25x107, 4-sty bk loft &
str bldg & 1-sty bk rear bldg; A\$6,500-11-
500; Mary A, wife Michl Gorman, to Alice
L Sweeney, all at 1761 Popham av; mtg
\$7,000; Mar29; Apr3'18. nom
Cherry st, 428½-30, see Cherry, 428.
Clinton st, 157 (2:346-27), ws, 83.5 n
Grand, 20x50, 4-sty bk tnt & str; Kath L
Meuser, of Bklyn, to Thos J Farrell, 139
St Marks av, Bklyn, & Geo F Martens, at
New Germantown, NJ; mtg \$10,000; Apr1;
Apr3'18; A\$12,000-15,000 (R S \$12). nom
Clinton st, 181 (1:313-28), ws, 150 n Hes-
ter, 24.6x100, 5-sty bk tnt & str & 4-sty
bk rear tnt; Chas L Borek to Fanny Weiss,
75 E 106; AL; Mar27; Apr4'18; A\$20,500-
28,000 (R S 50c). 500
Clinton st, 181; Fanny Weiss to Chas L
Borek, 1324 Mad av; AL; Mar27; Apr4'18
(R S 50c). O C & 100
Congress st, 1-5, see Houston, 191 W.
Courtlandt alley, ws, 111.3 s Walker, see
Bway, 388.
Division st, 58-60, see Bayard, 9.
East Broadway, 226, see Scammel, 32.
Eldridge st, 22 (1:293-8), es, 75 s Canal,
25x68.7x25x86.3, 4-sty bk tnt & str, 2-sty
ext; Emma Geizler, individ & EXTRX &
David Geizler, to Saml Geizler, 1884 7 av;
½ pt; AT; mtg \$22,000 & AL; Feb28; Apr
1'18; A\$19,000-27,000 (R S 50c). O C & 100
Eldridge st, 26 (1:293-10), es, 25 s Canal,
25x63, 5-sty bk tnt & str; Saml Geizler
& Gussie, his wife, to Emma Geizler, 25 St
Nicholas av, widow of David Geizler; ½
pt; mtg \$18,000 & AL; Feb28; Apr1'18; A
\$16,500-22,500 (R S 50c). O C & 100
Emerson pl, es, see 132d, 67 W.
Front st, 132-4 (1:38-35), nws, at sws
Pine (Nos 87-9), runs nw86.4xsw42.6xse
41.6xnel10xse38.7 to nws Front xne40.11
to beg, 6-sty bk office & str bldg; Ade-
laide R Read et al, EXRS & John Downey,

**THE
RECORD AND GUIDE
QUARTERLY.**
Attention is called to the users
of the records, published in the
Record and Guide, to the Record
and Guide Quarterly. The Quar-
terly is published every three
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ances, Miscellaneous Conveyances
such as Release of Mortgages, Con-
tracts, Agreements, Consents, As-
signments of Rents, Power of At-
torneys, Designation, Resignation
and Appointment of New Trustees
and Executors, etc., Mortgages,
Extension of Mortgages, Partici-
pation and Subordination Agree-
ments of Mortgages, Assignments
of Mortgages, Satisfied Mortgages,
Leases, including consents, assign-
ments, cancellations and surrender
of leases; Real Estate Appraisals,
Auction Sales, Wills, New Build-
ings and Alterations with cross
references for the entire year, Bor-
ough of Manhattan. These records
are arranged geographically, chron-
ologically and alphabetically so
that the subscriber may, at a mo-
ment's notice, find the desired in-
formation. In order to make these
records more complete the attor-
ney's name is inserted in all Mort-
gages and a geographical cross re-
ference to the Real Estate Apprais-
als is given. This permits the user
in searching for the appraised
value of a given parcel, and not
having the name of the deceased,
to obtain the information instantly.
Years of experience have demon-
strated that by using the Record
and Guide Quarterly time and an-
noyance are saved. It is equally
valuable to the broker who main-
tains an elaborate system of keep-
ing records, or the man who must
condense his plant.

to Elanco Realty Corp, 98 Wall; Apr1;
Apr3'18; A\$50,000-75,000 (R S \$75). 67,000
Greene st, 158-60 (2:523-1), es, 82.8 n
Houston, runs e75.4 xn 17.9 xe 25 xn 24.6xw
100.6 to st xs41.4 to beg, 7-sty bk loft &
str bldg; John A Stewart et al, as TRSTES
in N Y of the Liverpool & London & Globe
Ins Co, to 131-135 Prince St, Inc, at 206
Bway; B&S & CaG; AL; Dec27'17; Mar30
'18 A\$23,500-42,000 (R S \$45.50). nom
Greenwich st, 713-7 (2:632-36-38), nec
Charles (No 125), runs n58.1xe36.10x—14.2x
s25.8 to st xw45.9 to beg, 3-4-sty bk tnts
& str; Fredk W Seybel & ano, EXRS
Danl E Seybel, to Sarah M Shotts, 372
Pallsade av, Yonkers, NY; 2-5 pts; AT;
mtg \$8,500 & AL; Mar23; Apr2'18; A\$13-
000-14,500. O C & 100
Houston st, 179-83 W, see Houston,
191 W.
Houston st, 191 W (2:520-30), ss, 105 w
Congress, 21x75, 3-sty bk stable; A\$9,000-
9,500; also HOUSTON ST, 179-81 W (2:520-
34-35-36 & pt 37), swc Congress (Nos 1-5),
runs w42x57xw84.3xn75 to ss Houston xw

2.11xsl25xel29.2 to ws Congress xn125 to
beg, 2-4-sty bk tnts & str & 5-sty bk
garage; A\$—\$—; also HOUSTON ST,
183 W (2:520-33), ss, 42 w Congress, 21x
75, 3-sty bk tnt & str; A\$9,000-10,000;
Shuttleworth, Keiller & Co to Congress
Warehouse & Forwarding Corp, 3 Con-
gress; B&S & CaG; mtg \$37,000 on 1st two
parcels; Dec21'17; Apr4'18 (R S \$25).
O C & 100
Houston st W, ss, 126 w Congress, see
Houston, 191 W.
Leroy st, 27-9, see Bedford, 46.
Lewis st, 107 (2:330-29), ws, 140 n Stan-
ton, 20x100, 5-sty bk tnt & str & 3-sty bk
rear tnt; Joel Berkowitz to Leybuck Com-
pany, 141 Bway; B&S; AL; Mar23; Mar29
'18; A\$9,500-13,000. 20
Madison st, 286-8 (1:269-19-20), ss, 55.11
w Montgomery, 36.1x75, 2-3-sty bk tnts;
John H Rogan, ref, to Title Guar & T Co,
& Wm T Sabine, Jr, 541 W 142, as TRSTES
for Frieda M Young, pffs; FORECLOS Mar
29; Mar30'18; A\$16,000-20,000 (R S \$16). 16,000
Madison st, 357 (1:267-30), ns, 239.9 e
Scammel, 23.9x36, 5-sty bk tnt & str; &strs;
Rose F Brown (Freund), to 29 Scammel St
Corp, at 31 Liberty; B&S & CaG; Mar
30; Apr2'18; A\$10,000-15,500 (R S 25c). nom
Mercer st, 153 (2:513-30), ws, 150 n
Prince, 25x100, 5-sty bk loft & str bldg;
Jos K Inness, ref, to Bond & Mtg Guar
Co, 175 Remsen, Bklyn; FORECLOS Mar28;
Mar29; Apr1'18; A\$17,000-21,000 (R S \$16). 16,000
Monroe st, 245 (1:266-25), ns, 286.10 e
Scammel, 26.9x94.5x26.9x94.8, 5-sty bk tnt
& str; David L Weil to Wm M Purdy, 32
E 63, & John H Purdy, 1640 21st, NW,
Wash, DC, TRSTES will John Purdy, for
Rosa M Purdy, now Rosa M Jones, for life,
pffs; FORECLOS Mar27; Apr1'18; A\$14-
500-28,000 (R S \$20). 20,000
Monroe st, 282 (1:263-5), ns, 125 e Jack-
son, 25x91.7, 6-sty bk tnt & str; Morris
Levy to Esther Hess, 500 Jersey av, Jer-
sey City, NJ; mtg \$21,750; Jan18; Apr2'18;
A\$9,000-22,000. O C & 100
Mott st, 41 (39) (1:164-30), ws, abt 175 s
Bayard, 25x93.6x25x94, ns, 4-sty bk tnt &
str, 1 & 2-sty fr ext; Florence V Burden,
widow, 5 E 73, to Chinese Merchants' Assn,
14 Mott; Mar30; Apr1'18; A\$17,000-19,000
(R S \$19.50). 19,500
Murray st, 61 (1:133-15), nec West Bway
(Nos 61-9), 25x87.6, 4-sty bk loft & str
bldg; Bowery Savgs Bank to David Fore-
man, 1143 Longfellow av; B&S; AL; Apr2;
Apr3'18; A\$48,000-56,000 (R S \$48). O C & 100
New st, 9-13, see Bway, 72-4.
New st, 46-50, see Broad, 46-52.
Nichols pl, nws, see 132d, 67 W.
Oliver st, 41 (1:278-12), ws, 78 s Madison,
25.5x99.9x25.7x98.11, 5-sty bk tnt & str;
Pietro Caporali to Vito G Cantasano, 185
South; ½ pt; Mar1; Mar29'18; A\$13,000-
25,000 (R S \$35.0). O C & 100
Pike st, 46 (1:274-20), ws, abt 50 s Mad-
ison, 25x86, 5-sty bk tnt & str; Louisa
wife of & Lawrence Schorr, 208 W 84, to
John Finck, 140 W 58; AL; Mar27; Mar30
'18; A\$13,500-24,000 (R S \$1). nom
Pike st, 52 (1:274-17), ws, 49 n Monroe,
24x86, 4-sty bk tnt & str; Saul J Baron,
ref, to Chas M Cannon, 303 W 76, & Ada H
Hindley, 131 W 75, EXRS John H Hindley,
pffs; FORECLOS Mar22; Mar28; Mar29'18;
A\$12,500-16,500 (R S \$12). 12,000
Pike st, 52 (1:274-17), ws, 49 n Monroe,
24x86, 4-sty bk tnt & str; Chas M Can-
non & ano, EXRS John H Hindley, to
Julius A Wollmann, 1140 Clay av; B&S &
CaG; Apr1; Apr3'18; A\$12,500-16,500 (R S
\$16). 16,000
Pine st, 87-9, see Front, 132-4.
Prince st, 118 (2:500-17), ss, 80.2 w
Greene, 20x71.2x20.1x71.3, 5-sty bk loft &
str bldg; 118 Prince St, Inc, to Bond &
Mtg Guar Co, 175 Remsen, Bklyn; B & S;
Mar23; Mar30'18; A\$10,000-15,000 (R S 50c).
O C & 250
Prince st, 131-5 (2:515-39), ns, 100 e
West Bway, 60x71.3, 7-sty bk loft & str
bldg; John A Stewart et al, TRSTES in
N Y of the Liverpool & London & Globe
Ins Co, to 131-135 Prince St, Inc, 206 Bway;
B&S & CaG; AL; Dec27'17; Mar30'18; A
\$35,000-58,000 (R S \$58.50). nom

Scammell st, 32 (1:260-70), es, 371 s Madison, 27x95, 4-sty bk tnt & str & 3-sty bk rear tnt; A\$11,500-14,500; also EAST BROADWAY, 226 (1:286-41), ns, 70 e Clinton, 23x55.4x23.4x55.2, 5-sty bk tnt & str; A\$12,500-18,500; Morris Stone to Carrie Melville, at Washington st & Sea View av, Dongan Hills, B of R; AL; Mar15; Apr18 (R S \$2). O C & 100

South st, 385 (1:243-22), ns, 50 w Jackson, runs w50xn70xe25xn26.11xn7.5xe12.10xsl04.4 to beg, 1 & 3-sty bk stable; John W Sullivan, of Mamakating, NY, to Eberhard Faber, 1310 Richmond ter, West New Brighton, B of R; AL; Mar29; Apr3 '18; A\$10,000-17,500 (R S \$25). O C & 100

Suffolk st, 16 (1:313-4), es, 125.3 n Hester, 25x100.4x25x100.5, 5-sty bk tnt & str; Chas E Gremmels, 296 Fisk av, Westerleigh, SI, to Providential Realty & Investing Co, 233 Bway; AL; Feb1; Apr2'18; A\$19,000-26,000 (lt S \$1). O C & 100

Washington st, 477, see Canal, 533-41.

Water st, 124 (1:339-39), ws, 87.5 n Wall, 19x62x18.10x59.6, 5-sty bk loft & str bldg; John A Peck, of Pelham Manor, NY, to W H & F Jordan, Jr, Inc, at 90 Wall; mtg \$10,000 & AL; Mar30; Apr1'18; A\$13,000-16,000 (R S \$15). O C & 100

Water st, 657 (1:243-102), ss, 325 w Jackson, 25x70, 4-sty bk tnt; Michl Gorman & Mary A, his wife, 1761 Popham av, to Alice L Sweeney, 1761 Popham av; mtg \$5,000; Mar29; Apr3'18; A\$4,000-6,500. nom

Waverly pl, 190-4 (2:611-27-29), ws, 19.5 n W 10th, 75.4x75, 3-5-sty stn tnts; Edw Klein to Isaac Salinger, both at 2152 7 av; undivided RT&L; B&S; AL; Mar27; Mar30 '18; A\$27,000-54,000 (R S \$150). 1,500

9TH st, 429 E (2:437-38), ns, 238 w Av A, 25x 1/2 blk, 4-sty bk tnt; Rev David J Leahy, heir Honora Leahy, to Margt H Leahy, 23 S High st, Mt Vernon, NY; B&S; Mar12; Apr4'18; A\$15,000-18,000. O C & 100

10TH st, 355 E (2:393-58), ns, 168 e Av B, 25x1/2 blk, 6-sty bk tnt & str; Chas Cohen, 976 Tiffany, to Hattie B Hoffman, 164 E 89; 1/2 pt; mtg \$28,000 & AL; Mar23; Apr4'18; A\$16,000-32,000. nom

10TH st, 355 E; Alex Bernstein, 642 W 172, to Hattie B Hoffman, 164 E 89; 1/2 pt; mtg \$28,000 & AL; Mar28; Apr4'18. nom

12TH st, 36 W (2:575-36), ss, 370.11 w 5 av, 20.11x103.3, 4-sty & b stn dwg; Arthur F Townsend to Wm W Hughes, 38 W 12; AL; Apr1; Apr2'18; A\$15,000-19,000 (R S \$27). O C & 100

16TH st, 218 E (3:897-26), ss, 216 e 3 av, 19.3x103.3, 4-sty bk dwg; Margt W Cox, individ & EXTRX Jas A Cox, 216 E 16, to Kath B Blodgett, 230 E 11; Apr1'18; A\$13,500-17,500 (R S \$20.50). 20,250

16TH st, 602-4 E (3:983-54), ss, 88 e Av B, 50x103.3, 6-sty bk tnt & str; Eliz A Callan, 602-4 E 16, to Fannie S Rayner, 14 W 119; mtg \$54,000 & AL; Mar27; Apr2'18; A\$15,000-50,000 (R S 50c). nom

22D st, 205 E, see 3 av, 291.

22D st, 207-15 E (3:903-7 & 12), ns, 100 e 3 av, runs n98.9xell10x23.9xell8.9xsf5 to st xw128.9 to beg, 1-6 & 7-sty bk factory; Henry J Schwartz et al to Lehmaier, Schwartz & Co, 207 E 22; mtg \$80,000 & AL; Oct19'17; Apr3'18; A\$76,500-131,000. O C & 50

23D st, 240 E (3:903-39), ss, 141.8 w 2 av, 20.10x98.9, 4-sty bk tnt; Mary R Owens, 452A Hancock, Bklyn, to Gustav F Salzman, 1330 Chisholm; Apr2; Apr3'18; A\$18,500-20,000 (R S \$12.50). O C & 100

25TH st, 147-9 W (3:801-14), ns, 249.2 e 7 av, 34.6x98.9, 12-sty bk loft & str bldg; Mary W Carden to Richd A Carden, her husband, both at 225 W 7, for life of party 2d pt, & then to party 1st pt; mtg \$105,000; Mar30; Apr2'18; A\$48,000-135,000. gift & 100

28TH st, 150 W (3:803-67), ss, 173.1 e 7 av, runs s73.4xe3.10xs25.4xe24.9xn98.9 to st xw28.5 to beg, 5-sty bk tnt & str; Chas T Terry, ref, to Union Trust Co of N Y, 80 Bway, plff; FORECLOS Mar15; Mar30; Apr2'18; A\$36,000-40,000 (R S \$25). 25,000

28TH st, 154 W (3:803-69), ss, 130.6 e 7 av, runs s73.7xw3.3xs25.3xe24.10 xn25.3 xw1.9xn73.5xw20 to beg, 5-sty bk tnt & str; Chas T Terry, ref, to Union Trust Co of N Y, 80 Bway, plff; FORECLOS Mar15; Mar30; Apr2'18; A\$26,500-29,000 (R S \$20). 20,000

28TH st, 156 to 160 W (3:803-70-72), ss, 56.11 e 7 av, runs s73.7xw3.2xe18.6xn6.10xe27xs27.5xe25.3xn25.3xe3.8xn73.2xw73.5 to beg, 1-4 & 2-5-sty bk tnts & str; Chas T Terry, ref, to Union Trust Co of N Y, 80 Bway, plff; FORECLOS Mar15; Mar30; Apr2'18; A\$83,500-92,500 (R S \$60). 60,000

30TH st, 337 E (3:936-24), ns, 225 w 1 av, 25x97.6, 5-sty bk tnt; Cornelia Taber to Edith F Parsons, both at Berkeley, Cal; A L; May20'15; Mar29'18; A\$10,000-16,000. gift

30TH st, 339 E (3:936-25), ns, 200 w 1 av, 25x97.6, 5-sty bk tnt; Cornelia Taber to Augustus T Parsons, both at Berkeley, Cal; AL; May20'15; Mar29'18; A\$10,000-16,000. gift

31ST st, 49-51 E, see 4 av, 462.

31ST st, 415-7 W (3:729-25-26), ns, 225 w 9 av, 50x98.9, 2-5-sty bk tnts; John J Hoeckh to Fredericka Abele, Louisa A & Wm Goebel & Godfried Bay, all at 461 Ft Washington av, EXRS Christian Abele; Q C; June15'10; Mar29'18; A\$20,000-40,000. 5,500

33D st, 553-7 W (3:705-5), ns, 63 e 11 av, 75x98.9, 2 & 6-sty bk storage; Prince Iron Works to North American Copper Co, 52 Vanderbilt av; mtg \$25,000; Mar21; Apr1'18; A\$31,000-46,000 (R S \$35). O C & 100

36TH st, 215-23 E (3:917-10-14), ns, 200 e 3 av, 97.6x98.9, 2-3 & 2-4-sty bk tnts & 2-2-sty fr rear tnts & 2-sty bk rear storage; A\$43,380-53,500; also 37TH st, 204 E (3:917-55), ss, 100 e 3 av, 25x98.9, 5-sty bk tnt; A\$11,000-23,000; Down Town Realty Co to B Altman & Co, 361 5 av; B&S & CaG; mtg \$46,000 & AL; Apr4'18; O C & 100

36TH st, 215-7 E (3:917-10), ns, 200 e 3 av, 33x98.9, 3-sty bk tnt & 1 & 2-sty bk & fr shop; Geo D Hilyard to Down Town Realty Co, 30 Nassau; mtg \$14,000 & AL; Apr1; Apr2'18; A\$15,000-18,000 (R S \$11). O C & 100

36TH st, 219 E (3:917-12), ns, 233 e 3 av, 21x98.9, 4-sty bk tnt & 2-sty fr rear tnt; Alice V Cook of Freeport, LI, et al to Down Town Realty Co, 30 Nassau; mtg \$7,000; Mar18; Apr2'18; A\$9,240-12,000 (R S \$6.50). nom

36TH st, 221 E (3:917-13), ns, 254 e 3 av, 21x98.9, 4-sty bk tnt & 2-sty fr rear tnt; W Franklin Brush of Tarrytown, NY, to Thos Hissey, 405 E 61; Mar27; Apr2'18; A\$9,240-12,000 (R S \$12). 12,000

36TH st, 221 E; Thos Hissey, 405 E 61, to Down Town Realty Co, 30 Nassau; Apr1; Apr2'18. O C & 100

36TH st, 223 E (3:917-14), ns, 275 e 3 av, 22.6x98.9, 3-sty bk tnt; Alice V Cook of Freeport, LI, et al, to Down Town Realty Co, 30 Nassau; mtg \$7,000; Mar18; Apr2'18; A\$9,900-11,500 (R S \$5). nom

37TH st, 204 E (3:917-55), ss, 100 e 3 av, 25x98.9, 5-sty bk tnt; Horatio N Flanagan, EXR, & C, Wm C Flanagan, to Down Town Realty Co, 30 Nassau; mtg \$18,000; Apr1; Apr2'18; A\$11,000-23,000 (R S \$8). 26,000

37TH st, 204 E, see 36th, 215-23 E.

42D st, 148-50 E (5:1296-44), ss, 183.2 w 3 av, 41.8x98.9, 5-sty bk loft & str bldg; Edw B Renwick, of Short Hills, NJ, to Wm Volk, 301 W 42; mtg \$60,000 & AL; Apr1; Apr3'18; A\$85,000-100,000 (R S \$93). O C & 100

44TH st, 323-35 E (5:1337-14-19 & 34), ns, 175 w 1 av, 150x200.10 to 15 45th (Nos 322-34), 2-3-4-5 & 6-sty bk brewery; Fred Oppermann Jr Brewing Co to Commodore-Biltmore Co, at 322 E 45; AL; Apr2; Apr3'18; A\$112,000-126,000 (R S \$160). O C & 100

45TH st, 322-34 E, see 44th, 323-35 E.

46TH st, 216 W (4:1017-44), ss, 216.4 w Bway, 18.7x100.5, 5-sty stn tnt & str, 1-sty ext; Helen B Lugar to Minnie A Lugar, 114 W 126; all RT&I to 1/2 pt; AL; July25 '17; Apr4'18; A\$38,000-45,000. nom

49TH st, 27 W (5:1265-22), ns, 375 w 5 av, 20x100.5, 4-sty & b stn dwg only; TRSTES of Columbia University, 63 Wall, to Sarah E Hallinan, 25 W 49; B&S; Mar27; Mar30'18; A\$52,000-59,000 (R S \$150). 1,500

52D st, 121 W (4:1005-21), ns, 275 w 6 av, 25x100.5, 3-sty bk stable, 1-sty ext; Theo F Hicks, at Hotel Savoy, NY, et al, EXRS Mary S Bierstadt to Jas J McCarran, 941 Albemarle rd, Bklyn; Mar30; Apr4'18; A\$32,000-36,000 (R S \$25.50). O C & 100

54TH st, 39 W (5:1270-12), ns, 281 e 6 av, 22x100.5, 4-sty & b stn dwg; Howard Willets, at Islip, LI, & ano, EXRS John T Willets, decd, & ano, to Chas A Holder, 31 E 49; Mar22; Apr1'18; A\$52,000-64,000 (R S \$50). nom

60TH st, 26-34 E (5:1374-43 & 46), ss, 156 e Mad av, 104x100.5, 14-sty bk tnt & 4-sty & b stn dwg; Dunnoek Realty Co to Orinoco Realty Co, 119 W 40; mtg \$425,000 & AL; Dec31'17; Apr3'18; A\$230,000-8 — (R S \$295). O C & 100

60TH st, 242 W (4:1151-54), ss, 250.4 e West End av, 25x100.5, 5-sty bk tnt & str; Annie M Devery to Wm S Devery, both at 116 Riverside dr; mtg \$11,000; Mar13; Mar29'18; A\$7,000-11,000. nom

62D st, 235 W (4:1154-12), ns, 500 w Ams av, 25x100.5, 5-sty bk tnt; Fannie M Kepel, at Quogue, LI, to Morris Kwasnek, 375 S 2, Bklyn; mtg \$8,000; Mar30; Apr1'18; A\$8,000-14,000 (R S \$10). nom

66TH st, 328-30 E (5:1440-39), ss, 316.3 e 2 av, 33.4x100, with AT to strip on s bet above & cl of blk, 6-sty bk tnt & str; Carmela Grassi, widow, 330 E 66, to John W O'Connell, 2362 Katonah av, Bronx; mtg \$34,000 & AL; Apr1; Apr2'18; A\$13,000-37,000 (R S \$4). O C & 100

68TH st, 241 W (4:1160-14), ns, 450 w Ams av, 25x100.5, 2 & 3-sty bk garage; Wm M Goss, of Waterbury, Conn, to Chas A Miller, 37 W 72; AL; Feb16; Apr1'18; A\$12,000-19,000. O C & 100

69TH st, 306-8 W (4:1180-39-40), ss, 150 w West End av, 50x100.5, 2-5-sty bk tnts & str; Aaron Cohen, 4 E 117, to Florence I Ludlow, 3089 Bway; AT; mtg \$33,535 & AL; Mar26; Apr2'18; A\$18,000-36,000 (R S \$1). O C & 100

72D st, 53 W (4:1125-1), nec Col av (Nos 261-7), 50x102.2, 7-sty bk tnt & str; Madeleine Smith, widow, 53 W 72, et al, to Mary C wife Frank M Soule, 62 Undercliff rd, Montclair, NJ; mtr \$150,000; Apr1; Apr4'18; A\$150,000-195,000 (R S \$40). nom

73D st, 19 E (5:1388-124), ns, 109 w Mad av, 20x102.2, 5 & 6-sty bk dwg; Laura A, wife of & Nicholas F Palmer of Portchester, NY, to Francis F Palmer of Portchester, NY, their son; AL; Apr15'11; Apr2'18; A\$85,000-98,000. gift

74TH st, 307 E (5:1449-6), ns, 120 e 2 av, 20x102.2, 4-sty stn tnt; Benno Lewinson, ref, to Adelaide Mills, 101 E 95, plff; FORECLOS Mar12; Mar15; Apr4'18; A\$7,000-12,000 (R S \$7.50). 7,500

76TH st, 169 W (4:1148-6), ns, 120 e Ams av, 20x102.2, 3 & 4-sty & b bk dwg; Mary D Fitzsimons to Wm J MacDonald, at New Rochelle, NY; mtr \$15,000; Apr4'18; A\$19,500-25,500 (R S \$5). O C & 100

79TH st, 138-44 W (4:1150-48), ss, 372 w Col av, 75x102.2, 12-sty bk tnt; Robt C Knapp et al, as TRSTES in bankruptcy of Clarence Payne, a bankrupt, to Directors Realty Holding Co, 30 E 42; B&S; mtg \$335,000 & AL; Apr2; Apr3'18; A\$125,000-425,000 (R S \$44). 385,000

79TH st, 138-44 W; Estelle Payne, 103 E 75, to same; QC; Feb13; Apr3'18 (R S \$6.50). 6,300

79TH st, 138-44 W; Directors Realty Holding Co to West 79th St Corp, 507 5 av; B&S; mtg \$331,500; Apr2; Apr3'18 (R S \$73.50). O C & 100

81ST st, 312 E (5:1543-46 1/4), ss, 145 e 2 av, runs s77.5xe2xs0.10xe11.1xn79 to st xw 15 to beg, 3-sty & b stn dwg; Louise Fox, of Jersey City, NJ, to Clara Klingenstein, 102 E 79; mtg \$4,250; Mar20; Apr2'18; A\$4,000-6,500. O C & 100

84TH st, 216 W (4:1231-44), ss, 274 w Amst av, 26x102.2, 5-sty stn tnt & str; Henry G K Heath of Pelham Manor, NY, to Saml Kahn, 142 E 83; mtg \$31,100 & AL; Mar26; Mar29'18; A\$22,000-33,000 (R S \$2). nom

84TH st, 300 W, see West End av, 495.

85TH st, 133 W (4:1216-16 1/2), ns, 393 w Col av, 20x97.6, 4-sty & b bk dwg; Sol M Stroock, 19 W 76, to Mary E Humason, 107 W 183; mtg \$14,500 & AL; Mar12; Apr2'18; A\$17,500-26,000 (R S \$19.50). O C & 100

85TH st W, see West End av, see West End av, 519.

89TH st E, nec Madison av, see Madison av, 1239.

90TH st, 4S W (4:1203-55), ss, 215.4 e Col av, 20x100.8, 5-sty & b stn dwg; Jennie T Friedlander (Schafer) to M K L Realty Corp, 353 5 av; mtg \$17,000 & AL; Apr1'18; A\$17,600-28,000 (R S \$20). O C & 100

100TH st, 117 E (6:1628-9), ns, 176.6 w Lex av, 25.6x100.11, 5-sty bk tnt; Benj M Gruenstein to Jennie Paley, 696 Cauldwell av; B&S; AL; Mar21; Apr1'18; A\$10,000-20,000. O C & 100

104TH st, 64 E (6:1609-43), ss, 117.6 w Park av, 18.9x100.11, 3-sty stn synagogue; Wilton Holding Corp to Louis Jacobson, 135 E 103; AL; Apr1'18; A\$7,500-9,300 (R S \$5.50). O C & 100

106TH st, 219-21 E (6:1656-11), ns, 249.9 e 3 av, 40.3x100.11, 6-sty bk tnt & str; Oscar L Richard to Alice Richard, both at 46 E 72; AL; Oct20'17; Mar30'18; A\$14,500-41,000. nom

116TH st, 55-7 W (6:1600-9), ns, 175 e Lenox av, 50x100.11, 6-sty bk tnt & str; Hudson Investing Co to Greenbrook Investing Co, 80 Maiden la; B&S; mtg \$70,000 & AL; Mar26; Apr2'18; A\$38,000-82,000. O C & 100

117TH st, 363-7 W (7:1944-6-7 1/2), ns, 125 e Morningside av, 50x100.11, 3-3-sty & b bk dwgs; Louis H Cramer & Wm N Cromwell, EXRS will Frank Leslie, to Carrie C Catt, 2 W 86, as legatee & devisee will of Frank Leslie; B&S & CaG; Feb8; Apr3'18; A\$22,000-26,800. nom

119TH st, 133 E (6:1768-14), ns, 315 e Park av, 18.9x100.11, 4-sty bk tnt; Eliz Peckerman to Mary J Mulvihill, 149 E 121; 1/2 pt; mtg \$5,000; Dec5'17; Apr4'18; A\$7,000-9,000 (R S \$1.50). nom

119TH st, 340 E (6:1795-36), ss, 202.6 w 1 av, 27.6x100.10, 5-sty stn tnt; Geo R Kenyon, ref, to Wilson M Powell, 130 E 70, EXR Maria L Moore, 7,000-16,500 pts, & as TRSTE will Jane E Brown, decd, int of \$1,500; Sarah H Emerson, 425 West End av, int of \$3,500; Lillie C Endicott, 1924 Loring pl, int of \$2,500; Rose M Dunning, 118 E 80, int of \$1,300, & Lizzie P Carhart, 1733, University av, int of \$700, plffs; FORECLOS Mar27; Mar28; Mar30'18; A\$7,000-18,500 (R S \$16.50). 16,500

120TH st, 434 W, see Ams av, 1211-9.

120TH st, 501 E, see Pleasant av, 378.

124TH st, 507-9 W (7:1979-25), ns, 150 w Ams av, runs n100.11xw50xs75.11xe0.6xs26 to st xe49.6 to beg, 6-sty bk tnt; Ball Realty Co to Anna M Pelzer, of Teaneck, West Englewood, NJ; B&S & CaG; mtg \$51,500; Mar28; Apr1'18; A\$29,000-70,000 (R S \$5). nom

125TH st, 63-5 W (6:1723-9-9 1/2), ns, 185 e Lenox av, 25x99.11, 4-sty bk tnt & str, 1-sty ext; Walter E Koehler of Bklyn to Wm Crawford at Monroe, NY; mtg \$40,000; Feb28; Mar29'18; A\$40,000-50,000 (R S \$10). O C & 100

125TH st, 553 W, see Bway, 3138-42.

127TH st, 43 W (6:1725-18), ns, 416.3 e Lenox av, 18.9x100, 3-sty & b fr dwg; Courtney Development Co, 156 Bway, to Michl Derrico & Christina, his wife, 308 E 125, as tenants by entirety; Apr1; Apr3'18; A\$6,000-6,800 (R S \$6). O C & 100

127TH st, 308 W (deed reads 308 W 107, error) (7:1953-39), ss, 150 w 8 av, 25x99.11, 4-sty bk tnt; Jas C Connell, ref, to Farmers Loan & Trust Co, 22 William, plff; FORECLOS Apr1; Apr2; Apr4'18; A\$9,500-14,500 (R S \$10). 10,000

128TH st, 79-83 W (6:1726-5-6), ns, 75 e Lenox av, 60x99.11, 2-6-sty bk tnts; Melton Realty Co, 55 John, to Millie Rosenberg, 894 Riverside dr; mtg \$74,800 & AL; Apr1; Apr2'18; A\$22,000-68,000 (R S \$15). nom

128TH st, 79-83 W; Millie Rosenberg to Hilmon Realty Corp, 127 W 141; mtg \$74,800 & AL; Apr1; Apr2'18 (R S \$4). nom

130TH st, 133 W (7:1915-16), ns, 350 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Edw M Berrien, 52 N Washington st, Tarrytown, NY, to Kath L Minifie, 284 Willis av; B&S; mtg \$3,750 & AL; Mar30; Apr3'18; A\$5,300-6,500 (R S \$1.50). O C & 100

132D st, 67 W (7:1730-11), ns, 235 e Lenox av, 20x99.11, 2-sty fr dwg; A\$4,800-5,100; also EMERSON PL (8:2255-467 & 406 & 410), es, at ns lot 135, runs n100xe217.5 to nws Nichols pl xsw217.6xw100.11xn100xw along ss lot 193, 40 to beg, beging lots 136 to 143 & 190 to 192, map 725, part 3d of estate Isaac Dyckman, vacant; A\$8,100-8,100; also 172D ST W (8:2141-49-50), ns, 100 w St Nicholas av, 50x94.6, vacant; A\$10,000-10,000; also LOTS 411 to 423, 426 to 436, 438, 440 to 442, 452 to 461, 467 to 472, map No 530 Westerly portion Benson Estate at Throggs Neck, Bronx; E Ormond Power at Camp Upton, Yaphank, LI, TRSTE will Douglas Gordon, to Elsie G Stelle at Paris, France, 5-24 pts; Eliz G Pelton, 927 5 av, 5-24 pts; Edith R Bucklin (Gordon), 52

Angell st, Providence, RI, EXTRK Carl Gordon, 3-24 pts; John R De Vany at Ellenville, NY, EXR Harry Gordon, 3-24 pts; John L Cannon at Marshall Bldg, Cleveland, Ohio, & B I De Vany, 5990 Woodbine av, Phila, Pa, ADMRS Geo Gordon, decd, 3-24 pts, & Ione De Vany at Ellenville, NY, as assignee of Wm J Gordon, 5-24 pts; Mar19; Apr2'18.

134TH st, 514 W (7:1987-45), ss, 310 w Ams av, 40x99.11, 5-sty bk tnt; Jeannette Chandler, of Rye, NY, to Cecelia Goldston, at Hotel Ansonia, 73d & Bway; mtg \$30,000; Apr2; Apr3'18; A\$16,500-40,000 (R S \$10).

135TH st, 635 W (7:2002-2), ns, 505 w Bway, 125 to es Riverside dr (No 583) x 102.5x102.11x99.11, 6-sty bk tnt & str; Irving Arms Real Estate Corp to Normar Real Estate Corp, 170 Bway; mtg \$185,000; Mar18; Mar29'18; A\$125,000-230,000 (R S \$20).

135TH st, 245 W (7:2024-13), ns, 465.6 w 7 av, 17x99.11, 3-sty & b bk dwg; Chauncey O Middlebrook, 16 Rivington, to Henry W Harwood, 134 2d pl, Bklyn; AL; Mar4; Apr2'18; A\$5,700-8,000 (R S 50c).

139TH st, 303-7 W (7:2042-10-11), ns, 199 e Edgcombe av, 51x99.11, 3-3-sty & b stn dwgs; Ida A Decker, B of Q, to Virginia S Haddock, at De Witt av, Bronxville, NY; mtg \$15,000; Mar28; Apr1'18; A\$16,200-24,000 (R S \$6).

140TH st, 203 W (7:2026-27), ns, 100 w 7 av, 28x99.11, 5-sty bk tnt; Benenson Realty Co, 401 E 152, to Karolina A Marschat, of Ashley Falls, Mass; mtg \$15,000; Apr1; Apr3'18; A\$11,000-25,000 (R S \$5.50).

141ST st, 103-9 W (7:2010-24), ns, 100 w Lenox av, 100x99.11, 6-sty bk tnt; Remor Corp, 150 Bway, to Effie M Watterson, 130 E 44; mtg \$108,875 & AL; Jan22; Mar30'18; A\$31,000-120,000.

141ST st, 204-6 W (7:2026-38), ss, 100 w 7 av, 65x99.11, 6-sty bk tnt; Lizzie Kane to Ilwood Holding Corp, 47 W 34; mtg \$54,500 & AL; Apr1; Apr2'18; A\$23,500-71,000 (R S \$5.50).

141ST st, 474 W (7:2057-55), ss, 35 e Ams av, 18x99.11, 4-sty bk dwg; Robt J Hare Powell, ref, to Seamans Bank for Savgs, 76 Wall, plff; FORECLOS Mar27; Mar28; Mar30'18; A\$8,500-13,000 (R S \$15).

143D st W, nwe Bradhurst av, see Edgcombe av, 180-6.

143D st W, nec Edgcombe av, see Edgcombe av, 180-6.

145TH st, 414 W (7:2050-48), ss, 149.6 e Convent av, 16x99.11, 4-sty & b stn dwg; Myron Sulzberger, ref, to Tillie Peyser, 300 W 80, plff; FORECLOS Mar28; Apr1'18; A\$8,000-10,500 (R S \$8).

146TH st, 514-20 W (7:2077-39-41), ss, 180 w Amst av, 80x99.11, 2-6-sty bk tnts; College Holding Co to Rose Dembinsky, 127 Hester; mtg \$83,666.67; Apr1; Apr2'18; A\$46,000-104,000 (R S \$12.50).

146TH st, 514-20 W; Rose Dembinsky to Edw London, 219 Forsyth; mtg \$86,000; Apr1; Apr2'18 (R S \$1).

146TH st, 522-4 W (7:2077-43), ss, 260 w Amst av, 40x99.11, 6-sty bk tnt; College Holding Co to Millie Rosenberg, 894 Riverside dr, mtg \$41,833-33; Apr1; Apr2'18; A\$23,000-50,000 (R S \$6.50).

149TH st, 232-4 W (7:2034-52), ss, 300 e 8 av, 40x99.11, 6-sty bk tnt; Simm Holding Co, 145 Av D, to 145 E 49th Corp at 103 Park av; mtg \$42,000 & AL; Mar28; Mar29'18; A\$10,000-38,000 (R S \$2).

153D st, 265 W (7:2039-8), ns, 175 e 8 av, 37.6x99.11, 5-sty bk tnt; Chas H Strong, ref, to J Frederic Kernochan, 862 Park av, & N Y Life Ins & Trust Co, 52 Wall, as COMMITTEE estate of Marie Marshall, plff; FORECLOS Mar28; Mar29'18; A\$10,000-32,000 (R S \$27.50).

153D st, 267 W (7:2039-7), ns, 137.6 e 8 av, 37.6x99.11, 5-sty bk tnt; Chas H Strong, ref, to J Frederic Kernochan, 862 Park av, & N Y Life Ins & Trust Co, 52 Wall, as COMMITTEE estate of Marie Marshall, plff; FORECLOS Mar28; Mar29'18; A\$10,000-32,000 (R S \$27.50).

153D st, 512 W (7:2084-42), ss, 225 w Amst av, 25x99.11, 3-sty fr dwg; DH Jackson Co to Danl Newman, 51 E 88, & Esidore Stierer, 600 W 140; mtg \$7,000 & AL; Apr1; Apr2'18; A\$11,500-12,000 (R S \$1).

160TH st, 656-60 W (8:2136-40), ss, 144.9 e Riverside dr, 66.8x100, 6-sty bk tnt; Enos S Booth, ref, to Rich Trading Co, 299 Bway; FORECLOS Feb26; Mar29; Mar30'18; A\$50,000- (R S \$71.50).

163D st, 440 W (8:2110-15), ss, 225 e Ams av, 25x112.6, 5-sty bk tnt; Jacob Oppenheim to Millie Rosenberg, 894 Riverside dr; AL; Mar28; Apr1'18; A\$7,000-19,000.

163D st, 440 W; Millie Rosenberg to Matilda D Minck, at Forest Hills Inn, at Forest Hills, LI; mtg \$16,500 & AL; Mar30; Apr1'18 (R S \$10).

165TH st, 552 W (8:2122-80½), ss, 132.6 e Bway, 16x104.10x16x106.5, 4-sty stn dwg; J G William Pilgrim to Freybell Realty Co, 30 E 42; Mar25; Mar29'18; A exempt-exempt (R S \$7).

172D st W, ns, 100 w St Nicholas av, see 132d, 67 W.

178TH st, 586-90 W (8:2133-73), ss, 100 w Audubon av, 75x94.11, 5-sty bk tnt; Ellie J Donelan, 84 Charles, to Sarah Altman, 500 W 177; mtg \$67,000 & AL; Apr1; Apr3'18; A\$30,000-80,000 (R S \$20).

Av A, 1018 (5:1371-40), es, 50.5 n 55th, 25x79.8, 5-sty bk tnt; Benj M Gruenstein to Jennie Paley, 696 Cauldwell av; B&S; AL; Mar26; Apr1'18; A\$7,000-15,000.

Av C, 96 (2:376-4), es, 68.1 n 6th, 22.8x83, 4-sty bk tnt & str; Raphael Hermelle to Anna Wolkensberg, 891 Tiffany; B&S & Ca G; AL; Mar16; Mar29'18; A\$16,500-21,000.

Amsterdam av, 489 (4:1214-64), es, 77.2 s 84th, 25x90.10, 5-sty bk tnt & str; Naomi C Paine, of Bklyn, to Asa H Paine, 1249 Carroll, Bklyn, sub TRSTE will Hanford Smith, for Naomi C Paine & her children; QC; Mar28; Apr4'18; A\$26,000-36,000. nom

Amsterdam av, 1211-9 (7:1962-70), sec 120th (No 434), 80.11x150, 10-sty bk tnt & str; Eliz C Stall to Chas Hirschhorn, 23 W 76, & Isadore Levy, 105 W 72; mtg \$408,500 & AL; Mar27; Apr2'18; A\$125,000-520,000. O C & 100

Amsterdam av, 1211-9 (7:1962-70), sec 120th (No 434), 80.11x150, 10-sty bk tnt & str; Chas Hirschhorn et al to Eliz C Stall, 525 W 146; B&S; mtg \$412,500 & AL; Mar27; Apr1'18; A\$125,000-520,000. O C & 100

Bowery, 12 (1:162-56), ws, abt 75 s Pell, 22x101x7x100, 4-sty stn tnt & str; Emma H Ellsworth, at Rahway, NJ, to Chas Salamone, 64½ Bowery; mtg \$12,000 & AL; Apr1; Apr3'18; A\$11,000-18,000 (R S \$2).

Bradhurst av, 1-7, see Edgcombe av, 180-6.

Broadway, 72-4 (1:23-7), es, 133 s Wall, runs e81.1x81.10x81.10 to ws New st (Nos 9-13) x84.2xw17.2x-12.10x-35.10xw52.1 to Bway xn45.4 to beg, 19-sty bk office & str bldg; Century Building Co to Central Trust Co of N Y, 54 Wall; mtg \$950,000 & AL; Apr1; Apr2'18; A\$950,000-1,250,000 (R S \$425).

Broadway, 388 (1:195-3), es, 111.3 s Walker, 27.9x175 to Courtlandt alley, 5-sty stn loft & str bldg; Herbert Parsons, individ, et al, EXRS & John E Parsons, to Lawyers Realty Co, 160 Bway; AL; Jan25; Apr3'18; A\$94,000-104,000 (R S \$100).

Broadway, 810 (2:557-11), es, 291.6 n 10th, 23.8x115x23.7x114.9, 8 & 9-sty bk loft & str bldg; Wm A Campbell, ref, to Ida Levy, 168 Lenox av, plff; mtg \$130,000 & AL; FORECLOS, drawn & recorded Apr3'18; A\$45,000-80,000 (R S 50c).

Broadway, 3138-42 (7:1980-1), nec 125th (No 553), 99.11x75, 7-sty bk tnt & str; Delta Holding Corp to Camnod Realty Corp, 527 5 av; mtg \$125,000; Mar30; Apr1'18; A\$79,000-145,000 (R S \$10).

Columbus av, 261-7, see 72d, 53 W.

Edgcombe av, 180-6 (7:2051-98), es, at c 1 143d, on Randels map, runs e72.2 to ws Bradhurst av (Nos 1-7) x81.8x10xw20 to e s Edgcombe av xn190.3 to beg, 6-sty bk tnt; Hanover Mtg Co to Casco Traders Inc, 35 Nassau; mtg \$130,000; Mar29; Apr2'18; A\$55,000-155,000 (R S \$6.50).

Haven av, 98-100 (8:2139-29), ws, 250 n from ss 170th produced, 50x103.3, 5-sty bk tnt; Delta Holding Corp to Killsalough Realty Co, 18 W 103; mtg \$58,500 & AL; Apr4'18; A\$22,000-P22,000 (R S \$12.50).

Lenox av, 471 (7:1918-32), ws, 91.2 s 134th, 33.8x100, 5-sty bk tnt & str; Fred L Conroy, 917 Greene av, Bklyn, to David Lichtenstein, 929 West End av, & Max Lichtenstein, 46 Ft Washington av; AL; Nov17'14; Apr1'18; A\$21,000-37,000.

Madison av, 261 (3:868-54), sec 39th, 26.6 x115, 4-sty & b stn dwg; Robt D Douglass, at West Orange, NJ, et al, EXRS & Ca Robt G Dun, to Jas Speyer, 1058 5 av; 9-10 pts; AL; Apr1; Apr4'18; A\$169,000-193,000 (R S \$5).

Madison av, 261, sec 39th; Herbert Parsons, 7 E 76, et al, to same; 1-10 pt; Apr1; Apr4'18 (R S 50c).

Madison av, 1239 (5:1501-20), nec 89th, 100.8x85.11, 7-sty bk tnt; Meyer Levy, ref, to Madison Ave & 89th St Co at 128 Bway; mtg \$200,000; FORECLOS; Dec11'17; Mar30; Apr2'18; A\$120,000-255,000.

Nagle av, 21 (8:2174-86), nws, 50 sw Arden, 40x129.6, 5-sty bk tnt & str; Virginia S, wife Stewart Haddock, at Bronxville, NY, to Ida A Decker, 2 Waterbury av, Richmond Hill, B of Q; mtg \$35,100 & AL; Mar30; Apr1'18; A\$12,000-45,000 (R S \$10).

Pleasant av (Av A), 378 (6:1817-1), nec 120th (No 501), 16.9x71.3, 4-sty stn tnt & str; Myron Ritter to Jos H Jones, 116 University pl; AL; July20'10; Mar30'18; A\$4,900-10,500.

Riverside dr, 415 (7:1895-78), es, 50.11 s 114th, 25.9x93.4x25x99.8, 5-sty & b stn dwg; Timothy Daly, ref, to Bklyn Savs Bank, 141 Pierrepont, Bklyn, plff; FORECLOS Feb13; Mar28; Apr1'18; A\$38,000-52,000 (R S \$35).

Riverside dr, 583, see 135th, 635 W.

Riverside dr, 865 (8:2135-28), ws, 130.8 n on curve from cl 159th st if extended, 24.9 x59.11x20.5x70.3, 3-sty & b bk dwg; Otto R Hartmann, 440 Riverside dr, to Cherry-Scott Corp, 135 Bway; mtg \$7,500 & AL; Apr1; Apr2'18; A\$6,000-10,000 (R S \$7).

Sherman av (8:2226-35), ws, 250 s 207th, 50x150, vacant; Wm M Wherry, ref, 40 Wall, to Walter S Logan, 120 E 31, plff; mtg \$7,000 & AL; FORECLOS Mar26; Mar29; Mar30'18; A\$14,000-14,000.

West Broadway, 61-9, see Murray, 61.

West End av, 489 (4:1245-74), ws, 76 n 83d, 20x100, 4-sty & b bk dwg; Ira B Stewart & ano, EXRS & Abram Baudouine, to Gertrude J Levy, 327 W 87; AL; Apr3'18; A\$31,500-35,000 (R S \$28).

West End av, 495 (4:1245-75), swc 84th (No 300), 108.4x100, 9-sty bk tnt; Ira B Stewart & ano, EXRS & Abram Baudouine, to Directors Realty Holding Co, 30 E 42; mtg \$360,000 & AL; Apr3'18; A\$235,000-525,000 (R S \$32).

West End av, 495, swc 84th (No 300); Directors Realty Holding Co to 495 West End Av Corp, 30 E 42; mtg \$360,000; Apr3'18.

West End av, 495, swc 84th (No 300); 495 West End Av Corp to Ralph Wurts-Dundas, 22 W 86; B&S; mtg \$360,000; Apr3'18 (R S \$112).

West End av, 519 (4:1246-36), swc 85th, 30.2x94, 4-sty & b bk dwg; Ralph Wurts-Dundas to 495 West End Av Corp, 30 E 42; Apr2; Apr3'18; A\$4,000-31,000 (R S \$34).

2D av, 2207 (6:1663-24), ws, 50.7 n 113th, 25.2x100, 6-sty bk tnt & str, Robt M Miller, ref, to Fitch Gilbert at Gilbertville, Ossego, NY, TRSTE for Fitch Gilbert, Jr, plff; FORECLOS Mar19; Mar29'18; A\$9,100-22,000 (R S \$10).

3D av, 250, see 3 av, 291.

3D av, 291 (285) (3:903-5), es, 84 n 22d, 21x75, vacant; A\$15,000-15,000; also 3D Av, 239 (3:903-4), es, 63 n 22d, 21x75, vacant; mtg \$14,000; A\$15,000-15,000; also 22D St, 200 E (3:903-6), ns, 75 e 3 av, 23x105, vacant; mtg \$15,000; A\$14,500-14,500; Henry J Schwartz et al, firm of Lehman, Schwartz & Co to Lehman, Schwartz & Co, a corp, 207 E 22; Oct19'17; Apr3'18.

3D av, 517 (3:915-64), es, 55.11 s 35th, 18.2x60, 5-sty stn tnt & str; Lydia E Herr, widow, at York, Pa, to Ruth Collinson, at Devils, Lake, ND, & John S Baugman, 6524 N 7th, Oak Lane, Pa; AT; QC; Jan18; Mar30'18; A\$11,500-17,000.

3D av, 551-3 (3:917-58-59), es, 49.5 s 37th, 49.4x100, 2-6-sty bk tnts & str; Julius Hebald to Nathan Hebald, 166 Bowery; ½ RT&I 1st mtg \$54,000, 2d mtg \$—; Mar27; Mar29'18; A\$40,000-80,000 (R S \$2).

3D av, 1895 (6:1654-46), es, 25.2 s 105th, 25.3x74, 4-sty bk tnt & str; Frank T Warburton, ref, to Ellen M Bannon, 600 W 116, plff; FORECLOS Mar26; Mar29; Apr1'18; A\$14,000-17,500 (R S \$17).

4TH av, 407-13 (3:884-3-4 & 87-88), es, 46.1 n 28th, runs e80xn52.8xe20xn15.11xw 15.9xn22xw84.2 to av xs90.8 to beg, 4-4-sty stn tnts & str; 4th Av & 28th St Co, at 52 Wall, to White Rose Baking & Restaurant Co, 411 4 av; B&S & CaG; mtg \$242,000 & AL; Apr1'18; A\$276,000-296,000 (R S \$33).

4TH av, 462 (3:861-36), nwc 31st (Nos 49-51), 21.7x78.11, 4-sty bk tnt & str & 1-sty ext; John J Welestad to Hugh Cavanaugh, 28 E 39; 1-6 pt; B&S; Mar20; Apr2'18; A\$94,000-97,000 (R S \$4).

5TH av (5:1383), es, 54.11 n 68th, a strip .0½x200; Lorena L Davis & Bertha L Vance, daughters of Amzi L Barber, decd, to Louis T Haggin, of Closter, NJ; AT; QC; May28'17; Apr4'18.

8TH av, 464 (3:783-3), es, 49.4 n 33d, 24.8x100, 4-sty bk tnt & str, 1-sty ext; Krim Realty Corp, 426 W 14, to Jacob Krim, 97 Ft Washington av; B&S; mtg \$50,625 & AL; Mar28; Apr3'18; A\$48,000-49,000 (R S \$5.50).

8TH av, 2355-7 (7:1953-31-32), ws, 50 n 126th, 49.11x108, 2-5-sty bk tnts & str; Louise Bungay, at Ocean Grove, NJ, to Margt I Bremer, 797 8 av; B&S & CaG; AL; Jan31; Apr3'18; A\$36,000-54,000 (R S \$2).

9TH av, 629 (4:1054-31), ws, 60.3 n 44th, 20.1x80, 5-sty bk tnt & str; Chas Jeck to Kath Jeck, his wife, 629 9 av; mtg \$18,000 & AL; Apr1; Apr2'18; A\$15,000-19,500 (R S \$1).

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

36TH st, 219 E, see 36th, 223 E.

36TH st, 223 E (3:917-14), ns, 275 e 3 av, 22.6x98.9, 3-sty bk tnt; A\$9,900-11,500; also 36TH ST, 219 E (3:917-12), ns, 233 e 3 av, 21.9x98.9, 4-sty bk tnt & 2-sty fr rear tnt; A\$9,240-12,000; re jdgt; Danl W Steele, Jr, 65 Coleridge st, Bklyn, to Harriet J Cook, 135 Highland Cross, Rutherford, NJ; AT; QC; Apr1; Apr2'18.

36TH st, 223 & 219 E; re mtg rec in gen mtgs on Jan29'18; Christine Straiton, 12 W 107, to Down Town Realty Co, 30 Nassau; Apr1; Apr2'18.

36TH st, 223 & 219 E; re mtg rec Apr1 13; Edith W Provost at Sherman Sq Hotel, to Down Town Realty Co, 30 Nassau; Apr1; Apr2'18.

36TH st, 223 & 219 E; re mtg rec Aug16 '11; Wm Cook to same; Mar18; Apr2'18.

44TH st, 323-35 E (5:1337-14-19 & 34), ns, 175 w 1 av, 150x200.10 to ss 45th (Nos 322-34), 2-3-4-5-6-sty bk brewery; re mtg recorded even date herewith; Francis Merges & John G Gillig to Fred Oppermann Jr Brewing Co, 329 E 45; Apr2; Apr3'18; A\$112,000-126,000.

45TH st, 322-34 E, see 44th, 323-35 E.

79TH st, 138-44 W (4:1150), ss, 372 w Col av, 78x102.2; certf as to cancellation of assign rents recorded Dec3'17; Metropolitan Life Ins Co to Clarence Payne, of Menlo Park, Cal; Apr2; Apr3'18.

118TH st, 216-8 E (6:1667); assign rents to secure loan of \$1,325, due July2'18, at 6%; Beatrice S Brand, 601 W 162, owner, to Morris Florea, 103 E 123; Mar21; Mar30'18.

126TH st, 316 W (miscel); power of atty to satisfy mtg on above; Eliz E Smith to Frank K Mitchell, NY; Dec30'02; Apr2'18.

146TH st, 514-20 W (7:2077), ss, 180 w Amst av, 40x99.11; agmt that mtg recited below is declared a lien only to extent of \$3,666.67 on above & due Aug16'19 at 6% & sub to pr mtgs \$80,000; Bennett Sanberg, 1049 Grand blvd & concourse, Bronx, owner of mtg for \$8,500, & now due \$5,500 on 514-24 W 146th st, with College Holding Co, 66 W 107, & Jos & Minnie Shenk, 575 Riverside dr; Apr1; Apr2'18.

146TH st, 522-4 W (7:2077), ss, 260 w Amst av, 40x99.11; agmt that mtg recited below is declared a lien only to extent of \$1,833.33 on above & due Aug16'19 at 6% & sub to pr mtg \$40,000; Bennett Sanberg, -1049 Grand blvd & concourse, Bronx, own-

er of mtg for \$8,500 & now due \$5,500 on 514-24 W 146th st, with College Holding Co, 66 W 107, & Jos & Minnie Shenk, 575 Riverside dr; Apr1; Apr2'18. nom

163D st, 601 W, see Bway, 3901-5.
Broadway, 3901-5 (8:2137-110), nwc 163d (No 601), 99.11x125; agmt & CONTRACT as to conveyance of 1-6 int in above, upon valuation of \$280,000, plus brokerage & expenses, &c; Emanuel Blumenstiel with Albt Blumenstiel; mtg \$215,142.86; Dec13 '09; Apr1'18. nom

Certified copy (misc) adjudication of bankruptcy & order of reference in matter of Clarence Payne, bankrupt; Wm H Willis, ref; Feb15; Apr1'18. court order

Certified copy or order approving bond for \$25,000 of Hy Brady; Robt C Knapp & Edw H Hudson, as TRSTES in matter of Clarence Payne, bankrupt; Wm H Willis, ref; Feb26; Apr1'18. court order

Certificate (misc) as to appointment of Alex D Irving, Jr, & A Lenthiloh Foster as sub TRSTES under will Henry du Pont under bond of \$750,000; Apr7; Apr4'18. court order

Power of atty (misc); Rebecca M Rosenthal, NY, to Lee B Rosenthal, NY; May 11'16; Mar30'18.

Power of atty (misc); Chas G Darrah to Mary G Darrah, both at 45 W 55; Mar30; Apr1'18.

WILLS.

Borough of Manhattan.

15TH st, 517 E (3:973-12), ns, abt 250 e Av A, —x—, 4-sty bk tnt & str & 5-sty bk rear tnt; A\$8,000-13,500; also AV A, 199 (2:440-36), ws, 50 n 12th. —x—, 4-sty bk tnt & str; A\$17,000-20,000; also 1ST AV, 334 (3:951-4); es, 75 s 20th. —x—, 4-sty bk tnt & str; A\$13,000-16,000; Jas R Candler Est, Mary Candler, EXTRX, 18 W 121; (A) Jas T Brady, 14 Wall. Filed Nov23'18.

60TH st, 111 E (5:1395-54), ns, abt 100 e Park av, —x—, 4-sty & b stn dwg; A\$30,000-36,000; Geo F Neidlinger Est, Rudolph G Neidlinger, EXTR, 67 Riverside dr; (A) Jas MacGregor & Smith, 32 Nassau. Filed Jan22'18.

Lexington av, 281 (3:892-65), 75 s 37th, —x—, 4-sty & b stn dwg; A\$31,300-38,000; Anne E Munn Est, Augusta M Tilney, EXTRX, Llewellyn Park, NJ; (A) Herbert M Teets, 530 5 av. Filed Dec14'17.

5TH av, 741 (5:1293-2), es, 45 n 57th, —x—, 7-sty stn bldg & str; A\$230,000-260,000; Arthur M Jones Est (1/2 pt), Cornelia W Jones, EXTRX, 53 E 64; (A) Weekes Bros. Filed Dec18'17.

8TH av, 2352-6 (7:1932-2-3), es, 25 n 126th, —x—, 3-2-sty fr str; A\$36,000-43,000; Saml M Schafer Est (1/2 pt), Leonard Schafer, 35 W 85, EXTR; (A) Guggenheimer, U & M, 120 Bway. Filed Jan16'18.

CONVEYANCES.

Borough of Bronx.

MARCH 29, 30, APRIL 1, 2, 3 & 4.

Clinton pl, 60 (11:3207), ss, 125 w Grand av, 25x100, 2-sty & a fr dwg; Chas J Ivimey to Geo L Harbauer, 781 Eagle av; Mar 28; Mar29'18 (R S \$6.50). nom

Cottage pl, 5 on map 3 (11:2932), ws, 190 n 170th, 25x100, 2-sty fr dwg; Fredk C Loeffler, 2176 Westchester av, to Saml Mautner, 5 Cottage pl; mtg \$4,000; June 11'16; Apr1'18. nom

Faile st, 10:2763C, 2768B, 2768G, 2769, 2769A, 2769B, 2766D, 2766E, es, at ws Hunts Point av, runs n along av 24x101.10 to st xs21.9 to beg; also LONGFELLOW AV, ws, 25 n Randall av, runs n25.1 to Hunts Point av xnw22.5xw100xe99.4 to beg; also FAILE ST, ws, 100 s Randall av, runs s99.2xne55.11xne50.9xw39.11 to beg; also RANDALL AV, swc Bryant av, 25x100; also BRYANT AV, es, 175 n Eastern blvd, 50x100; also LONGFELLOW AV, ws, 125 s Randall av, 100x100; also HUNTS POINT AV, sws, 182.4 se Randall av, 100x100; also LONGFELLOW AV, es, 549.11 s Spofford av, runs s47 to Hunts Point av xse3.4xe98.6xns50xw100 to beg; also WHITTIER ST, es, 137.8 n Randall av, runs n62.4xw123.8xsw21.5 & 44xw56.2xsw21.8 to beg; vacant; Jesse S Phillips, Supt of Ins of State N Y, in charge of liquidation of Casualty Co of America, to John P Magner, Rye, NY; Mar 13; Mar29'18. nom

Faile st, ws, 100 s Randall av, see Faile, es, at ws Hunts Point av.

Fox st, 972 (10:2724), es, 340.6 n 163d, 40x108.9x40x109.2, 5-sty bk tnt; Augusta Sieghardt, widow, 410 E 85, to Josef Albrecht, 976 Fox; mtg \$24,000; Apr1; Apr2'18 (R S \$10). nom

Fox st (10:2711), nws, at ws Tiffany (No 891), runs ne140xn14.5xsw110.11xse100 to beg, 5-sty bk tnt; David Davis, 1082 Longfellow av, to Bob Realty Co, 102 Greene; mtg \$48,500; Apr2; Apr3'18 (R S \$8). nom

Glover st (15:3970), es, 250 n Lyon av, 50x125; J Clifford McChristie, ref, to John Twine, 2033 Decatur av, plff; FORECLOS Jan14; Feb20; Apr1'18 (R S \$1.50). nom

Glover st (15:3990), es, 25 n Rose pl, 25 x95; Katy Marconi Trotta, 1603 Parker, to Pasquale Carlucci, 2515 Ams av; mtg \$3,200; Mar28; Mar29'18 (R S \$1). O C & 100

Glover st, 1438, see Beach av, 1471-3.
Godwin tr (13:3404), see 231st, runs s 84.1xw125xw127.9 to 231st xw8.9 to beg, vacant; Jos M Callahan, ref, to Wm L Thompson, 706 Riverside dr; PARTITION Nov27'17; mtg \$2,240; Jan3; Mar29'18 (R S \$3.50). 3,200

Jefferson pl, 682 (11:2934), swc Boston rd (Nos 1365-9), 103.7x97.6x85.11x148, 2-2-sty fr tnt & str & 1-sty bk garage; McKinley Sq Garage Inc to Utility Realty Co, 30 E 42; mtg \$31,000; Mar28; Apr2'18 (R S \$5). nom

Kelly st, 908 (10:2711), nec Intervale av (Nos 914-8), runs n82.11xw105.11x37xw9.11 xs100 to av xw48.3 to beg, 5-sty bk tnt, except from above interior plot begins 100 n Intervale av & 115 w Beck, runs n20xs 17.5xe9.11 to beg; Hy Morgenthau Co to Morris Hirsch, 1479 Mad av; Mar21; Apr2'18 (R S \$17). O C & 100

Kingsbridge ter, 2715 (12:3256), ws, 25 s Nindham pl, 50x80x50.4x86.2, 2-sty & b fr dwg; John J Allan, 2715 Kingsbridge ter, to Maud E Allan, 2715 Kingsbridge ter; mtg \$5,250; Mar12; Apr1'18. nom

Knox pl, swc Heath av, see 193d, 220 W.
Lorillard pl, 2446 (11:3058), es, 130 n 188th, 25x97.5, 2-sty fr dwg; Paolina Giacini to Chas L Salerno, 552 Fordham rd E; mtg \$6,500; Mar29; Mar30'18 (R S \$1). nom

Loring pl, 2255 (11:3225), ws, 59.1 n 183d, 21x102.8x20.11x103.11, 3-sty bk tnt; Clay-Anthony Corp to Eliz A Campbell, 102 W 183; Apr1; Apr2'18 (R S \$12). nom

Merrill st, swc St Lawrence av, see St Lawrence av, swc Merrill.

Oak Tree pl, 586-90, see Arthur av, 2157.
Overing st (15:3987), nes, 280.2 nw Frisby av, 40x94.11; Poplar Realty Co, 120 Westchester sq, to Geo Wilken, 4260 Bway; mtg \$10,333; Apr1; Apr4'18 (R S \$3). O C & 100

Overing st (15:3987), nes, 217.8 nw Frisby av, 22.6x94.11; Richd H Arnold to Jas A Martin, 1974 University av, & Leonard L Weyand, 1969 Hughes av; Mar25; Mar29'18. nom

Rogers pl, 976 (10:2699), es, 552.4 from nws Westchester av, runs se86xne23.2xnnw 81 to pl xsw & s on curve 30 to beg, 3-sty bk tnt & str; Eliz Kerner, devisee Mary Murray, to Ralphine A Lane, 687 Jackson av; QC & AT; Mar25; Apr1'18. nom

Rogers pl, 976; Kate O'Rourke et al, all of Stockbridge, Mass, devisees same, to same; QC; Jan23; Apr1'18. nom

Tiffany st, 891, see Fox, nws, at ws Tiffany.

Victor pl, swc Heath av, see 193d, 220 W.
Walnut st (16:4730), es, 50 n Cornell av, 50x100; Michl Farrell to Mary L Farrell, his wife, 357 E 193; Apr3; Apr4'18. nom

Walnut st (16:4730), es, 100 n Cornell av, 50x100; Hy G K Heath, ref, to Fay Walter Dean, 326 W 57; FORECLOS Dec14; Dec 29'14; Apr4'18. 3,450

Walnut st (16:4730): same prop; Fay W Dean to Mary L Farrell, 357 E 193; mtg \$2,800; Apr7'15; Apr4'18. nom

Westchester st (15:4072), es, 112.3 n Grant av, runs e178.8xw185x30.5 to beg; Geo E Buckenham to M Gertrude Hull, 123 W 73; mtg \$12,000; Mar26; Apr1'18 (R S \$1). O C & 100

Whittier st, es, 137.6 n Randall av, see Faile, es, at ws Randall av.

135TH st, 597 E (10:2548), ns, 300 e St Anns av, 25x100, 4-sty bk tnt; Mary Larkin, heir Jas Sweeney, 1920 Amethyst, to Patk J Sweeney, 597 E 135; 1/2 pt; AT; mtg \$8,500; Apr1; Apr3'18 (R S \$3). O C & 100

149TH st, 273 E, see Morris av, 552.
155TH st, 366 E (9:2401), ss, 100 e Courtlandt av, 25x100, 2-sty fr dwg; Lillian Edsall to Chas L Neff, 714 Courtlandt av; mtg \$4,500; Jan30; Apr1'18 (R S \$2). O C & 100

159TH st, 403-7 E (9:2381), ns, 350 w Elton av, 50x101.2, 5-sty bk tnt; Paul Wachalski, 349 E 154, to Helms Realty Co, 509 Willis av; mtg \$30,000; Mar11; Apr2'18 (R S \$8). O C & 100

162D st, 869 E (10:2690), ns, 160 e Prospect av, 37x42.3, 3-sty fr dwg; Jas C Gaffney to Louis Schwerthoffer, 1813 Lex av; mtg \$4,000; Apr2'18 (R S \$1.50). O C & 100

166TH st, E, nec Brook av, see Brook av, nec 166th.

167TH st, 833 E, see Prospect av, 1131'5.
167TH st W, nec Nelson av, see Nelson av, 1170.

168TH st, 414 E, see Brook av, 1221.
169TH st, 313 E (11:2783), ns, 103.4 e College av, 16.8x80, 2-sty fr dwg; Fredk E Kolb to Erba Realty Co, 277 Bway; Mar 28; Mar29'18 (R S \$5). O C & 100

169TH st, 576 E (10:2612), ss, 74.2 e Fulton av, 23.7x65, 2-sty & b fr dwg; Edw Ronner & ano, by Caroline Leber, their GDN, to 1154 Union Av Corp, 280 Ams av; 2-9 pt; AT; mtg \$1,500; Mar29; Apr1'18 (R S 50c). 344.44

169TH st, 576 E; Wilhelmina Drenckhahn et al, heirs Emma Ronner, to same; 7-9 pt; AT; mtg \$1,500; Jan17; Apr1'18 (R S \$1). O C & 100

170TH st, 661 E, see Crotona av, 1401.

176TH st, 673 E (11:2946), nwc Crotona av (No 1877), 109.2x31.7x108.9x41.1, 5-sty bk tnt & str; J Geo Metz, ref, to Lemuel A Olive, 673 E 176, plff; mtg \$37,250; FORECLOS Dec27'17; Mar26; Apr2'18 (R S \$1). 1,000 over mtg

176TH st E (11:2892), ss, 109 e Anthony av, 205.11 x 214.9x128 x 122.9, vacant; Morland Mtg Co to Grassi Plastering Co, 103 Park av; Mar30; Apr2'18 (R S \$18). nom

176TH st E, nwc Longfellow av, see Longfellow av, 1877-9.

177TH st E (15:3904), ss, 100.10 e Devoe av, runs e157.3x42xsw283.10 to Devoe av xw94.1xe100.10xn100 to beg; also TREMONT AV or 177TH ST (15:3903), ws, 340.1 s from angle formed by ss Tremont av s, 177th or Tremont av, runs s227.9xw62.11 to es Bronx River xw241.9xe100.3 to beg; Geo Rilling to Bronx Amusement Corp, 217 Bway; Mar28; Mar29'18 (R S \$7.50). nom

178TH st, 711 E (11:3092), ns, 100 e Crotona av, 21.7x95x22.2x95, 2-sty & b fr dwg; Carolina Galiani to Maria Vernaagla, 695 Grote; Dec15'17; Mar30'18. O C & 100

181ST st, 646 E (11:3081), ss, 84.8 w Belmont av, 34.8x115x33.7x106.6, 5-sty bk tnt; John P Dippel, 32 Fairview tr, West New York, NJ, et al to Wm F Jahr, 986 6 av; mtg \$22,000; Mar30; Apr2'18 (R S \$8). nom

181ST st, 744 E (11:3096), ss, 130.2 e Clinton av, 33x140.2, 4-sty bk tnt; Hy Morgenthau Co to Tiebout Av Co, 1419 Parker B&S; Apr1; Apr4'18 (R S \$3). O C & 100

181ST st, 744 E; Tiebout Av Co, 1005 E 180, to Bernardino Iannicelli, 1813 Wallace av; B&S; mtg \$14,000; Apr3; Apr4'18 (R S \$3). nom

181ST st, 945 E (11:3129), ns, 100 w Vyse av, 61.4x114.9x58.10x110, 5-sty bk tnt; Adele M, wife Saml A Megeath, to Benenson Realty Co, 401 E 152; mtg \$42,500; Mar27; Apr1'18 (R S \$30). O C & 100

181ST st, 945 E (11:3129), ns, 100 w Vyse av, 61.4x114.9x58.10x110, 5-sty bk tnt; Benenson Realty Co, 401 E 152, to Markstone Realty Co, 505 E 171; mtg \$42,500; Apr2'18 (R S \$20.50). 100

186TH st, 443 E, see Park av, nec 186th.
188TH st, 261 E (11:3148), ns, 92.6 e Valentine av, 50x102.9, 5-sty bk tnt; Tieva Bldg Co to Saml Bacharach, 626 Berger av; mtg \$35,000; Mar27'18 (R S \$15). (Corr)

rects error in last issue when address of grantee was 626 Berger av). O C & 100

193D st, 220 W (late Victor or Knox pl) (11:3239), swc Heath av (No 2669), 100x 25, 2-sty & b fr dwg; Louis H Cramer et al, EXRS Frank Leslie, to Carrie C Catt, legatee Frank Leslie, 2 W 86; B&S & CaG; Feb8; Apr3'18. nom

206TH st E (12:3341), ss, 387.10 w Perry av, 25x100, vacant; Jas Halpin to Grace Halpin, 2346 Prospect av; B&S & CaG & AL; Mar29; Apr2'18. nom

224TH st E (16:4837), ss, 331.1 e White Plains rd, 25.1x114.3; Giuliano Lacovara, 738 E 224, to Maria Lacovara, 738 E 224; Mar23; Mar29'18 (R S \$2). nom

224TH st E (16:4837), ss, 356.2 e White Plains rd, 25.1x114.3; Maria Lacovara, 738 E 224, to Giuliano Lacovara, 738 E 224; Mar23; Mar29'18 (R S \$4). nom

230TH st W (13:3402), ss, 203.10 w Bway, 100.8x33.4x102x64.10; Jos M Callahan, ref, to Jas J Mayer Realty Co, 119 W 10; PARTITION; mtg \$2,600; Jan3; Jan10'18 (R S \$4) Corrects error in issue of Jan 12 when prop was 236th st W, ss, 203.10 w Bway). 4,000

231ST st W, see Godwin tr, see Godwin tr, see 231.

233D st E (12:3369), ns, 151.9 w Kepler av, 25.3 x 67.6 x 25 x 63.7, vacant; John A Bolles, ref, to City N Y, plff; FORECLOS Feb21; Mar29; Apr1'18 (R S 50c). 300

233D st E (12:3369), ns, 177.1 w Kepler av, 25.3x71.3x25x67.6, vacant; John A Bolles, ref, to City N Y, plff; FORECLOS Feb25; Mar29; Apr1'18 (R S 50c). 250

237TH st E, swc Matilda av, see 237th E, sec Carpenter av.

237TH st E (17:5037), sec Carpenter av, 25x100; also 237TH ST E (17:5037), swc Matilda av, 25x100; Johanna Hertsch, 675 E 241, to Edw Caterson, 761 E 233; Mar16; Mar30'18 (R S \$2). O C & 100

Alexander av, 135 (9:2309), ws, 75 s 134th, 25x100, 5-sty bk tnt & str; Wm T Horn, Middletown, NY, et al, to Horn Realty Co, 413 E 153; Feb25; Apr2'18 (R S 50c). O C & 100

Arthur av, 2157 (11:3063), swc Oak Tree pl (Nos 586-90), 25x94x25x93.11, 3-sty fr tnt & str; Wm Moller, 4382 3 av, to Benenson Realty Co, 401 E 152; mtg \$12,000; Apr1; Apr2'18 (R S \$4.50). O C & 100

Bathgate av, 1686 (11:2921), es, 100.10 n 173d, 25x120, except part for av, 2-sty fr dwg; Gracie M White, individ & as EXTRX Geo White, to Jos Knapp, 427 E 80; Mar28; Mar29'18 (R S \$3). O C & 100

Beach av, 1471-3 (15:3916), ws, 100.7 n Merrill, 50x123.6x50x126.7; also GLOVER ST, 1438 (15:3969), es, 100 s Lyon av, 25x 130, except part taken by city; Jennie Brown, 2967 Perry av, to Olds Holding Corp, 217 Bway; Mar28; Apr1'18 (R S \$6). O C & 100

Belmont av, 2468 (11:3075), se, 657.6 sw Fordham rd, 61x100, 3-sty fr tnt & str; Patk & Johanna Dillon, 2468 Belmont, tenants by the entirety, to Giuseppe Carozza, 2475 Belmont av; mtg \$5,000; Mar30; Apr2'18 (R S \$6). nom

Belmont av, 2500 (11:3091), es, 232.2 s Fordham rd, 25x100; also BELMONT AV (11:3091), es, 257.2 s Fordham rd, 25x100, 4-sty bk tnt & str; Domenico Carzillo to Fortunata Carzillo, 2500 Belmont av, an undivided interest; Mar9; Apr1'18 (R S \$3). O C & 100

Belmont av, es, 257.2 s Fordham rd, see Belmont av, 2500.

Benedict av (15:3931), ns, 226.11 e Storow, 25x90; Jas A Clynes, Jersey City, NJ, to John T Dooling, 179 E 80; mtg \$5,000; Feb28'13; Mar30'18. O C & 100

Benedict av (15:3931); same prop; John T Dooling to Agnes Ryan & Madeline J Nack, 2075 Haviland av; mtg \$5,000; Mar 28; Mar30'18 (R S \$2.50). nom

Boston rd, 1365-9, see Jefferson pl, 682.

Bronxdale av (15:4056 & 4049), sws, 358 ne Morris Park av, 25x155.1x23.6x158.4; also PLOT begins 100 w White Plains rd & 95 n Morris Park av, runs n50xw45x50xe45 to beg; Geo Mueller, 385 Waterbury av, Richmond Hill, NY, to Antoinette Hebel, 234 Cornelia, Bklyn; mtg \$1,500; Apr2; Apr 4'18 (R S \$1). nom

Brook av, 1221 (9:2394), swc 168th (No 414), 71x30, 4-sty bk tnt & str; Dan Newman, 51 E 88, to D H Jackson Co, 135 Bway; mtg \$18,500; Apr1; Apr2'18 (R S \$1). O C & 100

Brook av (9:2392), nec 166th, 79.7x108x 92.4x100.6, vacant; Payne Estate, a corp, to 166th St Garage, Inc; Apr1; Apr3'18 (R S \$12.50). nom

Bryant av, 1130 (10:2754), es, 92.8 n 167th, 33.4x100, 4-sty bk tnt; also BRYANT AV, 1134 (10:2754), es, 126 n 167th, 33.4x100, 4-sty bk tnt; also BRYANT AV, 1138 (10:2754), es, 159.4 n 167th, 33.4x100, 4-sty bk tnt; C & G Realty Co to Alice L Wright, 123 Parkside av, Bklyn; Mar29; Apr2'18 (R S 50c). 150

Bryant av, 1134-8, see Bryant av, 1130.

11TH st W, sec 6 av, see 6 av, 144-6.

18TH st, 157-9 W (3:794), all; Linda S Rau to Greenwich Garage, 157-9 W 18; 5 10-12yf Aprl; Mar28; Apr3'18. 7,200

23D st, 212 E (3:903); assign Ls recorded Sept'17; Bernhard N Schwartz et al, firm Lehmaier, Schwartz & Co, to Lehmaier, Schwartz & Co, a corp, 207 E 22; AT; Oct19'17; Apr3'18. nom

23D st, 214-20 E, 4th & 5th lofts; assign Ls dated Mar22'17; Lehmaier, Schwartz & Co, to Lehmaier, Schwartz & Co, a corp, 207 E 22; AT; Oct19'17; Apr3'18. nom

24TH st, 41 W (3:826), ns, 586 w Bway, 21x98.9, all; Bayard S Litchfield to Hans Vyth, 41 W 24; 10 4-12yf July'17; June15 '17; Mar29'18. taxes, &c, & 6,500 & 7,000

24TH st, 410 W (3:721), ss, 25x80; assign Ls dated Mar31'06; Garret S Wright (with consent of Margt V C MacNutt) to Raymond Hitchcock, at Great Neck, LI; Feb1; Apr4'18. nom

35TH st, 247-51 W (3:785), all, landlord to erect 3-sty & b garage; F M B Realty Co to Edison Storage Battery Co, Orange, NJ; 10yf completion of bldg; 10y ren; Mar 25; Apr3'18. 14,500

39TH st, 5 E (3:869), ns, 152 e 5 av, 25x 98.9; also 35TH ST E, ns, adj above on W; modification of agmt rec Oct17'12 & agmt as to alterations of fire escapes & encroachments by the said Club over bldgs of parties 1st & 2d parts, etc; Fredk W Vanderbilt, 1025 5 av, owner of 1st parcel, & Arnold Constable & Co, at 453-9 5 av & 5 E 39, lessees, with Theo F Humphrey, 670 Lex av, & ano, TRSTES Robt F Bixby, owners of fee, & Union League Club, 1 E 39, as lessee of 2d parcel; Mar19; Apr4'18. nom

45TH st, 502-8 W (4:1073), ss, 50 w 10 av, runs s125.6xw50xn25.1xw50.1xn100.5 to st xel100.1 to beg, all; Abr C Fiske, at Port Jefferson, LI, & ano, to N Y Bottling Co, at 402 W 126; 21yf Feb1; Jan4; Mar30 '18. taxes &c & 4,200

45TH st, 510-14 W (4:1073), ss, 150.1 w 10 av, 74.10x100.5, all; Thos Connors, 510 W 45, to N Y Bottling Co, 402 W 126; 21yf Feb1; Jan4; Mar30'18. taxes &c & 3,400

48TH st, 209-13 W (4:1020), all; Eliz S Lufborrow to Razzetti & Cella, Inc, 1599 Bway; from 3 mos after present tenant vacates until Apr30'35; Mar22; Mar29'18. taxes, &c, & 10,000 to 12,000

49TH st, 27 W (5:1265), ns, 375 w 5 av, 20x100.5, the land; TRSTES of Columbia University, 63 Wall, to Sarah E Hallinan, 25 W 49; 11 1-12y & 3 days from Mar27; 21y ren; Mar27; Mar30'18. taxes &c & 2,126.25

51ST st, 141 W (4:1004); agmt as to assign Ls; I T Motor Renting Co with Chas H Smith Garage & Repair Co; Oct22'17; Apr1'18. 2,000

59TH st E (5:1313), sec Park av, 90x 125.5, all; Geo Ehret to Anderson Galleries, a corp, 15-17 E 40; 20 10-12yf Dec1'17; 21 y ren; Dec27'17; Mar29'18. taxes, &c, & 28,920 to 29,400

65TH st, 35 W (4:1118), all; David D Doniger, 663 Bway, to Leopold Weiss, 2523 7 av; 3yf May1'15; May1'15; Apr2'18, 3,750

115TH st, 418 E (6:1709); agmt that any improvements made by party 2d pt shall become property of party 1st pt, &c; Domenico G Pecora, 447 E 116, owner, with Giuseppe & Giuseppina Tinelli, 447 E 116, lessees; Mar27; Apr4'18. O C & 100

125TH st, 151-3 W (7:1910), east str & b; Sigmund Wechsler to Chas Goldmann, 1627 Eastern Parkway, Bklyn, et al; 10yf May1; Apr1; Apr2'18. 4,500 & 5,000

134TH st, 5-9 E, see 135th, 4-10 E.

134TH st W, nec Lenox av, see Lenox av, 480.

135TH st, 4-10 E (6:1759), ss, 100 e 5 av, 100x199.10 to ns 134th (Nos 5-9), all; Jas Everards Breweries to Andrew Davey, Inc, 21yf May1; Mar28; Apr2'18. taxes, &c, & 6,000

146TH st, 514-24 W (7:2077); sur Ls; rec Feb16'17; Abr Goldberg to College Holding Co, 66 W 107; AT; Mar1; Apr2'18. nom

Broadway, 3409-11 (7:2087), s str & b; Morris Glassheim, 1658 Weeks av (with consent by Realty Fund Co, 156 Bway), to Leopold Oppenheimer, 509 W 110; 3yf May 1; Mar26; Apr3'18. 2,100

Lenox av, 480 (6:1732), nec 134th, all; Wm Fischer to Frank Kroger, 308 W 134; 3yf May1; Apr4'18. 4,500

Park av, sec 59th, see 59th E, sec Park av.

1ST av, 12 (2:429), str; Anetta Bockar, 631 E 168, to Saml & Louis Rabinowitz, 12 1 av; 5yf May1; Mar16; Apr4'18. 1,800

2D av, 1409 (5:1428), str & c; Herman Frohmann to Max Landman, 1409 2 av et al; 5yf Jan1; Dec10'17; Apr2'18. 1,200 & 1,300

2D av, 1871 (6:1646), south str, fl & b & three rooms in rear of n str; Aaron or Aron Fertig to Henry Haarmann, 435 E 76; 5y f May1; Feb25; Apr2'18. 960

3D av, 30-46, see 10th, 92-6 E.

6TH av, 144-6 (2:574), sec 11th, str fl & pt b; Leonard Weill Constn Corp to Bertalan & Hermine Barna, 67 W 12; 15yf Apr1; Mar20; Apr2'18. 4,080 & 5,500

7TH av, 725 (4:1001), all, lessee to alter at \$20,000; Kath F McCarthy, 601 W 115, & ano, to Frank Improvement Co, 33 W 111; 21yf July1; Feb21; Apr3'18. taxes &c & 6,000 to 9,500

8TH av, 224-6 (3:771), str & b; sur Ls recorded Aug29'16; Harry L Kaplan to La Salle Realty Co; AT; Apr1; Apr3'18. nom

8TH av, 2633 (7:2042), all; Ristori Leerbuerger, 320 Central Park W & ano, to Berthold Mucke, 2633 8 av; 5yf May1'17; Sept12'16; Apr3'18. 1,900

LEASES.

Borough of Bronx.

MARCH 29, 30, APRIL 1, 2, 3 & 4.

Hoffman st (11:3056), ws, 100 n 187th, 50 x97; Carucci Holding Co to Tobia Larocca, 2419 Hoffman & ano; 5yf Jan1; Jan2; Apr2 '18. 216

180TH st, 925 E (11:3128), str; 927 E 180th St Corp to Barnet Kaplan, 927 E 180; 3yf Feb15; Feb15; Apr1'18. 600 & 720

184TH st, 563-5 E, see 3 av, 4428.

Melrose av, 776 (9:2379), cor str; Geo Singer to Edwin C Steinach, 413 E 57; 5yf May1; Mar19; Apr2'18. 960 to 1,080

Melrose av, 776; sur Ls; Jos B Kaufman to same, 413 E 57; Mar20; Apr2'18. nom

Westchester av, 501-3 (10:2666), two str; Saul Birnzwieg to Beck Shoe Co; 2 10-12yf Dec1'17; Mar-1'18; Apr2'18. 2,520

Wilkins av, 1416-18 (11:2977), all; Pauline Friedman, 691 Lafayette av, Bklyn, to Hyman Ballenweiz, 1397 Stebbins av; 5yf Dec1'17; Nov12'17; Apr1'18. 3,200

3D av, 4428 (11:3054), nec 184th (Nos 563-5), all; John Dunning, Saddle River, NJ, to Saml Besthoff, 4428 3 av; 5yf May 1; Mar29; Apr4'18. 1,200

MORTGAGES.

Borough of Manhattan.

MARCH 29, 30, APRIL 1, 2, 3 & 4.

Bedford st, 46 (2:586), nec Leroy (Nos 27-9), 22.6x67; PM; Mar29'18; 4y or sooner, 5%; Henry Ulmar, 35 Greenwich av, to Geromina Roncoroni, 3246 Barker av. 6,000

Bleecker st, 177 (2:540); ext of mtg for \$22,000 to June25'21, 5%; Mar28; Apr1'18; Emigrant Indust Savgs Bank with Felice Demartini, 61 Woodward av, Bklyn, & Luigi Demartini, 177 Bleecker, NY (R S \$11). nom

Bleecker st, 224-6 (2:527), ws, 53.4 n Downing, 26.8x75; pr mtg \$9,000; Feb7; Apr1'18; due Mar1'23, 5%; Henry Longman to Jane Burt, 226 Bleecker. 3,000

Bleecker st, 413 (2:623), es, 65.11 s Bank, 20.7x50; Apr1; Apr2'18; 3y6%; Wm F Schneider to Helen M Gieser, 12 E 177, Bronx. 1,600

Broad st, 46-52 (1:24), ws, 169.10 s E 4th pl, runs s80.3xw111.10 & 74.6 to es New st (Nos 46-50) xn64.5xe49.10xn43.7xel110.9 to beg; PM; Mar29; Apr2'18; due Apr1'33, 5%; Broadex Realty Corp, 60 Wall, to N Y Life Ins Co. 1,750,000

Canal st, 533-41 (2:595), nes, 101 se Washington, runs n41xnw17.8xw across alley 3xnw15.6 & 8.6 & 17.6xw70 to Washington (No 477) xs22.2 to Canal xsel01 to beg, with AT to alley; PM; pr mtg \$72,000; Apr1; Apr2'18; installs, \$625 quarterly, 5%; North Castle Realty Corp, 80 Pine, to Cherry-Scott Corp, 135 Bway. 12,500

Catherine st, 10-12, see East Bway, 2-6.

Chatham sq, 18-19, see East Bway, 2-6.

Christie st, 232-4, see Houston, 119 E.

Clinton st, 157 (2:346), ws, 83.5 n Grand, 20x50; PM; Apr1; Apr3'18; due & int as per bond; Thos J Farrell, of Bklyn, & Geo F Martens, of New Germantown, NJ, to Kath L Meuser, 182 Prospect pl, Bklyn. 10,000

Cooper sq, 32, see 7 av, 441-3.

East Broadway, 2-6 (1:75); also CHATHAM SQ, 18 & 19, & CATHERINE ST, 10 & 12; ext of mtg for \$100,000 to Feb1'21, 5%; Feb8; Apr2'18; N Y Life Ins Co with Lawrence Holding Co, 84-90 5 av (R S \$50). nom

Front st, 132-4 (1:38), nws, at sws Pine (Nos 87-9), runs nw along Pine 86.4xsw42.6 xse41.6xnel10xse38.7 to Front xne40.11 to beg; PM; Apr1; Apr3'18; 5y or sooner, 5%; Elanco Realty Corp to Adelaide R Read, 28 E 56, et al, exrs & John Downey. 45,000

Front st, 237 (1:107), sec Peck sl (Nos 35-7), 40x54; Apr1; Apr2'18; 3y or sooner, 5%; Anna S Wilson, 32 Westchester av, Portchester, NY, to Stephen P Sturges at Shelter Island Heights, LI. 10,000

Greene st, 158-60 (2:523), es, 82.8 n Houston, runs e75.4xn17.9 xe25 xn24.6 xw 100.6 to st xsel4.1 to beg; PM; Mar20; Mar 30'18; 3y5%; 131-135 Prince St, Inc, to John A Stewart, 16 W 53, et al, as trstes in N Y of Liverpool & London & Globe Ins Co. 35,000

Hancock pl, 4, see Manhattan st or Hancock pl, 4.

Houston st, 119 E (2:422), sec Christie (Nos 232-4), 27x74.3; ext of mtg for \$24,000 to Mar29'21, 5%; Mar29; Mar30'18; Adelia C V & Robt A Wimmer with Frieda Hart (R S \$12). nom

Leroy st, 27-9, see Bedford, 46.

Macdougall st, 136, see 7 av, 441-3.

Manhattan st, 120, see Bway, 3200.

Manhattan or Hancock pl, 4 (7:1950), ss, 101.5 w Manhattan av, 39.5x80.11x irreg x 83.7; ext of mtg for \$30,000 to Mar1'21, 5%; Mar6; Apr4'18; N Y Title & Mtg Co with Helen Wyatt, 106 E 85 (R S \$15). nom

Murray st, 61 (1:133), nec West Bway (Nos 61-9), 25x87.6; PM; Apr2; Apr4'18; 5y 5%; David Foreman, of Bronx, to Bowery Savgs Bank. 42,000

New st, 46-50, see Broad, 46-52.

Peck sl, 35-7, see Front, 237.

Pike st, 52 (1:274), ws, 49 n Monroe, 24x 86; PM; Apr1; Apr3'18; 3y or sooner 5%; Julius A Wellman, 1140 Clay av, to Chas M Cannon, 303 W 76, & ano, exrs John H Hindley. 14,000

Pine st, 87-9, see Front, 132-4.

Prince st, 131-5 (2:515), ns, 100 e West Bway, 60x71.3; PM; Mar20; Mar30'18; 3y 5%; 131-135 Prince St, Inc, to John A Stewart, 16 W 53, et al, as trstes in N Y of the Liverpool & London & Globe Ins Co. 45,000

Sullivan st, 156-8 (2:518), ws, 100 s Houston, 40.4x85.11; ext of mtg for \$15,000 to Feb26'23, 5%; Mar21; Apr2'18; Chas Zerbarini, 2781 Bainbridge av, with Agostino Costa, NY, & Francesco & Peter Tassinini, both at Manasquan, NJ (R S \$750). nom

Washington st, 477, see Canal, 533-41.

Water st, 124 (1:39), ws, 87.5 n Wall, 19x62x18.10x59.6; PM; pr mtg \$10,000; Mar 30; Apr1'18; 3y or sooner, 6%; W H & F Jordan, Jr, Inc, 90 Wall, to John A Peck, of Pelham Manor, NY. 9,000

3D st, 111-3 W, see 7 av, 441-3.

4TH st, 358-60 E, see Av D, 37-9.

12TH st, 36 W (2:575), ss, 370.11 w 5 av, 20.11x103.3; PM; Apr1; Apr2'18; 5y5%; Wm W Hughes, 38 W 12, to Arthur F Townsend as trste, 36 W 12. 12,500

12TH st, 36 W (2:575), ss, 370.11 w 5 av, 20.11x103.3; PM; pr mtg \$12,500; Apr1; Apr2'18; 5y5%; Wm W Hughes, 38 W 12, to Arthur F Townsend, 36 W 12. 6,500

14TH st, 140 E, see 7 av, 441-3.

14TH st, 420-4 W (2:646), ss, 300 w 9 av, 50x103.3; ext of mtg for \$70,000 to June 19'21, 5%; Apr1'18; Danl Seymour, Dunwoodie st, Yonkers, NY, & ano, exrs, & c, H Louisa Mulford, with Adeline S & John Jordan, 19 W 85 (R S \$35). nom

16TH st, 218 E (3:897), ss, 216 e 3 av, 19.3x103.3; Apr1'18; 5y5%; Kath B Blodgett, 280 E 11, to Union Sq Savgs Bank. 10,000

23D st, 240 E (3:903), ss, 141.8 w 2 av, 20.10x98.9; PM; Apr2; Apr3'18; 2y5½%; Gustav F Salzman, of Bronx, to Mary R Owens, 452A Hancock, Bklyn. 7,350

31ST st, 415 W (3:729), ns, 225 w 9 av, 25x98.9; Jan6; Mar29'18; 3y6%; Fredericka Abele, Louisa & Wm Goebel & Gottfried Bay, individ & exrs, &c, Christian Abele, to Amalia E Wurzbach, 381 E 165, Bronx. 10,000

34TH st, 169 W, see 7 av, 441-3.

37TH st, 106-8 W (3:812), ss, 100 w 6 av, runs s98.9xw97.2 to es Broadway (Nos 1364-70) xn105.9 to 37th xel135 to beg; Apr 2'18; 3y5½%; Robert Hoe Estate Co to Jesse I Straus, 399 Park av. 250,000

37TH st, 106-S W, also BROADWAY, 1364-70; certf as to mtg \$250,000; Apr2'18; same to same.

38TH st E, nec 5 av, see 5 av, 423-7.

42D st, 346 E (5:1334), ss, 141 w 1 av, 28x98.9; certf as to reduction of \$6,000 mtg rec May10'06, & that \$4,000 now remains unpaid; pr mtg \$19,000; Mar27; Mar 29'18; Marie C E Eisentrager, 978 Whitlock av, Bronx, to Dietrich Tietjen, 601 9 av, & Chas Pletz, 851 E 162. 60,000

42D st, 148-50 E (5:1296), ss, 183.2 w 3 av, 41.8x98.9; PM; Apr1; Apr3'18; due & int as per bond; Wm Volk to Edw B Renwick, at Short Hills, NJ. 59,000

44TH st, 323-35 E, see 45th, 325-37 E.

45TH st, 322-34 E, see 45th, 325-37 E.

45TH st, 325-37 E (5:1338), ns, 141 w 1 av, 159x100.5; also 44TH ST, 323-35 E (5:1337), ns, 175 w 1 av, 150x200.10 to ss 45th (Nos 322-34); pr mtg \$140,000; also prop in L I City, B of Q; pr mtg \$32,100; July 19'15; Apr3'18; due Sept1'15, 6%; Fred Oppermann Jr Brewing Co, 328 E 45, to Francis Merges, 141 Riverside dr, & John G Gillig, 5 E 92. 59,000

45TH st, 325-37 E; also 44TH ST, 323-35 E; also 45TH ST, 322-34 E; pr mtgs \$199,000; also prop at L I City, B of Q; pr mtg \$91,100; July19'15; Apr3'18; due Sept1'15, 6%; same to same. 70,000

54TH st, 39 W (5:1270), ns, 281 e 6 av, 22x100.5; PM; Mar22; Apr1'18; 5y5%; Chas A Holder, 31 E 49, to Howard Willets, at Islip, LI, & John J Carle, 55 E 54, exrs John T Willets. 35,000

57TH st, 18 W (5:1272), ss, 325 w 5 av, 25x100.5; leasehold; Mar27; Mar30'18; due & int as per bond; Charvet & Co, at 18 W 57, to Ettingon-Schild Co, 45-51 W 25. 36,600

59TH st, 316-8 W (4:1049); ext of mtg for \$50,000 to Jan16'21, 5½%; Dec19'17; Apr4'18; Walter S Gurnee et al, trstes for Isabel G Montant, will Walter S Gurnee, decd, with Veronica Realty Corp, 235 W 58 (R S \$25). nom

62D st, 245 E (5:1417); ext of mtg for \$23,000 to Aug20'17, 5%; Aug20'14; Apr1'18; Lincoln Trust Co, trste will Edna M Gardner, with Harris Siegel. nom

62D st, 235 W (4:1154), ns, 500 w Ams av, 25x100.5; PM; Mar30; Apr1'18; 5y or sooner, 5%; Morris Kwasnek, 375 S 2, Bklyn, to Fannie M Keppel, at Quogue, LI. 8,000

63D st, 185 W, see Amsterdam av, 81-7.

78TH st, 250 W, see Broadway, 2191-9.

79TH st, 138-44 W (4:1150), ss, 372 w Col av, 78x102.2; PM; pr mtg \$—; Apr2; Apr3'18; 3y6%; West 79th St Corp, 507 5 av, to I Randolph Jacobs, 316 W 87, 30,000

79TH st, 138-44 W, sobrn of mtg for \$15,000 to mtg \$30,000; Apr2; Apr3'18; same, owner, & Benj C Levy, 320 W 87, mtgee, with same. nom

83D st, 4 W (4:1196), ss, 100 w Central Park W, 18x102.2; ext of mtg for \$13,000 to Feb17'21, 5½%; Feb13; Apr2'18; Sarah J Rust with Belle B Bates, 4 W 83. nom

84TH st, 300 W, see West End av, 495.

84TH st E, see Madison av, see Madison av, 1121.

85TH st, 133 W (4:1216), ns, 393 w Col av, 20x97.6; PM; Mar18; Apr2'18; 5y5%; Mary E Humason, 107 W 183, to Hilda W Stroock, 19 W 76. 14,500

90TH st, 48 W (4:1203), ss, 215.4 e Col av, 20x100.8; Apr1'18; 5y or sooner, 5%; M K L Realty Corp to Jennie T Friedlander (Schafer), 246 West End av, 17,000

95TH st, 151 W (4:1226), ns, 276 e Ams av, 18x100; deed recorded as mtg supplemental to Bronx County Serial No M 1792; pr mtg \$12,000; Mar21; Apr1'18; due & int as per bond; John P Magner, of Rye, NY, to London & Lancashire Indemnity Co of America, at 57 William. nom

96TH st, 31 W (7:1832); ext of mtg for \$16,000 to Apr1'23, 6%; Mar21; Apr1'18; Paul H Oppenheimer, 777 West End av, with Maria A, Ellen A & Teresa I O'Reilly, all at 31 W 96 (R S \$8).

104TH st, 64 E (6:1609), ss, 117.6 w Park av, 18.9x100.11; PM; Apr1'18; 3y5%; Louis Jacobson, 135 E 103, to N Y Title & Mtg Co.

109TH st, 239 W (7:1881), ns, 275 e Bway, 50x100.10; ext of mtg for \$50,000 to Oct13 '19, 5½%; Oct13'17; Apr2'18; Sophie Oppenheimer, 314 W 101, with Edna & Sidney Goldberg, at 34 Kress Park, New Rochelle, NY, & ano.

115TH st, 200 W, see 7 av, swc 115.

120TH st, 434 W, see Ams av, 1211-9.

125TH st, 17-27 W (6:1723); consent & certf as to mtg \$100,000 & recorded June 27, 1895, & ext due Apr1'23 at 5%; Apr2; Apr3'18; The Schaefer Co to Bowery Savgs Bank.

125TH st, 553 W, see Bway, 3138-42.

128TH st, 79-83 W (6:1726), ns, 75 e Lenox av, 60x99.11; PM; pr mtg \$—; Apr 1; Apr2'18; due & int as per bond; Millie Rosenberg, 894 Riverside dr, to Melton Realty Corp, 55 John.

135TH st, 635 W (7:2002), ns, 505 w Bway, 125 to es Riverside dr (No 583) x 102.5x102.2x99.11; ext of mtg for \$183,500 to Apr1'21, 5%; Mar28; Apr2'18; Green-Wood Cemetery, at 170 Bway, with Irving Arms Real Estate Corp, 52 Bway (R S \$91.75).

135TH st, 635 W, see Riverside dr, 583.

138TH st, 69-71 W, see Lenox av, 554-6.

141ST st, 204-6 W (7:2026), ss, 100 w 7 av, 65x99.11; pr mtg \$54,500; Apr1; Apr2 '18; due Aug1'19, 6%; llwood Holding Corp, 47 W 34, to Sarah Brody, 1016 Simpson, Bronx.

141ST st, 204-6 W; certf as to mtg \$6,000; Apr1; Apr2'18; same to same.

141ST st, 204-6 W (7:2026), ss, 100 w 7 av, 65x99.11; ext of mtg for \$54,500 to Feb 24, 20, 5%; Mar29'14; Apr4'18; Lizzie Kane, 151 W 120, owner, with J Herbert Carpenter, of Ossining, NY, & ano, trstes Sidney Mason.

143D st W, nwc Bradhurst av, see Bradhurst av, 180-6.

143D st W, nec Edgcombe av, see Edgcombe av, 180-6.

146TH st, 514-22 W (7:2077), ss, 180 w Amst av, 80x99.11; pr mtg \$—; Apr1; Apr2'18; due Mar15'21, 6%; Rose Dembinsky to College Holding Co, 66 W 107.

146TH st, 522-4 W (7:2077), ss, 260 w Ams av, 40x99.11; PM; pr mtg \$—; Apr1; Apr2'18; due Mar15'21, 6%; Millie Rosenberg to College Holding Co, 66 W 107.

149TH st, 232-4 W (7:2034), ss, 300 e 8 av, 40x99.11; pr mtg \$—; Jan29; Mar29 '18; 2y6%; Simm Holding Co to Jerome C Mayer, 650 West End av.

149TH st, 232-4 W; certf as to mtg \$7,000; Jan28; Mar29'18; same to same.

150TH st, 608-10 W (7:2097), ns, 150 w Bway, 150x99.11; pr mtg \$84,500, about to be assigned to said bank; Apr2; Apr3'18; 5y5%; C H B Realty Co to Bowery Savgs Bank.

150TH st, 608-10 W; consent & certf as to mtg \$68,500; Apr1; Apr3'18; same to same.

153D st, 512 W (7:2084), ss, 225 w Amst av, 25x99.11; PM; pr mtg \$6,000; Apr1; Apr2'18; 2y6%; Danl Newman & Esidore Stier-er to D H Jackson Co.

160TH st, 656-660 W (8:2136), ss, 144.9 e Riverside dr, 66.8x100; PM; Mar29; Mar 30'18; demand, 6%; Rich Trading Co, 299 Bway, to Van Dyck Estate, a corp, 331 Mad av.

160TH st, 656-660 W; certf as to mtg \$60,000; Mar29; Mar30'18; same to same.

163D st, 440 W (8:2110), ss, 225 e Ams av, 25x112.6; PM; pr mtg \$16,500; Mar30; Apr1'18; 5y6%; Matilda D Mineck, at Forest Hills, LI, to Maurice Cohen, at Crestwood, Yonkers, NY.

165TH st, 552 W (8:2122), ss, 132.6 e Bway, 16x104.10x16x106.5; Apr1; Apr3'18; 3y5½%; Freybell Realty Co, 30 E 42, to Chas M Rosenthal, 670 West End av, 6,500

165TH st, 552 W; certf as to mtg \$6,500; Apr1; Apr3'18; same to same.

172D st, 715-25 W (8:2139), ns, 110 w Ft Washington av, 240x97.3; pr mtg \$200,000; Apr1; Apr2'18; 1y6%; Ecallaw Co to Fisher Lewine, 150 E 72, & ano.

172D st, 715-25 W; certf as to mtg \$40,000; Apr1; Apr2'18; same to same.

178TH st, 586-90 W (8:2133), ss, 100 w Audubon av, 75x94.11; PM; pr mtg \$—; Apr1; Apr3'18; due May1'28, 5½%; Sarah Altman, 500 W 177, to Ellie J Donelan, 84 Charles.

Av D, 37-9 (2:373), swc 4th (Nos 358-60), 35.2x irreg x70.4x81; ext of mtg for \$33,000 to Apr1'23, 5%; co-ordinate with mtg \$22,000; Mar18; Apr2'18; Eliz R Innes, 116 E 30, with Bernard Goodman, 17 E 95 (R S \$16.50).

Av D, 37-9 (2:373), swc 4th (Nos 358-60); ext of mtg for \$22,000 to Apr1'23, 5%; co-ordinate with mtg \$33,000; Mar18; Apr2'18; Eliz R Innes, 116 E 30, with Bernard Goodman, 17 E 95 (R S \$11).

Amsterdam av, 81-7 (4:1135); also 63D ST, 185 W; ext of mtg for \$25,000 to Jan1 '21, 5%; Dec31'17; Mar29'18; Seymour P Kurzman, 755 Park av & ano, trstes will Louis Gans with Rose Selig, 498 West End av, & ano, trstes will Moses Selig (R S \$12.50).

Amsterdam av, 1211-9 (7:1962), sec 120th (No 434), 80.1x150; ext of mtg for \$408,500 to Apr1'23, 5½%; Mar28; Apr1'18; Eliz C Stall, 525 W 146, with Metropolitan Life Ins Co (R S \$204.25).

Bowery, 12 (1:162); ext of mtg for \$12,000 to Apr1'23, 5%; Apr1; Apr3'18; Rector & Grace Church in City N Y with Chas Salamone, 64½ Bowery (R S \$6).

Bowery, 392, see 7 av, 441-3.

Bradhurst av, 1-7, see Edgcombe av, 180-6.

Bradhurst av, 1-7, see Edgcombe av, 180-6.

Broadway, 1364-70, see 37th, 106-8 W.

Broadway, 2131 (4:1166), ws, 50.5 s 75th, 72.1x117x69x95.11; pr mtg \$200,000; Feb23 '15; Mar29'18; demand, 6%; Jas A Frame to Emily I M Frame at Peekskill, NY.

Broadway, 2131; pr mtg \$206,000; Feb 23'15; Mar29'18; demand, 6%; same to same.

Broadway, 2191-99 (4:1169), swc 78th (No 250), runs w100x8102.2x21.8x55x99.11 to Bway xn108.9 to beg; leasehold; Aug31'13; Apr2'18; due Aug31'29, 6%; 78th St & Broadway Co to Amelia K Schimper, 420 Riverside dr.

Broadway, 3138-42 (7:1980), nec 125th (No 553), 99.11x75; ext of mtg for \$125,000 to Feb1'21, 5%; Jan15; Apr4'18; Delta Holding Corp, with Seamans Bank for Savgs (R S \$92.50).

Broadway, 3138-42, nec 125th (No 553); consent & certf as to ext mtg \$125,000; Jan 15; Apr4'18; same to same.

Broadway, 3138-42 (7:1980), nec 125th (No 553), 99.11x75; PM; pr mtg \$125,000; Mar30; Apr1'18; 2y6%; Camrod Realty Corp, 527 5 av, to Delta Holding Corp, 217 Bway.

Broadway, 3200 (7:1982), nec Manhattan (No 129), 112.7x98.4x100.1x47.2; pr mtg \$110,000; Apr2'18; due Apr2'20, 6%; Maria C Henriquez at Virtudes 107, Havana, Cuba; Richd A Henriquez, 656 W 207; Maria A De Los Delores Henriquez Dias & Luz Henriquez, both at 145 Vermilyea av, NY, to Simon M Goldsmith, 302 Convent av.

Edgcombe av, 180-6 (7:2051), es at cl of 143d st on Randels map, runs e72.2 to ws Bradhurst av (Nos 1-7) xs188.10xw20 to es Edgcombe av xn190.3 to beg; PM; pr mtg \$130,000; Mar29; Apr2'18; due Apr1'23, 6%; Casco Traders, Inc, 35 Nassau, to Hanover Mtg Co, 49 Wall.

Edgcombe av, 180-6 (7:2051), es, at cl of 143d st, on Randels map, runs e72.2 to ws Bradhurst av (Nos 1-7) xs188.10xw20 to Edgcombe av xn190.3 to beg; Mar30; Apr 3'18; due Oct15'18, 6%; Casco Traders, Inc, to Jacob Rosenthal, 340 W 86.

Edgcombe av, 180-6; also BRADHURST AV, 1-7; certf as to assign of rents & mtg \$—; Mar30; Apr3'18; same to same.

Haven av, 98-100 (8:2139), ws, 250 n from ss 170th produced 50x103.3; PM; pr mtg \$58,500; Apr4'18; due & int as per bond; Kilsalough Realty Co, 18 W 103, to Delta Holding Corp, 217 Bway.

Lenox av, 554-6 (6:1736), nec 138th (Nos 69-71), 49.11x85; ext of mtg for \$62,000 to Feb1'21, 5½%; Feb14; Apr4'18; N Y Life Ins Co with Edw J Deverill, 160 E 65 (R S \$31).

Lenox av, 554-6, nec 138th (Nos 69-71); agmt as to ownership of bond & mtg for \$62,000; Mar26; Apr4'18; N Y Life Ins Co, mtgee & owner of \$50,000, with Land Estates, Inc, 135 Bway, owns \$6,000, & Laura J Wells, 24 E 63, owns \$6,000.

Lenox av, 582 (6:1737), es, 25 n 139th, 23 x75; ext of mtg for \$17,666.67 to Feb28'23, 5½%; Apr3'18; Theresa, wife of S G Proops, 8638 Bay Pkway, Bklyn, with N Y Nursery & Childs' Hospital, 61st & Ams av.

Lenox av, 584-6 (6:1737), es, 50 & 74.11 n 139th, 2 lots, each 24.11 & 35x75; ext of two mtgs for \$15,666.67 each to Feb28'23, 5½%; Apr3'18; Theresa, wife of S G Proops, 8638 Bay Pkway, Bklyn, with N Y Nursery & Childs' Hospital, 61st & Ams av.

Madison av, 1121 (5:1495), sec 84th, 22x 78.7; ext of mtg for \$33,000 to May27'21, 5%; Mar27; Apr3'18; Geo H Keim, 1109 Mad av, et al, trstes for Louise M Weber, will John Weber, with Patk Kiernan, at Maywood, NJ.

Riverside dr, 583 (7:2002), nec 135th (No 635), 102.5x102.2x99.11x125; pr mtg \$183,500; Apr1'18; 1y6%; Normar Real Estate Corp, 170 Bway, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97.

Riverside dr, 583, nec 135th (No 635); certf as to mtg \$12,000; Apr1'18; same to same.

Riverside dr, 583, see 135th, 635 W.

West Broadway, 61-9, see Murray, 61.

West End av, 495 (4:1245), swc 84th (No 300), 108.4x100; ext of mtg for \$360,000 to Nov1'20, 5% (a duplicate of this also recorded same date); Apr3'18; Directors Realty Holding Co with Metropolitan Life Ins Co (R S \$180).

West End av, 495 (4:1245), swc 84th (No 300), 108.4x100; PM; Apr2; Apr3'18; 2y or sooner, 6%; Ralph Wurts-Dundas to 495 West End Av Corp, 128 Bway.

2D av, 2252-4 (6:1687), es, 40.10 s 116th, 40x80; pr mtg \$9,000; Mar30; Apr1'18; 2y 6%; Martha Schmor, 922 Trinity av, to Henry Steffen, 707 E 181.

4TH av, 407-13 (3:884); ext of mtg for \$187,000 to July1'22, 4½%; Apr29; Apr1'18; 4th Av & 28th St Co with Union Trust Co of N Y, 80 Bway (R S \$93.50).

5TH av, 423-7 (3:868), nec 38th; leasehold; ext of mtg for \$30,000 to Mar29'20, 6%; Mar29; Mar30'18; Jonathan E Harlow, of Newport, RI, with Siebrecht Realty Corp.

5TH av, 1071 (5:1500-2), es, bet 88th & 89th, assessed to Philip Livingston; trans-fer of tax lien for yr 1914; Mar7; Apr3'18; 3y5%; City N Y to Frank C Titus, 2168 7 av.

7TH av, 441-3 (3:810), nec 34th (No 169), 37.3x59; also 14TH ST, 140 E (2:559), ss, 158.4 w 3 av, runs s106.6x8.4x55.6x37.10 xn136.2 to st xe20.10 to beg; also BOWERY,

392, or COOPER SQ, 32 (2:544), ws, 326 n 4th, runs w36xnw21.6 & 92.3xne21.3xse91.1 & 14.6xse36 to st xs22.1 to beg; also MACDOUGAL ST, 136 (2:541), nec 3d (Nos 111-3), 20x58; also 8TH AV, 588-90 (3:788), es, 52.11 s 39th, 26.4x64; 1-36 pt; Apr1; Apr3 '18; 2y6%; Julian Franklin, 2317 N 29, Phila, Pa, to Marcus Franklin, 2223 N 13, Phila, Pa.

7TH av, 441-3, nec 34th (No 169); also 14TH ST, 140 E; also BOWERY, 392, or COOPER SQ, 32; also MACDOUGAL ST, 136, nec 3d (Nos 111-3); also 8TH AV, 588-90; 1-36 pt; Apr1; Apr3'18; 2y6%; Marcus Franklin, 2223 N 13, Phila, Pa, to Julian Franklin, 2317 N 29, Phila, Pa.

7TH av (7:1830), swc 115th (No 200), 100.11x100; ext of two consolidated mtgs for \$170,000 aggregate to Feb13'21, 5%; Mar20; Mar29'18; Brooklyn Trust Co, 177 Montague, Bklyn, with No 1890 7th Ave Corp, 62 Cedar (R S \$85).

8TH av, 2096 (7:1829); ext of mtg for \$10,000 to Mar28'21, 5%; Mar23; Mar29'18; Title Guar & T Co with Amelia Silverstine, 924 West End av (R S \$5).

8TH av, 588-90, see 7 av, 441-3.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Assignment (miscel) of ½ int in estate of Augustus F Holly, decd, father of party 1st pt, as collateral to secure bond & mtg made by Dunkirk Glass Co to party 1st pt for \$16,000 due in 5y1 July17'17, at 6%; also life ins policy for \$10,000 as collateral; July17'17; Apr1'18; Jas K Holly, of Fredonia, NY, to Reuben W Wright, of Dunkirk, NY.

Assignment (miscel) of similar int in said estate as collateral to secure notes & int of party 1st pt & Dunkirk Glass Co, for \$8,100.77; Feb11; Apr1'18; same to Lake Shore National Bank.

Certf (miscel) as to deed of trust or mtg \$—; Mar20; Mar29'18; Apex Navigation Corp, 63 Wall, to France & Canada Steamship Corp.

Certf (miscel) as to mtg \$—; Mar27; Mar29'18; Charvet & Co, 18 W 57, to Eitl-egon-Schild Co, 45-51 W 25.

North Elliott pl, 100-2, Bklyn (miscel); certf as to mtg \$4,000; Mar28; Apr1'18; Egnal Realty Co to Leopold Schepp.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

MARCH 29, 30, APRIL 1, 2, 3 & 4.

Dyckman st (8:2247), ns, 700 w Prescott av, 200x100; Wm N Biehn to N Y Title & Mtg Co (\$18,000, May12'05); Apr4'18, 3,500

Front st, 75 (1:34); Union Trust Co of N Y to Jas G King, 103 E 65; (A) Miller, K, L & T, 80 Bway (\$20,000, Aug2'10); Apr4 '18.

Greenwich st (1:216), swc Hubert, 50x 79.9; Bklyn Savgs Bank to Fredk Wiemann, 110 E 31; (A) Peter Cook, 258 Bway (\$63,000, Mar31'13); Mar30'18, 63,000

Houston st E (2:422), swc Chrystie, 27x 74.3; Chalmers Wood, admr Stephen D Pringle, to Adelia C V & Robt A Wimmer, 1072 Park av; (A) Lawyers Title & T Co (\$40,000, July11'06); Mar30'18, 24,000

Manhattan st or Hancock pl, 4 (7:1950), ss, 101.5 w Manhattan av, 39.5x80.11x ir, reg x83.7; Howard Ives, 42 W 35, exr, Eliz T Watson, to N Y Title & Mtg Co (\$30,000, Oct23, 1895); Apr4'18.

Stanton st, 292 (2:330); Leon Pizer to Saml Klauber, 350 W 87, & ano, trstes will Jacob Pizer, as collateral to secure \$17,400; (A) N D Levy, 2 Rector (\$6,000, Dec 1'04); Apr2'18.

3D st, 234 E (2:385); Nathan Roggen & ano, exrs Asher Salwen, to Stanislaus N Tuckman, 601 W 168 (\$13,000 (now due \$3,000), Feb17'04); Apr3'18.

10TH st, 40 W (2:573); Brooklyn Trust Co, trste will Howard Gibb, to Chas Keck, 40 W 10; (A) Douglas A & McCann, 233 Bway (\$15,000, Feb10'12); Apr2'18, 13,000

18TH st, 414 E (3:949); Mattie Watson & ano to Title Guar & T Co (\$8,000, Mar 29'07); Mar29'18.

22D st, 440 W (3:719); Moses Wallach, sub-trste will Samson Wallach, to Zillah Moses, 167 E 62, as legatee Samson Wallach; (A) K R Wallach, 44 Cedar (½ RT&I in int of \$13,000 to mtg \$15,000, Apr10'17); Apr3'18.

22D st, 440 W; same to Adelaide Moses, 167 E 62, as legatee Samson Wallach; (A) same (½ RT&I same mtg); Apr3'18.

29TH st, 129 E (3:885); Fredk Boschen to Lillian H Gest at Noroton, Conn; (A) G M Gest, 233 Bway (\$2,000, Mar23'17); Apr4'18.

32D st, 34-6 W (3:833); Bond & Mtg Bway Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$300,000, Feb6'07); Apr 3'18.

37TH st W (3:812), ss, 100 w 6 av, 135 to es Bway, 105.9x97.2x98.9; Moses T Pyne, trste will Moses Taylor, for Albertina S Pyne et al to Moses T Pyne at Princeton, NJ, et al; (A) Hy N Tift, 15 William (\$200,000, Dec27, 1889); filed & discharged Apr2'18.

60TH st E (5:1395), ns, 43 w Lex av, 21 x100.5; Moses Wallach, sub-trste will Samson Wallach, to Zillah Moses, 167 E 62, as legatee Samson Wallach; (A) K R Wallach, 44 Cedar (½ RT&I in mtg \$22,000, Oct23'16); Apr3'18.

60TH st E (5:1395), same prop; same to Adelaide Moses, 167 E 62, as legatee Samson Wallach; (A) same (½ RT&I, same mtg); Apr3'18.

60TH st E (5:1395), same prop; same to Adelaide Moses, 167 E 62, as legatee Samson Wallach; (A) same (½ RT&I, same mtg); Apr3'18.

60TH st E (5:1395), same prop; same to Adelaide Moses, 167 E 62, as legatee Samson Wallach; (A) same (½ RT&I, same mtg); Apr3'18.

60TH st E (5:1395), same prop; same to Adelaide Moses, 167 E 62, as legatee Samson Wallach; (A) same (½ RT&I, same mtg); Apr3'18.

60TH st E (5:1395), same prop; same to Adelaide Moses, 167 E 62, as legatee Samson Wallach; (A) same (½ RT&I, same mtg); Apr3'18.

62D st, 245 E (5:1417); Lincoln Trust Co, trste will Edna M Gardner, to Chas G Dar-
ragh, 45 W 55; (A) Middlebrook & B, 46
Cedar (\$24,000, Apr22'01); Apr1'18. nom
62D st E (5:1397), ns, 140.6 w 3 av, 16x
99.7x—x100.5; Moses Wallach, sub-trste
will Samson Wallach, to Zillah Moses, 167
E 62, as legatee Samson Wallach; (A) K R
Wallach, 44 Cedar (½ RT&I in mtg \$5,800,
Dec11, 1884); Apr3'18. court order
62D st E (5:1397), same prop; same to
Adelaide Moses, 167 E 62, legatee same
will; (A) same (½ RT&I same mtg); Apr
3'18. court order
70TH st, 330 E (5:1444); August Kahn,
215 W 121, to Herman Ottenberg, 172
Hewes, Bklyn (\$1,000, Apr6'16); Apr1'18.
nom
74TH st W (4:1145), ss, 500 w Col av, 22
x102.2; Henry W Eaton to U S Trust Co of
N Y, 45 Wall; (A) Stewart & S, 45 Wall
(\$8,000, Nov15'17); Apr3'18. nom
79TH st, 138-144 W (4:1150); Jacob
Strauss to Benj C Levy, 320 W 87; (A)
Stoddard & M, 128 Bway (\$50,000, June16
'15); Apr3'18. 20,000
79TH st, 138-144 W; I Randolph Jacobs
to Rotary Realty Co, 150 Lafayette; (A)
same (\$30,000, Apr3'18); Apr3'18. nom
79TH st, 221 W (4:1227); Emma S Dak-
in of Amherst, Mass, & ano to Title Guar
& T Co (\$20,000 (now \$13,000, Nov1'01);
Apr4'18. 13,000
79TH st, 221 W; Title Guar & T Co to
Louise A Daus, 12 bis Avenue Elisee Re-
clus, Paris, Fr; (A) Title Guar & T Co
(\$20,000 (now \$10,000, Nov1'01); Apr4'18.
10,000
79TH st W (4:1227), ns, 251 w Amst av,
17x102.2; Arthur L Merriam, trste of Adel-
iza F Sahler will Benj W Merriam, to
Emma S Dakin, 364 Marlborough st, Bos-
ton, Mass, & et al; (A) Title Guar & T Co
(\$20,000, Nov1'01); Apr3'18. nom
79TH st W (4:1227); same prop; Florence
S Merriam of Scarsdale, NY, to same, &
ano; (A) same (½ int in same mtg); Apr
3'18. nom
82D st, 312 E (5:1544); Frank W Kumpf
& ano, exrs Rosalie J Kumpf, to Frank
W Kumpf, 149 E 81, & ano; (A) A H Bauer,
176 Bway (\$17,000, July30'07); Apr4'18.
17,000
82D st, 14 W (4:1195); Carrie Goodman,
et al, exrs Leopold Goodman, to Mortimer
H Heyman, 14 W 82; (A) Kurzman, O & F,
25 Broad (\$25,000, Feb7'08); Apr2'18. 25,000
84TH st E (5:1590), ss, 110 e East End
av, 21x102.2; Walter G Lahm of Bklyn to
Claribel F Lawton, 1840 Mayflower av,
Bronx; (A) Title Guar & T Co (\$9,000, Mar
4'15); Apr3'18. 9,000
85TH st W (4:1246), ss, 325.6 w West
End av, 49.6x102.2; Leo E Ostee to Henry
Parsons, 29 W 56, or 140 Nassau (\$15,000,
Oct24'12); Apr4'18. nom
95TH st, 70 W (4:1208); John P Peel, 306
W 112, to Michael Menaker, 958 Hoe av,
Bronx; (A) Jos Rubin, 309 Bway (\$3,000,
Dec10'17); Apr2'18. 2,500
96TH st, 31 W (7:1832); Zacharias H
Oppenheimer et al, exrs Henry Oppen-
heimer, to Birdie H Oppenheimer, 777 West
End av; (A) M S & I S Isaacs, 52 Wm
(\$16,000, Apr15'08); Apr4'18. 16,071.11
96TH st, 31 W; Birdie H Oppenheimer
to Paul H Oppenheimer, both at 777 West
End av; (A) same (same mtg); Apr4'18.
16,071.11
105TH st, 221-5 W (7:1877); Valentine
Hattermer, 26 Colonial av, Forest Hills, LI,
to Chas Mock, Inc, 200 W 101; (A) Deyo &
B, 111 Bway (\$15,000, Apr4'13); Mar29'18.
9,000
111TH st, 217-9 W (7:1827); Rachel H
Powell to Elsie K Powell, 130 E 70; (A)
Wilson M Powell, 7 Wall (\$55,000, Sept27
'17); Apr4'18. int of 4,000
111TH ST, 150 W (7:1820); Advance Mtg
Co, 115 Bway, to Julius Levy, 974 Amst av;
(A) Julius Kuschner, 299 Bway (\$11,500,
Mar26'08); Apr2'18. 4,000
115TH st, 126 W (7:1824); Thos R A Hall
to Lillian H Abbott, of Hoboken, NJ; (A)
Platt & Field, 120 Bway (\$20,000, May31,
1898); Mar29'18. O C & 1,400
120TH st, 135 W (7:1905); Benj M Solo-
mon to Rebecca M Rosenthal, 789 West
End av; (A) Morris Cukor, 63 Park Row
(\$5,000, Dec30'11); Apr2'18. 5,000
120TH st, 135 W; Rebecca M Rosenthal,
789 West End av, to Adolph Levy at Far
Rockaway, B of Q; (A) Morris Cukor, 63
Park Row (\$5,000, Dec30'11); Apr2'18. nom
125TH st, 17-27 W (6:1723); Moses T
Pyne, trste will Moses Taylor, for Alber-
tina S Pyne, et al to Moses T Pyne at
Princeton, NJ, & ano, trstes same will for
Kate W Winthrop & ano; (A) Cadwalader,
W & T, 40 Wall (\$100,000, June27, 1895);
Apr3'18. 100,000
125TH st, 17-27 W; Moses T Pyne & ano,
trstes will Moses Taylor for Kate W Win-
throp & ano, to Bowery Savings Bank; (A)
same (same mtg); Apr3'18. 100,000
135TH st, 506 W (7:1988); North Castle
Realty Corp, 80 Pine, to Cherry-Scott
Corp, 135 Bway; (A) Eisman, L, C & L,
135 Bway (\$20,000, Apr29'16); Apr2'18.
O C & 100
137TH st, 102 W (7:1921); Ida Strauss to
Pearl Kaiser, 326 W 107; (A) Lawyers
Title & T Co (\$6,000, Feb1'07); Apr3'18.
O C & 100
137TH st, 102 W; Pearl Kaiser to Home
Holding Corp, 44 Court, Bklyn; (A) same
(same mtg); Apr3'18. O C & 100
150TH st, 271 W (7:2036); Fanny Bach-
arach, 767 5 av, to Julie Muller, 44 W 87;
(A) Deyo & B, 111 Bway (\$5,000, Oct29'10);
Apr2'18. 5,000
150TH st, 615 W (7:2097); Saml H Stone,
237 W 74, to Bowery Savings Bank; (A)
Cadwalader, W & T, 40 Wall (\$24,500, Sept
8'15); Apr3'18. 24,500

150TH st W (7:2097), ns, 150 w Bway,
150x99.11; Saml Wacht, 790 Riverside dr,
to same; (A) same (\$60,000, June14'16);
Apr3'18. 60,000
163D st, 440 W (8:2110); Maurice Cohen
of Yonkers, NY, to Henry W Dazian, 117
E 23; (A) Greenberg & Levy, 55 Liberty
(\$5,750, Apr1'18); Apr4'18. nom
165TH st (asa reads 156TH ST), 552 W
(8:2122); Chas M Rosenthal to N Y Title &
Mtg Co (\$6,500, Apr3'18); Apr3'18. O C & 100
175TH st, 551 W (8:2133), nwc Audubon
av, 100x52.3; Henry Morgenthau Co, 30 E
42, to Wilhelmine Viereck, 211 W 102; (A)
Fredk Lese, 35 Nassau (\$12,750, Feb5'17);
Apr4'18. nom
Av A (5:1467), nwc 72d, 25.8x100; Geo A
Evalenko to American Equitable Assur-
ance Co of N Y, 68 Wm; (A) Title Guar
& T Co (\$19,000, Oct26'17); Mar29'18. 100
Amsterdam av, 709 (4:1225); Philadelphia
Trust Co of Phila, Pa, in trust for Isabel
B Cox, will of Alex Brown, to Title Guar
& T Co (\$15,000, Mar29, 1892); Apr3'18. 15,000
Amsterdam av (4:1214), es, 77.2 s 84th,
25x90.10; Alex D Irving, Jr, & ano, trstes
will Henry du Pont, to Title Guar & T Co
(\$19,000, Feb29, 1892); Apr4'18. 19,000
Broadway, 2191-9 (4:1169), swc 78th;
leasehold; Leo S Bing to Fredk Schimper,
420 Riverside dr; (A) H S Mansfield, 55
Liberty (\$30,000 (\$17,500 now due), Apr5
'16); Apr2'18. 17,500
Sherman av (8:2175), swc Arden, 80x125;
County Holding Co to Edw A Ridley, at
Panwood, NJ; (A) Scott, Gerard & Bowers,
46 Cedar (AT in mtg \$80,000, Mar25'15);
Mar29'18. 5,000
West Broadway (2:475), es, 175 n Grand,
43.3x75; Central Trust Co of N Y to Eva
Schenkein; (A) Lind & Pfeiffer, 46 Cedar
(\$35,000, Apr24, 1889); filed & discharged
Apr3'18. 35,000
1ST av (5:1545), nwc 82d, 39.3x100; Title
Guar & T Co to Edw J Loughman at Law-
rence, LI; (A) Title Guar & T Co (\$50,000,
Nov8'12); Apr2'18. 50,000
1ST av (5:1545), same prop; Edw J
Loughman to American Equitable Assur-
ance Co of N Y, 68 Wm; (A) same (same
mtg); Apr2'18. 48,000
2D av, 2434 (6:1801); Cath D Pringle of
Biarritz, France, to John Hyslop, 4 River-
view ter; (A) Merrill, R & T, 100 Bway
(\$4,000, Dec24'07); Apr3'18. 4,000
3D av, 2177 (6:1783); re-recorded from
Mar5'18; Jacob Frankenthaler to Advance
Mtg Co, 115 Bway; (A) Lewis S Marx, 128
Bway (\$3,000, Jan13'14); Apr2'18. O C & 100
4TH av, 407-13 (3:884); Cornelia Z Em-
met, 50 E 76, to Maximilian Strasser, 1454
St Nicholas av; (A) Emmet & Parish, 52
Wall (\$55,000, Sept1'11); Apr1'18. nom
5TH av, 164 (3:768); Jas M Ralston, exr
John T Davidson, to Title Guar & T Co
(\$16,000, Jan6'03); Apr4'18. 10,000
5TH av, 2096 (7:1829); Title Guar & T
Co to Bankers Trust Co, 16 Wall, trste will
Moritz Cohn, for Ethel K Frazee; (A) Title
Guar & T Co (\$21,000, Jan10, 1899); Mar
29'18. 10,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

MARCH 29, 30, APRIL 1, 2, 3 & 4.

Attorney st, 172 (2:345); Isidore Fried-
man, of Allegheny, Pa, to Julia Stein, Eliz-
abeth, NJ; (A) Jacobs & Livingston, 132
Nassau; Oct12'08; Apr1'18. 5,000
Front st, 132-4 (1:138); Elias Alexander to
Adelaide R Read (Hastings), Fisher A
Baker & Chas A Peabody, trste will John
Downey; (A) John P Montgomery, 2 Wall;
Mar16'09; Apr3'18. 75,000
Jones st, 5 (2:590); Jos & Clotilda Rov-
egno to Natalie & Amelia Mangini, 90
Oliver; (A) M A Rofrano, 198 Bway; Dec
1'11; Mar29'18. 5,000
Ludlow st, 152 (2:411); Jacob & Sarah
Jacobowitz of Brooklyn to Leon Tuch-
man, NY; (A) Manheim & Manheim, 302
Bway; May4'08; Apr3'18. 8,000
Water st, 386-82 (1:251); Domenico Rov-
egno to Jno & Teresa Capelli, 24 James;
(A) C A Zerbarini, 346 Bway; Jan8'18; Mar
29'18. 3,000
11TH st, 267 W (2:623); Hermann &
Anna Kuhlmann, on premises, to Herman
Lichten; (A) S B Hamburger, 2 Rector;
May1'12; Apr1'18. 3,000
12TH st, 36 W (2:575); Mary V W, wife
Benj S Church, to Jas E Clark, Plainfield,
NJ; (A) Man & Man, 56 Wall; Nov10, 1897;
Apr3'18. 22,500
22D st W (3:745), sws, 135.6 se 9 av, 21.6
x98.8; Fredk S Lamb to Osborn R Lamb,
356 W 22; (A) Spencer, Ordway, L & W, 27
William; Sept15'09; Apr1'18. 7,000
24TH st W (3:721), ss, 175 from swc 9
av, 25x80; Garret S Wright, 412 W 24, to
John & Chas Beckman, Jr, 401-3 W 23; (A)
Shepard, S & H, 128 Bway; July21'11; Apr
4'18. 1,000
25TH st, 437-39 W (3:723); Frances J
Miller to Mary E Reed, 419 W 22; (A)
Otto Scheilke, 1447 75th, Bklyn; July31'16;
Mar29'18. 2,000
35TH st, 209 E (3:916); Helen M Mc-
Cartney, individ & as extrs of Jas Mc-
Cartney, to Edith L Cannon, 303 W 76; (A)
Title Guar & T Co; Nov24'16; Mar29'18. 6,000
36TH st, 149 E; also 36TH ST, 219 E;
also 36TH ST, 223 E (3:815, 892, 917); also
38TH ST, 305 E (3:944); Wm & Eliz Cook
of Narrowsburg, Sullivan Co, NY, to Lis-
ette L Schaefer of Massapequa, LI; (A)
Wolf & Kohn, 203 Bway; Apr1'17; Apr2'18.
1,000

36TH st, 206 E (3:916); Helen M Mc-
Cartney, individ & as extrs Jas McCartney,
to Edith L Cannon, 303 W 76; (A) Title
Guar & T Co; Nov24'16; Mar29'18. 6,000
36TH ST, 219 E; also 36TH ST, 223 E;
also 36TH ST, 212 E (3:917); also 38TH ST,
305 E (3:944); Valentine Jr & Alice V Cook
at Freeport, LI; Martin V & Harriet J
Cook, 135 Highland Cross, Rutherford, NJ;
Wm & Eliz Cook, Whitestone, LI; Christine
Straiton, 15 E 104, & Susana Sands, 149 E
36, to Arthur E Helmrich, — Central Park
W; (A) Jos J Baker, 34 Nassau; Jan15'15;
Apr2'18. 1,500
36TH st, 221 E (3:907); Poline wife Mor-
ris Byk to Grace Schuyler De Luze & Wm
Harrison; (A) Varnum & Harison, 31 Na-
sau; Oct22, 1889; Apr2'18. 11,000
37TH st W (3:812), ss, 100 w 6 av, 97.2x
98.9x135x105.9; Robert & Olivia P Hoe to
Perey R Pyne; (A) Cadwalader, W & T,
40 Wall; Dec26, 1889; Apr2'18. 200,000
39TH st, 551-3 W (3:711); Jno F & Paul-
ine R Murray, 33 Clifford Ter, Weehawken,
NJ, to De Kerns Commission Co of N J;
(A) Title Guar & T Co; Mar27'15; Apr2'18.
13,000
45TH st E (5:1337), ns, 141 w 1 av, 159x
100.5; also 44TH ST, ss, 175 w 1 av, 150x
200.10; also 44TH ST, ss, 100 w 1 av, 125x
100.5; Fred Oppermann Jr Brewing Co to
Metropolitan Life Ins Co; (A) Butcher, T
& F, 1 Mad av; June6, 1899; Apr3'18. 250,000
47TH st, 133-5 W (5:1302); Terence J
Lynch, 135 E 47, to Lorenzo Borriello, 211
E 40; (A) Palmieri & Wechsler, 63 Park
Row; June15'15; Apr3'18. 2,273.67
50TH st W, ss, 77.10 w Bway, see Bway,
swc 50th.
62D st, 8 E (5:1376); Warner Van Nor-
den to Assets Liquidation Co, 55 Liberty;
(A) Wing & Russell, 14 Wall; Feb10'10;
Mar30'18. 100,000
79TH st, 234 E (5:1433); Mary E Ritser
to Simon R Weil & Farmers Loan & Trust
Co, trstes will Max Weil; (A) David Mc-
Clure, 22 William; Apr22'04; Apr1'18. 9,500
84TH st E (5:1563), ss, 100 e 1 av, 19.1x
102.2; Jas M & Kath C Power, West End,
NJ, to Wm Ottmann & Co, 211 Water; (A)
M A Karscheidt, 302 Bway; Feb25'15; Apr
4'18. 211.76
84TH st, 216 W (4:1231); Philomena M
Mallon of Bklyn to Margt T Heath; (A)
Geza Eichhorn, 7 Beekman; Sept13'06; Mar
29'18. 2,000
86TH st, 132 W (4:1216); Jane T Dillon
to Harris D Colt; (A) Adams & Comstock,
26 Wall; May25, 1891; Apr2'18. 25,000
87TH st W (4:1217), ss, 97.6 e Amster-
dam av, 108x100.8; West Side Constn Co to
the Rotary Realty Co, 150 Lafayette; (A)
Stoddard & M, 128 Bway; May14'14; Mar29
'18. 30,000
100TH st, 161 W (7:1855); Frank &
Marie Burg to Rudolf Glattili, 123 W Sid-
ney av, Mt Vernon, NY; (A) H A & C E
Heydt, 27 William; Apr2'06; Apr1'18. 13,000
116TH st, 419 E (6:1710); Antonio As-
clone, 324 E 116, to F L Realty Corp, 74
Bway; (A) Strasbourger & S, 74 Bway;
Sept18'17; Apr2'18. 550
119TH st, 158 W (7:1903); Henry G &
Regine Pritting to Minnie Kauffmann, 1071
Halsey, Bklyn; (A) John H Fleury, 194
Montague, Bklyn; June14'12; Mar30'18. 3,000
126TH st W (7:1952), ss, 203.8 w 8 av,
15x89.10; Wm S Flagg to Eliz E Smith, of
Venice, Italy; (A) R Gamble, 111 Bway;
Dec28, 1896; Apr2'18. 5,000
127TH st W (6:1725), ns, 416.3 e Lenox
av, 18.9x100; The Courtney Development
Co, 156 Bway, to Charlotte A Williams, 875
West End av; (A) Wesselman & K, 55
Liberty; Feb20'18; Apr3'18. 2,500
128TH st W (6:1726), ns, 75 e Lenox av,
60x99.11; Abr & Rebecca Silverson to State
Bank, 378 Grand; (A) Lawyers T & T Co;
Aug3'06; Apr2'18. 12,000
135TH st W (7:2002), ns, 505 w Bway,
102.2x99.11x125x102.6; Chas J Butterly, 127
Covert st, Bklyn, to Halcyon Real Estate
Corp; (A) Otto R Hartman, 56 Pine; Sept
19'13; Mar29'18. 20,000
135TH st W (7:2024), ns, 465.6 w 7 av,
17x99.11; Chauncey O Middlebrook, 16 Riv-
ington, to Hy W Harwood, 134 2d pl,
Bklyn; (A) W C Arnold, 120 Bway; July3
'17; Apr3'18. 8,000
146TH st, 514-24 W (7:2077); College
Holding Co to Bennett Sanberg & Abr
Goldberg, 53 W 117; (A) Morrison & S,
320 Bway; Feb16'17; Apr2'18. 1,500
147TH st, 626 W (7:2093); Michl & Kath
Fleck to Anton C H Hupfel; (A) Chris G
Hupfel, 59 Wall; Jan24'01; Apr3'18. 7,000
150TH st W (7:2097), ns, 150 w Bway,
75x99.11; Hebrew Sheltering Guardian Soc
of N Y to Farmers Loan & Trust Co, 16-22
William; (A) Geller, R & H, 22 Exch pl;
June6'11; Apr3'18. 21,500
156TH st W (8:2114), ss, 308 e Bway, 17
x99.11; Adolph G & Annie Seiler to Annie
M Baer, 605 W 165; (A) Blandy, Mooney
& S, 37 Wall; Mar31'10; Apr1'18. 10,000
163D st, 440 W (8:2110); Ada Meyer to
Hy W Dazian; (A) E A Isaacs, 27 William;
Sept1'12; Apr1'18. 5,600
Amsterdam av, 587 (4:1219); Henry &
Martha H Vizethann to Eliz Dickinson, on
premises; (A) Edw A Isaacs, 55 Liberty;
Mar31'14; Apr1'18. 6,000
Amsterdam av, 3852-4 & 3856-8 (8:2219);
Richd A Henriquez, 656 W 204, et al, to
Clara H Castellanos, 13 W 88; (A) Byrd
D Wise, 15 William; Jan30'17; Apr2'18. 15,000
Broadway, 72-4 (Morgan st, 9-13) (1:23);
Century Bldg Co to Morgan G Barnwell &
Chas E Thierot, trstes will Peter Marie;
(A) Kidder, Melcher & Ayres, 27 William;
July29'10; Apr2'18. 100,000

Broadway (4:1021), swc 50th, 50.5x77.10
x50.5x20.2; also 50TH ST, ss, 77.10 w
Bway, 50x100.5; Anna L Clement to Law-
yers Title & T Co; (A) Lawyers Title & T
Co; April'10; April'18. 150,000
Columbus av, 985 (7:1844); Herman
Brand & Julius Felsenthal to Esther
Jerkowski; (A) Morris Cooper, 198 Bway;
Apr2; Apr3'18. 10,000
Riverside dr, 865 (8:2135); Hobart Real-
ties Corp, 217 Bway, to North Castle
Realty Corp, 80 Pine; (A) Title Guar &
T Co; Jan15'18; Apr3'18. 7,500
Terrace View av (13:3402), ws, 100 s
Marble Hill av, runs w100xse3.2xe97.2 to
ws Terrace View av x—86.1 to beg; Reu-
ben C & Melissa Harvey to Rufus L Scott,
430 Greene av, Bklyn; (A) R S Scott, 93
Nassau; Dec10'10; April'18. 680
West Broadway, 351-3 (2:475), 43.3x72;
Jos Libman & Adolph Mintzer to Eva
Scheinken; (A) Lind & P, 46 Cedar; Apr23,
1889; Apr3'18. 35,000
West Broadway, 484 (2:516); Chas R &
Anna C Ruegger, Woodbridge, NJ, to De
Witt C Romaine, 473 Hudson; (A) N Y
Title & M Co; May21'13; Apr4'18. 4,000
West End av (4:1245), swc 33d, 19.6x
78.8; Lyman E Warren to Anna Bogert, 39
W 75; (A) L E Warren, 1457 Bway; Apr9
'17; Apr4'18. 8,000
2D av, 2409 (6:1788); Oscar & Carl
Oestreicher to Niagara Life Ins Co, Buf-
falo, NY; (A) Van Schaick & Norton, 100
Bway; May25'06; April'18. 18,000
3D av, 551 (3:917); Julius & Ray Hebald
& ano to Eva Hebald, 166 Bowery; (A)
Fischer & R, 115 Bway; Apr16'13; Mar29
'18. 6,000

MORTGAGES.

Borough of Bronx.

MARCH 29, 30, APRIL 1, 2, 3 & 4.

Falle st (10:2763C, 2768B, 2768G, 2767,
2769A, 2769B, 2766E & 2766E), es, at ws
Hunts Point av, runs n along av 24xe
10.10 to st xs21.9 to beg; also LONGFEL-
LOW AV, ws, 25 n Randall av, runs n25.1
to Hunts Point av xnw22.5xw100xe99.4 to
beg; also FAILE ST, ws, 100 s Randall av,
runs s99.2xne55.11xne50.9xw 39.11 to beg;
also RANDALL AV, swc Bryant av, 25x
100; also BRYANT AV, es, 175 n Eastern
blvd, 50x100; also LONGFELLOW AV, ws,
125 s Randall av, 100x100; also HUNTS
POINT AV, sws, 182.4 se Randall av, 100x
100; also LONGFELLOW AV, es, 549.11 s
Sporford av, runs s47 to Hunts Point av,
xse3.4xe98.6xns50xw100 to beg; also WHIT-
TIER ST, es, 137.6 n Randall av, runs n
62.4xe123.8xsw21.5 & 44 xw56.2 xsw 21.8 to
beg; pr mtg \$9,950; deed recorded as a mtg
statement filed with Register recording
tax of \$175 paid; Mar21; Mar30'18; John P
Magner, Rye, NY, to London & Lancashire
Indemnity Co of America, 57 William, nom
Falle st, ws, 100 s Randall av, see Faile,
es, at ws Hunts Point av.
Fox st, 972 (10:2724), es, 340.6 n 163d, 40
x108.9x40x109.2; Apr1; Apr2'18; due as per
bond, 6%; Josef Albrecht, 976 Fox, to Gus-
tav P Helfrich, 2871 Grand concourse, 6,000
Godwin ter (13:3404), sec 231st, runs s
84.1xe125xw25xw127.9 to 231st xw8.9 to
beg; PM; Jan3; Mar29'18; 3y5½%; Wm L
Thompson to Jos M Callahan, 1037 Ogden
av, ref. 2,240
Glover st, 1438 (15:3969), es, 100 s Lyon
av, 25x130, except part taken by City N Y;
PM; Mar29; Apr1'18; 3y5½%; Olds Hold-
ing Corp, 217 Bway, to Jennie Brown,
2967 Perry av. 5,500
Kelly st (10:2711), nec Intervale av, runs
n82.11xe105.11x37xw9.11xsl100 to av xw48.3
to beg, except from above Interior plot,
begins 100 n Intervale av & 115 w Beck,
runs n20xsl7.5xe9.11 to beg; PM; pr mtg
\$—; Mar21; Apr2'18; 5y6%; Morris
Hirsch, 1479 Mad av, to Hy Morgenthau Co,
30 E 42. 6,000
Kimberly pl (13:3401), ns, 100 w Bway,
25x100; PM; Jan3; Jan10'18; 3y4½%; John
T Regan to Jos M Callahan, ref, 1037 Ogden
av; corrects error fn issue of Jan12, when
prop was Bway, ns, 100 w Bway. 690
Lorillard pl, 2446 (11:3058), es, 130 n
188th, 25x97.5; PM; pr mtg \$4,300; Mar
29; Mar30'18; installs, 6%; Chas L Salerno,
552 Fordham rd E, to Paolina Giacini, 2446
Lorillard pl. 2,200
Loring pl (11:3225), ws, 59.1 n 183d, 21x
102.8x20.11x103.11; PM; Apr1; Apr2'18; 3y
5%; Eliz A Campbell to Jos S Whiteside,
308 W 82. 8,000
Perot st, 3 (12:3254), ns, 115.9 w Sedg-
wick av, 15.9x98; Mar1; Apr2'18; 3y6%;
Jas Knowles, 3 Perot, to Dora G Polsenski,
5563 Bway. 1,500
Whittier st, es, 137.6 n Randall av, see
Faile, es, at ws Randall av.
136TH st E (10:2549), ns, 491.11 w Cy-
press av, 50x100; pr mtg \$6,000; Feb8'15;
Apr2'18; 3y6%; Jacob Kauffman, Bklyn, to
Josephine M Crow, 107 Park, Montclair, N
J. 1,000
140TH st E (9:2302), ss, 66 w Willis av,
18.6x75; pr mtg \$1,000; Mar27; Apr2'18;
3y5%; Amanda & Sarah Ayling, 210 W
121, to Bridget Cleary, 425 W 24. 1,000
145TH st E, sec Concord av, see Concord
av, sec 145.
160TH st, 406 E (9:2381); ext of \$20,000
mtg to Apr2'23 at 5%; Apr2; Apr3'18;
Board of Managers of Diocesan Missionary
& Church Extension Soc of Protestant Epic
Church in Diocese of N Y with Josephine
Klpp at Fordham rd & So Blvd. nom
162D st, 559 E (10:2690), ns, 160 e Pros-
pect av, 37x42.3; PM; pr mtg \$4,000; Apr2
'18; due Oct2'19, 6%; Louis Schwerthoffer
to Jas C Gaffney, 1148 Tiffany. 2,200
162D st, 569 E (10:2690), ns, 160 e Pros-
pect av, 38.5x42.3; Mar28; Apr2'18; 3y5½%;
Jas C Gaffney to Sophia Stark, 438 E 144.
4,000
163D st E, nec Tinton av, see Tinton av,
nec 163d.

166TH st E (9:2370), ss, 150 e Wash av,
25x100; Mar28; Mar29'18; 1y6%; Frieda
Warschaw to Abr Stolwein, 1244 Grand con-
course. 800
166TH st E, nec Brook av, see Brook av,
nec 166.
167TH st E, nwc Prospect av, see Pros-
pect av, nwc 167.
170TH st E, nwc Crotona av, see Cro-
tona av, nwc 170th.
176TH st E (11:2892), ss, 109 e Anthony
av, 205.11x214.9x128x122.9; PM; Mar30; Apr
2'18; 5y5%; Grassi Plastering Co to Mor-
land Mtg Co, 120 Bway. 17,500
176TH st E (11:3004), nwc Longfellow
av, 100x88x100x89, except part for 176th &
Longfellow av; PM; Apr1; Apr2'18; 3y int
as per bond; Morton M Green to Louise N
Bristow, 896 Crotona Park So. 10,650
181ST st, 646 E (11:3081), ss, 84.8 w Bel-
mont av, 34.8x115x33.7x106.6; PM; pr mtg
\$22,000; Mar30; Apr2'18; 4y6%; Wm F Jahr,
986 6 av, to John P Dippel, 32 Fairview
Ter, West New York, NJ, & ano. 3,000
181ST st, 945 E (11:3129), ns, 100 w Vyse
av, 61.4x114.9x58.10x110; PM; pr mtg \$42,-
500; Apr2'18; due June1'21, 6%; Markstone
Realty Co to Benenson Realty Co, 401 E
152. 9,000
181ST st E, nec Clinton av, see Clinton
av, nec 181st.
182D st, 455 E (11:3038), ns, 133.4 e Park
av, 33.4x100; pr mtg \$16,000; Apr2'18; due,
&c, as per bond; Eugenia Reichert, 28 West
Sidney av, Mt Vernon, NY, to John Hein-
lein, 458 56th, Bklyn. 2,500
183D st E, swc Walton av, see Walton
av, swc 183d.
184TH st E (11:3039), ns, 111.11 w Wash
av, 16.8x100; ext of \$4,000 mtg to Mar1'21
at 5%; Mar11; Apr2'18; Bankers Trust Co,
trste Moritz Cohn, with Andrew Bade, 465
E 184 (R S \$2). nom
186TH st E, nec Park av, see Park av,
nec 186th.
190TH st W (11:3220), ns, 127.9 w Uni-
versity av, 55.3x100x55.2x100.2; ext of \$50,-
000 mtg to Mar29'20, at 5%; Mar29; Mar
30'18; Bronx Savgs Bank, 429 Tremont av,
with Wm M Moore Holding Co, 42 Bway,
& Wm M Moore, 2508 University av (R S
\$21.50). nom
190TH st W (11:3220); same prop; mu-
tual agmt as to re of above from agmt re-
corded Aug16'17; Mar28; Mar30'18; City
Mtg Co, Wm M Moore Holding Co & N Y
Trust Co, each with the other. nom
223D st, 819 E (17:4848), ns, 179.7 e
Barnes av, 25x114; Apr1; Apr3'18; due July
1'23, 5½%; Patk McSorley to Emma &
Bertha Lomberg, 103 Washington, Bklyn,
joint tenants. 4,000
223D st, 819 E, sobrn agmt; Apr1; Apr3
'18; Karl Schreiber with same. nom
224TH st E (16:4837), ss, 356.2 e White
Plains rd, 25.1x114.3; Mar23; Mar29'18; 3y
6%; Giuliano Lacovara, 738 E 224, to An-
tonio Loscalzo, 21 Lee av, B of Q, NY. 2,000
232D st E (17:4879), nes, 255 se Paulding
av, as on map Wakefield, 50x89.5; Mar30;
Apr1'18; 3y6%; Myles Dolan, 998 Av A,
to Olga Iden, 1636 E 232. 1,500
Bailey av (11:3238), ws, 101.7 n 192d, 250
x103.11x250x103.9; agmt as to contract to
purchase casings tubes, &c; Mar23; Mar
29'18; Norman W Peters, 380 Riverside rd,
with Keystone Tire & Rubber Co, 1877
Bway. nom
Beach av, 1471-3 (15:3916), ws, 100.7 n
Merrill, two lots, together in size 50x123.6
x50x126.7; two PM mtgs, each \$4,500; Mar
29; Apr1'18; 3y5½%; Olds Holding Corp,
217 Bway, to Jennie Brown, 2967 Perry av.
9,000
Belmont av (11:3075), ses, 657.6 sw Ford-
ham rd, 61x100; PM; pr mtg \$5,000; Mar30;
Apr2'18; 3y6%; Giuseppe Carozza, 2475
Belmont av, to Patk & Johanna Dillon,
2468 Belmont av, joint tenants. 1,000
Benedict av (15:3931), ns, 226.11 e Stor-
row, 25x90; PM; Mar28; Mar30'18; due Sept
28'20, 6%; Agnes Ryan & Madeline J Nack
to Eliz K Dooling, 179 E 80. 500
Brook av (9:2392), nec 166th, 79.7x108x
92.4x100.6; PM; Apr1; Apr3'18; due May1
'21, 6%; 166th St Garage Inc to Payne Es-
tate, a corp, 98 Park av. 11,500
Bryant av, swc Randall av, see Faile es,
at ws Hunts Point av.
Bryant av, es, 175 n Eastern blvd, see
Faile, es, at ws Hunts Point av.
Clinton av (11:3097), nec 181st, 66x45.2;
Mar28; Mar29'18; 3y5½%; Margt A Wales,
1975 Crotona av, to Annie Bruckner, 388
E 160. 3,000
Concord av (10:2577), sec 145th, 77.9x
100; pr mtg \$11,000; Apr4'18; due July5'23,
6%; Annuccio Santini to Emma V Lam-
brose, 452 E 149. 4,000
Crotona av (11:2936), nwc 170th, 40.5x
100.2x37.3x116.1; PM; pr mtg \$34,250; Apr
2; Apr3'18; 1y6%; Frank Zebro & Co to
Benenson Realty Co, 401 E 152. 2,300
Edwards av, 1425 (18:5370), ws, 329 s
Balcom av, 21.2x72.3x20x66.3; PM; pr mtg
\$—; Mar18; Mar30'18; due July1'21, 6%;
Adelaide A Wabst, 3301 Cruger av, to
Hugo Wabst, 3301 Cruger av. 2,000
Edwards av, 1427 (18:5370), ws, 307.10
s Balcom av, 21.3x66.3x20x59.1; PM; pr mtg
\$—; Mar18; Mar30'18; due July1'21, 6%;
Adelaide A Wabst, 3301 Cruger av, to Hugo
Wabst, 3301 Cruger av. 1,500
Fairmount av (18:5373), ns, 30.6 w Val-
entine av, 75x100; Mar28; Mar29'18; 3y6%;
Raphael J Smyth, 240 East Tremont av, to
Mutual Benefit Soc of Members of East
German Conference of Methodist Epis
Church, 48 St Marks pl. 1,100
Findlay av (9:2436), es, 190 s 169th, 16.8x
100; agmt as to share ownership in mtg;
Mar15; Apr3'18; Stella R Epstein with
Lawyers Mtg Co. nom
Grand blvd & concourse, 1236-44 (9:-
2457); certf as to reduction of mtg; Mar
29; Apr1'18; John L Fox to Delta Holding
Corp, 27 Bway.

Hughes av (11:3073), ws, 250 s 186th,
25x87.6; Mar29; Mar30'18; 3y6%; Erme-
linda Astorino, 2319 Hughes av, to Rosie
Amelio, 2462 Walker av. 1,200
Hunts Point av, sws, 182.4 se Randall av,
see Faile, es at ws Randall av.
Hunts Point av, ws at es Faile, see
Faile, es at ws Hunts Point av.
Intervale av, nec Kelly, see Kelly, nec
Intervale av.
Kingsbridge rd, 1026 (11:3100), sws, 25.2
x71.8x21x85.9; Apr1; Apr3'18; 3y6%; Susan
A Deickmann, 1026 Kingsbridge rd, to John
W Bohl, 200 South. 1,100
Longfellow av, ws, 25 n Randall av, see
Faile, es at ws Hunts Point av.
Longfellow av, ws, 125 s Randall av, see
Faile, es at ws Hunts Point av.
Longfellow av, es, 549.11 s Sporford av,
see Faile, es at ws Randall av.
Longfellow av, nwc 176th, see 176th E,
nwc Longfellow av.
Morris Park av, 3115 (15:4236), nws, 160.5
ne Pelham rd, 50x123.10x50x127.4; Jan2'18;
due, &c, as per bond; Ida C Petterson, 3115
Morris Park av, to Eliz A Braine, 78 Cam-
bridge pl, Bklyn. (Corrects error in issue
Jan5 when mortgagor was Ida C Patter-
son). 3,000
Newbold av (14:3813), ss, 205 w Castle
Hill av, 50x108; PM; Apr1; Apr3'18; 3y
5½%; Louise H Orgler, Floral Park, LI, to
Anna M Walther, 164 Caroline, Ogdens-
burg, NY. 1,500
Palisade av (13:3424), swc River av, 197
x360x irreg; ext of 2 mtgs aggregating
\$20,000 to June1'23 at 5½%; Mar25; Apr
3'18; Saml O Buckner, Milwaukee, Wis,
with John M High (R S \$10). nom
Park av (11:3040), nec 186th, 50x100; pr
mtg \$40,000; Apr1; Apr2'18; 4y6%; Wm
Moller, 4382 3 av, to Benenson Realty Co,
401 E 152. 7,750
Park av (11:2907), es, 195.6 s 175th, 18x
150; PM; Apr1; Apr2'18; installs, 5%; Chas
S Rubino to Weissmann Holding Co, 74 St
Edwards, Bklyn. 4,250
Prospect av (10:2680), nwc 167th, 50x100;
PM; Apr3; Apr4'18; 10y5%; College Hold-
ing Co to Green-Wood Cemetery, 170 Bway.
60,000
Randall av, swc Bryant av, see Faile, es,
at ws Hunts Point av.
River av, swc Palisade av, see Palisade
av, swc River av.
Sedgwick av, 2513-19 (11:3237), ws, 318
n of unnamed st just n of intersection of
Bailey av & Sedgwick av, 75x124.7x78.4x
124.7; Mar27; Mar29'18; due as per bond,
6%; Ida R Janes, 2519 Sedgwick av, to
Alice I Connolly, 30 E 35. 1,600
Taylor av (15:3878), es, 300 s McGraw av,
except part for Taylor av; Apr2; Apr3'18;
3y6%; Kath Kuber individ & as extrx &
Herman Suesens, exr Chas Kuber, to Mag-
dalena Lohbauer, 1966 University av, 2,500
Taylor av (15:3882), es, 25 s Wood av,
25x95; PM; pr mtg \$1,500; Apr—; Apr4'18;
installs, without int; Rae R Ottenberg, 262
W 154, to Louisa Travis, 1380 Taylor av.
800
Teller av (9:2423), swc 164th, 18.7x110x
26.11x110.4; PM; Jan3'18; 3y5½%; Sol H
Jackson, 310 E 164, to Cath G Muller, 359
E 145. (Corrects error in issue Jan5 when
property was Teller av, sec 164th). 4,500
Tinton av (10:2669), nec 163d, 82.11x16.6,
except part for st; Mar18; Apr1'18; 5y5%;
Stefano Civiletti to Louis Huber, 787 E
163. 3,300
Trinity av, 531 (10:2557), ws, 100 s 149th,
17.8x98; ext of \$4,000 mtg to Mar29'23 at
5%; Mar29; Apr1'18; Bronx Savings Bank,
429 Tremont av, with Wm M Moore Hold-
ing Co (R S \$1.25). nom
Walton av (11:3186), swc 183d, 43x95;
Mar30; Apr2'18; 3y6%; Geo Coburn Constn
Co, 2471 University av, to Sylvan Lehmay-
er, 166 W 87. 7,500
Walton av (11:3186), swc 183d, same
prop; certf as to above mtg; Mar30; Apr2
'18; same to same.
Westchester av (15:4055), ss, 102 e 175th,
2.11x140x27.1x137.4; ext of \$3,500 mtg to
Mar17'20, int as per bond; Mar17; Mar29
'18; Jessie R Morrison & ano, extrx Annie
A Shea, with Juliet Clark, 712 E 182. nom
Woodycrest av, 1009 (9:2512), ws, 151.2 n
164th, 25.2x85; PM; pr mtg \$5,500; Apr2;
Apr3'18; due, &c, as per bond; Mary A
Brose to Kath B Potter, 1009 Woodycrest
av. 500
**Interior plot, begins 100 n Intervale av
& 115 w Beck**, see Kelly, nec Intervale av.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis
are that of the original mortgage.
When attorney is not given it is the
party of second part.

Borough of Bronx.

MARCH 28, 29, 30, APRIL 1, 2 & 3.

Fox st, 800, see Longwood av, 1015-23.
Kelly st (10:2713), es, 191.10 s West-
chester av, 38x100; John E Miller & ano,
exrs Kate C Brown, to Lawyers Mtg Co
(\$22,500, May9'10); Apr1'18. 22,500
Loring pl (11:3225), ws, 59.1 n 183d, 21x
102.8x20.11x103.11; Eliza N Hall, 107 E 65,
to Jos S Whiteside, 2 W 83; (A) Lawyers
Title & T Co (\$10,000, Sept16'07); Apr2'18.
10,077.77
134TH st, 686 E (9:2278); Emma Van Gel-
der, admrx John Van Gelder, 421 E 136, to
Jos H Monahan, 2326 Ryer av; (A) E Van
Gelder, 421 E 136 (\$6,000, Oct20'03); Mar
28'18. 3,045
134TH st, 686 E; Jos H Monahan to
Emma Van Gelder, 421 E 136; (A) same
(\$6,000, Oct20'03); Mar28'18. 3,045
136TH st, 591 E (10:2549); Chas Wolf to
Robt Benenson, 255 E 174; (A) Lawyers
Title & T Co (\$2,500, Jan31'12); Mar28'18.
2,500

137TH st, 448 E (9:2281); Cath Huston, gdn Bessie M Huston, 667 10th, Bklyn, to Bessie M Huston, 667 10th, Bklyn; (A) Shiland & H, 149 Bway (\$16,000, Aug23 '09); Apr1'18. 2,500
140TH st, 350 E (9:2302); P Fredk Bruner & ano, exrs Peter Bruner, to Emil Gartig, 885 Morris av; (A) J Wilson Bryant, 391 E 149 (\$13,000, Apr 30'07); Mar29 '18. 13,000
142D st, 408 E (9:2286); Walter S Gurnee et al, trstes Walter S Gurnee, to Wm Junge, 2919 3 av; (A) R E Bergman, 148th & 3 av (\$3,000, Feb25'09); Apr2'18. 3,000
142D st, 408 E; Wm Junge, 634 Manhattan av, Bklyn, to Lillie A Fink, 1129 Findlay av; (A) same (\$3,000, Feb25'09); Apr2 '18. 3,000
160TH st E (9:2381), ss, 21 e Melrose av, 50x98.10; Peter T Barlow & ano, trstes Saml L M Barlow, to Lawyers Mtg Co; (A) Lawyers Title & T Co (\$32,000, Feb25'13); Apr3'18. 32,000
160TH st E (9:2381), same prop; Lawyers Mtg Co to Board of Managers of Diocesan Missionary & Church Extension Society of Protestant Episcopal Church in Diocese of N Y, Amst av & 110th; (A) same (\$32,000, Feb25'13); Apr3'18. 20,000
165TH st, 335 E (9:2433); Annie Halpern to Hy Nembach, 282 E 137; (A) Geo A Steinmuller, 1511 3 av (\$3,720, Feb15'17); Apr1'18. 3,275.60
180TH st, 743 E (11:3096); Saml Danson to Our Realty Co, 820 St Anns av; (A) Menken Bros, 206 Bway (\$7,500, June19 '16); Mar30'18. 7,500
181ST st, 646-S E (11:3081); Maks Weiss, Bklyn, to Rosina Weiffenbach, 23 Patterson st, Jersey City, NJ; (A) Dipper & D, 140 4th, Union, NJ (\$4,000, Nov20'12); Apr 1'18. 4,000
188TH st, 267 E (11:3148); Thielv Bldg Co to Herman Seekamp, 2463 Tiebout av; (A) Title Guar & T Co (\$9,000, Mar28'18); Mar28'18. 9,000
190TH st W (11:3220), ns, 127.9 w University av, 55.3x100x55.2x100.2; N Y Trust Co to City Mtg Co, 15 Wall; (A) Lawyers Title & T Co (\$50,000, Aug15'17); Mar30'18. 50,000
190TH st W (11:3220), ns, 127.9 w University av, 55.3x100x55.2x100.2; City Mtg Co to Bronx Savgs Bank, 429 Tremont av; (A) Lawyers Title & T Co (\$50,000, Aug 15'17); Mar30'18. 42,500
209TH st, 365 E (12:3355); West Bronx Bldg Co to Wm H Maeder, 369 E 149; (A) Title Guar & T Co (\$4,000, Sept1'17); Apr 1'18. 4,000
223D st, 819 E (17:4848); Chas Funck to Karl Schreiber, 1135 Castle Hill av; (A) Title Guar & T Co (\$1,500, Feb1'08); Apr 3'18. 500
Beaumont av, 2316 (11:3103); N Y Title & Mtg Co to Charlotte L Wilkins at Morristown, NJ; (A) N Y Title & Mtg Co (\$7,000, Dec21'17); Apr2'18. 7,000
Belmont av (11:3075), ses, 657.6 sw Fordham rd, 61x100; Patk Dillon to Patk J Maloney, 464 W 41; (A) Ouden, K & S, 34 Pine (\$1,000, Mar30'18); Apr2'18. 1,000
Brook av, 1006 (9:2386); Frank Zebro & Co to Benenson Realty Co, 401 E 152 (\$750, Mar1'18); Apr3'18. 750
Brook av, 1407 (11:2896); Samson Rosenfield to Isaac Levy, 18 W 112; (A) G Eichhorn, 309 Bway (\$6,000, Dec2'09); Mar29'18. 6,000
Burnside av W (11:2863), sec Davidson av, 102.4x36.4x irreg; Emco Impt Co to Harry Eckstein, 652 Eastern Pkway, Bklyn; (A) Title Guar & T Co (\$21,000, Mar4'18); Mar30'18. 21,000
Clinton av, 2137 (11:3098); Abr Leipzig, 50 W 77, to Eliz Willetts, 458 Jelliff av, Newark, NJ; (A) A Willetts, 2312 Prospect av (\$6,000, Sept25'16); Apr3'18. 100
Crimmins av (10:2556), ws, 96.1 n 141st, 47.10x80; Lawyers Mtg Co to B Edmund David, 28 W 87, & ano, exrs Sigmund Blumenthal; (A) Lawyers Mtg Co (\$24,000, Feb11'07); Apr1'18. 20,500
Crotona av (11:3081), ws, 20.2 s 181st, 24 x99.1; Elizabeth MacCarthy, extrx Wm Z Larned, to Ernestine M Bredt, Llewellyn Park, West Orange, NJ; (A) Bureau of Awards, Municipal Bldg, NY (\$1,500, July 2'06, & \$3,000, May4'01); discharged Mar 28'18. 2,500
Franklin av, 1392 (11:2933); Rezi Brooks, Bklyn, to Benenson Realty Co, 401 E 152; (A) Lawyers Title & T Co (\$4,000, Apr16 '15); Mar28'18. 3,000
Leggett av, 986 (10:2684); Rosie Scheer to Rebecca Friedner, 1310 Carroll, Bklyn; ½ part; (A) Title Guar & T Co (\$35,000, May4'16); Feb11'18. (Corrects error in issue Feb16 when ½ part was omitted). 35,000
Longwood av, 1015-1019-1023 (10:2721); also FOX ST, 800 (10:2721); also SOUTHERN BLVD, 801 (10:2721); Fortis Realty Co to Chas S Lyons, 525 4th, Bklyn, & ano, exrs Moritz Falkenau; (A) C S Lyons, 46 Cedar (\$13,000, Jan15'18); Mar29'18. 13,000
Longwood av (10:2721), ns, 42 e Fox, 42 x110; Lucius H Beers to John C Lord, Morristown, NJ, 14-30 parts; (A) Lord, D & L, 49 Wall (\$30,000, Nov22'08); Mar29'18. 30,000
Longwood av (10:2721); same prop; same, as trstes for Margt H Lord, to Meta H Lord, Morristown, NJ, 11-60 parts; (A) same (\$30,000, Nov22'08); Mar29'18. 30,000
Longwood av (10:2721); same prop; same to John C Lord, Navesink, NJ, 11-60 parts; (A) same (\$30,000, Nov22'08); Mar 29'18. 30,000
Longwood av (10:2721), ns, 42 e Fox, 42x110; Lucius H Beers to Lucius H Beers, trstes for Margt H Lord, 11-30 parts; (A) Lord, D & L, 49 Wall (\$30,000, Nov22'08); Mar29'18. 30,000
Longwood av (10:2721); same prop; same to same, as trstes for Meta H Lord, 5-30 parts; (A) same (\$30,000, Nov22'08); Mar 29'18. 30,000

Morris av, 942 (9:2423); Union Trust Co, exr Mary J Aker, to Title Guar & T Co (\$9,000, Mar25'12); Apr1'18. 9,000
Newbold av (14:3832), ns, — e Haveny-er av, lot 461, map Unionport, 100x100; Madeline J Nack to Eliz K Dooling, 119 E 30; (A) Knox & D, 21 Cedar (\$1,200, Dec 19'18); Mar30'18. 1,200
Ogden av (9:2522), nec 170th, 100x110x 100x100.5; City Mtg Co to N Y Trust Co, 20 Broad; (A) F A Snow, 15 Wall (\$100,000, Sept12'17); Mar25'18. 90,000
Park av (11:3041), es, 68.3 n 187th; N Y Investors Corp to Title Guar & T Co, 176 Bway (\$16,000, Feb25'10); Mar25'18. 13,900
Park av (11:3041), es, 100 n 180th, 25x 100; Smith Williamson exr Agatha Bruckner, 112 No Bway White Plains NY, to Chas C Matthews, 4390 Park av; (A) J E Matthews, 4190 Park av (\$3,000, Feb29, 1899); Apr2'18. 3,000
Prospect av, 626-S (10:2685); Equitable Trust Co of N Y, 118 E 14th R Pierz, to Lawyers Mtg Co, 59 Liberty (\$50,000, Jan 14'10); Apr2'18. 20,000
St Ann's av (10:2556), es, 100.4 n 141st, 20x100; Wm F Horn admr Augusta J M Horn to Horn Realty Co, 413 E 103; (A) F W Hottenmott, 201 Bway (\$2,000, Aug1 '06); Apr2'18. 2,000
Suarescare av, 1301 (9:2519); May R Block, gdn Doris K Block, to Title Guar & T Co (\$2,100, Jan29'12); Mar30'18. 2,000
Southern Blvd, 801, sec Longwood av, 1015-23.
Steubins av, 1016 (10:2698); Cath Huston, 667 10th, Bklyn, gdn Bessie M Huston, to Bessie M Huston, same address; (A) Shiland & Huges, 149 Bway (\$4,500, Jan17 '11); Apr1'18. 4,500
Townsend av (11:2849), nec Clifford pl, 100x100; Fieyell Realty Co, 30 E 42, to Chas M Kosenchal, 610 West End av; (A) N Y Title & Mtg Co (\$10,000, Apr1'11); Apr 3'18. 10,000
Townsend av (11:2849), same prop; Chas M Kosenchal to N Y Title & Mtg Co, 130 Bway; (A) same (\$10,000, Apr1'11); Apr3 '18. 10,000
Union av, 1219 (10:3673); Eliz M Marshall & ano to N Y Title & Mtg Co (\$9,000, Oct30'12); Apr2'18. 9,000
Valentine av (11:3144), es, 280.11 n 180th, 18.11x98.2x17.1x99.9; Lawyers Mtg Co to Theresia Schoeninger as admrx Gottlieb Schoeninger, 407 Ams av; (A) Title Guar & T Co (\$3,300, Dec1'09); Mar25'18. 3,300
Valentine av (11:3144), es, 202.2 n 180th, 18.9x99.9x18.2x93.5; Wm Fiatio & ano to Lawyers Mtg Co; (A) Title Guar & T Co (\$3,500, Dec1'09); Mar28'18. 3,000
Valentine av (11:3144), same prop; Lawyers Mtg Co to Theresia Schoeninger as admrx Gottlieb Schoeninger, 407 Ams av; (A) same (\$3,500, Dec1'09); Mar28'18. 3,000
Walton av (11:3188), ws, 90.3 n 184th, 19.11x99.3; Louis H Cramer & ano, exrs Frank Leslie or Mrs Frank Leslie to Carrie C Catt, legatee Frank Leslie, 2 W 86; (A) H E Porter, 100 Bway (\$6,500, Dec22 '10); Apr3'18. 6,500
Webster av, 2475 to 2503 (11:3026); Aurelia Boband, 2875 Marion av, to Hy A Koelble, 35 W 124; (A) A G Koelble, 51 Chambers (\$5,000, June10'11); Mar30'18. 5,000
Lot 3 (17:5043), map Whitehall Realty Co; Charwyn Realty Co to Kath L Ward, 21 Ft Wash av; (A) Leo Schafran, 51 Chambers (\$1,000, Dec6'15); Apr1'18. 1,000
Lots 184 & 185 (15:4191), map Benson Estate, Throggs Neck; Geo Burke, exr Mary A Burke, to Geo Burke, 2038 Hughes av; (A) John B M Penntetto, 535 Tremont av (\$4,000, Sept16'10); Apr1'18. 4,000
Lots 19 to 21 (15:4330 & 4331), blk 61A, map Morris Park; Mutual Life Ins Co to Morris Park Estates, 43 Exch pl; (A) Sullivan & C, 49 Wall (\$19,775, Sept12'13); Mar29'18. 19,775
Lots 19 to 21 (15:4330 & 4331) same prop; Morris Park Estates to John J Tierney, 282 Van Buren, Bklyn; (A) same (\$19,775, Sept12'13); Mar29'18. 19,775
Lots 20, 21 & 26 (15:4332), blk 65, map Morris Park; Mutual Life Ins Co to Morris Park Estates, 43 Exch pl; (A) Sullivan & C, 49 Wall (\$8,890, Sept12'13); Mar29'18. 8,890
Lots 20, 21 & 26 (15:4332); same prop; Morris Park Estates to John J Tierney, 282 Van Buren, Bklyn; (A) same (\$8,890, Sept12'13); Mar29'18. 8,890
Lot 6 (18:5371), map Seton Homestead; Dahl Vandever to Harry Zirinsky, 392 Bushwick av, Bklyn; (A) Title Guar & T Co (asn transfer tax lien for \$113.08 dated Apr21'13); Mar28'18. 113.08
Lot 6 (18:5371), same prop; Harry Zirinsky to Charne Katz, 392 Bushwick av, Bklyn; (A) same; (asn transfer tax lien for \$113.08, dated Apr21'13); Mar28'18. 113.08

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

MARCH 28, 29, 30, APRIL 1, 2 & 3.

Clinton pl (11:3207), ss, 125 w Grand av, 25x100; Michl J Keenan to Abr C Quackembush; (A) Lawyers Title & T Co; Apr 16'07; Mar29'18. 2,500
Clinton pl (11:3207), ss, 125 w Grand av, 25x100; Lochinvar Realty Co to Central Mtg Co; (A) Lawyers Title & T Co; Mar 1'04; Mar29'18. 3,500
Macy pl (10:2688), ns, 250 w Hewitt pl, 25x140; Mary Amdur, 857 Macy pl, to Hat- tie S Newburger, 345 W 88; (A) Lawyers Title & T Co; Jan29'17; Mar28'18. 2,000

Melville st (*), ws, 400 n Van Nest av, 18.9x100; John B Desso, 1742 Adams, to Fiskill Savgs Institute, at Fiskill, NY; (A) C H Baechler, 1126 Tremont av E; Apr 20'15; Mar30'18. 3,500
Perot st, 3 (12:3254); Helen J Brennan to Jas K Knowles, 3 Perot; (A) F W Pollock, 309 Bway; Nov12'07; Apr2'18. 1,000
Perot st, 3 (12:3254); same to same; (A) same, June5'08; discharged by court order dated Mar27'18; Apr2'18. 3,500
134TH st E (10:2562), ss, 318.9 e Cypress av, 18.9x103.7; Edw Erickson to Dora Frank, 7 W 120; (A) Isaac Levison, 258 E 138; Feb8'17; Mar28'18. 485
134TH st E (10:2562), same prop; same to Bronx Security & Mtg Co, 258 E 138; (A) same; Feb3'16; Mar28'18. 250
166TH st E (9:2370), ss, as on map Mor- risania, 150 se Wash av, 25x100; Jacob Warschau, 496 E 166, to Mary Lang, 496 E 166; (A) A L Levy, 49 Jefferson; Mar29 '16; Mar29'18. 1,100
181ST st E (11:3081), ss, 84.8 w Belmont av, 34.8x115x33.7x106.6; John Perry to Abr L Lazarus, 150 Rodney, Bklyn; (A) Dippel & D, 140 4th st, Union, NJ; June2'13; Apr1'18. 2,500
181ST st E (11:3081), ss, 84.8 w Belmont av, 34.8x115x33.7x106.6; Hulda A Dag- gette, 1787 Ams av, to John P Dippel, 30 Fairview Ter, West New York, NJ, & ano; (A) Dippel & D, 140 4th st, Union, NJ; Apr 1'15; Apr1'18. 2,300
181ST st E (11:3081), same prop; Sole Realty & Constn Co to Rosa Rescigno, 2475 Hughes av; (A) same; Nov20'12; Apr1'18. 4,000
181ST st E (11:3081), ss, 85.9 e Belmont av, 22x140; Traf Bldg Co to Anton Suske, 301 W 152; (A) Lawyers Title & T Co; Jan10'16; Mar29'18. 1,000
182D st, 455 E (11:3038); Martha Butt- ner, 1151 Longfellow av, to Eugenia Reich- er, 28 W Sidney av, Mt Vernon, NY; (A) Title Guar & T Co; Apr4'14; Apr2'18. 3,000
223D st E (*), ns, 179.7 e Barnes av, 25x 114; Patk McSorley to Mary J Mapelsden, 129 William st, Catskill, NY; (A) Title Guar & T Co; Sept13'12; Apr3'18. 4,000
224TH st E (16:4837), ss, e ½ lot 599, map Wakefield, 50x114.6; Chas Haardt to Lawrence Ryan; (A) F W Ritter, Queens Plaza Court Bldg, L I City; June30'06; Mar29'18. 2,500
224TH st E (16:4837); same prop; Dom- inico Lacovara & Giuliano Lacovara, to Antonio Loscalzo, B of Q, NY; (A) same; Mar24'10; Mar29'18. 1,000
225TH st E (*), ns, e ½ lot 117, map Wakefield, 50x109; Benj Polcari, 2532 7 av, to Geo H Janss, 1057 Hoe av; May19'15; Apr2'18. 1,150
Alexander av (9:2309), ws, 75 s 134th, 25 x100; Chas W A Mierzinsky to Fredk W C Horn; (A) German American R E Title Guar Co, 36-8 Nassau; May18, 1897; Apr2 '18. 16,250
Anthony av (11:3149 & 3156), es, 100 n Burnside av, 50x150.7x50.9x159.6; Louisa L, wife of David C MacBride, 1758 Topping av, to Jas F Donnelly, 1432 Glover; (A) Jos J Baker, 34 Nassau; Feb17'16; Mar28 '18. 1,250
Anthony av (11:3156), es, 82 n approach to Concourse, 50x150.6x50.7x150.6; Louisa L MacBride to Wm F Kelly, 1163 50th, Bk- lyn; (A) Jos J Baker, 34 Nassau; Nov24 '16; Mar28'18. 5,000
Batigate av, 1750-2 (11:2922); Ruhl Real Property Co, 2426 University av, to Paul Hellinger, 67 E 90; (A) Gettner, S & A, 299 Bway; Feb11'16; Apr3'18. 1,000
Belmont av, 2499 (11:3078); Chas Lind- ner to Sarah A Wright, 82 Hamilton av, White Plains, NY; (A) Williamson & B, 364 Alex av; Oct20'04; Apr1'18. 2,750
Creston av, 2309 (11:3172); A Warren Constn Co to Hy W Ruppert; (A) Otter- bourg, S & H, 200 5 av; July18'10; Mar28 '18. 1,000
Crotona av (11:3083), ws, 201.10 s 102d, 30x225.3x irreg; Giuliano Realty & Con- strn Co to Anna M Grossman et al, trstes Martin Grossman; (A) Title Guar & T Co; Jan4'10; Mar29'18. 22,000
Crotona av, 2105 (11:3081); Thos J Mc- Mahon to Wm Z Larned; (A) Bureau of Awards, NY; July2'06; Mar28'18. 1,500
Crotona av (11:3081), ws, 20.2 s 181st, 24x99.1; Rowland W Thomas to Anna Schweitering; (A) Bureau of Awards, NY; May4'01; Mar28'18. 3,000
Fulton av (11:2930), ws, 36.11 s 174th, 18x86.2x18x86.11; Isaac Greenberg to Ad- die B Seligman, 1 E 59, & ano, admx Si- mon Bernheimer; (A) M J Junger, 51 Chambers; Feb12'15; Mar28'18. 5,000
Grand Blvd & Concourse (9:2457), es, 75 n 167th, 308.6x104.10; Delta Holding Corpn to Dulcet Holding Corpn, 73 Nassau; (A) Kantrowitz & E, 320 Bway; Jan15'18; Apr 1'18. 16,000
Hoe av, 1500 (11:2988); Anton Erdman to Corryell Bldg Co, 1414 Vyse av; (A) H C Kelly, 505 Tremont av; Mar30'15; Apr3'18. 6,000
Honeywell av (11:3121), es, 143 n 177th, 50x60.1; Katonah Constn Co to Theo Wentz; (A) E G Duvall, 277 Bway; Apr 16'09; Mar30'18. 17,500
Hull av (12:3350), ses, at nes 205th, 32.4 x100x36.11x100.1; Morris Levy to Wm Traub, 200 W 54; (A) Title Guar & T Co; Aug25'14; Mar30'18. 3,000
Kingsbridge rd, 1028 (11:3100); Susan A Deickmann, 1026 Kingsbridge rd, to Mary E Byrnes, 2243 Powell av; (A) Title Guar & T Co; Aug18'15; Apr3'18. 800
Marion av (12:3281), ses, at es 201st, 105x65.5x117.11x37.6; Louisa F Wagner to Noah C Rogers, trstes John L Rogers, 19 E 56; (A) Lawyers Title & T Co; Apr29'15; Mar29'18. 7,000

Prospect av (11:2937 & 2938), nes at nws Boston rd, 78.7x48.8; Alice Realty Co, 42 W 23, to Eugene L Richards, trste Adolf Mandel, bankrupt, 61 Bway; (A) A I Spiro, 135 Bway; Mar2'17; Apr3'18. 4,650

St Lawrence av (15:3897), swc Merrill, 25 x100, except part for av; Frank Zebro Co to Concrete Realty & Holding Corp; (A) F E Yung, 529 Courtlandt av; Feb5'18; Apr3'18. 300

Theriot av (*), ws, 175 n Gleason av, 25 x100; Jas H Cleary to Eliz K Dooling, 179 E 80; (A) C A Furthman, 3d av & 148th; July12'15; Apr3'18. 500

Tinton av (10:2669), nec 163d, 82.11x16.6, except part for st; Stefano Civiletti to Louis Huber; (A) R H Bergman, 3219 3 av; July3'07; Apr1'18. 1,300

Trinity av, 1022 (10:2640); Jos Lazarus to Herman Weinberger; (A) A M Waje, 253 Mt Hope pl; Mar11'09; Mar29'18. 1,500

University av (11:2878), ws, 36 n 176th, 52.6x100; Hy Cleland, Inc, 1849 Anthony av, to Martin M Stone, 867 E 23d, Bklyn, & ano; (A) Hirlman & V, 391 E 149; Mar31'14; Apr1'18. 7,000

Waldo av (13:3415), nwc Livingston av, 85x161x100x155; J M Richardson Lyeth to Delafield Estate, 27 Cedar; (A) Delafield, H, T & R, 27 Cedar; May2'16; Mar28'18. 7,000

Wales av (10:2576), es, 50 s 145th, 48x100; Timothy Doorley to Caroline Quade, New Brunswick, NJ; (A) Lawyers Title & T Co; Jan4'15; Mar28'18. 2,000

Walton av (11:3186), swc 183d, 43x95; Geo W McAdam, 20 W 90, to Sylvan Lehman, 206 W 85; (A) N Y Title & Mtg Co; Apr2'15; Apr2'18. 7,500

Walton av (11:3186), swc Cameron pl, 22.9x72.11x irreg; Cecelia J Dobbs to Edwin B Meeks, trste Jos W Meeks, 66 W 47; (A) Title Guar & T Co; Sept11'17; Apr2'18. 4,300

Whitlock av, es, 237.6 s Tiffany, 37.6x100; Lockwhit Co to Hy Morgenthau Co, 30 E 42; (A) Lawyers Title & T Co; Aug6'13; Apr3'18. 8,500

Woodycrest av (9:2512), ws, 151.2 n 164th, 25.2x85; Kath B Potter, Saranac Lake, N Y, to Wm V Simpson, Matawan, NJ; (A) Wm V Simpson, 41 Park Row; May29'12; Apr3'18. 1,000

Lot 6 (*), blk 29, map Morris Park; Wm Landgrebe to Morris Park Estates, 25 Broad; (A) Lawyers Title & T Co; July21'18; Mar29'18. 630

Lot 178 (*), map Bradish Johnson Estate; Roger Williams, Bklyn, to Estate of Bradish Johnson, Islip, LI; (A) Title Guar & T Co; July27'15; Mar29'18. 192.50

Lots 70 & 77 (17:5037), map 163 lots; Mary J Radway, Hiram E Uttley & Wm F Angus to Adele R Gardiner & ano; (A) H D Lent, Mt Vernon, NY; May29'05; Apr1'18. 1,701

Lots 32 & 33 (11:2880), parcel 40, map Wm B Ogden; Stephen J Mitchell, Jr, to Wilbur Larremore, ref; (A) Dani Seymour, Drexel Bldg, NY; June20'07; Mar28'18. 2,240

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Mittelsaetd, Bernhard.—Jan14'17 (Mar29'18)—UNIVERSITY PL, 36 (2:569-25), 24 96.10x24x110.10, 4-sty bk tnt & str, 1-sty ext, \$27,000.

Moore, Kath E.—Feb2'17 (Feb7'18)—19TH ST, 519 W (3:691-22), 25x91.11, pt 4-sty bk loft bldg, \$15,000.

19TH ST, 521 W (3:691-21), 25x91.11, 3-sty bk loft bldg, \$12,000.

*20TH ST, 302 W (3:743-48), 20x80.4, 3-sty bk tnt & str, \$9,000.

20TH ST, 313 W (3:744-30), 25x91.11, 3-sty bk tnt & str, 1-sty ext, \$16,000.

*20TH ST, 464 W (3:717-76), 25x109, 4-sty bk tnt, \$12,000.

20TH ST, 532.4 W (3:691-50), 50x91.11, 3-sty bk stable, \$32,000.

*21ST ST, 336 W (3:744-60), 25x91.11, 4-sty bk dwg, \$12,500.

*21ST ST, 465 W (3:719-5), 20x98.9, 3-sty & b bk dwg, \$9,000.

22D ST, 362 W (3:745-70), 21.6x98.9, 4-sty bk dwg, \$13,000.

*22D ST, 542.6 W (3:693-56), 75x98.9, 3-sty bk loft bldg, \$48,000.

22D ST, 548-54 W (3:693-59 to 62), 100x98.9, 4-sty bk loft bldg, \$128,000.

*23D ST, 409-11 W (3:721-30 & 31), each 22.4x—, 2-4-sty & b bk dwgs, each \$13,000.

*23D ST, 447-9 W (3:721-12 & 13), each 22x117.4, 2-4-sty & b bk dwgs, each \$12,000.

*23D ST, 455 W (3:721-9), 22x117.4, 4-sty & b bk dwg, \$12,000.

*23D ST, 463 W (3:721-5), 22x117.4, 4-sty & b bk dwg, \$12,000.

*23D ST, 534 W (3:694-53), 25x98.8, 2-sty bk storage, \$18,500.

*23D ST, 536-46 W (3:694-58), 150x98.8, 4-sty bk loft bldg, \$113,000.

*23D ST, 548-50 W (3:694-60), 50x98.8, 6-sty bk loft bldg, \$39,000.

*23D ST, 552-4 W (3:694-61), 50x98.8, 3-sty bk bldg, \$39,000.

*24TH ST, 318 W (3:747-pt lt 59), 25x98.8, pt 3-sty bk storage, \$15,000.

*24TH ST, 322 W (3:747-pt lt 59), 25x98.8, pt 2-sty bk theatre, \$15,000.

*24TH ST, 325 W (3:748-25), 16.8x36.8, 3-sty & b fr bk ft tnt, \$4,000.

*24TH ST, 350 W (3:747-77), 21x55, 3-sty bk tnt, \$7,000.

*24TH ST, 352 W (3:747-79), 21x55, 3-sty bk tnt, \$7,000.

*24TH ST, 446 W (3:721-65), 20x80, 3-sty & b bk dwg, \$7,500.

*24TH ST, 450 W (3:721-67), 20x80, 3-sty & b bk dwg, \$7,500.

*24TH ST, 452 W (3:721-68), 20x80, 3-sty & b bk dwg, \$7,500.

*24TH ST, 466-70 W (3:721-75 to 77), each 14.8x80, 3-2-sty & b bk dwgs, each \$5,000.

*24TH ST, 480 W (3:721-82), 17.6x80, 2-sty & b bk dwg, \$6,500.

*24TH ST, 602-6 W (3:669-29), 75x98.8, pt 1-sty bk car house, \$38,000.

*24TH ST, 513 W (3:695-49), 25x98.8, 3-sty bk loft bldg, \$11,000.

*24TH ST, 526 W (3:695-53), 25x98.8, 3-sty bk stable, \$11,000.

*24TH ST, 536 W (3:695-57), 25x98.8, 1-sty bk str, \$11,000.

*8TH AV, 191-3 (3:743-45), 34.4x80, 3-sty bk tnt & str, \$24,000.

*8TH AV, 195 (3:743-47), swc 20th, 21x80, 3-sty bk tnt & str, \$22,000.

*8TH AV, 281-3 (3:748-37), nwc 24th, 44.2x100, 3 & 4-sty fr tnts & str, \$56,000.

*9TH AV, 188 (3:745-75), 20x71, 4-sty bk tnt & str, \$10,000.

*9TH AV, 221 (3:721-39), 24.8x100, 4-sty bk tnt & str, \$15,000.

*9TH AV, 223 (3:721-40), 24.8x100, 4-sty bk tnts & str, \$15,000.

*10TH AV, 233 (3:695-39), 24.8x77.6, 3-sty bk loft & str, \$12,500.

*10TH AV, 235 (3:695-40), swc 24th, 24.8x77.6, 4-sty bk tnt & str, \$17,000.

*11TH AV, 170-80 (3:694-65 & 67), sec 23d, 98.9x125, 3-sty bk & fr bldg & str, \$106,500.

*11TH AV (3:669-23), ws, 24.8 s 24th, 24.8x75, pt 1-sty bk car house, \$14,000.

Property marked * is market value for the land only, others are for land with buildings.

Mount, Susan.—May21'17 (Nov5'17)—8TH AV, 526 (3:736-4), 24.8x100, 5-sty bk tnt & str, 2-sty bk rear tnt, \$38,500.

8TH AV, 2114 (7:1830-2½), 20x80, 5-sty bk tnt & str, \$20,500.

MADISON AV, 1775 (6:1622-53), 25x91, 5-sty bk tnt & str, \$24,000.

2D AV, 1357-63 (5:1426-25), swc 72d (No 256), 102.2x59.4, 4-5-sty bk tnts & str, \$97,000.

3D AV, 860 (5:1307-34), 25x104.11, 4-sty bk tnt & str, \$20,250.

21ST ST, 237 W (3:771-20), 16.8x98.9, 3-sty & b bk dwg, \$9,500.

MADISON AV, 1779 (6:1622-51), 25x91, 5-sty bk tnt & str, \$24,000.

MADISON AV, 1777 (6:1622-52), 25x91, 5-sty bk tnt & str, \$24,000.

41TH ST, 331-5 W (4:1035-14 to 16), 75x100.5, 3-3-sty bk & fr tnts & str & 1, 2 & 3-sty bk & fr bldgs, 3 lots, each \$16,500.

44TH ST, 337 W (4:1035-13), 25x100.5, 3-sty fr tnt & str & 2-sty fr rear tnt, \$16,250.

21ST ST, 214 E (3:901-51), 20x92, 3-sty bk tnt, \$12,000.

21ST ST, 239 W (3:771-18), 33.4x98.9, 5-sty bk tnt, \$34,000.

21ST ST, 243 W (3:771-16), 33.4x98.9, 5-sty bk tnt, \$34,000.

21ST ST, 247 W (3:771-14), 33.4x98.9, 5-sty bk tnt, \$34,000.

37TH ST, 414 W (3:734-45), 28.1x98.9, 5-sty bk tnt, \$25,500.

37TH ST, 412 W (3:734-43), 28.1x98.9, 5-sty bk tnt, \$25,500.

DIVISION ST, 246 (1:315-21), 25.9x90.6, 5-sty bk tnt & str, \$27,500.

46TH ST, 227 W (4:1018-pt lt 13), —x—, the land only, \$40,000.

7TH AV, 259 (3:800-78), 21.6x60, 4-sty bk tnt & str, \$21,000.

FULTON ST, 219 (1:85-32), 24.11x82.3, 4-sty bk loft & str bldg, \$35,000.

BROADWAY, 2637-9 (7:1871-52), swc 100th (No 238), 40.7x217.2, 2-sty bk loft & str bldg, \$200,000.

21ST ST, 4 W (3:822-45), 27.6x92, 4-sty & b stn dwg, \$27,000.

3D AV, 858 (5:1307-33), 25.5x107.9, 4-sty bk tnt & str, \$40,000.

PARK AV, 1661 (6:1645-2), nec 117th (No 101), 25.2x90, vacant, \$14,500.

PARK AV, 1663 (6:1645-1), es, 25.2 n 117th, 25.2x90, vacant, \$9,500.

BROADWAY, 1699 (4:1025-43), 25.1x62, 3-sty bk tnt & str, \$73,000.

46TH ST, 239 W (4:1018-9), 25x100.5, 4-sty bk tnt & 4-sty bk rear tnt, \$39,000.

46TH ST, 241 W (4:1018-8), 25x100.5, 5-sty bk tnt & str, \$40,000.

3D AV, 416 (3:885-42), nwc 29th (Nos 151-5), 24.8x95, 4-sty bk tnt & str, \$38,500.

8TH AV, 528 (3:736-88), 24.8x100, 2-sty bk tnt & str, \$37,500.

ESSEX ST, 174 (2:355-7), 25x100, 6-sty bk tnt & str, \$36,500.

DIVISION ST, 143 (1:283-77), 25.10x61, 5-sty bk tnt & str, \$26,500.

25TH ST, 119-25 W (3:801-24-27), 100x98.9, the land only, \$110,000.

Simon, Max.—Dec29'16 (Mar29'18)—COLIMBUS AV, 791 (7:1834-63), 25x74, 5-sty bk & stn tnt, \$25,000.

COLIMBUS AV, 810 (7:1854-34), 25x100, 5-sty bk & stn tnt, 14 pt of \$35,000, less 10% or equity \$15,750.

COLIMBUS AV, 949 (7:1842-64), 25x75, 5-sty bk & stn tnt & str, \$25,000.

Turk, Pincus.—Dec20'17 (Mar29'18)—93D ST, 122 E (5:1521-63½), 16.8x100.8, 3-sty bk dwg, \$11,000.

2D AV, 1325 (5:1424-27), 25.1x80, 5-sty bk tnt & str, \$16,500.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 5, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

Houston st, 111 to 117 E, swc Chrystie (Nos 227-235), 100x164.9, 5 & 8-sty bk theatre, office & str bldg, with all fixtures & articles of personal property attached to or used in connection with said premises; due, \$360,618.52; T&C, \$4,782.70; Bertha M Stener. 358,100

Stanton st, 162 (*), ns, 50 w Clinton, 25x75, 4-sty bk tnt & str; due, \$16,407.92; T&C, \$487.33; Glens Falls Ins Co. 15,000

60TH ST, 209 E, ns, 135 e 3 av, 20x100.5, 3-sty & b stn dwg; due, \$9,266.06; T&C, \$170; Minnie Hardy Cole. 9,500

128TH ST, 244 E (*), ss, 101 w 2 av, 26x99.11, 5-sty bk tnt; due, \$15,204.67; T&C, \$864.05; Kenyon Fortescue, trste. 14,000

129TH ST, 49 E (*), ns, 265 w Park av, 25x99.11, 5-sty stn tnt; due, \$21,662.11; T&C, \$600; Jennie G Buckley et al, trstes. 18,000

137TH ST, 119 W (*), ns, 275 w Lenox av, 25x99.11, 5-sty stn tnt; due, \$19,622.80; T&C, \$245.75; Geo Lowther, Jr, et al. 6,000

139TH ST, 130 W (*), ss, 256 e 7 av, 26x99.11, 5-sty bk tnt; due, \$15,729.56; T&C, \$1,049.80; Francis E Gribben. 8,000

HENRY BRADY.

Water st, 235, ss, 83.3 e Beekman, 16.6x73.5x16.8x73, 5-sty bk loft & str bldg; due, \$12,626.39; T&C, \$—; C E Gremmels. 19,500

3D st, 289 E (*), ns, 189 e Av C, 20.3x96, 3-sty bk tnt; due, \$9,641.57; T&C, \$261.50; Kate S Huntington et al. 6,500

40TH ST, 208 W (*), ss, 143 w 7 av, 14.3x98.9, 4-sty bk tnt; due, \$19,062.63; T&C, \$483.95; Greenwich Savings Bank. 18,000

40TH ST, 210 W (*), ss, 157.3 w 7 av, 14.3x98.9, 4-sty bk tnt; due, \$18,612.63; T&C, \$483.95; Greenwich Savings Bank. 18,000

40TH ST, 212-4 W (*), ss, 171.6 w 7 av, 28.6x98.9, 2-4-sty bk tnts; due, \$37,785.13; T&C, \$989.40; Greenwich Savings Bank. 36,000

40TH ST, 216 W (*), ss, 200 w 7 av, 14.3x98.9, 4-sty bk tnt; due, \$18,612.51; T&C, \$483.95; Greenwich Savings Bank. 18,000

107TH ST, 164 E (*), ss, 196 w 3 av, 28.3x100.11, 4-sty stn tnt & str; due, \$14,874.82; T&C, \$381.20; Louis A Ansbacher et al, exrs. 15,300

127TH ST, 308 W (*), ss, 150 w 8 av, 25x99.11, 4-sty bk tnt; due, \$11,113.59; T&C, \$30; Farmers' Loan & Trust Co. 10,000

138TH ST, 229 W (*), ns, 329.6 w 7 av, 17x99.11, 3-sty & b bk dwg; due, \$9,732.54; T&C, \$379.35; Equitable Life Assur Soc of U S. 7,500

Broadway, 810 (*), es, 168 s 12th, 23.8x114.9x23.7x115.6, 8 & 9-sty bk loft & str bldg; due, \$4,897.35; T&C, \$1,739.19; sub to pr mtg \$130,000; Ida Levy. 130,200

10TH AV, 764 (*), sec 52d (No 462), 25.5x75, 5-sty bk tnt & str; due, \$25,203.57; T&C, \$393.76; Farmers' Loan & Trust Co et al, trstes. 24,000

10TH AV, 751 (*), swc 51st (Nos 500-2), 25.5x100, 5-sty bk tnt & str; due, \$15,607.09; T&C, \$648.24; pr mtg \$33,000; Farmers' Loan & Trust Co. 37,000

10TH AV, 656 (*), nec 48th (No 455), 20x81.6, 5-sty stn tnt & str; due, \$43,876; T&C, \$408.18; Farmers' Loan & Trust Co. 25,000

ARTHUR C. SHERIDAN.

Delancey st, 282 (*), nwc Cannon (No 47), 30x50, 5-sty bk tnt & str; due, \$8,690.57; T&C, \$492.79; sub to pr mtg \$7,000; German Savings Bank in City N Y. 15,000

M. MORGENTHAU, JR.

Monroe st, 97 (*), ns, 235.4 e Pike, 26x100, 5-sty bk tnt & str; due, \$20,797.95; T&C, \$149.90; Caroline M Child et al, trstes. 25,000

J. H. MAYERS.

Ludlow st, 22 (*), es, 126.6 s Hester, 25.1x87, 5-sty bk tnt & str; partition; Simon Kornblum. 23,000

DANIEL GREENWALD.

104TH ST, 66 E, ss, 98.9 w Park av, 18.9x100.11, 3-sty & b stn dwg; due, \$5,780.75; T&C, \$241.26; S N Freedman. 5,500

Total \$862,100

Corresponding week, 1917.....1,027,067

Jan. 1, 1918, to date.....8,973,539

Corresponding period, 1917.....8,786,096

Bronx.

The following are the sales that have taken place during the week ending April 5, 1918, at the Bronx Salesrooms, 3208-10 Third av.

ARTHUR C. SHERIDAN.

Briggs av, 2655 (*), ws, 100 n 194th, 25x69.11x27.1x67.2, 2-sty & a fr dwg; due, \$3,937.01; T&C, \$209; Jos Hall. 3,500

CHAS. A. BERRIAN.

Grand av, 2250 (*), nec Buchanan pl, 25 x100, 2-sty & a fr dwg; due, \$6,497.90; T&C, \$289.05; Christian Wieland. 5,000

Intervale av, 1077, ws, 129.4 s 167th, runs s28.1xsw48.1xw30xns5"xw21.8 to Hall pl, xn 29.11xse50.4xe39.6, 3-sty bk bakery; due, \$4,210.50; T&C, \$534.86; sub to 2 prior mtgs aggregating \$14,200; Valhalla Corp. 17,200

JAMES J. DONOVAN.

Parker av (*), es, 102.9 s Glebe av, 75x100; due, \$2,329.20; T&C, \$1,325; Anne Beaman. 1,000

JAMES L. WELLS CO.

Washington av, 2082 (*), es, 184.8 s 180th, 25.1x95x23.2x95.1, 2-sty & a fr dwg; due, \$7,044.22; T&C, \$94; Virginia Anderson. 6,900

GEORGE PRICE.

Pilgrm av, swc Evelyn pl, 100x100; due, \$2,948.29; T&C, \$282.30; readvertised for April 18.

Total	\$33,600
Corresponding week, 1917.....	140,940
Jan. 1, 1918, to date.....	1,480,255
Corresponding period, 1917.....	2,818,543

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

APRIL 11.
98TH ST, 61 W, ns, 74 e Col av, 26x100.11, 5-sty bk tnt (exrs).
CENTRAL PK W, 463, ws, 25.11 n 106th, 32x100, 5-sty bk tnt (exrs).
ST NICHOLAS AV, 206, es, 89.1 n 120th, 29.4x118.11x25x103.7, 5-sty bk tnt (exrs).
GREENWICH ST, 791, es, 59.4 s 12th, 34.6x55.5 x—x66.5, 4-sty bk tnt (exrs).
1ST AV, 457-61, swc 27th, 74.1x95, 4-sty bk factory (exrs).

Bronx.

JOSEPH P. DAY.

APRIL 11.
GRAND BLVD & CONCORSE AV, swc Weeks av, runs s164.10xw44xn96.3xw9.1xne80.2, vacant (vol).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

APRIL 6 & 8.
No Legal Sales advertised for these days.

APRIL 9.
140TH ST, 161-9 W, ns, 137.6 e 7 av, 126.6x99.11, 7-sty bk tnt; Metropolitan Life Ins Co—Isaac Charick et al; Butcher, Tanner & Foster (A), 1 Mad av; Martin C Ansorge (R); due, \$183,599.86; T&C, \$8,535.15; Joseph P Day.

APRIL 10.
CHERRY ST, 128, ns, 139.3 e Cath st, 25x98.6x25.9x103.6, 5-sty bk tnt & str; Henry De F Weekes—Sam Weinberg et al; Weekes Bros (A), 52 William; Lester M Friedman (R); due, \$2,326.40; T&C, \$282.10; sub 2 pr mtgs aggregating \$21,150; Arthur C Sheridan.

MOTT ST, 43, ws, 150 s Bayard, 25x91.8x25x92, 6-sty bk tnt & str; Harmon W Hendricks, trste—Rachel L Pasinsky et al; Saml Riker, Jr (A), 19 Cedar; Chas E Lydecker (R); due, \$27,086.20; T&C, \$679.29; Joseph P Day.

30TH ST, 313 E, ns, 158.4 e 2 av, 19.5x98.9, 3-sty & b stn dwg; Theo Janter et al—Louisa Schefers et al; Mark S Feiler (A), 44 Court, Bklyn; Miles M O'Brien (R); due, \$10,457.03; T&C, \$1,700; Joseph P Day.

51ST ST, 421 E, ns, 202.4 e 1 av, 16.8x100.5, 3-sty & b stn dwg; N Y Investors Corp—Julius Friedman et al; Harold Swain (A), 176 Bway; Jas A Lynch (R); due, \$4,420.16; T&C, \$225; Henry Brady.

57TH ST, 327 E, ns, 300 w 1 av, 22x100.4, 3-sty stn tnt & str; Mutual Trust Co of Westchester Co, trste—Augusta Fesharek et al; Cary & Carroll (A), 59 Wall; Chas P Rogers (R); due, \$10,963.80; T&C, \$325.10; Henry Brady.

115TH ST, 235 W, ns, 275 e 8 av, 25x100.11, 5-sty bk tnt; Julia E Cameron—Geo H Christie et al; Saml Riker, Jr (A), 19 Cedar; Ely Rosenberg (R); due, \$20,548.58; T&C, \$410.95; Arthur C Sheridan.

LENOX AV, 329-37, swc 127th (Nos 102-8), 99.11x125, 4-sty bk tnt & str, 2-3-sty bk tnts & str, 2-sty bk loft & str bldg & 3-sty bk hall; Grace M Lane—Fredk Bierhoff et al, exrs, &c; Saml Riker, Jr (A), 19 Cedar; Jno G Saxe (R); due, \$19,257.25; T&C, \$413.77; Henry Brady.

POST AV, nwc, 204th, 100x100, vacant; Emigrant Indust Savgs Bank—Farmers' Loan & Trust Co, exr, et al; R & E J O'Gorman (A), 51 Chambers; Wm Allen (R); due, \$6,661.38; T&C, \$222.20; Samuel Marx.

ST NICHOLAS AV, 167, ws, 118.5 s 119th, 22.9 x97.1x19.5x85.2, 5-sty bk tnt U S Trust Co N Y, trste—Amelia Samuels et al; Frank L Hall (A), 30 Broad; Isidor Wasservogel (R); due, \$16,266.60; T&C, \$855.75; Samuel Marx.

6TH AV, 330, es, 80 s 21st, 20x73.9, 4-sty bk str, 2-sty ext; Chas H Hastings—Agnes G Kemm et al; Saml Riker, Jr (A), 19 Cedar; Ely Rosenberg (R); due, \$57,916.75; T&C, \$1,854.94; Arthur C Sheridan.

APRIL 11.
ANN ST, 19, nwc Theatre alley, 20.1x29.2x25.10 x29.3, 3-sty bk str; Bway Savgs Inst of City N Y—Linda L McElroy et al; Richard Kelly

due, \$183,599.86; T&C, \$8,535.15; Joseph P Day.

BLEECKER ST, 146, ss, 50 w West Bway, 25x125, 3-sty bk loft & str bldg Hobart Guion, trste—Frances Guion et al; Jay & Candler (A), 48 Wall; Julius Hallheimer (R); due, \$22,738.29; T&C, \$1,277.15; Arthur C Sheridan.

AUDUBON AV, 247-51, nec 177th, 107.11x100, 6-sty bk tnt & str; Lawyers' Mtg Co—Robt I Henderson et al; Cary & Carroll (A), 59 Wall; Maurice B Blumenthal (R); due, \$161,885.15; T&C, \$2,309.35; Samuel Marx.

APRIL 12.
BROADWAY, ws, 240.11 n Dyckman, 268.6x665 to F st, x202.7x609, 1-sty bk & fr bldg & vacant; Robt R Perkins et al—Dyck Realty Co, Inc, et al; Harold Swain (A), 176 Bway; Fredk J Flynn (R); due, \$101,492.63; T&C, \$1,617.00; James J Donovan.

APRIL 13.

No Legal Sales advertised for this day.

APRIL 15.

DOWNING ST, 65 & 67, ns, 91.3 e Varick, old line runs n39.3xne51.6xe22.11xse90xsw37.7 to beg, 5-sty bk tnt; Emily H Wilkins—Annie Hochfelsen et al; Stewart & Shearer (A), 45 Wall; Jno H Rogan (R); due, \$27,837.90; T&C, \$2,285.22; Herbert A Sherman.

HOUSTON ST, 476-8 E, ns, 50.3 w Goerck, 50x68.6, 6-sty bk tnt & str; Jas W Halstead et al, trstes—Moses M Greenspan et al; Baldwin, Fisher & Potter (A), 31 Nassau; Frank J Ryan (R); due, \$34,616.55; T&C, \$757.38; Henry Brady.

115TH ST, 333 E, ns, 200 w 1 av, 25x100.10, 5-sty bk tnt & str; Wm H Schmidt—Gaetano Riccio et al; Geo W Smyth (A), 53 Bway; Ward D Williams (R); due, \$17,213.28; T&C, \$453.23; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

APRIL 6.
No Legal Sales advertised for this day.

APRIL 8.

LORILLARD PL, 2414-6, es, 140.3 n 187th, 32.2x98, 1-sty bk garage; Myrtle G Johnes—Mary A Sabella et al; Wm R Hill (A), 141 Bway; Dominic L O'Reilly (R); due, \$3,163.56; T&C, \$74.88; sub to pr mtg \$2,500; Arthur C Sheridan.

APRIL 9.

RHINELANDER AV, 688, ss, 367.9 e Unionport rd, 25x100; Fanny Braun—Grandville Realty Co et al; Leonard J Langbein (A), 302 Bway; Philip J Dunn (R); due, \$4,399.10; T&C, \$2,120.28; Julius H Haas.

APRIL 10.

MARMION AV, 2001-3, nwc 178th, 48.10x150.2x48.8x150.2, vacant; Emigrant Indust Savgs Bank—Josephine Wagner et al; R & E J O'Gorman (A), 51 Chambers; Howard C Kelly (R); due, \$9,645.10; T&C, \$—; Joseph P Day.

224TH ST, 748 E, ss, 305 w Barnes av, 25x114; Sarah Farrington—Paul C Peterson et al; Grant Squires (A), 299 Mad av; Max Gross (R); due, \$4,095.17; T&C, \$47; James J Donovan.

APRIL 11.

No Legal Sales advertised for this day.

APRIL 12.

FAIRMOUNT PL, ss, 151.1 w Southern blvd, 25x123.1x25.1x124.7, vacant; City N Y—Tremont Av Land Co; Action 1; Wm P Burr (A), Municipal Bldg, Manhattan; Wm Mahler (R); due, \$2,490.80; T&C, \$172.78; James J Donovan.

FAIRMOUNT PL, ss, 200.10 e Marmion av, 175x123.1x—x110.6, vacant; same—same; Action 2; same (A); same (R); due, \$16,273.82; T&C, \$814.25; James J Donovan.

MOSHOLU PKWAY S, ws, 35.4 s 206th, 27x7x90.6x25x102.1, vacant City N Y—Chas Hoffmann et al; Wm P Burr (A), Municipal Bldg; Jos M Schottland (R); due, \$2,746.49; T&C, \$557.42; James J Donovan.

APRIL 13.

No Legal Sales advertised for this day.

APRIL 15.

ITTNER PL, ns, 72.1 e Webster av, runs nw 70.10x36.5xe27.9x107.6xw29.7 to beg, vacant; City N Y—Paul M Herzog et al; Wm P Burr (A), Municipal Bldg; Julius D Tobias (R); due, \$2,482.55; T&C, \$485.36; Joseph & Co.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MARCH 30.

PERRY ST, 96-8; Julius J Salke et al—Mary F Stanley et al; Olcott, Bonyng, McManus & Ernst (A).

UNION SQ W, 33; Mutual Life Ins Co of N Y—33 Union Sq Corp et al; F L Allen (A).

19TH ST, nes, pt lot 298, map of prop Clement C Moore at Greenwich, City N Y, 25x71.4; Farmers' Loan & Trust Co, exr—Prudential Real Estate Corp et al; Geller, Rolston & Horan (A).

100TH ST, 411 E; Metropolitan Savgs Bank—Loretta Corp et al; A S & W Hutchins (A).

BROADWAY, sec 184th, 37.8x103.1; also BROADWAY, es, 37.8 s 184th, 37.11x92.9x irreg; Metropolitan Life Ins Co—Jos Rosenberg et al; Butcher, Tanner & Foster (A).

APRIL 1.

GOVERNEUR ST, 26; J Blackburn Miller—Abr L Ullnick et al; Kornbluth & Hutter (A).

HENRY ST, 223; Bennett J King—Cath Slattery et al; W C Orr (A).

LAFAYETTE PL, 47; U S Trust Co of N Y—Marshall H Mallory et al; Stewart & Shearer (A).

NORFOLK ST, 163-5; also STANTON ST, 134-6; Louis Levy—Frances Rosenthal; Goldfein & Weltisch (A).

1ST ST, 32; Florence M Oppenheimer—Leo Rovero et al; Cary & Carroll (A).

4TH ST, 333 E; Frank M Wells, exr, &c—Lucy Giallardo et al; Wells & Moore (A).

108TH ST, 335-7 E; Lawyers Mtg Co—Isaac Kraft et al; Cary & Carroll (A).

8TH AV, nec 137th, 24.11x80; N Y Savgs Bank—Harrisetta Holding Co; J A Dutton (A).

APRIL 2.

114TH ST, ss, 163.9 e Bway, 18.9x100.11; Equitable Life Assur Soc of U S—Theta Assn, Inc, et al; Alexander & Green (A).

128TH ST, ns, 166.6 w 5 av, 18.5x99.11; Robt B Hirsch et al—Minnie Salzman et al; Cary & Carroll (A).

8TH AV, 862; Louis B Rolston—Andrew A Smith et al; Geller, Rolston & Horan (A).

APRIL 3.

ALLEN ST, 169; Alice W Hodges—Nathan Greenberg et al; C S Davison (A).

GREENWICH ST, nwc Vesey, 53.10x41.11; Kalman Haas et al—Sellwell Realty Co et al; amended; Rose & Paskus (A).

LEWIS ST, 53; AV D, 108; 107TH ST, 336 E; 113TH ST, 81 E; 115TH ST, 7 E; 122D ST, 322 & 324 E; 5TH AV, 2133 to 2143, & 131ST ST, 2 & 4 E; Sarah Turk—Loretta Corp et al; B Alexander (A).

4TH ST, ss, 302 e 6 av, 45.4x100.5; Farmers Loan & Trust Co—Esthold Realty Co et al; Geller, Rolston & Horan (A).

119TH ST, ss, 117 e 7 av, 18x100.11; Mary A Tirrel—Martin L Tirrel; dower, etc; Rembaugh & Towle (A).

APRIL 4.

26TH ST, 436 W; Lincoln University Endowment Assn—Robt E Forbes et al; H M Bellinger, Jr (A).

64TH ST, 24 E; City Real Estate Co—Cornelia G Ford et al; amended; H Swain (A).

APRIL 5.

13TH ST, 635 E; Julia Ballerstein—Eleanor Schleifer et al; A Appel (A).

39TH ST, ns, 250 e — av, 25x98.9; N Y Life Ins Co—Henry Hof et al; G W Hubbell (A).

3D AV, 1968; American Mtg Co—Chas P Foster et al; Middlebrook & Borland (A).

Bronx.

MARCH 29.

FREEMAN ST, ns, 98.6 e Union av, 20x86.7; Cornelius Schouten—Frieda Lichtman et al; A & H Bloch (A).

145TH ST, ns, 215 w Brook av, 25x99.9; Emigrant Indust Savgs Bank—Thos Mangin et al; R & E J O'Gorman (A).

EAGLE AV, 660; Emma Unger—Jno G Weiss et al; A & H Bloch (A).

FULTON AV, 1505; Lizzie M Hillman—Honeyoe Realty Corp et al; H L Brant (A).

HOE AV, 1235; Harlem Savgs Bank—Michael J McAuley et al; E S Clinch (A).

MURDOCK AV, ws, 100 n Jefferson av, 25x100; Railroad Co-operative Bldg & Loan Association—Bessie Aginsky; E J Crandall (A).

MARCH 30.

201ST ST, ns, 46.5 s Decatur av, 50x121.1; Bertha C Golden—Jno M Rauh et al; G Frey (A).

GRANT AV, ws, 159.4 n 165th, 50x100; Frederic Ashton de Peyster et al—Bronx Enterprise Co, Inc, et al; Morris & McVeigh (A).

LOTS 129 & 130, map of prop situated at Fordham; Otilie Siedler—Jno J Tully Co; J H Unlandherm (A).

APRIL 1.

No Foreclosure Suits filed this day.

APRIL 2.

KEPPLER AV, es, 50 s 235th, 50x100; Mary A Tower—Hiram B Varina et al; E S Clinch (A).

WHITLOCK AV, ws, 200 n Barretto, 25x100; Jno Raschen—Kath Eckhardt et al; P F Smith (A).

APRIL 3.

CROSBY AV, es, 175 s Tremont rd, 50x100; Margaret Wilson—Poplar Realty Co, Inc, et al; J L Zoetzel (A).

EASTERN BLVD, ns, at intersec stn fence & land S Doty, —x— (see lis pendens); Trumbull W C Cleveland et al, as exrs—Wm Henderson, Jr, et al; C W H Arnold (A).

LOT 192, map of Wilton, Port Morris & East Morrisania; Jno Bussing, Jr—Christian G Wucherer et al; Williamson & Bell (A).

APRIL 4.

WASHINGTON AV, ws, 390 s 171st, 25x100; Sarah L Horn—Lila O Deis et al; G W Ellis (A).

WASHINGTON AV, es, 25 n 165th, 25x85.2; Percy D Adams, as exr—Max Levitt et al; Collier & Collier (A).

SOUTHERN BLVD, ws, 355 n 172d, 40x100; Lucy Drexel Dahlgren—Reville-Giesel Co et al; Everett, Clark & Benedict (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

104TH ST, ss, 70 e Park av, 20x50.5; Francis R Appleton—Max Moskovitz et al; Appleton, Perrin & Hoyt (A); Isidor Wasservogel (R); due..... 8,419.77

MARCH 29.

105TH ST, ns, 300 e 5 av, 50x100.11; Parker K Deane—Saml L Ettlinger; Kantrowitz & Esberg (A); Lawrence C Hull, Jr (R); due.....10,471.70

MARCH 30.

No Judgments in Foreclosure Suits filed this day.

APRIL 1.

JACKSON AV, 21; Eliz K Upham—Edwin W Halsey; Merrill, Rogers & Terry (A); Philip J Sinnott (R); due..... 3,411.15

LENOX AV, 511; Aloysius Hauger et al—Pauline B Schein et al; H H Holbert (A); Francis D Gallatin (R); due. 7,393.95

APRIL 2.
21ST ST, ss, 300 e 11 av, 92x50; Mutual Life Ins Co of N Y—Richard T Lynch et al; Fred L Allen (A); Wm F Clare (R); due. 10,681.94

APRIL 3.
No Judgments in Foreclosure Suits filed this day.

Bronx.

MARCH 29.
238TH ST, E, nwc Prospect ter, 19x80; Frederick A Shettler—Chas J Chapman et al; F S Rauber (A); J Boyle, Jr (R); due. 633.10

MARCH 30.
No Judgments in Foreclosure Suits filed this day.

APRIL 1.
TIEBOUT AV, es, 83.2 n 189th, 20x 100; Kath Otto—Johanna O'Hara et al; J W Kinkler (A); E Schultze (R); due. 4,182.00

APRIL 2.
VAN NEST AV, swc Cruger av, 20x 100; Frances Aronson—Fisher Lewine et al; Oglesby & Barnes (A); C M O'Keefe (R); due. 4,891.65

APRIL 3.
WESTCHESTER AV, 853; Louis Cosby—Desider Schoen et al; H J Block (A); B Hahn (R); due. 2,535.07

APRIL 4.
LYMAN PL, ws, 100 s Freeman, 71.4x 100; Morris E Webber, as trustee—Ann Bldg Corp et al; S P Savage (A); E E Fuchs (R); due. 2,605.21

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MARCH 30.
No Lis Pendens filed this day.

APRIL 1.
WASHINGTON SQ W, 37; Albert Frankel—Celestino Piva et al; foreclosure of transfer of tax lien; Reeves & Todd (A).

APRIL 2.
BURLING SLIP, swc Water, 107.4x116.8xirreg; Howe Scale Co of N Y—N Y City District Realty Corp et al; action to foreclose mechanic's lien; Weil & Purvin (A).

28TH ST, 260 W, & 8TH AV, 354; Jane Q Houghtaling—Somerset Realty Co et al; partition; Taylor, Knowles & Hack (A).
LOT 43, blk 376, sec 2; Walter B Parsons—Agnes H Underhill et al; foreclosure of transfer of tax lien; H Swain (A).

APRIL 3.
CARMINE ST, 82; Jacob Raskin—Emeritus Realty Co, Inc, et al; action to foreclose mechanic's lien; E S Kuksner (A).
8TH AV, 354, & 28TH ST, 260 W; Jane W Houghtaling—Somerset Realty Co et al; partition; Taylor, Knowles & Hack (A).

APRIL 4.
4TH AV, 429; Morris Spitz—Paul A McGolrick et al; action to foreclose mechanic's lien; S B Pollak (A).

APRIL 5.
49TH ST, 333 W; Hewitt Coburn, Jr—Walter S Edelmeyer; notice of levy; J F Cronin (A).
1ST AV, 1746; & other PROP in Queens & Kings Co; Geo Hermann—Kate Ludwig et al; action to establish will; S Rosenthal (A).

Bronx.

MARCH 29.
LOT 637, map of Wakefield; Peter Duncan—Jas Rigby et al; action to foreclose transfer of tax lien; E L Brisach (A).

MARCH 30.
No Lis Pendens filed this day.

APRIL 1.
No Lis Pendens filed this day.

APRIL 2.
No Lis Pendens filed this day.

APRIL 3.
No Lis Pendens filed this day.

APRIL 4.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MARCH 30.
HUDSON ST, 166; Jos Cooper—Est of Geo P Cammann & M A Forbush (103) 315.22

80TH ST, 236-8 E; Morris Levi & Co—Tauber Realty Co & Jos Berlicant (105) 9.50

181ST ST, 728-36 W; Morris Goldstein—Broadway-Fort Washington Corp; renewal (104) 4,967.13

5TH AV, 461-75; Henry Maurer & Son, Inc—461 8th Av Co; renewal (106) 669.71

APRIL 1.
21ST ST, 141 E; May Hamilton—Antonia Urban & Adolph Mertin (1) ... 186.63

APRIL 2.
MANHATTAN AV, 58 & 60; Karl Schultz—Nellie Dourney; Uptown Leasing Co, Inc, & Morgan T James (2) 341.00

APRIL 3.
38TH ST, 310-28 W; Berger Mfg Co—Emma M Vynne; Long Acre Constn Co, Inc (3) 449.00
LEXINGTON AV, 857; Wm Beck—Helen Brogan; Niel P Duross (4) ... 280.54

APRIL 4.
45TH ST, 23 W; Weisberg-Baer Co—I Jules Mayer; August H Hillers (5) ... 160.00
MANHATTAN AV, 58 & 60; Fordham Marble & Tile Co—Nellie Downey; Uptown Leasing Co, Inc (6) 287.00

APRIL 5.
CATHARINE ST, 82; Philip Wiener—Vincent C Pepe & Jos Eisner (7) ... 190.00
15TH ST, 7 E; Jos Braverman—Society of Commonwealth Center & Clark & Appelman (11) 195.00
15TH ST, 7 E; Louis Myer—Society of Commonwealth Center & Clark & Appelman (13) 163.00
25TH ST, 513-9 W; L A Storch & Co—Marginal Realty Corp & Wells Bros Co; renewal (10) 3,946.52
109TH ST, 242 W; Theo Thylstrup—Marie A O'Brien (12) 30.75
114TH ST, 604 W; M Schweiger & Co, Inc—Delafield Est & Francis Siebert (8) 140.00
MANHATTAN AV, 58-60; Beil & Killcullen, Inc—M T James & H H Cooper & Uptown Leasing Co, Inc (9) 25.00

Bronx.

MARCH 29.
No Mechanics Liens filed this day.

MARCH 30.
138TH ST, 410-2 E; B W Berger & Son—Mary J & Thos McNamara & Wm H Tiedemann, Inc (23) 50.00
TIEBOUT AV, es, 507.8 n 180th, 63.6x 160.1; Max Brenner—Tiebout Heights Co, Inc (22) 200.00
WASHINGTON AV, 1521-3; Muglers Iron Works—A M Adolf Iron Works, Wm Gullery, Saml Corrucci & Jno Doe; renewal (24) 125.00

APRIL 1.
No Mechanics Liens filed this day.

APRIL 2.
BELMONT AV, 2310; Jacob Rutenberg—Margaret E Rich; Walter Rich (1) ... 98.00

APRIL 3.
No Mechanics' Liens filed this day.

APRIL 4.
138TH ST, 410-412 E; Abr P Kramer—Mary J McNamara & Thos McNamara; Wm H Tiedman Inc (2) ... 293.15

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MARCH 30.
No Satisfied Mechanics Liens filed this day.

APRIL 1.
116TH ST, 311-3 E; American Slate Works, Inc—Home Garden of N Y City et al; Feb6'18. 260.00
WEST BROADWAY, 333-5; Philip Goldstein—Lawrence Holding Co et al; Mar20'18. 212.50

APRIL 2.
146TH ST, 514-26 W; Futerman & Webolofsky—College Holding Co, Inc, et al; Mar28'18. 180.00

APRIL 3.
CHRYSTIE ST, 232; Hyman Abramowitz—Frieda Hart et al; May18'17. 922.00
21ST ST, 27 E; New Style Roofing Co—Estate of Simon Haberman et al; March25'18. 186.00
46TH ST, 12 & 14 W; Chas J Adams & Sons, Inc—Michael L Bouvier et al; Dec11'17. 85.00
46TH ST, 12 & 14 W; Lawrence Garvey—Martin C Bouvier et al; Oct1'17. 63.00

APRIL 4.
123D ST, 11 W; Chas J Weinert—Jno Doe et al; June16'17; canceled. 514.34
123D ST, ns, 189.8 e Lenox av; T P Kane Co, Inc—15 W 123d St Co et al; July 14'17; canceled. 155.25
123D ST, ns, 174.8 e Lenox av; Saml Aginsky—same; June15'17; canceled. 81.15
SAME PROP; Klosk Cont Co—same; June21'17; canceled. 760.00
SAME PROP; Vermont Marble Co—same; June26'17; canceled. 80.00
SAME PROP; White Hoist & Machine Co—same; June27'17; canceled. 494.00
SAME PROP; Green-Matthews Taylor Co—same; June30'17; canceled. 125.00
EDGEcombe AV, 409-17; Conroy Bros Inc Candler Holding Corp et al; Jan25'18. 6,903.10

APRIL 5.
AV D, sec 6th; Henry Regelman—Jno Wilkens et al; Jan24'18. 115.00

Bronx.

MARCH 29.
GLOVER ST, 1628; Morris Sobel—Katy M Troita et al; Jan17'18. 20.00
EDSON AV, es, 486 s Boston rd, 75x 100; Beil & Kilcullen, Inc—Crawford Real Estate & Bldg Co et al; Dec27'17. 99.03

MARCH 30.
CHARLOTTE ST, 1522-34; Max Avol—Charlotte St Corp et al; Jan15'17. 264.60

APRIL 1.
No Satisfied Mechanics Liens filed this day.

APRIL 2.
No Satisfied Mechanics' Liens filed this day.

APRIL 3.
133D ST, 721-31 E; Henry Mueller—Sidio Co of America, Inc, et al; Feb 21'18. 651.72
JEROME AV, sec 181st, 90x150; Union Fireproofing Co—S M & K Realty Co et al; Nov16'17. 309.00

APRIL 4.
No Satisfied Mechanics' Liens filed this day.

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

MARCH 28 & 29.
No Attachments filed these days.

MARCH 30.
CARSON, Geo F; Henry Mason et al; \$1,749.09; I Levine.

APRIL 1.
PETRI, May K; Moscahlades Bros; \$470.02; H L Franklin.

APRIL 2.
No Attachments filed this day.

APRIL 3.
DALTON, Jas H; Springfield Breweries Co; \$1,250; Scott, Gerard & Bowers.

CHattel MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

MARCH 29, 30, APRIL 1, 2, 3 & 4.
47th St Garage, Inc, & Jno J Peel. 322 E 47th st., Staley Electric Elevator & Machine Co. 2,900.00
Hebron Resaturant Co. 121 W 45th st., Staley Electric Elevator & Machine Co. 2,250.00
Little Estate Corp. 425-35 E 24th st., Broadway Trust Co. 4,700.00

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

STABLES AND GARAGES.
20TH ST, 223-235 E, 2-sty bk garage, 92x 160, slate rf; \$50,000; (o) Joseph L. Bittenwieser, 220 Bway; (a) Chas. B. Meyers, 1 Union Sq W (52).

36TH ST, 215-223 E, 5-sty f. p. garage, 88x 97, slate rf; \$150,000; (o) B. Altman & Co., 5 av & 34th; (a) Geo. R. Reade & Co., 30 Nassau (53).

STORES, OFFICES AND LOFTS.
LEXINGTON AV, 567-69, & 50th st, 125-7 E, 1-sty bk strs, 61x100, slag rf; \$9,800; (o) Kalfa Realty Co., Stanley K. Green, Pres., 92 William; (a) Hugo Koehler, 2 Columbus Circle (51).

Bronx.

STABLES AND GARAGES.
WEBSTER AV, e s, 65 n Claremont pkway, 1-sty bk office, stable & garage, 25x77, tar & gravel rf; \$4,000; (o) N. Y. C. R. R. Co., Grand Central Terminal; lessees, Elm Coal Co., Philip Pearlman, on prem, Pres.; (a) Chas. S. Clark, 441 Tremont av (45).

MISCELLANEOUS.

PROSPECT AV, w s, 214 n 161st, 1-sty fr kitchen, 12x24, sheet iron rf; \$250; (o) Henry Acker, 2472 Grand av; (a) Wm. Koppe, 830 Westchester av (44).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

BEAVER ST, 63-65, & Exchange pl, 20-24, extended pent house & mezzanine floor to 15-sty f. p. bank & office; \$20,000; (o) Farmers' Loan & Trust Co., Edw Marstoy, Pres., on prem; (a) Clinton & Russell, 32 Nassau (598).

BLEECKER ST, 41, remove windows & support wall to 3-sty bk str & lofts; \$500; (o) Isaac Cohn, 41 Bleecker; (a) J. N. Felson, 1133 Bway (586).

BROOME ST, 472-74, new bk walls & partitions, ceiling to 5-sty bk str & work shops; \$200; (o) Louis A. Morrison, 53 Exch pl; (a) Norman H. Hunt, 101 Park (604).

CHRYSTIE ST, 168, new flue to 5-sty bk tnt; \$100; (o) Jos. L. Bittenwieser, 220 Bway; (a) Realty Arch. Co., 2471 8 av (582).

CHURCH ST, 49-51, new partition & mezzanine floor to 2-sty bk str & tea room; \$750; (o) Schulte Realty Co., 386 Bway; (a) Ernest Lynde, 2715 Decatur av (552).

ELDRIDGE ST, 78, remove walls & partitions to 4-sty bk str, office & tnt; \$1,500; (o) Barney Biederman, 26 W 17th; (a) Horenburger & Bardes, 122 Bowery (599).

ESSEX ST, 122, new balcony & water closet to 2-sty bk bakery; \$300; (o) Hyman Koltzki, 122 Essex; (a) Paul Lubroth, 92 Graham av, Bklyn (551).

FORSYTH ST, 10-12, enlarge theatre, construct fire passage to 1-sty bk m. p. theatre; \$500; (o) Chas. Rubinger, 220 Bway; (a) Realty Architectural Co., 2471 8 av (564).

FRANKLIN ST, 105, cut opening in wall & new f. p. doors to 5-sty bk factory; \$500; (o) Douglas Robinson, Chas. S. Brown Co., 14 Wall; (a) John T. Leonard, 1270 Bway (616).

FULTON ST, 164-70, install doors & communicating platform bet buildings to 10 & 27-sty f. p. office bldg; \$1,000; (o) 193 Bway Corp., Howard Thurber, V. P., 15 Dey; (a) Jno. C. Rennard, 15 Dey (593).

GOLD ST, 29-31, new water closets & washrooms to 4-sty f. p. office & loft; \$600; (o) Chas. Platt, on prem; (a) Eli Benedict, 352 Convent av (596).

GRAND ST, 191-3, & Mulberry st, 148-52, new doors, show windows & partitions to 6-sty bk str & tnt; \$500; (o) Francis R. Stabile, 189 Grand; (a) Chas. M. Straub, 147 4 av (556).

GRAND ST, 214-6, new w. c. compartments, cut windows to 4-sty bk str & tnt; \$1,000; (o) Priscilla Witt, 212 E 178th; (a) Robert Taichman, 10 Hanover sq (544).

LEWIS ST, 222, build ext, cut window openings & remove partitions to 1-sty bk office; \$5,000; (o) L. I. R. R. Co., Penn. Station; (a) Alex. Baylies, 33-34 Bible House (568).

MT. MORRIS PK, 9 W, new bathroom & fixtures, dumbwaiter, kalamein doors to 4-sty bk res; \$2,000; (o) Thos. O'Reilly, 8 Mt. Morris pk W; (a) Stemler & Krutz, 103 Park (580).

NASSAU ST, 98-102, & Fulton st, 129, & Ann st, 40, alter stair enclosures & fire escape to meet requirements to 6-sty bk restaurant & lofts; \$6,000; (o) John M. Raymond, 95 Nassau; (a) John E. Kleist, 515 7 av (563).

PEARL ST, 98, remove stairs to 5-sty bk loft; \$250; (o) Julius Oppenheimer, 96 Pearl; (a) Eli Benedict, 1947 Bway (587).

ST. MARKS PL, 113, new columns & girders to 5-sty bk tnt; \$400; (o) Charles Rubinger, 220 Bway; (a) Realty Arch. Co., 2471 8 av (554).

SOUTH WILLIAM ST, 5, extend gallery floor to 2-sty bk office; \$3,500; (o) Chubb & Son, 5 S William; (a) Hedden Iron Constn. Co., 30 Church (562).

WALL ST, 64 to 68, extend rf house, new walls to 11-sty f. p. bank & office; \$15,000; (o) Hochelaga Realty & Development Co., Robt. Hedden, Pres., 64 Wall; (a) McKim, Mead & White, 101 Park av (615).

8TH ST, 50 W, new columns & girders to 5-sty bk str & tnt; \$100; (o) Frank Wiener, 133 W 119th; (a) Chas. Stegmayer, 168 E 91st (574).

9TH ST, 214-6 E, remove walls, new concrete floors & ceiling to 4-sty bk garage & factory; \$5,000; (o) Edward Kearney, 130 E 13th; (a) Jacques De Mesquita, 307 W 36th (585).

13TH ST, 20 W, strengthen beams to 5-sty bk garage; \$40; (o) Caroline Cowl; Tr., Geo. Hearn, 20 W 14th; (a) Jno B. Snook Sons, 261 Bway (595).

14TH ST, 126-130 W, repair fire damage, slag rf & bk work to 2-sty bk printing office; \$2,500; (o) Salvation Army, 120-124 W 14th; (a) Jas. A. Clark, 482 Canal (579).

15TH ST, 313 W, alter fire escape to 6-sty bk factory; \$500; (o) Herman Mann, 92 8 av; (a) Wm. Hoehn, 218 W 20th (614).

19TH ST, 507-9 E, new bk front & rf beams to 1-sty fr stable; \$5,000; (o) Est. John Brookman, Donald S. Walker, trste., 88 Wall; (a) Axel S. Hedman, 371 Fulton, Bklyn (566).

20TH ST, 240 E, new stairs & elevator shaft, ceiling, concrete floor & c. l. columns & steel beams to 4 & 2-sty bk lofts & stable; \$15,000; (o) Frank L. Holt, 165 Broadway; (a) Horenburger & Bardes, 122 Bowery (577).

24TH ST, 113-7 W, & 25th st, 114-8 W, build bridge, concrete arch to 3 & 5-sty bk factories; \$300; (o) Henry Maillard, 116 W 25th; (a) Buchman & Kahn, 56 W 45th (560).

24TH ST, 127-129 W, cut down windows, widen doorways & new f. p. partitions to 7-sty bk warehouse; \$150; (o) Warde Piano Co., 127 W 24th; (a) Wm. H. Ratmanns Sons, 95 Liberty (590).

28TH ST, 52 W, remove str front & partitions, new steps to 4-sty semi f. p. str & lofts; \$500; (o) Jno. L. Shannon, 124 W 22d; (a) Wm. A. Kenny, 420 W 23d (603).

37TH ST, 157 E, remove front stoop & alter entrance to 4-sty bk dwg; \$350; (o) Edward Partridge, 19 5 av; (a) Adolph E. Nast, 546 5 av (546).

38TH ST, 108-10 W, reduce sidewalk & reset curb to 4-sty bk rest; \$500; (o) Jas. S. Herman, 507 W 14th; (a) Thomas J. Duff, 407 W 14th (553).

39TH ST, 328-332 W, erect mezzanine floor, new partitions & ceilings to 1-sty bk studio; \$1,000; (o) 324 W. 39th St. Corp., Louisa Pink, Pres., 324 W 39th; (a) Thos. W. Lamb, 644 8 av (613).

42D ST, 30 E, Madison av, 306-14, alter vault to 21-sty f. p. office; \$10,000; (o) 42d St. & Madison Av. Co., Frederick Johnson, Pres., 30 E 42d; (a) J. R. Marsh, 39 Howard pl, Bklyn (588).

43D ST, 59-79 W, 6 av, 756-770, 44th st, 60-80 W, remove steps, new partitions, cut door openings to 4-sty f. p. theatre; \$5,000; (o) 43d St Realty Co., Lawrence J. McGuire, Pres., 115 Broadway; (a) Walter Bloor, 115 Broadway (569).

45TH ST, 2 W, install partitions & toilet rooms to 16-sty f. p. office; \$2,500; (o) Sperry Realty Co., 2 W 45th; (a) Delano & Aldrich, 126 E 38th (572).

48TH ST, 164 W, build ext to 3-sty bk str & dwg; \$3,000; (o) Maurice Herrman, 164 W 48th; (a) John H. Knubel, 305 W 43d (561).

52D ST, 2 W, remove railing, new bluestone base, sidewalk & brownstone base to 3-sty res; \$6,000; (o) Mrs. Wm. D. Sloane, on prem; (a) Delano & Aldrich, 126 E 38th (571).

52D ST, 522 W, cut window opening to 5-sty bk tnt; \$100; (o) Jas. J. McGuire, on prem; (a) De Rose & Cavallieri, 509 Willis av (612).

52D ST, 428-446, new toilet rooms & partitions to 1-sty bk boiler room; \$300; (o) Knickerbocker Ice Co., 1480 Bway; (a) Mortensen & Co., 405 Lexington av (617).

53D ST, 11 E, install 1-sty ext, new stairs, vent shaft, show windows & partitions to 5-sty bk dwg; \$7,500; (o) Mary Hodges, 648 Madison av; (a) Gronenberg & Leuchtag, 303 5 av (589).

60TH ST, 131-5 E, new stairs, doors, floors & concrete arch to 11-sty f. p. tnt; \$2,000; (o) 131-135 E. 66th St., Inc., Henry Taylor, Pres., 131 E 66th; (a) Stayse, Berady & Peterkin, 220 W 42d (558).

86TH ST, 305 W, remove steps, new partitions & bath to 4-sty bk dwg; \$10,000; (o) Frances F. Kent, on prem; (a) Rich & Mathesius, 320 5 av (567).

90TH ST, E, s s, 89 e 1 av, remove partitions & stairs, alts to garage; \$15,000; (o) St. Joseph's Asylum, Jos. Schmidt, Pres., 173 E 3d; (a) Chas. Kreymborg, 2240 Quimby av (545).

103D ST, 338 E, new awning supports & channels; \$275; (o) H. Webendorfer, on prem; (a) Liberty Iron Works, Inc., 462 10 av (575).

107TH ST, 68 W, erect steel sheet screen to 6-sty tnt; \$1,800; (o) Antoinette D. Hill, 539 W 112th; (a) John Brandt, 271 W 125 (583).

107TH ST, 48 E, remove wall, new partitions, store front & new cellar entrance to 5-sty bk str & tnt; \$2,500; (o) Lizzie F. Brady, 17 E 129th; (a) Frank Hausle, 81 E 125th (608).

111TH ST, 103 E, ext built to 2-sty bk garage & dwg; \$2,500; (o) Henry Burger, 103 E 111th; (a) Samuel Levingson, 101 W 42d (611).

118TH ST, 83 W, new partitions & windows to 3-sty bk str, office & tnt; \$150; (o) Saml. Davis, on prem; (a) Chas. M. Straub, 147 4 av (601).

122D ST, 314 E, rebuild hot water flue to 6-sty bk tnt; \$200; (o) Argyle Holding Co., 370 Grand; (a) Adolph E. Nast, 546 5 av (607).

123D ST, 431 E, remove partitions to 3-sty bk dwg; \$600; (o) Giuseppe Milano, on prem; (a) Richard Passacantando, 405 Pleasant av (576).

124TH ST, 267-69 W, new f. p. stair, t. c. blocks & new vent shaft to 5-sty bk str & office; \$1,000; (o) Arthur Weisbecker, 267 W 124th; (a) Joseph Cocker, 2017 5 av (581).

124TH ST, 360 E, alter 3-sty bk dwg to bath; \$3,500; (o) Peter Haatainen, 348 E 125th; (a) Herman A. Weinstein, 32 Court, Bklyn (578).

125TH ST, 115-125 E, new toilet rooms, partitions to 2-sty bk str; \$500; (o) Soher Realty Co., 15 E 48th; (a) Jas. P. Whiskeman, 30 E 42d (555).

135TH ST, 8-10-12, E, bk up window openings & new doors to 1-sty bk garage; \$500; (o) Jos. Everard Breweries, 12 E 133d; (a) Chas. H. Richter, 39 Cortlandt (573).

AMSTERDAM AV, 307, build staircase & stairs & partitions to 4-sty bk str & tnt; \$1,000; (o) Paul R. Opp, on prem; (a) H. C. Brun, 405 Lex (606).

BROADWAY, 1313, & 34th st, 101-103 W, install new ventilating system to 3-sty bk str & office; \$500; (o) Robert Smith, 31 E 31st; (a) Geo. Kleister, 56 W 45th (597).

BROADWAY, 1097-1101, & 5th av, 188-200, & 23d st, 1-21 W, & 24th st, 2-4 W, construct arcade, new f. p. doors, t. c. wall, stairs & alter elevators to 14-sty f. p. office bldg; \$10,000; (o) 5th AV Building Co., R. M. Stuart, V. P., 200 5 av; (a) Maynicke & Franke, 25 Mad eq N (600).

BROADWAY, 108-124, Nassau st, 13-25, Pine st, 2-16, Cedar st, 70-84, new elevator shaft to 36-sty f. p. office; \$10,000; (o) Equitable Office Building Corp., Geo. T. Mortimer, Pres., Belnord Apts., 86th & Bway; (a) Equitable Office Building Corp., 120 Bway (609).

LEXINGTON AV, 1066, remove front stoop, new stairs & partitions to 4-sty bk dwg; \$5,000; (o) Henry Meyers, care arch; (a) Otto L. Spannhake, 13 Park Row (570).

MADISON AV, 278-80, erect new t. c. block partition, widen doors to 12-sty f. p. str & offices; \$1,800; (o) Lillia Babbitt Hyde, 437 5 av; (a) Patrick J. Murray, 141 E 40th (584).

MADISON AV, 305, new rein. concrete floors, f. p. exit & partitions to 4-sty bk str; \$15,000; (o) Athens Hotel Co., 56 E 42d; (a) J. Odell Whitenack, 231 W 18th (591).

3D AV, 1081-1089, extend chimney, strengthen smokestack to 3-sty f. p. garage & office; \$300; (o) Globe Holding Co., 141 Bway (618).

4TH AV, 467, new stairways, walls, bath room compartments & f. p. vent shaft to 5-sty bk str & tnt; \$12,000; (o) Max Auster, 469 4 av; (a) M. Jos. Harrison, World Bldg. (557).

5TH AV, 212-6, build mezzanine floor, remove partition & doors to 20-sty f. p. str & office; \$1,000; (o) 5th Av. & 28th St. Co., Leopold Kahn, V. P., 272 W 90th; (a) Jas. P. Whiskeman, 30 E 42d (559).

5TH AV, 57, continue stairs & construct bulkhead to 5-sty bk lofts; \$250; (o) Edwin Blume, 59 W 109th; (a) Elwood Hughes, 210 W 34th (565).

5TH AV, 588, extend rear 4th floor to 5-sty strn dwg; \$4,500; (o) Thos. F. Ryan, on prem; (ar) Carrere & Hastings, 52 Vanderbilt av (394).

6TH AV, 289-93, & 18th st, 101-109 W, new partitions & stairs to 4-sty bk str & lofts; \$300; (o) Department Stores Realty Co., 30 E 42d; (a) Harry Entlich, 432 S 5th, Bklyn (602).

Bronx.

140TH ST, 364, new toilet, beams, cornice & partitions to 3-sty bk str & dwg; \$800; (o) Adam Nimphius, 521 Bergen av; (a) Moore & Landsiedel, 3 av & 148th (56).

BRONXWOOD AV, e s, 70 n 213th, 1-sty bk ext, 18x20, to 2-sty bk dwg; \$500; (o) Vincenzo Nardiello, 864 Metropolitan av, Bklyn; (a) Geo. P. Crosier, 223d & White Plains av (55).

TINTON AV, 1007, new show windows, partitions, beams to 4-sty bk str & tnt; \$2,000; (o) Albrecht J. Bode, 1007 Tinton av; (a) Carl J. Itzel, 1362 Prospect av (58).

3D AV, 3367, new steel beams & cols, wood posts & beams, stairs show windows & partitions to 3-sty bk str & dwg; \$3,000; (o) Louis Walter, 3367 3 av; (a) Henry Regelmann, 133 7th (57).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. & G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indivd—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torren System.

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RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CI No. 2613

New York, April 13, 1918.

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

APRIL 5, 6, 8, 9, 10 & 11.

Allen st 171 (2:416-20), ws, 75 s Stanton, 25x87.6, 6-sty bk tnts & str; Maye B Wilson, of Bronx, to Jos Jones, 772 Prospect av; B&S & CaG; mtg \$30,000; Mar22; Apr5'18; A\$13,000-26,000 (R S 50c).

Broad st, 85-9 (1:29-59-60), sec So William (No 43), runs e32.9xs76 to ns Stone (No 25) xw47.7 to es Broad xn70.1 to beg, 2-4-sty bk office & str bldgs; Farmers Loan & Trust Co, EXR & TRSTE Wm Hodsdon, to Mexican Telegraph Co, 66 Bway; AL; Apr9; Apr11'18; A\$145,000-155,000 (R S \$150).

Broome st, 457-9 (2:474-11), ss, 50 w Mercer, runs w50.8xs95.10xe25.9xn0.2xe24.6 xn95.9 to beg, 6-sty bk loft & str bldg; Adeline I Latham, 16 E 58, to Rodney Impt Corp, 217 Havemeyer, Bklyn; B&S; mtg \$35,000 & AL; Apr10; Apr11'18; A\$37,000-47,000 (R S \$47.50).

Broome st, 457-9; Rodney Impt Corp to Alfred E Whitehouse, at Westwood, NJ; mtg \$35,000; Apr10; Apr11'18.

Canal st, 191 (1:205-32), ns, 50 w Mott, 25.2x100.3x25x100.3, 7-sty stn loft & str bldg; A\$22,000-30,000; also CANAL ST, 193 (1:205-33), ns, 75.2 w Mott, 25.2x100.3x25x100.3, 7-sty stn loft & str bldg; A\$22,000-30,000; Gustav Grossman, 82 Hillcrest av, Park Hill, Yonkers, NY, to 191 & 193 Canal St, Inc, 2804 3 av, Bronx; Apr5; Apr6'18 (R S \$15).

Canal st, 193, see Canal, 191.

Cherry st, 352-4, see Montgomery, 69-71.
Clinton st, 86 (2:348-44), es, 175 s Rivington, 25x100, 5-sty bk tnt & str; A\$26,000-32,000; also CLINTON ST, 88 (2:348-43), es, 200 s Rivington, 25x100, 5-sty bk stable; A\$26,000-36,000; Gustav Grossman at Park Hill, Yonkers, NY, et al, to 86 & 88 Clinton St, Inc, 2804 3 av; Apr5; Apr6'18 (R S \$20).

Clinton st, 88, see Clinton, 86.

Crosby st, 97 (2:496-10), es, abt 115 s Prince, 25.3x66, 7-sty bk loft & str bldg; D H Jackson Co to Willie Wikstrom, 151 Chestnut st, Montclair, NJ; mtg \$15,000 & AL; Apr8; Apr10'18; A\$12,000-24,000 (R S \$7).

East Broadway, 124 (1:283-53), ns, 62.10 e Pike, 22.2x63.4x22.1x63.4, 6-sty bk loft & str bldg; Saml & Max Hirsch to 124 East Broadway Corp at 153 W 27; B&S; mtg \$20,000; Apr5'18; A\$20,000-28,000 (R S \$1).

Forsyth st, 122 (2:419-47), es, 175 s Delancey, old line, 25x100 5-sty bk tnt & str; Ida Arginteanu (Fischman) to Morris Arginteanu, both at 1421 8 av, Bklyn; mtg \$31,700; Nov22'17; Apr5'18; A\$20,000-33,000.

Forsyth st, 122; Morris Arginteanu to Ida Arginteanu, his wife, both at 1421 8 av, Bklyn; mtg \$31,700; Nov23'17; Apr5'18.

Gold st, 87 (1:103-25), ws, 63.6 n Spruce, 33.8x78.9x33.2x78.9, 5-sty bk loft & str bldg, 1-sty ext; Doherr, Grimm & Co to Carrie F Tiemer, 54 Fairview av, Orange, NJ; Apr5; Apr8'18; A\$29,000-38,000 (R S \$25).

Greene st, 68-68½ on map GS (2:485-6), es, abt 220 n Broome, 30x100, except strip conveyed by Ronalds to Spencer Apr14, 1873, 5-sty bk loft & str bldg; Ronald Thomas, EXR Geo L Ronalds, to Broadbelt Realty Corp, 181 Bway; Feb21; Apr11'18; A\$19,000-28,000 (R S \$20).

James st 98-100 (1:252-36), es, 60 n Cherry, 40x75x40.2x59.4, 6-sty bk tnt & str; St James Investing Co to Central Trust Co of N Y, 54 Wall; mtg \$36,000 & AL; Apr2; Apr5'18; A\$17,500-35,500 (R S 50c).

Madison st, 111 (1:277-19), ns, 88.2 w Market, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; Maurice Marks, ref, to Sheldon Leavitt, 105 W 40, & Geo C Kobbe, 103 E 82, as TRSTES, piffs; FORECLOS Mar 19; Apr9; Apr11'18; A\$15,000-22,000 (R S \$25).

THE RECORD AND GUIDE QUARTERLY.

Attention is called to the users of the records, published in the Record and Guide, to the Record and Guide Quarterly. The Quarterly is published every three months, the final installment being combined with the three preceding ones, making, in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscellaneous Conveyances such as Release of Mortgages, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys, Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

Monroe st, 97 (1:272-9), ns, 235.4 e Pike, 26x100, 5-sty bk tnt & str; Nathaniel Phillips, ref, to Caroline M Child, 87 So Mountain av, Montclair, NJ, & Eliz G Wheelwright, 550 Mad av, NY, TRSTES will Benj F Wheelwright, piffs; FORECLOS Apr2; Apr8; Apr9'18; A\$16,500-31,000 (R S \$25).

Montgomery st, 69-71 (1:259-59), nec Cherry (Nos 352-4), 47.6x61x—x57.9; Caryl Holding Corp, 55 John, to Powell River Co, 493 Snediker av, Bklyn; AL; Mar20; Apr8'18; A\$22,500-44,500 (R S \$1).

Orchard st, 185 (2:417-62), ws, 175.7 n Stanton, 25.2x87.6, 6-sty bk tnt & str; Alrick Holding Co, 230 Grand, to Gruen Holding Co, a corp; all RT&I; B&S; Apr1; Apr11'18; A\$17,000-27,000.

Pearl st, 67 (1:29-14-15 & 7), ns, 139.1 e Broad, runs n84.4xw0.6xn— to ss Stone (Nos 32-32½), at point 113.5 e Broad x 26.11xs39.5xw6.10xs4xw3.4xs73.2 to Pearl x w20.4 to beg, 1-4 & 2-3-sty bk loft & str bldgs; Calgar Realty Co, 671 Broad st,

Newark, NJ, to 67 Pearl St Corp, at 71 Bway; mtg \$24,000; Dec1'16; Apr9'18.

Pearl st, 67; also STONE ST, 32-32½; 67 Pearl St Corp, at 71 Bway, to Chas Otis, on Waldo av near W 246th; mtg \$24,000 & AL; Apr8; Apr9'18; A\$34,000-41,000 (R S \$8).

Pike st, 62 (1:254-30), ws, 22 s Monroe, 22x60x22x59.9, 4-sty bk tnt & str; Baer Shulman to Albt S Wright 103 Midland av, Montclair, NJ; B&S; Mar30; Apr5'18; A\$7,000-10,000.

South st, 84 (1:72-27), ns, 65 e Burling sl, 17.9x74.5x18.1x74.7, nes; also SOUTH ST, 83, 84 & 85 (1:72), the lot in rear of, 54.5, at se end & 55.7 at nw end x 90 on each side; also SOUTH ST, 85 (1:72), ns, abt 45 w Burling sl, 17.9x74.7x18.1x74.9, nes, together, 8-sty bk storage; Downing Realty Co to Eighty-Five South St Corp, at 161 Front; mtg \$136,000 & AL; Apr8; Apr9'18; A\$60,000-150,000 (R S \$34.50).

South st, 85, see South, 84.

South William st, 45, see Broad, 85-9.
Stanton st, 162 (2:350-32), ns, 50 w Clinton, 25x75, 4-sty bk tnt & str; Meyer M Friend, ref, to Lawyers Mtg Co; FORECLOS Apr3; Apr9; Apr10'18; A\$16,000-20,000 (R S \$15).

Stone st, 25, see Broad, 85-9.

Stone st, 32-32½, see Pearl, 67.

Sullivan st, 24 (2:477-25), ws, 32 n Grand, 21.2x72.3 to alley x20x64.4, with AT to alley, 3-sty bk loft bldg; Chas Burkelman, 103 Montague, Bklyn, to Edwin H Scheuber, 88 Elm av, Hackensack, NJ; mtg \$6,000 & AL; Apr6; Apr9'18; A\$8,500-9,500 (R S \$6).

Vandam st, 30 (2:505-14), ss, 124.11 e Varick, 25.1x100 to alley x25.2x100, with A T to alley, 3-sty fr bk ft tnt & 2-sty bk rear tnt; John A Brosnan of Woodstock, Md, et al to Alice L Pepe, 238 Thompson; mtg \$3,000; Apr4; Apr10'18; A\$12,000-12,500 (R S \$9).

Vandam st, 30; Alice L Pepe to Robt G McKeown, 630 W 127; mtg \$8,000; Apr4; Apr10'18 (R S 50c).

Waverly pl, 186, see Waverly pl, 188, on map 186.

Waverly pl, 188 on map 186 (2:611-30), nwc 10th (Nos 157-3), 19.5x75, 3-sty bk & fr tnt & str; Emma Koopmann, widow, & ano, to John E Donnelly, 412 W 149; AL; Apr8; Apr10'18; A\$11,000-15,000.

Waverly pl, 188 on map 186 (2:611-30), nwc 10th (Nos 157-9); John E Donnelly to Emma Koopmann & Emma Koopmann, her daughter, both at 422 W 150, as joint tenants; B&S; Apr8; Apr10'18.

Wooster st, 179-183 (2:524-18), ws, 100 s Bleeker, 74.8x100, 7-sty bk loft & str bldg; Bklyn Savings Bank to Sophie Hauff, 333 E 86; Apr5; Apr8'18; A\$50,600-110,000 (R S \$142.50).

Wooster st, 179-183; Sophie Hauff to Tremont-Webster Building Co, 1662 Boston rd; mtg \$122,500; Apr5; Apr8'18.

3D st, 195 E (2:399-40), ns, 103 w Av B, 24x96.2, 3-sty bk tnt & str & 4-sty bk rear tnt; Augusta Levy to Carrie Levy, 601 W 135; AL; Mar20; Apr10'18; A\$14,500-19,000 (R S 50c).

3D st, 289 E (2:373-61), ns, 189 e Av C, 20.8x96, 3-sty bk tnt; Wm H Ford, ref, to Lawyers Mtg Co, one of the piffs; FORECLOS Apr4; Apr6; Apr8'18; A\$11,000-12,500 (R S \$6.50).

6TH st, 749-51 E (2:376-40), ns, 52 w Av D, 41x22.9, 3-sty bk loft & str bldg; Caryl Holding Corp, 55 John, to Powell River Co, 493 Snediker av, Bklyn; AL; Mar20; Apr8'18; A\$8,000-10,000 (R S \$1).

6TH st, 18 (2:360-pt lot 46), ss, 45 e Av D, 27x20, with right to alley 5.2x20x5.1x20 on w, 3-sty bk school; John Wilkens, 406 E 6, & ano, to Mendel Gottesman, 40 E 83; Mar18; Apr5'18; A\$— (R S \$6.50).

10TH st, 87 E (2:556-30), ns, 125 w 3 av, 25x94.7, 3-sty bk loft & str bldg, 1-sty ext; Fredk Miller & ano, EXRS Chas G Huntemann, & Johanna F Miller et al, heirs Chas G Huntemann, to Edw McDonald & Etta McGoldrick, both at 536 E 87; mtg \$12,000; Apr5; Apr9'18; A\$14,000-16,500 (R S \$4).

16,000

10TH st, 157-9 W, see Waverly pl, 188, on map 186.

12TH st, 619 E (2:395-52), ns, 243 e Av B, 25x103.3, 4-story bk tnt; A Parker Nevin, ref, to Wolcott G Lane, 15 E 74, TRSTE will Eliz D G Lane, pff; FORECLOS Mar 26; Apr8; Apr9'18; A\$10,000-12,000 (R S \$8.50).

12TH st, 277-9 W (2:615-98-99), ns, 226 e 4th, 39.3x33.5x37.7x36.10, 2-4-story & b bk dwgs; Edmond L Greenin to John W Kinmonth, both at Hillsdale, NJ; mtg \$10,500 & AL; Mar13; Apr9'18; A\$8,000-10,000.

12TH st, 277-9 W; John W Kinmonth to Jennie Greenin, both at Hillsdale, NJ; mtg \$10,500 & AL; Mar13; Apr9'18.

21ST st, 203-5 E (3:902-7), ns, 75 e 3 av, 47x120, 3-story bk bakery; Margt E Munson to Mary L Frasick, Ella G Morton, Carrie A Merrill, Lillian E Bang & Martha W, Edw A, Chas H & Florence G Munson, party 1st pt reserves life estate; B&S; June12'08; Apr9'18; A\$30,000-32,000.

22D st, 52 W (3:823-71), ss, 165 e 6 av, 23x98.9, 4-story stn loft & str bldg, 1-story ext; Henry Stein, of Queens, B of Q, et al, EXRS Geo A Blessing, to Annette Blessing, 221 W 21; AL; Apr6; Apr8'18; A\$34,500-38,000 (R S \$22.50).

24TH st, 139-43 W (3:800-16-18), ns, 275 e 7 av, runs n98.9x26.2x18.1x43.0x31.6.9 to st xw50 to beg, 7-story bk loft & str bldg & 3-story bk loft & str bldg; Union Trust Co of N Y to Raymond H Kutner, 2303 Hughes av; B&S & CaG; Apr5; Apr6'18; A\$52,000-78,000 (R S \$85).

24TH st, 139-43 W; Raymond H Kutner to Hartwood Holding Co, 119 W 40; mtg \$75,000 & AL; Mar29; Apr6'18 (R S \$10).

27TH st, 109-11 W (3:803-29), ns, 140 w 6 av, 40x98.9, 11-story bk loft & str bldg; Max Wolff to Julie G Wolff, both at 26 W 87; mtg \$85,000 & AL; Apr6; Apr9'18; A\$66,000-161,000.

38TH st, 304 W (3:761-40), ss, 100 w 8 av, 25x98.9, 5-story bk tnt & str; Harry B Raffel, 2 W 88, to 304 West 88th St Corp; AL; Apr8; Apr10'18; A\$15,000-24,000 (R S \$150).

40TH st, 208 W (3:789-47), ss, 143 w 7 av, 14.3x98.9, 4-story bk tnt; Henry M Brigham, ref, to Greenwich Savgs Bank, 246 6 av, pff; FORECLOS Apr1; Apr4; Apr 5'18; A\$22,000-23,000 (R S \$18).

40TH st, 210 W (3:789-48), ss, 157.3 w 7 av, 14.3x98.9, 4-story bk tnt; Henry M Brigham, ref, to Greenwich Savgs Bank, pff; FORECLOS Apr1; Apr4; Apr5'18; A\$22,000-23,000 (R S \$18).

40TH st, 212-4 W (3:789-49-50), ss, 171.6 w 7 av, 28.6x98.9, 2-4-story bk tnts; Geo F Harriman, ref, to Greenwich Savgs Bank, pff; FORECLOS Apr1; Apr4; Apr5'18; A\$44,000-46,000 (R S \$36).

40TH st, 216 W (3:789-51), ss, 200 w 7 av, 14.3x98.9, 4-story, bk tnt; Morgan J O'Brien, Jr, ref, to Greenwich Savgs Bank, pff; FORECLOS Apr1; Apr5'18; A\$22,000-23,000 (R S \$18).

41ST st, 237-9 E (5:1315-pt lot 18), ns, 155 w 2 av, 50x67.7x56x—, 2-4-story bk loft bldgs; N Y Life Ins & Trust Co, TRSTE will Noah Norris et al, to Jennie E Gordon, 2350 Bway; AL; Apr5; Apr8'18; A\$— (R S \$24.50).

41ST st, 339-341½ W (4:1032-11-12), ns, 250 e 9 av, 50x98.9, 3-4-story bk & stn tnts & 2-3-story fr rear tnts; Florence B D Reynolds, 151 Central Park W, to Milblanche Realty Corp, 68 Broad; AL; Jan29; Apr9'18; A\$31,000-39,000 (R S \$9).

43D st, 331 E (5:1336-15), ns, 184.6 w 1 av, 28x100.5, 5-story bk tnt; Therese K Janssen to Pierre Janssen, 323 E 49; mtg \$8,000; Apr5; Apr9'18; A\$10,500-25,000.

48TH st, 455 W, see 10 av, 686.

51ST st, 500-2 W, see 10 av, 751.

52D st, 462 W, see 10 av, 764.

52D st, 562 W (4:1080-61½), ns, 64 e 11 av, runs e36x75.3xw25x56x w 11x19.3 to beg, 5-story bk tnt & str & 1-story fr office; Fredk W Maas, 3268 Decatur av, to Chas O Riker, 18 Pelton st, Yonkers, NY; mtg \$10,000; Apr3; Apr8'18; A\$9,500-15,500 (R S \$5).

62D st, 210 E (5:1416-43), ss, 142.6 e 3 av, 18.9x100.5, 3-story & b stn dwg; Margt F Dillon, 2609 Bway, to Geo W Jaekel, at Neshanic, NJ; AL; Mar28; Apr5'18; A\$10,000-13,000 (R S \$14).

62D st, 235 W (4:1154-12), ns, 500 w Ams av, 25x100.5, 5-story bk tnt; Morris Kwasnek to Kayell Realty Corp, 203 W 61; mtg \$8,000; Apr10; Apr11'18; A\$8,000-14,000 (R S \$2).

65TH st, 13 E (5:1380-11), ns, 145 w Mad av, 22x100.5, 6-story bk dwg, 3-story ext; Belle Hazen Realty Co to Olds Holding Corp, 217 Bway; B&S; Apr3; Apr5'18; A\$64,000-98,000 (R S \$1).

70TH st, 60 W (4:1122-60), ss, 106.10 e Col av, 18.2x100.5, 4-story & b bk dwg; Lillian I Hallett to Ida M Hallett, both at Central av, near Turnpike, Lawrence, LI; AT; mtg \$17,000; Apr9'18; A\$21,000-22,500.

71ST st E, nwc Park av, see Park av, nwc 71st.

78TH st, 120 W (4:1149-43), ss, 242 w Col av, 16x97.6, 4-story & b stn dwg; Dora A Dwinelle, of East Orange, NJ (formerly Dora A Manning & formerly Dora A Davies), to Theodor Bailey, 122 W 78; mtg \$16,000 & AL; Apr5; Apr8'18; A\$14,000-18,500.

79TH st, 121 W (4:1210-25), ns, 600 e Ams av, 25x102.2, 4-story & b bk dwg; Franz Ernst Hugo Jaekel, at Hotel Belnord, to H Jaekel & Sons, Inc, 18 W 32; mtg \$30,000 & AL; May29; Apr6'18; A\$35,000-41,000 (R S \$35).

80TH st, 322 W (4:1244-24½), ss, 217 w West End av, 22x102.2, 6-story & b bk dwg; Emil B Meyrowitz to Evelyn C Meyrowitz, 322 W 80; mtg \$22,000 & AL; Apr9; Apr10'18; A\$21,800-36,000 (R S \$10).

81ST st, 322 E (5:1543-43), ss, 231.3 e 2 av, 26.3x102.2, 6-story bk tnt & str; Seindel Hochman of Bklyn to Abr Halprin, 158 W 111; AL; Apr9; Apr10'18; A\$9,500-32,000 (R S \$50).

81ST st, 539-41 E, see East End av, 40-2.

83D st, 56 E (5:1494-45), ss, 179.6 e Mad av, 18x102.2, 4-story & b bk dwg; Bessie R Roosevelt (nee Riley) to Jas R Roosevelt, at Hyde Park, Dutchess Co, NY; AL; Sept 23'15; Apr8'18; A\$21,500-30,000.

90TH st, 328 E (5:1552-35), ss, 200 w 1 av, 25x100.8, 5-story stn tnt; Carrie B Weill (Bock) to Sadie Samuels, 535 W 113; mtg \$5,000 & AL; Mar30; Apr5'18; A\$9,000-21,000 (R S \$20).

94TH st, 70 E (5:1505-43), ss, 130 w Park av, 25.3x100.8, 5-story stn tnt; A\$18,000-28,000; also 94TH ST, 72-4 E (5:1505-41-42), ss, 80 w Park av, 50x100.8, 2-5-story stn tnts; A\$36,000-56,000; John F Calder, at Hotel Seville, swc Mad av & 29th, to H Warren Hubbard, 122 E 111; mtg \$48,000; Jan17'12; Apr8'18.

94TH st, 72-4 E, see 94th, 70 E.

97TH st, 24 E, see Madison av, 1396-8.

98TH st, 38-40 W (7:1833-48), ss, 360 w Central Park W, 40x100.11, 6-story bk tnt; Ellen McCullagh of Bronx to Orton Holding Corp, 2609 Bway; AL; Apr3; Apr10'18; A\$22,000-52,000.

99TH st, 48 E, see Madison av, 1431-3.

101ST st, 406 E (6:1694-45), ss, 100 e 1 av, 50x100.11, 6-story bk tnt & str; A\$10,000-37,000; also 101ST ST, 410 E (6:1694-43), ss, 150 e 1 av, 50x100.11, 6-story bk tnt & str; A\$10,000-37,000; Hensle Constn Co to Jas Beaver, 2010 Watson av; AL; Apr 10; Apr11'18 (R S \$2).

101ST st, 410 E, see 101st, 406 E.

101ST st, 76 W, see Col av, 835.

113TH st, 233 W (7:1829-21), ns, 250 w 7 av, 16.8x100.11, 3-story & b bk dwg; Cornelia W Roos to Lester L Roos, 233 W 113; AL; Apr2; Apr8'18; A\$8,500-10,000.

114TH st, 54 W (6:1597-57), ss, 343.4 e Lenox av, 17.8x100.11, 3-story & b bk dwg; Leah Williams to Talmudical Institute of Harlem, 56 W 114; mtg \$9,000 & AL; Mar 29; Apr9'18; A\$9,000-10,500 (R S \$1).

118TH st, 11A E (6:1745-10), ns, 235 e 5 av, 25x100.11, 5-story bk tnt & str; August Schacht, of Bklyn, to Honora T Sloyan, 57 W 49; mtg \$24,400 & AL; Apr4; Apr11'18; A\$11,000-24,500 (R S \$2.50).

118TH st, 314 E (6:1689-44), ss, 203.4 e 2 av, 21.8x100.10, 3-story & b stn dwg; Louise Behlen to Fanny & Emma Behlen, 1314 E 18; Apr21'05; Apr9'18; A\$6,000-7,000.

118TH st, 314 E; Fanny & Emma Behlen to Alfonso Ruotolo, 329 Pleasant av; mtg \$6,500; Apr8; Apr9'18 (R S \$8).

124ST st, 438 E (6:1808-34), ss, 175 w Pleasant av, 25x100.11, 5-story bk tnt; Saml Eichelbaum to Christian Biersack, Jr, 2801 Bainbridge av, Bronx; mtg \$15,500; Mar30; Apr10'18; A\$6,000-17,500 (R S \$1).

123D st, 119 E (6:1772-10), ns, 215 e Park av, 15x100.11, 3-story & b stn dwg; Chas H Dix to Mary J Moreton, 255 W 111; mtg \$6,500; Mar30; Apr11'18; A\$5,200-5,700 (R S \$50).

124TH st, 360 E (6:1800-30½), ss, 60 w 1 av, 20x79x26.11x61, 3-story stn loft bldg; Josephine M Ryan et al to Peter Haatainen, 338 E 125; mtg \$3,500; Apr1; Apr9'18; A\$4,000-4,600 (R S \$1).

126TH st, 108 W (7:1910-38½), ss, 115 w Lenox av, 20x99.11, 4-story stn tnt; S Georgiana Crabb, 291 Riverside dr, to Eleanor C Gardner, 3 W 92; Linda R & Louise G Crabbe, 291 Riverside dr; Ida C Post, 292 Riverside dr; Edw Crabbe, of Toms River, NJ, & Marguerite C Greeff, 24 W 91; B&S; Apr5; Apr8'18; A\$12,000-16,000.

128TH st, 244 E (6:1792-29), ss, 101 w 2 av, 26x99.11, 5-story bk tnt; Roger H Williams, ref, to Kenyon Fortescue, 120 Central Park S, TRSTE will Marion T Roosevelt, for Maude S Pichard, pff; FORECLOS Apr2; Apr5; Apr8'18; A\$6,300-13,500 (R S \$14).

129TH st, 100-2 W, see Lenox av, 373-5.

137TH st, 244 W (7:1942-52½), ss, 471 w 7 av, 18x99.11, 3-story & b stn dwg; Eliz Craig to Pleasant Redd, 19 E 54; mtg \$6,750 & AL; Apr4; Apr5'18; A\$5,700-9,000 (R S \$2).

138TH st, 316 W (7:2041-27), ss, 216 w 8 av, 17x99.11, 3-story & b bk dwg; Carrie Isarr to Freda Tompkins, 2 W 115; mtg \$9,000 & AL; Mar1; Apr8'18; A\$5,500-8,500 (R S \$2).

138TH st, 316 W; Freda Tompkins to Louis Levine, 1015 E 156; mtg \$9,000 & AL; Apr5; Apr8'18 (R S \$1).

139TH st, 504 W (7:2070-37), ss, 100 w Ams av, 50x99.11, 6-story bk tnt; Broadway John St Corp to Chas Cohn, 56 E 116; AL; Apr1; Apr8'18; A\$26,000-63,000.

147TH st, 303 W (7:2045-48), ns, 75 w 8 av, 25x99.11, 5-story bk tnt; Milly Blyn to Deal Realty Co, 115 Bway; mtg \$18,000; June9'13; Apr10'18; A\$6,500-13,500.

147TH st, 305 W (7:2045-47), ns, 100 w 8 av, 25x99.11, 5-story bk tnt; Saml Cohen of Bklyn to Deal Realty Co, 115 Bway; mtg \$18,500; June9'13; Apr10'18; A\$6,500-13,500.

156TH st, 422 W (7:2064-43½), ss, 50 e Convent av, 17x81.11, 3-story & b bk dwg; Emma Koopmann, widow, & ano, to John E Donnelly, 412 W 149; AL; Apr8; Apr10'18; A\$6,000-8,500.

150TH st, 422 W; John E Donnelly to Emma Koopmann & Emma Koopmann, her daughter, both at 422 W 150, as joint tenants; B&S; Apr8; Apr10'18.

150TH st, 527 W (7:2082-18½), ns, 436 e Bway, 17x99.11, 3-story & b bk dwg; Popham Realty Co, 61 Fordham rd W, to Ann McDonald, 525 W 150; mtg \$10,000; Apr1; Apr 11'18; A\$7,500-10,000 (R S \$50).

166TH st, 470 W, see Ams av, 2129-33.

Av A, 1239 (5:1461-26), ws, 40.5 s 67th, 40x100, 6-story bk tnt; 357 West 23d St Corp to Max Lippman, 1286 1 av; mtg \$37,000 & AL; Apr8; Apr10'18; A\$17,000-47,000 (R S \$3.50).

Av A, 1527 (5:1560-27), ws, 34.2 s 81st, 17x70, 3-story bk tnt & str, 1-story ext; Stephan Kaldrovics, 1520 Av A, to Leopold Einhorn, 1527 Av A; mtg \$7,500; Apr2; Apr 6'18; A\$6,000-8,000.

Av D, 7 (2:372-42), ws, 70.11 n 2d, 23.2x 93, 5-story bk tnt & str; Leopold E Levine to Millie Rosenberg, 894 Riverside dr; AL; Mar19; Apr5'18; A\$15,500-29,000.

Amsterdam av, 2129-33 (8:2111-60), sec 166th (No 470), 52.3x100, 6-story bk tnt & str; Pearl Niles of Town of Union, NJ, to Hattie Greenberg, 346 E 20; AL; Mar30; Apr9'18; A\$32,000-85,000 (R S \$50).

Bennett av, nwc Bway, see Bway, 4565.

Bowery, 12 (1:162-56), ws, abt 95 n Doyers, 22x101x7x100, 4-story stn str; Chas Salomone to Rose Colombo, 134 White; mtg \$12,000 & AL; Apr5; Apr6'18; A\$11,000-18,000.

Bowery, 206 (2:492-32), ws, 177.1 n Spring, 16.7x100x15.11x99.8, 2-story bk loft & str bldg; Henry P Livingston, of Binghamton, NY, et al, to Jennie Greenfield, 208 Bowery; AL; Mar9; Apr5'18; A\$14,000-15,000 (R S \$12).

Broadway, 4565 (8:2180-778-780), nwc Bennett av & at n land Wm M Tweed, runs n125.7xne48.11xse125 to rd xsw61 to beg, lots 34 & 35, map Lucius Chittenden, except part taken by city, 1 & 3-story bk & fr hotel; Chas H Frank, of New Rochelle, NY, to Matilda Weisbecker, 181 W 126; Arthur Weisbecker, 601 W 113, & Chas Weisbecker, 205 W 89, EXRS Chas Weisbecker; AL; Oct 9'17; Apr8'18; A\$16,500-19,000 (R S \$14).

Columbus av, 835 (7:1836-61), sec 101st (No 76), 25.6x74, 5-story bk tnt & str; Mary J Noonan to Olds Holding Corp, 217 Bway; mtg \$34,450 & AL; Apr4; Apr5'18; A\$27,000-42,000 (R S \$2.50).

East End av, 40-2 (5:1578-23), nwc 81st (Nos 539-41), runs w123x102.2xe25x51xe 98 to av xsw1.2 to beg, 2 & 6-story bk factory; Saml I Davis & Co to T J Dunn & Co at nwc 81st & East End av; B&S; mtg \$70,000 & AL; Dec31'17; Apr6'18; A\$28,000-76,000 (R S \$37).

Lenox av, 162-8 (6:1717-2), es, 25.2 n 118th, 75.9x85, 6-story bk tnt & str; Ida Doernberg, 215 W 99, TRSTE will Julius Doernberg, for Arthur J Doernberg, to Arthur J Doernberg, 216 W 99; 2-15 pts; B&S; sub to 2-15 pts mtg \$— & AL; Apr5; Apr10'18; A\$63,000-122,000.

Lenox av, 326-30 (6:1724-3½-4 & 72½), es, 66.10 n 126th, runs e75x103x101x16.5xw 85 to av xsw4.6 to beg, 3-5-story stn tnts & str; S Georgiana Crabb, 291 Riverside dr, to Eleanor C Gardner, 3 W 92, & Linda R & Louise G Crabbe, 291 Riverside dr; Ida C Post, 292 Riverside dr; Edw Crabbe, of Toms River, NJ, & Marguerite C Greeff, 24 W 91; B&S; Apr5; Apr8'18; A\$38,000-56,000.

Lenox av, 373-5 (7:1913-35), swc 129th (Nos 100-2), 52x35.6, 4-story bk tnt & str; S Georgiana Crabb, 291 Riverside dr, to Eleanor C Gardner, 3 W 92, & Linda R & Louise G Crabbe, 291 Riverside dr; Ida C Post, 292 Riverside dr; Edw Crabbe, of Toms River, NJ, & Marguerite C Greeff, 24 West 91; B&S; Apr5; Apr8'18; A\$21,000-33,000.

Lenox av, 438 (6:1729-70½), es, 33.8 s 132d, 16.7x85, 3-story stn tnt & str; Hannah & Alex Jacobus, EXRS Herman Jacobus, to Lottie L Laing, 119 W 133; mtg \$9,750 & AL; Apr6; Apr8'18; A\$8,500-10,500.

Lexington av, 1657 (6:1632-20), es, 58.4 n 104th, 16.8x70, 5-story stn tnt & str; Saml H Ordway, ref, to Anna M E Watkins, 538 Pacific, Bklyn, pff; FORECLOS Mar26; Apr 5; Apr6'18; A\$7,300-11,000 (R S \$5).

Madison av, 1396-8 (6:1602-58), swc 97th (No 24), 50.11x92.4x52.1x81.1, 6-story bk tnt & str; Ellen McCullagh, of Bronx, to Orton Holding Corp, 2609 Bway; Apr3; Apr 10'18; A\$50,000-85,000.

Madison av, 1431-3 (6:1604-50), sec 99th (No 48), 50.11x100, 7-story bk tnt & str; Schnell Realty Co, 215 Montague, Bklyn, to Lucymor Realty Corp, 51 Chambers; mtg \$82,000; Mar27; Apr10'18; A\$50,000-102,000 (R S \$3.50).

Manhattan av, 387 (7:1943-14), ws, 19.11 n 116th, 18x50, 3-story & b stn dwg; Jacob B Baum to Jane Newburgh, 405 Manhattan av; Apr6; Apr9'18; A\$7,000-8,000 (R S \$150).

Park av (5:1386-33), nwc 71st, 50x86, 5-story & b bk dwg; Geo S Brewster to Eleanor G Brewster, his wife, both at Oyster Bay, LI; AL; Apr9; Apr11'18; A\$180,000-325,000 (R S \$325).

Riverside dr, 291 (7:1889-41), es, 27.6 n 101st, 24.5x102.9x24x107.6, 4-story & b bk dwg; A\$36,000-50,000; also RT&I in following: INTERIOR LOT (7:1889-pt lots 44-45), at cl blk bet 101st & 102d & 300 w West End av, runs s63.11xw30x143x10x20.11xe 20 to beg, vacant; A\$—; S Georgiana Crabb, 291 Riverside dr, to Eleanor C Gardner, 3 W 92; Linda R & Louise G Crabbe, 291 Riverside dr; Ida C Post, 292 Riverside dr; Edw Crabbe, of Toms River, NJ, & Marguerite C Greeff, 24 W 91; B&S; Apr5; Apr8'18.

St Nicholas av, 202 (7:1926-8), es, 23.5 n 120th, 36.3x88.3x30.11x69.3, 5-story bk tnt & str; Chas Israel, 1519 55th, Bklyn, to Wm H Hays, 405 Park av, NY, & Arthur E Louderback, 510 N Bway, Yonkers, NY, TRSTES for Sarah W Wilson, will of Eliz A Quakenbush; mtg \$25,000 & AL; Apr8; Apr9'18; A\$17,000-28,000.

2D av, 559 (3:911-37), ws, 20 s 31st, 19.8 x77, 4-story bk tnt & str; Rebecca Goldschmidt, 121 St Nicholas av, to Amalia H Kahn, 620 W 115; mtg \$12,000; Mar29; Apr 5'18; A\$10,500-15,000 (R S \$50).

5TH av, 202 (3:832-44), ws, 74.1 s 31st, 24.6x100, with AT to strip .014x100 on s, 6-sty bk lft & str bldg; 22 5th av Corp to Danl A Loring, Sr, 39 W 72, TRSTE for Mary E Hanley; mtg \$80,000 & AL; Apr8; April'18; A\$160,000-175,000 (R S \$70). assumption of mtg \$80,000 on above & exchange of 124-6 E 23d st & cash 60,000

5TH av, 1263-5 (6:1613-71), es, 50.11 s 108th, 50x84, 6-sty bk tnt; Theron G Strong, ref, to Presbyterian Hospital in City N Y, at 41 E 70, party in action; FORECLOS Feb19; Apr10; April'18; A\$43,000-70,000 (R S \$57). 57,000

10TH av, 686 (4:1058-1), nec 48th (No 455), 20x81.6, 5-sty stn tnt & str; Jas A Foley, ref, to Farmers Loan & Trust Co, 22 William, & Mary M Everard, 2 E 55, TRSTES will Jas Everard, decd, & Olga J Hilliard, 58 Central Park W, pliffs; FORECLOS Apr1'18; Apr5; Apr8'18; A\$20,000-31,000 (R S \$25). 25,000

10TH av, 751 (4:1079-36), swc 51st (Nos 500-2), 25.5x100, 5-sty bk tnt & str; Jas A Foley, ref, to Farmers Loan & Trust Co, 22 William, & Mary M Everard, 2 E 55, TRSTES will Jas Everard, pliffs; mtg \$33,000; FORECLOS Apr1; Apr5; Apr8'18; A \$25,000-48,000 (R S \$4). 4,000

10TH av, 764 (4:1061-61), sec 52d (No 462), 25.5x75, 5-sty bk tnt & str; Jas A Foley, ref, to Farmers Loan & Trust Co, 22 William, & Mary M Everard, 2 E 55, TRSTE will Jas Everard, pliff; FORECLOS Apr1; Apr5; Apr8'18; A\$20,000-30,000 (R S \$24). 24,000

10TH av, 3852-4 (8:2219-29), nws, 244.2 sw from ws 207th, runs ne along av 54.11 x138.7xw45x170.2 to beg, 5-sty bk tnt & str; also 10TH av, 3856-8 (8:2219-26), nws, 134.3 sw 207th, 54.11x133.7x45x107.1, 5-sty bk tnt & str; assessed value together A\$36,000-120,000; Maria C Henriquez, at Virtudes 107, Havana, Cuba, & ano, to Clara Henriques de Castellanos, at Virtudes 107 Havana, Cuba; confirms deed recorded Nov7'17; AL; Apr2; Apr5'18. nom

10TH av, 3856-8, sec 10 av, 3852-4. Interior lot at cl blk bet 101st & 102d & 300 w West End av, see Riverside dr, 291. Interior lot in rear South st, 83-84-85, see South, 84.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Monroe st, 303-7 (423-7) (1:265), 75x95; re assign rents recorded Sept1'17; Sterling Holding Corp, 299 Bway, to Wm Koster, Jr, of Bklyn; Mar30; Apr9'18. nom

8TH st E, sec 1 av, see 1 av, 132.

17TH st, 213 W (3:676-32), ns, 160 w 7 av, 17.2x44.5x17.2x44.9, 2-sty bk tnt; re dower; Ellen T O'Reilly, widow of Hugh O'Reilly, to Hugh P Skelly & Genevieve K Skelly, both at 24 W 83, & Emily H, wife John L Walsh, 139 W 77; AT; QC; Mar28; Apr9'18; A\$5,300-5,500 (R S \$1). 807.13

9TH st, 24 E, see Madison av, 1396-8.

130TH st, 101 E, see Park av, 1921-37.

131ST st, 100 E, see Park av, 1921-37. Broadway, 407-9; power of atty (miscel) to conduct business, &c; Fuad A Kalil, of Bklyn, to Elias & Nesib Trabulsi; Apr4; Apr10'18.

Madison av, 1396-8 (6:1602-58), swc 97th (No 24), 50.11x92.4x52.1x81.1, 6-sty bk tnt & str; re mtg recorded June13'06; Wm Prager et al, EXRS &c Pincus Lowenfeld, to Ellen McCullagh, 2749 Blvd, Jersey City, NJ; Mar29; Apr10'18; A\$50,000-85,000. nom

Park av, 1921-37 (6:1779-1 & 60-72), sec 131st (No 100), runs s— to ns 130th (No 101) xel22.6xn99.11xe202.6xn99.11 to ss 131st xw325 to beg, several 1-sty fr bldgs & vacant; re mtg rec Dec23'05; Harris Mandelbaum & Fischer Lewine to Keats Co, 135 Bway; Apr5; Apr6'18; A\$122,400-130,600. O C & 100

1ST av, 132 (2:435), sec 8th, 21.2x53.10; consent to 3d track; Rema C Block, 14 Morningside av, to Manhattan Railway Co & ano; mtg \$30,830.18; Nov19'17; Apr5'18 (R S 50c). 330.20

1ST av, 132; consent to 3d track; Anna E Kidd, mtgee, to same; mtg \$25,000; Feb 19; Apr5'18. nom

1ST av, 132; consent to 3d track; Belle Leeburger, mtgee, to same; mtg \$3,000; Feb13; Apr5'18. nom

1ST av, 132; consent to 3d track; Bert K Block, mtgee, to same; mtg \$2,830.18; Feb 5; Apr5'18. nom

Power of atty (miscel) to act in all matters pertaining to estate of Douglas Gordon, decd; Elsie Gordon Stelle, legatee of above, to Frank B Carpenter of Cleveland, Ohio; Jan15; Apr9'18.

Power of atty (miscel); Edgar Marchesini to Gaetano Marchesini, his father; Apr 4; Apr8'18.

Power of atty (miscel); J Ellis Postlethwaite to Egerton L Winthrop, Jr, 114 E 39; July13'17; Apr6'18.

Power of atty (miscel); Hy C Morgan, 109 E 57, to Hugh M Hewson; Dec28'17; Apr10'18.

WILLS.

Borough of Manhattan.

Norfolk st, 20 (1:312-1), es, 55 n Hester, —x—, 4-sty bk tnt & str; A\$6,000-8,000; Abr Aronowitz Est, Sarah Aronowitz, EX-TRX, 20 Norfolk; (A) C B Harris, 299 Bway. Filed Feb18.

South st, 108 (1:97-8), ns, abt 100 e Beekman, —x—, 4-sty bk lft & str bldg; 1-14 pt; A\$11,500-15,000; also WARREN ST, 42 (1:136-5), ns, abt 100 w Church, —x—, 5-sty stn lft & str bldg; 1-14 pt; A\$42,000-52,000; also 64TH ST, 105 E (5:1399-1½), ns, abt 20 e Park av, —x—, 4-sty & b stn dwg; ½ pt; A\$36,000-46,000; Doro-

thea C Norris Est, Chas Norris, EXR, 2131 Bway; (A) Ade & Connell, 45 Pine. Filed Jan23'18.

71ST st, 33 W (4:1124-17), ns, abt 375 w Central Park W, —x—, 4-sty & b stn dwg; A\$23,000-30,000; John F Thomson Est, Walter C Stokes, EXR, 28 E 58; (A) Ross & Tobey, 66 Bway. Filed Nov16'17.

86TH st, 109 W (4:1217-31), ns, abt 85 w Col av, —x—, 4-sty & b stn dwg; A\$27,500-32,000; also 121ST ST, 154 W (7:1905-57), ss, abt 160 e 7 av, —x—, 4-sty & b stn dwg; A\$7,900-13,500; Henrietta Starr Est, Phebe Peters, EXR, 109 W 86; (A) Thos L Feitner, 67 Wall. Filed Dec20'17.

CONVEYANCES.

Borough of Bronx.

APRIL 5, 6, 8, 9, 10 & 11.

Barry st (10:2736), sec Worthen, runs e 190.10xs276.7 to cl of 156th xw191.2xn296.7 to beg, vacant; Chas M O'Keefe, ref, to Edw C Bridgman, 60 Townsend av, Clifton, SI, & Hy M Orne, 605 W 115, TRSTES Danl Low, pliffs; FORECLOS Jan31; Feb 26; April'18 (R S \$7). 7,000

Bary st, nec Worthen, see Barry, sec Worthen.

Beacon st, swc Commonwealth av, see Commonwealth av, sec Beacon.

Beacon st, sec Commonwealth av, see Commonwealth av, sec Beacon.

Beck st, 768 (10:2707), es, 300 n 156th, 25 x100, 2-sty & b bk dwg; Ellen E Browne, 768 Beck, to Peter J Hughes, 768 Beck; mtg \$6,000; Mar26; April'18. nom

Buchanan pl, nec Grand av, see Grand av, 2250.

Canal pl, 11-15, see Park av, 2572-8.

Crotona Park N, 753 (11:2948), ns, 214.3 e Clinton av, 25x100.9x25x100.10, 2-sty & b bk dwg; Wm S Hughes to Hannah M Hughes, his wife, 753 Crotona Park N; June29'14; Apr10'18. nom

Echo pl (11:2809), ss, 100 e Grand blvd & concourse, 125.2x72.1x125.10x70.9, vacant; Myron Sulzberger, ref, to Morris H Mann, 680 West End av, pliff; FORECLOS Mar13; Mar29; Apr8'18 (R S 50c). 500

Echo pl, sec Grand blvd & concourse, see Grand blvd & concourse, sec Echo pl.

Faile st, 701, see Spofford av, nwc Faile.

Fox st, 1127 (10:2719), ws, 57.6 n 169th, runs w41.7xn12.6xn14.11xe34.3 to Fox xs25 to beg, 3-sty bk tnt & str; Chas & Emilie Kauders, tenants by the entirety, 978 Prospect av, to Saml Schwartz, 78 W 85; AL; Mar26; Apr9'18 (R S \$2). O C & 100

Hall pl, es, abt 133 s 167th, see Intervale av, 1077.

Jennings st, 831 (11:2964), ns, 66.7 w Stebbins av, 16.8x100, 2-sty & b fr dwg; Evelyn M Pittman to Victor J Merrill, 310 W 16; mtg \$3,300; Dec5'17; Apr6'18. O C & 100

Leland st (14:3525), es, 100 n 152d on map 126 lots, being a subdivision of plot 23 on map Clasons Point, 75x100; John Schuerenberg to John Fippinger, 317 E 87; Mar29; Apr6'18 (R S 50c). nom

Mt Hope pl, 228, see Grand blvd & concourse, nec Echo pl.

Poplar st, ss, 97.9 e Bear Swamp rd, see Walker av, ns, 8.3 e Bear Swamp rd.

Simpson st, 1003-7, see Simpson, 1017.

Simpson st, 1017 (10:2724), ws, 163.8 s Westchester av, runs s42xw104.3xn20.6xe 40xe70.4 to beg, 5-sty bk tnt & str; Olds Holding Corp to Saml Berger, 4031 3 av, & Sarah Heitner, 1829 2 av; mtg \$35,000; Apr5; Apr8'18 (R S \$10). O C & 100

Simpson st, 1017 (10:2724), ws, 163.8 s Westchester av, runs s42xw104.3xn20.6xe 40xe70.4 to beg, 5-sty bk tnt & str; also SIMPSON ST, 1003-7 (10:2724), ws, 287.8 s Westchester av, 82x105.2x82x105.1, 2-5-sty bk tnts; Owners Syndicate Co to Olds Holding Corp, 217 Bway; mtg \$101,000; Apr5; Apr8'18 (R S \$17.50). nom

Victor st (15:4031), ws, 175 n Van Nest av, runs n50xw100xs25xe30.3xs25xne22.5xe 14.2xe43.2 to beg, except part for st; Hat-tie Lotz, Yonkers, NY, to Chas E Moldenke, at Watchung, NJ; mtg \$6,000; Apr2; Apr 9'18 (R S \$1.50). nom

Worthen st, sec Barry st, see Barry st, sec Worthen.

137TH st E, ns, 231.6 w Willis av, see 138th, 362-8 E.

138TH st, 362-8 E (9:2300), sws, 231.6 nw Willis av, 50x200 to 137th, 2-1-sty bk str; David Rosenbaum to Interborough Rapid Transit Co, 165 Bway; Jan1'17; Apr6'18 (R S \$5). O C & 100

144TH st, 369 E (9:2305), ns, 304.5 e 3 av, 25x100, 3-sty fr tnt & 1-sty bk rear shop; Leona C Hack, 344 E 146, to Leona C Hack, 344 E 146; Fredk O & Edna Hass-lacher, 681 Elton av; QC; mtg \$—; Oct 1'17; Apr8'18. nom

144TH st E (10:2730), ss, 80 e Garrison av, runs e265.2xs302.11xw258.9xn330.1 to beg, vacant; Thos H Ray, ref, to Edw C Bridgman, 60 Townsend av, Clifton, SI, & Hy M Orne, 605 W 115, TRSTES Danl Low, pliffs; FORECLOS Mar14; Mar25; Apr 11'18 (R S \$15). 15,000

155TH st, 346-50 E, see Courtlandt av, 717.

156TH st E, nec Barry, see Bary, sec Worthen.

168TH st, 802 E, see Union av, sec 168th.

169TH st, 126-8 E (9:2466), ss, 163 w Grand blvd & concourse, 50x102.3x50.11x 92.3, 2-2-sty fr dwgs & 1-sty bk rear bldg; Arthur N Giegerich, ref, to Edw F Cole, 3 Canyon Circle, Yonkers, NY, pliff; FORECLOS Mar5; Mar13; Apr6'18 (R S \$3.50). 3,300

171ST st W, swc Ogden av, see Ogden av, swc 171st.

173D st E, swc So blvd, see So blvd, 1571-5.

179TH st, 777 E (11:3109), ns, 125.3 w Mapes av, 20x62.7x20x62.8, 2-sty fr dwg; Caroline L Schmidt to Fredk Buchsbaum, 777 E 179; mtg \$2,500; Apr10; Apr11'18 (R S \$2). O C & 100

184TH st, 599 E (11:3065), nes at nws Arthur av (Nos 2301-7), runs nel44xn50x sw105.3 to 184th xse64.5 to beg, except part for Arthur av, 184th st, Belmont pl & Kingsbridge rd, 1-sty fr str; Anna R Moore, Montgomery pl, Beechmont, New Rochelle, NY, et al to Carlo Alfarano, 851 E 163; Mar22; Apr5'18 (R S \$16). O C & 100

188TH st, 131 W (11:3219), nws, 633.7 ne Webb av, 25.2x99.6x25x102.4, 2-sty & b fr dwg; Paula Machlett, 131 W 188, to Chas H Martin, 1878 7 av; Apr8; Apr9'18 (R S \$3.50). 100

202D st, 271 E (12:3308), ns, 79.7 w Briggs av, 33.3x100, 2-sty fr dwg; Winchester S Merritt, 267 Monroe, Bklyn, to Eliza A Van Nostrand, 152 Rutland rd, Bklyn; 1-6 pt; B&S & CaG; Apr6; April'18 (R S 50c). 150

203D st, 235 E (12:3309), ns, 475 e Grand blvd & concourse (late Anthony av), 24.9x 100, 3-sty fr tnt & str; Pauline Levy, widow, & ano, to Pauline Levy, 310 Con-vent av, & Chas S Levy, 3631 Bway, EX-TRX &c Isaac Levy; QC & correction deed; Apr1; Apr9'18. nom

203D st, 235 E; Pauline Levy & ano, EX-TRX &c Isaac Levy, to Anthony Av Realty Co, 5 Beekman; Apr1; Apr9'18 (R S 50c). O C & 100

206TH st, 186 E (12:3312), ss, 214.1 w Mosholu Pkway S, 25x100, vacant; Louis A Moskowitz, ref, to City N Y, pliff; FORECLOS Mar4; Apr4; Apr8'18 (R S 50c). 250

207TH st, 300 E, see Perry av, sec 207.

220TH st E (17:4861), ss, 221.8 e Bronx-wood av, 100x109; Adelaide A Wabst to Mary C Varian, at Esplanade, Pelham Manor, NY; mtg \$2,500; Apr9; Apr10'18 (R S 50c). O C & 100

227TH st W (13:3407D), sws, at ses Ar-lington av, 290.6 to Netherland av x121.8x 271x115.4, except part for Netherland av, 3-sty fr dwg & vacant; Clinton De Witt Van Siclen, B of Q, NY, to Geo H Chat-field, 609 Kappock; B&S & CaG; Apr4; Apr 8'18 (R S \$16.50). nom

227TH st W, swc Netherland av, see 227th W, sws, at ses Arlington av.

Allerton av (16:4517), ns, extends from Paulding av to Colden av, 200x200.2; also ARNOW AV (16:4517), swc Paulding av, 100x100; Richd Hagedorn et al to Kaspar Lindenfeld, 512 E 84; mtg \$3,295; Mar25; Apr9'18 (R S \$3). O C & 100

Anderson av, ws, abt 144 n 164th, see Woodycrest av, 1014.

Arlington av, ses, at swc 227th, see 227th W, sws, at ses Arlington av.

Arnaw av, swc Paulding av, see Allerton av, ns, extends from Paulding av to Colden av.

Arthur av, 2301-7, see 184th, 599 E.

Belmont av, 2501 (11:3078), ws, 216.1 s Fordham rd, 18.11x37.6, 2-sty fr dwg; Chas E Moore, ref, to Smith Williamson, EXR Annie M Foster or Atwood, pliff; FORECLOS Mar28; Apr4; Apr5'18 (R S \$3). 3,000

Briggs av, 2655 (12:3300), ws, 100 n 194th, 25x69.11x27.1x67.2, 2-sty & a fr dwg; Lester M Friedman, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS Apr2; Apr9; Apr10'18 (R S \$3). 3,000

Bronxdale av, ns, 226.6 w Morris Park av, see Bronxdale av, nes, abt 275.2 se Van Nest av.

Bronxdale av (15:4131, 4132, 4130, 4123, 4091, 4094, 4109 & 4128), nes, abt 275.2 se Van Nest av, 50x128.6x50x129.7; also MORRIS PARK AV, ss, 295 w Williamsbridge rd, 25x71.3x25x70.11; also FOWLER AV, ss, 200 e Morris Park av, 75x100; also FOWLER AV, ss, 125 w Van Nest av, 25x100; also BRONXDAL AV, ns, 226.6 w Morris Park av, 25.2x55.8x25x58.9; also PAULD-ING AV, nes, 275 nw Morris Park av, 25x 100; also PAULDING AV, nes, 450 nw Morris Park av, 25x100; also LURTING AV, nes, 450 nw Morris Park av, 50x100; also RHINELANDER AV, sec Haight av, 50x100; also RHINELANDER AV, swc Munroe, 50x100; also WILLIAMSBRIDGE RD, swc Rhinelander av, 25x100; Rose Young to Esplanade Realty Co, 43 Exch pl; mtg \$—; Mar27; Apr9'18. nom

Carter av (11:2890), ses, 70.9 ne 174th, 25.1x17.2x25x18.7, vacant; T Channon Press, ref, to City N Y, pliff; FORECLOS Mar4; Apr4; Apr8'18 (R S 50c). 400

Cedar av, 1800-8 (11:2881), es, abt 238.11 s 177th, runs s100xsel5 to ws Sedgwick av (No 1793) xnel23.9xw74.3 to beg, 5-sty bk tnt & str; Lawrence Davis, New-ark, NJ, to Walter C White, Township of Ocean, NJ; mtg \$50,000; Nov18'17; Apr5'18. O C & 100

Clay av, 1387 (11:2732), nws, 984.1 from ns, 169th & nws Clay av runs nw50xsw25 xse50 to av xne25 to beg, 3-sty & b fr dwg; Rose Ulanoff, Bklyn, to Lena Mar-golish, 1387 Clay av; mtg \$4,000; Oct19'16; Apr8'18. nom

Clay av, 1182 (9:2426), es, 202.7 n 167th, 38x80, 5-sty bk tnt; Jos Herzog to Teneza Herzog, 1966 Valentine av, his wife; mtg \$20,000; Apr1; Apr10'18. gift

Colden av, nec Allerton av, see Allerton av, ns, extends from Paulding av to Al-lerton av.

Commonwealth av (15:3875), sec Beacon, 25x100; also COMMONWEALTH AV (15:3874), swc Beacon, 25x100; Kate Elhorn, 1527 Av A, to Stephan Kaldrovics, 1520 Av A; Apr2; Apr5'18. O C & 100

Commonwealth av, swc Beacon, see Com-monwealth av, sec Beacon.

Courtlandt av, 717 (9:2414), swc 155th (Nos 346-50), 24.1x100, 3-sty bk tnt & str & 2-sty fr rear stable; Mabel R Mendel-son, 562 W 148, to Marie Eisler, 212 Edge-combe av; QC; Apr2; Apr5'18. nom

Courtlandt av, 717; Abram N Mendelson, 124 Morningside rd, Nepperhan Heights, Yonkers, to same; QC; Mar30; Apr5'18.

Crotona av, 1973 (11:3079), ws, 230.1 n 177th, runs w87.6xn67x13.3xsl9xe78.3 to av xs50 to beg, 2-sty fr dwg & 1-sty fr rear stable; Martin J Klug, White Plains, NY, to Margt A Wales, 1975 Crotona av; mtg \$5,000; Mar29; Apr5'18 (R S \$3.50).

Crotona av 2409 (11:3105), ws, 75 n 187th, 25x80, 4-sty bk tnt; Jos D Kelly, ref, to Anthony De Cillis, 2409 Crotona av, & Jos De Cillis, 471 E 184; FORECLOS Mar29; Mar30; Apr8'18 (R S \$4).

Decatur av (12:3355), sec Gun Hill rd (No 360), 105.8x50x111.3x50.4, vacant; Thos A Walker, Long Lake, N Y, to John O'Brien, 3700 Olinville av; mtg \$10,500; Apr8; Apr11'18 (R S \$5.50).

Edwards av (18:5370), ws, 265.4 s Balcom av, 106.1x79.10x100x44.3; Adelaide A Wabst, 3301 Cruger av, to Willis Boughton, 364 E 21, Bklyn; B&S & CaG; mtg \$8,200; Apr5; Apr9'18 (R S \$1.50).

Fieldston rd (13:3423), es, 175 s 262d, 50 x100, vacant; Goodman Block to Benj Latz, 260 Valentine lane, Yonkers, NY; Mar12; Apr11'18 (R S \$3).

Fordham rd E, 617-9 (12:3273), ns, 50.11 w Hughes av, 38.2x100, 5-sty bk tnt & str; Lorillard Bldg Co to Antonietta Sartori, 2346 Lorillard pl; mtg \$26,500; Jan25; Apr8'18.

Forest av (10:2660), es, as now opened, 50.1 n line bet lots 57 & 59 on revised map Elitona, runs e2.6 to es Forest av as on said map xn25xw2.7 to es Forest av (now opened) xs25 to beg, being strip of land lying in front of 1068 Forest av; Frank D Hadley, individ & as ADMR Robt H Elton, 65 Waldorf ct, Bklyn, et al, to Eliz L Merritt, Hyatt av, Harrison, NY; QC; Mar22; Apr10'18 (R S 50c).

Fowler av, ss, 125 w Van Nest av, see Bronxdale av, nes, abt 275.2 se Van Nest av.

Fowler av, ss, 200 e Morris Park av, see Bronxdale av, nes, abt 275.2 se Van Nest av.

Gainsborg av (15:4197), nwc Madison av, 100x50; Hy Knutson, Bklyn, to Louise Knutson, 7710 13 av, Bklyn; Apr2; Apr10'18.

Glebe av, 2515-17 (15:3986), ns, 60x147.6 x60x145.4, except part for av; Poughkeepsie Trust Co to Emile Baruch, 47 Halcyon ter, New Rochelle, NY; Mar28; Apr9'18 (R S \$7.50).

Grand blvd & concourse, late Morris av (11:2810), nec Echo pl, 100x25, vacant; also MT HOPE PL, 223 (11:2802), ss, 112.6 e Monroe av, runs s75xw12.6xs34 to ss Morris st (closed) xe162.4 to ss Morris st xn 110 to ss Mt Hope pl xw149.8 to beg, 2-sty & b fr dwg, 2-sty fr garage & vacant; also TREMONT AV, 445 E (11:3034), ns, 50.6 e Park av, 25.3x127x25x130.10, 4-sty bk str; also WASHINGTON AV, 2085-7 (11:3036), ws, 42.10 s 180th, 43x98, 2-sty fr dwg & 3-sty fr dwg; also PARK AV, 4196 (11:2909), sec Tremont av (Nos 440-4), 80x59.10x89.8x 61.4, 4-sty bk office & str bldg; also PARK AV, 4200-14 (11:3034), nec Tremont av (Nos 441-3), 138.6x50x130x50.6, 1-2 & 2-3-sty fr office & str bldgs & 1-sty bk str; John J Paulsen, Pleasantville, NY, to Jacob F Paulsen, 130 Chester st, Mt Vernon, NY; Augustus F Paulsen, 1706 Nelson av; Geo W. Paulsen, 52 Whitney rd, Quincy, Mass; Alice E Paulsen, 228 Mt Hope pl, & Carley H Paulsen, 228 Mt Hope pl; AT; Mar15; Apr6'18.

Grand blvd & concourse (11:2809), sec Echo pl, 71.8x120.9x70.3x100, vacant; Myron Sulzberger, ref, to Morris H Mann, 680 West End av, plff; FORECLOS Mar13; Mar29; Apr8'18 (R S 50c).

Grand av, 2250 (11:3196), nec Buchanan pl, 25x100, 2-sty & a fr dwg; J Clifford McChristie, ref, to Christian Wieland, 2164 8 av, plff; FORECLOS Apr2; Apr3; Apr5'18 (R S \$5).

Gun Hill rd, 360, see Decatur av, sec Gun Hill rd.

Haviland av, 2238 (14:3818), ss, 280.4 e Castle Hill av, 100x103.1; Abr I Solomon, ref, to Anna A Schulz, 1410 Crotona Park E; FORECLOS Feb1; Apr8; Apr9'18 (R S \$3).

Hoe av, 1533 (11:2982), ws, 125 n 172d, 20x100, 3-sty bk tnt; Navlys Co to Saml Goldaper, 120 2d; mtg \$7,000; Apr4; Apr11'18 (R S \$1).

Intervale av, 840-S, see So Blvd, 837-41.

Intervale av, 1077 (10:2700), ws, 129.4 s 167th, runs s28.1xsw48.1xw30xw1.8xw21.8 to Hall pl xn29.11xs50.4xe39.6, 3-sty bk bakery; Wm S Niles, ref, to Valhalla Corp, 509 Willis av; mtg \$14,200; FORECLOS Apr2; Apr5; Apr6'18 (R S \$3).

Jackson av, 887 (10:2638), ws, 134.3 n 161st, 19.9x75, 2-sty & b bk dwg; Anna Piculo, 2234 Ryer av, to Valentine Schaef-er, 43 W 32; AL; Apr10; Apr11'18.

Lurting av, nes, 450 nw Morris Park av, see Bronxdale av, nes, abt 275.2 se Van Nest av.

Madison av, nwc Gainsborg av, see Gainsborg av, nwc Madison av.

Marion av, 2378 (11:3024), ss, 22 ne 184th, 25x127, 3-sty fr tnt; Mary A. wife Thos P Howley, to Agnes C. wife Edw J Dunn, 2039 Webster av; mtg \$5,000; Aug4'17; Apr8'18 (R S \$1.50).

Merriman av, es, 25 s 171st, see Ogden av, swc 171st.

Morris av, 2680 (12:3316), es, 107 n Kingsbridge rd, 50x120.8x50x122.3, 2-sty & a fr dwg & 1-sty fr rear stable; Delta Holding Corp to Ida Sens, 2372 Creston av; mtg \$10,000; Apr4; Apr5'18 (R S \$2.50).

Morris av, nec Echo pl, see Grand blvd & concourse, nec Echo pl.

Morris Park av, ss, 295 w Williamsbridge rd, see Bronxdale av, nes, abt 275.2 se Van Nest av.

Munroe av, swc Rhinelander av, see Bronxdale av, nes, abt 275.2 se Van Nest av.

Netherland av, swc 227th, see 227th W, swc, at ses Arlington av.

Noble av, es, 200 n Ludlow av, see Rose-dale av, ws, 200 n Ludlow av.

North Oak dr (16:4597), ss, 90 w Holland av, 31.3x143.8x25x124.10; Wm Taylor, on N Chestnut dr, to Hy Schwabe, 1689 3 av; Apr10'18 (R S \$1.50).

Ogden av (9:2535), swc 171st, 125x72.6, vacant; also MERRIAM AV (9:2535), es, 25 s 171st, 100x72.6, vacant; Goldye Miller, Bklyn, to Lankan Realty Co; mtg \$10,000; Mar1; Apr8'18 (R S 50c).

Old Ablany rd (13:3415F & 3415G), ws, being n 1/2 lot 4 on map part farm Jos Delafield, 68x176x68x166, ns, except part for st purposes; Richd B Parsons Gloversville, NY, to Church of The Mediator, Kingsbridge av near 231st; B&S & CaG; Mar13; Apr9'18 (R S \$6.50).

Oneida av, 4326 (12:3372), es, 25 s 238th, 75x100, 2-sty fr dwg & vacant; Ida Ericson to John Fitting, Jr, 4326 Oneida av; mtg \$1,500; Apr4; Apr9'18.

Park av, 2572-S (9:2340), es, 202.5 n 138th, 100x222 to Canal pl (Nos 11-15), 3 & 4-sty bk factory & 1-sty fr shop; Toop Holding Corp to Wm H Toop, 433 1 av, Pelham, NY; mtg \$65,000; Mar30; Apr11'18 (R S \$10).

Park av, 4106, see Grand blvd & concourse, nec Echo pl.

Park av, 4200-14, see Grand blvd & concourse, nec Echo pl.

Park av, 4470 (11:3037), es, 52.2 s 182d, 50x101, 5-sty bk tnt; John J Paulsen, Pleasantville, NY, to Jacob F Paulsen, Jr, 130 Chester, Mt Vernon, NY; QC; Mar15; Apr6'18.

Paulding av, swc Arnov av, see Allerton av, ns, extends from Paulding av to Colden av.

Paulding av, nes, 275 nw Morris Park av, see Bronxdale av, nes, abt 275.2 se Van Nest av.

Paulding av, nes, 450 nw Morris Park av, see Bronxdale av, nes, abt 275.2 se Van Nest av.

Paulding av, nwc Allerton av, see Allerton av, ns, extends from Paulding av to Allerton av.

Perry av (12:3346), sec 207th (No 300), 103.7 x 25 x 107.7 x 25.4, vacant; Parkridge Realty Co to Edythe K Fields, 112 Mosholu Pkway; Apr9; Apr10'18 (R S \$2.50).

Plimpton av, 1311 (9:2522), ws, 253.7 s 170th, 23x75.6x25x79.11, 2-sty & b bk dwg; B Frank Blanchard, 362 Riverside dr, to Adrian Grasselly, 1808 Marmion av; mtg \$4,000; Apr6; Apr8'18 (R S \$3).

Plimpton av, 1327 (9:2522), ws, 97.7 s 170th, 22x100, 2-sty & b bk dwg; Edw F Morris to Aaron Weiss, 215 Audubon av; mtg \$6,250; Dec7'17; Apr11'18 (R S 50c).

Plimpton av, 1327 (9:2522), ws, 97.7 s 170th, 22x100, 2-sty & b bk dwg; Aaron Weiss to Daily Realty Co, 401 E 151; mtg \$6,250; Apr10; Apr11'18 (R S 50c).

Powell av (14:3829), ns, 138.4 e Have-meyer av, 33.4x108, Unionport; Chas H Essing, 1947 Pilgrim av, to Matilda Essing, 1947 Pilgrim av, his wife; 1/2 pt; AT; AL; Mar30; Apr10'18.

Prospect av, 587 (10:2674), ws, 115 n 150th, 20x100, 4-sty bk tnt; Frances Meiner, B of R, NY, to Leo Meiner, at May's Hotel, South Beach, SI; B&S; mtg \$7,750; Mar18; Apr9'18.

Prospect av, 587; Leo Meiner, May's Hotel, South Beach, SI, to Sam Weber, 68 W 113; mtg \$7,750; Mar22; Apr9'18.

Prospect av, 587; Sam Weber, 68 W 113, to Martin Kretsch, 587 Prospect av; QC; mtg \$7,750; Mar28; Apr9'18.

Prospect av (11:3104), ws, 275 n 187th, 25x100, except part for Prospect av, vacant; Mary Kane, 386 Willis av, to Jacob Cooper, 82 Morningside av, as COMMITTEE Jane Cooper; mtg \$1,100; Apr4; Apr11'18 (R S 50c).

Rhinelander av, swc Williamsbridge rd, see Bronxdale av, nes, abt 275.2 se Van Nest av.

Rhinelander av, swc Munroe av, see Bronxdale av, nes, abt 275.2 se Van Nest av.

Rosedale av (14:3724), ws, 200 n Ludlow av, 25x100; also AT to NORLE AV (14:3724), es, 200 n Ludlow av, 25x100; Paul S Perazzone, 64 Morton, to Jos Vigna, 210 E 41; Apr2; Apr5'18 (R S \$1).

Sedgwick av, 1793, see Cedar av, 1800-8.

Southern blvd, 837 to 841 (10:2722), nwc Intervale av (Nos 840-8), 94.4 x 170 x 37.5 x 115.1, 1-sty bk str; Richd D Whiting, ref, to Bond & Mfg Guar Co, 175 Remsen, Bklyn; FORECLOS Mar12; Apr6; Apr8'18 (R S \$33).

Southern blvd, 1571-S (11:2977), swc 173d, 77.8x102.3x98.11x100, 3 & 7-sty bk stable & storage; Chas J O'Reilly, 428 Pelhamdale av, Pelham Manor, NY, to Alpeplana Realty & Constn Co, 671 Forest av; mtg \$50,000; Apr5; Apr8'18 (R S \$15).

Spofford av (10:2763B), nwc Faile (No 701), 25x100, vacant; Sykes Realty Corp to Lawrence Davis, 76 Greene Newark, NJ; B&S; Apr3; Apr8'18 (R S \$3.50).

Story av, see Theriot av, see Story av, swc Theriot av.

Story av (14:3641), swc Theriot av, 25x 51.7; also STORY AV (14:3642), see Theriot av, 125x51.7; Matthew W Del Gaudio, 1812 Clinton av, to Philip L Walsh, Catskill, NY; Apr6; Apr8'18.

Theriot av, swc Story av, see Story av, swc Theriot av.

Theriot av, see Story av, see Story av, swc Theriot av.

Tremont av, 314 E (11:2803), ss, 123 e Anthony av, runs e67.9xsw106xw12xsw20 xnw80.4xn38.10xe9.6xn100 to beg, 5-sty bk tnt & str; Antremont Realty Corp to Louis M Ebling, 285 Central Park West; B&S; mtg \$74,000 on this & other property; Apr5; Apr6'18 (R S \$23).

Tremont av, 440-E, see Grand blvd & concourse, nec Echo pl.

Tremont av, 441-3 E, see Grand blvd & concourse, nec Echo pl.

Tremont av 445 E see Grand blvd & concourse, nec Echo pl.

Union av, 991 (10:2669), ws, 311.9 s 165th, 45.7x164.5, 5-sty bk tnt; Thos Leddy to Abr Yalkut, 730 De Kalb av, Bklyn; mtg \$39,000; Mar29; Apr9'18.

Union av (10:2681), sec 168th (No 802), 59.2x96.10x21x89, 6-sty bk tnt; Anthony Av Realty Co to Roamer Realty Corp, 400 E 150; mtg \$43,500; Apr1; Apr10'18 (R S \$4.50).

Valentine av, 2052 (11:3142), es, 403.3 n 179th, 18.1x100, 2-sty fr dwg; Emma M Frey to Hy Yakel, 176 Madison, Wood Ridge, NJ; mtg \$2,500; Apr9'18.

Van Nest av, 552 (15:4023), ss, 25 e Melville, 25x95; Rose G Goldstein, 642 W 172, to Italian Consumers' Corp, 552 Van Nest av; mtg \$4,500; Apr8; Apr9'18 (R S \$2).

Vyse av, 1565 (11:2980), ws, 125 s 173d, 18.9x100, 3-sty bk tnt; Dutchess Finance Co, 54 Market, Poughkeepsie, NY, to Old Ladies' Home in City of Poughkeepsie, N Y; Apr4; Apr11'18.

Walker av (15:4063), ns, 8.3 e Bear Swamp rd, 25x79.2 to Poplar x25.4x—, except pt for av; Eliz A Clancy, Bklyn, to Brian G Hughes, 1994 Mad av; mtg \$3,500; Apr—; Apr9'18.

Washington av, 2082 (11:3046), es, 184.8 s 180th, 25.1x95x23.2x95.1, 2-sty & a fr dwg; Chas E Moore, ref, to Virginia Anderson, 118 W 57, plff; FORECLOS Apr4; Apr5; Apr10'18 (R S \$7).

Washington av, 2085-7, see Grand blvd & concourse, nec Echo pl.

Washington av, 2179-S1 (11:3037), ws, 175 s 182d, 50x100, 6-sty bk tnt & str; Ardolas Co to 2179 Washington Av Co, 233 Bway; mtg \$50,000; Apr4; Apr6'18.

Webster av, 1408-12 (11:2896), es, 100 n 170th, 75x90, vacant; J Fred Paulsen et al to John J Paulsen, 188 Edgewood av, Pleasantville, NY; 5-6 pt; AT; Mar15; Apr6'18.

Whitlock av, 872 (10:2731), es, 100 s Tiffany, 100x55, 5-sty bk tnt; Hunts Point Realty Co to Esther Jawitz, 149 Stanton; B&S; Apr1; Apr6'18 (R S \$6).

Whitlock av, 912 (10:2733), es, 125 n Tiffany, 25x132.6x25x130.11, 3-sty bk tnt; West Mercer Corp to Louis Sipkin, 412 E 178; B&S; mtg \$6,000; Apr5; Apr6'18 (R S \$1.50).

Williamsbridge rd, swc Rhinelander av, see Bronxdale av, nes, abt 275.2 se Van Nest av.

Woodycrest av, 1014 (9:2508), es, 144 n 164th, runs n51.10x100x24.10x100 to Anderson av, xs27xw200 to beg, 3-sty fr tnt & vacant; Arthur N Geigerich, ref, to Chas A Sudbrink, 1016 Woodycrest av, plff; FORECLOS & drawn Mar1; Apr11'18 (R S \$1).

3D av, 4431 (11:3048), ws, 231.6 n 181st, 50x127.11, 5-sty bk tnt & str; Ruth Hashinsky to Pearl Niles, Town of Union, NJ; mtg \$50,200; Apr3; Apr9'18.

3D av, 4431 (11:3048), ws, 231.6 n 181st, 50x127.11, 5-sty bk tnt & str; Panama Holding Corp to Ruth Hashinsky, 1009 E 167; mtg \$—; Dec27'17; Apr5'18.

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

168TH st, 802 E, see Union av, sec 168.

176TH st, 273 E, see Anthony av, nwc 176.

Anthony av (11:2802), nwc 176th (No 273), 70.4x97.10x81.10x98.4; also TREMONT AV, 314 E (11:2802), ss, 123 e Anthony av, runs e67.9xsw106xw12xsw20xw80.4xe38.9xe9.6xn100 to beg; re judgt; Harlem River Lumber & Woodworking Co to Antremont Realty Corp, 198 Bway; Apr5; Apr6'18.

College av, 1120 to 1140 (9:2434); assign rents; Tully Bldg Co, 391 E 149, & Star Holding Co, 30 E 42, to N Y Trust Co, 26 Broad; Mar29; Apr8'18.

Crotona av, 2097 (11:3081), ws, abt 135 n 180th, —, 2-sty & b fr dwg; re dower; Susan Kaufmann, 605 W 181, to Jerome V Kaufmann & Mabel K Fiegel, 605 W 181; Mar8; Apr5'18.

Edwards av, 1423-7 (18:5370), ws, 307.10 s Balcom av, 63.8x79.10x60x59.1; re mtg; Hugo Wabst, 3301 Cruger av, to Adelaide Wabst, same address, his wife; Apr5; Apr8'18.

Tremont av, 314 E (11:2803), ss, 123 e Anthony av, runs e67.9xsw106xw12xsw20 xnw80.4xn38.10xe9.6xn100 to beg, 5-sty bk tnt & str; re mtg; Arthur Knox to Antremont Realty Corp, 198 Bway; Apr5; Apr6'18.

Tremont av, 314 E, see Anthony av, nwc 176.

Union av (10:2681), sec 168th (No 802), 59.2x96.10x21x89; assign rents to ext of \$3,050; Roamer Realty Corp to Sterling Holding Corp, 299 Bway; Apr6; Apr10'18.

3D av, 27x5 (9:2327), ws, 129.10 n Courtlandt av, 25x54x—x69.5; consent to 3d track; Edw R Cohn, 2785 3 av, et al, owners, to Manhattan Railway Co; mtg \$30,000; July17'17; Apr9'18 (R S 50c).

58TH st, 243 E (5:1332), ns 85 w 2 av, 20x100.5; sobrn of mtg for \$— recorded Jan4'17, to mtg \$3,000; Apr9; April'18; National Surety Co, mtgee, with Rudolph P Domschke, 30 Waverly av, Lynbrook, LI. nom

58TH st, 243 E (5:1332), ns, 85 w 2 av, 20x100.5; pr mtg \$5,000; April'18; April'18; Sy6%; Thos Kelly, 246 E 59, to Rudolph (in caption Rudolph) P Domschke, 30 Waverly av, Lynbrook, LI. 3,000

58TH st, 310 E (5:1350); declaration by trstes that they hold mtg recorded June10, 1889, on which is now due \$8,500 for benefit of Charity or Relief Fund of said Lodge; Apr8; April'18; Moritz Roos, Isaac Schorsch & Ernst Wolf, as trstes of King Solomon's Lodge, No 279, F & A M. nom

69TH st, 321 E (5:1444), ns, 296 e 2 av, 27x100.5; ext of mtg for \$10,000 to April'21, 5½%; April; Apr5'18; Bankers Trust Co, trste will Oliver S Carter, for Kate L Macy, with Anthony J McCadden, 323 E 69 (R S \$5). nom

69TH st, 7 W (4:1122), ns, 140 w Central Park W, 20x100.5; ext of mtg for \$21,000 to May1'21, 5½%; Mar29; Apr5'18; Brooklyn Trust Co, 177 Montague, Bklyn, with Anna M Muller, 7 W 69 (R S \$10.50). nom

71ST st, 228-236 W (4:1162); ext of mtg for \$370,000 to Mar29'23, 5½%; Mar29; Apr 6'18; Hartwood Holding Co with Union Trust Co of N Y, 80 Bway (R S \$185). nom

73D st, 62 E (5:1387), ss, 66 w Park av, 17x102.2; Apr4; Apr8'18; due April'21, 5%; Josephine R, wife Jos H Seaman, to U S Trust Co of N Y, 45 Wall. 25,000

73D st, 109 E (5:1408); ext of mtg for \$60,000 to April'20, 5%; Apr3; Apr6'18; Hy T Sloane with Chas H Russell (R S \$30). nom

74TH st, 162 E (5:1408), ss, 168.9 e Lex av, 18.9x102.2; Mar5; Apr8'18; due Mar1'21, 5%; Eliza M, wife Fredk R Swift, of Colorado Springs, Col, to U S Trust Co of N Y, 45 Wall. 18,000

83D st, 212 E (5:1528), ss, 177.11 e 3 av, 25.5x102.2; ext of mtg for \$15,000 to Jan2'21, 5%; Jan29; April'18; Simon Adler with Geo T Strong, 4 Rue du Midi, Lausanne, Switzerland. nom

83D st, 73 W, see Col av, 481.

84TH st, 604 E (5:1590); ext of mtg for \$9,000 to Mar30'21, 5½%; Mar30; Apr8'18; Claribel F Lawton with Fredk Heins, 604 E 84 (R S \$4.50). nom

88TH st, 107 E (5:1517), ns, 133.4 e Park av, 25.6x100.8; ext of mtg for \$15,000 to Mar13'21, 5½%; Apr2; Apr5'18; Bankers Trust Co trste will Moses G Baldwin, with Jacob L Manheimer, 558 W 164 (R S \$7.50). nom

90TH st, 328 E (5:1552), ss, 200 w 1 av, 25x100.8; PM; Mar30; Apr5'18; 5½%; Sadie Samuels to Carrie B Weill, 504 W 111. 15,000

95TH st, 332-4 E (5:1557); asn all title to rents due under Ls to secure notes for \$600; Mar18; Apr6'18; due & int as per notes; Theo Kriloff, 144 E 84, to John Moushekan, 435 Convent av. 600

99TH st, 48 E, see Madison av, 1431-3.

111TH st, 25 W (6:1595), ns, 339 w 5 av, 30x100.11; ext of mtg for \$18,000 to Mar24'21, 5½%; Apr5; Apr9'18; Wm M Purdy, 32 E 63, & ano, trstes will John Purdy, for Rosa M Purdy, now Jones, with Chas Lebenstein, 568 W 149 (R S \$9). nom

115TH st, 25 E (6:1621); ext of mtg for \$37,500 to Jan1'21, 5%; Feb18; Apr5'18; N Y Life Ins Co with Harry & Julius D Eisenstein at 57 E 96 & 940 Kelly (R S \$18.75). nom

118TH st, 11A E (6:1745), ns, 235 e 5 av, 25x100.11; pr mtg \$—; Apr4; Apr8'17; 2½%; August Schacht, of Bklyn, to Thos J Evers, 496 2d, Bklyn. 400

118TH st, 314 E (6:1689), ss, 203.4 e 2 av, 21.8x100.10; PM; Apr8; Apr9'18; due & int as per bond; Alfonso Ruotolo to Fanny & Emma Behlen, 314 E 118. 6,500

125TH st, 17-27 W (6:1723); ext of mtg for \$100,000 to April'23, 5%; Apr2; Apr5'18; The Schaefer Co, a corp, with Bowery Savings Bank (R S \$50). nom

128TH st, 139-41 W (7:1913), ns, 175 e 7 av, 53.11x99.11; April'18; due & int as per bond; John J McGrath to Title Guar & T Co. 13,000

129TH st, 543 W (7:1984); ext of mtg for \$48,000 to Feb1'21, 5%; Mar27; Apr5'18; Richd Lathers, Jr, at Forest Heights, New Rochelle, NY, & ano, exrs Richd Lathers, with Sadie Moses, 562 W 113 (R S \$24). nom

132D st, 2 W (6:1729), ss, 75 w 5th, 17.6x 99.11 (deed recorded as mtg as per statement filed & recording tax of \$6 paid); pr mtg \$1,800; Dec20'17; April'18; due & int as per agmt; Louise W Hooper to N E Vail & Co, 22 W 1, Mt Vernon, NY (R S \$50c). nom

136TH st, 136 W (7:1920), ss, 383.2 e 7 av, 16.10x99.11; pr mtg \$4,000; Apr3; Apr 8'18; installs, 6%; Lee O Humphrey, 136 W 136, to Clara Drucker, 121 W 114. 300

139TH st, 27-9 W (6:1737), ns, 525 e Lenox av, 50x99.11; pr mtg \$37,000; April'18; 2½%; Grace E Johnson to Reuben Newman, 286 5 av. 3,000

140TH st, 203 W (7:2026), ns, 100 w 7 av, 28x99.11; pr mtg \$15,000; April; April'18; 3½%; Karolina A Marschat, of Ashley Falls, Mass, to Madeline Nouzecky, 354 E 78. 3,000

145TH st, 515 W (7:2077); ext of mtg for \$26,000 to May1'21, 5%; Apr4; April'18; Beatrice S B Ziegel with Millard F Kuh & Eleanor G, his wife, 587 Riverside dr. nom

145TH st, 515 W, see 6 av, 879.

146TH st, 418 W (7:2060); agmt changing int days from May1 to Nov1 in mtg for \$11,000, now \$7,500 & rec Mar16'05 & extended to Apr5'21 at 5%; Apr5'18; Philip Heipershausen, 418 W 146, with German Savings Bank, 157 4 av (R S \$3.75). nom

147TH st, 471 W, see Waverly pl, 116.

148TH st, 553 W (7:2050), ns, 217.6 e Bway, 14.6x97.11x14.6x99.11; Apr4; Apr8'11; 13 mos, installs, \$20 mo, 6%; Hannah Mendes to Bronx Security & Brokerage Co, 258 E 138. 260

150TH st, 615 W (7:2097), ns, 150 w Bway, 150x99.11; ext of two mtgs for \$84,500 aggregate to April'23, 5%; Apr2; Apr5'18; C H B Realty Co with Bowery Savings Bank (R S \$42.25). nom

150TH st, 615 W (7:2097), ns, 150 w Bway, 150x99.11; pr mtg \$84,500, abt to be assigned to said bank; Apr2; Apr3'18; 5½%; C H B Realty Co to Bowery Savgs Bank; corrects error in last issue, when property was 150th st, 608-10 W. 68,500

150TH st, 615 W; consent & certf as to mtg \$68,500; April; Apr3'18; same to same.

166TH st, 469 W, see Waverly pl, 116.

166TH st, 470 W (8:2111); agmt as to ownership of bond & mtg for \$3,250; July 10'17; Apr9'18; David Weiss, 200 5 av, owns \$3,000, with Michael Weinstein, 608 Jerome st, Bklyn, owns \$250. nom

Av B, 300 (3:975), swc 18th; leasehold; PM; Apr9; April'18; installs quarterly, 6%; Harry Katz, 233 Monroe, to Arc Garage, Inc, 115 Bway. 16 notes, total 8,000

Amsterdam av, 489 (4:1214); ext of mtg for \$19,000 to Apr3'21, 5½%; Apr3; Apr5'18; Title Guar & T Co with Asa H Paine, 1249 Carroll, Bklyn, sub-trste will Hanford Smith, for Naomi C Paine and her children (R S \$9.50). nom

Amsterdam av, 1761, see Waverly pl, 116.

Amsterdam av, 2139, see Waverly pl, 116.

Amsterdam av, 3552-4 or 10th av (8:2219), nws, 244.2 sw from ws 207th, runs ne along av 54.11x138.7xw45xsl70.2 to beg; pr mtg \$49,000; also AMSTERDAM AV, 3856-8 (8:2219), nws, 134.3 sw 207th, 54.11x 138.7x45x107.1; pr mtg \$44,500; Apr5; Apr 10'18; due April'20, 6%; Clara Henriquez de Castellanos, at Virtudes 107, Havana, Cuba, to Simon M Goldsmith, 302 Convent av. 5,500

Amsterdam av, 3852-4; ext of mtg for \$49,000 to Mar17'21, 5%; Apr5; April'18; Central Trust Co of N Y, 54 Wall, with Clara Henriquez Castellanos, at Virtudes 107, Havana, Cuba (R S \$24.50). nom

Amsterdam av, 3856-8 (8:2219); ext of mtg for \$44,500 to Mar25'21, 5%; Mar31; April'18; Clara Henriquez Castellanos, at Virtudes 107, Havana, Cuba, with Thos G Field, at Cedarhurst, LI, trste Henry Weil et al (R S \$22.25). nom

Amsterdam av, 3856-S, see Ams av, 3852-4.

Bowery, 206 (2:492), ws, 177.1 n Spring, 16.7x100x15.11x99.8; PM; Apr4; Apr5'18; 6y or sooner, 5%; Jennie Greenfield to Sarah F O'Reilly, 256 E 68. 9,000

Columbus av, 481 (4:1197), nec 83d (No 73), 26.4x94.10x—x85.5; pr mtg \$34,000; Apr 11'18; 1½%; Kath or Cath McKenna, widow, 73 W 83, to Christopher J Doody, 107 W 82. 2,200

Lenox av, 438 (6:1729), es, 33.8 s 132d, 16.7x85; pr mtg \$9,750; Apr5; Apr8'18; installs, due Feb5'19, 6%; Lottie L Laing, 119 W 133, to Morris Loevenstein, 845 Fox, trste Libbie Loevenstein, decd. 550

Lexington av, 47 (3:880), es, 59.6 n 24th, 19.6x50; pr mtg \$15,500; Apr2; Apr8'18; due July'23, 6%; Magdalena Haas, 57 Grand, to Pauline Hirsch, 4027 Beaufort av, Woodhaven, B of Q. 6,290

Madison av, 1431-3 (6:1604), sec 99th (No 48), 50.11x100; pr mtg \$—; Apr9; April'18; demand, 6%; Lucymor Realty Corp, 51 Chambers, to Jacob Alexander, 700 Diamond st, Woodhaven, B of Q. 6,400

Madison av, 1431-3; certf as to mtg \$6,400; Apr9; April'18; same to same.

Manhattan av, 387 (7:1943), ws, 19.11 n 116th, 18x50; Apr6; Apr9'18; 3y or sooner, 5%; Jane, wife of & Leo J Newburgh, to Jacob B Baum, 50 W 77 (R S \$4). 4,000

2D av, 2434 (6:1801); ext of mtg for \$3,750 to Apr3'23, 5½%; Apr3; Apr6'18; John Hyslop, 4 Riverview ter, with Mary M McCarthy, 2434 2 av (R S \$1.90). nom

5TH av, 525-9 (5:1278), sec 44th (No 2); ext of two mtgs for \$1,000,000 aggregate to Jan15'21, 5%; Jan16; Apr5'18; N Y Life Ins Co with Robt B Dula, 1000 Park av (R S \$500). nom

6TH av, 879 (4:1002), ws, 75.4 s 50th, 25x 100; ½ pt (this mtg executed to induce mtgee to reduce & ext mtg covering 515 W 145th st); pr mtg \$—; Apr6; April'18; due April'20, 6%; Millard F Kuh to Eleanor G Kuh, both at 587 Riverside dr. 3,000

8TH av, 2714-6 (7:2030); ext of mtg for \$38,500 to April'21, 5% (Isabel Meares, 506 W 173, holder of mtg for \$12,000, consents to same); April; April'18; Barwood Realty Co with John A Brown, Jr, of Newtown Township, Pa (R S \$19.25). nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Interior lot in rear 83, 84 & 85 South st, see South, 84.

Certif (misc) as to mtg \$—; Apr5; Apr 6'18; Prudential Fur Dyeing Co to Dorothy Cohen.

Certificate (misc) as to mtg \$—; Mar 11; Apr8'18; Spiral Wheel Operating Corp to John R Sulzer, as trste.

Consent & certf (misc) as to chattel mtg \$825.15; Apr6; Apr8'18; John Loyd Co to Jos H Delany, as trste & of John Loyd, decd.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

APRIL 5, 6, 8, 9, 10 & 11.

Beekman pl, 6 (5:1361); Abr I Elkus & ano, exrs Pinkus Turk, to Ernestine Turk, 122 E 93; (A) Elkus G & P, 111 Bway (\$8,000, July30'08); Apr8'18. nom

Clinton st, 225-7 (1:270); Wilson M Powell & ano, exrs Eliz B Wood, to Wilson M Powell, 130 E 70, & ano, trstes will Eliz B Wood; (A) Wilson M Powell, 7 Wall (\$60,000, Nov2'06); April'18. an int of 4,000

Ellwood st (8:2172), ws, 287.6 n Nagle av, 62.6x100; Nicholas D'Agostino of Bronx to Louis Padula Co, Inc, & Builders Brick & Supply Co; secures agmt, etc; (A) Saml H Sternberg, 233 Bway (\$8,000, Mar7'17); Apr5'18. nom

Madison st, 28 (1:116); Suffolk County Trust Co of Riverside, NY, trste will Mary E Ray, to N Y Title & Mtg Co (\$18,000, May23'07); April'18. 18,000

Madison st, 28 (1:116); Jos W Stinson at Garden City Hotel, Garden City, LI, et al, exrs, &c, Mary E Ray, to Suffolk County Trust Co at Riverhead, LI, trste will Mary E Ray; (A) N Y Title & Mtg Co (\$26,000, May23'07); April'18. court order

Madison st, 28; N Y Title & Mtg Co to Emma Rosenwald, 574 Madison av; (A) N Y Title & Mtg Co (\$26,000, May23'07); April'18. 15,000

Madison st, 274 (1:269); Louis Friedman, exr Yetta Friedman, to Carlotta M Cregier, 518 W 111; (A) E F Spitz, 30 Broad (\$9,500 (now due \$3,000), June16'03); Apr 11'18. 3,000

Pearl st, 59-61 (1:29); also STONE ST, 24-6; Wm B Durpre, 83 Halsey, Bklyn, to Maude L Vause, 83 Halsey, Bklyn, extrx John J Vause; (A) Thompson & F, 165 Bway (\$3,300, Nov21'06); Apr5'18. nom

Sheriff st, 66-8 (2:333); Jacob Carlinger, 299 Bway, to Sarah Gang, 651 E 5; (A) Max Steindler, 116 Nassau (\$11,500, Aug6'17); Apr6'18. nom

Sheriff st, 66-8; Sarah Gang, 273 Stanton, to Jos Kleinrock, 204-6 Eldridge; (A) same (same mtg); Apr6'18. nom

4TH st, 31-5 E (2:544); Gustav Grossman & ano exrs, &c, Martin Grossman, to Gustav Grossman, 82 Hillcrest av, Park Hill, Yonkers, NY; (A) Fredk W Hottenroth, 261 Bway (\$25,000, Mar26'18); Apr5'18. 25,000

4TH st, 31-5 E; Gustav Grossman of Yonkers, NY, to Anna C Grossman, 82 Hillcrest av, Park Hill, Yonkers, NY; (A) same (½ int in same mtg); Apr5'18. nom

11TH st, 528-32 E (2:404); Eugene L Richards, as Supt of Banks of State N Y, in possession of assets &c of Abr L Kass, to Sol Silberblatt, 120 W 119; (A) Max Silverstein, 309 Bway (\$20,000, Aug8'06); April'18. 100

18TH st, 320-2 W (3:741); Frederic R Couderd to Lawyers Mtg Co (\$55,000, June 26'09); Apr9'18. 50,000

20TH st, 347 W (3:744); Carlton James to Lawyers Title & T Co & ano, trstes will Mary M Johnston, for Irene M & Mabel S Aitkin; (A) Lawyers Title & T Co (\$7,500, Nov19'07); Apr8'18. 5,000

39TH st, 534 W (3:710); Xenia T Colyer, of Highland, NY, to N Y Title & Mtg Co \$16,000 (now \$7,000), Dec10'08); Apr9'18. 7,000

46TH st, 159 E (5:1301); Title Guar & T Co to Fannie N Ballenberg, 548 Riverside dr; (A) Title Guar & T Co (\$9,000, Mar14'18); April'18. 9,000

48TH st, 217-9 E (5:1322); Therese K Janssen to Pierre Janssen, 323 E 49; (A) Edw F Clark, 165 Bway (\$3,000, Dec15'02); Apr9'18. nom

58TH st, 243 E (5:1332); Rudolph P Domschke & ano to Title Guar & T Co (\$10,000 (now due \$5,000), Oct2'07); April'18. 5,000

58TH st, 310 E (5:1350); Adolph Steeg et al, to Moritz Roos, 525 West End av, et al; (A) Albt M Friedenberg, 38 Park Row (\$10,000, June10, 1889); April'18. nom

70TH st, 246 W (4:1161); Sol Tim, 378 West End av, to Title Guar & T Co (\$16,500, Jan14'10); Apr9'18. 10,000

71ST st, 228-36 W (4:1162); Orinoco Realty Co to Union Trust Co, 80 Bway; (A) M S & I Isaacs, 52 William (\$500,000, Sept28'17); Apr6'18. 370,000

72D st, 230 E (5:1426); Bernhard M Kirstein, 108 W 43, to Kinsley W Slawson, 170 Mad av; (A) John T McGovern, 141 Bway (\$1,000, July14'16); April'18. nom

82D st, 14 W (4:1195); Mortimer H Heyman & ano to Marx Ottinger, 20 E 70, trste will Simon Lightstone; (A) Kurzman, O & F, 25 Broad (\$25,000, Feb7'08); Apr5'18. 25,000

101ST st, 328 W (7:1889); Farmers Loan & Trust Co, 16 William, & ano, exrs Eliza V Markham, to May B Shera, 44 Gifford av, Jersey City, NJ; (A) Title Guar & T Co (\$35,000 (now \$18,000), Apr7'05); Apr6'18. 18,000

111TH st, 25 W (6:1595); Frederic de P Foster to Frederic de P Foster, at Tuxedo Park, NY, trste for Louisa Minturn, will John W Minturn; (A) Lawyers Title & T Co (7-20 pts of \$20,000, Mar24'13); Apr9'18. 7,000

111TH st, 25 W; same, as trste as above, to same & ano, trstes of same; (A) same (same int in said mtg); Apr9'18. nom

111TH st, 25 W; same & ano as trstes as above, to same & ano, trstes for Mary H Tompkins, will Ambrose C Kingsland; (A) same (same int in said mtg); Apr9'18. 7,022.75

111TH st, 25 W; Frederic de P Foster to Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes for Abt A Kingsland, will of Ambrose C Kingsland the elder; (A) same (13-20 pts same mtg); Apr9'18. 13,000

111TH st, 25 W; same & ano, trstes for Mary H Tompkins & Abt A Kingsland, same will, to Wm M Purdy, 32 E 63, & ano, trstes will John Purdy, for Rose M Purdy, now Jones; (A) same (\$20,000 (now \$18,000), Mar24'13); Apr9'18. 18,000

119TH st, 132 E (6:1767); Ennis & Sinnott, Inc, to N Y Title & Mtg Co (\$8,000, Feb2'18); Apr1'18. 8,000

122D st W (7:1927), ss, 100 w 7 av, 15x 100.11; Columbia Trust Co, as trste, to Caroline G Fliess, 305 W 88 or 99; (A) Lawyers Mtg Co (\$9,000, Mar28'10); Apr 9'18. nom

128TH st, 79-83 W (6:1726); Melton Realty Corp, 55 John, to State Bank, 378 Grand (\$11,800, Apr2'18); Apr8'18. nom

145TH st, 515 W (7:2077); Eleanor G Kuh to Harold Nelson, 341 E 19th, Bklyn; (A) J A Seidman, 61 Park Row (\$9,300 (now \$2,500), Nov8'08); Apr1'18. 2,500

145TH st W (7:2076), ss, 333.4 w Ams av, 33.4x99.11; Lawyers Mtg Co to Frances H Zabriskie, or Red Hook, NY, trste will Sarah J Zabriskie; (A) Lawyers Mtg Co (\$25,000, Mar26'01); Apr8'18. 25,000

146TH st, 269 W (7:2032); Wilson M Powell & ano, exrs Elz B Wood, to Wilson M Powell, 130 E 70, & ano, trstes will Elz B Wood; (A) Wilson M Powell, 7 Wall (\$16,000, May22'08); Apr1'18. an int of 9,000

146TH st, 418 W (7:2060); Fredk Heiperausen to German Savings Bank, 157 4 av; (A) Amend & A, 119 Nassau (\$11,000, Mar16'05); Apr5'18. 7,500

150TH st, 295 W (7:2036), nec McCombs pl, 136 x 50 x 109.11 x 56.10; Chas M Cohen & ano to Fanny Bacharach at Hotel Savoy, 59th st & 5 av; (A) M S & I S Isaacs, 52 Wm (\$65,000 (now owing \$5,000), Sept23 '11); Apr5'18. 5,000

166TH st, 470 W (8:2111); Michl Weinstein, 608 Jerome av, Bklyn, to Pearl Niles, at Town of Union, NJ; (A) Louis W Dinkelspiel, 37 Liberty (all title in int of \$230 in mtg \$3,250, July10'17); Apr9'18. nom

174TH st W (8:2131), ns, 100 e St Nicholas av, 100x89.8; also 178TH ST (8:2177), nec Pinehurst av, plot 10 on map (1338) of Ft Washington & Buena Vista Syndicates; also 180TH ST (8:2177), nec Haven (now Northern av), lot 23, same map; also PINEHURST AV (8:2177), nec 180th, lot 6, same map; Mark Ash to Julia Karno, at Bound, Brook, NJ (\$77,964.96, July31'13); Apr6'18. nom

Av B, 78-80 (2:401); Saml Kadin, 1800 7 av, to Louis H Greenberg, 207 W 110, et al; (A) A Greenberg & Co, 29 W 30 (\$19,000, Mar9'04); Apr5'18. 100

Amsterdam av (4:1139), sec 68th, 25.5x 100; Geo F Ewald, gdn Gertrude R Ewald, to Gertrude R Ewald, both at 214 W 79; (A) Adam A Ewald, 299 Bway (1-6 pt of \$50,000, Apr30'07); Apr6'18. nom

Audubon av, 101 (8:2127), nec 170th (No 515), 100x120; Henry Morgenthau Co, 30 E 42, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97; (A) Fredk Lese, 35 Nassau (\$27,500, May8'17); Apr8'18. O C & 100

Bowery, 349 (2:459); Louise P Norton, of Greenwich, Conn, to Louise P Whitford, of Stony Brook, LI; (A) N Y Title & Mtg Co (\$25,000, Dec2, 1886); Apr6'18. nom

Broadway, 736 (2:473), ½ pt; also 38TH ST, 304 W (3:761); also 9TH ST, 36 E (2:560), leasehold; also CROSBY ST, 31 (2:473); also HENRY ST, 198 (1:270); Theo Borenstein, 79 Woodruff av, Bklyn, to Harry B Raffel, 2 W 88, or 74 Bway (\$11,500, May22'17); filed & discharged Apr10'18. nom

Madison av, 1431 (6:1604); Jacob Alexander, 700 Diamond av, Woodhaven, B of Q, to Max Mandel, 39 W 19; (A) Marks & M, 61 Park Row (\$6,400, Apr10'18); Apr10 '18. nom

Madison av, 1793 (6:1623); Alice M Rosenzweig, 100 Northern av, to Harvey C Price, 271 Bway; (A) Price Bros, 271 Bway (\$800, Feb1'18); Apr5'18. nom

Manhattan av, 196-8 (7:1844); also 108TH ST, 17-9 W; Jas H Morse to Jonathan Wright, at Pleasantville, NY, trste will Mary W Wright; (A) Wilson M Powell, 7 Wall (\$68,000 (now \$63,500), May24'07); Apr10'18. int of 3,600

Manhattan av, 196-8; also 108TH ST, 17-19 W; same to same; (A) same (same mtg); Apr10'18. int of 1,190

Wadsworth av, 351 (8:2169); Henry Morgenthau Co, 30 E 42, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97; (A) Fredk Lese, 35 Nassau (\$25,000, Apr14'14); Apr8 '18. O C & 100

1ST av, 1505 (6:1655); Abr I Elkus & ano, exrs Pinkus Turk, to Ernestine Turk, 122 E 93; (A) Elkus, G & P, 111 Bway (\$12,500, Oct7'02); Apr8'18. nom

2D av (6:1789), ws, 47 n 124th, 27x80.6; Tieval Building Co to Louise A Moody, 225 W 86; (A) Carrington & Pierce, 200 Bway (\$2,500, Nov3'16); Apr9'18. 2,000

3D av, 616 (3:895); Title Guar & T Co to Friederike Koppelman, 1410 Crotona Park E, Bronx; (A) Title Guar & T Co (\$8,000, Mar14'18); Apr1'18. 6,000

5TH av, 1412 (6:1599); Inez M Heert, 1312 Sandy Blvd, Portland, Ore, to Loretta V Wynne, 321 S 4 av, Mt Vernon, NY, & ano; (A) Title Guar & T Co (½ pt & AT or int of \$7,666.67 in \$23,000, Jan26'11); Apr8'18. O C & 100

6TH av, 879 (4:1002); Eleanor G Kuh to Harold Nelson, 341 E 19th, Bklyn, as colateral to secure \$2,500 on 515 W 145th st; (A) J A Seidman, 61 Park Row (\$3,000, Apr1'18); Apr1'18. nom

7TH av, 441-3 (3:810); also 14TH ST, 140 E (2:559); also COOPER SQ, 32 (2:544); also MACDOUGAL ST, 136 (2:541), n ec 3d, 20x57.10; also 8TH AV, 588-90 (3:788), 1-36 pt; Julian Franklin, 2317 N 29th st, Phila, Pa, to Louis H Petzoldt, 2101 West Ontario st, Phila, Pa (\$5,000, Apr3 '18); Apr5'18. O C & 100

7TH av, 441-3; also 14TH ST, 140 E; also COOPER SQ, 32; also MACDOUGAL ST, 136, nec 3d; also 8TH AV, 588-90; 1-36 pt; Marcus Franklin, 2223 N 13th st, Phila, Pa, to same; (A) same (mtg \$5,000, Apr3'18); Apr5'18. O C & 100

11TH av, 626 (4:1074); Eliz Black to Wm E Hart, 554 W 51, et al; (A) Geo L Donnellan, 38 Park Row (\$10,000, Feb17 '09); Apr8'18. 10,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

APRIL 5, 6, 8, 9, 10 & 11.

Delancey st, 108 (2:410); also 118TH ST, 238-4 E (6:1667); Hyman & Gussie Rubin et al to Bessie Lefkowitz, 734 Kelly, Bronx; (A) Jacob I Berman, 346 Bway; Apr6'16; Apr8'18. 6,000

Eldridge st (1:292), ws, 125 s Canal, 25x 100; Eva Hexter, 201 W 127, to David B Goldsmith, 158 E 111; (A) H J & F E Goldsmith, 41 Park Row; Jan17'16; Apr1'18. 1,500

Essex st (2:353), es, 125 s Rivington, 16x 60; Nettie & Morris P Kerner et al to Saul Liberman; (A) Harris Koppelman, 26 Rivington; Feb19'14; Apr6'18. 4,000

Grand st, 190 (2:471), Francis R & Al fonsina Stabile to Hospital & House of Rest for Consumptives; (A) Americus C Stabile, 41 Park Row; Feb28'01; Apr8'18. 17,000

Grand st, 423, & Attorney st, 17-17½ & 19 (1:314); Rebecca Harris, 231 Rodney, Bklyn, to Nathan Waxberg; (A) Hy J Krinsky, 299 Bway; Dec30'12; Apr9'18. 5,000

Houston st E (2:422), ss, 27 e Chrystie, 27 x74.3; Wendelin & Elise Rueckert to Annie Theresa Fischer; (A) Title Guar & T Co; Dec28, 1886; Apr8'18. 10,000

Waverly pl (2:553), ns, 173.3 e 6 av, 28.6 x100; Edw J & Laura Reynolds to Theo Greentree, 201 W 78; (A) Warren Leslie, 165 Bway; Nov1'14; Apr10'18. 1,200

Wooster st, 179-83 (2:524); Mary Osborne to Brooklyn Savgs Bank, 141 Pierrepont, Bklyn; (A) Lawyers Title & T Co; Nov8'15; Apr10'18. 140,000

36TH st, 355-7 W (3:760); Thomas A Hill Co to Mary E F Hill; (A) Title Guar & T Co, 176 Bway; Mar26'12; Apr10'18. 14,500

49TH st W (4:1001), ss, 257 e 7 av, runs s100xe18xn18xw0.6xn81.3 to ss st xw17.6 to beg; Emilie Simon, 611 W 114, to the Chatham & Phenix National Bank of City N Y, 149 Bway; (A) Jesse S Epstein, 149 Bway; Sept10'13; Apr4'18. 3,309.33

52D st, 562 W (4:1080); Fredk W & Rosie Maas to Wm Van Ahnen, 85 Conklin av, Bklyn; (A) Abr J Halprin, 41 Park Row; Dec11'16; Apr9'18. 900

62D st E (5:1416), ss, 142.6 e 3 av, 18.9x 100.5; Roselena M Dillon to Julia A Vesey; (A) Frank M Tichenor, 38 Park Row; Sept 18'07; Apr4'18. 10,000

83D st E (5:1528), ss, 177.11 e 3 av, 25.5 x102.2; Simon & Sophie Adler to Geo Templeton Strong, 4 Rue du Midi, Lausanne, Switzerland; (A) Cadwalader, W & T, 40 Wall; Jan2'13; Apr1'18. 3,000

114TH st, 54 W (6:1597); Adolphs & Paulina Miller to Saml Williams; (A) Krakower & Peters, 309 Bway; Mar16'09; Apr9'18. 2,000

120TH st, 135 W (7:1905); Morris Markowitz to Adolph Levy, Far Rockaway, B of Q; (A) Lawyers T & T Co; Dec29'11; Apr4 '18. 5,000

121ST st, 438 E (6:1808); Jacob & Meyer Bloch to Christian Biersack; (A) Gustave Frey, 3429 3 av; June1'06; Apr10'18. 10,000

121ST st, 514 E (6:1817); Richd & Wilhelmina Elterich to Philip Goldfarb; (A) Title Guar & T Co; Jan19'10; Apr6'18. 3,000

121ST st, 135 W (7:1906); Serafino Magliola to Title Guar & T Co, 176 Bway; Apr 7'15; Apr8'18. 10,000

139TH st, 27-29 W (6:1737); Arthur & Rebecca Abrams to Edith Braxton Ford; (A) Greenberg & L, 55 Liberty; May29 '14; Apr1'18. 5,000

139TH st W (7:2041), ss, 275 e Edgecombe av, 50x99.11; Swedish Evangelical Immanuel Church to Title Guar & T Co; Mar1'05; Apr8'18. 12,000

140TH st, 219 W (7:2026); Thos & Cath Brennan to the German Savgs Bank, 157 4 av; (A) Amend & A, 119 Nassau; Jan3 '10; Apr1'18. 4,000

145TH st W (7:2077), ns, 266.8 w Ams av, 33.4x99.11; Willard F & Eleanor G Kuh to Beatrice S B Ziegel, 8 W 86; (A) Sigmund Wechsler, 32 Bway; Mar30'10; Apr1'18. 3,000

150TH st W (8:2177), ns, 100 w Northern av, 47x125; Haven Constn Co to the Chateau Holding Co, 149 Church; (A) Title Guar & T Co; Mar25'15; Apr1'18. 3,750

Amsterdam av (4:1236), nwc 88th, 30x 100.8; Jas & Rose M Ward, 712 West End av, to Danl J & Lauretta A Early, exrs will Edw Early, 522 W 143; (A) D J Early, 271 Bway; May15'11; Apr6'18. 5,000

Amsterdam av (8:2111), sec 166th, 32.3x 100; Midwout Holding Corp, 603 W 138, to Pearl Niles, Union, NJ; (A) David Weiss, 200 5 av; July10'17; Apr10'18. 3,250

Broadway, 736 (2:545); also HENRY ST, 198 (1:270); also 9TH ST, 36 E (2:560); leasehold; also 38TH ST, 304 W (3:761); also CROSBY ST, 31 (2:473); J K Es-

tate Realty Corp, to Harry B Raffel, 2 W 83; (A) H B Raffel, 74 Bway; May21'17; Apr10'18. 11,500

Columbus av (4:1197), nec 83d, runs n 26.4xe94.10xswxw85.5 to beg; Kate McKenna to Chris J Doody, 107 W 83; (A) J H Hull, 30 Broad; July16'12; Apr1'18. 1,500

Lenox av (6:1721), sec 124th, 50.5x75; Thos A Roe to Lawyers Mort Co, 59 Liberty; (A) Lawyers T & T Co; Mar14'13; Apr4'18. 50,000

Lenox av, 438 (6:1729); Lottie L Laing, 119 W 133, to Hannah & Alex Jacobius, 255 7 av, as exrs Herman Jacobius; (A) W Walter Frankel, 271 Bway (escrow agmt); Feb5'17; Apr8'18. 1,000

Lexington av, 1086 (6:1411); Adolph & Emma W Mayer to Bernard Frank, 449 W 24; (A) Kurzman, O & F, 25 Broad; Feb 5'08; Apr1'18. 9,000

Lexington av (5:1378), swc 64th, 25.5x 90; Annie N Hoes to Empire Trust Co, 120 Bway; (A) Randolph Parmlly, 2 Rectir; Dec13'15; Apr9'18. 11,500

Park av (6:1636), sec 109th, 19x74; Jacob & Fannie Altman to Abr Friedenbach, 892 Park av; (A) Geo A Colvin, 320 Bway; July17'14; Apr10'18. 1,000

Pleasant av (6:1710), nwc 116th, 86x48; Simon Lefkowitz to Gustav Lange (owner, M J Bove, 247 E 16); (A) Atwater & Cruikshank, 43 Cedar; Aug31'05; Apr8'18. 25,000

Riverside dr (7:2091), sec 145th, 19.11x 120x100x124.4; Mulhern Steam Heating Co to Wm F Armstrong, 118 W 57; (A) Armstrong & Kent, 40 Wall; Apr27'16; Apr9'18. 30,000

Vermilyen av (8:2234), nws, 100 sw 204th, 75x150; Frank L Nugent to Simon Sichel & Carolina Eichberg, exrs & trstes will of Saml Eichberg; (A) Title Guar & T Co; Feb18'10; Apr8'18. 13,000

5TH av, 292 (3:832); 292 Fifth Ave Corp to Lincoln Trust Co, 204 5 av; (A) Title G & T Co; Feb26'18; Apr1'18. 80,000

8TH av, 2494 (7:1939); Hy & Emilie Brennen to Fred Kalb; (A) Hunter & Hatch, 3 Beekman; Apr1'10; Apr4'18. 5,000

11TH av (4:1080), es, 193 s 52d, 28x75; also 52D ST W (4:1080), ss, 64 e 11 av, runs e36xw75.3xw25xn56xw11xn19.3 to beg; Fredk W & Rose A Maas, 3268 Decatur av, Bronx, to West Side Bank, 481 8 av; (A) Deyo & B, 111 Bway; Oct20'13; Apr9'18. 6,000

MORTGAGES.

Borough of Bronx.

APRIL 5, 6, 8, 9, 10 & 11.

Doris st, sec Lyon av, see Lyon av, sec Doris.

Faile st, nwc Spofford av, see Spofford av, nwc Faile.

Faile st (10:2763B), ws, 100 n Spofford av, 50x100; Apr8; Apr9'18; 3y6%; Elise F Klenke, 14 Mt Hope pl, to Jennie L Moorehead, 954 Anderson av. 2,600

Hoffman st, nec Fordham rd E, see Fordham rd E, nec Hoffman.

Jennings st, 799 (11:2963), ns, abt 174.5 e Prospect av, 25x100x31.8x100.2; Apr2; Apr6 '18; installs, 6%; Geo P Engeldrum to Emma Engeldrum, his wife, 797 Jennings. 1,650

Kelly st (10:2716), nec 165th, 70.6x102.7x 63.2x107.3; ext of \$68,000 mtg to Nov15'22 at 5%; Mar16; Apr5'18; J Frederick Kernochan & ano as committee Marie Marshall, with 152d St Constn Co (R S \$4.60). nom

Knox pl, ws, 158 n Mosholu Pkway N, see Knox pl, es, 98.7 s Gun Hill rd.

Knox pl (12:3324A), es, 98.7 s Gun Hill rd, 25x100; also KNOX PL (12:3324B), ws, 158 n Mosholu Pkway N, 25x100; Apr4; Apr9'18; 3y6%; Chas Dickinson, 623 W 170, to Stanley B Sherman, 308 Church st, Bound Brook, NJ. 1,000

Knox pl (12:3324B), ss, 273.7 w Gun Hill rd, 100x100; Apr4; Apr5'18; 3y6%; Chas Dickinson to Cath Bigley, trste Isabella Urban, 169 West Tremont av. 2,000

Knox pl (12:3324), ss, 373.7 w Gun Hill rd, 50x100; Apr5; Apr6'18; 3y6%; Chas Dickinson to Alida Warfield, Martindale Depot, NY. 1,500

Simpson st, 1003-7 (10:2724), ws, 287.8 s Westchester av, 82x105.11x82x105.1; PM; Apr5; Apr8'18; due July1'18, 6%; Olds Holding Corp, 217 Bway, to Owners Syndicate Co, 151 W 42. 3,000

Simpson st (10:2724), ws, 163.8 s Westchester av, runs s42xw104.3xn20.6xn40xe 70.4 to beg; pr mtg \$35,000; Apr5; Apr8'18; due &c as per bond; Saml Berger, 4031 3 av, & Sarah Heitner, 1829 2 av, to Olds Holding Corp, 217 Bway. 4,250

140TH st, 632 E (9:2302); ext of \$13,000 mtg to Apr30'23 at 5%; Mar29; Apr9'18; Carl Bohmler with Emil Gartig, 885 Morris av. nom

148TH st E, swc 3 av, see 3 av, swc 148.

149TH st, 650 E (10:2557), ss, abt 211.7 w Trinity av, runs w52.10xse-xn33.1 to beg; Apr4; Apr5'18; 3y5½%; Jas Gettings, 650 E 149, & Anna Kelly, same address, to North Side Mtg Corp, 391 E 149. 2,000

149TH st, 652 E (10:2557), ss, 191.5 w Trinity av, 20x33.1x24x46.1; Apr8'18; 3y 5½%; Christian G Wucherer, 652 E 149, to Rebecca Steffens, 705 W 179. 1,500

158TH st E (9:2404), ss, 117 e Courtlandt av, 50x98.6; Apr1; Apr8'18; 3y6%; Wm Moller, 4382 3 av, to Dietrich Vehrenkamp, 374 Manhattan av. 4,000

165TH st E, nec Kelly, see Kelly, nec 165.

179TH st, 777 E (11:3109), ns, 125.2 w Mapes av, 20x62.7x20x62.8; PM; pr mtg \$2,500; Apr10; Apr1'18; 5y6%; Fredk Buchsbaum, 777 E 179, to Caroline L Schmidt, 777 E 179. 1,500

187TH st E, nec Grand blvd & concourse, see Grand blvd & concourse, nec 187.

204TH st, 242 E, see Valentine av, 3056.
205TH st E (12:3312), ns, abt 198.4 w 206th, runs w on curve 122.2xne97.5xse105.8 to beg; pr mtg \$15,000; Apr2; Apr6'18; due July1'23, 6%; Magdalena Haas, 57 Grand, to Pauline Hirsch, 4927 Beaufort av, Woodhaven, LL. 3,500
207TH at E, see Perry av, see Perry av, sec 207.
227TH at W (13:3407D), sws, at ses Arlington av, 290.6 to nws Netherlands av x 121.8x271x115.4, except part for Netherlands av; PM; Apr5; Apr8'18; 5y5%; Geo H Chutfield, 609 Kappoch, to N Y Physicians' Mutual Aid Assn, 17 W 43. 15,500
227TH st W, swc Netherlands av, see 227th W, sws, at ses Arlington av.
Arlington av, ses, at sws 227th, see 227th W, sws, at ses Arlington av.
Beach av (14:3763), ws, 325 n Gleason av, 25x100; Apr6; Apr8'18; 1y6%; Thos F Byrnes, 2414 MacLay av, to Cath Baker, Oyster Bay, LL. 500
Bergen av, 641 (9:2362), ws, 175 n 152d, as on map Melrose, 25x86.2; ext of \$3,000 mtg to Apr14'23 at 6%; Apr4; Apr6'18; Joanna R Milburn, 360 Wadsworth av, with Augusta Schrimpe, 1409 Greene av, Bklyn. nom
Brook av, 415-17 (9:2289); ext of \$10,500 mtg to Apr3'21 at 6%; Apr3; Apr6'18; Bronislau Kucharski, 88 Franklin, Jersey City Heights, NJ, with Christine Veigel, 1026 E 173 (R S 150). nom
Crotona av (11:3105), ws, 75 n 187th, 25x 80; Mar30; Apr8'18; 3y5%; Anthony De Cillis, 2409 Crotona av, & Joseph De Cillis, 471 E 184, to Jane & Mary McSorley, joint tenants, 303 E 120. 9,000
Daly av, 2099 (11:3122); also 180TH ST, 912 E (11:3122); ext of \$34,000 mtg to Jan 1'21 at 5%; Dec19'17; Jan7'18; Hyman Sonn et al, trstes Sigmund Rothfeld, with Cross Ave Co, 149 Church R S (17). (Corrects error in issue Jan 12 when property was Daly av, 2099 and 181st st, 912 E). nom
Daly av (11:2992), es, 225.4 n 176th, 25.4x 150.11; certf as to payment of \$250 on a/c of mtg of \$2,200; Apr4; Apr9'18; John T Dooley to Clara Kahn, 1892 Daly av. —
Decatur av (12:3355), sec Gun Hill rd, 105.8x50 x 111.7x50.3; PM; Apr8; Apr1'18; 5y5%; John O'Brien to Thos S Walker, Long Lake, NY. 10,500
Edwards av, 1423-39 (18:5370), ws, 265.4 s Balcom av, 106.1x79.10x100x44.3; PM; pr mtg \$—; Apr6; Apr8'18; installs, 6%; Willis Boughton, Bklyn, to Adelaide A Wabst, 3301 Cruger av. 500
Ellis av (14:3821), ss, 200 w Havemeyer av, 50x108; except part for Ellis av; Apr1; Apr8'18; 3y5½%; Hy J Jarvis, 2260 Ellis av, to Cath L Ferris, Bronxdale rd & White Plains av. 2,500
Fordham rd E (12:3273), nec Hoffman, 50x83; Apr1; Apr9'18; 3y5%; C Eliz Wetzel, widow, 1624 University av, to Fredk & John Muller, 932 6 av. 3,000
Forest av (10:2652), ws, 237.1 n Home, 20x87.7; Apr2; Apr5'18; 4y5%; John F Wolters, 1175 Forest av, to Herman F Siemers, 13 W 103. 4,000
Forest av, 1068 (10:2660), es, 150 s 166th, 25x135; Apr9; Apr10'18; 3y5½%; Eliz L Merritt, Harrison, NY, to Josephine Keller, 1333 Chisholm. 6,000
Glebe av, 2515-17 (15:3986), ns, 60x147.6x 60x145.4; PM; Apr8; Apr9'18; 3y5½%; Emile Baruch, 47 Halcyon ter, New Rochelle, NY, to Poughkeepsie Trust Co, 236 Main, Poughkeepsie, NY. 4,000
Grand blvd & concourse (11:3152), nec 187th, runs e127.8xn100x54xn122.1xw136.2x w27.3 to Grand blvd & concourse xs125xe 37.2xw75.2xw43.1 to Grand blvd & concourse xs24.10 to beg; Apr5; Apr8'18; 5y5%; Tremont-Webster Bldg Co to Bklyn Savgs Bank, 141 Pierrepont, Bklyn. 140,000
Grand blvd & concourse (11:3152), nec 187th; same prop; certf as to above mtg; Apr5; Apr8'18; same to same. —
Grand blvd & concourse (11:3152), nec 187th; same prop; sobrn agmt; Apr5; Apr 8'18; Edw J Krug, Jr, with same. nom
Grand blvd & concourse (11:3152), nec 187th; same prop; sobrn agmt; Apr5; Apr 8'18; Ida A Holland with same. nom
Gun Hill rd, sec Decatur av, see Decatur av, sec Gun Hill rd.
Havemeyer av (14:3691), ss, 205 w Havemeyer av, 50x216 to Turnbull av, Unionport; Apr1; Apr8'18; installs, 6%; John J Lutz to Bronx Security & Brokerage Co, 258 E 138. 250
Jackson av, 600-2 (10:2642), ses, 100 sw 151st, 50x105, except part for av; pr mtg \$24,000; Apr8; Apr9'18; due May10'22, 6%; Sollie Cohen, 169 Manhattan av, & Pincus Cohen, 949 Av St John, to Public National Bank of N Y, 89 Delancey. 10,000
Jackson av, 600-2 (10:2642); ext of \$24,000 mtg to Apr8'21 at 5½%; Apr8; Apr11'18; Title Guar & T Co with Sollie Cohen, 169 Manhattan av, & Pincus Cohen, 949 Av St John. nom
Lyon av (15:3965), sec Doris, 95x100, except part for st; Apr3; Apr6'18; 3y6%; Dorothea Fredrich, 504 E 119, to Heinrich Rehling, Ferry lane, Bronx. 2,000
MacLay av (15:3995), ns, 248.11 e Green av or la, 25x101.2, except part for MacLay av; Apr9; Apr10'18; 3y6%; Dennis Meagher, 2427 MacLay av, to Andrew Nebel, 311 E 85. 200
Marmion av, 1873 (11:2954), str Ls; Mar 19; Apr1'18; installs, 6%; Jos Goldberg to Leon J Katzel, 706 Fairmount pl. notes 4,000
Mayflower av (15:4191), ws, 600.5 n Pelham rd, 25x100; Apr8; Apr9'18; 3y6%; August Newkirk to John G Roos, on Buck Hill rd, Canadensis, Pa. 1,500
Mott av (9:2347), ws, 75 s 150th, 25x98; ext of \$11,500 mtg to Apr16'21, at 5%; Apr 4; Apr10'18; Wilhelmina Hausenstein, 97 Walcott, Pawtucket, RI, with Herbert G Federhart, 573 Mott av, et al. nom

Netherlands av, swc 227th, see 227th W, sws, at ses Arlington av.
Park av (11:2902), es, 295 s 171st, 20x 150; Apr1; Apr8'18; due as per bond, 5%; Christian & Albt Fessler, devisees & Barbara Fessler, to Fritz Gross, 611 Ams av. 4,600
Perry av (12:3346), sec 207th, 103.7x25x 107.7x25.4; PM; Apr9; Apr10'18; 1y6%; Edythe K Fields, 112 Mosholu Pkwy, to Parkridge Realty Co, 1400 Grand blvd & concourse. 1,500
South Oak dr (16:4597), ss, 90 w Holland av, 31.3x143.8x25x124.10; PM; pr mtg \$—; Apr10'18; installs, 6%; Hy Schwabe, 1689 3 av, to Adelaide A Wabst, 3301 Cruger av. 550
Spofford av (10:2763B), nwc Faile, 25x 100; Apr6; Apr8'18; due, &c, as per bond; Lawrence Davis, 76 Greene, Newark, NJ, to Edw J Schaeffer, 400 W 160. 2,500
Spofford av (10:2763B), same prop; PM; pr mtg \$2,500; Apr3; Apr8'18; 3y6%; same to Sykes Realty Corp, 30 E 42. 875
Tinton av, 1125 (10:2661), ws, 230 n 166th, 40x127.3x40x127.2; assign of rents; statement filed with Register recording tax of \$6 paid; Apr2; Apr11'18; J I T Realty Co, 63 Park Row, to N Y Income Corp, 31 Nassau (R S 25c). nom
Tinton av (10:2671), es, 231.4 n 166th, 40x135, except part for av; pr mtg \$3,500; Mar6; Apr8'18; due &c as per bond; Chas F Spencer, 1124 Tinton av, to Adam Dorr, 320 E 153. 3,850
Turnbull av, ns, 205 w Havemeyer av, see Havemeyer av, ss, 205 w Havemeyer av.
Valentine av, 3056 (12:3309); also 204TH ST, 242 E; sal Ls; Apr9; Apr10'18; demand, 6%; Chas Müller to Jacob Ruppert, a corn, 1639 3 av. 3,856.32
Webster av (11:3032), es, 36.3 s 189th, 22 x90; financial statement made for purpose of securing credit to extent of \$200; recording tax of \$1 paid; Apr1; Apr5'18; Eliz Coughlin, 468 E 186, to Pierce, Butler & Pierce Mfg Corp. —
3D av (9:2327), swc 148th, 33.6x80.3x14.4x 99.1; ext of \$25,000 mtg to Apr10'21 at 5½%; Apr3; Apr11'18; Wm Hy Dazian, 2508 Bway, et al, exrs David W Dazian, with Jacob Siegel, 1297 Fulton av, & John C Heintz, 2211 Bway. nom
3D av, 3814, see 3 av, 3827.
3D av, 3827 (11:2912), ws, 25.3 s Claremont Pkwy, 20x100; also 3D AV, 3814 (11:2928), es, 200 n 171st, 25x175; pr mtg \$34,000; Apr10; Apr11'18; installs, 6%; Sarah Shatzkin, 1956 Crotona Pkwy, to Hyman Cohn, 1864 7 av. 2,000

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

APRIL 4, 5, 6, 8, 9 & 10.

Crotona Park N, 737 (11:2948); Fredk D Storey, as exr Martha L Tree, 45 Meadow ls, New Rochelle, NY, to Edw W Tree, Freeport, NY, legatee same; (A) Clocke, K & R, 391 E 149 (\$3,500, Oct1'17); Apr9'18. nom
Fox st, 901 (10:2712); Hy Morgenthau Co to Abel King, 148 E 65, & ano; (A) Fredk Lese, 35 Nassau (\$14,000, Nov26'13); Apr9'18. O C & 100
Fox st (10:2714), ws, 585 n 163d, 110x36.3 x79.7x irreg; Tillie Wacht, 790 Riverside dr, to N Y Trust Co, 26 Broad (\$35,000, June 15'16); Apr9'18. O C & 100
Hoffman st, 2381 (11:3054); Pietro B Nicotri, Pensacola, Fla, to Saml Eckstein, 449 E 123; AT: (A) Saml H Sternberg, 233 Bway (\$5,000, July29'16); Apr4'18. 100
Kelly st (10:2711), es, 350 s 163d, 37.6x 105.11x43.3x112; Lawyers Mtg Co to Max Bachert, 2107 Bway; (A) Lawyers Mtg Co (\$21,000, Apr3'09); Apr6'18. 19,000
138TH st E (9:2265), ss, 215.2 e Brook av, 50x100; Cohoes Savgs Instn to Lawyers Mtg Co; (A) Franklin Sq Realty Co, 5 Beekman (\$40,000, Apr30'07); Apr8'18. 40,000
138TH st E (9:2265); same prop; Lawyers Mtg Co to Veronica J Klarenmeyer, 545 W 164; (A) same (\$40,000, Apr30'07); Apr8'18. 40,000
145TH st E (10:2736), ss, 325 e Lergett av on map prop E T Young, 25x165x25x 156; John Thiemann, exr Gottlieb Thiemann, to Mary McCullough, 1172 Longwood av; (A) Williamson & B, 364 Alexander av (\$400, Apr5, 1881); Apr5'18. 400
188TH st, 255 E (11:3148); Tieval Bldg Co to Adele A Pate, 117 W 75; (A) Carrington & P, 200 Bway (\$6,000, Mar28'18); Apr9'18. 6,000
Anthony av (12:3309 & 3310), ws, 695.5 n Bedford Park blvd, 25x83.8x25x84.11; also ANTHONY AV (12:3309 & 3310), ws, 695.5 n Bedford Park blvd, runs e30.2 to Grand blvd & concourse xn25xw33 to av xs25.1 to beg; John Twinnam, 2033 Bathgate av, to John G Landman, 59 Cedar, Bklyn; (A) C T Flach, 2 Rector (\$1,200, Apr6'11); Apr 6'18. 1,200
Bailey av (12:3264), nec Albany Crescent, 77.3x156.11x irreg; Mary F Terwilliger, Dobbs Ferry, NY, to Sarah A B Roe, same place; (A) Francis X Donoghue, Yonkers, NY (\$10,000, June1'05); Apr5'18. nom
Brook av, 415-7 (9:2289); Seymour Realty Co, 25 Broad, to Bronislau Kucharski, 88 Franklin, Jersey City Heights, NJ; (A) Kurzman, O & F, 25 Broad (\$10,500, May 1'05); Apr6'18. nom
Concord av (10:2577), sec 145th, 77.9x100; Adeline S Weed of New Rochelle, NY, to Emma V Lambrose, 452 E 149; (A) M J Sullivan, Willis av & 148th (\$11,000, Jan4, 1899); Apr4'18. 11,000

Crotona av, 1073 (11:3079); Title Guar & T Co to Sophia Stark, 438 E 144; (A) Title Guar & T Co (\$9,000, Apr22'15); Apr5'18. 5,000
Crotona av (11:3081), ws, 116.2 s 181st 24x99.1; E Arthur Bredt, exr Maria Bredt to Ernestine M Bredt, 195 Bway; (A) Bureau of Awards (\$3,000, May10'01); nled & discharged Apr5'18. 3,000
Decatur av, 2973 (12:3285); Harborm Realty Co, 3210 3 av, to Grace E McEwen, 105 Lucerne Circle Orlando, Fla; (A) O R Davis, 3210 3 av (\$1,000, Nov5'17); Apr4'18. 1,000
Decatur av (12:3349), nwc 204th 125x20x 117.4x26.1; Emil Nyitray, 77 1 av, to Ben Benenson, 857 Crotona Park N; (A) Benenson, 401 E 152 (\$5,000, Feb1'17); Apr 8'18. nom
Edwards av, 1423 to 1431 (18:5370); Carrie Toeile to Hugo Wabst, 3301 Cruger av; (A) Hugo Wabst, 3318 White Plains av (\$3,000, Jan19'18); Apr4'18. 3,038
Edwards av, 1427 (18:5370); Hugo Wabst to Lillian M Eopp, Freeport, LI; (A) Hugo Wabst, 3318 White Plains av (\$1,000, Mar 18'18); Apr4'18. 1,500
Fulton av (11:2929), swc 173d, 95.1x28.7x 92.3x28.5; Bertha Nathan, exr Edw Nathan to Walter C Lahm, 57 E 15th, Bklyn (\$13,000, Mar17'15); Apr5'18. 13,000
Hughes av, 2303 (11:3072); Hy Horton to Bond & Mtg Guar Co, 175 Remsen, Bklyn; (A) Title Guar & T Co (\$4,000, Apr1'09); Apr10'18. 4,000
Jackson av (10:2642), ses, 100 sw 151st 50x105, except part for av; Emanuel Glauber to Title Guar & T Co (\$41,000, Dec 20'11); Apr8'18. 24,000
Nelson av (9:2512), es, 150.5 n 164th 25x68.3x25.2x67; Jos Bird, Larchmont, NY, to Clifford Harris, trste Kate C Roberts, a Portchester, NY; (A) Hy W Kennedy, 60 Bway (\$5,500, Sept20'09); Apr6'18. 5,500
Park av (9:2388), es, 51.1 s Gouverneur pl, 25.7x99.9x25x94.1; Susan Pringle of Biarritz, France, to Edw Berninger, 18 Claremont av; (A) Lawyers Title & T Co (\$11,000, Oct14, 1898); Apr5'18. 9,000
St Lawrence av (15:3915), ws, 125 n Mansion, 25x95; Ellen A Halsted, 174 Prospect pl, Bklyn, to Chas F Halsted, same address; (A) Lawyers Title & T Co, 160 Bway (\$800, Dec27'12); Apr4'18. nom
Southern blvd, 962 (10:2742); Emery J Thomas, admr Grace W Thomas, to Emery J Thomas, 73 W 92; AT: (A) Geo W Thomas, 100 Bway (\$43,000, Dec23'12); Apr 10'18. nom
Southern blvd, 966 (10:2742); Emery J Thomas, admr Grace W Thomas, 73 W 92 to Emery J Thomas, 73 W 92; (A) Geo W Thomas, 100 Bway (\$43,000, Dec23'12); Apr 10'18. nom
Southern blvd (11:3114), ws, 126.6 n 183d 101.2x223.1x100.2 x232.7; Saml Wacht, 790 Riverside dr, to N Y Trust Co, 26 Broad (\$27,500, Nov16'17); Apr9'18. O C & 100
South Oak dr, 766 (16:4598); Ida B McTurck, 3519 White Plains av, to John W Fincke, 3461 White Plains av; (A) Abr M Schwartz, 3471 White Plains av (\$5,000, Aug4'11); Apr10'18. 4,072.6
Tinton av (10:2669), nec 163d, 82.11x 16.6; John B Waldo, East Fishkill, NY, to Louis Huber, 787 E 163; (A) R H Bergman, 3219 3 av (\$2,000, Dec14, 1896); filed & discharged Apr10'18. 2,000
Tremont av E (11:3956), ss, 72.5 e Prospect av, 40x100x irreg; Flora Ehrmann to Lawyers Mtg Co, 59 Liberty (\$40,000, Feb 2'12); Apr9'18. 32,000
Tremont av E (11:2956); same prop Lawyers Mtg Co to Chas W Carpenter, a Shrub Oak, NY, & ano, trste under deed of trust; (A) same (\$40,000, Feb2'12); Apr 1'18. 27,000
Washington av, 946 (9:2368); Myron Straus to Anna Pekowsky, 144 W 11 (\$1,000, Aug28'17); Apr6'18. nom
Washington av, 973 (9:2385); Gustav Grossman, 82 Hillcrest av, Park Hill, Yonkers, NY, to Anna C Grossman, same address; (A) F W Hottenroth, 261 Bway (\$5,500, Apr9'15); Apr6'18. nom
Washington av (11:3050), sws lot 113 map heirs Thos Bassford, 50x112.8x50x113 except part for av; John H Leary, Jersey City, NJ, to Marion B Del Monte, at Florence, Italy; (A) G B Winthrop, 111 Bway (\$35,000, Jan31'12); Apr9'18. nom
Westchester av, 1531 (14:3773); Emery J Thomas, admr Grace W Thomas, 73 W 92, to Emery J Thomas, 73 W 92; (A) Geo W Thomas, 100 Bway (\$23,000, Apr10'13); Apr10'18. nom
3D av, 2712 (9:2306); American Mtg Co to B Aymar Sands, 58 W 48, et al, trstes Saml S Sands; (A) Middlebrook & B, 46 Cedar (\$17,000, Aug15'07); Apr10'18. 17,000
Lot 168 (17:4872), map 329 lots part Schieffelin Estate; Benedetta Modica to Salvatore Galetti, c/o Louis R Lanza, 410 Engineers Bldg, Cleveland, Ohio; (A) M J Dix, 529 Courtlandt av (\$1,900, July21'16); Apr6'18. 500
Lot 423 (15:4029), map Van Nest Park Fredk D Storey, exr &c Martha L Tree, 45 Meadow la, New Rochelle, NY, to Edw W Tree legatee same, Freeport, NY; (A) Clocke, K & R, 391 E 149 (\$3,000, Mar11'03); Apr9'18. nom
Lots 129 & 130 (15:4022), map Van Nest Park; Cyrus Hitchcock to Vincenzo Valentino, 424 2 av; (A) R H Bergman, 3219 3 av (\$3,000, Dec11'05); Apr10'18. 3,000
Lots 321 to 324 (13:3423), map Forster-Schmitt property; Lawyers Title & T Co to Jas W McElhinne, Wayne, NJ; (A) Title Guar & T Co (\$2,100, Dec18'12); filed & discharged Apr10'18. 1,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

APRIL 4, 5, 6, 8, 9 & 10.

Fox st, 881 (10:2711); also TIFFANY ST, 381 (10:2711); David Davis to Advavine Constn Corp, 73 Nassau; (A) Max Monfried, 299 Bway; May1'14; Apr6'18. 5,000

Horton st (*), ns, 260 w Main, old line, 100x100, City Island; John Wiehe to Susan Combes, 129 Lockwood av, New Rochelle, NY; (A) E J Krug, Jr, 150 Nassau; Apr1'15; Apr9'18. 6,000

Overing st (*), nes, 300.2 nw Frisby av, 20x94.11; Pelham Imp Co to Lina Goetz, 182 Willis av; (A) Title Guar & T Co; Aug1'11; Apr4'18. 5,000

Overing st (*), nes, 280.2 nw Frisby av, 20x94.11; same to Rebecca Steffens, 155 Vyse av; (A) same; Aug1'11; Apr4'18. 5,333

Tiffany st, 891, see Fox, 881.

135TH st E (9:2297), ss, 170.2 e Alex av, 18.4x100; John W Boyd to Thos Rogers & mo as exrs Jason Rogers; July19, 1869 (discharged by certificate from Register of Westchester Co, dated Mar26'18); Apr8'18. 3,000

158TH st E (9:2404), ss, 117 e Courtlandt av, 50x98.6; Wm Moller, 590 Oak Tree pl, to Dietrich Vehrenkamp, 374 Manhattan av; (A) Elfers & A, 277 Bway; Nov24'14; Apr8'18. 2,000

170TH st, 809 E (11:2963), De Forest Fredenburg to Title Guar & T Co; (A) Chas W Gray & Son, Bank Block, Greene, NY; Aug10'08; Apr4'18. 2,250

227TH st W (13:3407D), sws at ses Arlington av, 290.6 to Netherland av x121.8x271x115.4; Jennie A Vaughan to N Y Physicians Mutual Aid Assn, 17 W 43; (A) Geo B Compton, 40 Wall; Dec4'12; Apr8'18. 2,500

227TH st W (13:3407D), same prop; Danl Lewis to same; (A) same; Apr13'08; Apr8'18. 11,500

235TH st E (12:3376), nwc Katonah av as on map Woodlawn Heights, 100x25; Frank G Weed to Margt Edwards, Yonkers, NY; (A) Wm G Mulligan, 777 Tremont av E; Feb25'03; Apr6'18. 1,000

College av (9:2439), ws, 95 s 169th, 50x85; Anna K Quattlander, 308 E 169, to Jacob O Pedersen, 1269 College av; (A) O E Davis, 3210 3 av; July31'17; Apr6'18. 1,500

Crotona av (11:3081), ws, 116.2 s 181st, 24x99.1; Rowland W Thomas to Maria Bredt, Orange, NJ; (A) Bureau of Awards, NY; May10'01; Apr5'18. 3,000

Crotona av (11:3081), ws, 92.2 s 181st, 24x99.1; same to Augusta Larned; (A) same; May4'01; Apr5'18. 3,000

Fordham rd E (12:3273), nec Hoffman, 50x83; Catharine E Wetzel, widow, 2931 Valentine av, to Eureka Co-Oper Savgs & Loan Assn, 553 Courtlandt av; (A) John Davis, 68 William; Apr14'11; Apr9'18. 2,000

Forest av, 1068 (10:2660); Eliz Merritt & Angelica M Marthaler, legatees Eliz Marthaler, to Cath Goette, Bklyn; (A) L S Goebel, 41 Park Row; Jan1'09; Apr10'18. 1,000

Forest av, 1068 (10:2660); Eliz Marthaler, devisee Jos Marthaler, to same; Oct12'04; Apr10'18. 4,000

Grand blvd & concourse (11:3152 & 3160), nec 187th, 24.10x43.1x21.7x45; Hy T Hartman to Cath Gilroy, 2426 Grand blvd & concourse; (A) Title Guar & T Co; June2'15; Apr8'18. 1,500

Grand blvd & concourse (11:3152 & 3160); Hy T Hartman to Ellen A Robert; (A) Title Guar & T Co; June2'15; Apr9'18. 4,000

Grand blvd & concourse (11:3152 & 3160), es, 149.10 n 187th, 75x27.3x136.2x Irreg; Tremont-Webster Bldg Co, 1662 Boston rd, to Tille Wacht, 790 Riverside dr; (A) Title Guar & T Co; July17'17; Apr10'18. 85,000

Leland av (14:3525), es, 100 n 152d on map 126 lots, being a sub-division of plot 23 on map Clason Point; John Schuereberg, 42 Vanderbeck pl, Hackensack, NJ, to Herman Binde, 1201 W 7, Wilmington, Del; (A) Geo J Rhodus, 80 Wall; July22'11; Apr6'18. 3,525

Mott av, 505 (9:2347); Emery C Pixley to Title Guar & T Co; Mar1'17; Apr6'18. 4,500

Netherland av, sive 227th, see 227th W, sws, at ses Arlington av.

Park av (11:3040), nec 186th, 50x100; Renenson Realty Co to Plough & Fox Co, 529 Courtlandt av; (A) Title Guar & T Co; Nov1'17; Apr8'18. 2,400

Park av (11:2902), es, 295 s 171st, 20x150.5; John C Barr to Isabella G Francis; (A) Leo Schraffen, 51 Chambers; Jan26, 1900; Apr9'18. 4,000

Plimpton av, 1325-7 (9:2522); Danl E Hanlon & Edw F Morris to Michl J Mulqueen, 43 W 85; (A) Michl J Mulqueen, 253 Bway; June22'12; Apr10'18. 1,500

St Lawrence av (15:3915), ws, 125 s Manhattan, 25x95, except part for av; Mary E Alkin, widow, 1489 St Lawrence av, to Ellen A Halsted, 174 Prospect pl, Bklyn; (A) Lawyers Title & T Co; Dec27'12; Apr1'18. 800

Tinton av (10:2660), nec 163d, 82.11x16.6; Martin Lydon to Geo Strasser; (A) R H Bergman, 3219 3 av; Dec14, 1896; Apr10'18. 2,000

Tremont av, 314 E (11:2803); Davidson Av Realty Co, 314 E Tremont av, to Abel King, 148 E 65; (A) Title Guar & T Co; Feb18'16; Apr8'18. 3,000

Williams av (*), ws, 225 s Mad av, 25x100; also LOT 37 (*), map 250 lots Thompson-Rose Estate; Helen wife Stefan Oderwald, 231 Elm, E of Q, to Bela Oszvath, 2374 2 av; (A) E G Santel, 395 Steinway av, L I City; July1'14; Apr4'18. 1,000

Lot 166 (*), map 370 lots McGraw Estate; Eliz Hinklein to Michl Brennan, Inc, 649 E 220; (A) C H Baechler, 1126 East Tremont av; Oct1'10; Apr8'18. 500

Lots 44 & 45 (10:2763B), map 297 lots Hunts Point Estates; Lawrence Davis, Newark, NJ, to Saml Cowen, 891 Irvine; (A) Lawyers Title & T Co; Oct23'17; Apr9'18. 500

Lot 45 (10:2763B), map Hunts Point Estates; Burkam Realty Co, 801 Cauldwell av, to Hunts Point Estates, 165 Bway; (A) Lawyers Title & T Co; Nov1'10; Apr9'18. 1,750

Lot 44 (10:2763B), map Hunts Point Estates; Zarlard Realty Co, 801 Cauldwell av, to Alfred W Jakobi, 611 W 180; (A) Lawyers Title & T Co; Apr2'15; Apr9'18. 1,000

Lot 239 (15:4023), map Van Nest Park; Wilhelmina Delle, 64 Patterson av, Hoboken, NJ, to Lena Clark, 109 W 129; (A) Title Guar & T Co; Aug9'11; Apr9'18. 2,000

Lots 47 & 48 (15:4231), map 473 lots Haight Estate; Agnesina Guido to Regent Realty Co, 33 W 42; (A) Helen S Leube, 3011 Westchester av; Sept24'17; Apr9'18. 800

Lot 26 (*), map 473 lots Haight Estate; August Newkirk, 186 W 4th av, to Andw Nebel, 311 E 85; (A) Wm T Matthes, 506 E 175; Mar6'15; Apr9'18. 1,000

Lots 321 to 324 (13:3423), map Forster-Schmitt prop; Bertha Vanek, Mary Chah & Mary Doubrava to Hy Forster, 138 E 40; (A) Title Guar & T Co; Dec18'12; Apr10'18. 2,100

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Breitenberger, Augustus A.—Sept16'16 (Apr5'16)—EAST END AV, 102 (5:1581-24), 25x78, 4-sty stn & bk tnt; ½ pt of \$14,000, less 10%.

Brickell, Geo W.—Feb17'08 (Apr8'18)—11TH ST, 326-8 W (2:633-13-14), 50.9x98, 2-3-sty bk bldgs, with 2 & 3-sty bk bldgs on rear, \$21,300.

Huntmann, Henry F.—Jan12'16 (Apr8'18)—10TH ST, 87 E (2:556-30), 25x94.7, 3-sty bk loft & str bldg, 1-sty ext; ½ pt of \$18,000.

Johnston, Mary H.—Dec30'16 (Apr8'18)—10TH ST, 14 W (2:573-35), 36.5x92.3, 4-sty bk dwg, \$45,500.

Sheridan, Emma J.—Sept15'16 (Nov5'17)—124TH ST, 15 E (6:1749-10), 25x100.11, vacant; ½ pt of \$14,000.

124TH ST, 17-21 E (6:1749-11-13), 3 lots, each 25x100.11, 3-3-sty fr dwgs; ½ pt of each, at \$15,000.

125TH ST, 16-22 E (6:1749-60½-63), 4 lots, each 20x100.11, 4-4-sty bk bldgs; ½ pt of each at \$27,000.

125TH ST, 24 E (6:1749-60), 20x100.11, 4-sty bk bldg; ½ pt of \$27,000.

125TH ST, 76 W (6:1722-68½), 18.9x100.11, 3-sty bk bldg; ½ pt of \$38,000.

LENOW AV, 199 (7:1904-36), sive 120th, 23x85, 4-sty bk dwg; ½ pt of \$34,000.

128TH ST, 157-9 E (6:1777-26), 49.4x99.11, 6-sty bk loft bldg; ½ pt of \$41,500.

Van Wagenen, Jas A.—Sept13'13 (Apr4'18)—78TH ST, 302 W (4:1186-34), 21x102.2, 5-sty stn & bk dwg; ½ pt of \$30,000, less 15%.

Whitney, Albt O.—Aug16'15 (Mar28'18)—79TH ST, 216 W (4:1170-41), 19x102.2, 3½-sty bk & stn dwg; all title in ½ pt of \$29,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisd Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 12, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

Ann st, 19 (*), nwc Theatre alley, 20.1x29.2x25.10x29.3, 3-sty bk str; due, \$53,717.49; T&c, \$1,241.66; Bway Savgs Inst of City N Y. 20,000

Greenwich st, 701, es, 59.4 s 12th, 34.6x55.5x—x66.5, 4-sty bk tnt (exrs); bid in at \$19,000.

30TH st, 313 E (*), ns, 158.4 e 2 av, 18.5x98.9, 3-sty & b stn dwg; due, \$10,457.03; T&c, \$1,700; Theo Jantzer et al. 11,600

98TH st, 61 W, ns, 74 Col av, 26x100.11, 5-sty bk tnt (exrs); bid in at \$16,500.

140TH st, 161-9 W (*), ns, 137.6 e 7 av, 126.6x99.11, 7-sty bk tnt; due, \$183,599.86; T&c, \$8,535.15; Metropolitan Life Ins Co. 160,000

Central Park W, 463, ws, 25.11 n 106th, 32x100, 5-sty bk tnt (exrs); bid in at \$31,500.

St Nicholas ac, 206, es, 89.1 n 120th, 29.4x118.11x25x103.7, 5-sty bk tnt (exrs); Andw Kane. 24,000

1ST av, 457-61, sive 27th, 74.1x95, 4-sty bk factory (exrs); bid in at \$40,000

HENRY BRADY.

57TH st, 327 E (*), ns, 300 w 1 av, 22x100.4, 3-sty stn tnt & str; due, \$10,963.80; T&c, \$325.10; Mutual Trust Co of Westchester Co, trste. 10,000

Lenox av, 329-37 (*), sive 127th (Nos 102-8), 99.11x125, 4-sty bk tnt & str, 2-3-sty bk tnts & str, 2-sty bk loft & str bldg & 3-sty bk hall; due, \$19,257.25; T&c, \$413.77; Grace M Lane. 10,000

ARTHUR C. SHERIDAN.

Bleecker st, 146 (*), ss, 50 w West Bway, 25x125, 3-sty bk loft & str bldg; due, \$22,738.29; T&c, \$1,277.15; Hobart Guion, trste. 24,000

Cherry st, 128 (*), ns, 139.3 e Cath, 25x103.6x25.9x103.6, 5-sty bk tnt & str; due, \$2,326.40; T&c, \$282.10; sub 2 pr mtgs aggregating \$21,150 Henry De F Weekes. 21,650

115TH st, 235 W (*), ns, 275 e 8 av, 25x100.11, 5-sty bk tnt; due, \$20,548.58; T&c, \$410.95; Julia E Cameron. 21,000

6TH av, 330 (*), es, 80 s 21st, 20x73.9, 4-sty bk str, 2-sty ext; due, \$57,916.75; T&c, \$1,854.94; Chas H Hastings. 25,000

SAMUEL MARX.

Audubon av, 247-51 (*), nec 177th, 107.11x100, 6-sty bk tnt & str; due, \$161,835.15; T&c, \$2,309.35; Lawyers Mtg Co. 155,000

Post av (*), nwc 204th, 100x100, vacant; due \$6,661.38; T&c, \$222.20; Emigrant Indust Savgs Bank. 5,000

St Nicholas av, 167 (*), ws, 118.5 s 119th, 22.9x97.1x19.5x85.2, 5-sty bk tnt; due, \$16,266.60; T&c, \$855.75; U S Trust Co, N Y, trste. 15,000

JAMES J. DONOVAN.

Broadway (*), ws, 240.11 n Dyckman, 268.6x665 to F st, x292.7x609, 1-sty bk & fr bldg & vacant; due, \$101,492.63; T&c, \$1,617; Robt R Perkins et al. 50,000

Total \$552,250
Corresponding week 1917 640,405
Jan. 1, 1918, to date 9,525,789
Corresponding period, 1917 9,426,501

Bronx.

The following are the sales that have taken place during the week ending April 12, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

Marmion av, 2001-3 (*), nwc 178th, 48.10x150.2x48.8x150.2, vacant; due, \$9,645.10; T&c, \$—; Emigrant Indust Savgs Bank. 9,000

Grand Blvd & Concourse, sive Weeks av, runs s164.10xw44xn96.3xnw9.1xne80.2, vacant (vol); bid in at \$10,000.

ARTHUR C. SHERIDAN.

Lorillard pl, 2414-6 (*), es, 140.3 n 187th, 32.2x98, 1-sty bk garage; due, \$3,163.56; T&c, \$74.88; sub to pr mtg \$2,500; Myrtle G Johnes. 4,500

JAMES J. DONOVAN.

Fairmount pl, ss, 151.1 w Southern blvd, 25x123.1x25.1x124.7, vacant; due, \$2,490.80; T&c, \$172.78; Margt Ryan. 1,200

Fairmount pl (*), ss, 200.10 e Marmion av, 175x123.1x—x110.6, vacant; due, \$16,273.82; T&c, \$814.25; City of N Y. 2,000

224TH st, 748 E (*), ss, 305 w Barnes av, 25x114; due, \$4,095.17; T&c, \$47; Sarah Farrington. 3,000

Moshulu Pkwy S (*), ws, 35.4 s 206th, 27x7x90.6x25x102.1, vacant; due, \$2,746.49; T&c, \$557.42; City N Y. 800

JULIUS H. HAAS.

Rhineland av, 688 (*), ss, 367.9 e Unionport rd, 25x100; due, \$4,399.10; T&c, \$2,120.28; Fanny Braun. 5,100

Total \$25,200
Corresponding week, 1917 196,750
Jan. 1, 1918, to date 1,505,455
Corresponding period, 1917 3,015,293

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

APRIL 16.
81ST ST, 36 E, ss, 117 e Madison av, 16x102.2, 4-sty & b stn dwg (vol sale).

Bronx.

JAMES L. BRUMLEY.

APRIL 16.
BARKER AV, ws, 276 s Burke av, 50x90, vacant (exrs sale).
OLINVILLE AV, ws, 400 s 213th, 50x95, vacant (exrs sale).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

- APRIL 13.**
No Legal Sales advertised for this day.
- APRIL 15.**
DOWNING ST, 65 & 67, ns, 91.3 & Varick, old line runs n39.3xne51.6xe22.11xe90xsw37.7 to beg, 5-sty bk bldg; Emily H Wilkins—Annie Hochfelsen et al; Stewart & Shearer (A), 45 Wall; Jno H Rogan (R); due, \$27,837.90; T&c, \$2,285.22; Herbert A Sherman.
- HOUSTON ST, 476-8 E, ns, 50.3 w Goerck, 50x 68.8, 6-sty bk bldg & str; Jas W Halstead et al, trstes—Moses M Greenspan et al; Baldwin, Fisher & Potter (A), 31 Nassau; Frank J Ryan (R); due, \$34,616.55; T&c, \$757.38; Henry Brady.
- 115TH ST, 333 E, ns, 200 w 1 av, 25x100.10, 5-sty bk bldg & str; Wm H Schmidt—Gaetano Riccio et al; Geo W Smyth (A), 53 Bway; Ward D Williams (R); due, \$17,213.28; T&c, \$453.23; Joseph P Day.
- APRIL 16.**
MOTT ST, 43, ws, 150 s Bayard, 25x91.8x25x92, 6-sty bk bldg & str; Harmon W Hendricks, trste—Rachel L Pasinsky et al; Saml Riker, Jr (A), 19 Cedar; Chas E Lydecker (R); due, \$27,086.20; T&c, \$679.29; Joseph P Day.
- 51ST ST, 421 E, ns, 202.4 & 1 av, 16.8x100.3, 3-sty & b stn dwg; N Y Investors Corp—Julius Friedman et al; Harold Swain (A), 176 Bway; Jas A Lynch (R); due, \$4,420.16; T&c, \$225; Henry Brady.
- 92D ST, 319 W, ns, 230 w West End av, 20x 56.5, 4-sty & b bk dwg; Chas Lask—Robt M Silverman et al; Henry, Meyers & Manne (A), 62 William; Jno T Hogan (R); due, \$2,228.85; T&c, \$—; Joseph P Day.
- APRIL 17.**
36TH ST, 407-9 W, ns, 125 w 9 av, 50x98.9, 3-sty bk bldg & 1-sty fr bldg; Phebe W McConihe—Nathan Coleman et al; Warren & McConihe (A), 42 Bway; Richard P Lydon (R); due, \$1,466.01; T&c, \$—; sub to 3 pr mtgs aggregating \$27,000; Samuel Marx.
- 119TH ST, 158 W, ss, 100 & 7 av, 17x100.11, 4-sty bk bldg; Lillie Treiman—Katie Schwartz et al; Saml Schack (A), 299 Bway; Edw J Dunphy (R); due, \$5,412.85; T&c, \$10 sub to 1st mtg \$6,000, & 2d mtg \$2,025.27; Henry Brady.
- MADISON AV, 1843, es, 33.9 n 120th, 17.7x83, 3-sty & b stn dwg; N Y Life Ins & Trust Co, trste—Anna Ingberman; Emmet & Parish (A), 52 Wall; Phoenix Ingraham (R); due, \$12,880; T&c, \$261; Joseph P Day.
- APRIL 18.**
59TH ST, 541 W, ns, 275 & West End av, 25x 100, 4-sty bk bldg & str; Milo R Maltbie, chamberlain—Michl Siegel et al; Wm P Burr (A), Municipal Bldg; Philip J Sinnott (R); due, \$10,971.73; T&c, \$384.66; Samuel Marx.
- UNION SQ E, 26 & 28, or 4TH AV, 183-5, es, 78 n 15th, 50.6x125; 2-5-sty stn loft & str bldgs; Union Sq Savgs Bank—Earl G Pier et al; Stephen P Nash (A), 30 Pine; Robt L Luce (R); due, \$162,272.45; T&c, \$14,239.18; Henry Brady.
- APRIL 19.**
16TH ST, 417-9 W, ns, 200.3 w 9 av, 49.11x 92, 2-5-sty bk bldgs; Jos F Kennelly—Mary A Crowley et al; Saml Heilingner (A), 309 Bway; Jno J O'Connell (R); due, \$26,002.97; T&c, \$776.30; Joseph P Day.
- APRIL 20.**
No Legal Sales advertised for this day.
- APRIL 22.**
18TH ST, 45 E, ns, 180 w 4 av, 20x92, 3-sty bk bldg & str; Jonathan Thompson et al—Jno C Holterman et al; Stewart & Shearer (A), 45 Wall; Jas A Lynch (R); due, \$35,920.92; T&c, \$400; Henry Brady.
- 133D ST, 521-3 W, ns, 225 w Ams av, 37.6x 99.11, 6-sty bk bldg & str; Harrison D Meyer—Ephraim Adler et al; Chas H Meyer (A), 27 William; Abram Ellenbogen (R); due, \$37,440.75; T&c, \$1,349.94; Joseph P Day.
- 181ST ST, W, ss, whole front bet Haven av & Northern av, —x122.2x239.7x153.10, vacant; 175th St Holding Co—F F Freehold Ests, Inc, et al; Arnstein & Levy (A), 123 Bway; Wm C Arnold (R); due, \$89,503.78; T&c, \$11,458.20; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

- APRIL 13.**
No Legal Sales advertised for this day.
- APRIL 15.**
ITTNER PL, ns, 121.1 & Webster av, runs nw 70.10xn36.5xe27.9xn107.6xw29.7 to beg, vacant; City N Y—Paul M Herzog et al; Wm P Burr (A), Municipal Bldg; Julius D Tobias (R); due, \$2,482.55; T&c, \$485.36; Joseph & Co.
- APRIL 16.**
FORDHAM RD, swc Crotona av (No 2511), 52.1 x204.7x89.2x203.5, 1-sty fr str; N Y Title & Mtg Co—Jefferson M Levy; Morris A Hulett (A), 135 Bway; Wm G Keir (R); due, \$9,654.32; T&c, \$—; James J Donovan.
- APRIL 17.**
HAYMEYER AV, swc Powell av, runs s83xw 105x25xw175xn108xe280 to beg; Monica S Byrne et al, extrx—Danl McLean et al; Jno J O'Grady (A), 277 Bway; J Clifford McChristie (R); due, \$7,044.94; T&c, \$9,358.56; Chas A Berrian.

- APRIL 18.**
BOONE AV, ewc Drainage, runs s30.7xw8.7xsw 46.7xsw27.4xw—xw25.4xn40xe100 to beg, vacant; A W W Co—August Busch et al; Goldstein & Goldstein (A), 366 Bway; Saml J Joseph (R); due, \$3,041.16; T&c, \$205.80; A Joseph & Co.
- PILGRIM AV, swc Evelyn pl, 100x100; Wm G Bumstead—Jennie Capozano et al; Arthur O Townsend (A), 31 Nassau; Louis O Van Doren (R); due, \$2,948.29; T&c, \$282.30; George Price.
- WASHINGTON AV, 2137-43, ws, 575 s 182d, 75x145, 4-3-sty fr trnts & str; Teachers Bldg & Loan Assn of N Y City—Hopkins G Barrett Co et al; Wendel, Elliott & Robeson (A), 277 Bway; Jos P Morrissey (R); due, \$23,471.43; T&c, \$1,106.19; Henry Brady.
- WHITE PLAINS RD, nec Bartholdi av, 45.3x 96.7x45x92; Clementine E Dunbar—Gabriele J Biondi et al; Clocke, Koch & Reidy (A); Morris B Moskowitz (R); due, \$2,943.49; T&c, \$250; George Price.

- APRIL 19.**
WHITE PLAINS RD, 3900, nec 222d, 74.6x80.4; Mary E Hastings—Agnes A H Esler et al; McGuire, Horner & Smith (A); Jacques Mantinband (R); due, \$12,292.89; T&c, \$329.56; James J Donovan.

- APRIL 20 & 22.**
No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

- APRIL 5.**
39TH ST, ns, 250 & 2 av, 25x98.9; N Y Life Ins Co—Henry Hof et al; G W Hubbell (A) (correction).
- APRIL 6.**
LEWIS ST, ws, 140 n Stanton, 20x100; David M Edsall—Joel Berkowitz et al; C P & W W Buckley (A).
- 141ST ST, ns, 150 & 8 av, 25x99.11; Lottie Schlusell et al, exrs—Clementine Rothmiller et al; Lachman & Goldsmith (A).
- 162D ST, ss, 265 w Ft Washington av, 125x 99.11; Abr Smith—J M B Co et al; D Steckler (A).
- 2D AV, 2133; Allan L Sutton et al—Rosina Guzzetta et al; H M Bellinger, Jr (A).
- APRIL 8.**
27TH ST, 240 E; Chas C Klingler et al, exrs—Jno Farley et al; R C Birkbahn (A).
- LEXINGTON AV, 1553; Roman Catholic Orphan Asylum in City of N Y—Fanny Marks et al; amended; E H Daly (A).
- 1ST AV, 2039; Mary W Lillie—Bernard Bloom et al; amended; Holmes, Rogers & Carpenter (A).
- 2D AV, sec 14th, 33x51.6; Wm F Morgan, Jr, exr—Max D Steuer et al; amended; Blackwell Bros (A).
- APRIL 9.**
8TH ST, 380-2 E; Nellie A Kallske—Hugo Greenberger; H S Mansfield (A).
- 8TH ST, ss, 75 & 5 Av D, 22x97.6; Dry Dock Savgs Inst—Minnie Fabbrini et al; F M Tiche-ron (A).
- 12TH ST, 413 E; Lawyers' Mtg Co—Jno J Hefferman et al; Cary & Carroll (A).
- 26TH ST, ss, 250.4 w 1 av, 24.8x98.9; Alfred J Johnson, as chamberlain—Jacob Feirberg; W P Burr (A).
- MADISON AV, 1994; Guaranty Trust Co of N Y—33 W 51st St Co, Inc; Gillespie & O'Connor (A).
- APRIL 10.**
77TH ST, 323 W; Marie W Bergh, extrx—Delta Holding Corp et al; J Offenbach (A).
- AV D, 108; also 8TH ST, 412-4 E; Sol H Kohn, exr—Loretta Corp et al; Baylis & Sanborn (A).

- APRIL 11.**
FT CHARLES PL, ss, 136.2 w Marble Hill av, 62.7x63.5x Irreg; Jos Sinzheimer—Chas J Nunan et al; G Goodman (A).
- 38TH ST, 262-6 W; Chas C Bull, exr—Dowd Constn Co; H Hasbrouck (A).
- 162D ST, ss, 140 w Ft Washington av, 125x 99.11; Edw S Avery—Jos M Brody et al; amended; Middlebrook & Borland (A).
- MADISON AV, 300; Jno A Gleeson—Lillian V C Glidden; amended; D J Early (A).

- APRIL 12.**
MONROE ST, 169; Wm G DeWitt et al—Annie Seigel et al; T DeWitt (A).
- 22D ST, ns, 354.6 & 1 av, 47x98; Harriet S Scott—Dorsch Real Estate Co, Inc, et al; P M Goodrich (A).
- 23D ST, 437 W; Minna F Lieb et al—Edw A McCann, Jr; G H Corey (A).
- 162D ST, ss, 265 w Ft Washington av, 125x 99.11; Abr Smith—J M B Co, Inc, et al; D Steckler (A).
- LEXINGTON AV, 1984; Caroline M Phraner—Edith Dawson; Welis & Snedeker (A).

Bronx.

- APRIL 5.**
LOTS 7 & 8, maps showing subdivision of prop of Est Wm B Ogden at Highbridge; Douglas Edwards—People State N Y; Murray, Prentice & Howland (A).
- APRIL 6.**
No Foreclosure Suits filed this day.
- APRIL 8.**
182D ST, nec Bathgate av, 95.6x100; Jos Renk—Mellwin Realty & Constn Co et al; H M Bellinger, Jr (A).
- WILLIS AV, ws, 33.4 s 141st, 16.8x81.6; People's University Extension Soc of N Y—Ray Charlz; Cary & Carroll (A).
- LOTS 59, 60, 61, map of 131 building lots belonging to estate of Thomas O Woolf; Henry Staats—Melcort Realty Co, Inc, et al; H P Botty (A).
- LOT 84, map of lots at Wakefield, prop of Monatiquet Real Estate Co; Bankers Loan & Investment Co—Anfas Operating Co et al; J C Ten Eyck (A).

- APRIL 9.**
No Foreclosure Suits filed this day.
- APRIL 10.**
VALENTINE AV, 2106; Washington B Beaudine et al as trstes—Jos W Leberman et al; Deiches & Goldwater (A).
- 3D AV, 2712; Wm H Sands et al as trstes—Rudolph A Hofmann et al; Middlebrook & Borland (A).
- APRIL 11.**
LOT 232, map of Unionport; Eliza J Many—Geo Keiser et al; P Mahony (A).
- ZEREGA AV, nwc Waterbury av, 87.7x188.4; Adam Kerner—Bertha Sorin et al; E P Orrell, Jr (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

- APRIL 4.**
ELIZABETH ST, 253; Mary L Sherman—Rachel L Pasinsky et al; C Monteth Grippin (A); Emmet J Murphy (R); due,21,971.11
- 132D ST, ns, 84 & Lenox av, 26x99.11; J Prentice Kellogg—Betty Rosenstock et al; Noble & Camp (A); Jerome A Kohn (R); due,16,530.58
- APRIL 5.**
WASHINGTON TER, swc 186th, 17.9x 62.6; Lawyers Mtg Co—Adolphine C Becker et al; Cary & Carroll (A); Abr Oberstein (R); due,6,313.81
- APRIL 6.**
No Judgments in Foreclosure Suits filed this day.
- APRIL 8.**
114TH ST, ns, 185 & 3 av, 25x100.11; Chas H Young et al—Rose Harris et al; Cary & Carroll (A); Harold H Hertz (R); due,17,180.24
- APRIL 9.**
ATTORNEY ST, swc Broome, 50x19.3; Lawyers Mtg Co—Jno D Lyon, exr, et al; Cary & Carroll (A); Jno K Clark (R); due,19,051.50
- 28TH ST, 105 E; Gouverneur M W Turnbull—Mary F Burke et al; Sayers Bros (A); Henry A Friedman (R); due,32,079.17
- APRIL 10.**
No Judgments in Foreclosure Suits filed this day.

Bronx.

- APRIL 5.**
18TH ST, nec Webster av, 33.4x100; Ella Reed Andrews—Frank A Becker et al; B F Edsall (A); S W Phillips (R); due,17,164.43
- APRIL 6.**
CRIMMINS AV, ws, 287.3 n 141st, 25x 80; Emigrant Indus Savgs Bank—Bernard P Glibney et al; R & E J O'Gorman (A); T F Dougherty (R); due,2,375.38
- APRIL 8.**
LOT 177, map of 328 lots known as Hunter Est, prop Hudson P Rose Co; Hudson P Rose Co—Gerda Simonson, Burns & Fenno (A); W A Woodworth (R); due,325.96
- APRIL 9.**
LOTS 8 & 9, blk 438, map prop Wm Birrell; Louise N Bristow—Henrietta C Green et al; E Hall (A); A P Nevin (R); due,3,313.50
- LOT 3, map of 108 lots belonging to Hudson P Rose Co, known as Coster Est; Amo Realty & Constn Co—Filomena Pensante et al; L Schafran (A); P J Sinnott (R); due,3,171.49
- APRIL 10.**
LOTS 31 & 32, parcel 26, map showing subdivision of prop of Est of Wm B Ogden, situated at Highbridge; Lizzie M Kaiser—Jno F Kaiser et al; G Squires (A); M B McHugh (R); due,2,057.00
- APRIL 11.**
KETONAH AV, sec 240th, 100x110; Zoe C Price—Walter W Dowling; Rosendale & Dodd (A); J F Frees (R); due,3,070.50

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

- APRIL 6.**
No Lis Pendens filed this day.
- APRIL 8.**
No Lis Pendens filed this day.
- APRIL 9.**
39TH ST, 411 W; Helen M Brown—Helen L Brown; dower, &c; Merrill, Von Dorn & Rub-tner (A).
- BROADWAY, 1432; Thos T Hopper Co—Morris A Forgetston et al; action to foreclose me- chanic's lien; Joline, Larkin & Rathbone (A).
- APRIL 10.**
No Lis Pendens filed this day.
- APRIL 11.**
HOUSTON ST, 354 E; also PROP in Kings Co; Abr Koepfel—Benj Friedman et al; spe- cific performance; Bick & Freedman (A).
- ROSE ST, 22-6; also VANDEWATER ST, 38; also other L&OP in Kings Co; Amanda Och- senreiter—Philip Ochsenreiter et al; F X McCaffry (A).
- APRIL 12.**
No Lis Pendens filed this day.

Bronx.

- APRIL 5.**
WILLIS AV, 478-80; Carl F Rubsam—Gustav Schwarz et al; partition suit; W E Warner (A).

APRIL 6.
138TH ST, 410 E; Jno A McCarthy—Mary J McNamara et al; action to foreclose mechanic's lien; S B Pollak (A).

APRIL 8.
No Lis Pendens filed this day.

APRIL 9.
No Lis Pendens filed this day.

APRIL 10.
LINCOLN AV, nec 136th, 100x200; Antonio Cuomo—Giovanni Lordi et al; action for specific performance of contract; A Aronstein (A).

LOT 54, blk 2845, sec 11, tax map; Anna R Crossin—Claus Henry Kruse et al; action to foreclose transfer of tax lien; H Swain (A).

APRIL 11.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APRIL 6.
No Mechanics' Liens filed this day.

APRIL 8.
DIVISION ST, 259; Jno E Weil, Inc.—Jewish Maternity Hospital; Clark & Appelman (14)..... 3,436.00

APRIL 9.
57TH ST, 37 W; Chas Braun—Elizabeth Goodnow & Isabella L Bigelow; Maxim Constn Co, Inc; renewal (15)..... 250.00

APRIL 10.
BANK ST, 121; Aaron Brown—Augusta Wellenkamp (20)..... 69.98
GOUVERNEUR ST, 42; Louis Edzant—Max Goldstein Est & M Goldman (21)..... 357.15

57TH ST, 632-4 W; M Coleman, Inc—S Appleby, Jno S Appleby & Fred T Ley & Co, Inc (19)..... 183.42

68TH ST, 302-4 W; United Electric Constn Co—68th St Realty Corpn & Jno O Devlin Constn Co (18)..... 800.00

117TH ST, 321 E; Meyer J Cohen—Louis Alterisi (11)..... 99.91

1ST ST, 1442; Israel Hammerschlag et al—Adolph J & Jos J Kohn & Rubin Fine (16)..... 1,191.00

APRIL 11.
BLEECKER ST, 216-20; Allesandro Guastalla—Emma M Golding, Henry L Meyer & Sebastiano Tomasulo (25)..... 313.50

86TH ST, 41 W; Wm Ferris—Edwin H Schiffer & Rishel Bros (24)..... 1,080.50

BROADWAY, swc 95th, 165.2x125; Warren Bros Co—Vincent Astor & Thos Healy (23)..... 1,588.00

MADISON AV, 1585; Aren Rosenkrantz—Anna H Goldstein (22)..... 85.52

APRIL 12.
PITT ST, 199½; Harry Wiener—Etta Greenberg & Mr Greenberg (27).... 162.75

26TH ST, 507-11 W; Theo Eskilsson, Inc—Central Consumers Wine & Liquor Com, Eagle Bldg & Constn Co (29)..... 175.00

MADISON AV, 692; Louis Asch—Chas L Smith & Chas N Sarka (28)..... 138.00

PARK ROW, 223; M Annenberg Marble Works, Inc—Florence Silver, Jos Finger & Rome Amusement Co (26)..... 295.00

Bronx.

APRIL 5.
No Mechanics Liens filed this day.

APRIL 6.
No Mechanics' Liens filed this day.

APRIL 8.
TIEBOUT AV, es, 507.8 n 180th, 63.6 x160; Benj Caro—Tiebout Heights Co, Inc (3)..... 90.00

APRIL 9.
PERRY AV, 3201; Louis Meimin—Jacob Massel; Herman Shack (4)..... 32.15

APRIL 10.
HOME ST, 581-5; Jno Schwartz—(Mrs) Winifred Bixbie (5)..... 84.50

APRIL 11.
No Mechanics Liens filed this day.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APRIL 6.
No Satisfied Mechanics' Liens filed this day.

APRIL 8.
MADISON AV, 1200; Saml Glaser—Robt A Chesebrough et al; Mar13'17; canceled..... 3,481.74

APRIL 9.
CATHARINE ST, 82; Philip Wiener—Vincent C Pepe et al; Apr5'18..... 190.00

123 ST, 11 W; Theodore C Wood—15 W 123d St Co, Inc, et al; Junel8'17; canceled..... 1,729.36

SAME PROP; Church E Gates & Co, Inc—same; June 16'17; canceled.... 310.43

SAME PROP; Bunt & Son—same; June 8'17; canceled..... 2,000.00

APRIL 10.
BROADWAY, nwc 29th; Fred Lauer—Lucy A Morris et al; Mar15'18..... 1,175.00

APRIL 11.
20TH ST, 148-50 W; Morris Greenberg—Henry White et al; Nov26'17..... 338.50

APRIL 12.
CHRISTOPHER ST, 73; Geo E Gleson Co—Mrs Margt H Lewis et al; Mar 14'18..... 713.34

SAME PROP; same—same; Mar25'18..... 713.34

Bronx.

APRIL 5.
No Satisfied Mechanics Liens filed this day.

APRIL 6.
No Satisfied Mechanics Lien filed this day.

APRIL 8.
168TH ST, 801 E; Morris Negin—Irene W Hartt et al; Jan24'18..... 45.00

APRIL 9.
152D ST, 492 E; Anton Wanisch—Wilhelmina Schneider et al; Jan 4'18..... 253.88

APRIL 10.
No Satisfied Mechanics Liens filed this day.

APRIL 11.
ST ANNS AV, swc 150th, 100x100; Jos Tessler—149th St Garage Co, Inc, et al; Oct15'17..... 616.70

SOUTHERN BLVD, 932; Watson Elevator Co—Hunts Point Garage Co et al; Oct26'17..... 1,170.92

*Discharged by deposit.
*Discharged by bond.
*Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

APRIL 4.
No Attachments filed this day.

APRIL 5.
HOOVER, Clarence G; Mary G Hoover; \$5,000; H Greenberg.

APRIL 6.
MONMOUTH FILM CORPN; Biograph Co; \$3,-108.85; C F Kingsley.

APRIL 8.
No Attachments filed this day.

APRIL 9.
LONG-BELL LUMBER CO; Grace Shapiro; \$390.29; H Amster.

KOSAKEVITCH, Valadimir P, Nicholas N Isnar, Antole Issaeff, Constantine N L Klopotoff & Paul P Koskaevitch; Herman & Herman, Inc; \$190.83; Myers, Kutner & Schumann.

APRIL 10.
GEST, Guion M; B Parks Rucker; \$6,000; Morris, Plante & Saxe.

GINSBERG, Louis & Morris Tipermas (Pacific Silk Co); Wecker & Kutcher; \$3,035.37; Blau, Zaikin & Cohen.

LUCIUS ENGINEERING CO; Michl J Leahy; \$59,238.19; Kellogg & Rose.

CHattel MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

* APRIL 5, 6, 8, 9, 10, 11.
Jardin Co, Inc. 251-5 W 69th st..A B See Electric Elevator Co.....12,175.00

Joseph H Davis Bldg Co. 225 W 74th st..Consolidated Chandelier Co..... 700.00

Sonwil Holding Co. St Nicholas pl, -s, 135.6 n 150th..Colonial Mantel & Refrigerator Co..... 414.00

Bronx.

APRIL 4, 5, 6, 8, 9 & 10.
Congregation Beth Harnedrash Hagodel of The Bronx, 827-9 Forest av..Consolidated Chandelier Co; chandeliers..... 850.00

St Marys Park Realty & Constn Co, Cardwell av, ws, -n 149th, -x-..Consolidated Chandelier Co; chandeliers..... 1,850.00

Wyoming Cut Stone Co, Walnut av, -s, -n 141st..F R Patch Mfg Co; machinery (R)..... 405.05

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Manhattan.

APRIL 6.
BLEECKER ST, 159 & 161; K Frances Coleman loans Elsie Angiola to erect a two-story moving picture theatre; - payments.....12,000.00

APRIL 8.
CHERRY ST, 385-9; SCAMMEL ST, 54 & 56 & WATER ST, 632 to 636; Loretta M Higgins loans Robt Friedman to erect a 1-sty garage; 4 payments.....12,500.00

Bronx.

APRIL 5.
No Building Loan Contracts filed this day.

APRIL 6.
No Building Loan Contracts filed this day.

APRIL 8.
No Building Loan Contracts filed this day.

APRIL 9.
No Building Loan Contracts filed this day.

APRIL 10.
No Building Loan Contracts filed this day.

APRIL 11.
No Building Loan Contracts filed this day.

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

STABLES AND GARAGES.

130TH ST, n e c Park av, 1-sty bk garage & frt depot, 99x110, slate rf; \$15,000; (o) Keats Co., Mathilda Van Fraag, Pres., 135 Bway; (a) Samuel Cohn, 32 Union sq (55).

61ST ST, 246-250 W, 4-sty f. p. garage, 75x 90, slag rf; \$95,000; (o) Hickey Contracting Co., Wm. F. Kenny, Pres., 841 Bway; (a) W. Weissenberger, 32 Union sq (54).

MISCELLANEOUS.

90TH ST, n s, 200 e Av A, 1-sty f. p. dust shed, rein. metal concrete rf, 24x53; \$3,000; (o) City of N. Y., Pres. Bor. Manhattan; (a) Daniel V. Duff (56).

Bronx.

DWELLINGS.

MOSHOLU PKWAY, e s, 78.7 s Jerome av, 2-sty bk dwg, 20x48, slag rf; \$6,000; (o) Patrick White, 161 W 20th; (a) Anton Pirner, 2069 Westchester av (47).

PERRY AV, e c 207th, 1½-sty fr dwg, 22x 38, single rf; \$2,500; (o) Edyth K. Fields, 112 Mosholu pkway; (a) B. Ebeling, 2400 Westchester av (48).

WILLIAMSBRIDGE RD, n s, 139.7 e Boston rd, 1-sty bk bungalow, 31x42, slate rf; \$3,000; (o) Giovanni Santoriemma, 218 W 83d; (a) Lucian Pisciotta, 391 E 149th (49).

MISCELLANEOUS.

PILOT AV, n s, 213.3 e City Island av, 1-sty fr shop, 35x75, rubberoid rf; \$2,000; (o) Robt. Jacobs, 154 Pilot; (a) S. H. Booth & Sons, 30 Centre (46).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

BEAVER ST, 20, new elevator shaft, front & remove columns to 4-sty bk office; \$3,000; (o) Robert W. Goelet, 9 W 17th; (a) Dodge & Morrison, 135 Front (647).

CHRISTOPHER ST, 105, new partitions, floors, stairs & flooring to replace defective to 2-sty bk dwg; \$1,500; (o) Giovanni Fortorici, on prem; (a) Lucian Pisciotta, 391 E 149th (623).

DYCKMAN ST, 100-108, build 15x20 ext to 1 & 2-sty bk str & dwg; \$600; (o) Crest View Realty Co., 100 Dyckman; (a) John V. Fitzpatrick, 100 Dyckman (638).

FRANKLIN ST, 206-208, raise rf, reinforced concrete columns & girders to 3-sty bk str; \$7,000; (o) Fruit Auction Co., Victor K. McElheny, Pres., 204 Franklin; (a) Frank Cornell, Grand Central Terminal (650).

GREENWICH ST, 86, remove encroachments to 4-sty bk str & dwg; \$300; (o) Wm. Cruikshank's Sons, 37 Liberty; (a) A. D. Kelly, 4 Gold (657).

JAMES ST, 30, remove front wall, stairway & new ceiling to 1-sty bk storage; \$400; (o) Church of St. James, Vincent McGeane, pastor, 23 Oliver; (a) Edward M. Adelson, 1776 Pitkin av, Bklyn (628).

LAFAYETTE ST, 48, Leonard st, 128, water tank on rf to 12-sty f. p. lofts; \$400; (o) City of N. Y., Pub. Service Comm.; (a) Samuel Cohn, 32 Union sq (661).

ORCHARD ST, 25, new partitions, stairs & str front to 6-sty str & tnt; \$2,000; (o) Benj. Ginsberg, prem; (a) Jacob Fisher, 25 Av A (659).

PERRY ST, 166-170, install f. p. stairway, new f. p. doors & concrete arches to 6-sty f. p. stable; \$2,000; (o) W. & J. Co., 34 Pine; (a) Randolph H. Almiroty, 220 5 av (619).

UNIVERSITY PL, 62, new beams & support wall to 4-sty bk lofts; \$200; (o) Elizabeth L. Goodnow, 546 5 av; (a) Adolph E. Nast, 546 5 av (663).

WILLIAM ST, 105, new lift, coal hole & dumbwaiter to 6-sty bk office; \$2,000; (o) Maryland Casualty Co., Baltimore, Md.; (a) Bertram Cunningham, 120 Bway (665).

2D ST, 83 E, new wall & stairs, remove partitions to 3-sty bk tnt & str; \$6,000; (o) May Asen, 121 Broome; (a) Max Muller, 115 Nassau (635).

4TH ST, 132 W, make rf garden to 4-sty fr studio apt; \$1,500; (o) Mrs. Julia Nichols, on prem; (a) Josephine W. Chapman, 46 Washington sq (646).

5TH ST, 517 E, new partitions & cut new windows to 5-sty bk tnt; \$2,500; (o) Thomas Hoellerer, on prem; (a) Henry Klein, 505 E 15th (653).

15TH ST, 321 E, enclose stairways, new plumbing fixtures, electric wiring, painting to 7 & 8-sty semi-f. p. hospital; \$12,000; (o) N. Y. Infirmary for Women & Children, Edw. C. Henderson, Pres., on prem; (a) Butler & Rodman, 56 W 45th (648).

23D ST, 14 E, new f. p. windows & iron stairs to 4-sty bk str & factory; \$250; (o) Costes Takis, on prem; (a) Charles Richter, 39 Cortlandt (649).

24TH ST, 443-445 W, install doorway bet bldgs, new toilet rooms, plumbing fixtures to 3-sty bk dwg & nursery; \$1,000; (o) No. 443, Wm. I Law, 111 Lincoln av, Rutherford, N. J., & Agnes Law, Mrs. A. Hana & Mrs. Dickie, 443 W 24th; No. 445, Miss Caroline Cosse, prem; (a) Herbert M. Baer, 665 5 av (625).

28TH ST, 303 W, new partitions & bathroom to 3-sty str & dwg; \$300; (o) M. J. de Courval, 191 9 av; (a) Harry Zlot, 59 Grand (627).

29TH ST, 206-208 W, 28th st, 207-209 W, remove by wall & chimney, new girders & columns, remove fire escapes to 6-sty bk factory & lofts; \$25,000; (o) Samuel Greenstein, 154 Keap, Bklyn; (a) Henry J. Nurick, 957 Bway, Bklyn (652).

31ST ST, 300-306 W, 8th av, 415-419, rearrange rooms on all floors, new stairs, partitions & t. c. blocks to 4-sty bk furnished room; \$17,000; (o) Howard C. Warren, 133 Library pl, Princeton, N. J.; (a) Euell & Euell, 118 W 39th (622).

32D ST, 34-36 E, install 2,500-gal. water tank to 10-sty bk hotel; \$500; (o) Leonard Lewishohn Est., Fred. Lewisohn, exr., 11 Bway; (a) John Brandt, 271 W 125th (651).

36TH ST, 517 W, new stairs and brick up openings to 2-sty bk garage; \$1,000; (o) James Allegra, 198 1 av; (a) John H. Knubel, 305 W 43d (634).

36TH ST, 119 E, remove wall, enlarge rooms & ext to 3-sty bk dwg; \$1,250; (o) Herbert C. Pell, 829 Park av; (a) Chas. L. Fraser, 103 Park (633).

38TH ST, 48-56 W, install coal hole covers, remove sidewalk, curb support vault to 12-sty f. p. lofts; \$5,500; (o) Michael Coleman, 125 W 56th; (a) Schwartz & Gross, 347 5 av (626).

45TH ST, 106 W, build marquise over entrance to 4-sty bk res; \$250; (o) Dr. Jose M. de Bermingham, on prem; (a) Wm. H. Gompert, 171 Mad av (605).

47TH ST, 56-58-60 W, remove wall, elevator, partitions & new stairs & partitions to 5 & 11-sty bk hotel; \$13,500; (o) 47th St Realty Co., 112 Prince, Albert Buchman, Pres., 56 W 45th; (a) Buchman & Kahn, 56 W 45th (639).

50TH ST, 3-5 W, new front show windows, elevators, bathrooms, vents, stairs, pent house to 4-sty bk str & dwg; \$30,000; (o) Solomon Kalvin, 1480 Bway; (a) Adolph E. Nast, 546 5 av (642).

52D ST, 104 W, remove partitions & dumbwaiter to 4-sty bk lofts; \$1,800; (o) Oliva Bergonzi, 100 W 47th; (a) Russell & Horn, 25 W 42d (624).

52D ST, 121 W, enclose stairways, fill in wall opening, new gasoline storage tank to 3 & 2-

sty bk stable & garage; \$1,000; (o) John J. McCarron, 103 Park pl; (a) Wm. A. Kenny, 420 W 259th (668).

53D ST, 101 W, build fire escape, new door openings, extend stairs & build bulkhead to 4-sty bk str, factory & dwg; \$2,000; (o) Edward de P. Livingston, 156 Bway; (a) James J. F. Gavigan, Grand Central Term (629).

53D ST, 510-512 W, convert stable into garage, new skylights & stairs to 4-sty stable; \$20,000; (o) 510 W. 53d St. Realty Co., Frank A. Brady, Pres. & Treas., 328 E 23d; (a) B. Robert Swartburg, 328 E 23d (621).

57TH ST, 52 W, remove partitions, new toilet rooms, build ext to 4-sty bk dwg; \$5,500; (o) Marie Davis, prem; (a) Schwartz & Gross, 347 5 av (withdrawn) (592).

65TH ST, 246 E, new bk wall, stairs, partitions & ceilings to 3-sty bk garage; \$2,000; (o) Ford Reinart; (a) Louis A. Sheinart, 194 Bowers (637).

67TH ST, 21 W, remove walls, new metal ceilings & partitions to 3-sty bk stable; \$3,500; (o) Theo. M. Leonard, 6 W 72d; (a) Wm. C. Stevens, 1294 Hoe (662).

85TH ST, 510-512 E, new bk walls, steel girders & remove bk wall to 1 & 2-sty stables & sty; \$3,000; (o) Hyman Harkavy, 510 E 85th; (a) Jacob Fisher, 25 Av A (658).

89TH ST, E, n s, 140 W Av A, remove all interior partitions, stairways, columns, girders & install new to 4-sty bk inst; \$25,000; (o) St. Joseph's Asylum, 220 E 4th, Jos. Schmidt, Pres., 173 E 3d; (a) Chas Kreymborg, 2240 Quimby av (631).

95TH ST, 266 W, new marquise to 1-sty f. p. str & res; \$400; (o) Thomas Healy, on prem; (a) Horace Ginsburg, 142 E 43d (655).

100TH ST, 317 E, remove partitions, dumbwaiter shaft & new entrance to 6-sty bk str & dwg; \$1,100; (o) Adolph Press, 171 E 105th; (a) Nathan Langer, 81 E 12th (636).

104TH ST, 212-214 W, new dumbwaiter, fire escape, windows & rearrange partitions to 5-sty bk tnt; \$7,500; (o) Solomon J. Jacobs, 80 Bway; (a) Gronenberg & Leuchtag, 303 5 av (664).

126TH ST, 233 W, remove stoop, walls & build 1-sty ext to 3-sty bk boarding house; \$500; (o) Jacob Pollack, 323 W 125th; (a) Maximilian Zipkes, 405 Lexington av (656).

AV D, 143-145, strengthen floors to 5-sty bk factory; \$50; (o) Jacob Moersfelder, 138 E 112th; (a) Paul Orzel, 529 Courtlandt av (660).

BOWERY, 50-52, new dressing rooms, skylights, toilets & exit to 1-sty bk theatre; \$3,000; (o) Felice Acierno, prem; (a) Shampam & Shampam, 772 Bway, Bklyn (withdrawn) (610).

BROADWAY, 173, new show windows & remove bk piers, new beams to 5-sty bk str & loft; \$300; (o) Morris Levy, 173 Bway; (a) Gronenberg & Leuchtag, 303 5 av (645).

BROADWAY, 1384-90, alter vault & new steel supports to 8-sty f. p. hotel; \$3,000; (o) Est. Herman Frenkow, U. S. Trust Co., exr., 45 Wall; (a) Adolph E. Nast, 546 5 av (641).

BROADWAY, 2825-31, enlarge openings & new show window to 7-sty bk str & dwg; \$1,000; (o) Louise Livingston, 105 W 40th; (a) Jacob Gescheidt, 142 E 43d (654).

LENOX AV, 307, new bathroom & opening in wall to 5-sty bk str & tnt; \$600; (o) Est. Catherine Leney, U. S. Trust Co., exr., 45 Wall; (a) Adolph E. Nast, 546 5 av (640).

2D AV, 139, remove shaft, install columns, girders, partitions, concrete arches & remove show window & partitions to 6-sty bk str & tnt; \$6,000; (o) Solomon Klingenstein, 59 Av A; (a) Otto L. Spannhake, 13 Park Row (630).

3D AV, 471, cut new windows to 5-sty bk str & tnt; \$600; (o) George Adrian, 137 E 34th; (a) Max Muller, 115 Nassau (632).

4TH AV, 303-311, brick ext, 19x29, to 3-sty bk str & lofts; \$350; (o) Jeremiah Milbank, 40 Wall; (a) David M. Ach, 1 Madison av (620).

6TH AV, 475, new stairs & remove skylight to 4-sty bk factory; \$200; (o) James Slater, 1121 Bway; (a) Walter B. Wills, 1181 Myrtle av, Bklyn (643).

6TH AV, 481, new stairs & remove skylights to 4-sty bk factory; \$200; (o) James Slater, 1121 Bway; (a) Walter B. Wills, 1181 Myrtle av, Bklyn (644).

6TH AV, 170, new str fronts, toilet rooms & floor to 4-sty bk str & hotel; \$10,000; (o) J. Irving Walsh, 73 W 11th; (a) Ferdinand Savignano, 6005 14 av, Bklyn (667).

11TH AV, 553, remove partitions & new plumbing fixtures to 4-sty bk saloon & tnt; \$340; (o) Thomas C. Murray, 165 Bway; (a) Geo. F. Spelman, 2550 Briggs av (666).

Bronx.

BATHGATE AV, 1570, new stairs, partitions to 5-sty bk str & tnt; \$250; (o) Hyman Rosing, 102 W 19th; (a) Chas. M. Straub, 147 4 av (65).

CASTLE HILL AV, 1101, move 4 ft. to bldg. line & new str front to 3-sty fr str & dwg; \$850; (o) Elsie Schellenberg, Hastings on Hudson; (a) Carl P. Johnson, 30 E 42d (63).

COURTLANDT AV, 551, new str front & sinks to 5-sty bk str & tnt; \$150; (o) E. J. B. Realty Co., 553 Courtlandt av; (a) Moore & Landsiedel, 3 av & 148th (64).

PROSPECT AV, w s, 75.10 s 152d, 1-sty fr ext, 19x10, to 2-sty bk dwg; \$800; (o) Bernard Hausen, 640 Prospect av; (a) Benj. L. Glucksmann, 1024 Fox (62).

PALISADE AV, w s, 210.5 s Kappock, new bath, windows, partitions to 2½-sty fr dwg; \$600; (o) Northern Realty Co., 43 Cedar; (a) Robt. W. Gardner, 43 Cedar (61).

PROSPECT AV, s e c Home, rear porches, 48x10, 45x8, new toilets, doors & windows, partitions & concrete yard of 3-sty fr str & dwg; \$3,000; (o) Edw. M. Scudder, 107 E 34th; (a) Frank Hausle, 81 E 125th (59).

3D AV, n w c 173d, 1-sty bk ext, 51x18.6, & new str front to 3-sty fr str; \$1,000; (o) Howard Cooper, 452 9th, Bklyn; (a) Jacob Fisher, 25 Av A (60).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
adm—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitt—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indiv—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torren System.

RECORDS SECTION

of the

REAL ESTATE BUILDERS

RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CI

No. 2614

New York, April 20, 1918.

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

APRIL 12, 13, 15, 16, 17 & 18.

Ann st, 47 (31) (1:92-17), ns, abt 120 e Nassau, 27.11x153.9x26.8x161, nws, 7-sty bk loft & str bldg; Thos Tileston, 2d, at Florman Park, NJ, to Eliza O Barclay, at Saratoga Springs, NY; Jas S Barclay, 113 W 39, & Julian H Barclay, 330 W 102, EXRS & TRSTES Jas S Barclay; ½ pt; mtg \$30,000; Mar29; Apr15'18; A\$55,000-90,000 (R S \$50). O C & 100

Ann st, 47 (31); same to Julian H Barclay, 330 W 102; ½ pt; mtg \$30,000; Mar29; Apr15'18 (R S \$50). O C & 100

Cherry st, 233-7 (1:248-61), ss, 165.1 w Rutgers sl, 69.4x120.5 to ns Water (Nos 496-500) x69x120.2, 3-6-sty bk tnts & str; State Realty Co to East Side Fee Co, office at Owego, NY; mtg \$65,500 & AL; Nov 20'13; Apr15'18; A\$30,000-76,000. nom

Christopher st, 183 (173) (2:636-39), ns, 20.5 e Weehawken, 23.6x63.9x23.1x63.9, 3-sty bk loft & str bldg; Louis Kalischer to Esther Kalischer, both at 385 Edgecombe; mtg \$6,000; April; Apr17'18; A\$10,000-11,000 (R S \$3). nom

Crosby st, 101-3 (2:496-12), es, 53.3 s Prince, 40x64.9x39.4x61.6, 7-sty bk loft & str bldg; Anton Louy & ano to Isaac H Hoffman, of Lebanon, Hunterdon Co, NJ; mtg \$27,500 & AL; Apr15; Apr18'18; A\$18,000-36,000 (R S \$15). O C & 100

Elizabetht st, 184-8, see Spring, 11.
Elsex st, 103 (2:410-62), ws, 100 n Delancey, 25.7x87.10x25.8x88.1, 5-sty bk tnt & str; Chas Vonhof, of Bklyn, to Chas Vonhof, Jr, 206 Hooper, Bklyn, AL; Feb28; Apr15'18; A\$21,500-28,000 (R S \$30). nom

Forsyth st, 43 (1:302-25), ws, 150.2 n Canal, 25x99.8x24.10x100, 5-sty bk tnt & str; Louis Katz to Bessie Katz, 92 2 av; ½ pt; mtg \$31,500 & AL; Dec20'17; Apr16'18; A\$19,000-34,000. O C & 100

Grand st, 557 (1:265-69), ss, 168 e Jackson, 27.10x65.3 to Madison (No 401) x24.10 x79.1, 5-sty bk tnt & str; Abr Oberstein, ref, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; FORECLOS Mar26; April; Apr15'18; A\$9,500-15,500 (R S \$16). 16,000

Greenwich st, 334, see Washington, 321.
Hancock pl, 4 or Manhattan st (7:1950-55), ss, 101.5 nw from ws Manhattan av, runs s83.7xw32.6xn20.11xw2.6xn80.11 to st xse39.5 to beg 5-sty bk tnt; Helen Wyatt, now of Santa Barbara, Cal, who resides at 106 E 85, NY, to New Rochelle Securities Co, 264 Main st, New Rochelle, NY; AT; Q C; Jan28; Apr16'18; A\$19,000-37,000 (R S \$3). nom

Jackson st, 32 (1:263-51), es, 125 n Cherry, 25x100, 5-sty bk tnt & str; Lucille U Kurtz, 411 Pelhamdale av, Pelham, NY, to N E Vail & Co, 22 W 1, Mt Vernon, NY; mtg \$12,000; April; Apr18'18; A\$9,000-21,500 (R S 50c). nom

Jay st, 27-35, see Washington, 321.

Lafayette st, 321-3, see Mulberry, 301-3.

Madison st, 401, see Grand, 557.

Manhattan st, ss, 101.5 nw fr ws Man-

hattan av, see Hancock pl, 4.

Mt Morris Park W, 14 (6:1720-54), ws, 75.11 n 121st, 25x100, 4-sty & b bk dwg; Olds Holding Corp to King Solomon Hospital Assn, at 198 Bway; mtg \$19,500 & AL; Apr15'18; A\$18,000-23,000 (R S \$3). O C & 100

Mulberry st, 301-3 (2:522-41-42), ws, abt 100 n Houston, 50x107.8 to Lafayette (Nos 321-3) x49.6x100, except part for Lafayette st, 1-3 & 1-4-sty bk loft & str bldgs; Geo F Butterworth & ano, EXRS, & Cornelia Storrs, to Albert J Lobdell at North Salem, NY, as supervisor of the Town of North Salem, NY, & Robt D Knapp at Purdy Station, NY, as District Supt of Schols for 4th District of Westchester Co, NY, as sub-TRSTES will Cornelia Storrs, in trust; ½ pt; B&S; Mar19; Apr17'18; A\$21,000-23,000. nom

Mulberry st, 301-3; also LAFAYETTE ST, 321-3; same to N Y Skin & Cancer Hospital, 301 E 19; ½ pt; B&S; Mar19; Apr17'18. nom

THE RECORD AND GUIDE QUARTERLY.

Attention is called to the users of the records, published in the Record and Guide, to the Record and Guide Quarterly. The Quarterly is published every three months, the final installment being combined with the three preceding ones, making, in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscellaneous Conveyances such as Release of Mortgages, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys, Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

Orchard st, 48-52 (1:309-3), es, 200 s Grand, 75x87.6, 4-sty bk loft & str bldg; Jacob Levy to No 50 Orchard St Corp, at 220 Broome; AL; Apr12; Apr15'18; A\$58,000-70,000 (R S \$5). nom

Perry st, 19 (2:613-29), ns, 21.4 w Waverly pl, 19x75, 3-sty & b bk dwg; Henry Presser of Bklyn to Rector, etc, of the Church of St John the Evangelist, 224 Waverly pl; mtg \$8,000; Mar5; Apr16'18; A\$6,000-7,000. nom

Rutgers st, 54, see 81st, 111 E.

South st, 84 (1:72-27), ns, 65 w Burling sl, 17.9x74.5x18.1x74.7, nes; also SOUTH ST, 83, 84 & 85 (1:72), the lot in rear of, 54.5, at se end & 55.7 at nw end x90 on each side; also SOUTH ST, 85 (1:72), ns, abt 45 w Burling sl, 17.9x74.7x18.1x74.9, nes, together, 8-sty bk storage; Downing Realty Co to Eighty-Five South St Corp, at 161 Front; mtg \$136,000 & AL; Apr8; Apr9'18; A\$60,000-150,000 (R S \$39.50); corrects error in issue of Apr13, when prop read South st, 84, ns, 65 e Burling sl. O C & 100

Spring st, 11 (2:492-44), nec Eliz (Nos 134-8), 25.3x95.5x25x89, 5-sty bk stable; Algernon S Norton, ref, to Frank Priolo, 229 Elizabeth; PARTITION SALE; June12'17; Apr17; Apr18'18; A\$27,000-32,500 (R S \$17). 17,000

Stanton st, 266 (2:335-34), ns, 50 w Columbia, 25x100, 5-sty bk tnt & str; Louis Kleinberg to Leopold E Levine, 33 E 7; A L; Apr12; Apr16'18; A\$16,000-29,000 (R S 50c). O C & 100

Washington st, 321 (1:182-17), nec Jay (Nos 27-35), 26.6x— to ws Greenwich (No 334) x26.6x160, 5-sty bk loft & str bldg; De Winter & Co to De Winter & Stewart, Inc, both at 321 Washington; mtg \$100,000 & AL; Apr12; Apr15'18; A\$68,000-95,000. O C & 100

Water st, 496-500, see Cherry, 233-7.

Waverly pl, 196-200 (2:611-24), ws, 38.10 s Charles, 56.6x75, 6-sty bk tnt; Grace F Adams, 155 W 58, & Callahan Estate, 135 Bway, to Macad Realty Corp, 135 Bway; B&S & CaG; mtg \$42,000; Apr15; Apr16'18; A\$22,000-56,000 (R S \$25). O C & 100

Willett st, 57 (2:338-27), ws, abt 150 n Delancey, 25x100, 6-sty bk tnt & str; Nathan Schanupp, 317 E 79, to 57 Willett St Corp, 61 Park row; B&S; Apr13'18; A\$15,000-31,000 (R S 50c). O C & 100

Little W 12th st, 3 (2:628-16), ns, 51 e 9 av, 24.6x77.4, 3-sty bk tnt; Margaretta Cooper, widow, at Bergen Co, NJ, to J Irving Cooper & Alvin M Cooper, both at River Edge, NJ; QC; Mar30; Apr13'18; A\$10,000-11,500. nom

Little W 12th st, 3; J Irving Cooper, of Bergen Co, NJ, et al, to Henry Midden-dorf, 142 W 92; John Rohrs, 34 St Nicholas pl, & Peter Rohrs, 475 W 145, firm of Midden-dorf & Rohrs; Mar30; Apr13'18 (R S \$7.50). nom

Little West 12TH st, 3 (2:628-16), ns, abt 55 e 9 av, 24.6x77.4, 3-sty bk tnt; Ellen A Van Wagoner, daughter of Jas C Cooper, to J Irving & Alvin M Cooper, all at River Edge, NJ; QC; Mar30; Apr17'18; A\$10,000-11,500. nom

12TH st, 301 E, see 2 av, 192.

14TH st, 615 E (3:982-12), ns, 219.3 e Av B, 21.10x103.3, 5-sty bk tnt; Bernhard Mayer to Anna M Warren, 326 W 89; ½ pt; B&S; AL; Apr15; Apr18'18; A\$8,000-12,000 (R S \$7.50). O C & 50

14TH st, 615 E; Saml Weil et al, EXRS Jonas Weil, to same; ½ pt; AL; Apr15; Apr18'18. O C & 50

18TH st, 16 E (3:846-65), ss, 175.6 w Bway, 23.10x94, 9 & 10-sty stn office & str bldg; 1889 Lexington Av Co to Central Trust Co of N Y, 54 Wall; AL; Dec22'17; Apr18'18; A\$43,000-95,000 (R S 50c). O C & 100

22D st, 313-23 E (3:928-9), ns, 199.4 e 2 av, 150.8x98.9, 5-sty bk loft bldg; Henry Frank et al, EXRS & TRSTES Jacob Fleischhauer, to S K J Realty Co, 120 W 25; ½ pt & AT; mtg \$89,000 & AL; Mar30; Apr16'18; A\$75,000-110,000 (R S \$7). O C & 100

22D st, 313-23 E; Julius Mautner et al, EXRS & TRSTES Julius Fleischhauer, to same; ½ pt & AT; mtg \$89,000 & AL; Mar30; Apr16'18 (R S \$7). O C & 100

22D st, 313-23 E; Saml K Johnson to same; ½ pt & AT & B&S; mtg \$89,000 & AL; Mar30'17 (?) should be 1918; Apr16'18 (R S \$7). O C & 100

23D st, 124 E (3:878-63), ss, 300 e 4th av, 25x98.9, 5-sty stn tnt & str; A\$60,000-63,000; also 23D ST, 126 E (3:878-62), ss, 325 e 4th av, 25x98.9, 5-sty stn office & str bldg & 1-sty bk rear bldg; A\$60,000-64,000; Danl A Loring, 39 W 72, as TRSTE Mary E Hanley, to 292 5th Ave Corp, at 507 5 av; AL; Apr1; Apr12'18 (R S \$130). (See 5th av, 292, recorded Apr1'18). O C & 100

23D st, 126 E, see 23d, 124 E.

23D st, 240 E (3:903-39), ss, 141.8 w 2 av, 20.10x98.9, 4-sty & b bk dwg; Gustav F Salzman, 1330 Chisholm st, Bronx, to Providential Realty & Investing Co, 233 Bway; mtg \$7,350; Apr13; Apr17'18; A\$18,500-20,000 (R S \$1). O C & 100

25TH st, 107-13 W (3:801-30), ns, 100 w 6 av, 80x98.9, 6-sty bk lft & str bldg; Saml K Johnson to J & F Realty Co, 120 W 25; ½ pt & AT; mtg \$147,500 on whole; Mar30; Apr16'18; A\$123,000-180,000 (R S \$25). O C & 100

25TH st, 107-13 W; Henry Frank et al, EXRS & TRSTES Jacob Fleischhauer, to same; ¼ pt & AT; mtg \$147,500 on whole; Mar30; Apr16'18 (R S \$12.50). O C & 100

25TH st, 107-13 W; Julius Mautner et al, EXRS & TRSTES Julius Fleischhauer, to same; ¼ pt & AT; mtg \$147,500 & AL; Mar30; Apr16'18. O C & 100

25TH st, 437 W (3:723-13), ns, 300 e 10 av, 25x98.9, 4-sty bk tnt & 5-sty bk rear tnt; Frances J Miller to Clara L Archibald, 433 W 23; mtg \$14,000; Mar23; Apr17'18; A \$11,000-15,000 (R S \$4). nom

25TH st, 439 W (3:723-12), ns, 275 e 10 av, 25x98.9, 5-sty bk tnt & str & 5-sty bk rear tnt; Frances J Miller to Clara L Archibald, 433 W 23, as GDN Ruth F Archibald; mtg \$14,000; Mar30; Apr17'18; A\$11,000-15,000 (R S \$4). nom

29TH st, 4 E (3:858-76), ss, 120.6 e 5 av, 20x98.9, 4-sty bk tnt & str, 1-sty ext; Margt Brodhead Hart to John B Hart, her husband, both at 1391 Asylum st, Hartford, Conn; mtg \$40,000 & AL; Mar26; Apr13'18; A\$51,000-53,000 (R S 50c). nom

30TH st, 206 E (3:910-58), ss, 110 e 3 av, 18.9x98.9, 3-sty & b stn dwg; W Eugene Kimball, of Glen Cove, LI, to Social Service Auxiliary to Bellevue & Allied Hospitals, a corp; B&S; July27'17; Apr13'18; A\$9,000-12,000 (R S \$16). nom

35TH st, 38 E (3:864-45), ss, 84 w Park av, 21x72.6, with all RT&I to e wall of 36 E 35th, 4-sty & b stn dwg, 3-sty ext; Wm H & Helen A Butterworth to Geo F Butterworth, all of NY; ½ pt; AL; Apr30'06; Apr15'18; A\$41,500-44,500. O C & 100

37TH st, 327-9 W, see 38th, 310-28 W.

38TH st, 310-28 W (3:761-18), ss, abt 170 w 8 av, runs w250xs98.9xe50xs98.9 to 37th (Nos 327-9) xe50xn98.9xe150xn98.9 to beg, 1 & 2-sty bk garage; Emma Mann-Vynne of Morristown, NJ to Equitable Trust Co of N Y, 37 Wall (also recorded under mtgs of even date); AL; Feb21; Apr16'18; A \$—\$— (R S \$185). nom

39TH st, 144 E (3:894-56), ss, 200 w 3 av, 25x98.9, 2 & 3-sty bk garage; Arthur C James to Sarah C & Eleanor G Hewitt at Ridgewood Manor, Passaic Co, NJ, as joint tenants; April; Apr17'18; A\$25,000-32,000 (R S \$30). nom

39TH st, 448-50 W (3:736-60), ss, 125 e 10 av, 50x98.9, 2-5-sty bk lft bldgs; Jas P Ward, 130 W 67, EXR & Ceter J Ward, to James P Ward, 130 W 67, & Francis D Ward, 2217 Cornaga av, Far Rockaway, B of Q; all RT&I of Margt W Halpin, daughter of said Peter J Ward; Apr9; Apr16'18; A\$24,000-40,000. nom

39TH st, 448-50 W; Margt W, wife of & Harry Halpin, 130 W 67, to same; AT; QC; April; Aug16'18. nom

43D st, 101 W, see 6 av, 757.

46TH st, 606 W (4:1093-38), ss, 125 w 11 av, 25x100.5, 5-sty bk tnt & str; Duncan Smith & Levi S Tenney, TRSTES will Wm M Prichard, to Florence H Bradford, at Concord, Mass; Mar1; Apr15'18; A\$9,000-15,000. nom

47TH st, 100-4 W, see 6 av, 821-9.

50TH st, 39 E (5:1286-31), ns, 133 w Park av, 22x100.5, 5 & 6-sty & b stn dwg; sub to mtg \$60,000; also land at Bridgeport, Conn, & personal property; Comete Ludeling-Hubbard Stead, at New Weston Hotel, Mad av & 49th, to Egerton L Winthrop, Jr, 109 E 91, & Thos B Gilchrist, 9106 Ridge blvd, Bklyn, as TRSTES in trust for life of party 1st pt, & then to John T L Hubbard et al; Apr16; Apr18'18; A\$46,000-85,000. nom

50TH st, 39 E, the N Y property only; same to same, as TRSTES under above deed of trust; all RT&I; mtg \$60,000 & AL; Apr16; Apr18'18. nom

51ST st, 160-6 E, see Lexington av, 571.

56TH st, 150 W (4:1008-55), ss, 225 e 7 av, runs e25xs73.8xsw—xn75.3 to beg, 2-sty bk garage; A\$27,000-30,000; also FULTON ST, 2717 (Bklyn), nec Wyckoff av, 50x100; Columbia Trust Co & ano, EXRS, & C, Alfred N Beadleston, to Columbia Trust Co, 60 Bway, as TRSTE for Mary Maxwell, ½ pt, & Mary S Mann, 1-6 pt, & Helen S Harrison, 1-6 pt, both at 39 W 52, children & heirs of Helen A Skidmore; Sarah B Taylor, 37 Washington st, East Orange, NJ, 1-12 pt; Fannie H Oatman, 124 Washington st, East Orange, NJ, 1-12 pt; May Hallock, 124 Washington st, East Orange, NJ, 1-12 pt; Louise St J Hallock, 1-24 pt, & Alice H Shackleton, 1-24 pt, both at 123 Harrison st, East Orange, NJ, heirs Sarah N Hallock; B&S; AL; April; Apr17'18. nom

57TH st, 327 E (5:1350-14), ns, 300 w 1 av, 22x100.4, 3-sty stn tnt & str; Chas P Rogers, ref, to Lawyers Mtg Co; FORECLOS Apr10; Apr15; Apr16'18; A\$10,000-15,300 (R S \$10). 10,000

60TH st, 209 E (5:1415-6), ns, 135 e 3 av, 20x100.11, 3-sty & b stn dwg; Thos W Churchill, ref, to Minnie H Cole, 244 W 101; FORECLOS Apr2; Apr16'18; A\$11,000-14,500 (R S \$9.50). 9,500

60TH st, 347 E (5:1435-21), ns, 125 w 1 av, 25x100.5, 5-sty bk tnt & str; Seal Realty Co to Jacob Starkman, 201 E 103; AL; Apr8; Apr16'18; A\$10,000-16,500. O C & 100

61ST st, 50 E (5:1375-41), ss, 96 w Park av, 19x100.5, 4-sty & b stn dwg, 1-sty ext; Jerusha A Wright to Eliphalet L Davis, 249 W 22; Apr15; Apr16'18; A\$38,000-51,000 (R S \$30). O C & 100

61ST st, 50 E; Eliphalet L Davis to Harold C Mathews, 14 E 69; mtg \$25,000; Apr 16'18 (R S \$7). nom

61ST st, 237 E (5:1416-16), ns, 215 w 2 av, 20x100.5, 3-sty & b stn dwg; Wm G Schmittberger of Valley Stream, LI, et al, heirs, & C, Sarah Schmittberger, to Russell H Hoadley, 925 Park av; B&S & CaG; mtg \$10,000; April; Apr16'18; A\$11,000-15,000 (R S \$4). O C & 100

63D st, 236 E (5:1417-29), ss, 105 w 2 av, 25x100.5, 5-sty bk tnt & str; Bernhard Mayer to Hannah Fitzpatrick, 324 W 20; ½ pt; B&S; AL; Mar20; Apr18'18; A\$12,000-26,000 (R S 50c). O C & 50

63D st, 236 E; Saml Weil et al, EXRS Jonas Weil, to same; ½ pt; AL; Mar20; Apr18'18 (R S 50c). 175

67TH st, 205 W (4:1159-28), ns, 100 w Ams av, 25x100.5, 5-sty bk tnt & str; Geo B Radford to Irene Sisserson, 1025 Rahway av, Westfield, NJ; mtg \$15,000; Apr 15'18; A\$10,000-18,000 (R S \$7.50). nom

70TH st, 221 E (5:1425-15), ns, 220 w 2 av 30x100.4, 5-sty stn tnt & str; Saml Weil et al, EXRS Jonas Weil, to Bertha Kahn, 431 E 82; ½ pt; AL; Apr8; Apr12'18; A\$13,500-30,000. O C & 50

70TH st, 221 E; Bernhard Mayer to same; ½ pt; B&S; AL; Apr8; Apr12'18. O C & 50

70TH st, 221 E; Bertha Kahn to Saml Weil, 222 Lenox av; Benj J Weil, 21 E 82, & Louis V Weil, 52 E 75, EXRS Jonas Weil; ½ pt; B&S; AL; Apr8; Apr12'18. O C & 50

70TH st, 221 E; same to Bernhard Mayer, 41 E 72; ½ pt; B&S; AL; Apr8; Apr12'18. O C & 50

70TH st, 326 E (5:1444-36), ss, 244 w 1 av, 25x100.4, 4-sty stn tnt & str; Henry H Frahme, of Skillman, NJ, to Ellen Riley, 149 Clinton av, Bklyn; mtg \$10,000; Apr15; Apr18'18; A\$9,000-16,000 (R S \$2). nom

71ST st, 228-36 W (4:1162-46), ss, 380 e West End av, 100x100.5, 14-sty bk tnt; Hartwood Holding Co to Orinoco Realty Co, 119 W 40; mtg \$370,000 & AL; Apr15; Apr18'18; A\$107,500-\$— (R S \$295). O C & 100

75TH st, 188 E (5:1409-44), ss, 168.9 w 3 av, 18.9x102.2, 4-sty stn tnt; Rosalind wife Lester D Kauffman of Bklyn to Gustav Frank, 575 West End av; QC; Apr15; Apr 16'18; A\$11,500-15,500 (R S 50c). nom

76TH st, 147 W (4:1148-14), ns, 450 w Col av, 20x102.2, 4-sty & b bk dwg; Julie Spies, 147 W 76, to Kath G McCarton, 138 W 75; AL; Apr15; Apr16'18; A\$19,500-26,000 (R S \$19). O C & 100

76TH st, 149 W (4:1148-13), ns, 470 w Col av, 19x102.2, 4-sty & b bk dwg; Mary B Beland of East Orange, NJ, to Emma Bartholomew, 163 Glenwood av, East Orange, NJ; B&S; mtg \$22,000 & AL; Dec8 '17; Apr17'18; A\$18,500-24,500 (R S \$20). O C & 100

78TH st, 119 E (5:1413-11), ns, 249.10 e Park av, 18.8x102.2, 3-sty & b stn dwg; Mortimer C Rosenbaum to Dudley F Rosenbaum, 309 W 99; AT; AL; Feb4'15; Apr 17'18; A\$18,500-22,500. nom

79TH st, 303-5 E (5:1542-4½-5), ns, 70 e 2 av, runs n76.7xe30xn25.6xe25xs102.2 to st xw55 to beg, 2-4-sty stn tnts; David Isaac, heir Chas Isaac, to Albertine Mariash, 1766 44th, Bklyn; 1-5 pt; AL; Apr13; Apr17'18; A\$19,500-41,500 (R S 50c). nom

81ST st, 111 E (5:1510-8), ns, 180 e Park av, 20x102.2, 3-sty & b stn dwg; A\$17,000-22,000; also 81ST ST, 113 E (5:1510-9), ns, 185 w Lex av, 20x102.2, 3-sty & b bk dwg; A\$17,000-21,000; also 81ST ST, 117 E (5:1510-10½), ns, 145 w Lex av, 20x102.2, 3-sty & b bk dwg; A\$17,000-21,000; also 81ST ST, 115 E (5:1510-10), ns, 165 w Lex av, 20x 102.2, 3-sty & b bk dwg; A\$17,000-21,000; also 81ST ST, 109 E (5:1510-7), ns, 160 e Park av, 20x102.2, 3-sty & b stn dwg; A\$17,000-22,000; also 82D ST, 116 E (5:1510-64½), ns, 196.6 e Park av, 14.3x102.2, 3-sty & b stn dwg; A\$12,000-13,000; also 117TH ST, 56 W (6:1600-64), ss, 175 e Lenox av, 25 x 100.11, 5-sty bk tnt; A\$13,000-24,000; also 83D ST, 345-9 E (5:1546-21), ns, 100 w 1 av, 50x102.2, 6-sty bk tnt & str; A\$19,500-57,000; also RUTGERS ST, 54 (1:255-29), ws, 17 s Monroe, 25x106.10x24.11x 106.9, 6-sty bk tnt & str; A\$14,500-32,000; Bernhard Feifer, 109 E 81, to Silbo Realty Corp, 427 E 76; AL; Apr17; Apr18 '18 (R S \$80). nom

81ST st, 109 E, see 81st, 111 E.

81ST st, 113-7 E, see 81st, 111 E.

81ST st, 116 E, see 81st, 111 E.

83D st, 345-9 E, see 81st, 111 E.

85TH st, 410 E (5:1564-45), ss, abt 135 e 1 av, —, 3-sty & b bk dwg; copy of last will; Ferdinand A Sieghardt, late at 410 E 85, by will, to Ferdinand J Sieghardt, his son; July7'17; Apr15'18; A\$5,500-6,500. will

86TH st, 110 W (4:1216-37), ss, 105 w Col av, 20x102.2, 4-sty & b bk dwg; Rosa Adelstein to Sophie Sterns, 1070 Mad av; mtg \$24,500; Apr8; Apr13'18; A\$27,500-34,000 (R S 50c). O C & 100

87TH st, 514 E (5:1583-45), ss, 207 e Av A, 18x62.2x18x62.4, 3-sty & b stn dwg; Addie Hawkins to Geo Blumler, 320 E 87; AL; Apr15'18; A\$4,500-7,500 (R S \$7.50). O C & 100

89TH st, 70 W (4:1202-60), ss, 100 e Col av, 20x100.8, 4-sty & b bk dwg; Louis H Abenheimer, 54 E 65 to Geo P Biggs, 133 W 71; mtg \$12,000 & AL; Apr18'18; A\$19,600-26,000 (R S \$3.50). O C & 3,500

90TH st, 1-3 W, see Central Park W, 300.

91ST st, 76 E (5:1502-41), ss, 82.2 w Park av, 19.8x100.8, 3-sty & b stn dwg; Wm Henkel, Jr, ref, to Markwin Realty Corp, 29 W 42; FORECLOS Mar12; Apr 12'18; A\$17,000-25,000 (R S \$20). 10,600

96TH st, 50 W (4:1209-53), ss, 230 e Col av, 20x100.8, 4-sty & b bk dwg; Mary E Youngman to Lina Moeller, widow, 43 W 96; AT; QC & B&S; mtg \$23,000 & AL; Oct—'15; Apr15'18; A\$16,000-22,000. nom

97TH st, 117 W (7:1852-25½), ns, 613.6 e Ams av, 15.6x100.11, 4-sty & b bk dwg; Wm J Wilkie, 111 Ambley st, Quakertown, Pa, to Robt G Redlefsen, 1321 Union, Bklyn; Apr18'18; A\$8,500-10,500 (R S \$14). O C & 100

97TH st, 119 W (7:1852-25), ns, 181.6 w Col av, 15x100.11, 4-sty & b bk dwg; Harry Friedman, 9 W 97, to Robt G Redlefsen, 1321 Union st, Bklyn; mtg \$9,000; Apr15; Apr16'18; A\$8,500-10,000 (R S \$2). O C & 100

98TH st, 226 E (6:1647-31), ss, 185.10 w 2 av, 39.2x100.9, 6-sty bk tnt & str; Nathan Schanupp, 317 E 79, to 226 East 98th St Corp, 61 Park row; B&S; Apr13'18; A \$12,000-39,000 (R S 50c). O C & 100

98TH st, 228 E (6:1647-31), ss, 146.8 w 2 av, 39.2x100.9, 6-sty bk tnt & str; Nathan Schanupp, 317 E 79, to 228 East 98th St Corp, 61 Park row; B&S; Apr13'18; A\$12,000-39,000 (R S 50c). O C & 100

101ST st, 406 E (6:1694-45), ss, 100 e 1 av, 50x100.11, 6-sty bk tnt & str; A\$10,000-37,000; also 101ST ST, 410 E (6:1694-43), ss, 150 e 1 av, 50x100.11, 6-sty bk tnt & str; A\$10,000-38,000; Jas Beaver, of Bronx to Hensle Constn Co, 530 W 207; mtg \$73,500 & AL; Apr10; Apr12'18. O C & 25

101ST st, 410 E, see 101st, 406 E.

101ST st, 421-5 E (6:1695-14), ns, 320 e 1 av, 75x100.11, 3-sty bk lft bldg; Amalie H Q Millholland et al, individ & Geo F Adams et al as EXRS Lambert S Quackenbush, to Krikor Chibouk at Mt Vernon, N Y; mtg \$11,000; April; Apr17'18; A\$15,000-26,500 (R S \$20). O C & 100

103D st, 131 W (7:1858-23½), ns, 243.9 w Col av, 18.9x100.11, 5-sty stn tnt; Henry L Butler to Nellie E Sinclair, 1029 Wlshire blvd, Santa Monica, Cal; mtg \$13,500 & AL; April; Apr18'18; A\$10,000-19,000 (R S \$2). nom

103D st, 300-4 W, see West End av, 879.

104TH st, 157 E (6:1632-24), ns, 95 e Lex av, 25x100.11, 4-sty bk tnt & str; Abr Sonken to Bessie Sonken, 1608 Mad av; ½ pt; AL; Mar19'17; Apr15'18; A\$9,000-15,500. nom

107TH st, 164 E (6:1634-44), ss, 196 w 3 av, 28.3x100.11, 4-sty stn tnt & str; Thos W Churchill, ref, to Louis A Ansbacher, 2 W 86, & David A Ansbacher, 135 Central Park W, EXRS Adolph B Ansbacher, pffs; FORECLOS Apr18; Apr12; Apr13'18; A \$10,500-16,000 (R S \$3). 15,300

108TH st, 157-61 E (6:1636-25-26½), ns, 93.9 e Lex av, 50.3x100.11, 3-4-sty stn tnts; Geo F Butterworth & ano, EXRS, & C, Cornelia Storrs, to N Y Skin & Cancer Hospital, 301 E 19th; ½ pt; B&S; Mar19; Apr17'18; A\$17,100-25,500. nom

108TH st, 157-61 E; same to Albert J Lobdell at North Salam, NY, as supervisor of the Town of North Salem, NY, & Robt D Knapp at Purdy Station, NY, as District Supt of Schools for the 4th District of Westchester Co, NY, as sub-TRSTES will Cornelia Storrs, in trust; ½ pt; B&S; Mar 19; Apr17'18. nom

111TH st, 74 E (6:1616-45½), ss, 186.8 e Mad av, 16.8x100.11, 3-sty & b stn dwg; Abr Richman, of Bronx, to Abr Cohen, 70 E 112; AL; Nov20'16; Apr15'18; A\$6,300-7,000 (R S \$150). O C & 100

113TH st, 230 W (7:1828-42), ss, 200 w 7 av, 50x100.11, 6-sty bk tnt; Luckway Realty Corp, to Lottie Minzie, 839 West End av; mtg \$54,000 & AL; Apr15'18; A \$29,500-72,000 (R S \$8). nom

116TH st, 370 W (7:1849-48), ss, 200 w Manhattan av, runs s100.11xw25xn75.8xw25 xn25.2 to st xe50 to beg, 5-sty bk tnt; Arthur J De Marrais, Jr, 649 Monroe st, Bklyn, to Clara Nulle, 770 St Nicholas av, N Y; AL; April; Apr17'18; A\$22,500-40,000 (R S 50c). nom

117TH st, 56 W, see 81st, 111 E.

118TH st, 235-7 E (6:1783-16), ns, 195 w 2 av, 36x100.10, 6-sty bk tnt & str; Wm M Reed to Weisel Realty Co, 548 W 163; mtg \$24,000 & AL; Apr17; Apr18'18; A\$11,700-37,500 (R S \$2). O C & 100

118TH st W, ns, 375 e 7 av, see 119th W, ss, 375 e 7 av.

119TH st, 91 W (6:1718-5), ns, 85 e Lenox av, 18x100.11, 3-sty & b stn dwg; Emil Neufeld to Annie Hauer, 54 E 105; mtg \$10,650; Apr15; Apr16'18; A\$8,000-11,500 (R S \$250). nom

119TH st, 130 W (7:1903-48), ss, 365 e 7 av, 20x100.11, 3-sty & b stn dwg; Myra Van Tassel Kerr, 130 W 119, to Fannie Rosenberg, 303 E 5; Apr2; Apr18'18; A\$8,800-14,000 (R S \$11). O C & 100

119TH st W (7:1903), ss, 375 e 7 av, 50x 201.10 to ns 118th; House of the Good Shepherd to Francis Crawford, 232d near White Plains rd; B&S & confirmation of deed recorded Junell, 1896; Apr15; Apr18 '18. nom

120TH st, 501 E, see Pleasant av, 378.

120TH st, 104 W (7:1904-37½), ss, 103 w Lenox av, 18x100.11, 3-sty & b stn dwg; Mortimer T Delano, heir Thos E Delano, to Wilhelmina P Delano, both at 104 W 120, for life, & then revert to party 1st pt; Apr 15; Apr18'18; A\$7,900-12,500 (R S \$9.50). O C & 100

120TH st, 125 W (7:1905-18), ns, 330 w Lenox av, 20x100.11, 3-sty & b stn dwg; Lina Lehman, widow, & et al, heirs, & C, Morris Lehman, to Harold M Sill & Thos H Dougherty, both at School House Lane, Germantown, Phila, Pa. TRSTES for Aemilia W Dougherty; AL; B&S; Jan24; Apr17'18; A\$8,800-14,500. nom

121ST st, 334 E (6:1797-41), ss, 275 w 1 av, 25x100.11, 6-sty bk tnt; A\$7,000-23,000; also 121ST ST, 336 E (6:1797-40), ss, 250 w 1 av, 25x100.11, 6-sty bk tnt; A\$7,000-23,000; Gene Bruder, 302 W 92, to Millie Rosenberg, 894 Riverside dr; B&S; AL; Mar14; Apr16'18 (R S \$6). nom

121ST st, 236 E, see 121st, 334 E.

123D st, 170-4 E (6:1771-44-45), ss, 186.1 w 3 av, runs s89.4xe18.6xs24.2xw33.4xsw38.9 kn100.10xw41.11 to st x68.11 to beg, 3-sty fr tnt & str & 3-sty bk stable; Christopher J Chapman to Adolph Deutsch, 29 E 124, & Jos Deutsch, 44 St Marks pl; mtg \$22,000; Apr16; Apr17'18; A\$24,000-31,000 (R S \$2).

124TH st, 243 E (6:1789-20), ns, 127 w 2 av, 20x100.10, 3-sty & b stn dwg; Bond & Mtg. Guarantee Co to Max Sommer, 241 E 124; B&S; mtg \$4,000; Apr12; Apr13'18; A\$8,000-9,500 (R S \$6).

126TH st, 51 E (6:1751-29), ns, 170 w Park av, 25x99.11, 3-sty & b stn dwg; Laura L Leggett, 51 E 126, to Chas E Haskell, 227 Main st, Orange, NJ; mtg \$5,000; Apr15'18; A\$8,000-10,500 (R S \$2).

126TH st, 51 E; Chas E Haskell to Gertrude T Cockerill, at Babylon, LI; mtg \$5,000 & AL; Apr15'18 (R S \$3).

126TH st, 316 W (7:1952-40½), ss, 203.8 w 8 av, 15x89.10, 3-sty & b stn dwg; City Real Estate Co, 176 Bway, to Emily L Mann, 316 W Duval st, Germantown, Pa, & Grace H Wainwright, 2 Plymouth st, Boston, Mass; AT; B&S; Apr4; Apr12'18; A\$6,800-8,000.

126TH st, 316 W; Emily L Mann & ano to John H Cromwell, 11 Larchmont av, Larchmont, NY, & Miriam H Cromwell, 338 Walnut av, Cranford, NJ; AL; Mar27; Apr12'18 (R S \$6.50).

126TH st, 318-20 W (7:1952-41-42), ss, 218.8 w 8 av, 31.4x89.10, 2-3-sty & b stn dwgs; City Real Estate Co to Ransom E Wilcox, 27 N 10th, Mt Vernon, NY; AT; B&S; Mar29; Apr15'18; A\$14,000-17,000.

126TH st, 318-20 W; Ransom E Wilcox, of Mt Vernon, NY, to Gilson Realty Co, 35 Nassau; mtg \$11,000 & AL; Apr3; Apr15'18 (R S \$1).

127TH st, 66 W (6:1724-64), ss, 191.3 e Lenox av, 18.9x99.11, 3-sty stn tnt & str; Jacob Besant to Augusta, wife of & Jacob Besant, both at 66 W 127, as tenants by entirety; mtg \$9,000; Apr17; Apr18'18; A\$6,000-8,000 (R S \$1).

128TH st, 131 E, see 128th, 133 E.

128TH st, 133 E (6:1777-16), ns, 25 w Lex av, 20x99.11, 3-sty & b stn dwg; A\$6,000-7,000; also 128TH ST, 131 E (6:1777-16), ns, 45 w Lex av, 20x99.11, 3-sty & b stn dwg; A\$6,000-7,500; Wilton Holding Corp to Land Estates, Inc, 135 Bway; mtg \$8,000 & AL; Apr11; Apr12'18.

129TH st, 49 E (6:1754-25), ns, 265 w Park av, 25x99.11, 5-sty stn tnt; Jas A Lynch, ref, to Jennie G Buckley, 500 West End av; Calvin G Doig, 159 W 105, & John B Harrison, 31 Woodland av, New Rochelle, NY, TRSTES will Chas Guidet, plffs; FORECLOS Apr4; Apr11; Apr12'18; A\$7,000-24,000 (R S \$18).

130TH st, 143 W (7:1915-12), ns, 258.4 e 7 av, 16.8x99.11, 3-sty & b stn dwg; L Hurd Sanford, of Bklyn, to Wm E Reed, 146 W 143; mtg \$4,800; Apr17; Apr18'18; A\$5,300-6,500 (R S \$2.50).

132D st, 553 W, see Old Bway, 87.

133D st, 8 W (6:1730-42), ss, 135 w 5 av, 25x99.11, 5-sty bk tnt; John Ludy to Frank H Sincerbeaux, 110 Newbold pl, Kew Gardens, B of Q, & Albert W Pross, 304 St Johns pl, Bklyn, TRSTES for Albert J Akin; B&S; mtg \$12,500; Sept25'17; Apr12'18; A\$6,500-15,000 (R S \$1).

133D st, 18 W (6:1730-47), ss, 260 w 5 av, 18.9x99.11, 3-sty & b stn dwg; A\$4,000-5,700; also 133D ST, 20 W (6:1730-47½), ss, 278.9 w 5 av, 18.9x99.11, 3-sty & b stn dwg; A\$4,000-5,700; Josephine H Jenny of Bronx to McDonough Memorial Hospital Assocn, 215 W 133; mtg \$17,350 & AL; Apr15; Apr17'18 (R S \$5).

133D st, 20 W, see 133d, 18 W.

133D st, 312 W (7:1953-37), ss, 150 w 8 av, 25x99.11, 5-sty bk tnt; Mary E Sipp to Julia C S Grant of Tarrytown, NY; B&S; Mar28; Apr16'18; A\$8,500-19,000.

133D st, 312 W; Julia C S Grant of Tarrytown, NY, to Chas E Haskell, 227 Main st, Orange, NJ; Mar30; Apr16'18 (R S \$12).

133D st, 312 W; Chas E Haskell to Jas H Cruikshank at Freeport, LI; mtg \$12,000; Apr15; Apr16'18.

135TH st, 258 W (7:1940-54), ss, 506.6 w 7 av, runs s99.11xw18.6xsn99.11 to st xw(?) 18.6 to beg (error, two w courses), 3-sty & b bk dwg; Wm Goldstone to Elias H Lang, 258 W 135; mtg \$5,750 & AL; Apr12; Apr15'18; A\$7,000-8,000 (R S \$1.50).

136TH st, 120 W (7:1920-43), ss, 225.6 w Lenox av, 14.6x99.11, 3-sty & b stn dwg; Algernon S Norton, ref, to Rutherford Realty Co, 34 Nassau, plff; FORECLOS Jan15; Apr15'18; A\$4,300-6,000 (R S \$6).

136TH st, 120 W; Rutherford Realty Co to Jo H Moss, 56 E 132; B&S; Apr15'18 (R S \$6).

136TH st, 120 W (7:1920-43), ss, 225.6 w Lenox av, 14.6x99.11, 3-sty & b stn dwg; Jos H Moss, 56 E 132, to Walker's Memorial Baptist Church, Inc, 39-41 E 132; mtg \$6,200; Apr15; Apr17'18; A\$4,300-6,000.

138TH st, 229 W (7:2024-18), ns, 329.6 w 7 av, 17x99.11, 3-sty & b bk dwg; Jos P Morrissey, ref, to Equitable Life Assur Soc of U S, plff; FORECLOS Apr1; Apr9; Apr12'18; A\$5,700-8,000 (R S \$7.50).

139TH st, 136 W (7:2007-53), ss, 256 e 7 av, 26x99.11, 5-sty bk tnt; John T Hogan, ref, to Equality Constn Co, 120 Bway; FORECLOS Apr2; Apr15; Apr16'18; A\$7,300-19,000 (R S \$8).

140TH st W, ns, 251.6 e 7 av, see 140th, 161-9 W.

140TH st, 161-9 W (7:2009-8), ns, 137.6 e 7 av, 114x99.11, 7-sty bk tnt; also 140TH ST W (7:2009-assessed with lot 8), ns, 251.6 e 7 av, 12.6x99.11, vacant; Martin C Ansonge, ref, to Metropolitan Life Ins Co, plff; FORECLOS Apr9; Apr12; A\$37,000-140,000 (R S \$160).

142D st, 66 W (6:1739-65), ss, 150 e Lenox av, 25x99.11, 5-sty bk tnt; Edw F Nicholas, 394 Argyle rd, Bklyn, to Kath L Minifie, 284 Willis av, Bronx; B&S & CaG; mtg \$7,500; Mar29; Apr16'18; A\$4,000-11,500 (R S \$9.50).

143D st, 309 W (7:2044-6), ns, 150 w 8 av, 25x99.11, 5-sty bk tnt; Jos P Morrissey, ref, to Isidor Abraham, 8 W 103; FORECLOS Mar29; Apr15'18; A\$8,000-18,500 (R S \$12).

143D st, 309 W; Marie Kahrs, of Bklyn, to same; AL; Mar30; Apr15'18 (R S \$1).

143D st, 510 W (7:2074-46½), ss, 418.9 e Bway, 18.9x99.11, 3-sty bk dwg; Gertrude Rourke, 510 W 143, to Margt C McNicol, 118 23d st, Elmhurst, B of Q; mtg \$8,000; Mar19; Apr12'18; A\$9,500-11,000 (R S \$2).

151ST st W (7:2036-41-43), ss, 175 w 7 av, 75x99.11, vacant; American Mtg Co to Frank H Sincerbeaux, 110 Newbold pl, Kew Gardens, B of Q, & Albert W Pross, 304 St Johns pl, Bklyn, as TRSTES for Albert J Akin; B&S; Feb20; Apr12'18; A\$16,500-16,500.

191ST st, 609 W, see Wadsworth av, 367.

204TH st W, nwc Post av, see Post av, nwc 204th.

Amsterdam av, 1889-91 (7:2068-44-45), e s, 49.11 s 154th, runs e99.11xs25xe0.1xs25xw100 to av xn50 to beg, 2-2-sty fr dwgs & str; American Mtg Co to State Investing Co of N J, 15 Exchange pl, Jersey City, N J; B&S; Feb4; Apr12'18; A\$29,000-30,500.

Broadway (8:2164-41), es, 75.7 s 184th, 25.2x89.4x25x92.9, vacant; Louis A Borstelmann of Bklyn, child & heir Louis Borstelmann, decd, to Anna E Ziegler, 277 Palisade av, Jersey City, NJ; also child & heir Louis Borstelmann; ½ pt; B&S & Ca G; Apr15; Apr16'18; A\$7,500-7,500 (R S \$2.50).

Central Park W, 300 (4:1204-29), nwc 90th (Nos 1-3), 100.8x100, 8-sty bk tnt; Orinoco Realty Co to Mary A Bollmann, 239 W 45; mtg \$350,000 & AL; Apr15; Apr18'18; A\$180,000-410,000.

Edgecombe av, 102 (7:2042-1½), es, 18 n 139th, 17x80, 3-sty & b bk dwg; Universal Savgs Bank to Olds Holding Corp, 217 Bway; B&S & CaG; Apr15'18; A\$6,200-8,500 (R S \$10).

Edgecombe av, 141 (7:2051-15), ws, 202.7 n 141st, 30.5x104.6x30x109.10, 6-sty bk tnt; Anna H Ahrens, 442 W 162, to Wm Rabenstein, 115 E 179; AL; Apr13'18; A\$15,000-39,000.

Lenox av, 162-8 (6:1717-2), es, 25.2 n 118th, 75.9x85, 6-sty bk tnt & str; Arthur J Doernberg, 216 W 99, to Hamilton Court Realty Co, 27 Cedar; 2-15 pts; mtg \$122,000 & AL on whole; Apr11; Apr15'18; A\$63,000-122,000 (R S 50c).

Lexington av, 571 (5:1305-52), es, 50.5 s 51st, runs e100xn50.5 to ss 51st (Nos 160-6) xe220xs100.5xw186.5xsw34.6xn8.3xw100 to av xn50 to beg, 3-sty bk theatre (Lexington) with furniture, &c; Franklin H Mills, ref, to Manhattan Life Ins Co, 66 Bway, plff; FORECLOS & drawn Mar21; Apr12'18; A\$245,000-500,000 (R S \$451).

Lexington av, 670-2 (5:1310-58), ws, 18.5 s 56th, 37x90.6, 4-sty bk tnt; Louis Chaskin to Maurice Mandelbaum, 12 W 87; AL; Mar28; Apr12'18; A\$35,000-54,000 (R S \$10).

Madison av, 1570-6 (6:1611-56-58), ws, 24.11 s 106th, 76x100, 4-5-sty bk tnts & str; Rae G & Regina Holzwasser to Jennie Adelman, 101 Van Beuren, Bklyn; mtg \$71,000; Apr16; Apr17'18; A\$46,000-76,000.

Madison av, 1791 (6:1623-53), es, 50.5 s 118th, 25.3x60, 5-sty bk tnt & str; Alice M Rosenzweig, widow, 100 Northern av, to Anthony Ave Realty Co, 5 Beekman; mtg \$15,000; Apr15; Apr16'18; A\$13,000-20,000 (R S \$1).

Madison av, 1793 (6:1623-52), es, 25.2 s 118th, 25.3x60, 5-sty bk tnt & str; Anthony Av Realty Co, 5 Beekman, to Wilco Realty Co, 370 E 149; mtg \$17,500 & AL; Apr15; Apr18'18; A\$13,000-20,000.

Old Broadway, 87 (2392) (7:1986-48), see 132d (No 558), 25.10x115.2x24.8x123, 5-sty bk tnt & str; Emma L Wagner, 559 W 152, to X L Realty & Impt Co, at 291 Lenox av; mtg \$21,500 & AL; Apr15'18; A\$14,000-29,000.

Old Broadway, 2382, see Old Bway, 87.

Park row, 211-3 (1:117-25), es, abt 15 s James, runs w33.4xw59xe22xn36xe12.3xn16.8 to beg, 5-sty bk loft & str bldg; Robt Kommel to Henrietta Kommel, both at 2362 Ocean av, Bklyn; Apr18'18; A\$20,000-24,000.

Pleasant av, 378 (6:1817-1), nec 120th (No 501), 16.9x71.3, 4-sty stn tnt & str; Jos H Jones to Knarlton Realty Co, 1000 Findlay av; AL; Mar30; Apr16'18; A\$4,900-10,500.

Post av (8:2221-26), nwc 204th, 100x100, vacant; Wm Allen, ref, to Emigrant Indust Savgs Bank, plff; FORECLOS Apr10; Apr18'18; A\$11,000-11,000 (R S \$5).

Riverside dr, 865 (8:2135), ws, 130.8 n on curve from cl 159th, if extended, 24.9x59.11x20.5x70.3, 3-sty & b bk dwg; Cherry-Scott Corp to Minnie Shenk, 575 Riverside dr; mtg \$7,500; Apr12'18; \$6,000-10,000 (R S \$3).

St Nicholas av, 167 (7:1924-16), ws, 95.7 n 118th, 22.9x85.2x19.5x97.1, 5-sty bk tnt; Isidor Wasservogel, ref, to U S Trust Co of N Y, 45 Wall, TRSTE will Benj R Sherman, for Cornelia L Fowler, plff; FORECLOS Apr10; Apr16; Apr17'18; A\$10,500-19,000 (R S \$15).

Wadsworth av, 367 (8:2169-9), nec 191st (No 609), 101.4x35.11x100x50, 5-sty bk tnt; Peter E Maguire & Abelgail, his wife, of Bronx, to Bessie Maguire, 165 Jersey av, Port Jervis, NY; mtg \$49,000 & AL; Apr15; Apr16'18; A\$27,000-68,000 (R S \$20).

West End av, 877, see West End av, 879.

West End av, 879 (7:1890-24), swc 103d (No 300), 20.11x79.3, 4-sty stn dwg; A\$34,000-38,000, also WEST END AV, 877 (7:1890-23), ws, 20.11 s 103d, 20x79.3, 3-sty & b bk dwg; A\$20,000-22,500; also 103D ST, 302 W (7:1890-25), ss, 79.3 w West End av, 20x100.11, 3-sty & b bk dwg; A\$18,000-21,500; also 103D ST, 304 W (7:1890-26), ss, 99.3 w West End av, 20x100.11, 3-sty & b bk dwg; A\$18,000-21,500; Emil W Klapert to E W K Holding Corp, 328 E 25; ½ pt; AT; AL; Feb26; Apr15'18.

1ST av, 2412 (6:1811-48), es, 75.5 s 124th, 25.4x100, 5-sty bk tnt & str; Abr Sonken to Benj Sonken, 1608 Mad av; AL; Feb17'17; Apr15'18; A\$8,000-14,500.

2D av, 192 (2:454-1), nec 12th (No 301), 17.3x78, 4-sty bk tnt & str; Harold Evans, 414 E 179, to Anna E Smith, 349 W 122; B & S & CaG; Apr17; Apr18'18; A\$17,000-22,000 (R S \$4).

2D av, 1883 (6:1647-22), ws, 24.11 n 97th, 25x100, 5-sty bk tnt & str; Edna S Latimer of Balt, Md, to Harry Klein, 430 E 82; B&S; mtg \$16,500 & AL; May1'16; Apr16'18; A\$9,000-19,000.

2D av, 1883; Harry Klein, 430 E 82, to Leybuck Company, 141 Bway; mtg \$16,500 & AL; Apr15; Apr16'18 (R S 50c).

6TH av, 647 (3:813-37), ws, 49.4 s 38th, 24.8x60, 4-sty stn tnt & str; Cath Coleman, 70 W 97, to Arthur D Hannagan, 107 W 87; undivided RT&I; Apr13; Apr16'18; A\$65,500-68,500 (R S \$1).

6TH av, 757 (4:996-29), nwc 43d (No 101), 25.5x75, 5-sty stn loft & str bldg; Theo M Macy & Minerva L, his wife, to Minerva L Macy, all at 139 Pelham rd, New Rochelle, NY; 1-10 pt; AT; Mar11; Apr18'18; A\$120,000-135,000.

6TH av, 821-9 (4:999-32-36), swc 47th (Nos 100-4), 125.3x100.2x131.9x100, 2 & 3-sty bk loft & str bldg; Walter J Salomon, of Elmsford, Westchester Co, NY, to Manhattan Fee Co, office at Owego, NY; mtg \$350,000 & AL; Oct27'13; Apr15'18; A\$224,000-240,000.

7TH av, 1840 (7:1827-32), ws, 67.5 n 111th, 33.6x100, 5-sty bk tnt & str; Harry Goodstein Realty Co, 135 Bway, to Susette H & Eliz J Miller, 188 Highland blvd, Bklyn, EXRS, &c, Francis Miller; mtg \$50,000 & AL; Apr10; Apr17'18; A\$28,500-45,000 (R S \$1).

MISCELLANEOUS CONVEYANCES.
Borough of Manhattan.

John st, 11, see Bway, 192.

Tompkins st, 15, see Park av, 1503.

William st (1:121), ws, bounded n by land of City N Y, 35.9 e by William st, 85.3 & s by Frankfort, 73.3 & w by 107.9; certf as to performance of covenants in agmts dated Apr16 & June15'04 & rel & conveyance of all RT&I to above, &c; N Y Press Club to Press Publishing Co, 63 Park Row; Apr9; Apr12'18.

12TH st, 301 E, see 2 av, 192.

46TH st, 221 E, see Park av, 1503.

63D st, 236 E (5:1417-29), ss, 105 w 2 av, 25x100.5, 5-sty bk tnt & str; re dower; Therese Weil, widow of Jonas Weil, to Hannah Fitzpatrick, 324 W 20; AT; QC; AL; Apr16; Apr18'18; A\$12,000-26,000.

67TH st, 1 W, see Central Park W, swc 68th.

68TH st W, swc Central Park W, see Central Park W, swc 68th.

80TH st, 527 E (5:1577), ns, 223 w East End av, owned by party 1st pt; also 80TH ST, 529 E, owned by party 2d pt; agmt as to party wall & encroachment; John E & Margt E Sheehy with Fleischman Vehicle Co; Apr10; Apr17'18.

80TH st, 529 E, see 80th, 527 E.

89TH st, 536-8 E (5:1585), subject to mtg \$24,000, together with \$1,000 in cash or certified check (to be held by Chas W Kirchhof, individ); also a mtg for \$22,000 covering 1323 Clinton av (to be held by Grover C Kirchhof); also EAGLE AV (10:2620), swc 163d (No 586), 100x37.5 (to be held by Hulda Seaman, individ); subject to mtg \$30,000; also UNION AV (10:2678), nec 163d, 33.10x106, subject to mtg \$30,000; also ELM AV, 43, nec Ely st, Mt Vernon, NY, subject to mtg \$6,000 (to be held by C Arthur Kirchhof); PARTITION agmt; Chas W Kirchhof & ano, EXRS Wm Kirchhof, with Chas W Kirchhof, 1613 Plymouth av, Bronx; C Arthur Kirchhof, 43 Elm av, Mt Vernon, NY; Grover C Kirchhof, Crestwood, Yonkers, NY, & Hulda Seaman, 467 King av, City Island, NY, as heirs said Wm Kirchhof; May25'15; Apr12'18.

101ST st, 419 E, see 101st, 421-5 E.

101ST st, 421-5 E (6:1695), ns, 75x100.11, owned by parties 1st pt; also 101ST ST, 419 E, owned by party 2d pt; also 102D ST, 418-20 E, owned by party 2d pt; agmt as to encroachment, etc; Amalie H Q Millholland et al with Mary L Handley, 419 E 101; Mar30; Apr17'18.

102D st, 418-20 E, see 101st, 421-5 E.

106TH st, 338 E, see Park av, 1503.

121ST st, 219-21 E, see Park av, 1503.

122D st, 331 E, see Park av, 1503.

142D st, 64 W, see 142d, 66 W.

142D st, 66 W (6:1739), owned by party 2d pt; also 142D ST, 64 W, adj above on e, owned by party 1st pt; agmt as to encroachment, &c; Eliz Snook, 662 Madison st, Bklyn, with Edw F Nicholas, 394 Argyle rd, Bklyn; Apr11; Apr16'18.

Broadway, 192 (1:79), nec John (No 11); grant & right of way & easement through bldg to & from subway station; Corbin Bldg, Inc, owner, to City N Y & Interborough Rapid Transit Co, 165 Bway; Feb26; Apr13'18. nom

Central Park W, 71-5, see Central Park W, swc 68th.

Central Park W (4:1120), swc 68th, 100.5 x120, owned by party 1st pt; also CENTRAL PARK W, 71-5 (4:1120), nwc 67th (No 1), "Chatham Court" adj above on s; agmt as to encroachments, etc; Second Church of Christ, Scientist, 10 E 68, with Strauss Building & Realty Co, 73 E 90; Apr9; Apr16'18. nom

Madison av, 1791 (6:1623), es, 50.5 s 118th, 25.3x60; assign rents to secure \$700; Anthony Av Realty Co, of Bronx, to Sterling Holding Corp, 299 Bway; Apr15; Apr18'18. nom

Park av, 1503 (misc); ordered that ownership & title passed to Guaranty Trust Co of N Y as sub-TRSTE will Abr Mills and that following mtgs belonging to Hoffman Miller as TRSTE at time of his death who was then legal owner & that ownership of said assets & title passed to said Trust Co as sub-TRSTE & may assign, satisfy or dispose of same; the mtgs are as follows: 122D ST, 331 E, \$17,000 (now \$13,000, dated Oct11, 1895; also 46TH ST, 221 E, \$13,000 (now \$11,000), dated Nov9 '06; also 121ST ST, 219-21 E, \$37,000 (now \$28,500), dated Dec31'06; also MORRIS AV, 643, Bronx, \$10,000 (now \$9,000), dated Dec31'06; also 106TH ST, 338 E, \$17,000 (now \$14,000), dated Jan5'07; also PROSPECT AV, 586, Bronx, \$24,000 (now \$23,000), dated Apr5'07; also PARK AV, 3420, Bronx, \$15,000 (now \$13,000), dated Oct14, 1898; also FOREST AV, 737 & 737½, Bronx, \$6,000 (now \$5,000), dated May5'10; also WASHINGTON AV, 1691-3, Bronx, \$15,000 (now \$14,000), dated June30'10; also TOMPKINS ST, 15, \$10,000 (now \$9,500), dated Mar17'11; also PARK AV, 1503 (foreclosed), dated Nov26'06; also stocks, bonds, etc; court order & decrees that account rendered by party 1st pt is judicially settled, etc, in the matter of the proceeding by Edith McK Miller, EXTRX Hoffman Miller, decd, & of said Hoffman Miller as TRSTE of will Abr Mills, etc, and that she deliver securities, etc, to Guaranty Trust Co as sub-TRSTE as above; Mar27; Apr12'18. court order

2D av, 192 (2:454-1), nec 12th (No 301), 17.3x78, 4-sty bk tnt & str; re mtg recorded Oct27'15; Geo Ehret to Harold Evans, 414 E 179; QC; Feb26; Apr18'18; A\$17,000-22,000. nom

Certified copy (misc) of court order changing name of Germania Life Ins Co to Guardian Life Ins Co of America at 50 Union sq; Jan11; Apr17'18.

Certified copy (misc) will Frederic P Sands, late of Newport, RI; July17, 1894; Apr15'18.

Exemplified copy (misc) last will of Fritz Uhle, late of N Y; July20, 1899; Apr17'18.

Power of atty (misc); Harriet R McKim at Locust, NJ, to Winthrop & LeRoy McKim; Jan16; Apr17'18.

Power of atty (misc); Harold K Mount to Edw H Mount, both at 159 Remsen st, Bklyn; Dec20'17; Apr17'18.

Power of atty (misc); Ashbel H Barney to John O Baker; Apr26'06; Apr18'18.

Power of atty (misc); Stephen C Clark of Cooperstown, NY, to Walter C Flanders, 1 W 72, & W Beach Day, at Pelham Manor, NY; July23'17; Apr15'18.

Power of atty (misc); Edw B King to Bennett J King, his father, both at 12 E 50; Jan19; Apr15'18.

Power of atty (misc); Geo W Mersereau to Susie A Mersereau, both at 44 Green av, Madison, NJ; Apr12; Apr16'18.

Power of atty (misc); Geo J Magee, Jr, of Watkins, NY, to John Magee, of Corning, NY, et al; Apr18; Apr16'18.

WILLS.

Borough of Manhattan.

King st, 44 (2:519-17), ss, abt 215 e Varick, —x—, 3-sty & b bk dwg; A\$10,000-11,000; Antonio Raffo Est, Louisa Raffo, EXTRX, 44 King; (A) Wm F Moore, 111 W 11. Filed Jan17'18.

27TH st, 322 W (3:750-53), ss, abt 250 w 8 av, —x—, 3-sty bk tnt & 3-sty bk rear tnt; A\$12,000-16,000; Matthew Kennedy Est, Margt Kennedy, EXTRX, 316 W 27; (A) Harrison, Elliott & Byrd, 59 Wall. Filed Nov14'17.

40TH st, 319 W (4:1031-21), ns, abt 280 w 8 av, —x—, 5-sty bk tnt & str; A\$17,000-32,000; also 9TH AV, 508 (3:762-4), es, abt 75 n 38th, —x—, 6-sty bk tnt & str; A\$22,000-40,000; Louis Kempner Est, Grace A Kempner, EXTRX, 251 W 92; (A) Greenbaum, Wolff & Ernst, 2 Rector. Filed Feb 8'18.

43D st, 456 W (4:1052-55), ss, abt 235 e 10 av, —x—, 3-sty & b bk dwg; A\$10,000-12,000; also 39TH ST, 614 W (3:684-40), ss, abt 175 w 11 av, —x—, 1 & 2-sty bk shop; A\$9,000-10,500; Jas Aylward Est, Jas Aylward, EXR, 456 W 43; (A) Devo & Bauerdorf, 111 Bway. Filed Feb18'18.

46TH st, 138 W (4:998-51½), ss, abt 330 e Bway, —x—, 4-sty stn tnt & str; A\$25,000-27,000; Cecilia A Forshay Est, U S Trust Co N Y, EXR; (A) Stewart & Shearer, 45 Wall. Filed Jan7'18.

CONVEYANCES.

Borough of Bronx.

APRIL 12, 13, 15, 16, 17 & 18.

Faile st, 1010 (10:2748), es, 100 n Aldus, 20.8x100, 3-sty bk tnt; Rosse Horwitz to Goldie Tenenbaum, 2469 7 av; mtg \$10,000; Apr11; Apr12'18 (R S \$1). O C & 100

Faile st, 1037 (10:2749), ws, 269.6 s 165th, 20x100, 3-sty bk tnt; Jas A Spillane, 1037 Faile, to Hy Pfister, 937 6 av, & Wm P Pfister, 310 Freeman av, L I City; mtg \$7,000; Apr4; Apr13'18 (R S 10c). O C & 100

Ford st, 367 (11:3143), ns, 225 w Webster av, 25x100, 2-sty & a fr dwg; Jacob Schuman, Baltimore, Md, to Yetta Levitas, 367 Ford; mtg \$3,250; Dec8'16; Apr16'18. O C & 100

Hall pl, es, abt 129.4 s 167th, see Intervale av, 1077.

Irvine st, 893 (10:2761), ws, 129.4 s Garrison av, 20x50, 3-sty bk tnt; Edith C wife of & Eugene Jobs at Summit, NJ, to Wm H Anderson, Westfield, NJ; mtg \$5,350; Mar27; Apr12'18 (R S \$3). nom

James st, sec Fay av, see Fay av, sec James.

James st, nec Fay av, see Fay av, sec James.

Kelly st, swc 167th, see 167th E, swc Kelly.

Macombs rd, swc Inwood av, see Inwood av, swc Macombs rd.

Manida st, 849 (10:2740), sws, 283.1 se Garrison av, 25x100, 2-sty & b bk dwg; Guaranty Trust Co, TRSTES Abr Mills, to Jos Schutz, 874 Manida; Apr15'18 (R S \$9). S.800

Matilda st, 4438 (17:5068), es, 275 s 239th, 25x100; Amelia R Muller to Geo De Fevre, 317 W 121; mtg \$3,250; Apr17; Apr18'18 (R S \$3.50). nom

Melville st (15:4022), ws, 187.6 s Van Nest av, 18.9x100; Maria S wife Vincenzo Favalle to Vincenzo Favalle, 1633 Melville; mtg \$1,500; Feb10; Apr16'18. O C & 100

Oliver pl, ns, 100 e Decatur av, see Decatur av, 2826-34.

Oliver pl, 381, see Decatur av, 2826-34.

Roselle st (15:4079), es, 57 s Poplar, 28x 100x26x100; Elias A Hartman, 778 Beck, to Frank Gass, Inc, 2215 Westchester av; mtg \$4,000; Nov10'16; Apr16'18. O C & 100

St Marys st, sec Jackson av, see Jackson av, sec St Marys.

Simpson st, 956-68 (10:2725), es, 140 n 163d, 160x107.6, 4-5-sty bk tnts; Annie P, wife Hy Spratley, to Malex Realty Corp, 170 Bway; mtg \$124,000; Apr13; Apr18'18 (R S \$19). nom

Simpson st (10:2727), es, 401.10 n Westchester av, 10x100, vacant; Louis Burnstine to Louis Scheideler, 613 E 135; Nov1'17; Apr12'18 (R S \$2). O C & 100

135TH st, 580 E (10:2547), ss, 134.6 e St Anns av, 18x100, 2-sty & b bk dwg; Ernest M Garbe, ref, to Cath Daly, 746 E 138; FORECLOS Feb20; Apr13; Apr15'18 (R S \$4). 3,975

137TH st, 413 E (9:2282), ns, 150 e Willis av, 25x100, 5-sty bk tnt; Mary M Fischer, to Hy Eggert, 2081 Ryer av; mtg \$18,000; Feb13; Apr12'13 (R S \$1). O C & 100

139TH st, 574 E (10:2551), ss, 102.9 e St Ann's av, 25x100, 5-sty bk tnt; John Wilenbrok, Pelhamwood, NY, to John W Barker, 574 E 139; mtg \$11,000; Apr13; Apr16'18 (R S \$8). O C & 100

141ST st, 341 E (9:2304), ns, 114.4 e Alex av, 17.2x100, except part for st, 3-sty & b bk dwg; Eliz C Drury to Martin J Drury, 339 E 141; Feb14; Apr17'18. nom

141ST st, 341 E; Martin J Drury to Eliz C, Helen L & Gertrude C Drury, 339 E 141, joint tenants; Feb14; Apr17'18. nom

143D st, 306 E (9:2323), ss, 183.7 w 3 av, 15.1x100, 3-sty & b fr dwg; Annie Schnauffer, 2702 Marion av, to Mary J Hartley, 255 E 188; Apr3; Apr15'18. O C & 100

155TH st, 346-50 E, see Courtlandt av, 717.

162D st E, swc Eagle av, see 89th, 536-8 E, Manhattan Cons.

163D st E, nec Union av, see 89th, 536-8 E, Manhattan Cons.

164TH st, 857 E (10:2690), ns, 75 e Prospect av, 20x74.7, 8-sty bk tnt; Christian Rieger, Jr, et al, firm C Rieger's Sons, to Christian Rieger, Jr, 857 E 164; mtg \$6,000; Mar20; Apr17'18 (R S \$3). nom

167TH st E (10:2705), swc Kelly, 100x90, vacant; American Mtg Co to State Investing Co of N J, 15 Exch pl, Jersey City, NJ; mtg \$15,000 not to merge in fee; Feb28'17; Apr15'18. nom

170TH st, 530 E, see 3 av, 3684-90.

176TH st, 269-73 E, see Anthony av, 1849.

176TH st E (11:2949), ss, 100 w Clinton av, 49.10x158.1x49.10x158; also TIFFANY ST (10:2712), es, 275 s 163d, 50x110; also HOME ST (11:2974), ns, 25 e Fox, 75x89.2 x64.2x97.1; pr mtg \$—; Aug1; Aug31'17; installs, 6%; H & D Co to Southeastern Mills, Inc, 170 Bway; corrects error in issue Sept8'17, when 3d parcel read Home st (11:2974), ns, 25 w Fox. 1,000

176TH st E (11:2949); also TIFFANY ST (10:2712); also HOME ST (11:2974); same prop; certf as to above mtg; Aug1; Aug31'17; same to same. nom

176TH st E, swc Anthony av, see Anthony av, swc 176th.

177TH st, 781-3 E (11:3106), ns, 109 w Mapes av, 36.3x190.1, 1-sty bk str; Jos Meiss, Danville, Ill, to Alphonse Meis, Danville, Ill; mtg \$16,000; Apr5; Apr15'18 (R S \$5.50). nom

184TH st, 514-20 E, see Bathgate av, 2309-11.

218TH st E (16:4665), ss, 205 w Barnes av, 50x114; Selma Lifgren, Bovina Center, NY, to Geo Koch, 751 E 220; mtg \$3,000; Mar19; Apr17'18 (R S \$2). O C & 100

235TH st, 138 E (12:3369), ss, 100 w Kepler av, 25x100, 2-sty & b bk dwg; Magdalena Hamann, 151 Eldert, Bklyn, to Eliz Frisse, 58 Logan, Bklyn; mtg \$6,250; Mar4; Apr18'18 (R S \$1). nom

Andrews av, 2337 (11:3225), ws, 150 s Fordham rd, 25x100, 5-sty bk tnt; Amelia A Hach, 3282 Hull av, to Arthur J Hach, 3282 Hull av; AL; Apr5; Apr17'18 (R S \$2.50). nom

Anthony av, 1804-S (11:2892), es, 144.7 n Prospect pl, 95x170x98.11x142.5, 3-3-sty fr dwgs; Rhona Realty Co to W C P Realty Co, 406 E 149; mtg \$19,000; Apr15; Apr17'18 (R S \$2.50). O C & 100

Anthony av, 1849 (11:2802), nwc 176th (Nos 269-73), 70.4x98.4x81.10x97.8, 5-sty bk tnt; Antremont Realty Corp to Olds Holding Corp, 217 Bway; B&S; mtg \$69,000 on this & other property; Apr5; Apr13'18 (R S \$13.50). nom

Anthony av (11:2891), swc 176th, 45.6x 90x52x90.3, 5-sty bk tnt; C & C Constn Co to Hy E Stroh, 159 E 90; mtg \$40,000; Apr12; Apr13'18 (R S \$16.50). O C & 100

Anthony av, 1896 (11:2814), es, 143 s Burnside av, 25x100, vacant; Marietta McTerney to Albt C Schweizer, 1881 Mad av; mtg \$1,500; Apr17; Apr18'18 (R S 50c). O C & 100

Anthony av, es, abt 105.1 s 174th, see Carter av, 1691.

Bathgate av, 2309-11 (11:3053), swc 184th (Nos 514-20), 35x94.5, 6-sty bk tnt & str; W C P Realty Co to Adelheid Levor, 353 W 118; mtg \$35,300; Apr5; Apr17'18 (R S \$7.50). nom

Bathgate av, 2309-11 (11:3053), swc 184th (No 514-20); Adelheid Levor to Fredk L Dochtermann at Mineola, NY; mtg \$38,800; Apr5; Apr17'18. nom

Blackrock av (14:3808), ns, 175 e Olmstead av, 29.9x108, except part for Blackrock av; Jacob Rumpf to Antonio G Iscaro, 1563 Bassett av; mtg \$1,600; Apr30; Apr16'18 (R S 50c). O C & 100

Boston rd, 144 (11:2938), nws, 91 ne Prospect av, 26.6x130, 6-sty bk tnt & str; Geo McK Brown & ano, EXRS Cath W Loney, to Isidor Kaitz, 1084 Bryant av; Apr13; Apr16'18 (R S \$27). 27,000

Carter av, 1691 (11:2889), ws, 105.1 s 174th, 37.6x85.4 to Anthony av x37.6x89.2, 5-sty bk tnt; Dorothy Marks to Hy Young, 125 W 11; Apr12; Apr17'18 (R S \$1). O C & 100

Carter av, 1691 (11:2889), ws, 105.1 s 174th, 37.6x85.4 to Anthony av x37.6x89.2, 5-sty bk tnt; Mary E Keneff, 2380 Webster av, to Meister Builders, Inc, 220 Bway; mtg \$24,500; Apr15; Apr16'18 (R S \$2.50). O C & 100

Carter av, 1691; Meister Builders, Inc, to Dorothy Marks, 32 W 113; mtg \$27,250; Apr15; Apr16'18 (R S \$1.50). O C & 100

Cedar av, 1965 (11:3231), ws, 159.11 n 179th, 16.8x100.9, 2-sty & b bk dwg; Commonwealth Savings Bank, 2007 Ams av, to Chas E Haskell, 227 Main, Orange, NJ; B & S & CaG; Mar30; Apr16'18 (R S \$5). O C & 100

Cedar av, 1905; Chas E Haskell to Ida Denis, 1058 So Blvd; mtg \$3,500; Apr15; Apr16'18. nom

Cedar av, 1800-S (11:2881), es, abt 288.11 s 177th, runs s100x81.5 to ws Sedgwick av (No 1793) xne123.9xnw74.3 to beg, 5-sty bk tnt & str; Walter C White, Ocean Township, NJ, to Jack-Alan Holding Co, 5 Beekman; mtg \$50,000; Apr15; Apr17'18 (R S \$18.50). O C & 100

Colden av (16:4554), es, 250 s Adee av, 50x77.11x53.4x96.4; Charlotte M O'Halloran, 60 N Waldron av, Memphis, Tenn, to Nelle C Patterson, 511 5th, Bklyn; mtg \$540; Apr12; Apr16'18 (R S 50c). O C & 100

Courtlandt av, 717 (9:2414), swc 155th (Nos 346-50), 24.1x100, 3-sty bk tnt & str & 2-sty fr stable; Marie Eisler, 212 Edgecombe av, to Marcus Landman, 717 Courtlandt av; mtg \$11,500; Apr16; Apr17'18 (R S \$1). nom

Daly av, 2070 (11:3122), nws, 231.7 sw 180th, 31x125.11x31x122.1, 5-sty bk tnt; also DALY AV, 2080 (11:3127), es, 173.5 s 180th, 36.3x100.10, 4-sty bk tnt; Frank Gass, Inc, 2215 Westchester av, to Mabel A Milne, 165 E 121; mtg \$—; Apr10; Apr13'18 (R S \$2.50). O C & 100

Daly av, 2080, see Daly av, 2079.

Decatur av, 2826-34 (12:3279), nec Oliver pl (No 381), 100x100, 3 & 4-sty bk studio; also OLIVER PL (12:3279), ns, 100 e Decatur av, runs n100xw100 to es Decatur av xnl3xnl20xsl100.5 to pl xw20 to beg, vacant; Thomas A Edison, Inc, at West Orange, NJ, to Lincoln & Parker Film Co, at Worcester, Mass; mtg \$120,000; Apr1; Apr17'18 (R S \$123). O C & 100

Eagle av, swc 163d, see 89th, 536-8 E, Manhattan Cons.

Edson av, 3432 (17:4887), es, 405.11 s Boston rd, 25x100; Hy J Crawford, 252 W 72, to Albert Brunelli, 370 E 173; Apr15; Apr17'18 (R S \$5). O C & 100

Edson av (17:4887), es, 417.2 s Boston rd, 100x100; re mtg; Crawford Real Estate & Bldg Co, 7 E 42, to Hy J Crawford, 252 W 73; Nov28'17; Apr17'18. O C & 100

Fay av (15:4183), sec James, 325x100; also HUGHES AV (15:4183), ws, 50 s James, 275x100; also HUGHES AV (15:4183), ws, 25 n Libby, 25x100; also FAY AV (15:4186), nec James, 75x100; also HUGHES AV (15:4186), ws, 25 n James, 250x100; also HUGHES AV (15:4186), ws, 400 n James, 161.6x83.7x173.2x137.4; also 132D ST, 67 W (7:1730-11), ns, 235 e Lenox av, 20x99.11, 2-sty fr dwg; A\$4,800-5,100; also EMERSON PL (8:2255-467 & 406 & 410), es, at ns lot 135, runs n100x217.5 to nws Nichols pl xsw217.6xw100.1xnl100xw along ss lot 193.40 to beg, being lots 136 to 143 & 190 to 192, map 725, part 3d of estate Isaac Dyckman, vacant; A\$8,100-8,100; also 172D ST W (8:2141-49-50), ns, 100 w St Nicholas av, 50x94.6, vacant; A\$10,000-10,000; Borough Manhattan; E Ormonde Power at Camp Upton, Yaphank, LI, TRSTE will Douglas Gordon, to Elsie G Stelle at Paris.

France, 5-24 pts; Eliz G Pelton, 927 5 av, 5-24 pts; Edith R Bucklin (Gordon), 52 Angel st, Providence, RI, EXTRX Carl Gordon, 3-24 pts; John R De Vany at Ellenville, NY, EXR Harry Gordon, 3-24 pts; John L Cannon at Marshall Bldg, Cleveland, Ohio, & B I De Young, 5990 Woodbine av, Phila, Pa, ADMRS Geo Gordon, decd, 3-24 pts, & Ione De Vany at Ellenville, NY, as assignee of Wm J Gordon, 5-24 pts; Mar19; Apr15'18. nom

Fay av, nec James, see Fay av, sec James.

Forest av, 861-3 (10:2647), ws, 100 s 161st, 36.4x100, 5-story bk tnt; Jennie Gilberg, 899 Jefferson av, Bklyn, to Nathan Friedman, 1393 Carroll, Bklyn; mtg \$24,000; Dec24'17; Apr18'18 (R S 50c). nom

Forest av, 861-3 (10:2647), ws, 100 s 161st, 36.4x100, 5-story bk tnt; Jennie Gilberg, 899 Jefferson av, Bklyn, to Nathan Friedman, 1393 Carroll, Bklyn; mtg \$24,000; Apr16; Apr18'18 (R S \$4.50). nom

Forest av, 1115 (10:2651), ws, 330 s Home, 20x87.6, 3-story bk tnt; Christian Rieger, Jr, et al, firm C Rieger's Sons, to Chas Rieger, 1115 Forest av; Mar22; Apr17'18 (R S \$12.50). nom

Forest av, 1118 (10:2661), es, 270.8 n 166th, 45.8x142.9, 5-story bk tnt; Jacob Schmitt to E & A F Knoepke, Inc; mtg \$33,000; Apr15; Apr16'18 (R S \$16). nom

Forest av, 1135 (10:2651), ws, 130 s Home, 20x87.6, 3-story bk tnt; Christian Rieger et al, firm C Rieger's Sons, to Edw Rieger, 1135 Forest av; mtg \$6,000; Mar22; Apr17'18 (R S \$5). nom

Forest av, 1143 (10:2651), ws, 50 s Home, 20x87.6, 3-story bk tnt; Louisa H Knorr, widow, to Wilhelmina Flemming, 827 Hudson blvd, Weehawken, NJ; mtg \$8,000; Apr 10; Apr12'18 (R S 50c). nom

Franklin av, 1193 (10:2611), nws, 222.7 sw 168th, runs sw56.9xnw83.7x—37.6xne5x—35.5 to beg, 2-sty & a fr dwg; Bowery Savings Bank to Jos Russell, 59 E 102; B&S; Apr11; Apr15'18 (R S \$7). nom

Furman av (17:5071), es, 125 s 239th, 25x100; Cath A Donohue to Mary E O'Donnell, 885 Park av; Apr13'18. nom

Hughes av, ws, 400 n James, see Fay, sec c James.

Hughes av, ws, 25 n James, see Fay av, sec James.

Hughes av, ws, 25 n Libby, see Fay av, sec James.

Hughes av, ws, 50 s James, see Fay av, sec James.

Hull av, 3214 (12:3350), ses, 257.4 ne 205th, 25x100, 2-sty & a fr dwg; Christina Hoffmann to Mary de K Schindler, 3155 Decatur av; mtg \$4,000; Apr16; Apr17'18 (R S \$1.50). O C & 100

Hull av, 3282 (12:3351), es, 150 s 209th, 25x100, 2-sty fr dwg; Amelia Agnes Hach, 3282 Hull av, to Arthur J Hach, 3282 Hull av; AL; Apr15; Apr17'18 (R S \$1). nom

Intervale av, 1077 (10:2700), ws, 129.4 s 167th, runs w39.6xw50.4 to es Hall pl xs 29.11xe21.8xs0.5xe30xe48 to av xn28 to beg, 3-sty bk bakery; Valhalla Corpn to Bakkers Holding Co, 1077 Intervale av; mtg \$14,200; Apr10; Apr12'18 (R S \$6). O C & 2,000

Intervale av, 1323 (11:2965), ws, 141 n Freeman, 37.6x100, 5-story bk tnt; Fredk W Sauer, 769 St Nicholas av, to Leybrook Co, 141 Bway; mtg \$29,000; Dec7'17; Apr18'18 (R S 50c). O C & 100

Inwood av (11:2857), swc Macombs rd, runs s33.6xw80.1xn50.11xe70.11 to rd xse 20.1 to beg, vacant; Morris Frank, ref, to Mary F Bryns, 140 E 79, plff; FORECLOS Mar14; Apr11; Apr2'18 (R S \$1). 1,000

Jackson av (10:2573), sec St Marys, 92.8 x100x104.4x100.8, vacant; Chas Steiber, 625 E 141, to Marie & Kathi Heller, 300 Riverside dr; QC; AT; Apr9; Apr15'18 (R S \$1). nom

King av (18:5648), es, 100 s Sutherland, 50x264 to L I Sound x50x270; Thos A Wise to Jas E Connelly, 165 Rochelle; mtg \$7,000; Mar29; Apr15'18 (R S \$5.50). O C & 100

Ludlow av (14:3727), ns, 75 w Beach av, 25x100; Ben Abrams, 1516 Wash av, to Sol Abrams, 278 St Anns av; ½ pt; mtg \$—; Apr10; Apr16'18. nom

Nelson av (9:2521), nws, 181 ne High-bridge st as on map Claremont, 25x125, except part for av, vacant; Michl Barry, 534 W 124, & ano to Wm R Hennecke, 4211 Oneida av; Apr12; Apr16'18 (R S \$1). 100

Nelson av (9:2521), same prop; Wm R Hennecke, 4211 Oneida av, to John E Dordan, individ & EXR, & Martha J Butler & Hugh Slevin, EXRS John P Butler, all residing at 343 W 47; Apr12; Apr16'18 (R S \$1). 100

Nelson av (9:2521), ws, 100 s 170th, 25x 115, except part for av, vacant; John L Florence, 1258 New York av, Rosebank, S I, to Wm R Hennecke, 4211 Oneida av; A T & AL; Jan20'17; Apr12'18. omitted

Nelson av (9:2521), same prop; Walter Florence to same; AT & AL; Jan20'17; Apr 12'18. omitted

Nelson av (9:2521), same prop; Thos F Florence, Cauldwell, NJ, to same; AT & A L; Jan20'17; Apr12'18. omitted

Nelson av (9:2521), same prop; Fleurette B or Florette B Gallon at Castle Heights, North White Plains, NY, to same; AT & AL; Jan23'17; Apr12'18. omitted

Pratt av, ws, 100 s Nelson av, see Seton av, es, 325 s Nelson av.

Randall av (14:3521), sec St Lawrence av, runs e100xs100xw20xn20.8xne10.9xw86.8 to St Lawrence av xn64.3 to beg; re mtg; Caroline B Beach, 85 Rockledge av, White Plains, NY, to Classon Realty Co, 2069 Westchester av; Mar26; Apr15'18. O C & 750

St Lawrence av, see Randall av, sec Randall av, sec St Lawrence av.

Sedgwick av, 1793, see Cedar av, 1800-8.

Seton av (17:4939), es, 325 s Nelson av,

50x100; also PRATT AV (17:4940), ws, 100 s Nelson av, 50x100; Timothy A Cronin, Freeport, LI, et al, individ & as committee Nora D Cronin, & ano to David Danahy, 601 E 178; AT; Mar14; Apr17'18. 631.72

Southern blvd (11:3114), ws, 126.6 n 183d, 101.2x223.1x100.2x232.7, vacant; Wendover Hall Co to Benenson Realty Co, 401 E 152; mtg \$26,750; Apr11; Apr2'18 (R S \$31). O C & 100

Tyndall av (13:3423S), ws, 125 n 261st, 50x95, vacant; Bertha Vanek & Mary Doubrava to Fredk W Rasmussen, 505 W 164; Apr16'18 (R S \$2.50). O C & 100

Union av, nec 163d, see 89th, 536-8 E, Manhattan Cons.

Valentine av, 2833 (12:3304), ws, 115.2 n 197th, 25x152.1x25x153.7, 1-sty bk garage & 2-sty fr dwg; Lillian Josephshon, 2833 Valentine av, to Julius Krause, Jr, 2849 Briggs av; mtg \$6,500; Apr11; Apr15'18 (R S \$4). O C & 100

Vyse av, 1219 (11:2986), ws, 210.1 n Home, 18.9x100, 3-sty bk tnt; Wm Sinnott to Frank Zebro & Co, 1830 Mohegan av; mtg \$6,286; Mar1; Apr17'18 (R S \$1). O C & 100

Vyse av, 1547 (11:2989), ws, 250 n 172d, 25x100, 2-sty & b bk dwg; Kath A Mahoney to Fred Schulz Co, 146 Water; mtg \$5,750; Apr15'18 (R S \$3). nom

Walton av (9:2471), es, 120.2 n 164th, 100.11x59.8x100.10x34.2; vacant; Dora P McCaffray to Lena Heck, 502 E 167; Apr17; Apr18'18 (R S \$4). O C & 100

Washington av, 2156 (11:3049), es, 456.8 s 182d, 23.9x110x24x106.1, 2-sty & b fr dwg; Gustav Busch, as EXR Robt Busch et al, to Vincenzina Milano, 2152 Wash av, & Mary Carnesale, 684 Eagle av; mtg \$5,250; Apr1; Apr13'18 (R S 50c). 5,750

Washington av, 2250 (11:3050), es, 73.2 n Fletcher, 37.6x73.4x36x79.11, 5-sty bk tnt; Edw C Cox, Jr, ref, to Eugenia K Davis, Syosset, LI, plff; FORECLOS Feb5; Mar20; Apr13'18 (R S \$21.50). 21,500

Washington av, 2254 (11:3050), es, 109.9 n Fletcher, 40.8x66.1x40x73.4, 5-sty bk tnt; Alfred C Cox, Jr, ref, to Eugenia K Davis, Syosset, LI, plff; FORECLOS Feb7; Mar20; Apr13'18 (R S \$21). 21,000

Willis av, 299 (9:2302), ws, 18.11 s 140th, 20x66, 3-sty bk tnt & str; also PLOT (9:2302), begins 19.1 from cor formed by intersection of 140th & Willis av, said pt being on old line Willis av, runs along old line Willis av, 19.10xe0.7xni9.10xw0.7 to beg, being land in front of 299 Willis av; John M Rauh, 353 Moshulu Pkway No, to Caroline W Rauh, 353 Moshulu Pkway No; QC; Apr30; Apr16'18 (R S \$5). nom

3D av, 3084-90 (11:2925), sec 170th (No 530), runs s32.2xsw119.2xsw25xw—xs25xw 109xne50xw209.7 to av xn92.5 to beg, 2 & 3-sty fr hotel & hall; Maurice Feist to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; B&S & CaG; Apr10; Apr13'18. nom

Interior parcel (15:3895) lying in rear 1461 Rosedale av, —x—; Eliz Steinmetz, 2155 Daly av, to Ernst R Teich, 1461 Rosedale av; Apr17; Apr18'18 (R S 50c). nom

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

145TH st E, swc Wales av, see Wales av, swc 145.

Faile st, 1010 (10:2748), es, 100 n Aldus, 20.8x100, 3-sty bk tnt; re dower; Madeline wife Max Rivlin to Rosse Horwitz, 1010 Faile; Apr10; Apr12'18. nom

146TH st E, sec 3 av, see 3 av, 2756.

Fordham rd E, sec 3 av, see 3 av, 4768-86.

Fordham rd E, swc Wash av, see 3 av, 4768-86.

Wales av (10:2577), swc 145th, as on map Wilton, &c, 125x100, vacant; re mtg; Emma V Lambrose to Emma, Solomon D & Geo H Moss at Cottage st & 2 av, Long Branch, NJ; Apr4; Apr17'18.

Washington av, 2521-9, see 3 av, 4768-86.

3D av, 2750 (9:2307), es, 84 s 146th, 28x 122.6x25x109.11; consent to 3d track; Sarah Grossman (owner) to Manhattan Railway Co; mtg \$20,000; Nov13'17; Apr17'18 (R S 50c). 186.06

3D av, 2750; consent to 3d track; East River Savings Instn, mtgee, to same; Nov 22'17; Apr17'18. nom

3D av, 2750; consent to 3d track; Celia Rosenheim, mtgee, to Manhattan Railway Co; Jan9; Apr13'18. nom

3D av, 2756 (9:2307), sec 146th, 28.5x86.6 x25.3x73.8; consent to 3d track; Newman Grossman, 2750 3 av (owner), to Manhattan Railway Co; mtg \$29,000; Nov8'17; Apr13 '18 (R S 50c). 188.30

3D av, 2756; consent to 3d track; Michl F Loughman et al, as TRSTES Margt J P Graves, mtgee, to same; Feb28; Apr13'18. nom

3D av, 4768-86 (11:3033), sec Fordham rd, 229.7x380.3 to Washington av (Nos 2521-9) x228.8x378; assign rents; John E Haskins Estates, Inc, 34 W 86, to Geo W Short, 410 Riverside dr, et al; Nov1'17; Apr 18'18. nom

Decree & order of court for judicial settlement of account of proceedings of Hoffman & Edith McK Miller as EXRS & Abr Mills; Mar27; Apr16'18.

Power of atty; Herbert J Federhart to Elsie C Federhart, 2050 7 av; Mar29; Apr 17'18 (R S 25c).

Power of atty; Frank Gass, 2248 Powell av, to Frederic W Schneider; Apr13'18.

LEASES.

Borough of Manhattan.

APRIL 12, 13, 15, 16, 17 & 18.

Canal st, 533-41 (2:595), nec Washington, 4th & 6th lofts; Kobe Assets Corpn, 61 Bway, to Laminated Shm Co of Pelham, NY; 3yf May1 for 4th loft & 2yf May '19 for 6th loft; Jan7; Apr18'18; \$1,800 & \$2,000 for 4th loft & 2,000 for 6th loft.

Christopher st, 185 (2:636); assign Ls recorded Oct5'15; Chauncey W Depew to Geo S O'Neil, 185 Christopher; mtg \$2,151.28; Apr1; Apr15'18. O C & 100

Division st, 9-9½ (1:261), all; Saml Bunkin to Meyer Cohen, 61 E 103; 5yf May1'19; Apr17; Apr18'18. 2,400

Eldridge st, 22 (1:293), str, b & fl above str; Saml Geizler, 1884 7 av, to Morris Aisenstein, 320 W 87, & Morris Woronock, 373 New Lots rd, Bklyn, firm Aisenstein & Woronock; 13yf May1; Apr16; Apr17'18. 2,500 & 3,000

Hancock pl, 19-23, see 125th, 362-70 W.

Maiden la, 45 (1:67), str & b; & assign Ls recorded Apr3'15; Zigmund Fichman, 75 Ft Washington av, to Wm Frieber, 125 Bay 23d, Bklyn; Mar25; Apr17'18. nom

Washington st, nec Canal, see Canal, 533-41.

Watts st, 52 (12) (2:477), ns, 21.2x87.5, the land; Henry H Jackson et al, EXRS & Peter A H Jackson, to Howard H Logue Co, 472 Canal; 10yf Apr15; 11y ren; Mar7; Apr17'18. taxes &c & 900 & 1,000

Watts st, 54 (2:477), ns, 184 e Varick, 21 x85, the land, with rights to all; Stephen H Jackson to Howard H Logue Co, 472 Canal; 10yf Apr15; 11y ren; Mar7; Apr17 '18. taxes &c & 900 & 1,000

6TH st, 510 E (2:401), ss, 174.9 e Av A, 24.10x97; assign Ls recorded Jan24'01; Eliz Franck et al, individ & ADMRS Peter Franck, to Geo Schaefer, 339 E 5; Apr8; Apr17'18. 1,000

23D st, 361 W (3:747), with contract to sell on or before May1'19; Fidelity Trust Co, TRSTE will Thos A Scott, to Temple Supply Co, 306 W 48; from May6'18 to May 1'19; Apr1; Apr12'18. per month \$158.33

27TH st, 361 W (3:751); assign Ls recorded Sept19'13; Hulda Holland, 361 W 27, to Walter J Hampton, 1886 Park av; Sept29'15; Apr17'18. 500

47TH st, 106-8 W (4:999), all, the University Apt Hotel; agmt modifying Ls recorded Mar26'12, so that option to purchase at \$180,000 is extended to May1'25, & option as to renewal of Ls for 21yf Mar1'33 at not less than \$11,500 net per annum; Chas F Hoffman, 15 E 84, & Wm M V Hoffman, 35 W 55, firm Hoffman Bros, to Manhattan Fee Co, office at Owego, NY; Apr4; Apr15'18. nom

47TH st, 114-6 W, all; Cathrine Taylor to Wm J Smith, 114-6 W 47; 5yf Sept1'14 & 4 rens of 5 yrs each; June27'14; Apr13 '18. 6,200

85TH st, 507 E, see Av A, 1610.

125TH st, 301 W (7:1952), all; Michael J Adrian Corpn to Guardian Storage & Transfer Co, 301 W 125; 3yf May1; Nov1 '17; Apr12'18. 4,200

125TH st, 362-70 W (7:1951), ss; also HANCOCK PL, 19-23, "West End Theatre," all, with fixtures, furniture, etc; West End Theatre Co to Peoples Vaudeville Co, 260 W 42; from Sept1'14 to Sept1'16; 3y ren; July28'14; Apr16'18. taxes, &c, & 20,000

126TH st, 404 W (7:1966), ss, 100 w Morningside av, runs w34.7xsw104.9xse50x ne100xw8.8xnn22.5 to beg, all; N Y Bottling Co, 402 W 126, to Harry Savage, 171 Broome; 7yf May1; Apr17'18. 5,000

132D st, 646-52 W (7:1998), sec 12 av, all, with option to purchase for \$100,000; Frank E & Wm F Gillies to Sterling Motor Truck Co of N Y, at 646-52 W 132; 5yf Oct1; Apr8; Apr17'18. 7,500

165TH st W, see Bway, see Bway, sec 165th.

176TH st, 501 W (8:2132); also 177TH ST, 500 W; asn Ls rec Apr, 1918 & modification of Ls dated Apr15'18 & deposit of \$6,000; Netrom Realty Corpn to Neho Realty Co, 842 Hewitt pl, Bronx; Apr15; Apr16'18. O C & 100

176TH st, 501 W, see Ams av, ws, from 176th to 177th.

177TH st, 500 W, see Ams av, ws, from 176th to 177th.

177TH st, 500 W, see 176th, 501 W.

Av A, 1610 (5:1582), nec 85th (No 507), 25.8x72, str fl & c; sur Ls rec Mar10'15; Wm McHugh, NY, & Herman H Meinken of East Islip, LI, to Geo Ehret, 1197 Park av; AT; mtg \$—; Mar5; Apr15'18. nom

Amsterdam av (8:2132), ws, from 176th (No 501 W) to 177th (No 500 W), x100, all, "The Bolton," with option to purchase within 18 mos (the tenant has deposited \$6,000 as security for lease); Lombardy Realty Co, 30 E 42, to Netrom Realty Corpn, 500 W 177; 5yf Dec1'17; Nov28'17; Apr16'18. 25,500 & 26,000

Broadway (8:2122), sec 165th, str; assign Ls recorded Mar18'12 & ext of same dated Mar8'18; Henry Halper to Julius C Aronstamm, 2085 Lex av; Apr9; Apr18'18. nom

2D av, 81 (2:460), all; Louis H G Dethloff, 623 Courtlandt av, to Philip Hartenstein, 81 2 av; ext Ls 5yf Feb28'21, same terms as Ls dated Feb5'13; July27'17; Apr 17'18. nom

2D av, 1571 (5:1527), str & b; Susanna Hoffmann, 127 N High st, Mt Vernon, NY, EXTRX Nicholas Hoffmann, to Morris Brennwasser, 240 E 82; 3yf Apr1; Mar6; Apr12'18. 1,020

4TH av, 441 (3:885), all; Isabella Schwab et al to Max Salmowitz, 190 Riverside dr, & ano, firm M Salmowitz & Co; 5yf May1; 5y ren at \$4,500 & any increase in taxes, &c; Mar1; Apr13'18. 4,000

5TH av, 2208 (6:1732), store fl & 5 rooms on ss 2d fl & front & back cellar with option to purchase; Geo Karole to Barthold Kolster, 2208 5 av; 5yf May1; June 29'17; Apr16'18. 1,440

7TH av, 430-4 (3:783), ws, 49.5 s 34th, 49.4x100, all; C & H Corpn to Krim Realty Corpn, 426 W 14; from June10'18 to Apr30 '39; Apr16; Apr17'18. taxes &c & 11,000 & 12,000

STH av, 741-3 (4:1037), str & b; also space in rear on which a 1-sty bldg is to be erected; Estate of Paul Lavigne to F W Woolworth Co, 233 Bway; 10yf May1; Mar11; Apr16'18. 5,500

12TH av, sec 132d, see 132d, 646-52 W.

LEASES.

Borough of Bronx.

APRIL 12, 13, 15, 16, 17 & 18.

Beck st, 829-35 (10:2710); general release & assign of Ls; Solomon Bloom to Leopold Klein, 835 Beck; Apr3; Apr15'18. 500

168TH st E, swc Prospect av, see Prospect av, swc 168.

169TH st, 899 E, see Intervale av, nec 169.

Home st, see Prospect av, see Prospect av, see Home.

Intervale av (11:2973), nec 169th (No 899), cor str & c; Jacob Price & ano to Leon Tartak, 899 E 169; 3 10-12yf May1; Feb16; Apr16'18. 1,200

Jerome av, 2443 (11:3199), str; Chas Hanlon et al to Max Clausen, 2443 Jerome av, & ano; 6yf Apr1; Apr1; Apr15'18. 1,200 to 1,680

Morris av, 619 (9:2441), all; Tommaso Tucci, Tarrytown, NY, to Giuseppe Cerbone, 259 E 151; 5yf May1; Apr10; Apr17'18. 1,380

Prospect av (10:2681), swc 168th, both stores & c; Albert J Schwarzler to E Zingesser, 820 E 168; 3yf Apr1; Apr16'18. 1,140

Prospect av (10:2693), sec Home, 84.6x 73.7x133x102, all; Edw M Scudder, 107 E 34, to David Kudik, 1351 Prospect av, & ano; 5yf May1; Mar30; Apr15'18. taxes & c, 1,000 to 1,250

Tinton av, 672-4 (10:2665), all; Clara Ellner to Saml Frank, 906 Eagle av; 3yf Apr 1; Mar14; Apr18'18. 3,700

MORTGAGES.

Borough of Manhattan.

APRIL 12, 13, 15, 16, 17 & 18.

Attorney st, 97-103, see Clinton, 80-2.

Chrystie st, 232-4, see Houston, 119 E.

Clinton st, 80-2 (2:348); also ATTORNEY ST, 97-103; participation agmt in mtg for \$142,000 rec Feb1'18 & agmt as to ext of same for 10yf Aug31'25 at 5%, except the int of \$75,000 which is due Aug31'25; Jan31'18; Apr16'18; Gustav Grossman, 2240 Concourse, Bronx, & ano, trstes will Martin Grossman (own \$67,000) with Gustav Grossman, same address, & ano, trstes for Louisa E Smith under same will (owns prior int of \$75,000). 75,000

Elizabeth st, 184-S, see Spring, 11.

Frankfort st, 12-16, see North William, 1-7.

Hoboken st, 11, see Washington, 466-70.

Houston st, 119 E (2:422), see Chrystie (Nos 232-4), 27x74.3; co-ordinated with pr mtg \$24,000; Mar29; Apr16'18; 3y5½%; Frieda Hart to Adelia C V & Robt A Wimmer, 1072 Park av. 1,000

King st, 22 (2:519); ext of mtg for \$26,000 to May1'23, 5%; Apr10; Apr15'18; West Side Savgs Bank, 110 6 av, with Mangin Holding Co, 336 Delancey. nom

Madison st, 110 (1:276), ss, 473 e Cath, 25x100; pr mtg \$—; Mar2'17; Apr17'18; due Aug1'19 or sooner, 6%; Julius Siedradzki to Fannie Barcinski, 2605 Av D, Bklyn. 1,000

Monroe st, 258 (1:261); ext of mtg for \$22,000 to May5'21, 5½%; Mar14; Apr12'18; Geo G Kip at Morristown, NJ, with Morris Goldberg, 77 W 119 (R S \$11). nom

Mt Morris Park W, 14 (6:1720); ext of mtg for \$12,000 to Apr15'21, 5½%; Apr15; Apr17'18; Ferncliffe Realty Co, 74 Bway, with Olds Holding Corp, 217 Bway (R S \$6). nom

Mt Morris Park W, 14 (6:1720), ws, 75.11 n 121st, 25x100; pr mtg \$12,000; Apr15'18; due & int as per bond; Olds Holding Corp, 217 Bway, to Wm L Rosan, 1036 Intervale av. 7,500

North William st, 1-7 (1:121), nwc Frankfort (Nos 12-16), 85.3 to land N Y & Bklyn Bridge x61.8x103.8x100.4; Mar18; Apr 16'18; 1y6%; Press Publishing Co, 63 Park Row, to Ralph Pulitzer, 17 E 73, et al & Union Trust Co, 80 Bway, trstes will Jos Pulitzer. 450,000

North William st, 1-7, nwc Frankfort (Nos 12-16); certf as to mtg \$450,000; Mar 18; Apr16'18; same to same.

Spring st, 11 (2:492), nec Elizabeth (Nos 184-8), 25.3x95x25x89; PM; Apr17; Apr18'18; 5y5½%; Frank Priolo, 229 Elizabeth, to Mary A Strange, 592 South Bway, Tarrytown, NY. 15,750

Spring st, 302 (2:594), ss, 90 w Hudson, 20x75; ext of mtg for \$5,000 to Apr15'21, 6%; Apr8; Apr15'18; Annie Leyersohn, 1063 E 14, Bklyn, with Jos De Alessandro, 20 Spring, NY (R S \$2.50). nom

Stone st, 6 (1:10), ss, abt 140 e Whitehall, 25x78x24x78; Apr12'18; 5y5½%; Cath, Agnes & Ellen Murphy, all of Bklyn, to Lawyers Title & T Co. 12,000

Tompkins st, 15, see Park av, 1503, Manhattan Conveyances.

Washington st, 466-70 (2:595), ws, 60 s Canal, 70x100; also ½ pt of lot in rear of Hoboken st, No 11 (now Canal st), begins 60 s Canal & 100 w Washington st, runs s 24xw20xw24x20 to beg; Apr16'18; due May 1'21, 6%; Coastwise Realty Co to Clyde McCarroll Mark, 177 South Oxford st, Bklyn. 35,000

Washington st, 466-70; also ½ lot in rear of Hoboken st, 11 (now Canal st); certf as to mtg \$35,000; Apr16'18; same to same.

Washington st, 466-70 (2:595); also ½ pt of lot in rear of Hoboken st, 11 (now Canal st); ext of mtg for \$65,000 to Aug 2'22, 5% & 5½%; Apr16'18; Wm Gasten of Norwich, Chenango Co, NY, with Coastwise Realty Co, 28 North Moore (R S \$32.50). nom

Water st, 243 (1:97); ext of mtg for \$8,000 to Nov1'20, 5½%; Mar19; Apr12'18; John F & Elise S Black with Kath C & Chas W Mead & Mary L Abney (R S \$4). nom

Willett st, 55 (2:338); ext of mtg for \$23,000 to Dec29'20, 5½%; Mar14; Apr12'18; Geo G Kip, at Morristown, NJ, with Rachel, wife Morris Goldberg, 77 W 119 (R S \$11.50). nom

12TH st, 301 E, see 2 av, 192.

12TH st, 348 E (2:453), ss, 99.9 w 1 av, 19.7x68.4; pr mtg \$5,000; Apr12; Apr13'18; installs, \$40 monthly, —; Rosalia Realmuto, individ & admrx Michele Realmuto & as gdn of Giovannino, Filippo & Giuseppe Realmuto, to Pietro Scopelliti, 349 E 12. 1,500

19TH st, 251 W (misc); certf as to chattel mtg to secure 27 notes, total \$4,000; Apr17; Apr18'18; Pioneer Braid Mfg Co to Isaac Blumberg. —

23D st, 124-6 E (3:878), ss, 300 e 4 av, 50 x98.9; PM; Apr11; Apr12'18; 3y5½%; 292 Fifth Ave Corp to Lincoln Trust Co, 204 5 av. 75,000

23D st, 124-6 E (3:878); certf as to mtg \$75,000; Apr11; Apr12'18; same to same. 75,000

24TH st, 536 W (3:695), ss, 300 e 11 av, 25x98.9; sub to 21 year lease; Feb26; Apr 13'18; 3y5%; John B Robinson of Paris, France, & Jas P Eadie, NY, exrs Kath E Moore, to Gertrude Motley, 132 W 79. as part payment of legacy 5,000

24TH st, 606-10 W (3:669), ss, 100 w 11 av, 75x98.9; sub to 21 year lease; Feb26; Apr13'18; 3y5%; John B Robinson of Paris, France, & Jas P Eadie, NY, exrs Kath E Moore, to Gertrude Motley, 132 W 79. as part payment of legacy 25,000

28TH st, 303 W (3:752); leasehold; Dec 19'17; Apr17'18; due Apr1'21 or sooner, 5%; Simon Miller to Sallie A & Julia I O'Hara, 336 W 56. 1,500

37TH st, 232-4 E (3:917), ss, 165 w 2 av, 40x98.9; ext of mtg for \$25,000 to Mar17'21, 5%; Apr4; Apr16'18; Thos B Hidden at Sharon Station, NY, trste will Henrietta A Webb, with Otto Grimmer, of Yonkers, NY (R S \$12.50). nom

37TH st, 327-9 W, see 38th, 310-28 W.

38TH st, 310-28 W (3:761), ss, bet 8 & 9 avs, 250 on 38th xirreg to 37th (Nos 327-9), 50x109.78; deed recorded as mtg as per statement filed & tax of \$200 paid, also recorded in deeds same date; sub to pr mtg \$—; also to a deed of trust; Feb21; Apr16'18; Emma Mann-Vynne of Morristown, NJ, to Equitable Trust Co of N Y, 37 Wall (R S \$185). nom

39TH st, 144 E (3:894), ss, 200 w 3 av, 25x98.9; PM; Apr10; Apr17'18; due Apr1'23, 5%; Sarah C & Eleanor G Hewitt, at Ridgewood Manor, Passaic Co, NJ, to Arthur C James, 39 E 69. 22,500

42D st, 44-54 E, see Madison av, 315.

46TH st, 221 E, see Park av, 1503, Manhattan Conveyances.

56TH st, 2 W, see 5 av, 716.

60TH st, 209 E (5:1415), ns, 135 e 3 av, 20x100.5; PM; Apr16'18; due & int as per bond; Minnie H Cole to Title Guar & T Co. 7,000

61ST st, 50 E (5:1375), ss, 96 w Park av, 19x100.5; PM; Apr15; Apr16'18; 5y or sooner, 5%; Eliphalet L Davis, 249 W 22, to Jerusha A Wright, 50 E 61. 25,000

61ST st, 147 E (5:1396), ns, 101.6 e Lex av, 21x100.5; ext of mtg for \$21,000 to Mar 16'21, 5½%; Apr15; Apr17'18; Bankers Trust Co, trste will Moses G Baldwin, with Eben H P Squire, 2 Grand st, White Plains, NY, exr & Geo B Watts (R S \$10.50). nom

63D st, 403 E (5:1458); ext of two mtgs for \$13,000 & 2,800 to Jan2'21, 5% & 6%; Feb26; Apr12'18; Chas A Robinson, 52 Winter st, Portland, Me, & ano, trstes for Chas A Robinson, will Agnes H Robinson, & Danl Spitzer, 24 Beekman pl, et al with Michael Larsen, 1026 Main st, Hartford, Conn, owner. nom

63D st, 123 W (4:1135), ns, 204.2 w Col av, 18.9x100.5; collateral to secure ext of mtg made by Staten Island & Manhattan Realty Co to Kate A Johnson, dated Feb21'10 on 255 W 85th st; Mar1; Apr13'18; due & int as per bond; Chas J Bulkeley to Wm B Isham, 21 E 63, supplemental for 16,000

65TH st, 218-20 W (4:1156), ss, 250 w Ams av, 50x100.5; pr mtg \$—; Apr10; Apr16'18; 5y5½%; Rose Weber, 306 W 100, to Jos J Antony, 211 W 75. 3,500

70TH st, 221 E (5:1425); ext of mtg for \$19,000 to Apr1'22, 5%; Apr8; Apr12'18; Trustees of the Home for the Aged of the Church of the Holy Communion at St Johnsland, LI, with Bertha Kahn, 421 E 82 (R S \$9.50). nom

76TH st, 426 E (5:1740), ss, 250 w Av A, 25x102.2; pr mtg \$13,500; Apr8; Apr16'18; due Nov1'21 or sooner, 6%; Sarah wife of & Saml Goldberg, to Goldie Isaacson, 433 E 72. 1,700

76TH st, 147 W (4:1148), ns, 450 w Col av, 20x102.2; Apr15; Apr16'18; 3y5½%; Kath G McCarton, 138 W 75, to Lottie E Grady, 302 W 86, trste Wm Scott. 15,000

76TH st, 149 W (4:1148), ns, 470 w Col av, 19x102.2; Apr16; Apr17'18; due May1'20, 6%; Emma Bartholomew, of East Orange, NJ, to Cora H Hopkins, 320 Arch st, Sunbury, Pa. 2,000

78TH st, 122 E (5:1412), ss, 242 e Park av, 35x102.2; equal lien with 2 pr mtgs \$40,000 & \$10,000 respectively; Apr15; Apr 17'18; due & int as per bond; Ethel M Goodridge to Title Guar & T Co. 2,000

86TH st, 222-4 E (5:1531), ss, 266 e 3 av, 34x102.2; pr mtg \$7,000; Apr11; Apr16'18; due Jan1'20, 5%; Jos Murray to Carl W E Burkhardt, 2977 Perry av, Bronx. 2,000

87TH st, 514 E (5:1583), ss, 207 e Av A, 18x62.2x18x62.4; Apr15'18; 4y5%; Geo Blumler, 820 E 87, to Jacob Bischoff, 446 E 89. 5,000

88TH st, 120 E (5:1516); ext of mtg for \$22,000 to Mar11'21, 5½%; Mar9; Apr15'18; Union Trust Co of N Y with Julian Realty Co (R S \$11). nom

89TH st, 536-8 E; subject to mtg \$24,000, together with \$1,000 in cash or certified check to be held by Chas W Kirchhof, individ; also a mtg for \$22,000 covering 1323 Clinton av, to be held by Grover C Kirchhof; also EAGLE AV (10:2620), s wc 163d (No 586), 100x37.5; sub to mtg 30,000, to be held by Hulda Seaman, individ; also UNION AV (10:2678), nec 163d, 33.10x106; sub to mtg \$30,000; also ELM AV, 43, nec Ely st, Mt Vernon, NY; subject to mtg \$6,000, to be held by C Arthur Kirchhof; partition agmt; May25'15; Apr 12'18 Chas W Kirchhof & ano, exrs Wm Kirchhof, with Chas W Kirchhof, 1613 Plymouth av, Bronx; C Arthur Kirchhof, 43 Elm av, Mt Vernon, NY; Grover C Kirchhof, Crestwood, Yonkers, N Y, & Hulda Seaman, 467 King av, City Island, NY, as heirs said Wm Kirchhof. nom

91ST st, 76 E (5:1502), ss, 82.2 w Park av, 19.8x100.8; PM; Apr12'18; due Nov1'23 or sooner, 5%; Markwin Realty Corp, 29 W 42, to National Academy of Design, 145 W 109. 15,000

92D st, 320-2 E (5:1554); ext of mtg for \$39,000 to June30'21 or sooner, 5%; Apr1; Apr17'18; Carrie R Heiden, 981 Mad av, with Hyman Goldberg, N Y, & Annie Garner, of Harrisburg, Pa, & Nathan Schles-sel, 131 W 112 (R S \$19.50). nom

97TH st, 300 W, see West End av, 759.

101ST st, 421-5 E (6:1695), ns, 320 e 1 av, 75x100.11; PM; pr mtg \$11,000; Apr1; Apr17'18; 6y or sooner, 6 & 5%; Krikor Chibouk, of Mt Vernon, NY, to Amalie H Q Millholland, at Fishkill Village, NY, et al. 15,000

101ST st, 421-5 E; ext of mtg for \$11,000 to Apr1'24, 5%; Feb11; Apr17'18; Jas W Brice, at Sound Beach, Conn, with Amalie H Q Millholland, at Fishkill Village, NY, et al (R S \$5.50). nom

101ST st, 328 W (7:1839); ext of mtg for \$18,000 to Apr5'23, 6%; Apr5; Apr15'18; May B Shera with Mary E Miller & Helen J Robinson, both at 328 W 101 (R S \$9). nom

103D st, 131 W (7:1858), ns, 243.9 w Col av, 18.9x100.11; PM; pr mtg \$13,500; Apr1; Apr18'18; due Nov15'19, 6%; Nellie E Sinclair to Jas H Cruikshank, at Freeport, LI. 1,800

106TH st, 338 E, see Park av, 1503, Manhattan Conveyances.

117TH st, 236-8 E (6:1666), ss, 185 w 2 av, runs s—xe—xs— to cl blk xv50xn—xe —xn— to st xe50 to beg; building loan; pr mtg \$8,750; Apr13; Apr16'18; due June15'18, 6%; Victoria Garage, Inc, to 135 Broadway Holding Corp at 135 Bway. 4,250

117TH st, 236-8 E; certf as to mtg \$4,250; Apr13; Apr16'18; same to same.

117TH st, 236-8 E; sobrn of mtg for \$2,000 to mtg \$4,250; Apr13; Apr16'18; Carmine Emanuele, 520 E 118, mtgee, with same. nom

118TH st, 235-7 E (6:1783), ns, 195 w 2 av, 36x100.10; PM; pr mtg \$—; Apr17; Apr18'18; due Apr1'20, 6%; Weisel Realty Co to Wm M Reed, 325 Pelhamdale av, Pelham, NY. 2,000

119TH st, 130 W (7:1903), ss, 365 e 7 av, 20x100.11; PM; Apr2; Apr18'18; due Apr17'23, 5%; Fannie Rosenberg, 303 E 5, to Myra Van Tassel Kerr, 130 W 119. 6,000

120TH st, 330-6 E (6:1796); 2 exts of mtgs for \$21,000 each to Mar1'21, 5½%; Mar1; Apr17'18; Lawyers Title & T Co with Jesse Oppenheim & ano, individ et al, exrs Manuel Oppenheim & Rachel Hyman et al, individ & exrs & Gerson Hyman (R S \$10.50 on each). nom

121ST st, 219-21 E, see Park av, 1503, Manhattan Conveyances.

122D st, 210 E (6:1786), ss, 130 e 3 av, 25x100.11; certf as to payment of an int of \$4,000 on a/c of mtg for \$16,000, rec May1'22; Mar5; Apr13'18; Jas R Roosevelt to McGlade Building Co. —

122D st, 331 E, see Park av, 1503, Manhattan Conveyances.

123D st, 170-4 E (6:1771), ss, 186.1 w 3 av, runs s89.4xe18.6xs24.2xw33.4xsw38.9x 100.10xw41.11 to st xe68.11 to beg; PM; pr mtg \$20,000; Apr16; Apr17'18; 3y6%; Jos & Adolph Deutsch to Christopher J Chapman, 130 E 124. 2,000

123D st, 354-64 E (6:1799), ss, 82.2 w 1 av, runs s86xe2.2xsl4.10xw95xsl100.11 to st xe92.10 to beg; pr mtg \$62,000; Apr15'18; installs, 6%; Gussie Raynes & Yetta Herskowitz, both of Bronx, to Philip Rothenberg, 140 W 25, & ano. 6,000

124TH st, 243 E (6:1789), ns, 127 w 2 av, 20x100.10; PM; Apr12; Apr13'18; due & int as per bond; Max Sommer to Bond & Mtg Guarantee Co, 175 Remsen st, Bklyn. 4,000

125TH st, 131-3 E (6:1777), ns, 25 e 45 w Lex av, 2 lots, each 20x99.11, 2 mtgs, each \$4,000; Apr11; Apr12'18; 3y or sooner, 5½%; Wilton Holding Corp to N Y Title & Mtg Co. total 8,000

128TH st, 131-3 E; two certfs as to two mtgs \$4,000 each; Apr11; Apr12'18; same to same.

130TH st, 143 W (7:1915), ns, 258.4 e 7 av, 16.8x99.11; PM; Apr17; Apr18'18; due July17'19 or sooner, 6%; Wm E Reed to L Hurd Sanford, 597 Madison, Bklyn. 1,114.27

132D st, 275 W (7:1938), ns, 150 e 8 av, 15x99.11; Apr9; Apr17'17; due May1'21, 6%; Harry C Burdick, of Claremont, Va, to Metropolitan Life Ins Co. 3,500

133D st, 18 W (6:1730), ss, 260 w 5 av, 18.9x99.11, pr mtg \$5,350; also 133D ST, 20 W (6:1730), ss, 278.9 w 5 av, 18.9x99.11, pr mtg \$8,000; PM; Apr15; Apr17'18; 4y or sooner, 6%; McDonough Memorial Hospital Assn, 215 W 133, to Josephine H Jenny, 860 E 165. 4,000

133D st, 20 W, see 133d, 18 W.

133D st, 312 W (7:1958), ss, 150 w 8 av, 25x99.11; PM; Apr1; Apr16'18; 3y½%; Chas E Haskell of Orange, NJ, to Commonwealth Savings Bank, 2007 Ams av. 12,000

134TH st, 516 W (7:1987), ss, 350 w Ams av, 43x99.11; ext of mtg for \$36,000 to Jan 9'23, 5½%; Apr16; Apr17'18; Robt W Candler, as agent & trste will Isaac Bell, Jr, with Harry Horwitz, 720 Riverside dr, nom

135TH st, 258 W (7:1940), ss, 506.6 w 7 av, runs s99.11xw18.6xnn99.11 to st xw(?) PM; 18.6 to beg (error, two west courses); PM; pr mtg \$4,000; Apr12; Apr15'18; installs \$150 quarterly, 6%; Elias H Lang, 258 W 135, to Wm Goldstone, 2 W 89. 1,750

136TH st, 120 W (7:1920), ss, 225.6 w Lenox av, 14.6x99.11; PM; Apr15'18; due May1'23, 5½ & 5%; Jos H Moss to Rutherford Realty Co, 34 Nassau. 4,500

136TH st, 120 W (7:1920), ss, 225.6 w Lenox av, 14.6x99.11; Apr15; Apr17'18; installs, \$25 weekly, 5%; Jos H Moss to Harry Levene, 37 2 av. 1,700

139TH st, 130 W (7:2007), ss, 256 e 7 av, 26x99.11; Apr16'18; 3y½% with 3y ext; Equality Constn Co, 120 Bway, to Frances E Gribben, 2081 Bathgate av, Bronx. 15,000

139TH st, 130 W; certf as to mtg \$15,000; Apr16'18; same to same.

142D st, 66 W (6:1739), ss, 150 e Lenox av, 25x99.11; PM; Mar29; Apr16'18; due Apr 1'23, 5%; Kath L Minifie of Bronx, to Edw F Nicholas, 894 Argyle rd, Bklyn. 7,500

143D st, 309 W (7:2044), ns, 150 w 8 av, 25x99.11; PM; Apr15'18; due & int as per bond; Isidor Abraham, 8 W 103, to Title Guar & T Co. 7,000

143D st, 510 W (7:2074), ss, 418.9 e Bway, 18.9x99.11; PM; pr mtg \$—; Apr10; Apr12'18; due Dec31'19, 5½%; Margt C McNicol, 118 23d, Elmhurst, B of Q, to Eugene F McGirr, 264 W 34, NY, & ano, exrs, &c, Bernard Campbell. 1,500

145TH st, 312 W (7:2044); ext of mtg for \$15,500 to Apr1'19, 5½%; Apr1; Apr13'18; Seymour Schlusell, exr Alex Schlusell, with Athens Realty Co, at Times Bldg, Times Sq, NY. nom

148TH st, 405 W (7:2063), —; Jan29; Apr16'18; due Oct29'20, 6%; Wm H Beers at Wilton, Conn, to Louis Gilbert, 63 W 46. 2,000

148TH st, 622-30 W, see Riverside dr, sec 148.

159TH st, 534 W (8:2117); ext of mtg for \$12,500 to Apr22'21, 4½%; Apr5; Apr12'18; J Arnold Grobli, 307 W 4, with Edw O A Glokner, 2210 University av (R S 6.25). nom

159TH st, 536 W (8:2117); ext of mtg for \$12,500 to Apr22'21, 4½%; Apr5; Apr12'18; Alphonse H Kursheedt, 12 W 44, & ano, trstes will Fredk A Kursheedt, with Edw O A Glokner, 2210 University av, Bronx (R S 6.25). nom

179TH st W, see Pinhurst av, see Pinehurst av, 31-7.

191ST st, 609 W, see Wadsworth av, 367.

Av A, 1527 (5:1560), ws, 34.2 s 81st, 17x 70; pr mtg \$7,500; Apr2; Apr12'18; 2y or sooner, 6%; Leopold Einhorn to Stephan Kaldrovics, 1520 Av A. 1,000

Av D, 12-16 (2:357); ext of mtg for \$28,000 to July1'21, 5%; Apr12; Apr17'18; Simon Silverman, 1308 Boston rd, with Mary G Richardson, 17 W 74, & Wm C Orr, 16 E 92, as trstes Cath A Stevens (R S \$14). nom

Amsterdam av, 1770 (7:2079); ext of mtg for \$12,000 to Mar1'21, 5%; Mar14; Apr15'18; U S Trust Co of NY & ano, trstes will Caroline F Butterfield, with Ella C Cammann (R S \$6). nom

Broadway (3:847), es, 44.7 n 18th, 21x 91.4x20.6x84.10; ext of mtg for \$20,000, to Mar31'22, 5½%; Mar27; Apr12'18; Iola B Moore, of Plainfield, NJ, & ano, with Dikran B Donchian & Donchian Realty Corp, NY. nom

Central Park W, 300 (4:1204); ext of mtg for \$275,000, \$50,000 additional to be advanced if bldgs alterations are satisfactorily, &c, to May29'27, 5½%; Apr15; Apr18'18; Lawyers Title & T Co with Mary A Bollmann, 239 W 45 (R S \$162.50). nom

Edgecombe av, 102 (7:2042), es, 18 n 139th, 17x80; PM; Apr15'18; 3y½%; Olds Holding Corp, to Universal Savgs Bank, 87 Liberty. 9,000

Lexington av, 562 (5:1305), ws, 49 n 50th, 20x80; Apr1; Apr15'18; due & int as per bond; Annie, wife Behrend Wintjen, of Rockville Centre, LI, to Guardian Life Ins Co of America, 50 Union sq. 5,000

Madison av, 315 (5:1276), sec 42d (Nos 44-54) runs e118.6x74xw18.6x5.2xw5xnn52.6xw95 to av x25.9 to beg; ½ pts; bto 3 pr mtgs on whole for \$225,000 aggregate, & 3 pr mtgs \$68,000 aggregate on ½ pts; Apr16; Apr17'18; due & int as per bond; Archibald M Maclay, exr & trste Geo W Watson, decd, & Marguerite K G Watson & Warren M Watson & Ella L, his wife, to Georgie Maclay, 358 5 av. 20,000

Madison av, 1641-3 (6:1615), es, 50.11 n 109th, 50x100; pr mtg \$45,000; Apr10; Apr 18'18; 3y6%; Lewis Samuels to Herman Kraus, 14 W 94. 5,000

Park av, 1503, see Park av, 1503, Manhattan Conveyances.

Pinhurst av, 31-7 (8:2177), sec 179th, 100x100.11; participation agmt in prior int of \$125,000 in mtg for \$145,000 recorded Sept27'11; Oct16'14; Apr18'18; N Y Life Ins Co (owns \$100,000) with N Y Mtg & Security Co (owns \$25,000). nom

Riverside dr (7:2094), sec 148th (Nos 622-30), 99.11x105; ext of mtg for \$340,000 to Mar1'21, 5½%; Apr4; Apr12'18; Mechanicville Associates, Inc, with Metropolitan Life Ins Co (Chas M Rosenthal, 670 West End av, holder of mtg for \$45,000, consents to same) (R S \$170). nom

Riverside dr, 865 (8:2135), ws, 130.8 n on curve from cl 159th, if extended, 24.9x59.11 x20.5x70.3; PM; pr mtg \$7,500; Apr12'18; due Oct1'19, or sooner, 6%; Minnie Shenk to Cherry-Scott Corp, 135 Bway. 2,500

Wadsworth av, 367 (8:2169), nec 191st (No 609), 101.4x35.11x100x50; PM; pr mtg \$49,000; Apr15; Apr16'18; 2y6%; Bessie Maguire, 165 Jersey av, Port Jervis, NY, to Peter E Maguire, 1070 Walton av, Bronx. 2,000

West End av, 759 (7:1887), swc 97th (No 300), 25.2x34; Apr17'18; due & int as per bond; Ella F Remington (Fitch), of Irvington-on-Hudson, NY, to Title Guar & T Co. 5,000

1ST av, 1853 (5:1558), ws, 25.8 s 96th, 25 x80; Apr12'18; due & int as per bond; Louis A, Richd A & John F Zerega as trstes of John F Zerega, to Title Guar & T Co. 2,500

2D av, 192 (2:454), nec 12th (No 301), 17.3x78; PM; Apr17; Apr18'18; 3y6%; Anna E Smith, 349 W 122, to Minnie Stoffreg, 124 4 av. 4,000

2D av, 2242 (6:1687), es, 20.10 n 115th, 20 x80; pr mtg \$8,100; Apr9; Apr13'18; 3y6%; Benj Silverman to Jacob Eisenberg, 52 Siegel st, Bklyn. 2,750

2D av, 2246, see 2 av, 2252-4.

2D av, 2252-4 (6:1687), es, 40.10 s 116th, 40x80, pr mtg \$9,000; also 2D AV, 2246 (6:1687), es, 60.10 n 115th, 20x80; also TRINITY AV (Bronx), es, 416.8 n 161st, 16.8x100; Apr17; Apr18'18; 1y6%; Martha Schmor, 922 Trinity av, to Millie B Blumberg, 112 W 72. 2,000

5TH av, 716; also 56TH ST, 2 W (5:1271); ½ RT&I in leasehold; Aug31'16; Apr12'18; monthly installs, 5%; Chas W Schumann at Sherman Sq Hotel, Bway & 71st, to Emma Schumann, individ, 29 W 88, & Emma Schumahn & Clarence G Galston, 49 Wall, trstes will Geo H Schumann; 64 notes, total \$19,102.13 & 50 notes, total 14,325.56

8TH av, 191-3 (3:743), ws, 128.6 n 19th, 34.4x80; sub to 21 year lease; Feb26; Apr13'18; 3y5%; John B Robinson of Paris, France & Jas P Eadie of N Y, exrs Kath E Moore, to Georgiana W Storer, at Wells-ville, NY, as part payment of legacy 14,000

9TH av, 221-3 (3:721), ws, abt 25 s 24th, 49.4x100; sub to 21 year lease; Feb26; Apr 13'18; 3y5%; John B Robinson of Paris, France, & Jas P Eadie, exrs Kath E Moore, to Georgiana W Storer at Wellsville, NY, part payment of legacy 16,000

9TH av, 732 (4:1040), es, 91.4 n 49th, runs e100xn19.5xnn23.5x83.6xw— to av xs 20.6 to beg; Apr16; Apr17'18; due & int as per bond; Jacob Senger, individ & extrx Anna M Senger, to Title Guar & T Co. 8,000

11TH av, 434 (3:707), es, 24.9 s 36th, 24.8 x100; pr mtg \$8,000; Mar28; Apr12'18; due & int as per bond; Chas Shortmeier, 262 W 31, & Geo Shortmeier, 108 W 73, to Mabel R Bauerdorf, 420 West End av. 3,500

Lot (8:2247), begins 100 n Dyckman & 225 w Prescott av, runs n100xw25xs100xe 25 to beg; ext of mtg for \$2,500 to Mar15 '21, 5½%; Mar19; Apr18'18; Anna Tamagno, 12 Bolton rd, with Benj Goldman, 790 Putnam av, Bklyn (R S \$1.25). nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certificate (misc) as to trust mtg \$700,000; Apr1; Apr18'18; Seaboard Steel & Manganes Corp, to Guaranty Trust Co of NY as trste.

Chattel mtg (misc); certf as to mtg \$—; Apr10; Apr17'18; Birch Paper Corp, to Luther M Rankin.

Rockaway Beach, B of Q (misc); certf as to mtg \$6,000; Mar16; Apr18'18; Delta Holding Corp, to Wm L Rosan.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

APRIL 12, 13, 15, 16, 17 & 18.

Clinton st, 80-2 (2:348); also ATTORNEY ST, 97-103; Gustav Grossman to Anna C Grossman, both at 82 Hillcrest av, Park Hill, Yonkers, NY; (A) F W Hottenroth, 261 Bway (½ pt of \$142,000, Feb1'18); Apr 18'18. nom

Clinton st, 80-2; also ATTORNEY ST, 97-103; same & ano, trstes will Martin Grossman, to Gustav Grossman, 2240 Grand blvd & concourse, Bronx, & ano; (A) same (same mtg); Apr18'18. int of \$22,000

Dyckman st (8:2246), ss, 100 e B st, 150x 141.5x—x156.10; Kabee Realty Co, 55 Liberty, to Geo W Perkins, 76 Park av; (A) Thos Fahey, 99 Nassau (\$10,000, Oct31'11); Apr12'18. nom

Hancock pl, 4 (7:1950) or Manhattan st; Chas May, 5 E 84, to Helen Wyatt, 106 E 85; (A) Young, S & R, 264 Main st, New Rochelle, NY (\$3,000, Apr13'12); Apr16'18. nom

Hancock pl, 4; Helen Wyatt, 106 E 85, to Howard Ives, 42 W 35, exr Eliz T Watson; (A) same (same mtg); Apr16'18. 3,317.86

Mt Morris Pk W, 14 (6:1720); Ferncliffe Realty Co, 74 Bway, to Universal Savgs Bank, 87 Liberty; (A) N Y Title & Mtg Co (\$12,000, Mar14'18); Apr16'18. 12,000

STH st, 43 W (2:572); Title Guar & T Co to August W Cordes at Fort Lee, NJ, & ano, trstes will Wm B Franke; (A) Title Guar & T Co (\$11,000, Apr8'18); Apr15'18. 11,000

19TH st, 231 W (3:769); American Mtg Co to Amy A Sands; (A) Middlebrook & Borland, 46 Cedar (\$20,000, July16'09); Apr 16'18. nom

19TH st, 425 W (3:717); Simon B Shoninger et al, trstes for Hattie Moses, will Bernard Shoninger, to Lawyers Mtg Co (\$7,500, Jan18'10); Apr15'18. 5,500

21ST st, 4 W (3:822); Harold K & Edw H Mount, of Brooklyn, to Edmund L Munson, 139 Washington pl, & ano; (A) Steiner & Petersen, 309 Bway (\$22,000, Jan29'18); Apr17'18. nom

21ST st, 4 W; Edmund L Munson & ano to Commercial Exchange Bank, 330 Bowery; (A) same (\$22,000, Jan29'18); Apr17'18. nom

25TH st, 11 W (3:827); Alvin C Cass, 63 Ft Green pl, Bklyn, & ano, to Kalman Ginsberg, 25 Evergreen av, Bloomfield, NJ; (A) Louis Meisel, 41 Maiden la (\$—, Aug 2'12); Apr13'18. 6,000

45TH st, 226 E (5:1318); First Universal Mission Society of City N Y to Lawyers Mtg Co (\$18,000, Apr6'08); Apr18'18. 14,000

46TH st, 45 W (5:1262); Title Guar & T Co to Geo H Allen, 41 W 56; (A) Sullivan & C, 49 Wall (\$20,000, May21'13); Apr18'18. 20,000

46TH st, 45 W; Geo H Allen to Bankers Trust Co, 16 Wall; (A) same (same mtg); Apr18'18. 20,000

47TH st, 109 W (4:1000); Sarah Bacharach et al, individ & exrs Herrman Bacharach, to City Real Estate Co, 176 Bway; (A) Title Guar & T Co (\$45,000, Apr16'13); Apr 18'18. a prior int of 23,000

59TH st, 206 E (5:1332); Geo B Vanderpoel, exr & trste Jacob Vanderpoel, to Title Guar & T Co (\$25,000, July3'06); Apr12'18. 25,000

59TH st, 206 E (5:1332); Title Guar & T Co to Edwin A Ely, 47 W 57; (A) Title Guar & T Co (\$25,000, July3'06); Apr17'18. 15,000

60TH st, 209 E (5:1415); Title Guar & T Co to City Real Estate Co, 176 Bway; (A) Title Guar & T Co (\$10,000, Sept30'04); Apr 16'18. nom

74TH st, 221 E (5:1429); David Karlen, admr Saml Karlen, decd, to Susanna C Galle, 808 N George st, Rome, NY, extrx Saml Galle; (A) Engelhard, P P & S, 111 Bway (\$11,000, May8, 1893); Apr12'18. nom

75TH st, 509 E (5:1487); Ida Campion et al to Louis & Mary Benes, 43 Wilson av, Astoria, B of Q; (A) Title Guar & T Co (\$9,800, Feb10'09); Apr17'18. 8,000

78TH st, 122 E (5:1412); Melville J Scholle & ano, trstes will Jacob Scholle, to Title Guar & T Co (two mtgs, \$40,000, Apr 10'15, & \$10,000, Dec14'16); Apr17'18. 50,000

89TH st E (5:1500), ss, 100 e Mad av, 32.6x100.8; Geo H Allen to Bankers Trust Co, 16 Wall; (A) Sullivan & C, 49 Wall (\$34,000, Nov10'10); Apr18'18. 28,000

100TH st, 158 E (6:1627); Lincoln Trust Co, 204 5 av, to 292 5th Av Corp, at 292 5 av; (A) Wescher & Kohn, 42 Bway (\$9,000, Dec17'17); Apr12'18. 9,000

103D st, 105-7 E (6:1631); Abr Sonken to Max Sonken, 1608 Mad av; (A) Chas Eno, 51 Chambers (\$5,750 (due \$3,000), Nov12 '14); Apr15'18. nom

103D st, 227 E (6:1653); Jefferson Bank & Jos D Goldstein to Reba V B Cohen, 66 E 125; (A) J M Cohen, 1913 2 av (\$6,000, Dec6'05); Apr12'18. nom

103D st, 131 W (7:1853); Jas H Cruikshank to Leo Lewek, 126 5 av; (A) Otterbourg, S & H, 200 5 av (\$1,800, Apr18'18); Apr18'18. O C & 100

110TH st, 232 E (6:1659); Edw A Harmon to Kath Joos, 2108 1 av; (A) Edw A Harmon, 415 E 157 (all RT&I in \$10,000, Dec23'09); Apr12'18. 5,000

111TH st W (6:1595), ns, 160 w 5 av, 30x 100.11; Lawyers Mtg Co to Paul Klau, 680 West End av; (A) same (same mtg); Apr 18'18. 23,000

111TH st W (6:1595), ns, 160 w 5 av, 30x 100.11; Lawyers Title & T Co to Lawyers Mtg Co; (A) Feiner & Maass, 100 Bway (\$25,000, Apr2'08); Apr18'18. 23,000

121ST st, 453 E (6:1809); Lawyers Mtg Co to John C Robinson at Teaneck, NJ; (A) Lawyers Mtg Co (\$35,000, Mar2'09); Apr18'18. 3,000

122D st, 208 E (6:1786); Guaranteed Mtg Co of N Y, 200 Bway, to John C Barron at Haworth, NJ, as committee Carlyle N Barron; (A) Manhattan Mtg Co, 200 Bway (\$12,500, Mar6'18); Apr15'18. 12,500

136TH st, 120 W (7:1920); Harry Levene, 37 2 av, to Morris H Westin & Louis H Steinhart, firm Westin & Steinhart, 65 4 av (\$1,700, Apr17'18); Apr17'18. nom

146TH st, 514-20 W (7:2077); College Holding Co to Jacob R Schiff, 18 E 120; (A) Morrison & Schiff, 320 Bway (\$2,333.33, Apr2'18); Apr12'18. 100

146TH st, 522-4 W (7:2077); College Holding Co to Jacob R Schiff, 18 E 120; (A) Morrison & Schiff, 320 Bway (\$1,166.67, Apr2'18); Apr12'18. 100

160TH st, 656-60 W (8:2136); Van Dyck Estate to Lawyers Mtg Co; (A) Title Guar & T Co (\$60,000, Mar30'18); Apr18'18. 60,000

164TH st W (8:2111), ns, 169.7 w Edgecombe rd, 25x139.6x25.2x136.1; Bedell H Harned to Reba V B Cohen, of Rye, NY; (A) Meehan & Harlam, 115 Bway (\$22,000, May17'04); Apr12'18. 18,000

174TH st W (8:2131 & 2177), ns, 100 e St Nicholas av, 100x89.8; also PINEHURST AV, nec 178th, plot 10, map 1338 of Ft Washington & Buena Vista Syndicates; also HAVEN AV (now NORTHERN AV), nec 180th, lot 23, same map; also PINEHURST AV, nec 180th, lot 6, same map; Julia

Karno, of Bound Brook, NJ, to Rose Ash, 316 W 103; (A) Julia Karno, at Bound Brook, NJ (\$77,964.96, July31'13); Apr13'18. nom

Av D, 16 (2:357); also 3D ST, 342 E; Saml & Isidore Deutsch, 69 Av A, to Jennit Roth, 2116 Crotona Pkwy; (A) Isidore Lowenbraun, 116 Nassau (\$6,000, Apr22'14); Apr17'18. 4,200

Columbus av (4:1203), nec 89th, 75x58; Jacob Frankenthaler, 203 W 81, to Advance Mtg Co, 115 Bway; (A) Lewis S Marx, 42 Bway (\$6,000, Oct26'15); Apr17'18. 100

Lexington av, 41 (3:880), nec 24th (No 137); American Mtg Co to Amy A Sands; (A) Middlebrook & Borland, 46 Cedar (\$10,000, June30'09); Apr16'18. nom

Lexington av, 1328-38 (5:1517); also 89TH ST, 120 E; Frank A McQuade et al to Bowery Savgs Bank, 128 Bowery; (A) Cadwalader, W & T, 40 Wall (\$90,000, now \$65,000, Dec3'12); Apr16'18. 65,000

Pinchurst av (8:2177), sec 179th, 100x 100.11; N Y Title & Mtg Co et al to Isaac Mendelson, 225 W 86 or 44 E 23 (an int of \$25,000 in prior int of \$125,000 in mtg for \$145,000, Sept27'11); Apr18'18. O C & 100

St Nicholas av (8:2133), nec 176th, 99.11 x100; Edgar N Sidman, 640 West End av, to Anna W Smith, 25 W 47; (A) Fletcher, McC & B, 128 Bway (\$19,500, Nov12'13); Apr16'18. O C & 100

1ST av, 1554 (5:1560); Wilson M Powell, exr Maria L Moore, to Caroline A Middlebrook, 115 E 53; (A) Wilson M Powell, 7 Wall (\$14,000, Mar21'07); Apr18'18. 13,500

2D av, 1947 (6:1650); Bennett J & Edw J King, trstes for Sarah King, will Edw J King, to Title Guar & T Co (\$16,000, Mar 31'05); Apr12'18. 13,000

8TH av, 764-6 (4:1018), sec 47th (No 266 W), 50.5x100; Ferdinand Alexander of Bklyn to E W K Holding Corp, 328 E 25; (A) David Blitzer, 149 Bway (\$15,000, Oct24 '11); Apr15'18. 15,000

SATISFIED MORTGAGES.
The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.
APRIL 12, 13, 15, 16, 17 & 18.

Broome st, 387 (2:471); Alessandro & Concetta delli Paoli to Jos Yeska, 155 Riverside dr; (A) Max Altmayer, 290 Bway; Oct27'09; Apr15'18. 17,000

Broome st, 387 (2:471); Dominick & Antonetta Alvino to Jos Yeska, 155 Riverside dr; (A) Max Altmayer, 290 Bway; June22 '15; Apr15'18. 3,000

Frankfort st (1:121), nwc North William, 35.7x85.3x73.5x100; New York Press Club, 116 Nassau, to Equitable Trust Co of N Y; (A) Murray, Prentice & H, 37 Wall; Mar11 '01; Apr15'18. 25,000

Houston st, 51 E (2:509); Wm & Minnie Fisher, 1200 Mad av, to Gussie Pollak, 1854 7 av; (A) Mrs G Pollak, 1854 7 av; Mar5'12; Apr12'18. 2,000

Ludlow st, 158 (2:411); Klara Josephson to Wilhelmina K Gronholz, 213 S 9, Bklyn; (A) Adolph Waxenbaum, 124 Stanton; Sept 10'12; Apr15'18. 1,800

Stone st, 6 (1:10); Eliza A & Nicholas Murphy to Rhode Island Hospital Trust Co, Providence, RI; (A) Hy De Peyster, 31 Pine; Apr7, 1893; Apr15'18. 12,000

Suffolk st, 135 (2:354); Jos L & Bella Green, 101 W 112, & Yetta Kurtz, 931 Fox, Bronx, to Simon Shapiro, 720 Riverside dr; (A) David I Shapiro, 150 Essex; Dec2'12; Apr18'18. 3,500

Washington st (2:602), nwc Leroy, 75x 306.3x75x111.5; Flora MacD Potter, Kantonah, NY, to the Farmers Loan & Trust Co, 16 Wm; (A) Geller, R & H, 22 Exch pl; Nov11'10; Apr18'18. 5,000

Water st, 96-98 (1:31); John & Alida R Pettit, West Orange, NJ, to Isaac H Cary, trste estate of Maria M Hastings; (A) Edw H Litchfield, 44 Wall; May18, 1894; Apr18'18. 110,000

6TH st, 623 E (2:389); Jos Frankenthaler to Martha J Eising, Lawrence, LI, & Morris Joseph, 170 W 73; (A) Title Guar & T Co, 176 Bway; June1, 1897; Apr16'18. 11,000

14TH st, 524 E (2:407); Crompond Realty Co, 320 Bway, to Francis B Chedsey, Yorktown, NY; (A) F B Chedsey, 320 Bway; Oct15'15; Apr21'18. 6,000

20TH st, 221 W (3:790); Jas E & Agnes Mitchell et al, 322 W 24, to Julia I O'Hara, 336 W 56; (A) Arrowsmith & D, 261 Bway; Oct6'15; Apr16'18. 3,000

33D st E (3:914), ns, 250.8 & 3 av, 39.8x 99.6; Geo Tomes to Jos Gluck; (A) Mannheim & M, 302 Bway; June28'05; Apr16'18. 9,000

34TH st, 56 E (3:863); Lilian Brackett, 3 W 30, to John D Peabody, 224 Mad av; (A) Montgomery & Peabody, 2 Wall; Oct 6'15; Apr13'18. 2,000

50TH st E (5:1304), ss, 300 w 3 av, 20x 100.5; Bible Teachers' Training School, 541 Lex av, to Columbia Trust Co, 60 Bway; (A) Title Guar & T Co; Jan12'14; Apr15'18. 14,000

51ST st, 311 E (5:1344); Bella Stiefel to Lawyers Title & T Co, 160 Bway, surviving trste will of Abr Scholle; (A) Cohen Bros, 64 Wall; Mar1, 1893; Apr15'18. 8,000

72D st E (5:1407), ns, 22 E Park av, 20x 102.2; Emma Goldsmith to Hebrew Orphan Asylum of City N Y; (A) Isaacs ———; Mar10, 1898; Apr17'18. 14,000

76TH st, 426 E (5:1470); Saml & Sadie Goldberg to Sarah Goldberg; (A) Lewis S Marx, 128 Bway; May31'10; Apr16'18. 3,000

76TH st W (4:1148), ns, 470 w Col av, 19x102.2; Eleanor P wife Wellesley W Gage to Emma Bartholomew, 163 Glenwood av, East Orange, NJ; (A) Thos J Sanson, 56 Wall; Nov29'10; Apr18'18. 22,000

80TH st E (5:1509), ns, 358.4 w 3 av, 16.8 x100; Hub Realty Co to Amanda Chase, 740 West End av; (A) S A Lowenstein, 132 Nassau; Dec8'07; Apr17'18. 10,000

87TH st (5:1583), ss, 270 e Av A, 18x62.4; Addie & Nathaniel T Hawkins to the Guardian Life Ins Co of America; (A) Lawyers T & T Co; Apr15, 1884; Apr18'18. 6,000

113TH st, 39 W (6:1597); Gussie Besner, 19 E 108, to Annie Peyser, on premises; (A) M B Gluck, 261 Bway; Mar20'17; Apr 17'18. 750

119TH st W (6:1718), ns, 85 e Lenox av, 18x100.11; Emil Neufeld to Fanny Neufeld, 91 W 119; (A) Title Guar & T Co; Apr18'06; Apr16'18. 4,000

121ST st E (6:1797), ss, 220 w 1 av, 30x 100.11; Abe & Wolf Hertzfeld to Chas A Davidson, admr of Sarah Davidson, ———; (A) Lachman & G, 35 Nassau; May11'05; Apr15'18. 3,500

132D st E (6:1757); Louis Levin to Michl H Marks; (A) John P Schuchman, 206 Bway; July2'06; Apr17'18. 3,450

132D st, 5 E (6:1757); Wm Bailly to Yorkville Bank; (A) Haber, D & H, 302 Bway; Mar30'05; Apr17'18. 5,750

132D st W (7:1938), ns, 150 e 8 av, 15x 99.11; Malcolm M & Rose A Hayward to Harry C Burdick, 310 W 99; (A) Title Guar & T Co; July10'12; Apr16'18. 7,000

135TH st, 634 W (7:2001); Geo Tomes to Abel King, 148 E 65, & ano; (A) Lewis S Marx, 128 Bway; Apr28'13; Apr16'18. 12,250

137TH st, 203 W (7:2023); Alfred A & Christina M Grey, 81 W 132, to Carrie J Rosenthal, 11 W 86; (A) Fredk Lese, 35 Nassau; Oct15'17; Apr15'18. 500

142D st W (6:1739), ss, 150 e Lenox av, 25x99.11; Thos J & Cath Kelly to Fannie M Keppel, at Quogue, LI; (A) Edgar Logan, 58 Wall; Apr3, 1898; Apr13'18. 16,000

Broadway (7:2077), es, 24.11 s 146th, 75x 100; Martha B Mosher to St Luke's Hospital; (A) Miller, King, L & T, 80 Bway; July1'10; Apr12'18. 90,000

Fort Washington av (8:2176), sec 178th, 105.3x100.11x109.10x101.2; Emma Morris to New Netherland Bank of N Y, 41 W 34; (A) Morris J Hirsch, 111 Bway; Jan23'11; Apr15'18. 50,000

Fort Washington av (8:2176), sec 178th, 105.3 x 100.11 x 109.10x101.2; Emma & Wm Morris to New Netherland Bank of N Y; (A) Sackett, C & S, Tribune Bldg, N Y C; Dec17'14; Apr15'18. 36,500

Fort Washington av (8:2176), sec 178th, 105.3x100.11x109.10x101.2; Emma Morris to New Netherland Bank of N Y, 41 W 34; (A) Jerome Wilzin, 35 Nassau; Jan9'12; Apr15'18. 10,000

Lexington av, 160-2 (3:886); N Y School of Applied Design for Women to East River Savgs Instn, 291-95 Bway; (A) Daly, Hoyt & Mason, 15 William; 2 mtgs on this parcel; May5'08, \$80,000; Apr30'12, \$10,000; Apr12'18. 90,000

Wadsworth av (6:2169), nec 191st, 100x 50x101.4x35.11; 191st St Constn Co to Bessie Maguire, 165 Jersey av, Port Jervis, NY; (A) Title Guar & T Co; July22'14; Apr 16'18. 17,500

West End av, 759 (7:1887); Ella F Chat- ain (formerly Fitch), Phila, Pa, to Title Guar & T Co; (A) Title Guar & T Co; Apr 12; Apr18'18. 4,000

2D av, 472 (3:932), leasehold; Chas Hau- ser, 27 E 110, to Max J Kramer, exr will Yatty Kramer; (A) Strasbourger & S, 74 Bway; June3'13; Apr12'18. 3,500

3D av, 2096 (6:1642); Edw Gottfheimer to Wm M Cohen; (A) Title Guar & T Co; June5'11; Apr18'18. 2,750

6TH av, 489 (3:805); Wm P & Evelina Dixon to Central Trust Co of N Y, 54 Wall; (A) Dixon & Holmes, 32 Liberty; May23, 1885; Apr17'18. 25,000

8TH av, 2442 (7:1936); Emily Feder of North Pelham, NY, to Nathan J & Moses Packard; (A) Julius H Zieser, 217 Bway; Oct20'10; Apr18'18. 6,500

11TH av, 607 (4:1095); Jacob & Julia Katzenstein, 16 E 108, to Jacob Hamburger & Pauline Hirsch, exrs & trstes will Sol Hamburger, 66 E 108; (A) W S & A S Katzenstein, 230 Bway; Nov1'11; Apr18'18. 2,000

Lot 358 (2:488), 8th Ward, bounded w in front by Thompson st, s by lot 359, e by lot 351 & n by lot 357, 25x80, map Nicholas Bayards Farm; Jennie A Stewart, Hartford, Conn, to Danl K De Beikodon; (A) F de P Foster, 18 Wall; Nov27'01; Apr 16'18. 4,000

Parts of lots (8:2246) 64D, 64E, 64F, 64G, 64H, 64J, 64K, 64L, 64M, 64N & 64O, map 868, property Abr R Van Nest, at Inwood, bet Inwood (Dyckman) & new st fronting 150 on Inwood, marked as parcel 5 on said map, with all RT&I of party 1st pt in said sts adj to & in front of said lots: Richd J & Alice A Burns & ano to Geo W Perkins, 76 Park av; (A) Title Guar & T Co; Oct27'11; Apr15'18. 10,000

Plot (7:1958) bounded n by 133d, s in rear by land Peter Meyers, e by line 150 w 8 av & w by line parallel with & 175 w therefrom; Thos J O Kane to Julia G S Grant, Tarrytown, NY; (A) N Y Title & M Co; May10, 1890; Apr16'18. 20,000

MORTGAGES.
Borough of Bronx.
APRIL 12, 13, 15, 16, 17 & 18.

Falle st (10:2748), es, 100 n Aldus, 20.8x 100; pr mtg \$ ———; Apr11; Apr12'18; in- stalls, 6%; Goldie Tenenbaum, 2469 7 av, to Rosse Horwitz, 1010 Falle. 2,000

Hall pl, es, abt 129.4 s 167th. see Inter- vale av, 1077.

Hoffman st (11:3065), es, 100 s 187th, 50 x248 to Arthur av as on map Union Hill, Powell Est, except part for Hoffman st & Arthur av; bldg loan; Apr10; Apr12'18; due Jan1'19, 6%; Reliable Bronx Italian Bakers Inc to Jas G Wentz, 335 West End av. 32,500

Hoffman st (11:3065); also ARTHUR AV, same prop; certf as to above mtg; Apr10; Apr12'18; same to same.

Lyman pl, 1357-9 (11:2970); ext of \$34,000 mtg to Apr12'21 at 5%; Apr11; Apr13'18; U S Savings Bank, 606 Mad av, with Mar- tha Mulligan, 1474 Shakespeare av (R S \$17). nom

Manida st (10:2740), sws, 243.1 se Gar- rison av, 25x100; PM; Apr15'18; 5y5%; Jos Schutz, 874 Manida, to Guaranty Trust Co of N Y, 140 Bway, trste Abr Mills. 5,000

Oliver pl, nec Decatur av, see Decatur av, nec Oliver pl.

Oliver pl, ns, 100 e Decatur av, see De- catur av, nec Oliver pl.

Purdy st (15:3948), es, 85.5 s Washing- ton pl, 50x105.2, except part for sts; Apr 10; Apr13'18; 3y6%; Augusta K Diehl, 918 Morris av, & Louise K Coe, 367 E 184, to Ethel F Ellis, 147 Av B. 500

Simpson st, 956-64 (10:2725), es, 140 n 163d, 3 lots, each 40x107.6; 3 PM mtgs, each \$2,000; 3 pr mtgs, \$31,000 each; Apr13; Apr 17'18; 2y6%; Malex Realty Corp to Annie R Spratley, 235 W 103. 6,000

Simpson st (10:2727), ws, 401.10 n West- chester av, 10x100; Apr12; Apr13'18; due, &c, as per bond; Louis Scheideler to An- drew Bechmann, 660 E 170. 1,200

137TH st E (10:2549), ss, 155 e St Ann's av, 50x100; ext of \$29,000 mtg to Apr8'21 at 5 1/2%; Apr3; Apr12'18; Bankers Trust Co, trste Johannah S Seymour, with Fredk Vollmar, 496 E 140 (R S \$14.50). nom

145TH st E, sec Concord av, see Concord av, sec 145th.

150TH st E, ss, 25.9 w St Anns av, see St Anns av, nws, 75 ne 149th.

155TH st E, swc Courtlandt av, see Courtlandt av, 717.

163D st E (10:2659), ns, 146.2 e Forest av, 30x88.2x30x88; ext of \$2,750 mtg to Mar1 '21 at 5 1/2%; Apr15; Apr18'18; Lawyers Title & T Co with Hy Nimphius, 761 E 163. nom

163D st E, swc Eagle av, see 89th, 536-8 E, Manhattan Mortgages.

163D st E, swc Eagle av, see 89th, 536-8 E, Manhattan Mortgages.

184TH st E, swc Bathgate av, see Bath- gate av, swc 184th.

227TH st E (17:4852), ns, 305 w Bronx- wood av, 25x114, Wakefield; Mar29; Apr 18'18; 2y6%; Selig Engel to Louis Fink, 1149 Ocean av, Bklyn. 700

250TH st W, swc Goodridge av, see Goodridge av, swc 250th.

Aqueduct av E, 2352 (11:3209), es, 60.7 s 184th, 20.4x53.1x20.1x49.10; Jan21; Jan24'18; installs, 6%; Emma Caven, 2352 Aqueduct av E, to Tremont B & L Assn, 1931 Wash av; corrects error in issue Jan26, when property was University av, &c. 4,000

Aqueduct av E, 2352; sobrn agmt; Jan 18; Jan24'18; Rose Hamburger, 601 W 141, with same; corrects error in issue Jan26, when property was University av, &c. nom

Arthur av, 1918 (11:2947), es, 134.2 s 177th, runs s65.11xe139xn100xw75.2xs19.6xw9.11s 15xw62.3 to beg; pr mtg \$185,000; Apr15; Apr17'18; due &c as per bond; University Bldg Co, 130 W 180, to Harris Mandel- baum, 12 W 87, & ano. 42,500

Arthur av, 1918; certf as to above mtg; Apr15; Apr17'18; same to same.

Arthur av, 1918; ext of \$15,000 mtg to Feb21'21 at 6%; Apr11; Apr17'18; Mary Mc- Nulty with Univerity Bldg Co, 130 W 180. nom

Arthur av, ws, 100 s 187th, see Hoffman, es, 100 s 187.

Bathgate av (11:3053), swc 184th, 35x 94.5; PM; pr mtg \$35,300; Apr5; Apr17'18; 3y6%; Adelheid Levor, 353 W 118, to W C P Realty Co, 406 E 149. 3,500

Blackrock av (14:3808), ns, 175 e Olm- stead av, 29.9x108, except part for Black- rock av; Apr15; Apr16'18; 3y6%; Antonio G Iscaro to Jacob Rumpf, 719 Prospect av. 600

Boston rd, 1441 (11:2938), nws, 91 ne Prospect av, 26.6x130; PM; Apr16; Apr16 '18; due, &c, as per bond; Isidor Kaitz to Geo McK Brown, Huntington, LI, & ano, exrs Cath W Loney. 24,000

Carter av, 1691 (11:2889), ws, 109.1 s 174th, 37.6x85.4x37.6x89.2; PM; pr mtg \$21,500; Apr15; Apr16'18; due, &c, as per bond; Dorothy Marks to Meister Builders, Inc, 220 Bway. 5,750

Cedar av, 1800-8 (11:2881), es, abt 288.11 s 177th, runs s100xe15 to ws Sedgewick av (No 1793) xne123.9xw74.3 to beg; PM; pr mtg \$50,000; Apr15; Apr17'18; 4y6%; Jack-Alan Holding Co, 5 Beekman, to Walter C White, Ocean Township, NJ. 3,500

Cedar av (11:3231), ws, 159.11 n 179th, 16.8x100.9; PM; Mar30; Apr16'18; 3y5%; Chas E Haskell, Orange, NJ, to Common- wealth Savings Bank, 2007 Ams av. 3,500

Clay av (11:2891), es, 145 n 175th, 65.11x 95.3x59x95; pr mtg \$ ———; Apr15; Apr16 '18; due Oct15'20, 6%; C & C Constn Co to Mary Haas, 2336 University av. 7,000

Clay av (11:2891), es, 145 n 175th, same prop; certf as to above mtgs; Apr15; Apr 16'18; same to same.

Clay av (11:2891), es, 145 n 175th, same prop; ext of \$52,000 mtg to Apr15'23, at 5%; Apr15; Apr16'18; Union Sq Savings Bank with C & C Constn Co, 130 W 180. nom

Colden av (*), es, 150 s Adea av, runs s 25x100x25x100 to Paulding av xn25x100 29.2xw184.5 to beg; PM; June15; Aug31'17; 5y3½%; Clay Contracting & Bldg Material Co to Chelsea Realty Co; corrects error in issue Sept'17, when due & interest was omitted. 750

Concord av (10:2577), sec 145th, 75x100; ext of \$11,000 mtg to July5'23, at 5%; Apr 4; Apr17'18; Emma V Lambrose with Annuncio Santini, 452 E 149. nom

Courtlandt av, 717 (9:2414), swc 155th, 24.1x100; PM; pr mtg \$6,000; Apr16; Apr 17'18; 5y6%; Marcus Landman, 717 Courtlandt av, to Marie Eisler, 212 Edgecombe av. 5,500

Decatur av (12:3279), nec Oliver pl, 100x100; also OLIVER PL (12:3279), ns, 100 e Decatur av, runs n100xw100 to es Decatur av xn1.3xe120xsl00.5 to pl xw20 to beg; PM; Apr1; Apr17'18; due Aug 1'18, 6%; Lincoln & Parker Film Co, at Worcester, Mass, to Thomas A Edison, Inc, at West Orange, NJ. 120,000

Decatur av (12:3352), ws, 173.11 s Gun Hill rd, 50x100; ext of \$1,200 mtg to Apr 16'21 at 5½%; Apr6; Apr18'18; Saml A Henocksberg & Maurice C Colbert with Society of the Free Church of St Mary the Virgin (R S 60c). nom

Decatur av (12:3355), sec Gun Hill rd, 105.8x50x111.3x50.3; pr mtg \$—; Apr10; Apr15'18; demand, 6%; John O'Brien to Thos S Walker, Long Lake, NY. 6,000

Eagle av, swc 163d, see 89th, 536-8 E, Manhattan Mortgages. 4

Edson av, 3432 (17:4887), es, 405.11 s Boston rd, 25x100; PM; Apr15; Apr17'18; 3y5½%; Abt Brunelli, 370 E 173, to Crawford Real Estate & Bldg Co, 7 E 42. 3,000

Forest av, 737-737½, see Park av, 1503, Manhattan Conveyances.

Forest av, 861 (10:2647), ws, 100 s 161st, 36.4x100; PM; pr mtg \$29,000; Apr17; Apr 18'18; 5y6%; Rich Trading Co to Nathan Friedman, 1393 Carroll, Bklyn. 5,000

Forest av, 1068 (10:2660), es, 150 s 166th, 25x135; pr mtg \$6,000; Apr9; Apr12'18; 1y 6%; Eliz L Merritt on Hyatt av, Harrison, NY, to May E Basley, Croquet, 291 Argyle rd, Bklyn. 1,300

Forest av, 1115 (10:2651), ws, 330 s Home, 20x87.6; Apr1; Apr17'18; 1y5%; Chas Rieger to Barbara Rieger, 1135 Forest av, & ano, exrs Christian Rieger. 5,000

Forest av, 1135 (10:2651), ws, 130 s Home, 20x87.6; pr mtg \$6,000; Apr1; Apr 17'18; 1y5%; Edw Rieger to Barbara Rieger, 1135 Forest av, & ano, exrs Christian Rieger. 1,500

Franklin av, 1193 (10:2611), nws, 222.7 sw 168th, runs sw56.9xwn83.7x—37.2xne5x—85.5 to beg; PM; Apr1; Apr15'18; 5y5%; Jos Russell to Bowery Savgs Bank, 128 Bowery. 5,500

Goodridge av (13:3415M), swc 250th, 107x 77x115.11x76.11; PM; pr mtg \$12,000; Mar8; Apr15'18; 3y4½%; Jos E Bush, at swc Goodridge av & 250th, to Delafield Estate, a corpn, 27 Cedar. 1,000

Gun Hill rd, sec Decatur av, see Decatur av, sec Gun Hill rd.

Hobart av (18:5338), ws, 75 s Waterbury av, 50x100; also HOLLYWOOD AV (18:5339), ws, abt 445 s Waterbury av, 16.9x76.8x40.3x76.6; Apr12; Apr13'18; 5y5%; Francesca Picciano, 232 E 151, to Vito Mirando, 259 E 146. 500

Holland av (16:4657), ws, 75 n 211th, 25x100, except part for sts; Apr8; Apr17'18; 5y, int as per bond; Felicia Avelia, 3537 Holland av, to Concetta Trocchia, 157 E 104. 2,000

Hollywood av, ws, abt 445 s Waterbury av, see Hobart av, ws, 75 s Waterbury av.

Hughes av (11:3076), es, 175 s 189th, 25x 87.6; Apr5; Apr13'18; 3y5½%; Domenico Caracciolo to Chas A Hitchcock, trste Geo Ricard, 455 Putnam av, Bklyn. 7,000

Intervale av, 1077 (10:2700), ws, 129.4 s 167th, runs w39.6xw50.4 to es Hall pl xs 29.11x21.8xs0.5xe30xe48 to av xn28 to beg; PM; pr mtg \$14,200; Apr10; Apr12'18; due Jan10'21, 6%; Bakers Holding Co, 1077 Intervale av, to Valhalla Corpn, 509 Willis av. 3,800

King av (18:5648), es, 100 s Sutherland, 50x264 to L I Sound x50x270, City Island; PM; pr mtg \$5,000; Apr15'18; due, &c, as per bond; Jas E Connelly to Thos A Wise, 128 W 44. 2,000

Morris av, 643, see Park av, 1503, Manhattan Conveyances.

Mott av (9:2347), ws, 75 s 150th, 25x98; certf as to payment of \$2,500 on a/c of mtg of \$11,500; Apr5; Apr17'18; Wilhelmmina Hausenstein, 97 Walcott, Pawtucket, RI, to Herbert G Federhart et al. —

Muliner av (15:4295), es, 125 s Brady, 25x100; Apr12; Apr13'18; due July1'21, 6%; Eliz Smith to Geo Hauser, 1379 Taylor av. 800

Olmstead av (14:3798), ws, 53 n Chatterton av, 25x100, Unionport; Apr13; Apr17'18; due &c as per bond; Michl J Sullivan to Claribel F Lawton, 1840 Mayflower av. 1,000

Park av, 3420, see Park av, 1503, Manhattan Conveyances.

Prospect av, 586, see Park av, 1503, Manhattan Conveyances.

St Anns av (9:2276), nws, 75 ne 149th, runs nw99.6xne100 to sws 150th xse74.2 to ws land Port Morris Branch of N Y & Harlem R R xs on curve 37.10 to St Anns av xsw71.11 to beg; Apr12; Apr15'18; 5y 5%; 149th St Garage, Inc, to Bowery Savgs Bank, 128 Bowery. 30,000

St Anns av (9:2276), nws, 75 ne 149th &c; same prop; certf as to above mtg; Apr12; Apr15'18; same to same.

St Anns av (9:2276), nws, 75 ne 149th, &c; same prop; pr mtg \$30,000; Apr12; Apr 15'18; 3y6%; same to Fredk Tench, 20 Greenridge av, White Plains, NY. 10,000

St Anns av (9:2276), nws, 75 ne 149th, &c; same prop; certf as to above mtg; Apr 12; Apr15'18; same to same.

Trinity av, es, 416.8 n 161st, see 2 av, 2252-4, Manhattan Mortgages.

Tyndall av (13:3423S), ws, 125 n 261st, 50x95; PM; Apr16'18; due &c as per bond; Fredk W Rasmussen to Mary Doubrava, 3543 3 av. 1,000

Sedgwick av, 1793, see Cedar av, 1800-8.

Southern blvd (11:3114), ws, 126.6 n 183d, 101.2x223.1x100.2x232.7; PM; pr mtg \$27,500; Apr1; Apr12'18; 3y6%; Benenson Realty Co to Wendover Hall Co, 1662 Boston rd. 12,000

Union av, nec 163d, see 89th, 536-8 E, Manhattan Mortgages.

Vyse av, 1219 (11:2986), ws, 210.1 n Home, 18.9x100; PM; given as collateral security for payment 6 notes aggregating \$286; pr mtg \$6,000; Mar1; Apr17'18; due Nov1'18, 6%; Frank Zebro & Co to Wm Sinnott, 967 E 165. 286

Washington av, 1178 (9:2372), es, 148.4 n 167th, 41.8x127.2; Feb14; Apr17'18; 5y6%; Geo Herold, 356 S 3 av, Mt Vernon, NY, to Katie, wife said Geo Herold, same address. 3,000

Washington av, 1521-3 (11:2903); as n rents as collateral security for six notes aggregating \$600, with interest; recording tax of \$3 paid; Mar1; Apr12'18; Ges Realty Improvers, Inc, to Mary Kaufman, 945 E 163. nom

Washington av, 1601-3, see Park av, 1503, Manhattan Conveyances.

Washington av (11:3049), es, 456.8 s 182d, 23.9x110x24x106.1; PM; pr mtg \$—; Apr1; Apr13'18; installs, 6%; Vincenzina Milano, 2152 Wash av, & Mary Carnesale, 684 Eagle av, to Gustav Busch, 524 Grand, Bklyn, & ano, exrs Robt Busch. 1,250

Whitlock av (10:2735), ws, 36 n Barretto, 40x100; certf as to ext of mtg for \$26,000; Nov20; Nov24'17; Elbro Realty Corpn to Andw Wilson, trste Chas E Fleming; corrects error in issue Dec1'17, when amount of mtg was \$27,000.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

APRIL 11, 12, 13, 15, 16 & 17.

Simpson st, 1152 (10:2728); Anton Erdmann to Henry Renning, 213 Burnside av E; AT; (A) Geo A Steinmuller, 1511 3 av (\$6,000, July2'14); Apr17'18. 2,000

Poplar st, 2522 (15:4078); Wm H Rolston & ano, exrs Sarah E Rolston, to Maurice J Spillane, 2515 Poplar (\$1,800, Feb8'07); Apr17'18. 1,800

136TH st, 291 E (9:2312); Middleboro Realty Co to Max Sloman, 949 Faile; (A) D I Goldstein, 320 Bway (\$1,500, May15'16); Apr11'18. 1,500

139TH st, 538 E (9:2266); Wilson M Powell & ano, exrs Eliz B Wood, to Wilson M Powell, 130 E 70, & ano, trstes same; (A) Wilson M Powell, 7 Wall (\$25,000, Junel'07); Apr12'18. an int of 4,500

152D st E (9:2412), ns, 450 w Courtlandt av, 50x100; E Ormonde Power, trste Douglas Gordon, serving with U S Army in field, to Eliz G Pelton, 927 5 av, 5-24 pts, et al; (A) P S Dudley, 26 Liberty (\$7,000, Dec12'10); Apr15'18. 7,000

163D st, 765 E (10:2659); Lawyers Title & T Co to Margt Casey, 540 W 165; (A) Lawyers Title & T Co (\$2,750; Jan29'15); Apr12'18. 2,750

163D st, 765 E; Margt Casey to Lawyers Title & T Co, 160 Bway; (A) same (\$2,750, Jan29'15); Apr12'18. 2,750

176TH st, 853 E (11:2959); Ryzo Realty Co, 299 Bway, to Mary Fuldner, 346 E 15; (A) A & H Bloch, 99 Nassau (\$7,500, Apr 12'16); Apr15'18. 5,500

214TH st E (16:4661), ss, lot 22, map New Village of Jerome, 25x100; Henrietta Domroe to Saul Domroe. (A) Adolph Cianchetti, 192 Bowery (\$6,400, June23'08); Apr11'18. 6,400

Bainbridge av, 2500 (12:3290); Harlem Savgs Bank to John P Dauth, 1970 University av (\$29,000, Feb11'14); Apr15'18. 25,000

Bathgate av, 1789 (11:2916); Matilda Landsman to Jacob Bloom, 1832 Clinton av, & ano; (A) Morris Berkowitz, 74 Bway (\$7,000, Mar25'15); Apr13'18. nom

Beach av (15:3919), ws, 250 n Mansion 25x110.2x51x100.5; Hy M Atkins & ano, exrs Emily M Price, to Jakob Schiff, 2486 8 av; (A) Kurtz & R, 135 Bway (\$4,000, Apr7'06); Apr15'18. nom

Bryant av (11:2994), ws, 375 s Charlotte pl, 25x100; Eliz C Quigley, extrx Cath C Fraser, to Martha Handel, 647 E 219; (A) Thos L McCullough (\$4,000, Feb28'09); Apr 17'18. 3,500

Cauldwell av (10:2625), swc 158th, 52.5x 130; Wm Ebling to Ebling Realty Co, 7 E 42; (A) Dulon & R, 41 Park Row (\$16,000, July12, 1900, & \$4,000, June20'10); Apr17'18. 20,000

Clay av (1r:2891), es, 145 n 175th, 65.11 x95.3x59x95; N Y Trust Co to City Mtg Co, 15 Wall; (A) Lawyers Title & T Co (\$65,000, Feb14'17); Apr16'18. nom

Clay av (11:2891); same prop; City Mtg Co to Union Sq Savgs Bank, 20 Union sq; (A) same (\$65,000, Feb14'17); Apr16'18. 52,000

Clinton av, 1323 (11:2933); Bixby Realty Co, 39 Prospect av, Westchester Co, NY, to Grover C Kirchhof, on Pennsylvania av, Crestwood, Yonkers, NY; (A) Title Guar & T Co (\$22,000, given to secure repayment of purchase money mtg for \$4,000, Nov29'11); Apr12'18. 4,000

Clinton av, 1323 (11:2933); same prop; Grover C Kirchhof to Title Guar & T Co; (A) same (\$22,000, Nov29'11); Apr12'18. 20,000

Clinton av, 2006 (11:3094); N Y Investors Corpn to Title Guar & T Co (\$2,000, Mar 5'12); Apr12'18. 1,875

Courtlandt av, 554 (9:2328); Sarah E Harney et al, exrs John Harney, to Sarah E Harney, 233 W 27; (A) Arrowsmith & D, 261 Bway (\$8,000, Oct26, 1899); Nov3'17; corrects error in issue Nov10, when amount & date of mtg was omitted. 8,000

Courtlandt av, 554; same to same; (A) same (\$1,000, Nov18'03); Nov3'17. 1,000

Courtlandt av, 717 (9:2414); Philip Knobloch, at Bethel, Conn, to Anna H Moldenke, at Watchung, NJ, & ano, trstes John D Heins; (A) Title Guar & T Co (\$10,000, Apr1'05); Apr17'18. 6,000

Davidson av (11:3203), ws, 245.4 s 190th, 50x98.8; Manhattan Mtg Co to Peter T Barlow, 471 Park av, & ano, trstes Saml L M Barlow; (A) Carrington & P, 200 Bway (\$40,000, Aug17'16); Apr15'18. 40,000

Eagle av, 911-3 (10:2620); Bond & Mtg Guar Co to Title Guar & T Co (\$10,000, June30'09); Apr17'18. 10,000

Eagle av, 911-3 (10:2620); Title Guar & T Co to Bond & Mtg Guar Co (\$10,000, June 30'09); Apr17'18. 10,000

Eagle av, 911-3 (10:2620); same to City Real Estate Co (\$10,000, June30'09); Apr 17'18. nom

Eastburn av, 1752 (11:2796); Lucy E Wallace, 411 West End av, to Bankers Trust Co, trste for Lucy E Wallace under deed of trust; (A) E C Mulligan, 135 Bway (\$4,000, Feb21'17); Apr16'18. nom

Grand av (11:3197), nec 183d, 100x50.1; Michl Souren, 2055 Anthony av, to John J Hynes, 2366 Davidson av; (A) J J Hynes, 290 Bway (\$8,000, May23'16); Apr17'18. 8,000

Grand blvd & concourse (9:2457), es, 75 n 167th, 77.1x104.10; S Harry Plough to Rotary Realty Co, 150 Lafayette; (A) Title Guar & T Co (\$8,750, Aug15'16); Apr12'18. O C & 100

Grand blvd & concourse (9:2457), es, 152.1 n 167th, 77.1x104.10; Plough & Fox Co to S Harry Plough, 322 W 100; (A) Title Guar & T Co (\$8,750, Aug15'16; re-recorded from Nov22'17); Apr12'18. O C & 100

Grand blvd & concourse (9:2457); same prop; S Harry Plough to Rotary Realty Co, 150 Lafayette; (A) same (\$8,750, Aug15'16); Apr12'18. O C & 100

Grant av, sec 164th, see 136th, 291 E.

Grant av, sec 164th, see 136th, 291 E.

Hull av, 3214 (2:3350); Mary Hoffmann to Christina Hoffmann, 3214 Hull av; (A) Geo Ludwig, 1511 3 av (\$4,000, Jan8'12); Apr17'18. 4,000

Intervale av, 1077 (10:2700); Augusta Hirsh et al, extrx Jeanette Monheimer, to Jacob O Pedersen, 1269 College av; (A) Title Guar & T Co (\$6,000, Mar29'15); Apr 12'18. 5,325

Intervale av, 1324-6 (11:2976); American Mtg Co to Robt C Sands; (A) Danl Daly, 20 Nassau (\$41,000, Dec18'09); Apr16'18. nom

Intervale av, 1324-6 (11:2976); Robt C Sands & ano to Chas T Jaeger, 561 5th, Bklyn; (A) same (\$41,000, Dec18'09); Apr 16'18. omitted

Katonah av (12:3379), swc 239th, 100x 120; Ephraim B Levy to John F Collins, —; (A) Bureau of Awards N Y (\$1,500, July6, 1891); Apr17'18. nom

Katonah av (12:3379); same prop; John F Collins to Peter A Delaney, Albany, NY; (A) same (\$1,500, July6, 1891); Apr17'18. omitted

MacLay av, 2427 (15:3995); Title Guar & T Co to Andw Nebel, 311 E 85; (A) W T Matthies, 506 E 175 (\$2,000, Mar28'12); Apr 11'18. 2,000

Marmion av, 1876 (11:2959); Ryzo Realty Co, 299 Bway, to Hy Fuldner, 346 E 15; (A) A & H Bloch, 99 Nassau (\$6,000, Apr 12'16); Apr15'18. 4,400

Morris av, 942 (9:2423); Title Guar & T Co to Artists' Fund Society, 76 5 av; (A) Title Guar & T Co (\$5,000, Mar28'12); Apr 12'18. 5,000

Morris av, nec 163d, see Morris av, swc 164th.

Morris av (9:2446), swc 164th, 97.10x110x 108.11x110.7; also GRANT AV (9:2446), see 164th, 119.9x100x108.11x100.6; also GRANT AV (9:2446), swc 164th, 126x95x135.11x95.6; also MORRIS AV (9:2423), nec 163d, 25x 100; Jas S Moran, 430 E 141, to Cath Rathemacher, 214 W 138, & ano, exrs Carl Rathemacher; (A) Van Vorst, M & S, 25 Broad; assign 4 mtgs (\$9,600, Aug21'06; \$9,000, Aug 21'06; \$8,460, Aug21'06, & \$3,600, Aug21'06); Apr11'18. 30,660

Park av (11:2904), es, 34.9 s 172d; Augustin J Smith to Guaranteed Mtg Co, 200 Bway; (A) Manhattan Mtg Co, 200 Bway (\$24,000, Junel9'12); Apr17'18. 24,000

Rider av (9:2340), nws, 243 s 144th, 100x 125; Thos S Hume & ano, exrs Robt J Gray, to Katie Haiss, 205 Alexander av; (A) Chas W Walter, 203 Bway (\$20,000, Jan15'14); Apr12'18. 20,000

St Anns av (9:2276), nws, 75 ne 149th, 71.11 to land Port Morris Branch of N Y & Harlem R R x37.10 to 150th x irreg; Fredk Tench, White Plains, NY, to Queens Co Machinery Corpn, 43 Exch pl; (A) Lawyers Title & T Co (\$10,000, Apr12'18); Apr 15'18. 10,000

Tremont av, 314 E (11:2803); also 176TH ST, 273 E (11:2802); Arthur Knox to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (\$7,000, May18'17); Apr13'18. nom

Wallace av, 1900 (15:4260); Eliz C Drury & ano, trstes Ellen Drury, to Thos J Donlon, at Irvington, NY; (A) M J Sullivan, Willis av & 148th (\$3,500, Jan3'07); Apr 17'18. 2,600

Webster av, 1288 (9:2396); American Mtg Co to Mary E Robert; (A) Middlebrook & B, 46 Cedar (\$28,000, Aug23'09); Apr15'18. 28,103.33

Webster av, 1288; Margt A Jackson & ano, extrx Mary E Robert, to Louise F Henry, 556 Mad av; (A) same (\$28,000, Aug 23'09); Apr15'18. 1,900
Wheeler av (14:3772), es, 190 n Westchester av, 40x100; E Ormonde Power, trste Douglas Gordon, to Eliz G Pelton, 927 5 av, 5-24 pts, et al; (A) P S Dudley, 26 Liberty (\$20,000, Mar25'13); Apr15'18. 20,000
Wilkins av, 1137 (11:2976); Hy Morgen-thau Co to Abel King, 148 E 65, and ano; (A) Abel King, 31 Union sq (\$13,000, Apr4'16); Apr11'18. 1,200
Lot 145 (14:3476), map Jos Hussen, at Clasons Point; Dorothea Kunzig, 2030 Westchester av, to Barbara Finck, same address (\$2,500, Aug1'16); Apr15'18. 2,500
Lot 642 (18:5341), map Lohbauer Park; Sidney B Hickox, 2246 Gleason av, to Frank Gass, Inc, 2215 Westchester av (\$600, Jan3'13); Apr15'18. 600

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

APRIL 11, 12, 13, 15, 16 & 17.

Adams pl (11:3072), sec Crescent av, 43.9 x100x124.6x128.6; John Alvino, 224 Lafayette, to Maria Scalzo, —, and ano; (A) Title Guar & T Co; Apr1'16; Apr17'18. 5,000
Hoffman st (11:3065), es, 100 s 187th, 50x124, except part for st; Harriet A Stone-bridge to Otto Haas, 1882 Bathgate av; (A) Title Guar & T Co; Jan1'05; Apr15'18. 3,000
Hoffman st (11:3065), es, 100 s 187th as on map Union Hill, Powell Farm, 50x124; Liborio Lombardi, Frank Maddi, Giovanni Cristiano & Ciro Buttacavoli to Carrie Stonebridge, 4143 Park av; (A) Title Guar & T Co; Oct4'17; Apr12'18. 3,000
Simpson st (10:2727), es, 401.10 n Westchester av, 10x100; Louis Burnstine, 813 E 150, to North Side Mtg Corp, 391 E 149; (A) Clocke, K & R, 391 E 149; Dec10'15; Apr11'18. 750
145TH st E (9:2290), ns, 115 w Brook av, 50x99.11; Benj Hochbaum to John Brown; (A) Platzek & S, 320 Bway; Apr12'06; Apr15'18. 10,000
149TH st, 652 E (10:2557); Christian G Wucherer to John Bussing, Jr, 205 E Lincoln av, Mt Vernon, NY; (A) Title Guar & T Co; Aug30, 1892; Apr12'18. 1,500
157TH st, 419-21 E (9:2379); Hermann M Campsen, 145 Alex av, to Benenson Realty Co; (A) H Campsen; Dec16'15; Apr15'18. 7,000
216TH st E (*), ss, 25 e Paulding av, 25 x100; Goldfein Realty & Constn Co to Gaspar Polz, 3928 Hill av; (A) Alfred Frankenthaler, 35 Nassau; June23'10; Apr16'18. 300
216TH st E (*), sec Paulding av, 25x100; same to Tessie Polz, 3928 Hill av; (A) same; June23'10; Apr16'18. 750
238TH st E (12:3391), ss, lot 78, map part Hyatt Farm, 25x100; Frederic Dietrich, 426 E 238; (A) Geo W M Clark, 527 5 av; Mar29'13; Apr17'18. 500
Anthony av (11:2891), swc 176th, 45.6x90x52x90.3; C & C Constn Co to Mary Haas, 2336 University av; (A) Title Guar & T Co; Dec1'17; Apr15'18. 7,000
Arthur av (11:3065), ws, 100 sw 187th, 25x124; also ARTHUR AV (11:3065), ws, 150 sw 187th, 25x124, except part for av; Liborio Lombardo, 618 E 182; Domenico Farese, 689 E 187; Giovanni Cristiano, 2403 Hoffman; Ciro Buttacavoli, 2403 Hoffman, & Antonio Catania, 2335 Arthur av, to John McLaughlin, 405 W 22, et al; (A) Title Guar & T Co; Oct11'17; Apr15'18. 5,000
Carter av (11:2889), ws, 105.1 s 174th, 37.6x85.4x37.6x89.2; John J Tully Co to Jennie Rudinsky, 1241 47th, Bklyn; (A) Lawyers Title & T Co; May8'14; Apr17'18. 4,000
Crotona av (11:3081), ws, 44.2 s 181st, 24 x99.1; Frank M Horn to Lawyers Mtg Co; Aug2'11; Apr15'18. 4,000
Davidson av (11:3203), swc 190th, 220.5x200 to Grand av x229.2x200.5; Mary F Macdougall to Eleanor E Hamilton, Larchmont, NY; (A) C W Ridgway, 100 Bway; Feb16'10; Apr11'18. 20,000
Franklin av (10:2611); same prop; same to same; (A) same; June26'11; Apr15'18. 1,500
Franklin av (10:2611), nws, 222 sw 168th, 56.9x83.7x irreg; Hy Gorso to Bowery Savings Bank, 128 Bowery; (A) Lawyers Title & T Co; May18'06; Apr15'18. 4,500
Grand av, sec 190th, see Davidson av, swc 190th.
Grand blvd & concourse (11:3160), es, 166.8 s 188th, 50x37.2x50.1x33.2; Ida A Holland to Lawyers Title & T Co; Nov23'15; Apr16'18. 2,500
Hughes av (11:3076), es, 175 s 189th, 25x87.6; Gabriele Del Gaudio to Eliz K Dooling, —; (A) Title Guar & T Co; Mar28'10; Apr15'18. 13,000
Jackson av (10:2623), ws, 175 n 149th, 75x100; Esther Eisenberg to Guaranteed Mtg Co, 200 Bway; Dec29'04; Apr16'18. 7,000
Katonah av (12:3379), swc 239th, 100x120; Carlos Warner, NY, & Chas D Smith, Londonderry, Vt, to Mary C Delaney, extrx, Albany, NY; (A) E V Daly, 32 Nassau; July6, 1891; Apr17'18. 1,500
Prospect av (11:3102), ws, 70 s 187th, 100 x95; John Alvino, 819 Crescent, Queens Borough, to Smarto Constn Co, 35 Nassau; (A) Title Guar & T Co; Jan31'17; Apr17'18. 10,000

Robin av (*), ws, 108.5 n Middletown rd, 25x100; Eliza Cooper, Westchester, NY, to Eliz Bouchier, 329 W 89; (A) Wesselman & K, 55 Liberty; Apr16'13; Apr13'18. 1,900
St Annas av (9:2276), nws, 75 ne 149th, 71.11 to land Port Morris Branch R R x 37.10 to 150th x irreg; 149th St Garage, Inc, to Queens Co Machinery Corp, at White Plains, NY; (A) Lawyers Title & T Co; May1'16; Apr15'18. 24,000
Vyse av (11:2989), ws, 250 n 172d, 25x100; Kath A Mahoney to Steinmetz Constn Co, 1416 Glover & ano; (A) Lawyers Title & T Co; Jan6'16; Apr17'18. 1,200
Walker av (*), ns, 108 e Haight av, runs nw165xne87xse165.11 to av xsw99 to beg; Westchester Av Methodist Episcopal Church to Matthew Waldron, 215 West Side av, Haverstraw, NY; (A) L G Mapes, 1469 Williamsbridge rd; Nov1'13; Nov24'17; corrects error in issue Dec1'17 as to party 2d part. 1,500
3D av (11:2925), sec 170th, 89x209x irreg; Maurice Feist to Max Cohen; (A) Title Guar & T Co; Dec23'08; Apr15'18. 20,000
Lots 273 to 275 (11:2989), map 300 lots controlled by Hy Morgenthau; Carmine Cioffi to C W H Arnold, Poughkeepsie, NY; (A) Lawyers Title & T Co; Aug19'09; Apr11'18. 2,500
Lot 35 (*), map prop W T Duncan, at Williamsbridge; Felicia Avella, 3537 Holland av, to Achille Branca, 403 E 118; Sept 29'16; Apr11'18. 1,000
Plot (*), begins at mean h w mark Eastchester Bay at ss lot 668, map Eliz R B King, City Island, runs w400xs100xe400 to mean h w mark x100 to beg, City Island; Anna L Martin to City Island Land & Dock Co; (A) Edmonds & P, 31 Nassau; Sept29'08; Apr11'18. 2,000

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Abraham, Siamon.—Aug3'17 (Apr12'18)—108TH ST, 137 W (7:1863-16), 25x100, 5-sty bk tnt, \$21,000.
108TH ST, 139 W (7:1863-15), 25x100, 5-sty bk tnt, \$21,000.
Bain, Gertrude M.—June22'16 (Apr11'18)—PARK AV (5:1523-1), nec 94th (No 101), 17.8x66, 4-sty bk & stn dwg, \$30,000.
Boyle, John J.—Feb10'17 (Jan30'18)—51ST ST, 251 W (4:1023-5), 22x100.5, 4-sty stn tnt & str, \$25,000.
64TH ST, 211 W (4:1156-25), 25x100.5, 2-sty fr studio, \$10,000.
Brown, Caroline B.—Aug29'17 (Apr4'18)—PEARL ST, 222 (1:70-25), 21.1x114.1x22.3, 5-sty bk loft bldg, \$27,000.
Butcher, Emma.—Sept30'16 (Apr10'18)—121ST ST, 155, 161, 165 & 167 E (6:1770-27-32); also SYLVAN CT, 1-7, being 1-5 pt of total \$45,630, as follows:
 121ST st, 155 E (6:1770-27), 15x74, 3-sty bk dwg, \$5,460.
 121ST ST, 161 E (6:1770-29½), 15x74, 3-sty bk dwg, \$5,460.
 121ST ST, 163 E, or SYLVAN CT, 1-7 (6:1770-30), 7-2-sty bk dwgs, each 15x45, \$17,160.
 121ST ST, 165 E (6:1720-31), 23x85, 3-sty bk tnt & str, \$8,970.
 121ST ST, 167 E (6:1770-32), 19.6x85, 3-sty bk tnt & str, \$8,580.
Courtney, Thos.—July30'17 (Jan30'18)—11TH ST, 134 W (2:606-44), 22.6x129.7, 3-sty bk dwg, \$17,500.
SPRING ST, 310 (2:594-34), 25x75, 3-sty bk bldg, \$11,500.
Daly, Cornelius.—Aug30'17 (Jan30'18)—34TH ST, 459 W (3:732-7), 20.10x98.9, 3-sty bk bldg, \$17,000.
37TH ST, 437-9 W (3:735-13-14), 50x98.9, 3 & 4-sty bk tnt, \$30,000.
37TH ST, 522 W (3:708-48), 25x98.9, 2-sty bk lofts, \$12,500.
AMSTERDAM AV, 1435 (7:1970-30), sec 131st (No 466), 24.1x100, 5-sty bk tnt & str, \$50,000.
11TH AV, 390-4 (3:705-64-71), sec 34th (Nos 558-64), 98.9x188, leasehold, \$7,500.
Fuller, Annie A.—Aug5'17 (Dec22'17)—BROADWAY, 1325-7 (3:810-pt lot 50); also 34TH ST, 135-9 W; also 35TH ST, 128 W; the Bway lots are 48.11x71.7x—x 90.7 on ss; the 34th st lots are 50x98.9, & 35th st 37x98.9, all leased to R H Macy & Co at \$31,500 net per annum; 1-6 pt of \$725,000, or \$104,500.
35TH ST, 130-2 W (3:810-pt lot 50), 37.6x98.9, leased at net rental \$5,500; 1-6 pt of \$100,000, or \$14,500.
BROADWAY, 1323 (3:810-pt lot 50), 24.3 x—; also 34TH ST, 141-3 W, 41.8x98.9; also 34TH ST, 113 W, 16.8x—, leased at annual net rental of \$13,800; 1-24 pt of \$400,000, or \$13,500.
35TH ST, 134-8 W (3:810-pt lot 50), 75x—; also 34TH ST, 145-7 W, 33.4x—, leased at \$25,000 net; 1-24 pt of \$550,000, or \$18,500.
33D ST, 117-25 W (3:809-23-27), 125x98.9, bk & fr bldgs; 1-6 pt of \$275,000, or \$40,000.

LUDLOW ST, 44-6 (1:310-5), 50.5x87.6, 1 & 2-sty fr tnt & str & 2-sty bk stable; 1-6 pt of \$37,500, or \$5,300.
BROAD ST, 59 (1:25-1), cor Beaver (No 35), 33.9x72.11, 4-sty bk loft bldg; 1-6 pt of \$160,000, or \$22,500.
BARCLAY ST, 96 (1:84-26), 18.9x75, 4-sty bk loft bldg; 1-6 pt of \$27,000, or \$3,800.
FRANKLIN ST, 87 (1:174-21), 23.7x100, 5-sty bk loft bldg; 1-24 pt of \$32,500, or \$1,100.
Grode, John O.—Dec31'16 (July11'17)—MORTON ST, old 22 (2:586-52), at junction 7 av, 34x89.6x25x65.10, excepts part for 7 av, 5-sty bk tnt & str, \$19,500.
Hahn, Jacob.—Aug12'17 (Apr10'18)—45TH ST, 355 W (4:1036-6), 25x100.5, 5-sty bk tnt, \$25,000.
8TH AV, 2452 (7:1937-2), 25x100, 5-sty bk tnt & str, \$21,000.
Heubner, Eliz.—Apr29'17 (Apr10'18)—7TH AV, 261 (3:800-77), sec 25th (No 170), 25.2 x60, 4-sty bk tnt & str; 1-5 pt of \$75,000.
Lipschitz, Rebecca.—Dec29'10 (Apr10'18)—FORSYTH ST, 54 (1:301-12), 24.9x75, 5-sty bk tnt & str, \$26,000.
HENRY ST, 112 (1:273-42), 25x100, 5-sty bk tnt & str, \$30,500.
Riley, Jos.—Mar18'17 (Apr10'18)—MULBERRY ST, 79 (1:199-23), 25x100, 5-sty bk tnt & 3-sty bk tnt on rear, \$25,000.
123D ST, 59 E (6:1748-49), 19.5x100.11, 3-sty & b stn ft dwg, \$10,000.
Roschlau, Geo.—June13'17 (Apr10'18)—10TH AV, 747 (4:1079-34), 25x100, 4-sty bk tnt & str; 1-6 pt of \$21,000.
10TH AV, 749 (4:1079-35), 25x100, 5-sty bk tnt & str; 1-6 pt of \$30,000.
Senger, Anna M.—Jan8'17 (Apr4'18)—50TH ST, 425 W (4:1060-19), 25x100.5, 4-sty bk tnt & str, \$15,500.
50TH ST, 427 W (4:1060-18), 25x100.5, 4-sty bk tnt & str & 3-sty bk bldg in rear, \$17,000.
9TH AV, 732 (4:1040-4½), 20.7x100, 3-sty bk tnt & str & 2-sty bk tnt in rear, \$17,000.
Wallach, Isabel R.—Aug26'11 (Jan30'18)—COLUMBUS AV, 376 (4:1149-36), swc 78th (No 100), 25.8x106.3, 5-sty bk tnt & str; 1-5 pt of \$78,000.
Walworth, Geo S.—Aug20'17 (Apr10'18)—117TH ST, 519-21 E (6:1716-9), 43.6x100.10, 6-sty bk tnt, \$36,000.
Watson, Chas W.—Aug18'17 (Apr4'18)—128TH ST, 126-44 W (7:1912-45½-51), 10 lots, each 15x99.11; 10 3-sty & b stn dwgs, total \$65,000.
Whitney, Wm H.—July1'16 (Apr4'18)—130TH ST W (7:1985-18), ns, 111.6 e Old Bway, 28.6x—, vacant, \$5,000.
Zanzig, August.—Dec31'17 (Apr11'18)—88TH ST, 527 E (5:1585-16), 25x100.8, 5-sty bk tnt & str, \$22,000.
86TH ST, 351 E (5:1549-24½), 25x100.8, 4-sty bk tnt & str, \$18,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 19, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

Mott st, 43, ws, 150 s Bayard, 25x91.8x25 x92, 6-sty bk tnt & str; due, \$27,086.20; T & C, \$679.29; Dormond Realty Co. 27,500
16TH st, 417-9 W (*), ns, 200.3 w 9 av, 49.11x92, 2-5-sty bk bldgs; due, \$26,002.97; T & C, \$776.30; Jos F Kennelly. 14,500
92D st, 319 W (*), ns, 230 w West End av, 20x56.5, 4-sty & b bk dwg; due, \$2,228.85; T & C, —; pr mtg \$17,000; Chas Lask. 19,200
115TH st, 333 E (*), ns, 200 w 1 av, 25x100.10, 5-sty bk tnt & str; due, \$17,213.28; T & C, \$453.23; Wm H Schmidt. 12,000
Madison av, 1543 (*), es, 33.9 n 120th, 17.7 x83, 3-sty & b stn dwg; due, \$12,880; T & C, \$261; N Y Life Ins & Trust Co, trste. 12,000
HENRY BRADY.
Houston st, 476-8 E (*), ns, 50.3 w Goerck, 50x68.6, 6-sty bk tnt & str; due, \$34,616.55; T & C, \$757.38; Jas W Halstead et al, trstes. 30,000
Union Sq E, 26 & 28 or 4TH AV, 183-5 (*), es, 78 n 15th, 50.6x125, 2-5-sty stn loft & str bldgs; due, \$162,272.45; T & C, \$14,239.18; Union Sq Savings Bank. 170,000
51ST st, 421 E, ns, 202.4 e 1 av, 16.8x100.5, 3-sty & b stn dwg; due, \$4,420.16; T & C, \$225; withdrawn.
119TH st, 158 W, ss, 100 e 7 av, 17x100.11, 4-sty bk tnt; due, \$5,412.85; T & C, \$10; sub to 1st mtg \$6,000 & 2d mtg \$2,025.27; Saml Rosenberg. 13,800

BRYAN L. KENNELLY.

81ST st, 36 E, ss, 117 e Madison av, 16x102.2, 4-sty & b stn dwg (vol sale); withdrawn.

SAMUEL MARX.

36TH st, 407-9 W (*), ns, 125 w 9 av, 50 x98.9, 3-sty bk loft bldg & 1-sty fr bldg; due, \$1,466.01; T & C, —; sub to 3 pr mtgs aggregating \$27,000; Phebe W McConihe. 29,000

59TH st, 541 W (*), ns, 275 e West End av, 25x100, 4-sty bk tnt & str; due, \$10,971.73; T & C, \$384.66; Milo R Maltbie, chamberlain. 10,500

HERBERT A. SHERMAN.

Downing st, 65 & 67 (*), ns, 91.3 e Varick, old line, runs n39.3xne51.6xe22.1lxs90xsw 37.7 to beg, 5-sty bk tnt; due, \$27,837.90; T & c, \$2,285.22; Emily H Wilkins. 28,000

Total \$366,500
Corresponding week, 1917..... 1,618,725
Jan. 1, 1918, to date..... 9,892,289
Corresponding period, 1917..... 11,045,226

Bronx.

The following are the sales that have taken place during the week ending April 19, 1918, at the Bronx Salesrooms, 3208-10 Third av.

HENRY BRADY.

Washington av, 2137-43 (*), ws, 575 s 182d, 75x145, 4-3-sty fr tnts & str; due, \$23,471.43; T&c, \$1,106.19; Teachers Bldg & Loan Assn of N Y City. 20,000

JAMES J. DONOVAN.

Fordham rd, swc Crotona av (No 2511), 52.1x204.7x89.2x203.5, 1-sty fr str; due, \$9,654.32; T&c, \$—; withdrawn.

White Plains rd, 3900 (*), nec 222d, 74.6 x80.4; due, \$12,282.89; T&c, \$329.56; Mary E Hastings. 10,000

JOSEPH & CO.

Ittner pl (*), ns, 72.1 e Webster av, runs nw70.10xn36.5xe27.9xsw107.6xw29.7 to beg, vacant; due, \$2,482.55; T&c, \$485.36; City N Y. 1,500

Boone av (*), swc Drainage, runs s30.7xw8.7xsw46.7xsw27.4xsw—xw25.4xn40 xe100 to beg, vacant; due, \$3,041.16; T&c, \$205.80; A W W Co. 500

CHARLES A. BERRIAN.

Havemeyer av (*), swc Powell av, runs s 83xw105xs25xw175xn108xe280 to beg; due, \$7,044.94; T&c, \$9,358.56; Monica S Byrne et al, exrs. 3,000

GEORGE PRICE.

Pilgrim av (*), swc Evelyn pl, 100x100; due, \$2,948.29; T&c, \$282.30; Wm G Burnstead. 2,500

White Plains rd (*), nec Bartholdi av, 45.3x96.7x45x92; due, \$2,943.49; T&c, \$250; Clementine E Dunbar. 3,000

JAMES L. BRUMLEY.

(At Brooklyn Real Estate Exchange).

Barker av, ws, 276 s Burke av, 50x90, vacant (exrs sale); Eliz K Sanford. 1,000

Olinville av, ws, 400 s 213th, 50x95, vacant (exrs sale); Eliz K Sanford. 500

Total \$42,000
Corresponding week, 1917..... 183,402
Jan. 1, 1918 to date..... 1,817,455
Corresponding period 1917..... 4,198,695

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

APRIL 24.
128TH ST, 60 W, ss, 172.6 e Lenox av, 37.6x 99.11, 6-sty bk tnt (trstes sale).
41ST ST, 339-341½ W, ns, 250 e 9 av, 50x98.9, 3-4-sty stn tnts (trstes sale).
36TH ST, 257-9 W, ns, 201.5 e 8 av, 37x98.9, 5-sty bk tnt (trstes sale).
109TH ST, 319 E, ns, 225 e 2 av, 25x100.11, 5-sty bk tnt & str (trstes sale).
3D AV, 2319, sec 126th (No 202), 24.11x80, 3-sty bk tnt & str (trstes sale).
7TH AV, 319-23, nec 28th (No 157), 49.4x70, 3-4-sty bk tnts & str (trstes sale).
128TH ST, 240 E, ss, 153 w 2 av, 26x99.11, 5-sty bk tnt (trstes sale).

JOSEPH P. DAY.

APRIL 25.
77TH ST, 349 E, 25x104.4, 4-sty bk tnt (liquidation sale).
117TH ST, 218 E, 25x100.11, 5-sty bk tnt (liquidation sale).
9TH AV, 336, 18.3x70, 4-sty bk tnt & str (exrs sale).
9TH AV, 538, 16.9x61.9, 3-sty bk tnt & str (exrs sale).
67TH ST, 23 E, 20x100.5, 4-sty & b stn dwg (exrs sale).
37TH ST, 229 E, 25x70.6x25.3x74.1, 4-sty bk tnt (exrs sale).
49TH ST, 145 W, 22x100.5, 4-sty bk tnt (exrs sale).
89TH ST, 327 W, 22x75.8, 5-sty stn dwg (vol).

Bronx.

JOSEPH P. DAY.

APRIL 25.
MELROSE AV, 762-4, sec 157th, 49.3x71, 6-sty bk tnt & str (liquidation sale).
COURTLAND AV, 569-71, swc 150th, 50x100, 2-3-sty fr tnts & str (liquidation sale).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

APRIL 20.
No Legal Sales advertised for this day.

APRIL 22.
18TH ST, 45 E, ns, 180 w 4 av, 20x92, 3-sty bk tnt & str; Jonathan Thompson et al—Jno C Holterman et al; Stewart & Shearer (A), 45 Wall; Jas A Lynch (R); due, \$35,920.92; T&c, \$400; Henry Brady.
133D ST, 521-3 W, ns, 225 w Ams av, 37.6x 99.11, 6-sty bk tnt & str; Harrison D Meyer—Ephraim Adler et al; Chas H Meyer

(A), 27 William; Abram Ellenbogen (R); due, \$37,440.75; T&c, \$1,349.94; Joseph P Day.

181ST ST, W, ss, whole front bet Haven av & Northern av, —x122.2x239.7x153.10, vacant; 175th St Holding Co—F Freehold Estds, Inc, et al; Arnold & Levy (A), 128 Bway; Wm C Arnold (R); due, \$89,503.78; T&c, \$11,458.20; Joseph P Day.

APRIL 23.

12TH ST, 607 E, ns, 93 e Av B, 25x103.3, 5-sty bk tnt; City Real Estate Co—Marie L Berger et al; Harold Swain (A), 176 Bway; Roger Foster (R); due, \$16,080.82; T&c, \$320; Joseph P Day.

92D ST, 259 W, ns, 80 e West End av, runs n 99.11xe20xn9xe20x100.8xw40 to beg, 6-sty bk tnt; Henry Kroeger—Andrew Brose et al; Gustav Lange, Jr (A), 257 Bway; Santiago P Cahill (R); due, \$11,151.79; T&c, \$4,401.60; Joseph P Day.

115TH ST, 4 W, ss, 100 w 5 av, 20x100.11, 5-sty stn tnt; Walter Solomon et al—Harry Phillips et al; Walter, Wolf & Fertig (A), 120 Bway; Jno H Rogan (R); due, \$17,833.98; T&c, \$443.15; Joseph & Co.

128TH ST, 245 W, ns, 335 e 8 av, 16x99.11, 3-sty & b stn dwg; Mary G Kugelman et al—Rose S O'Donnell et al; Isaac Kugelman (A), 309 Bway; Timothy Daly (R); due, \$7,442.50; T&c, \$8; Henry Brady.

APRIL 24.

22D ST, 322 W, ss, 275 w 8 av, 25x98.6, 4-sty stn ft dwg; Jno M Knox et al, trstes—Francis or Frank A Shepherd et al; Dean, Tracy & McBarron (A), 160 Bway; Chas W Dayton (R); due, \$11,046.62; T&c, \$787.50; Henry Brady.

38TH ST, 24 E, ns, 125 e Mad av, 25x98.9, 5-sty & b bk dwg; Dietrich Wortmann et al—Edwards Leasehold, Inc, et al; Harry A Silberstein (A), 99 Nassau; Philip J Sinnott (R); due, \$826.20; T&c, \$—; Samuel Marx.

75TH ST, 441 E, ns, 75 w A, 25x51.1, 5-sty bk tnt; Chas W Sloane—Max A Kreihsheimer et al; R & E J O'Gorman (A), 51 Chambers; Wm M Hoes (R); due, \$11,966.31; T&c, \$—; Joseph P Day.

RIVERSIDE DR, ws, 106.10 n 161st, w 162.5xn 65.2xe163.2xs8.3xe25xs56.11 to beg, vacant, an undivided ½ pt; Corn Exch Bank—Jas Pilkington et al; Scott, Gerard & Bowers (A), 46 Cedar; Douglas Mathewson (R); due, \$81,934.04; T&c, \$505; Joseph P Day.

APRIL 25.

28TH ST, 41 & 43 E, ns, 100 w 4 av, 41.8x98.9, 2-4-sty bk dwgs; W Forbes Morgan, Jr, trste—Inner Circle Realty Corp et al; Blackwell Bros (A), 63 Wall; S Howard Cohen (R); due, \$95,527.39; T&c, \$7,854.64; Henry Brady.
120TH ST, 155 W, ns, 109 e 7 av, 16x100.11, 3-sty & b stn dwg; Rachel L Mayer—Mary H Sully et al; Cary & Carroll (A), 59 Wall; Geoffrey Konta (R); due, \$12,584.12; T&c, \$231.45; Joseph P Day.

2D AV, 231-3, nwc 14th (No 245), 50x79.3, 6-sty bk tnt & str Herman Rosenberg—Evarts Holding Co et al; Armin H Mittlemann (A), 44 Cedar; Philip J Sinnott (R); due, \$12,183.04; T&c, \$723.67; Henry Brady.

APRIL 26 & 27.

No Legal Sales advertised for these days.

APRIL 29.

104TH ST, 202 E, ss, 70 e 3 av, 20x50.5, 4-sty bk tnt & str; Francis R Appleton et al, trstes, &c—Max Moskowitz et al; Appleton, Perrin & Hoyt (A), 60 Wall; Isidor Wasservogel (R); due, \$8,772.70; T&c, \$764.00; Arthur C Sheridan.
139TH ST, 237 W, ns, 331.6 e 8 av, 18.2x99.11, 4-sty bk dwg; Equitable Life Assurance Soc of U S—Edw T Willner et al; Alexander & Green (A), 120 Bway; Powell Crichton (R); due, \$8,915.97; T&c, \$16; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

APRIL 20 & 22.

No Legal Sales advertised for these days.

APRIL 23.

145TH ST, 361 E, ns, 231 w Willis av, 25x100, 3-sty & b fr dwg; Jos V Altman, trste—Mina Limpert et al; Wm H Sommer (A), 9 S 3 av, Mt Vernon, N Y; Loring M Black, Jr (R); due, \$5,534.69; T&c, \$296.45; Henry Brady.

SEDGWICK AV, ws, lot 9, blk 3255, 100x90; SEDGWICK AV, ws, lots 40, 41, 42 & 43, same blk, 100x90; SEDGWICK AV, ws, lot 11, blk 3255, 77.5x107.4x110.7x90; GILES PL, es, lots 32, 33, 34 & 35, blk 3255, 100x86.5; GILES PL, es, lots 28, 29, 30 & 31, blk 3255, 99.6x86.5x124.3x100; GILES PL, es, lots 36, 37, 38 & 39, blk 3255, 174.5x110.7x86.5; UNDERCLIFF AV, es, 125 s Boscobel av, 150x 123.4x150.6x111.2, vacant; WILLIAMSBRIDGE RD, es, 25 n Chesebrough av, 50x99.5x60.7x 97.9; Corn Exch Bank—Jas Pilkington et al; Scott, Gerard & Bowers (A), 46 Cedar; Douglas Mathewson (R); due, \$81,934.04; T&c, \$4,895.05; Joseph P Day.

SHAKESPEARE AV, swc 169th (No 80), 68.11x 100, 4-sty bk tnt & str; Manhattan Mtg Co—Peerless American Products Co et al; Action 1; Carrington & Pierce (A), 200 Bway; Matthew C Griffin (R); due, \$62,023.93; T&c, \$890.74; James J Donovan, Inc.

SHAKESPEARE AV, 1277, ws, 68.11 s 160th, 81x100, 4-sty bk tnt; Manhattan Mtg Co—same; Action 2; same (A); Morris Frank (R); due, \$57,333.18; T&c, \$890.47; James J Donovan, Inc.

WESTCHESTER AV, 853, nws, 182 n Prospect av, 20x70.7x21.3x63.4, 3-sty fr tnt; Louis Cosby—Desider Schoen et al; Henry J Block (A); Bernard Hahn (R); due, \$2,777.84; T&c, \$545.02; Chas A Berrian.

APRIL 24.

No Legal Sales advertised for this day.

APRIL 25.

LYMAN PL, 1371-3, ws, 100 s Freeman, 69.5x 20x71.5x32, 1-sty bk str; Morris E Webber, trste—Ann Bldg Corp et al; Saml P Savage (A), 30 Broad; Emil E Fuchs (R); due, \$2,817.80; T&c, \$108.80; Joseph P Day.

PROSPECT TER, nwc 228th, 19x80; Fredericke A Shettler—Chas J Chapman et al; Fredk S Rauber (A), 145 Nassau; Jno Boyle, Jr (R); due, \$762.43; T&c, \$200; Joseph & Co.
TIEBOUT AV, 2468, es, 83.3 n 188th, 20x100, 4-sty bk tnt; Kath Otto—Johanna O'Hara et al; Jacob W Winkler (A), 165 Bway; Emile Schultze (R); due, \$4,419.30; T&c, \$362.65; sub to 1st mtg \$8,000; Joseph P Day.

APRIL 26.

FOREST AV, 1112, es, 187.6 n 166th, 37.6x 102.8, 4-sty bk tnt; Jno McLaughlin, trste—Eliz Harrison et al; Geo J Gillespie (A), 20 Vesey; Wm Henkel, Jr (R); due, \$20,055.59; T&c, \$323; Arthur C Sheridan.

APRIL 27 & 29.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

APRIL 13.

JACKSON ST, 32; Bessie Meyers—Lucielle Kurtz et al; S Schack (A).
VAN CORLEAR PL, ns, 260.3 e division line between lands of I M & F B Dyckman, 58.2x 103.10xirreg; Harlem Savgs Bank—Sarah B Overbaugh, extrx, et al; E S Clinch (A).
1ST AV, ws, 25.11 n 105th, 25x100; Wm Goodman et al—Henle Liebeskind et al; Paskus, Gordon & Hyman (A).

APRIL 15.

42D ST, 505 W; Franklin Savgs Bank in City N Y—Jno A Leighton et al; amended; W M Powell (A).

APRIL 16.

BROOME ST, 458; Emigrant Indust Savgs Bank—Lillian G DeWitt et al; amended; R & E J O'Gorman (A).
103D ST, ss, 287.6 e 2 av, 37.6x100.11; Lawyers' Mtg Co—Hannah T McLaughlin et al; Cary & Carroll (A).

122D ST, 345 W; Daniel J Quinlan—Timothy I O'Connell et al; Alexander & Green (A).

126TH ST, 215-7 E; Mutual Life Ins Co of N Y—Meyer Jarmulowsky et al; F L Allen (A).

175TH ST, ss, 55 e Audubon av, 18x78.8; Saml Gerger—Walter H Martin et al; J A Seidman (A).

APRIL 17.

COLUMBIA ST, 14; Nathan De Scherer—Saml Wolf et al; McCandless, Aldcroft & Ely (A).
GOERCK ST, 33; Howard A Smith et al—Nathan Shapiro et al; Wing & Russell (A).
15TH ST, ns, 218.9 e 8 av, 46.10x103.3; German Savgs Bank in City N Y—Harrisetta Holding Co; M Auerbach (A).

113TH ST, ns, 75 w Park av, 25x100.11; Jonas E Einthaler—Loretta Corp et al; Dean, Tracy & McBarron (A).

131ST ST, 4 E; Eliz C Van Nest—Loretta Corp et al; Merrill, Rogers & Terry (A).

175TH ST, ss, 55 e Audubon av, 18x78.8; Leonie Ferris, trste—Walter H. Martin et al; Dean, Tracy & McBarron (A).

ST NICHOLAS AV, 53; Herzlig Holdings, Inc—Pfaff, Inc, et al; amended; Eble & Kirkpatrick (A).

APRIL 18.

133D ST, 216 W; Chas W Cox—Hannah Grohman et al; Cadwalader, Wickersham & Taft (A).

AMSTERDAM AV, sec 106th, 47.10x100; Excelsior Savgs Bank of City N Y—Palmer Realty Co et al; H Swain (A).

APRIL 19.

18TH ST, 419 E; Geo Ramsey et al—Morris Donenfield et al; amended; Miller, King, Lane & Trafford (A).

AMSTERDAM AV, 1412; Burlock E Rabell—Frank Wokoun et al; B E Rabell (A).

AUDUBON AV, nec Croton, 90x49.9; Archibald H M Sinclair—Enwil Holding Co, Inc, et al; amended; F de P Foster (A).

BRADHURST AV, 114; Frank W Blauvelt—Henry Wendt et al; amended; B Foody, Jr (A).

5TH AV, nwc 23, 140x239.8x irreg; also 23D ST, ns, 264.2 w 5 av, 24.6x98.9; Walter E Maynard et al—Fifth Av Bldg Co et al; Hawkins, Delafield & Longfellow (A).

Bronx.

APRIL 12.

No Foreclosure Suits filed this day.

APRIL 13.

LOT 36, blk 4383, tax map; LOT 26, blk, 4384; LOT 25, blk 4385; LOT 5, blk 4388; LOT 1, blk 4387; Wm H Bolton—Hannah T McLaughlin et al; Sage & Schoemaker (A).

APRIL 15.

136TH ST, 291 E; Max Sloman—Edw E Miers; S S Kogan (A).

LOTS 64 & 83, may of lands est Jos Husson at Classons Point; Emilie M Phillips—Porter Realty & Development Co; W A Kirk (A).

APRIL 16.

LOT 3, also LOTS 4 & 7, map made by Andrew Findlay, surveyor, July 5, 1852, and annexed to deed from Wm Smith to Jas Kelly; Thos Lenane—Jno J Honohan; Wesselman & Kraus (A).

LOT 34 (northerly half), map No 2, Olinville; Geo F Daniels, as admr—Cath Reilly et al; C P Hallock (A).

LOTS 830 & 831, map Laconia Park; Bernheimer & Schwartz Pilsener Bwg Co—Cath Ferrara et al; Rose & Paskus (A).

LOT OR SALT MEADOW on Goose Island (see Lis Pendens); Louisa Christman et al—Roger L Young et al; C B Plante (A).

APRIL 17.

137TH ST, 739 E; Harlem Savgs Bank—Geo E Lott et al; E S Clinch (A).

183D ST, ns, 169.6 w Washington av, 35x100; Carrie Toelle—Creston Co et al; Timme & Knoepke (A).

SEDGWICK AV, nec 2048, conveyance page 444 (see Lis Pendens), 40.6x126.6; Roman Catholic Orphan Asylum in City N Y—Eugene J Quin et al; E H Daly (A).

APRIL 18.
LOT 94, map of lots in Village of Williams-
bridge, prop of W F Duncan; Marcus A
Myers et al as exrs—Rosaria Pollina et al;
Townsend & Guiterman (A).
LOT 95, map of lots in Village of Williams-
bridge, prop W F Duncan; Marcus A Meyers
et al as exrs—Rosaria Pollina et al; Town-
send & Guiterman (A).
LOT A-U, map of 70 lots comprising Cedar Hill
Plot on Powell Farm, at Village Fordham;
Elsie Julia Dickinson as trste—Jas M Leddy
et al; C A Clark (A).

**JUDGMENTS IN FORECLOSURE
SUITS.**

The first name is that of the Plaintiff;
the second that of the Defendant.

Manhattan.

APRIL 11.
50TH ST, 4 W; Fredk Peterson—Fourth
Leasehold, Inc, et al; Butler, Wyc-
koff & Campbell (A); Jas A Lynch
(R); due.10,514.30
5TH AV, 2137; Cordelia Nelson—Loretta
Corpn; B W B Brown (A); Henry A
Friedman (R); due. 3,083.88
APRIL 12.
27TH ST, 154-6 W; Emigrant Indus
Savgs Bank—David Steiner; R & E
J O'Gorman (A); Theo K McCarthy
(R); due.49,358.83
77TH ST, 325 W; Louis S Brush—Henry
G Trevor; Wm C Orr (A); Moses J
Sneudaira (R); due.20,519.44

APRIL 13.
No Judgments in Foreclosure Suits filed
this day.

APRIL 15.
138TH ST, ns, 9-8 e 8 av, 18.2x99.11;
Equitable Life Assurance Society of
the U S—Mary I Maguire; Alexander
& Green (A); Bertha Rembaugh
(R); due. 9,462.00

APRIL 16.
JANE ST, 74; Lockwood Est, Inc—
Hugh Reilly; Middlebrook & Borland
(A); Geo W Clune (R); due. 6,466.67
134TH ST, ns, 175 w Lenox av, 25x
99.11; Louis Silverstein—Fredk West;
Morrison & Schiff (A); Jno H Rogan
(R); due. 3,346.84

APRIL 17.
76TH ST, ss, 105 w 2 av, 25x102.2;
Emigrant Indus Savgs Bank—Theresa
Reinshagen; R & E J O'Gorman
(A); Nathaniel Phillips (R); due.14,538.62
KINGSBRIDGE RD, —s, s 1/2 of plot
98, part of est of Isaac Dyckman,
12th Ward; Wm J Davison—Jas A
Lynch; R & E J O'Gorman (A);
Abr Oberstein (R); due. 3,700.28
KINGSBRIDGE RD, —s, n 1/2 of plot
98, part of est of Isaac Dyckman,
12th Ward; same—same; same (A);
M B Field (R); due. 5,364.58

Bronx.

APRIL 12.
166TH ST, ns, 180 e Union av, 40x100;
East River Savgs Instn—Adolph Mer-
tin et al; E R Vollmer (A); J J
Brady, Jr (R); due.25,580.39

APRIL 13.
No Judgments in Foreclosure Suits filed
this day.

APRIL 15.
LOT 15, blk 2348, sec 9, on tax map;
City of New York—Fredk B Pinkus et
al; W P Burr (A); P T Kammerer,
Jr (R); due. 2,279.10

APRIL 16.
LOT 25, blk 3024, sec 11, on tax map;
City N Y—Edith H Porter et al; W
P Burr (A); P T Kammerer, Jr (R);
due.65,481.52

APRIL 17.
WALNUT ST, nwe Cornell av, 100x
100; Frank G Banister—Fredk E
Bauer et al; G P Fall (A); C J Les-
lie (R); due. 1,616.25
WALNUT ST, ws, 330 s Boston rd, 100x
100; Frank G Banister—Fredk E
Bauer et al; G P Fall (A); C J Les-
lie (R); due. 1,077.50

APRIL 18.
STEBBINS AV, ws, 220 n Jennings,
40x100; Commercial Exch Bank—
Kate Ohmeis et al; J Steiner (A);
O J Kalt (R); due.29,793.03
STEBBINS AV, ws, 260 n Jennings, 40
x100; Commercial Exch Bank—Kate
Ohmeis et al; J Steiner (A); W E
O'Grady (R); due.21,729.34
STEBBINS AV, ws, 180 n Jennings, 40
x100; Commercial Exch Bank—Kate
Ohmeis et al; J Steiner (A); W S
Evans (R); due.19,675.25

LIS PENDENS.

The first name is that of the Plaintiff;
the second that of the Defendant.

Manhattan.

APRIL 13.
No Lis Pendens filed this day.

APRIL 15.
124TH ST, 144 W; Paris Tile & Mosaic Works,
Inc—Aug Mugler et al; action to foreclose
mechanics lien; D Paris (A).

APRIL 16.
BAYARD ST, 13; Isaac Carmel—Hattie Ros-
enthal et al; action to set aside assignments,
&c; S N Tuckman (A).
AV H, sww 7th, 28x64.2; Eliz L Hughes—Sarah
E Techt et al; action to debar claim, &c;
Lee & Wadsworth (A).

APRIL 17.
MARKET ST, 97; Geo W Martin et al—Patrick
H Roche; notice of levy; F Taylor (A).
79TH ST, 303-5 E; Albertine Mariash—David
Isaac et al; partition; W A Mariash (A).

APRIL 18.
1ST AV, es, 28.10 n 114th, 22x95; also 92D ST,
347 E; also 1ST AV, 2368; Lillian Sasse—
Maire Dieckman et al; partition; Elfers &
Abberley (A).

APRIL 19.
145TH ST, 491 W; also 106TH ST, 225 W; also
146TH ST, 241-3 W; also 146TH ST, 474 W;
also 186TH ST, 454-6 E; also SOUTHERN
BLVD, 2423; Laura C Barnes et al—Wm H
Barnes et al; partition; H A Sperry (A).

Bronx.

APRIL 12.
No Lis Pendens filed this day.

APRIL 13.
No Lis Pendens filed this day.

APRIL 15.
No Lis Pendens filed this day.

APRIL 16.
No Lis Pendens filed this day.

APRIL 17.
No Lis Pendens filed this day.

APRIL 18.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second
that of the Owner or Lessee, and the third
that of the Contractor or Sub-Contractor.

Manhattan.

APRIL 13.
BROAD ST, 49; Jos Petrusa—49 Broad
St Realty Corpn; Jacob Gottlieb
(30). 430.18

14TH ST, 218 E; Metz Solars Co—Rose
Sirota; Herman Sirota (34). 196.00

45TH ST, 17 to 21 W; Bayer-Gardner-
Himes Co—Midville Realty Co; re-
newal (35). 196.00

BROADWAY, 206-8; Albert A Volk Co,
Inc—Broadway-John St Corpn (31).1,927.80

MADISON AV, 253; Eagle Plumbing Co,
Inc—J Harleston Parker; Mary J
Murphy (32). 478.75

MADISON AV, 1000; Thos Galligan,
Inc—Ritz Realty Co; McDermott &
Hannigan, Inc; renewal (33). 71.00

APRIL 15.
CLINTON ST, 84; Jake Wolf—Est
Henry Newman (40). 24.00

ORCHARD ST, 138; Jake Wolf—Est
Henry Newman (38). 98.50

ORCHARD ST, 60; Jake Wolf—Est
Henry Newman (39). 36.50

99TH ST, 17 W; Robt Cobban & Sons,
Inc—Sarah Birnbaum (43). 559.29

BROADWAY, 206-8; Maurice Deutsch
—Broadway & John St Corpn (37).1,050.00

APRIL 16.
ELIZABETH ST, 49 & 51; McGraw
Engineering Co—Lorence Realty Co,
Inc (42). 62.00

12TH ST, 51 W; Tully Goldreyer—Jno
H Henshaw (44). 195.00

12TH ST, 49 W; Tully Goldreyer—Jno
H Henshaw (45). 70.00

25TH ST, 207-17 W; Callahan, Kings-
ley Co—Graphic Arts Realty Co;
Sterling Air Washer Co (46). 561.22

58TH ST, 201-5 E; Chas F Frank—3
Av & 58th St Co; H Herzog (47). 71.75

178TH ST, 530-2 W; Geo R Werner—
Annie M Hyland; Mrs Margt Taylor,
agent (41). 57.42

AV D, 66-70; Louis G Miller—Schwenk
Est (43). 330.50

APRIL 17.
72D ST, 40 W; Penn Brass & Bronze
Works—Jno Doe & Treu & Schaefer,
Inc; renewal (49). 110.00

5TH AV, 1066-7; Storm Blair Co, Inc
—Ten Sixty-Seven Fifth Ave Co, Inc;
renewal (48).1,255.00

APRIL 18.
48TH ST, 137 W; Knickerbocker
Chandeller & Electrical Supply Co—
New Netherlands Theatre Co & Wm &
Eva Sheer (50). 178.20

61ST ST, 208 W; Sam Ellis—Herman
B Kitay (56). 65.05

107TH ST, 124 E; Mike Potash—Law-
rence Holding Co, Sarah & Benj Bern-
stein (53). 14.00

112TH ST, 210 E; Mike Potash—Jos
Silverman, Sarah & Benj Bernstein
(54). 44.85

113TH ST, 204 to 208 E; Mike Potash—
Sadie Harris, Sarah & Benj Bern-
stein (55). 55.75

119TH ST, 158 W; Plaza Contracting
Co—Katie Schwartz & Saml Schack &
Lillie Treitman (57).30,000.00

144TH ST, 246 W; Herman Goldner—
Abr Eidenberg (51). 35.45

SAME PROP; Elias H Lang—same (52)
26.50

APRIL 19.
CLINTON ST, 84; Max Kettler—Saml
Newman et al (58). 53.16

MADISON ST, 278-82; Louis Fishman—
Chas Cohen et al, Gedalie, David &
Lena Katz (64). 264.00

ORCHARD ST, 60; Max Kettler—Saml
Newman et al (59). 85.38

ORCHARD ST, 138; Max Kettler—Saml
Newman et al (60). 34.00

37TH ST, 44-6 W; Jardin Co, Inc—
44-46 West 37th St, Inc; renewal (61)
1,775.40

41TH ST, 258-60 W; Jno Callan—Albert
B Simpson & Wilbur German (63). 82.75

3D AV, sec 171st, 25x100; Domenico A
Del Donno—Eliz Schultz & Geo
Schultz; renewal (62). 2,227.59

Bronx.

APRIL 12.
No Mechanics' Liens filed this day.

APRIL 13.
TIEBOUT AV, 2130; Lockwood & Co
& Traf Bldg Co—Tiebout Heights
Co, Inc (6). 500.00

APRIL 15.
3D AV, 4175; Louis I Bregman—
Caroline Josephine Dick (7). 219.50

APRIL 16.
WASHINGTON AV, 1386; Frank P
Lore—Jno C Cook (8). 209.50

APRIL 17.
No Mechanics Liens filed this day.

APRIL 18.
No Mechanics Liens filed this day.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second
that of the Owner or Lessee, and the third
that of the Contractor or Sub-Contractor.

Manhattan.

APRIL 13.
79TH ST, 9 E; Best Bros Inc—Alice
Kateltas et al; Mar14'18. 69.00

APRIL 15.
16TH ST, 5 W; Henry M Walter—
Rudolph F Layman et al; Mar21'18. 63.42

97TH ST, 115 W; Louis Wexler—Mary
J Ward et al; Mar12'18. 75.00

APRIL 16.
No Satisfied Mechanics' Liens filed this
day.

APRIL 17.
No Satisfied Mechanics Liens filed this
day.

APRIL 18.
43D ST, 240-8 W; Jeromel Realty &
Constn Co—Selwyn Realty Corpn et
al; Dec10'17.72,529.02

APRIL 19.
42D ST, 229-31 W; Jeromel Realty &
Constn Co, Inc—Selwyn Realty Corpn
et al; Dec10'17. 8,161.75

153D ST, 310 W; Angelo Miele—
Bradhurst Holding Co, Inc, et al;
June16'17. 140.00

153D ST, 306 W; Greenpoint Metal
Covered Door Co—Bradhurst Holding
Co, Inc, et al; June27'17. 117.00

153D ST, 310 W; Harry Epstein et al—
Bradhurst Holding Co et al; Jly10'17
108.00

Bronx.

APRIL 12.
No Satisfied Mechanics' Liens filed this
day.

APRIL 13.
No Satisfied Mechanics' Liens filed this
day.

APRIL 15.
No Satisfied Mechanics Liens filed this
day.

APRIL 16.
No Satisfied Mechanics' Liens filed this
day.

APRIL 17.
No Satisfied Mechanics Liens filed this
day.

APRIL 18.
No Satisfied Mechanics Liens filed this
day.

1Discharged by deposit.

2Discharged by bond.

3Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor;
the second that of the Creditor.

Manhattan.

APRIL 11.
No Attachments filed this day.

APRIL 12.
A MARKS & SONS, Inc; Morris Simiansky et
al; \$2,869.48; J Kahn.

LA NEGOCIACION MINERA DE SAN RAFAEL
Y ANNEXAS; Norman Paxton; \$23,990.58; A
Cox.

CONSOLIDATED OIL & GASOLINE CORPN OF
DELAWARE; Henry C Burnstine et al; \$1-
575; Burnstine & Geist.

APRIL 13.
FRITZ, Martin H; Lyman & Clarke Co; \$2-
405.30; H Escher, Jr.

APRIL 15.
No Attachments filed this day.

APRIL 16.
KINGSPORT EXTRACT CORPN; Haley-Ham-
mond Co; \$49,214.16; Werner, Congdon & Mc-
Givney.

PELL, Jno F; Claire J Forshaw; \$2,350;
Meehan & Harlam.

APRIL 17.
COLUMBIA FASTENER CO; Alex Nathan;
\$24,107.45; L J Frey.

KENSINGTON CONSTN CO; Chas L Fraser;
\$3,382.21; J H Hickey.

SAME; Clinton M Cruikshank et al; \$1,584.26;
same.

SAME; Clinton M Cruikshank; \$1,766.67; same.

BERNHARDT, Sarah; Gillott & Co, Inc; \$5-
700; Hiron & Bertine.

CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

No Chattel Mortgages filed this week.

Bronx.

APRIL 11, 12, 13, 15, 16 & 17.
Barresi, Carmela & Giovanni, 512 E
183d. E Esposito; barbers' fixtures. 670.00

BUILDING LOAN CONTRACTS

The first name is that of the lender,
the second that of the borrower.

Manhattan.

APRIL 16.
117TH ST, ss, 185 w 2 av, 50x—; 135
Bway Holding Corpn loans Victoria
Garage, Inc to erect —sty bldg; 3
payments. 4,250.00

Bronx.

APRIL 12.
No Building Loan Contracts filed this
day.
APRIL 13.
No Building Loan Contracts filed this
day.
APRIL 15.
GUN HILL RD, s e c Decatur av,
50.3x105.7; Thos S Walker loans Jno
O'Brien to erect 1-sty bk & stn bldg
for str; — payments. 6,000.00
APRIL 16.
No Building Loan Contracts filed this
day.
APRIL 17.
No Building Loan Contracts filed this
day.
APRIL 18.
No Building Loan Contracts filed this
day.

PLANS FILED FOR NEW
CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

STORES, OFFICES AND LOFTS.
5TH AV, 202, Broadway, 1132, 6-sty bk
office bldg, 78x80, tar & gravel rf; \$75,000;
(o) Wm. M. & Alice M. Stephenson, 215 Cler-
mont av, Bklyn; (a) Buchman & Kahn 56
45th (57).

Bronx.

FACTORIES AND WAREHOUSES.
PILOT ST, s s, 97.9 e City Island av, 1-sty
reinforced concrete factory, 60x200.4, tar & felt
rf; \$20,000; (o) Robt. Jacob, City Island av;
(a) Lewis P. Fluhrer Co., 220 W 42d (54).
STABLES AND GARAGES.
OGDEN AV, s w c 171st, 1-sty bk garage, 125
x145, plastic slate rf; \$20,000; (o) Lankan
Realty Co., Louis Langner, 601 W 181st, Pres;
(a) Samuel Cohn, 32 Union sq (51).
SENECA AV, n w c Edgewater rd, 1-sty
bk garage, 50x100, rubberoid rf; \$10,000; (o)
Burns Bros., 55 Church; (a) Edw A. Lehman,
40 Cedar (50).

MISCELLANEOUS.

177TH ST, s s, from Bronx River to N. Y.,
B. & W. R. R., 1-sty fr kitchen & toilets, 36x
108, tar & gravel rf; \$4,500; (o) Bronx Intern.
Exposition, Times Bldg.; lessee, D. P. Ritchie,
42 W 35th; (a) Chas. E. Silkworth, Jr., 423
76th, Bklyn (52).
177TH ST, s s, from Bronx River to N. Y.,
B. & R. R., 1-sty fr exhibition bldg, 45x60, rub-
beroid rf; cost, \$2,000; (o) Est. of W. W. Astor,
23 W 26th; lessees, Bronx International
Exposition, Times Bldg.; (a) C. F. Stillman,
1900 Longfellow av (53).
177TH ST, s s, from Bronx River to N. Y., B.
& W. R. R., 1-sty fr exhibition bldg., 65x60,
rubberoid rf; \$4,000; (o) Est. of W. W. Astor,
23 W 26th; lessees, Bronx International
Exposition, Times Bldg.; (a) F. M. Williams, 541
W 123d (55).

PLANS FILED FOR
ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

BLEECKER ST, 157, new partitions to 3-sty
bk str & dwg; \$100; (o) Comm. Louis Fugazy,
153 Bleecker; (a) Anthony Vandrascio,
Washington Sq S (727).
BROOME ST, 457-9, new water closet com-
partments & elevator to 6-sty bk storage ware-
house; \$3,000; (o) Albert E. Whitthouse, West-
wood, N. J.; (a) Gronenberg & Leuchtag, 303
5 av (701).

CANAL ST, 155-7, new iron stairs, make win-
dows f. p. to 5-sty bk str & loft; \$200; (o)
Herbert C. Pell, 829 Park av; (a) Alfred L.
Kehoe & Co., 1 Beekman (684).

CHAMBERS ST, 203, erect iron awning to
5-sty bk str & lodging; \$400; (o) Douglas,
Chas. S. Brown Co., 14 Wall; (a) John Cronk
& Son, 331 W 37th (696).

EAST BROADWAY, 162, new str front, parti-
tions & kitchen to 6-sty bk str & tnt; \$1,000;
(o) Godsol Realities Co., 200 W 96th; (a) B. H.
& C. N. Whinston, 500 Willis av (669).

GANSEVOORT ST, 8, new stairway & re-
build walls to 3 & 4-sty bk str & tnt; \$1,000;
(o) Chas. A. Goldman, 176 Concord, Bklyn; (a)
Chas. Hinkler, 6 Liberty pl (672).

GOLD ST, 11, new ducts, dressing rooms &
vestibules to 4-sty bk lofts; \$500; (o) Wendell
Est., Harriet Wendell, extr., 175 Bway; (a)
Irving Margon, 355 E 148 (721).

HUDSON ST, 174, new wood stairs to 6-sty
bk warehouse; \$100; (o) Samuel Weil, 194
Franklin; (a) Chas. Mayer, 110 W 40th (693).

LAFAYETTE ST, 112, new columns & str
front to 5-sty bk str & lofts; \$2,000; (o) Mrs.
Ruth A. Bruce Brown, care Horace S. Ely &
Co., 21 Liberty; (a) Alfred L. Kehoe & Co.,
1 Beekman (729).

READE ST, 133, new stairs to 5-sty bk lofts;
\$300; (o) Mrs. Jerome A. Peck, 14 S Main,
Portchester, N. Y.; (a) M. Joseph, Harrison,
World Bldg (723).

RIVINGTON ST, 58, new doors & windows &
partitions to 1-sty bk synagogue; \$500; (o)
First Warsauer Congregation, Nathan Truck-
man, Pres., on prem; (a) Gronenberg & Leuch-
tag, 303 5 av (702).

UNION SQ E, 36, new columns & girders to
5-sty bk str & apts; \$1,000; (o) Isidore & Max
S. Korn, 31 Nassau; (a) Samuel Rosenblum,
51 Chambers (698).

WATER ST, 473, new w. c. compartments &
partitions to 4-sty bk str & office; \$500; (o)
Jeremiah McSweeney, 453 Water; (a) Abraham
Brook, 215 Montague, Bklyn (691).

WILLIAM ST, 157-9, enclose stairway & new
partitions to 1-sty bk fcty; \$4,000; (o) Eddie
Palmer, 374 Pearl; (a) Leonard Sheet Metal
Works, Inc., 1270 Bway (673).

3D ST, 81 W, remove stoop, lower entrance,
raise floor & new partitions to 3-sty bk studio;
\$5,800; (o) Harry C. Beaven, 263 E Tremont
av; (a) Max Levien, 48 E 10th (710).

5TH ST, 313-315 E, remove stoops, new en-
trances & stairs to 5-sty bk str & tnt; \$2,000;
(o) Daniel J. Doyle, 23 Clinton, Bklyn; (a)
Chas. M. Straub, 147 4 av (697).

11TH ST, 326-328 W, remove stairs, floors &
partitions & install new walls, fire escape &
stairs to 3-sty bk tnt; \$30,000; (o) West 11th
St. Warehouse, Inc., Jos. P. Tolton, Pres., 75
Liberty; (a) Rasmussen & Wayland, 1133 Bway
(705).

14TH ST, 448 W, new stairs & doors & steel
canopy to 3-sty bk dwg; \$1,000; (o) Hugh King,
15 William; (a) Max Muller, 115 Nassau (724).

20TH ST, 230 W, new concrete floors to 5-sty
f. p. police station; \$100; (o) City of N. Y.,
Police Dept.; (a) Thomas E. O'Brien, 240 Cen-
tre (704).

20TH ST, W, s e c 11 av, alter greenhouse
into garage to 1-sty f. p. greenhouse; \$1,000;
(o) Consolidated Gas Co., 130 E 15th; (a) E.
Levy, 331 Madison av (708).

21ST ST, 34 E, new stairs & bulkhead to 5-
sty bk str & lofts; \$500; (o) Jos. W. Stern Co.,
102 W 38th; (a) Sommerfeld & Steckler, 31
Union sq (692).

23D ST, 30 E, f. p. staircase, partitions &
toilet to 12-sty str & office; \$750; (o) Fred
Smith Johnson, Jr., 362 W 11th; (a) Ernest A.
Lyde, 2715 Decatur av (718).

24TH ST, 421 W, remove wall, install new
ones to 1-sty bk garage; \$350; (o) E. H. Hoff,
245 9 av; (a) Tuos. McBride, 211 72d Bklyn
(707).

25TH ST, 235-43 W, new concrete floor &
stairs to 2-sty bk stable & factory; \$200; (o)
Title Guarantee & Trust Co., 176 Bway; (a)
Robt. R. Rahmann, 312 W 137th (688).

33D ST, 33 W, new partitions to 4-sty bk
lofts; \$150; (o) M. B. Horowitz, on prem;
(a) Max Hirsch, 215 Montague, Bklyn (690).

36TH ST, 30 E, rear wing removed, new one
built, new partitions, elevator to 4-sty bk res;
\$100,000; (o) Mrs. Junius S. Morgan, Jr., care
(a) Goodwin, Bullard & Woolsey, 4 E 39th
(720).

38TH ST, 21-23 W, new dumbwaiter shaft to
16-sty f. p. lofts; \$185; (o) A. B. S. & Co., 238
William; (a) Albert Hautsch, 411 E 101st
(680).

38TH ST, 13 W, alter vault to 5-sty bk lofts;
\$350; (o) Midcity Realty Co., 14 Wall; (a)
Adolph E. Nast, 546 5 av (725).

41ST ST, 226 E, lower beams, 1-sty ext to 3-
sty bk dwg; \$6,000; (o) 226 E 41st St. Realty
Co., B. Robt. Swartburg Pres. & Treas., 328 E
23d; (a) B. Robt. Swartburg, 328 E 23d (715).

42D ST, 148-50 E, new partitions, stairs, str
front & f. p. doors to 5-sty bk str & factory;
\$1,500; (o) Wm. Volk, 658 3 av; (a) Wm.
Kurtzer, 1753 Boston rd (689).

44TH ST, 158 W, build ext, new partitions,
stairs & toilet rooms to 4-sty bk res; \$15,000;
(o) John & Michael J. O'Connor, care (a);
(a) B. H. & C. N. Whinston, 509 Willis av
(670).

44TH ST, 227 E, new windows, partitions &
boiler to 5-sty bk fcty; \$2,000; (o) Wm. Baum-
garten & Co., 715 5 av; (a) Geo. A. Schastey,
715 5 av (675).

45TH ST, 535 W, remove stalls & walls to 1-
sty bk stable; \$500; (o) lessee & b) Wm. J.
Fitzgerald, 547 W 45th (709).

46TH ST, 232 W, new front & 1-sty ext &
partitions to 3-sty bk res & dwg; \$2,000; (o)
Passacento Corsaro, 232 W 46th; (a) Richard
Passacento, 405 Pleasant av (694).

49TH ST, 27 W, new partitions & stairs to 4-
sty bk dwg; \$1,500; (o) Miss Sarah S. Halli-
nan, on prem; (a) Patrick J. Murray, 141 E
40th (700).

54TH ST, 39 W, new stairs, elevator shaft,
add sty to 5-sty bk res; \$30,000; (o) Dr. Chas.
A. Holder, 6 Hanover; (a) Benj. Wistar Mor-
ris, 101 Park (726).

57TH ST, 10-12 W, new marquee to 10-sty
f. p. str & show rooms; \$1,500; (o) Adolph
Lewisoohn, 9 W 57th; (a) Henry Otis Chapman,
334 5 av (706).

57TH ST, 46 W, remove stoop, new tile floors,
electric wiring, new elevator shaft to 4-sty bk
res; \$17,000; (o) John C. Colgate, care (a) B.
A. & C. N. Whinston, 128th & 3 av (712).

61ST ST, 26-28 E, remove walls, new bath-
rooms, vents & elevator to 4-sty bk dwg; \$30,-
000; (o) Est. Abram Baouline, U. S. Trust Co.,
trste, 45 Wall; (a) Adolph E. Nast, 546 5 av
(674).

72D ST, 252 E, new stairs, columns, girders &
partition to 1-sty bk church; \$1,500; (o) St.
John's R. C. Church, Rev. J. A. Lane, pastor,
on prem; (a) Patrick J. Murray, 141 E 40th
(699).

79TH ST, 531-33 E, new ceiling, partitions &
gasoline storage tank to 2-sty str & garage;
\$1,500; (o) Louis S. Newman, 531 E 79th; (a)
Horenberger & Bades, 122 Bowery (678).

79TH ST, 234 E, remove partitions & stoop,
new bathroom & closets to 3-sty bk dwg;
\$3,000; (o) Henry St. Settlement, Inc., Lillian
Wald, Pres., 265 Henry; (a) Louis A. Abram-
son, 220 5 av (717).

79TH ST, 232 E, new partitions, stairs & re-
move wall to 3-sty bk club house & dwg; \$3,-
000; (o) Henry St. Settlement, Inc., Lillian
Wald, Pres., 265 Henry; (a) Louis A. Abram-
son, 220 5 av (716).

89TH ST, E, n w c Av A, remove stairs, par-
tition, columns & girders & install new to 5-sty
bk inst; \$45,000; (o) St. Joseph's Asylum, 220
E 4th; Jos. Schmidt, Pres., 173 E 3d; (a)
Chas. Kreymborg, 2240 Quimby av (681).

90TH ST, E, s w c Av A, remove partitions,
stairs & install new f. p. windows & doors to 5-
sty bk school; \$20,000; (o) St. Joseph's Asy-
lum, 220 E 4th; Jos. Schmidt, Pres., 173 E
3d; (a) Chas. Kreymborg, 2240 Quimby av
(682).

90TH ST, E, s s, 89 e 1 av, new bk walls, re-
move partitions & alter into garage to 2-sty bk
church & laundry; \$20,000; (o) St. Joseph's
Asylum, 220 E 4th; Jos. Schmidt, Pres., 173 E
3d; (a) Chas. Kreymborg, 2240 Quimby av
(683).

121ST ST, 333 E, new stairs & opening to 2-
sty bk stable; \$8,500; (o) Wm. A. Levy, 333 E
121st; (a) Ralph Schweibish, 312 E 76th (695).

125TH ST, 151-3 W, rebuild str front & parti-
tions & new ducts to 3-sty bk str & office;
\$3,000; (o) Jos. Levin, 109 E 125th; (a) Otto
L. Spannake, 13 Park Row (685).

AV B, 356-358, build 1-sty laboratory, new
windows & doors to 1-sty bk storage; \$900;
(o) Consolidated Gas Co. of N. Y., 130 E 15th;
(a) W. Cullen Morris/130 E 15th (722).

BROADWAY, 1070, 67th st, 102 W, new
stairs, remove stairs & new doors to 5-sty bk
str & office; \$1,000; (o) Est Mary Pinchot,
Amos Pinchot, extr., 60 Bway; (a) Randolph
Almeroty, 220 5 av (714).

BROADWAY, 1129-37, new stairway & f. p.
partitions, doors & windows to 17-sty f. p. office;
\$25,000; (o) St. James Building Co., Edw. E.
McCall, receiver, 165 Bway; (a) Franklin Eng.
Co., 346 Bway (713).

BROADWAY, 1572-76, remove stairs, new
partitions & fire escape to 2-sty bk str & res;
\$1,000; (o) Thomas F. Murtha, 55 Liberty; (a)
John H. Schier, 25 W 42d (677).

BROADWAY, 816, new toilets, plumbing fix-
tures & strengthen floors to 4-sty fr & bk str;
\$200; (o) Geo. W. Sturges, 236 W 72d; (a) John
H. Goetschius, 539 Hudson (687).

GREENWICH AV, 76, change stable into ga-
rage, remove stalls, etc., to 2-sty bk stable;
\$500; (o) Luigi Cardinale, on prem; (a) A.
Vendrasco, 764 Washington Sq S (711).

MADISON AV, 299, new concrete arch & alter
vault to 12-sty f. p. office bldg; \$1,000; (o)
Two Hundred & Ninety-nine Madison Av. Co.,
Edmund Coffin, Treas., 34 Pine; (a) Fredk. P.
Hill, 209 Madison av (679).

MADISON AV, 813, add sun parlor to 4-sty
bk dwg; \$3,000; (o) Jennie H. Ladew, on
prem; (a) James W. O'Connor, 3 W 29th
(728).

2D AV, 2349, new dumbwaiter shaft to 5-sty
bk str & tnt; \$325; (o) Fred. Deicke, 68 Java,
Bklyn.; (a) Albert Hautsch, 411 E 101st (671).

2D AV, 1983, remove walls, new columns &
girders & partitions to 5-sty bk str & tnt; \$2,-
000; (o) Jacob B. Agins, 515 E 135th; (a) Otto
L. Spannake, 13 Park Row (686).

4TH AV, 242-250, new gallery to 12-sty f. p.
str & office; \$1,000; (o) Harry H. Martin, 16
Wall; (a) Archibald D. Anstey, 162 W 20th
(703).

6TH AV, 821-829, new stairways, plumbing
fixtures & add 1 sty to 5-sty bk semi-f. p. str,
lofts & hotel; \$20,000; (o) Manhattan Feed Co.,
Walter J. Salmon, Pres., 17 W 42d; (a) Jno. H.
Schier, 25 W 42d (676).

8TH AV, 854, build 1-sty ext to 5-sty bk
res & tnt; \$500; (o) James Maloney, on prem;
(a) Peter A. McInnis, 428 Central Park W
(719).

Bronx.

FOX ST, 1105, raise 12 & erect 1-sty of fr
under 1-sty fr dwg; \$1,900; (o) Wm. McGee,
1105 Fox; (a) Moore & Landsiedel, 3 av &
148th (67).

147TH ST, 870 E, new toilet & bath & parti-
tions to 2-sty fr dwg; \$400; (o) Emil Pfeiffer,
on prem; (a) David S. Lang, 970 Prospect av
(70).

177TH ST, s s, from Bronx River to N. Y., B. & W. R. R., 3-2-sty fr exts, 24x34.4, 48x34.4, 43.8x9, & new piazza to 2-sty stone restaurant; \$6,000; (o) Bronx International Exposition, Times Bldg.; lessee, D. P. Ritchie, 42 W 35th; (a) Chas. E. Silkworth, Jr., 423 76th, Bklyn (68).
DECATUR AV, 2826, new partitions & general repairs to 3' & 4-sty bk studio; \$500; (o) Thos. A. Edison, Inc., Orange, N. J.; (a) Chas. S. Clark, 441 Tremont av (69).

HOLLAND AV, e s, 1,020 n Morris Park av, move 2-sty fr dwg; \$900; (o) Wm. Peters & Co., 1044 Tremont av; (a) Chas. Schaefer, Jr., 529 Courtlandt av (71).
HOLLAND AV, e s, 1,045 n Morris Park av, move 2-sty fr dwg; \$900; (o) Wm. Peters & Co., 1044 Tremont av; (a) Chas. Schaefer, Jr., 529 Courtlandt av (72).
HOLLAND AV, e s, 1,095 n Morris Park av, move 2-sty fr dwg; \$900; (o) Wm. Peters &

Co., 1044 Tremont av; (a) Chas. Schaefer, Jr., 529 Courtlandt av (73).
MATTHEWS AV, e s, 300 n Morris Park av, move 2-sty fr dwg; \$900; (o) Wm. Peters & Co., 1044 Tremont av; (a) Chas. Schaefer, Jr., 529 Courtlandt av (74).
SEDGWICK AV, w s, 325 s 171st, 1-sty bk ext, 50x46, to 2-sty bk office & shop; \$3,000; (o) Edw. R. Poersehke, 35 Union sq; (a) Lloyd I. Phylfe, 970 Anderson av (66).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$20,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.
All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitt—consideration omitted.
corpn—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extr—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indivd—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
stns—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torren System.

RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

*Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CI

No. 2615

New York, April 27, 1918:

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

APRIL 19, 20, 22, 23, 24 & 25.

Ann st, 19 (1:90-22), nwc Theatre alley, 20.1x29.2x25.10x29.3, 3-sty bk str; Alfred E Smith, ref, to Broadway Savgs Instn, 5-7 Park pl, plff; FORECLOS Apr11; Apr19; Apr20'18; A\$48,000-50,000 (R S \$20). 20,000

Bayard st, 45 (1:163-32), ss, abt 75 w Bowery, 25x50x25.1x50, 3-sty fr loft & str bldg; A\$12,500-13,000; also BAYARD ST, 47 (1:163-31), ss, 100 w Bowery, 25x80, 4-sty loft & str bldg; A\$17,000-21,000; Herbert Baum, 76 W 86, to Amanda Marcus, 1187 Lex av; ½ pt; AT; B&S & CaG; AL; Jan30; Apr19'18 (R S \$3.50). omitted

Bayard st, 47, see Bayard, 45.

Bleecker st, 277 (2:590-11), sec Jones (Nos 32-4), 27.1x80x28.9x80.1, 6-sty bk tnt & str; Benj Pomerantz to Hirshman Realty Co, 33 Bleecker; AL; Oct17'17; Apr22'18; A\$22,000-40,000. O C & 100

Canal st, 196, see Bway, 859.

Canal st, 346 (1:21-39), swc Church (No 332), 25.7x46.8x25x41.6, 5-sty bk loft & str bldg; Ruhl Investing Co to Wm Schwegler, 437 E 84; mtg \$27,500 & AL; Apr22'18; A \$19,000-25,000 (R S \$2). O C & 100

Canal st, 404-404½, see Laight, 12.

Cannon st, 47, see Delancey, 282.

Christopher st, 98 (2:588-57), ss, 97.11 w Bleecker, 24.11x70x26.2x65.3, 6-sty bk tnt & str; Peter Cohen to Mary Levenstein, 111 Jerome —, Arverne, B of Q; ½ pt; AT; AL; Aug16'17; Apr25'18; A\$10,000-19,000. O C & 100

Chrystie st, 227-35, see Houston, 111-7 E.

Church st, 332, see Canal, 346.

Culver's alley, sws, at ses Front, see Front, 53.

Delancey st, 282 (2:333-70), nwc Cannon (No 47), 30x50, 5-sty bk tnt & str; Richd O'Gorman, ref, to German Savings Bank, 100 E 14, plff; mtg \$7,000; FORECLOS Apr 2; Apr24'18; A\$16,000-20,000 (R S \$8). 8,000

Eldridge st, 172 (2:415-10), es, 174.3 s Rivington, 25.3x87.6, 5-sty bk tnt & str; Fannie B Hecker to Chas Weill, 155 W 103; mtg \$19,000; Apr17; Apr20'18; A\$15,500-23,000 (R S 50c). O C & 100

Eldridge st, 204-6 (2:416-5), es, 176.6 n Rivington, 48.11x88.6, 6-sty bk tnt & str; Jacob Levy to Jayenell Realty Co, 256 Bway; AL; Apr13; Apr20'18; A\$37,000-65,000. nom

Front st, 53 (1:34-7), ses, at sws Cuyler's alley, 21.11x68.11x22.1x69.2, 4-sty bk loft & str bldg; Ada L Harris to Kuhne-Libby Co, 51 Front; mtg \$15,000; Apr15; Apr22'18; A\$16,000-22,000 (R S \$25.50). O C & 100

Harrison st, 35-9, see Washington, 334-6.

Houston st, 111-117 E (2:427-27), swc Chrystie (Nos 227-235), 100x164.9, 5 & 8-sty bk theatre, office & str bldg, with all fixtures & articles of personal property attached to or used in connection with said premises; Lytleton Fox, ref, to Bertha Steuer, 55 W 88; FORECLOS Apr3; Apr20; Apr22'18; A\$175,000-450,000 (R S \$359). 358,100

Houston st, 476-8 E (2:356-23), ns, 50.3 w Goerck, 50x68.6, 6-sty bk tnt & str; Frank J Ryan, ref, to Jas W Halstead, 1182 Prospect av, Hartford, Conn, & Abel E Blackman, 865 Park pl, Bklyn, TRSTES will Pearson Halstead, late of Saratoga Springs, NY, plffs; FORECLOS Apr15; Apr19; Apr22'18; A\$21,000-42,000 (R S \$30). 30,000

Jones st, 32-4, see Bleecker, 277.

Laight st, 12 (1:220-2), ns, 174.11 e Varick, old line, 25x30.2 to ss Canal (Nos 404-404½) x31x47.10, 3-sty bk tnt & str; Bartholomew Realty Co, 200 Hudson, to Edwin H Scheuber, 88 Elm av, Hackensack, NJ; mtg \$8,000 & AL; Apr22'18; A \$8,000-9,500 (R S \$6). nom

Lewis st, 158 (2:358-5), es, 49 n 3d, 24x 100.3x27.3x100.5, 6-sty bk tnt & str; Therese Weil & Sophia Mayer to John P O'Brien, 25 Floyd, Bklyn; B&S; AL; Apr 16; Apr23'18; A\$10,500-26,000 (R S 50c). O C & 100

THE RECORD AND GUIDE QUARTERLY.

Attention is called to the users of the records, published in the Record and Guide, to the Record and Guide Quarterly. The Quarterly is published every three months, the final installment being combined with the three preceding ones, making, in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscellaneous Conveyances such as Release of Mortgages, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys, Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

Lewis st, 191 (2:360-59), ws, 73.4 n 5th, 24.5x79.1x24.3x82.5, 3-sty bk shop; John Tiebout & ano, EXRS John Tiebout, to Morris Felstin, 287 E 7; mtg \$6,000; Apr9; Apr25'18; A\$8,500-9,500 (R S \$7). 9,000

Madison st, 278 (1:269-24), ss, 140.1(?) (should be about 165) w Montgomery, runs s19.6(?)x100 to st x—19.6 (errors & omissions in description), 5-sty str tnt & str; Chas Cohen, 976 Tiffany, et al, to Harry J Peters, 551 W 185; Apr18; Apr20'18; A\$10,500-20,000. O C & 200

Mangin st, 97-9 (2:324-23-24), ws, 71.2 s Stanton, 50x100, 2-5-sty bk tnts & str; Horowitz Bros & Margaret, a corp, 369-73 E 4, to Betie Elenbogen, 5116 14 av, Bklyn; AL; Apr15; Apr19'18; A\$16,000-36,000. nom

Mercer st, 153 (2:513-30), ws, abt 150 n Prince, 25x100, 5-sty bk loft & str bldg; Bond & Mtg Guarantee Co to Agnes Silcock, 24 St Nicholas pl; B&S; mtg \$13,000 & AL; Apr20; Apr22'18; A\$17,000-21,000 (R S \$17). O C & 100

Mercer st, 153 (2:513-30), ws, abt 150 n Prince, 25x100, 5-sty bk loft & str bldg; Agnes Silcock to Denison Realty Corp, 92 Wm; mtg \$13,000; Apr22; Apr24'18; A \$17,000-21,000. nom

Mott st, 66 (1:201-6), es, abt 180 n Bayard, 25x94, 4-sty bk tnt & str & 5-sty bk rear tnt; Herbert Baum, 76 W 86, to Amanda Marcus, 1187 Lex av; ½ pt; AT; B&S & CaG; AL; Jan30; Apr19'18; A\$16,500-24,000 (R S \$1.50). omitted

Park pl, 95; see Washington, 246.

Park pl, 107, see West, 160-161.

Pearl st, 216 (1:70-22), ses, abt 50 ne Fletcher, 23x64.6x33.5x71.3, 5-sty bk loft & str bldg; Gustav Salomon of Boston, Mass, & ano, EXRS Louis A Salomon, to Adolph H Salomon & Ruth P, his wife, 138 E 94, as tenants by entirety; mtg \$18,000; Apr20; Apr24'18; A\$17,000-24,000 (R S \$25). 25,000

Prince st, 118 (2:500-17), ss, 80.2 w Greene, 20x71.2x20.1x71.3, 5 sty bk loft & str bldg; Bond & Mtg Guarantee Co to Alfred H Ackers, 233 W 128; B&S; mtg \$8,000; Apr22'18; A\$10,000-15,000 (R S \$10). O C & 100

Prince st, 118; Alfred H Ackers, to Harry K Grigg, 70 Valentine av, Mt Vernon, NY; B&S; mtg \$8,000; Apr22'18. nom

Rivington st, 106 (2:411-72), nes, 66.3 se Ludlow, 22x80, 3-sty bk tnt & str; Annie Ortman to Ignatz Schuster, 4 Strong pl, Bklyn; AL; Apr24'18; A\$15,000-20,000 (R S \$1.50). O C & 100

South st, 61 (1:37-52), ns, 29.7 e Wall, runs e23.3xn50.2xw4.11xs8.4xw18.9xs39.8 to beg, 5-sty bk lodging house; Wilbur Larremore, ref, to Lawyers Realty Co, 160 Bway; FORECLOS Mar22; Apr22; Apr23'18; A\$18,000-21,000 (R S \$35). 35,000

Theatre alley, nwc Ann, see Ann, 19.

Thompson st, 216 (2:537-5), es, 200 n Bleecker, 25x100x24.8x100, 3-sty bk tnt & str; West Beach Realty Corp to Paul De Marco, 222 Thompson; B&S; mtg \$7,500 & AL; Apr20; Apr22'18; A\$16,000-17,000 (R S \$6). nom

Wall st, 112 (90) (1:37-5), nes, abt 90 e Front, 22x72, 7-sty bk office & str bldg; Willis Lyman et al, individ, & Benj W Wells, EXR & TRSTE Clarissa M L Whiting, to Czarnikow-Rionda Co, 112 Wall; B&S; mtg \$39,000 & AL; Apr16; Apr19'18; A\$33,000-59,000 (R S \$24). 63,000

Washington st, 246 (1:129-17 & 40), ws, 33.8 n Park pl, runs n20.8xw93xs54.8 to ns Park pl (No 95) x23.9xn34xe67.9 to beg, 4 & 5-sty bk loft & str bldg; Lincoln Trust Co & ano, EXRS Chas E Rhineland, to Lincoln Trust Co, 204 5 av, & Herman Le Roy Edgar, at Dobbs Ferry, NY, TRSTES Chas E Rhineland, for Rhineland Waldo et al; B&S & CaG; Dec1'17; Apr24'18; A \$33,000-39,000. 45,000

Washington st, 334-6 (1:182-39-40), swc Harrison (Nos 35-9), 43.4x67x44.3x67, 2-4-sty bk loft & str bldgs; Lincoln Trust Co & ano, EXRS Chas E Rhineland, to Lincoln Trust Co, 204 5 av, & Herman Le Roy Edgar, at Dobbs Ferry, NY, TRSTES will Chas E Rhineland, for Rhineland Waldo et al; B&S & CaG; Dec1'17; Apr24'18; A\$34,000-42,000. 59,000

Water st, 250 (1:98-5), ns, 69.9 w Peck sl, 15.8x81.3x15.7x82.3, 4-sty bk loft & str bldg; Hubert H S & Eloise S Aimes, of Orange, Conn, to Virginia R E L McAlpine, of Gilroy, Cal, 4-9 pts; AL; Feb1; Apr19'18; A\$9,500-11,000 (R S \$4). nom

West st, 160 & 161 (1:129-23), nec Park pl (No 107), 33.11x50.2x34.4x50.1, 5-sty bk tnt & str; Lincoln Trust Co & ano, EXRS Chas E Rhineland, to Lincoln Trust Co, 204 5 av, & Herman Le Roy Edgar, at Dobbs Ferry, NY, TRSTES Chas E Rhineland, for Rhineland Waldo et al; B&S & CaG; Dec1'17; Apr24'18; A\$40,000-45,000. 50,000

William st, 197 (1:102-11), ws, 103.5 s Frankfort, runs w55.4xn27.1xe29.9xn0.10xe 24.8 to st xs28.5 to beg, 5-sty bk loft & str bldg; Max Eisman to Stonemor Realty Co, 135 Bway; ½ RT&I; QC; Mar27; Apr23'18; A\$32,000-45,000. O C & 100

William st, 197; Stonemor Realty Co to Max Eisman, 1 W 70; ½ RT&I; QC; Mar 27; Apr23'18. O C & 100

Wooster st, 31 (2:475-27), ws, 64 n Grand, 16.4x50, 4-sty stn loft & str bldg; Louis Davis, 392 Tompkins av, Bklyn, to Wm L Morck, 476 W 143, as assignee for the benefit of creditors of D Davis & Sons; B&S & CaG; AL; Apr20; Apr23'18; A\$7,500-8,500 (R S \$150).

2D st, 83 E (2:443-28), ss, 125 w 1 av, 25x80.1x25.1x83.4, 3-sty bk tnt, 2-sty ext; John Schaefer, "The Raunt," Rockaway, B of Q, et al, to May Asen, 121 Broome; AL; Mar11; Apr24'18; A\$14,000-15,500 (R S \$10).

7TH st, 182 E, see Av B, 108.

11TH st, 326 W (2:633-14), ss, 118 w Greenwich, 25x95, 3-sty bk tnt & 3-sty bk rear tnt; mtg \$8,500; A\$10,000-12,000; also 11TH ST, 328 W (2:633-13), ss, 143.8 w Greenwich, 25.9x98.5x23.7x98.4, 3-sty bk tnt; mtg \$6,000; A\$10,000-12,000; Helena H Brickell, at Westwood, NJ, to Jos I Smith, at Glen Rock, NJ; Apr19; Apr 25'18 (R S \$15.50).

11TH st, 326-8 W; Jos I Smith, at Glen Rock, NJ, to West 11th St Warehouse, Inc, at 75 Liberty; mtg \$14,500 & AL; Apr19; Apr25'18 (R S \$15.50).

11TH st, 328 W, see 11th, 326 W.

12TH st, 6 E (2:569-9), ss, 175 e 5 av, 25x103.3, 4-sty bk loft & str bldg; Chas P Bonnett & ano, EXRS & Maria Bonnett, to Robt Barko, 385 Clinton, Bklyn; AL; Apr8; Apr22'18; A\$22,000-25,000 (R S \$15.50).

12TH st, 537 E (2:406-46), ns, abt 170 w Av B, 25x103.3, 5-sty bk tnt & str; Louis H Strouse, as TRSTE in bankruptcy of the Loretta Corp, to Sadie Kuperberg, 300 Av A; AT & B & S; mtg \$19,000; Apr--; Apr 19'18; A\$12,000-21,000 (R S \$15.50).

13TH st, 340 E (2:454-29), ss, 198 w 1 av, 28x103.3, 5-sty bk tnt; Henry Roloff to Antonia Roloff, both at 166 W 96; ½ pt; Apr20; Apr22'18; A\$16,000-30,000.

14TH st, 315 W (3:738-26), ns, 225 w 8 av, 25x125, 4-sty stn tnt; Ambrose A Rowan to Timothy Carr, 591 2 av; QC; AL; Feb8; Apr23'18; A\$19,500-28,500.

16TH st, 112 W (3:791-50), ss, 150 w 6 av, 25x103.3, 3-sty bk tnt & str & 2-sty fr rear shop; Edw J Knapp, 678 Academy, EXR Eliz B Baker, to Jas Baker, of Easton, Md, & Browning Baker, of Carmichael, Md, sons & heirs Eliz B Baker; ½ pt; mtg \$15,000; Jan10'17; Apr23'18; A\$17,000-20,000.

16TH st, 112 W; Jas Baker, of Easton, Maryland, to Browning Baker of Carmichael, Maryland; ½ pt; B&S; mtg \$11,000; Jan9; Apr23'18.

16TH st, 417-9 W (3:714-24-25), ns, 200.3 w 9 av, 49.11x92, 2-5-sty bk tnts; John J O'Connell, ref, to Jos F Kennelly, 298 Sackett, Bklyn, plff; FORECLOS Apr19'18; Apr19; Apr22'18; A\$19,000-28,000 (R S \$14.50).

18TH st, 421 E (3:950-16), ns, 315 w Av A, 25x92, 5-sty bk tnt & str; H B Tapscott of Plainfield, NJ, to Pearl Niles, Town of Union, NJ; mtg \$14,000 & AL; Apr22; Apr 24'18; A\$9,500-16,000.

22D st, 135 W (3:798-24), ns, 404.2 e 7 av, 20.10x98.9, 3-sty bk tnt & str; Ambrose A Rowan to West Side Savgs Bank, 110 6 av; QC; mtg \$20,000; Apr18; Apr22'18; A\$21,000-22,000.

23D st, 234 E, see 23d, 236 E.

23D st, 236 E (3:903-41), ss, 183.4 w 2 av, 20.10x98.9, 4-sty bk tnt & str; A\$18,500-20,000; also 23D ST, 234 E (3:903-42), ss, 204.2 w 2 av, 20.10x98.9, 4-sty bk tnt & str; A\$18,500-20,500; Herbert Baum, 76 W 86, to Amanda Marcus, 1187 Lex av; ½ pt; AT, B&S & CaG; AL; Jan30; Apr19'18 (R S \$1).

28TH st, 208 W (3:777-49), ss, 121.10 w 7 av, 25x98.9, 6-sty bk tnt & str; Bertha Kahn to Therese Weil, 21 E 82, & Sophia Mayer, 41 E 72; B&S; AL; May21'14; Apr 22'18; A\$15,500-34,000.

32D st, 318-24 E (3:937-55), ss, 225 e 2 av, 93x98.9, 12-sty bk loft & str bldg; 318-324 East 32d St Corp to Franbro Realty Co, 318 E 32; mtg \$247,500 & AL; Apr22; Apr 25'18; A\$37,500-260,000 (R S \$50).

34TH st, 137 E (3:890-28), ns, 80 e Lex av, runs n65x101x20x27.6x85 to st xw17.6 to beg, 5-sty stn tnt & str; Thos W Wisner, of Warwick, NY, to Terminal Realty Co, 26 W 31; mtg \$35,000; Feb15'17; Apr25'18; A\$26,000-34,000 (R S \$10).

37TH st, 247-9 W (3:787-18-19), ns, 216 e 8 av, 34x98.9, 2-3-sty & b bk dwgs; Ambeck Realty Corp, 30 Church, to Land Credit Corp, 50 Pine; mtg \$36,500 & AL; Apr23'18; A\$41,500-43,500 (R S \$6).

49TH st, 509 W (4:1078-26), ns, 150 w 10 av, 25x100.5, 4-sty stn tnt; Susan Pringle, at Biarritz, France, to Wm B Kelly, 447 W 34; B&S & CaG; Apr15; Apr20'18; A\$10,000-16,000 (R S \$13.50).

50TH st, 39 E (5:1286-31), ns, 133 w Park av, 25x100.5, 5 & 6-sty & b stn dwg; pr mtg \$60,000; also property at Bridgeport, Conn, & personal property Comete Lude-ling Hubbard Stead, at New Weston Hotel, Mad av & 49th, to Egerton L Winthrop, Jr, 109 E 91, NY, & Thos B Gilchrist, 9106 Ridge blvd, Bklyn, as TRSTES in trust for life of party 1st pt, & then to John T L Hubbard et al; Apr16; re-recorded from Apr18'18, now recorded to go under miscellaneous instruments; Apr19'18; A\$46,000-85,000.

52D st, 261-3 W, see 53d, 256 W.

52D st, 431 W (4:1062-16), ns, 375 e 10 av, 25x100.5, 5-sty bk tnt; Benj J Weil to Bertha Kahn, 421 E 82; R&S; AL; Apr23; Apr24'18; A\$11,000-20,000 (R S \$1).

53D st, 256 W (4:1024-27), ss, 175 e 8 av, 18.9x100.5, 3-sty bk tnt; A\$11,000-12,000; also 53D ST, 260-2 W (4:1024-59-59½), ss, 118.9 e 8 av, 37.6x100.5, 2-3-sty bk tnts; A\$22,000-24,000; also 52D ST, 261-3 W (4:1024-6-6½), ns, 128 e 8 av, 28x100.5, 2-3-sty stn tnts; A\$36,000-38,000; also 53D ST, 258 W (4:1024-58), ss, abt 155 e 8 av, --x-- 3-sty bk tnt; all RT&I in CONTRACT dated Jan1'16; A\$11,000-12,000; Sarah V Bascom, 101 S 1 av, Mt Vernon, NY, to Geo J Bascom, 227 Langdon av, Mt Vernon, NY; B&S; AL; Apr24; Apr25'18 (R S 50c).

53D st, 258-62 W, see 53d, 256 W.

54TH st, 501-3 W, see 10 av, 815.

56TH st, 320 W (4:1046-44), ss, 271.8 w 8 av, 20.8x100.5, 4-sty & b stn dwg; Edith L, wife Robt W Milbank, to Mary E Manuel, 601 W 115; AT in dower & c; QC; Apr 18; Apr25'18; A\$16,000-22,000.

57TH st, 328-30 E (5:1349-40-40½), ss, 325 w 1 av, runs s63xw30.8 to cl old Post rd xn--xw6.6xm59 to st xw37.3 to beg, 2-4-sty stn dwgs; Emily T Fairchild & ano to 352 West 115th St Corp, at 41 Wall; AL; Apr25'18; A\$14,000-22,000 (R S \$17).

57TH st, 328-30 E; 352 West 115th St Corp to Ennosuke Jinushi, at Westfield, NJ; mtg \$12,000 & AL; Apr25'18 (R S \$7).

60TH st, 347 E (5:1435-21), ns, 125 w 1 av, 25x100.5, 5-sty bk tnt & str; Jacob Starkman to Seal Realty Co, 74 E 92; AL; Apr22; Apr24'18; A\$10,000-16,500.

60TH st, 247 W (4:1152-7), ns, 150 e West End av, 24.11x100.5, 4-sty bk tnt & str; Robt A Chambers, 33 W 76, to Simon B Chapin, 930 5 av; Geo B Phelps, 147 W 74, & Wm H Van Steenberg on Beverly rd, cor Shore Dr, Douglaston, B of Q; B&S; Apr19; Apr23'18; A\$6,000-9,000 (R S 50c).

61ST st, 401 E, see 1 av, 1114.

63D st, 406 E (5:1457-44), ss, 106.5 e 1 av, 25x100.5, 5-sty bk tnt; A\$7,000-15,000; also 63D ST, 408 E (5:1457-43), ss, 131.5 e 1 av, 25x100.5, 5-sty bk tnt; A\$7,000-15,000; also 63D ST, 410 E (5:1457-42), ss, 156.5 e 1 av, 25x100.5, 5-sty bk tnt; A\$7,000-15,000; Saml Fine et al, children & heirs Abr Fine, to John Guker, 517 E 2, Plainfield, NJ; B&S; mtg \$45,300; Apr5; Apr25'18.

63D st, 408-10 E, see 63d, 406 E.

64TH st, 182 E, see 5 av, 824.

69TH st, 243-5 W (4:1161-13), ns, 465 w Ams av, 40x100.5, 5-sty bk tnt; West End Operating Co to West End Apartment Hotel Co, 1013 Kelly; AL; Apr12; Apr22'18; A\$24,000-P24,000 (R S \$3).

70TH st, 114 W (4:1141-38), ss, 120 w Col av, 18.6x100.5, 4-sty stn dwg; Cath L Hall, widow of Wm L Hall, to Martha T Kelly, 105 W 69; mtg \$18,000 & AL; Apr 25'18; A\$20,000-23,000 (R S \$5).

72D st, 143 E (5:1407-20), nec Lex av (No 1005), 45x102.2, 2-sty bk synagogue; Hortense Tracy of Poughkeepsie, NY, to Congregation Beth Israel Bikur Cholim at nec Lex av & 72d; QC; Apr18; Apr24'18; A exempt-exempt.

75TH st, 11A E, see 75th, 13 E.

75TH st, 13 on map 11A E (5:1390-11½), ns, 271 e 5 av, 17x102.2, 5-sty bk dwg; Helen B Heck to Georgia E Mills, 440 Herald av, Richmond Hill, LI; mtg \$40,000 & AL; Apr20; Apr25'18; A\$48,000-74,000 (R S \$60).

75TH st, 13 on map 11A E; Georgia E Mills, of Richmond Hill, LI, to Mary G Hoppin, 19 E 65; mtg \$40,000 & AL; Apr20; Apr25'18.

75TH st, 188 E (5:1409-44), ss, 168.9 w 3 av, 18.9x102.2, 4-sty stn tnt; A\$11,500-15,500; also 75TH ST, 190 E (5:1409-43), ss, 150 w 3 av, 18.9x102.2, 4-sty stn tnt; A \$11,500-15,500; Gustav Frank to Olds Holding Corp, 217 Bway; Apr2; Apr23'18 (R S \$17).

75TH st, 190 E, see 75th, 188 E.

79TH st, 331 E (5:1542-18), ns, 208.10 w 1 av, 27x102.2, 4-sty stn tnt; Clara Maier to Nettie, Florence & Rose Maier, all at 129 Wadsworth av, as joint tenants; mtg \$11,500; Apr19; Apr22'18; A\$10,500-21,000.

81ST st, 250-6 W, see Bway, 2251-9.

82D st, 342 E (5:1544-33), ss, 150 w 1 av, 25x102.2, 4-sty stn tnt & str; Robt Kommel to Henrietta Kommel, both at 2362 Ocean av, Bklyn; mtg \$13,000 & AL; Apr 18; Apr20'18; A\$9,000-17,000.

82D st, 51 W (4:1196-3½), ns, 191.8 e Col av, 16.8x102.2, 4-sty & b bk dwg; John J Kirby to Vincent A J Cagliostro, 1856 Bath av, Bklyn; mtg \$16,000; Apr15; Apr 23'18; A\$15,000-18,000 (R S \$1).

84TH st, 308 E (5:1546-47½), ss, 116.8 e 2 av, 16.8x102, 2-sty & b stn dwg; Louis H Zoehrer, TRSTE will Hamilton Ewen, to Sethena M Mayer, 69 Hague st, Jersey City, NJ, & Charlotte E Byard, at Stamford, Conn, heirs Hamilton Ewen; Apr20; Apr22'18; A\$6,000-6,500.

85TH st, 350 E (5:1547-31), ss, 100 w 1 av, 20x102.2, 3-sty bk tnt & str; Mathilda C Boehmcke, 545 3d, Bklyn, to Congregation Zichron Jeduda, 246 E 82; mtg \$8,000; Apr23; Apr24'18; A\$7,000-9,000 (R S \$150).

86TH st, 451 E (5:1566-22), ns, 48 w Av A, 26x80, 4-sty stn tnt & str; Jacob Rubin, of Bklyn, to E & H Realty Co, 11 James; AL; Apr17; Apr25'18; A\$8,500-18,000 (R S 50c).

86TH st, 7 W (4:1200-27), ns, 127 w Central Park W, 25x100.8, 4-sty & b stn dwg; Columbia Trust Co et al, EXRS Jas B Brady, to Patrice D Webb, 7 W 86; AL; Apr22; Apr23'18; A\$40,000-53,000 (R S \$45).

88TH st, 175 W (4:1219-7½), ns, 166.8 e Ams av, 16.8x100.8, 3-sty & b stn dwg; Franklin D Vought, of New Rochelle, NY, to Jay Lesser, 118 W 84; mtg \$13,000 & AL; Apr23; Apr24'18; A\$12,400-15,000 (R S \$1).

90TH st, 1-3 W, see Central Park W, 300.

92D st, 259 W (4:1240-5), ns, 80 e West End av, runs n99.11x20x20.9x20x100.8xw 40 to beg, 6-sty bk tnt; Santiago P Cahill, ref, to Henry Kroger, at 231st, Spuyten Duyvil, plff; mtg \$50,000 & AL; FORECLOS Apr23; Apr24; Apr25'18; A\$41,500-72,000 (R S \$2).

96TH st, 225 E (6:1646-16), ns, 210.10 w 2 av, 27.10x100.11, 5-sty bk tnt; Pawnee Realty Corp, 68 Broad, to Gustav F Salz- man, 1330 Chisholm; mtg \$11,000; Apr3; Apr20'18; A\$11,500-17,000 (R S \$5.50).

96TH st, 227 E (6:1646-17), ns, 183 w 2 av, 27.10x100.11, 5-sty bk tnt; Pawnee Realty Corp, 68 Broad, to Gustav F Salz- man, 1330 Chisholm; mtg \$10,850; Apr 3; Apr20'18; A\$11,500-17,000 (R S \$5.50).

97TH st, 220 E (6:1646-36), ss, 310 e 3 av, 25x100, 4-sty stn tnt & str; Angelo Pandolfo, 220 E 97, et al, to Theo J Chabot, 1208 Washington av; mtg \$11,250; Apr15; Apr19'18; A\$7,000-10,500 (R S 50c).

97TH st, 224 E (6:1646-34), ss, 360 e 3 av, 25x100, 4-sty stn tnt & str; Chas F Minor, 2 W 129, to Theo J Chabot, 1208 Washington av; QC; Apr15; Apr19'18; A\$7,000-10,500 (R S 50c).

97TH st, 115 W (7:1852-26), ns, 150 w Col av, 15.11x100.11, 4-sty & b bk dwg; Mary J Ward to Robt G Redlefsen, 1321 Union, Bklyn; Apr18; Apr19'18; A\$9,000-10,500 (R S \$12).

97TH st, 115 W (7:1852-26), ns, 150 w Col av, 15.11x100.11, 4-sty & b bk dwg; A \$9,000-10,500; also 97TH ST, 117 W (7:1852-25½), ns, 618.6 e Ams av, 15.6x100.11, 4-sty & b bk dwg; A\$8,500-10,500; Robt G Redlefsen, 1321 Union, Bklyn, to United Electric Light & Power Co, at 130 E 15; AL; Apr18; Apr25'18 (R S 50c).

97TH st, 117 W, see 97th, 115 W.

97TH st, 119 W (7:1852-25), ns, 181.6 w Col av, 15x100.11, 4-sty & b bk dwg; Robt G Redlefsen, 1321 Union, Bklyn, to United Electric Light & Power Co, at 130 E 15; mtg \$9,000 & AL; Apr15; Apr25'18; A\$8,500-10,000 (R S 50c).

97TH st, 115 W (7:1852), ns, 165.11½ w Col av, a strip .0¾x100.11; Jos H T Martin, at Woodbridge, NJ, to Robt G Redlefsen, 1321 Union, Bklyn; QC; Apr17; Apr25'18.

97TH st W (7:1852), same prop; Robt G Redlefsen, of Bklyn, to United Electric Light & Power Co, 130 E 15; QC; Apr17; Apr25'18.

99TH st, 210 E (6:1648-41), ss, 185 e 3 av, 25x100.11, 5-sty bk tnt; N Y Trust Co to St Mary's Park Realty & Constn Co, 644 Mad av; B&S & CaG; Apr18; Apr19'18; A\$7,000-17,000 (R S \$18.50).

100TH st, 325 E (6:1672-16), ns, 375 e 2 av, 25x100.11, 5-sty bk tnt & str; Annie Rosner, 3 E 101, to Henrietta H B Sturgis, at Wyncote, Pa; mtg \$15,000 & AL; Mar14; Apr22'18; A\$6,000-18,000 (R S 50c).

107TH st, 52 E (6:1612-49), ss, 81 e Mad av, 19x75.5, 5-sty bk tnt; Raphael Wind- man, 52 E 107, to Thos A Wilson, 91 Bowery; mtg \$12,000 & AL; Mar22; Apr22'18; A\$6,000-12,000.

107TH st, 52 E; Thos A Wilson, 91 Bow- ery, to Corbett Holding Co; mtg \$12,000 & AL; Apr20; Apr22'18.

108TH st, 225 E (6:1658-13), ns, 310 e 3 av, 25x100.11, 4-sty stn tnt & str; Geo C Kobbe to Home for Incurables, at 3 av & 183d; B&S; Feb7'17; Apr22'18; A\$6,500-11,500.

111TH st, 87-9 E (6:1617-33), ns, 63.6 w Park av, 38.3x100.11, 6-sty bk tnt & str; Louis H Strouse, as TRSTE in bankruptcy of the Estate of Loretta Corp, bankrupt, to Louis Mandel, 83 Hinsdale, Bklyn; B&S; Apr12; Apr22'18; A\$16,500-38,000.

112TH st, 33 W (6:1596-18), ns, 400 e Lenox av, 25x100.11, 5-sty bk tnt; Valen- tine E Macy, of Scarborough, NY, & ano, TRSTES will Josiah Macy, Jr, to Gustav E Salzman, 1330 Chisholm; Apr3; Apr20'18; A\$13,000-24,000 (R S \$23).

115TH st, 322 E (6:1636-41), ns, 275 e 2 av, 25x100.10, 4-sty bk tnt & str; Jos P Hennessy, ref, to Kouwenhoven Estates, Inc, 3 Bridge Plaza N, L I City, B of Q, plff; FORECLOS Oct19'17; Apr25'18; this deed given to correct deed recorded Oct23'17 to correct name of referee; A\$7,000-13,000.

115TH st, 322 E; Kouwenhoven Estates, 3 Bridge Plaza N, L I City, B of Q, to Giuseppe & Antonio Lanzetta, 311 E 115; mtg \$9,000 & AL; Apr25'18 (R S \$11).

115TH st, 323-9 E (6:1687-13-16), ns, 250 w 1 av, 100x100.10, 4-4-sty bk tnts & str; Olga G Imperatori, at Mamaroneck, NY, to John Guker, of Plainfield, NJ; AL; Apr 13; Apr19'18; A\$32,000-49,000.

115TH st, 31-5 W (6:1599-18), ns, 400 e Lenox av, 74.5x100.11, 6-sty bk tnt; June- bell Co, 52 Norfolk, to Natsim Corp, 55 John; B&S; AL; Apr12; Apr22'18; A\$43,000-110,000 (R S \$1).

115TH st, 235 W (7:1831-12), ns, 275 e 8 av, 25x100.11, 5-sty bk tnt; Ely Rosenberg ref, to Arthur L Wessell, 319 W 98, as COMMITTEE Anna C Wessell; FORECLOS Apr10; Apr18; Apr19'18; A\$14,000-26,000 (R S \$21).

116TH st, 243-5 W (7:1922-9), ns, 200 e 8 av, 40x100.11, 6-sty bk tnt & str; 243 & 245 West 116th St Co, at 51 Chambers, to Israel Feinberg, 214 E 11; mtg \$42,000 & AL; Apr19; Apr22'18; A\$28,000-54,000 (R S \$7).

118TH st, 11A E (6:1745-10), ns, 235 e 5 av, 25x100.11, 5-sty bk tnt & str; Honora T Sloyan to Morris S Trimmer, Township of Washington, Morris Co, NJ; mtg \$24,400 & AL; Apr20; Apr25'18; A\$11,000-24,500 (R S \$4).

118TH st E, see 5 av, see 5 av, 1455.

119TH st, 11 E (6:1746-9), ns, 200 w Mad av, 20x100.11, 5-sty bk tnt; Clemen- tine Merzbach, of Bklyn, to Arthur C Samuels, 62 E 90; mtg \$16,000; Sept28'17; Apr20'18; A\$3,800-19,000.

123D st, 241 W (7:1929-13½), ns, 316.8 e 8 av, 16.8x100.11, 3-sty & b stn dwg; John Holand to Anton Kochta, 614 E 138; mtg \$5,000 & AL; Apr18; Apr20'18; A\$7,300-8,000 (R S \$2). O C & 100

127TH st, 308 W (7:1953-39), ss, 150 w 8 av, 25x99.11 (error, deed reads begins 127th st), 4-sty bk tnt; Jas C Connell, ref, to Farmers Loan & Trust Co, 22 William, plff; FORECLOS Apr1; Apr2; re-recorded Apr4'18; Apr24'18; A\$9,500-14,500 (R S \$10). 10,000

129TH st, 241 W (7:1935-15), ns, 350 e 8 av, 18.9x99.11, 3-sty & b stn dwg; Henry E Leary, ref, to Jas Coleman Drayton, 55 E 65, EXR & Maud Drayton, plff; FORECLOS Mar27; Apr10; Apr20'18; A\$6,100-9,000. 6,000

130TH st, 101 E, see Park av, 1921-37.

130TH st, 304 W, see St Nicholas av, 400.

131ST st, 100 E, see Park av, 1921-37.

132D st, 5 E (6:1757-5), ns, 110 e 5 av, 25x99.11, 5-sty bk tnt; Clara Petri, of Bronx, to Phelan Estates, Inc, 373 E 149; mtg \$17,000 & AL; Apr18; Apr19'18; A\$6,000-18,000 (R S \$4). O C & 100

136TH st, 25 W (6:1734-20), ns, 410 w 5 av, 37.6x99.11, 6-sty bk tnt & str; Louis H Strouse, as TRSTE in bankruptcy of the Estate of Loretta Corp., bankrupt, to Louis Mandel, 83 Hinsdale, Bklyn; B&S; Apr12; Apr22'18; A\$10,500-36,000. 32,000

136TH st, 56 W (6:1733-56), ss, 292.9 e Lenox av, 38.9x99.11, 6-sty bk tnt; Harry Grohman to Herman Grohman, 24 W 113; AL; May8'17; Apr24'18; A\$11,000-37,000. O C & 100

137TH st, 288 W (7:1942-58), ss, 150.6 e 8 av, 15.6x99.11, 4-sty bk tnt; Edith A Jackson (Adams) to Wm A Alcock, 6602 Ridge Blvd, Bklyn; B&S; mtg \$8,000; Apr22; Apr23'18; A\$4,900-8,000. nom

140TH st, 57 W (6:1738-10), ns, 200 e Lenox av, 41.8x99.11, 6-sty bk tnt; Harry Grohman to Herman Grohman, 24 W 113; mtg \$38,500; Feb16; Apr24'18; A\$8,500-37,000. O C & 100

141ST st, 271-3 W (7:2027-5), ns, 100 e 8 av, 50.9x99.11, 6-sty bk tnt & str; Fremont Realty Corp to Myron L Weil, 1890 7 av; B&S; mtg \$44,000; Nov23'15; Apr19'18; A\$18,000-53,000. nom

142D st, 623 W (7:2089-20), ns, 290 w Bway, 15x99.10, 3-sty & b bk dwg; Victoria Luscomb, widow, 518 W 183, to Gustav F Salzman, 1330 Chisholm; Apr18; Apr19'18; A\$7,000-9,000 (R S \$8.50). O C & 100

144TH st, 201 W (7:2030-29), nwc 7 av (Nos 2480-2), 100x40, 6-sty bk tnt & str; Phoenix Ingraham, ref, to Harriet E Doll, 14 Manhattan av, New Rochelle, NY; FORECLOS Mar20; Apr20; Apr23'18; A\$35,000-72,000 (R S \$50.50). 50,100

144TH st, 201 W, see 7 av, 2480-2.

147TH st, 539 W (7:2079-15), ns, 275 e Bway, 16x99.11, 3-sty & b bk dwg; Isabella M Cantwell to Emma J O'Connell, 539 W 147; mtg \$9,000 & AL; Mar20; Apr19'18; A\$8,000-9,000. 200

153D st W, see Bradhurst av, see Bradhurst av, 222.

159TH st, 475-81 W, see Ams av, 2001-3.

177TH st W, see Audubon av, see Audubon av, 247-51.

179TH st, 500 W, see Ams av, 2398.

181ST st, 854 W, see Northern av, 85-93.

181ST st, 836 W, see Pinehurst av, 90.

Av B, 108 (2:402-34 & pt 32), swc 7th (Nos 178-82), 28x100, 5-sty bk tnt & str & pt 6-sty bk tnt & str; Fred E Techt, husband of Sara E, his wife, to Sara E, wife Fred E Techt, 588 E 139; AT; Oct 31'14; Apr20'18; A\$—\$. nom

Amsterdam av, 2001-3 (8:2109-1 & 16), nec 159th (Nos 475-81), 50x126.6 to ws St Nicholas av x50.10x135.10, 6-sty bk tnt & str; Jos N Bishop to Mary A Dallas, at Caldwell, NJ; mtg \$110,000 & AL; Apr20; Apr22'18; A\$59,000-132,000 (R S \$65). nom

Amsterdam av, 2398 (8:2152-16), swc 179th (No 500), 25x100, 5-sty bk tnt & str; John Mara, on ws Park ter, at 215th st, to City Real Estate Co, 176 Bway; B&S; mtg \$29,250; Apr20; Apr22'18; A\$16,000-33,000 (R S \$1). nom

Audubon av, 247-51 (8:2132-21), nec 177th, 107.11x100, 6-sty bk tnt & str; Maurice B Blumenthal to Lawyers Mtg Co, plff; FORECLOS Apr1; Apr17; Apr19'18; A\$52,000-165,000 (R S \$155). 155,000

Bowery, 266 (2:507-31), ws, 223.1 s Houston, 16.6x98.9x16.6x98.2, 4-sty bk loft & str bldg; Mary Wilson to Thos A Wilson, 271 Bowery; mtg \$12,000; Jan16'17; Apr22'18; A\$13,000-15,000. O C & 100

Bowery, 266; Thos A Wilson, 91 Bowery, to Corbett Holding Co; mtg \$12,000; Apr20; Apr22'18. O C & 100

Bradhurst av, 222 (7:2046-53), sec 153d, 39.11x100, 6-sty bk tnt; Bradhurst Holding Co to Hamilton Holding Co, 37 Liberty; mtg \$47,000; Apr18; Apr19'18; A\$19,000-P 19,000 (R S \$1). nom

Broadway, 859 (3:846-20), old ws, 26.6 n 17th, 25.6x99x24x107.11, 3-sty bk str; ¼ pt; AT; A\$78,000-85,000; also CANAL ST, 196 (1:200-16), ss, 76.4 w Mott, 25x75, 5-sty bk loft & str bldg; ½ pt; A\$19,000-24,000; Helen M Reynolds to Louis R Blach, 3210 Clarendon rd, Bklyn; AL; May26'16; Apr 24'18. nom

Broadway, 2251-9 (4:1228-57), swc 81st (Nos 250-6), 76.5x103.5x76.5x102.3, with AT to gore on w, begins 81st st, ss, at swc of above, 2x—x, 3-sty bk office & str bldg; Leicestershire Realty Co to Realty Co of America, 2 Wall; B&S; mtg \$250,000; Apr1; Apr20'18; A\$280,000-290,000. nom

Central Park W, 300 (4:1204-29), nwc 90th (Nos 1-3), 100.8x100, 8-sty bk tnt; Mary A Bollmann to Orinoco Realty Co, 119 W 40; mtg \$350,000 & AL; Apr18; Apr 19'18; A\$180,000-410,000. nom

Edgecombe av, 141 (7:2051-15), ws, 202.7 n 141st, 30.5x104.6x30x109.10, 6-sty bk tnt; Anna H Ahrens, 442 W 162, to Laura Smith, 211 Oxford av, Richmond Hill, LI; mtg \$35,000; Apr17; Apr22'18; A\$15,000-39,000. nom

Edgecombe av, 141; Laura Smith, 211 Oxford av, Richmond Hill, LI, to Anna H Ahrens, 442 W 162; mtg \$35,000; Apr18; Apr22'18. nom

Edgecombe av, 141 (7:2051-15), ws, 202.7 n 141st, 30.5x104.6x30x109.10, 6-sty bk tnt; Wm Rabenstein, 115 E 179, to Anna H Ahrens, 442 W 162; AL; Apr16; Apr19'18; A\$15,000-39,000. nom

Lexington av, 1005, see 72d, 143 E.

Lexington av, 1699 (6:1634-52), es, 73.11 s 107th, 27x82.9, 4-sty stn tnt & str; Yetta Siegel, 346 E 67, to Louis Bleier, 152 W 118; mtg \$10,000 & AL; Apr17; Apr22'18; A\$12,500-19,000 (R S \$3.50). nom

Madison av, 1843 (6:1747-2), es, 33.9 n 120th, 17.7x83, 3-sty & b stn dwg; Phoenix Ingraham, ref, to N Y Life Ins & Trust Co, 52 Wall, TRSTE for John H. Moller, will Christopher Moller, plff; FORECLOS & drawn Apr17; Apr19'18; A\$8,700-11,000 (R S \$12). 12,000

Northern av, 85-93 (8:2177-118), sec 181st (No 854), 97.4x112.10x114.11x114.4, 6-sty bk tnt & str; Hunts Point Realty Co to Summer Colony Co, 871 Hunts Point av; B&S; Apr15; Apr19'18; A\$55,000-195,000 (R S \$46.50). O C & 100

Park av, 1921-37 (6:1779-1 & 60 to 72), sec 131st (No 100), runs s— to ns 130th (No 101) xel22.6xnn99.11x2.6xnn99.11 to ss 131st xw325 to beg, several 1-sty fr bldgs & vacant; Keats Co to J M Horton Ice Cream Co, 205 E 24; mtg \$86,750 & AL; Apr19; Apr20'18; A\$130,800-124,300 (R S \$23.50). O C & 100

Pinehurst av, 90 (8:2177-116), swc 181st (No 836), 109.9x112.10x114.11x117.11, 6-sty bk tnt & str; Henry Morgenthau Co to Summer Colony Co, 871 Hunts Point av; B&S; Apr15; Apr19'18; A\$65,000-220,000 (R S \$54). O C & 100

Riverside dr, 62 (4:1186-54), es, 45.7 n 78th, 21.3x69.4x21x72.10, 4-sty & b bk dwg; Louis J Schwartz, ref, to Wm I Walter, 115 W 57; Rosie Bernheimer, 7 E 57, & Howard L Goodhart, 115 W 57, TRSTES will Adolph Bernheimer, plffs; FORECLOS Mar28; Apr 22; Apr24'18; A\$20,000-30,000. 31,000

St Nicholas av, 400 (7:1955-45), sec 130th (No 304), 18.11x125, 3-sty & b stn dwg; Concourse-170th St Co to Michl T Walsh, 510 W 176; mtg \$10,000 & AL; Apr18; Apr 19'18; A\$15,500-19,500 (R S \$2.50). O C & 100

St Nicholas av, 710 (7:2053-77), es, 145.10 n 145th, 21x100, 4-sty & b bk dwg; John J Hynes, ref, to Wm I Walker, at Hotel St Regis, 5 av & 55th; Rosie Bernheimer, 7 E 57; Lehman Bernheimer, at Munich, Bavaria, & Howard L Goodhart, at New Willard Hotel, cor 15th st & Pennsylvania av, NW, Wash, DC, TRSTES will Adolph Bernheimer, plffs; FORECLOS Mar12; Apr18; Apr19'18; A\$10,000-13,000 (R S \$16.50). 16,500

St Nicholas av, nwc 159th, see Ams av, 2001-3.

West End av, 266 (4:1164-64), es, 100 n 72d, 27.8x100, 4-sty & b stn dwg; Charlotte Doelger to Cora B Timken, 280 W 70; mtg \$50,000 & AL; Apr16; Apr20'18; A\$60,000-75,000. O C & 100

1ST av, 1114 (5:1456-1), nec 61st (No 401), 25x95, 5-sty bk tnt & str; Charlotte Schlewitz, 1826 Trafalgar pl, Bronx, to Mario Muratori, 317 E 57; mtg \$15,000; Apr 18; Apr23'18; A\$17,000-27,000 (R S \$9). nom

2D av, 1855 (5:1541-24), ws, 75.7 n 95th 25x100, 5-sty bk tnt & str; Mary Wilson to Thos A Wilson, 271 Bowery; mtg \$17,000 & AL; Apr21'17; Apr22'18; A\$13,000-20,000. O C & 100

2D av, 1855; Thos A Wilson, 91 Bowery, to Corbett Holding Co; mtg \$17,000; Apr 20; Apr22'18. O C & 100

5TH av, 824 (5:1378-72), es, abt 75 s 64th, —x—, 6-sty stn dwg; A\$195,000-250,000; also 64TH ST, 182 E (5:1398-42), ss, abt 130 w 3 av, —x—, 4-sty stn stable, 2-sty ext; A\$22,000-32,000; Kath L K Pell, of Tuxedo Park, NY, to Herbert C Pell, Jr, & Clarence C Pell, both at Tuxedo Park, NY, & U S Trust Co of N Y, 45 Wall, as TRSTES in trust for Herbert C Pell, Jr, & Clarence C Pell; B&S; Aug31'17; Apr20'18. gift

5TH av, 933 (5:1391-4), es, 77.2 n 74th, 25x150, with right of way over strip, 10x 77.2 on rear to ns 74th, 4-sty & b stn dwg & 1 & 2-sty ext; Lela H Edwards of Pittsburgh, Pa, & ano to Herman Woog, 50 W 77; B&S & C&G; Mar30; Apr23'18; A\$160,000— (R S \$150). O C & 100

5TH av, 955 on map 956 (5:1391-72), es, 39.8 s 77th, 32.6x100, 6-sty & b stn dwg; Dorothea B Harding to Thornton Realty Co, a corp of Delaware, sub to life estate of J Horace Harding & Dorothea B. his wife; Mar21; Apr24'18; A\$200,000-380,000 (R S \$380). O C & 100

5TH av, 956, see 5 av, 955.

5TH av, 1455 (6:1623-69), sec 18th, 25.11 x85, 5-sty bk tnt & str; Jacob L Lissner to Robt L Lissner, 15 Livingston pl; AL; Apr17; Apr25'18; A\$30,000-44,000 (R S 50c). O C & 100

7TH av, 470-2 (3:785-41-42), ws, 74.1 s 36th, runs w5x8x24 xw5x8x16x100x40 s to beg, 3-sty bk tnt & str & 3-sty fr tnt & str; Wm P Malonev, ref, to Chas May, 5 E 84, & Chas V N Baldwin, Jr, 63 Adelaide av, Highland pl, New Brunswick, NJ, EXRS Geo V N Baldwin, plffs; mtg \$45,000; FORECLOS Mar12; Apr22; Apr23'18; A\$121,000-123,000 (R S \$45.50). 91,000

7TH av, 2256 (7:1938-35), ws, 25 s 133d, 24.11x100, 5-sty bk tnt & str; Jacob L Lissner to Robt L Lissner, 15 Livingston pl; AL; Apr17; Apr25'18; A\$14,000-23,500 (R S 50c). O C & 100

7TH av, 2480-2 (7:2030-29), nwc 144th (No 201), 40x100, 6-sty bk tnt & str; Harriet E Doll, 14 Manhattan av, New Rochelle, NY, to Benj Alper, 823 Kelly, Bronx; B&S; mtg \$55,000; Apr20; Apr23'18; A\$35,000-72,000 R S (\$65). nom

7TH av, 2480-2, nwc 144th (No 201); Benj Alper, 823 Kelly, Bronx, to Saml Newman, 86 W 119, & Aaron Alper, 21 W 119; mtg \$55,000; Apr22; Apr23'18. nom

7TH av, 2480-2, see 144th, 201 W.

10TH av, 815 (4:1083-29), nwc 54th (Nos 501-3), 25.5x75; Helen R Mattern (Ran-ken), of Dobbs Ferry, NY, to Sarah J Brooks, 349 W 56; B&S; mtg \$17,000; Apr 14; Apr22'18; A\$18,000-33,000 (R S \$11). nom

11TH av, 667 (4:1096-30), ws, 30 n 48th, 20.2x100, 4-sty bk tnt & str & 2-sty bk & fr rear tnt; Sydney S Kramer, 145 E 48, to F William Schwiers & Son, 4212 Webster av; mtg \$7,000 & AL; Apr20; Apr22'18; A\$7,000-9,000 (R S \$6). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Eldridge st, 172 (2:415); agmt as to re party 2d pt from all liability from mtg for \$22,000 (now \$19,000), recorded Jan28'10; Leonard Weill Constn Corp, 128 Bway, mtgee, with Fannie B Hecker, 509 W 110; Apr19; Apr20'18. nom

Vesey st, 18 (1:88), ns, 232.7 w Bway, 25x101.4; power of atty; Mary L or May L Meeks, now at Florence, Italy, to Henri Emetaz, of Montclair, NJ; Nov27'16; Apr 20'18.

Vesey st, 18; power of atty; Hilda Meeks, now at Florence, Italy, to same; Nov27'16; Apr20'18.

Vesey st, 18; power of atty; Florence A Emetaz, of Montclair, NJ, to same; Dec 13'16; Apr20'18.

31ST st, 142 E (misc); power of atty to conduct business; Jere C Collins to Phillip S Collins, 507 W 134; Mar30; Apr 25'18.

76TH st, 65 E, see 5 av, 933.

83D st, 315 E (5:1546-11), ns, 250 e 2 av, 25x102.2, 2 & 3-sty bk & fr stable; re dower; Marie J Langfelder, widow of Julius Langfelder to Marie & Rudolph Langfelder, 17 E 87; Charlotte L Levy, 17 E 87; Hedwig Tobias, 6310 18 av, Bklyn; Ludwig Langfelder, 128 E 84, & Fredk Langfelder, 41 Bennett av, mother, sisters & brother of Julius Langfelder, decd; Apr8; Apr24'18; A\$9,000-14,000. nom

Bowery, 80 (1:203); agmt as to re referring to violations in agmt recorded Mar9'17; Morris Bergman, 1245 46th, Bklyn, to Herman Harrison, 542 W 179; Apr16; Apr22'18. 300

3D av, 866-8 (5:1307); assign of AT in rents to ext of \$500; Oscar C Jackle, of Bronx, to Abr Wielar, 287 Edgecombe av, EXR Eliz K Jackle; Apr13; Apr25'18. nom

5TH av, 933 (5:1389-4), es, abt 80 n 74th, 25x150, 4-sty & b stn dwg; A\$180,000-275,000; also 76TH ST, 65 E (5:1391-33½), ns, abt 60 w Park av, 25x102.2, 2-sty bk garage; A\$35,000-44,000; re dower to all real property wheresoever situate; Marie M Harkness, 45 E 62, divorced wife of, party of 2d pt, to Harry S Harkness, 2 W 34; A T; QC; Dec6'16; Apr23'18. O C & 100

Acceptance (misc), the designation as EXR & TRSTE under will Robt E Westcott, decd, by Thalia W Millett, of Glen Head, LI; Oct24'17; Apr22'18.

Appointment of new trste (misc); Stephen O Millett & Hy E Black, EXRS & TRSTES will Robt E Westcott, to Thalia W Millett, of Glen Head, LI, as EXR & TRSTE same will; Oct23'17; Apr22'18.

Assignment of all RT&I (misc) in estate, real & personal, of Geo J Bascom, who died Nov1'16; Sarah V Bascom, 101 S 1 av, Mt Vernon, NY, to Geo J Bascom, 227 Langdon av, Mt Vernon, NY; Apr24; Apr 25'18 (R S 50c). nom

Copy of will (misc) of John Cooper, late of Ramapo, County of Rockland, NY; Dec13, 1873; Apr24'18.

Power of atty (misc); Wm de Lancey Kountze, of Southampton, LI, to Martha Kountze, his wife; Apr20; Apr22'18.

Power of atty (misc); Dorothea B Smith, of Dinard, France, to Walter L Worrall, at Pelham Manor, NY; May25'14; Apr22'18.

WILLS.

Borough of Manhattan.

Beekman st, 63-5 (1:94-19), see Gold, —x—, 6-sty bk loft bldg; 1-12 pt; A\$60,000-85,000; Theo F King Est, Danl C Adams, EXR, 130 E 67; (A) Robt W Todd, 258 Bway. Filed Jan4'18.

56TH st, 343 W (4:1047-11), ns, abt 260 e 9 av, —x—, 4-sty & b stn dwg; A\$13,500-18,500; Francina T Breck Est, Chas Breck, EXR & atty, 45 Bway. Filed Jan24'18.

70TH st, 114 W (4:1141-38), ss, abt 120 w Col av, —x—, 4-sty & b stn dwg; A\$20,000-23,000; Wm L Hall Est, Cath Hall, EXTRX, 114 W 70; (A) Norwood, Appell & Walsh, 12 E 44. Filed Apr4'18.

83D st, 16 W (5:1196-41), ss, abt 200 w Central Park W, —x—, 3-sty & b stn dwg; A\$17,300-19,000; Jas M Bell Est, Richd T Greene, EXR, 544 W 114; (A) Greene, Hurd & Stowell, 43 Exch pl. Filed Apr3'18.

145TH st, 464 W (7:2059-56), ss, abt 205 w Convent av, —x—, 3-sty & b stn dwg; A\$8,500-11,000; Thos M Weed Est, Margt Weed, EXTRX, 464 W 145; (A) Fredk A Southworth, 46 Cedar. Filed Mar19'18.

Av C, 124 (2:377-8), sec 8th (No 352), —x—, 4-sty bk tnt & str, 1-sty ext; A\$15,000-20,500; Frank Kleinsinger Est, Olga Kleinsinger, EXTRX, 2320 Westchester av; (A) Leopold Freeman, 309 Bway. Filed Jan29'18.

CONVEYANCES.

Borough of Bronx.

APRIL 19, 20, 22, 23, 24 & 25.

Barretto st (10:2722), sec Fox (No 900), 105x52, 5-sty bk tnt; Utility Realty Co to Hunts Point Realty Co, 30 E 42; mtg \$53,500; Apr12; Apr23'18. O C & 100

Bristow st, 1334 (11:2972), es, 175 n Stebbins av, runs e93 to ws Stebbins av xs 28.3xw79.9 to es Bristow xn25 to beg, 2-sty fr tnt; Seelig Warshawsky to Ida Warshawsky, 1334 Bristow; Apr18; Apr19'18. nom

Elsmere pl, 819 (11:2956), ns, 75 w Marmion av, 16.8x100, 2-sty & b fr dwg; Rosa C Klinkel, 815 Elsmere pl, to Wm Klinkel, Jr, 815 Elsmere pl; mtg \$7,000 on this & other property; Mar4; Apr24'18 (R S 50c). nom

Faile st, 636 (10:2766A), es, 362.6 s Spofford av, 20.10x100, 2-sty bk dwg; Gertrude Belgard, 887 Jefferson av, Bklyn, to Isaac Hall, 860 E 164; B&S; mtg \$5,500; Apr3; Apr23'18 (R S \$1). O C & 100

Faile st, 636; Isaac Hall to Jos. Kolb, 762 Melrose av; mtg \$5,500; Apr8; Apr23'18. 100

Fox st, 900 E, see Barretto, sec Fox.

Lyveré pl, 2436 (15:3997), es, 37.8x100x 63.10x103.6; Anna Honohan, 2436 Lyveré pl, to Cath E Boyle, 2436 Lyveré pl; mtg \$2,000; Apr8; Apr25'18 (R S \$1.50). nom

Minford pl, 1434-6 (11:2977), es, abt 200 n Jennings, 50x100, 2-2-sty fr dwgs; Wilhelm Klubnick to Bronx National Realty Co, 882 Prospect av; mtg \$10,500; Apr18; Apr19'18 (R S \$1). O C & 100

Rogers pl, 976 (10:2699), es, 552.4 n from nws Westchester av, runs se86xne23.2xw 81 to pl xsw & s on curve 30 to beg, 3-sty bk tnt & str; Jas Murray, devisee, Mary Murray, to Ralphine A Lane, 867 Jackson av; AT; Mar27; Apr25'18. nom

Simpson st, 956-68 (10:2725), es, 140 n 163d, 160x107.6, 4-5-sty bk tnts; Malex Realty Corp to Dumbia Realty Co, 309 Bway; mtg \$38,500; Apr15; Apr19'18 (R S \$14). 100

134TH st, 476 E (9:2278), ss, 83 w Brown pl, 17x60, 2-sty & b bk dwg; Delia Greene, widow, to Thos H Devaney, 469 E 134; mtg \$2,000; Apr24; Apr25'18. O C & 100

136TH st, 577 E, see St Anns av, 198.

138TH st, 572 E (10:2550), ss, 28 e St Anns av, 34.3x100x31.6x100, 5-sty bk tnt & str; also 156TH ST, 731 E (10:2646), ns, 45.10 w Forest av, 41.8x100, 6-sty bk tnt; also LONGWOOD AV, 920 (10:2695), ss, 50 w Dawson, 47x100, 6-sty bk tnt & str; John H Seekamp to Louis F Neuhaus, 615 N 14, College Point, LI; QC & AL; Apr15; Apr19'18 (R S \$2). O C & 100

140TH st, 571 E, see St Anns av, 296.

140TH st, 607 E (10:2553), ns, 460 e St Anns av, 40x95, 5-sty bk tnt; Wm Schwegler to Rosie Klein, 955 Prospect av; mtg \$28,000; Apr22; Apr23'18 (R S \$1). O C & 100

148TH st, 422 E (9:2292), ss, 147.11 e Bergen av, 25x100, 4-sty bk tnt; Geo Knauer to Dimetry Bihuniak, 413 E 70; mtg \$11,000; Apr24'18 (R S \$2). O C & 100

149TH st, 363 E (9:2328), ns, 125 e Courtlandt av, 25x80, 4-sty fr tnt; Columbia Constn Co to Oliver E Davis, 824 Morris av; mtg \$25,000; Apr17; Apr19'18 (R S \$5). 100

149TH st, 674 E, see Trinity av, 533.

150TH st, 318 E (9:2331), ss, 325 w Courtlandt av, 25x100, 1-sty & b fr dwg; Benenson Realty Co, 401 E 152, to Leandro Casario, 333 E 150; correction deed; Apr20; Apr22'18. nom

150TH st, 318 E; Leandro Casario, 341 E 149, to Theo Maliszewski, 323 E 150; mtg \$3,000; Apr20; Apr22'18 (R S \$1). O C & 100

155TH st, 410-2 E (9:2376), ss, 70 e Melrose av, 50x100, 5-sty bk tnt; also 155TH ST, 414-6 E (9:2376), ss, 120 e Melrose av, 50x100, 5-sty bk tnt; John Eggers to Bedford Park Realty Co, 2973 Perry av; mtg \$60,000; Apr13; Apr25'18 (R S \$32). nom

155TH st, 414-6 E, see 155th, 410-2 E.

155TH st, 835 E, see Union av, 704.

156TH st, 300-2 E (9:2415), ss, 449.7 w Courtlandt av, 50x98.4x50x98.5, 5-sty bk tnt; John Eggers to Bedford Park Realty Co, 2973 Perry av; mtg \$26,000; Apr13; Apr25'18 (R S \$12). nom

156TH st, 304-6 E (9:2415), ss, 399.7 w Courtlandt av, 50x98.8x50x98.9, 5-sty bk tnt; John Eggers to Bedford Park Realty Co, 2973 Perry av; mtg \$31,000; Apr13; Apr25'18 (R S \$7). nom

156TH st, 731 E, see 138th, 572 E.

162D st, 426 E (9:2383), ss, 314.5 w Elton av, 25x100, 4-sty bk tnt; Chas Kronenthal to Alfred H Ackers, 233 W 128; mtg \$10,000; Apr18; Apr19'18 (R S \$2). O C & 100

163D st, 818 E (10:2677); asn rents; Feb 26; Apr20'18; Emilie Leukel, 818 E 163, to Louis Leo, 249 E 112. nom

169TH st E (11:2839), ns, 474.6 e Gerard av, 25x100, except part for st, vacant; D Robt Kaplan, ref, to J Chas Grasmuk, 131 W 129, plf; FORECLOS Mar14; Apr13; Apr24'18. 1600

173D st, 409 E (11:2898), ns, 50 w former Brook st, 50x92.3x51x90.4, 5-sty bk tnt; Fortunato D'Onofrio to F D'Onofrio, Inc, 157 W 118; Apr19; Apr20'18. nom

178TH st E, nwc Marmion av, see Marmion av, 2001-3.

180TH st, 926 E (11:3127), ss, 51.8 e Daly av, 40x100, 5-sty bk tnt & str; John Eggers to Bedford Park Realty Co, 2973 Perry av; mtg \$27,000; Apr13; Apr25'18 (R S \$3). nom

180TH st, 930 E (11:3127), ss, 91.8 e Daly av, runs e40xsl10xw25.9xsl10xw14.2x 100 to beg, 5-sty bk tnt & str; John Eggers to Bedford Park Realty Co, 2973 Perry av; Apr13; Apr25'18 (R S \$8). nom

180TH st, 940 E (11:3127), ss, 140 w Vyse av, 40x110, 5-sty bk tnt & str; John Eggers to Bedford Park Realty Co, 2973 Perry av; mtg \$27,000; Apr13; Apr25'18 (R S \$9.50). nom

181ST st, 711 E (11:3098), ns, 76.5 e Crotona av, 53x66.1, 5-sty bk tnt; Fredk Ast to Fredk & Camille Ast, tenants by the entirety, 2141 Gleason av; B&S & CaG; mtg \$19,000; Apr13; Apr19'18 (R S \$7). O C & 100

224TH st, 748 E (17:4837), ss, 305 w Barnes av, 25x114; Max Gross, ref, to Sarah Farrington, 67 W 96, plf; FORECLOS Apr10; Apr12; Apr19'18 (R S \$3). 3,000

227TH st E, nec White Plains rd, see 228th st E, ss, 105 e White Plains rd.

227TH st E, ns, 105 e White Plains rd, see 228th st E, ss, 105 e White Plains rd.

228TH st E (17:4841), ss, 105 e White Plains rd, 100x114, Wakefield; also 227TH ST E (17:4841), ns, 105 e White Plains rd, 100x114, Wakefield; also 227TH ST E (17:4841), nec White Plains rd, 105x114, except part for White Plains rd; Michl J O'Connor et al to John S Kerns, 4162 Gunther av, & Geo H Sundermann, Jr, 4189 White Plains rd; correction deed; ¼ pt; mtg \$13,000; Apr18; Apr20'18. O C & 100

228TH st E (17:4841), ss, 105 e White Plains av, 100x114, Wakefield; also 227TH ST E (17:4841), nec White Plains av, 105x114; also 227TH ST E (17:4841), ns, 130 e White Plains av, 75x114, Wakefield, except part for White Plains rd; John S Kerns et al to Sarah Rosenthal, 558 W 174; mtg \$11,850; Apr15; Apr20'18 (R S \$1). 100

229TH st E (17:4864), ss, 205 w Paulding av as on map Wakefield, 100x114; Wm M Sherwood, Bklyn, to Minnie W Brown, 156 Hooper, Bklyn; correction deed; Apr16; Apr19'18. nom

228TH st W (12:3262), ws, abt 163 se on curve from Albany rd, 29.9x78.3x25x69.3, vacant; Theophile Conzelman to Elinor Conzelman, 3501 Ft Independence; Apr1; Apr20'18 (R S 50c). 100

228TH st, 430 E (12:3391), ss, 300 e Martha av, 25x100, 2-sty & a fr dwg; Paulina Ulrich to John T O'Sullivan, 4271 Vireo av; mtg \$4,000; Apr22'18 (R S \$1.50). O C & 100

239TH st, 335 E (12:3388), ns, 175 w Martha av, 25x100; Geo O Burpau, 335 E 239, to Oscar Burpau, Ft Hill av, Yonkers, NY; mtg \$3,200; Feb5; Apr25'18. nom

Anderson av (9:2508), ws, 144 n 164th, 27x100, 1-sty fr bldg & vacant; Title Guar & T Co to Chas A Sudbrink, 1016 Woodcrest av; Apr17; Apr23'18. 100

Benedict av (proposed) (15:3932), ns, 282.11 e Pugsley av, 90x140, except part for Benedict av; Dorothea Kunzig, widow & legatee Frank Kunzig, 2030 Westchester av, to Jacob Kunzig, E 164th & River av; Cath Damroth, School st, Burnside, Conn; Barbara Finck, 2030 Westchester av, & Margt M Frank, 179 Valley st, New Haven, Conn; Apr23; Apr24'18 (R S 50c). O C & 100

Bergen av (9:2293), es, 72.11 n 148th, 25x100, vacant; Peter J Nimphius, individ & as partner firm H & P Nimphius, to John Nimphius, 1428 Doris; Apr22; Apr23'18. nom

Blackrock av (14:3808), ns, 175 e Olmstead av, 29.9x108, except part for Blackrock av; Antonio G Iscario to Antonio G & Maria Iscario, 1653 Bassett av, joint tenants, ½ pt, & Ferdinando & Clotilda Crisculo, 1513 Rosedale av, joint tenants, ½ pt; mtg \$2,200; Apr5; Apr19'18 (R S 50c). O C & 100

Boston rd, 1005 (10:2607), ws, 195 n 164th, 30x71.8x28.6x149.7, 5-sty bk tnt; Wm H Cowen, 200 W 70, to Sophie Bretholz, 993 Union av, & Bessie Toonkel, 594 Prospect av; mtg \$13,500; Apr18; Apr20'18 (R S \$1.50). nom

Briggs av, 2655 (12:3300), ws, 100 n 194th, 25x69.11x27x67.1, 2-sty & a fr dwg; Lawyers Mtg Co to John H Keller, 782 E 175; B&S; Apr24; Apr25'18 (R S \$4.50). O C & 100

Brook av, 418 (9:2271), es, 75 n 144th, 25x100, 4-sty bk tnt & str; Morton M Green to Robt F Neumann, 1226 Tinton av; mtg \$11,500; Apr17; Apr19'18. O C & 100

Brook av, 479 (9:2291), ws, 50 s 147th, 25x90, 5-sty bk tnt & str; John Eggers to Bedford Park Realty Co, 2973 Perry av; mtg \$14,000; Apr13; Apr25'18 (R S \$7). nom

Brook av, 1002 (9:2386), es, 176.3 s 165th, 26.6x138x25x146.11, 5-sty bk tnt; Estelle G Winston, 393 Canal, to Jacob Breen, 157 E 65; AL; June2'17; Apr24'18. nom

Brook av, 1002; Jacob Breen to Millie Rosenberg, 894 Riverside dr; mtg \$19,000; Apr1; Apr24'18 (R S 50c). nom

Brook av, 1002; Millie Rosenberg to Lily R Johnson, 187 W 135; B&S; Apr1; Apr24'18 (R S 50c). nom

Cauldwell av, 882 (10:2631), es, 100 n 161st, 18.8x100, 2-sty fr dwg; Louise Krahmer, 844 Trinity av, to Philip Schick, 882 Cauldwell av; mtg \$5,000; Apr16; Apr24'18 (R S \$1). 100

Cedar av, 1814 (11:2881), es, 240.2 s 177th, 16.3x29.2x18.8x102, 3-sty bk tnt & str; Esther Mautner to Amer Realty Co, 299 Bway; mtg \$4,750; Apr13; Apr19'18 (R S 50c). O C & 100

Clay av, 1066 (9:2425), es, 384 n 165th, 27x80, 2 & 3-sty bk dwg; Bertha Dohm to Arthur Gonne, 1992 Anthony av; mtg \$—; Apr23'18. O C & 100

Crotona av, 2136-8 (11:3098), es, 67.4 n 181st, 67.4x103.8x66.1x116.7, 2-5-sty bk tnts, str in 2136; Anna Taferner, heir Chas Ast, to Anna, wife of & Fredk H Taferner, 2070 Belmont av, tenants by the entirety; ¼ pt; AT, B&S & CaG; mtg ¼ of \$36,000; Apr17; Apr19'18 (R S \$3.50). nom

Crotona av, 2308 11: (3102), es, 150 n 183d, 50x100, 5-sty bk tnt; Rudolph Schreiber to Myrtle B Lynch, 560 W 165; mtg \$6,950; Apr18; Apr19'18 (R S \$9). O C & 100

Cruger av (15:4038), es, 200 s Van Nest av, 25x100; Annie Rottkamp, widow, to May Rottkamp, 446 E 89; AL; Mar23; Apr20'18 (R S \$1). O C & 100

Cruger av (15:4056), nes, 205 se 187th, runs se25xne12.10xw15xw 14.1xsw 105 to beg; Jos O Wenzelberger, 286 W 127, & ano, to Annie Wenzelberger, 286 W 127; Apr22; Apr25'18. gift

Fieldston rd (13:3415P), es, 248.5 s from point of curve in said rd, said point being 49.5 s 253d, runs ne41.9xse12.1 to rd xw 131.8 to beg, vacant; Newton Holding Co, 51 Chambers, to Riverdale Country School Realty Co, at Fieldston rd & 252d; B&S; Apr18; Apr22'18 (R S \$1). O C & 100

Fieldston rd (13:3415P), es, 248.5 s from point of curve in said rd, said point being 49.5 s 253d, runs ne100xw100xne298.9xse 23.2xne85.6xse56.5xse38.4xne92xne100xse92.6xsw125.7xw128.8xw400 to rd xw163.9 to beg, vacant; also right of way over proposed st 50 ft wide; Newton Land Assn, 51 Chambers, to Riverdale Country School Realty Co, swc Fieldston rd & 252d; Apr1; Apr22'18 (R S \$24.50). O C & 100

Findlay av, 1109 (9:2434), ws, 72 n 166th, 38x100, 5-sty bk tnt; Tully Bldg Co to Chas Kronenthal, 957 Teller av; mtg \$20,000; Apr18; Apr19'18 (R S \$5). O C & 100

Fulton av, 1364 (11:2931), es, abt 175 s 170th, 25x211, except part for av, 2-sty fr dwg; Harlan C Spooner to John Kerr, Centre st, City Island, NY; mtg \$5,000; Apr20; Apr23'18 (R S 50c). nom

Haviland av, ns, 405 w Castle Hill av, see Powell av, ss, 405 w Castle Hill av.

Hoe av, 1490 (11:2988), es, 225 s 172d, 25x100, 3-sty bk dwg & 1-sty bk rear garage; Vitina U Steeneken, 1490 Hoe av, to Louis Myers, 586 Miller av, Bklyn; mtg \$4,000; Apr23; Apr25'18 (R S \$5). O C & 100

Longwood av, 920, see 138th, 572 E.

Macombs Dam rd, ws, 387.6 s 183d, see University av, 2202.

Marmion av, 2001-3 (11:3107), nwc 178th, 48.10x150.2x48.8x150.2, vacant; Howard C Kelly, ref, to Emigrant Indust Savgs Bank, plf; FORECLOS Apr10; Apr23; Apr24'18 (R S \$9). 9,000

Morris av, 1045 (9:2448), ws, 100.10 n 165th, 25x102.2x25x100.4, 2-sty & b bk dwg; Rosy Kein, 1153 2 av, to Nathan Herschhorn, 1045 Morris av; ½ pt; AT; mtg \$7,500; Mar26; Apr20'18. nom

Mt Eden av, nwc Walton av, see Walton av, nwc Mt Eden av.

Perry av, 3261 (12:3343A), ws, 25 s 208th or Holt pl, 25x90, 2-sty fr dwg; Warner W Westervelt, TRSTE Owen E Westlake, to Siegfried & Eliz C Bussert, tenants by the entirety, 3261 Perry av; Apr1; Apr19'18 (R S \$6). 6,000

Perry av, 3261; Claire L Soutar, Chicago, Ill, to same; Apr9; Apr19'18. nom

Powell av (14:3810), ss, 405 w Castle Hill av, 200x216 to Haviland av, Unionport, except part for Powell av; Dorothea Kunzig, widow & legatee Frank Kunzig, 2030 Westchester av, to Jacob Kunzig, at E 164th & River av; Cath Damroth, School st, Burnside, Conn; Barbara Finck, 2030 Westchester av, & Margt M Frank, 179 Valley st, New Haven, Conn; Apr23; Apr24'18 (R S 50c). 100

Powell av (14:3820), ns, 105 e Castle Hill av, 50x108, Unionport; Louisa Handbode, 2215 Powell av, to Eliz Wagenbach, 2066 Watson av; life interest of party 1st pt; Apr18; Apr20'18. nom

Prospect av, 583 (10:2674), ws, 75 n 150th, 20x100, 4-sty bk tnt; Rosie Klein, 955 Prospect av, to Ruhl Investing Co, 2428 University av; mtg \$8,600; Apr22; Apr23'18 (R S \$1). O C & 100

Richardson av (17:5039), es, 100 n 236th, 30x120x25x120; Annie Guidera to Macon Land Corp, 60 Wall; B&S & CaG & AL; Apr12; Apr19'18. nom

Rosedale av (15:3917), es, 100 n Mansion, 25x100, except part for av; Anna Kauffmann, Bklyn, to Paul Weber, 1258 Brook av; mtg \$2,800; Apr15; Apr25'18 (R S 50c). O C & 100

Ryer av, 2243 (11:3158), ws, 97.8 n 182d, 50.4x95.1x50.1x98.1, 5-sty bk tnt; Phelan Estates, Inc, to Clara Petri, 2007 Marmion av; mtg \$34,000; Apr15; Apr19'18 (R S \$11). nom

St Anns av, 198 (10:2549), nec 136th (No 577), 45x100x45x99.7, 5-sty bk tnt & str; John Eggers to Bedford Park Realty Co, 2973 Perry av; mtg \$32,500; Apr13; Apr25'18 (R S \$14.50). nom

St Anns av, 296 (10:2553), nec 140th (No 571), 27.6x101.11x27.6x100, 5-sty bk tnt & str; John Eggers to Bedford Park Realty Co, 2973 Perry av; mtg \$20,000; Apr13; Apr25'18 (R S \$15.50). nom

Stebbins av, ws, abt 150 n Bristow, see Bristow, 1334.

Trinity av, 533 (10:2557), swc 149th (No 674), 100x25.6, 5-sty bk tnt & str; Geo L Harbauer to Louis M Ebling; mtg \$28,000; Aug25'09; Apr22'18. nom

Trinity av, 533, swc 149th (No 674); Louis M Ebling, 285 Central Park W, to Olds Holding Crp'n, 217 Bway; mtg \$20,000; Apr5; Apr22'18 (R S \$5). O C & 100

Union av, 704 (10:2675), nec 155th (No 835), 25x98.6, 4-sty bk tnt & str; Hermann Heitlinger, 298 Central av, Jersey City, NJ, to Augustus Gareiss, 2001 Morris av; mtg \$21,000; Apr15; Apr24'18 (R S 50c). nom

University av, 2202 (11:3211), es, 387.6 s 183d, 37.6x102.5 to Macombs Dam rd x 37.6x102.6, 2-sty & b fr dwg; Fredk A Budde to Hy J Schultz, 2202 University av; mtg \$2,500; Apr22'18 (R S \$9). O C & 100

Walker av (15:4063), ns, 275 w Chauncey, 50x135.6x50.10x145, except part for Walker av; Mary Maune, 151 Harman, Bklyn, to Frank Gass, Inc, 2215 Westchester av; AL; Jan5'17; Apr25'18. nom

Walker av (15:4063), ns, 150 w Chauncey, 50x159.3x50.10x168.10, except part for Tremont av; E; Mary Maune, 151 Harman, Bklyn, to Frank Gass, Inc, 2215 Westchester av; AL; Jan5'17; Apr25'18. nom

Walton av (11:2847), nwc Mt Eden av, runs n100.2xw84.1xsw33.3x66.5x100 to st x 23.5x again e80.5 to beg, vacant; Mary Connolly, 335 2 av, to Jas P McKenna, 223 Claremont av, Mt Vernon, NY; mtg \$6,000; Apr22; Apr24'18. nom

Walton av (9:2471), es, 120.2 n 163d, 100.11x59.8x100.10x34.2, vacant; Lena Heck to Marland Realty Co, 502 E 167; Apr17; Apr23'18. O C & 100

Washington av, 1336 (11:2910), es, 376.3 n 169th, 25x125, except part for av, 3-sty bk tnt; Johanna Rowansky, 1336 Wash av, to Max Goldman, 640 E 12; mtg \$8,000; Apr19; Apr20'18 (R S \$3). O C & 100

Washington av, 1588 on map 1586 (11:2913), es, 150 n Claremont Pkwy, —x—, vacant; Antoinette Weber, 610 7th st, College Point, LI, to Saml Bernstein, 1575 Wash av; mtg \$—; Apr21; Apr22'18. nom

Washington av, 2137-43 (11:3037), ws, 575 s 182d, 75x145, 4-3-sty fr tnts & str; Jos P Morrissey, ref, to Teachers' Bldg & Loan Assn of N Y City, 405 Lex av, plff; FORECLOS Apr18; Apr22; Apr23'18 (R S \$20). 20,000

Washington av, 2328-30 (11:3053), es, 27.5 n 184th, 50x88.9x50x88.5, 5-sty bk tnt; Rime Bldg Co, 509 Willis av, to Jennie Tackney, 355 E 135; mtg \$33,100; Apr20; Apr23'18. O C & 100

Webster av, 3067 (12:3331), ws, 450 s 204th, runs w120x57.1xse17.10xe104 to av xn25 to beg, 3-sty fr tnt & str; Jas O'Donnell to Mary Brennenman, Central Valley, NY; mtg \$7,000; Apr1; Apr23'18 (R S 50c). O C & 100

Westchester av (14:3805), ss, 322.1 e Pugsley av, 65x155, except part for Westchester av; Dorothea Kunzig, widow & legatee Frank Kunzig, 2030 Westchester av, to Jacob Kunzig, E 164th & River av; Cath Damroth, School st, Burnside, Conn; Barbara Finck, 2030 Westchester av, & Margt M Frank, 179 Valley st, New Haven, Conn; Apr23; Apr24'18 (R S 50c). 150

Whitlock av, 852 (10:2731), es, 353 s Tiffany, 39x90, 5-sty bk tnt; Albert J King, 227 Audubon av, to John M King, 227 Audubon av; QC; Jan14; Apr23'18. nom

White Plains rd, nec 227th, see 228th E, ss, 105 e White Plains rd.

Plot (12:3332), begins 105.11 e Mosholu Pkwy & 105 s Hull av, runs w40x55x40 xn5 to beg; Jas L Holland, 225 W 78, to Hubbard Realty Co, 47 W 37; QC; Apr16; Apr20'18. nom

Interior parcel (15:3895), lying in rear of 1467 Rosedale av, —x—; Eliz Steinmetz, 2155 Daly av, to Antonetta Benda, 1467 Rosedale av; B&S; Apr23'18 (R S 50c). nom

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

170TH st W, sve University av, see University av, sve 170th.

253D st W, ss, 102.11 w Albany Post rd, see plot begins at ns land Riverdale Country School.

Fieldston rd (13:3417P), es, 467.10 n Riverdale la, runs e308.5xw192.6 & 58.8xs w298.9xse100xsw58.2xse121.1 to rd xse32.1 to beg, vacant; re mtg; Adrian Iselin, Jr, & ano, EXRS, &c, Hy I Barby, to Newton Land Assn, 51 Chambers; June5'17; Apr22; Apr23'18. 5,000

Findlay av, 1105-9 (9:2434); asn of asn of rents; Peter Sinnott to Tully Bldg Co, 391 E 149; Apr18; Apr19'18. nom

Findlay av, 1109 (9:2434), ws, 72 n 166th, 38x100.1, 5-sty bk tnt; re mtg; Star Holding Co to Tully Bldg Co, 305 E 166; Apr18; Apr19'18. nom

Findlay av, 1109 (9:2434); re assign rents; Star Holding Co, 30 E 42, to Tully Bldg Co, 305 E 166; Apr19; Apr23'18. nom

Hoe av, 946 (10:2746), es, 257 s Aldus, 50x100; assign rents; Plattsmouth Realty Co, 27 William, to Benoni W Willett, 640 Riverside dr; Apr19; Apr22'18. 1,680

Hoe av, 1490 (11:2988) (owned by party 1st pt); also HOE AV, 1492 (owned by party 2d pt); agmt as to easements; Vitina V Steeneken with Clara V Verga; Jan25; Apr25'18. nom

Hoe av, 1492, see Hoe av, 1490.

Ryer av, 2243 (11:3158), ws, 97.8 n 182d, 50.4x95.1x50.1x98.1, 5-sty bk tnt; re mtg; Wm H Maeder to Phelan Estates, Inc, 373 E 149; Apr18; Apr19'18. nom

Ryer av, 2243; re mtg; same to same; Apr18; Apr19'18. nom

Ryer av, 2243; re mtg; same to same; Apr18; Apr19'18. nom

University av (9:2532), sve 170th, runs s 42.10 xw102.1 xn50 to av xe65x again e 40.10 to beg; re judgment; Lawyers Realty Co, 160 Bway, to Grand View Apartment Co; Apr12; Apr23'18. nom

Webster av, 3067 (12:3331), ws, 450 s 204th, runs w 120 xs 17.1xse17.10xe104 to av xn25 to beg, 3-sty fr tnt & str; re dower; Minnie Paulsen, 3067 Webster av, to Jas O'Donnell, 538 E 89; Mar28; Apr23'18. nom

3D av, 2756 (9:2307); consent to 3d track; Sarah Grossman (mtgee) to Manhattan Railway Co; Apr19; Apr22'18. nom

3D av, 3050 (9:2364), es, 100 n 156th, 25x 96; consent to 3d track; Barbara Stricker (owner), to Manhattan Railway Co; mtg \$10,000; June23'17; Apr19'18 (R S \$1). 550

Adjudication of bankruptcy (12:3331) & order of reference in matter Wm Paulsen, bankrupt; Dec19'17; Apr19'18.

Plot (13:3415P), begins at ns land Riverdale Country School Realty Co, 308.5 e Fieldston rd, runs nw192.6xw35.6xne85.6x se56.5xne92xse218xne100 xse 92.6 xsw 125.7 x nw128.8xsw91.7 to beg, vacant; also 253D ST W (13:3415P), ss, 102.11 w Albany Post rd, runs se425.5xsw51.8xw507.9 to Riverdale la xsw35.5 to beg, vacant; also PLOT begins at angle point in ws Albany Post rd the co-ordinates of which are 8,859.91 n & 1,172.85 w, runs nw11.9 xsw 52x930 xne 103.7 to rd xnw18.7 to beg, vacant; re mtg; Eva A Marbach to Newton Land Assn, 51 Chambers; Apr6; Apr22'18. nom

Plot, &c (13:3415P); same prop; re mtg; Mary R Sayre to same; Mar21; Apr22'18. nom

Power of attorney; Frances S Whitehouse by Wm F Whitehouse, atty to Danl Seymour, 80 Bway; Feb23; Apr23'18.

Power of attorney (9:2521 & 2538); Frances S Whitehouse by Wm F Whitehouse, atty to Danl Seymour, 80 Bway; Feb23; Apr23'18.

Power of atty; Annie J Des Garets, EX-TRX Siegfried Gruner, to Hy Schaeffer, Greenwich, Conn, & ano; Dec21'15; Apr25'18.

LEASES.

Borough of Manhattan.

APRIL 19, 20, 22, 23, 24 & 25.

Catherine st, 13, see East Bway, 19.

Centre st, 247-9 (2:472), 1st loft; A Trenkman Estate, Inc, to Old Town Ribbon & Carbon Co, 247-9 Centre; 3yf May 1; Mar22; Apr22'18. 1,200 & 1,350

East Broadway, 19 (1:280), two stores & bs; also CATHERINE ST, 13, str; Lazarus Levy to Kolman Stark, 153 Clinton av, Bklyn, & Morris Korn, 728 Driggs av, Bklyn; 8yf May1; Feb11; Apr22'18. 3,480

Elizabeth st, 212-6 (2:492), sec Prince (Nos 8-12), all; May L wife Nicholas J Barrett, et al, to Philomena & Chas Di Stefano, 216 Elizabeth; 10yf May1; Dec27 '17; Apr24'18; taxes in excess of \$2,000 & 14,000

Hamilton pl, 3-5 (7:1988), n str; Birchwood Realty Co to Saml Zalo, 185 E 100; 3yf Apr1; Mar27; Apr25'18. 900 & 1,000

Norfolk st, 178 (2:355); asn Ls; Peter Rull to Moses N Schleider, 900 Riverside dr; AT; Apr4; Apr23'18. O C & 100

Prince st, 8-12, see Eliz, 212-6.

South st, 12 (1:4), str & b; Stonemor Realty Co to Isaac Cohen, 1498 Crotona Park E, & ano, trading as Herald Lunch; 10yf May1'19; Apr23; Apr24'18. 2,700

Stanton st, 97 (2:411), basement store; Sarah Rosenberg to Pincus Rosler, 138-40 Ludlow; 2yf Oct1'17; Sept19'17; Apr19'18. 480

Sullivan st, 121-3 (2:503), all; Winton Holding Corp; 30 Church, to Femcas Warehouse Trucking Co, 44 Watts; 5yf May 1; 5y ren; Apr8; Apr19'18. 5,000

Warren st, 45 (1:133), ss, 25x75; asn Ls, rec Dec29'14; Louis Davis to Wm L Morek, 476 W 143, as assignee for benefit of creditors of D Davis & Sons; Apr20; Apr23'18. nom

Warren st, 85 (1:132-21), ss, 25x75; asn Ls, dated Feb28'13 & not recorded; Sarah H Mecabe & ano, individ, EXRS, &c, Orlando S Mecabe, & ano to Frederic J Agate of Scarsdale, NY; Apr9; Apr23'18 (R S \$1). O C & 100

West st, 190 (1:142), all; Teresa R O'Donohue to Isaac Cohen, 338 West, trading as Herald Lunch; 10yf May1; Mar5; Apr24'18. 2,500 to 4,000

5TH st, 509 E (2:401), ns, 125 e Av A, 25x97, the land; Wm W Astor, of London, Eng, to Wm Roth, 511 E 5; 20yf May1'19; Mar27; Apr24'18. taxes &c & 850

5TH st, 511 E (2:401), ns, 150 e Av A, 24.5x97, the land; Wm W Astor, of London, Eng, to Wm Roth, 511 E 5; 20yf May1'19; Mar27; Apr24'18. taxes &c & 850

10TH st, 203 E (2:404), 2d fl apt; Mary E Blue, 355 W 122, to Dr Abr H Chaikin, 293 E 10; 5yf May1; Apr5; Apr24'18. 720

18TH st E, sve Av B, see Av B, sve 18th.

18TH st, 211 E (3:899); assign Ls recorded Dec27'07; Pearl Niles, of Town of Union, NJ, to Sol Dannenberg, 407 E 50; AL; Dec20'17; Apr25'18. nom

18TH st, 211 E; assign above Ls; Sol Dannenberg to Abr J Hoffman, 22 E 89; AL; Dec20'17; Apr25'18. nom

23D st, 30 E (3:851), part of agmt as to sobrn of Ls to mtg for \$200,000 rec Jan 29'12 after said mtg shall be reduced to \$150,000; Excelsior Savings Bank, 79 W 23, with Mirror, a corp, 431 Hudson; Apr 17; Apr20'18. nom

28TH st, 52 W (3:829), all; Jennie L Shannon to Harry Silbert, 129 W 93; 5yf Nov1; Mar12; Apr23'18. 2,200

40TH st, 314-20 W (3:763), 4 houses, all; Morris Cross to Nathan Jaffe & Chas Salutin, 355 W 37; 10yf May1; Apr22; Apr23'18. 5,000

53TH st, 607-19 W (4:1103), ns, 100 w 11 av, 150x84.6x151.2x65.11, the land, with option to purchase; Mary L Handley, at Hauppauge, LI, legatee Richd H Handley, to Sarah J Brooks, 349 W 56; 21yf May1'18, option of ren; Apr10; Apr24'18. taxes &c & 2,000

58TH st, 10 W (5:1273), all; Alice A Stearns to Paul Philip Von Erden at Woodridge, NJ; 5yf Jan1; 6y ren at \$7,500 & \$8,500; Dec17'17; Apr19'18. taxes, &c, & 5,500 to 8,000

58TH st, 10 W; all; Paul Von Erden to Restaurant de La Fontaine, Inc, 10 W 58; from Jan1'18 to Nov30'23, 6y ren at \$7,500 to \$8,500; Jan4; Apr19'18. taxes, &c, & 5,488 to 7,990

87TH st, 438 E (5:1566), all; Ferdinand or Feardnand & Louise Heene, 438 E 87, to Wm F Eberth, 66 E 88; 3yf May1; Apr22; Apr25'18. 900

87TH st E, sve 1 av, see 1 av, sve 87th.

101ST st, 109-11 W (7:1856), all, except stores; Herman Brandstein of Bklyn to Kurt Schneider, 160 W 21; 5yf May1; Apr 23; Apr23'18. 4,300

126TH st, 404 W (7:1966), ss, 100 w Morningside av, runs w34.7xsw104.9xse50xne100 xnw8.8xnd22.5 to beg, all; Jos A Liebler & ano, EXRS Anton Liebler, to N Y Bottling Co, 402 W 126; 5yf May1'20; Apr12; Apr 22'18. 3,500

127TH st, 102-8 W, see Lenox av, 329-37.

128TH st, 305-7 W (7:1955), all; Geo Heinlein, 310 W 128, to Irving Propper, 68 W 117; 21yf May15; Apr24; Apr25'18. 10,000

131ST st E, sec Park av, see Park av, sec c 131st.

165TH st W, sec Bway, see Bway, sec 165th.

Av B (3:975), sve 18th; consent by Eliz S C Potter, EXTRX & TRSTE Lloyd S Bryce to assign Ls recorded Mar16'17, that Arc Garage, Inc, may assign same, & which was recorded Apr11'18, to Harry Katz, 233 Monroe; AT; also consent to mtg on same, &c; Apr8; Apr25'18. nom

Bowery, 241 (2:426), all; Hy F Hess & ano, EXRS Jonas Hess, to Davis Rosenberg, 241 Bowery; 4 11-12yf Nov1'17; Oct 3'17; Apr22'18. 2,600

Broadway (8:2122), sec 165th, str & pt c; Ecallow Co to Henry Halper, 783 Beck st, Bronx; 10yf May1'12; Mar12'12; re-recorded from Mar18'12; Apr19'18. 1,000 to 2,000

Broadway, sec 165th, str & pt c; consent to asn above to party 2d pt; also ext Ls; N Y & Cincinnati Realty Co, present owners, to Julius C Aronstamm; ext Ls; 3yf May1'22; Mar8; Apr19'18. 2,100

Lenox av, 329-37 (7:1911-33 & 37), sve 127th (Nos 102-8), 99.11x125, 4-sty bk tnt & str, 2-3-sty bk tnts & str, 2-sty bk loft & str bldg & 3-sty bk hall, leasehold, except bldgs on 106-8 W 127, to which AT to 127TH ST, 106-8 W, ss, 85 w Lenox av, 40x 99.11, with bldgs thereon, lease, &c, is conveyed; John G Saxe, ref, to Grace M Lane, at Lewisboro, NY, plff; FORECLOS Apr10; Apr24'18 (R S \$10). 10,000

Lexington av, 1699 (6:1634); sur Ls recorded Nov8'17; Morris Siegel & Louis Levine to Yetta Siegel, 346 E 67; AT; Apr18; Apr22'18 (R S 50c). nom

Lexington av, 1848-50 (6:1642), all; Edw W Lerner, of Bklyn, to Jos Russack, 128 E 113, et al; 5yf Nov1'17; Oct—'17; Apr22 '18. 2,400

Park av (6:1779), sec 131st, 99.11x110; sur Ls dated Feb15'18; Wells, Fargo & Co to Keats Company, 135 Bway; AT; Apr17; Apr20'18. nom

St Nicholas av, 1411 (8:2162), str & b; J G McCrory Co, 621 Bway, to Lewis Perry, 1411 St Nicholas av; 3yf Oct1; 3y ren at \$7,500; Mar15; Apr20'18. 5,000 & 5,250

West Broadway, 219 (1:178); E N Little Sons Realty & Constn Co to Saml Blumfeld, 253 Washington av, Bklyn; 5yf Mar 1; 3y ren at \$1,500; Jan24; Apr19'18. 1,200 & 1,500

1ST av (5:1549), sve 87th, str fl & front c; Marie Fuchs, 114 W 101, to Chas F Klippert, 1667 1 av; 5yf May1'13, option 5y ren; Mar10'13; Apr22'18. 1,020

7TH av, 41 (2:609), all; Minetta C Howenstine to Martin H Seedorf, 41 7 av; 5yf May1; Feb3; Apr22'18. 3,000

Furman st, Bklyn (misc), 3-sty fire-proof concrete bldg to be erected on present site of warehouse No 59, the land, &c, leasehold, & all property, rights, machinery & equipments, merchandise, stocks, bonds, patents, franchises, &c; Henry B Closson, as Special Master International Typesetting Machine Co, the deft Co, Erskine Hewitt, as receiver of said deft Co; Guaranty Trust Co of N Y, as TRSTE under 1st mtg of said Co; Henry E Cooper & Livingston Platt, the purchasers, to Intertype Corp, grantee, at 50 Court, Bklyn; all title to any & all property of International Typesetting Machine Co; FORECLOS Jan24'16; Feb3'16; Apr24'18 (re-recorded in Kings Co Jan24'17). 1,650,000

LEASES.

Borough of Bronx.

APRIL 19, 20, 22, 23, 24 & 25.

134TH st, 696 E (10:2562), str; Adolph H L Kuver, 168 St Anns av, to Wm Dunstbach, 696 E 134; 3yf May1; Apr25'18. 300

137TH st, 251-3 E (9:2320), ns, 100 e Rider av, —x—, 1-sty bldg; J L Mott Iron Works, a corp, to Wm Gibson, 413 E 140; 10yf May1'18; Apr25'18. 1,800 to 2,400

137TH st, 251-3 E; assign Ls; Wm Gibson to Benj Benenson, 401 E 152; Apr17; Apr25'18. O C & 100

Bathgate av, 1579 (11:2913), all; Moses Maas, 1579 Bathgate av, to David Linker, 1700 Bathgate av, & ano; 3yf May1; Apr 22; Apr23'18. 2,100

Alexander av, 368 (9:2305); assign Ls; Saul H Immergluck, TRSTE Edw E Anger, bankrupt, to Harry Halper, 227 W 141; AT; Apr10; Apr25'18. nom

Eagle av, 589 (10:2616); asn contract as to purchase of supplies, &c; also asn Ls; Purity Wet Wash Laundry Co to Louis Hantmann, Harrison, NJ; Apr15; Apr23'18. 500

Eagle av, 589; asn Ls; Louis Hantmann, Harrison, NJ, to Pretty Wet Wash Laundry Co, 589 Eagle av; Apr22; Apr23'18. nom

Fordham rd, 260 E (11:3148), str & c; Valentine Realty Co to Paul Reissmann, 1220 College av; 6yf Jan1; Apr25'18. 1,500 to 2,700

Willis av, 218 (9:2281), str; Adolph Steiner, 2076 Anthony av, to Morris Levin, 218 Willis av; 3y1 Junel; Apr25'18. 600

3D av, 3975-7 (11:2921), all; Howard Cooper, 452 9th, Bklyn, to Jos Breslof, 3975 3 av; 5y1 May1'22; Apr18; Apr19'18. 1,800

MORTGAGES.

Borough of Manhattan.

APRIL 19, 20, 22, 23, 24 & 25.

Cedar st, 29-39, see William, 68-70.

Centre st, 71 (miscd); certf as to chattel mtg \$230; Apr24'18; Star Fixture Co to Morris Aronson, of Bklyn.

Chrystie st, 227-35, see Houston, 113-7 E.

Chrystie st, 232, see Houston, 119 E.

City Hall pl, 21-7 (1:159), leasehold, chattels & all property & franchises under deed of trust, etc, dated May1'15 & Oct1'17 & Apr13'18; supplemental mtg & ext of 2d mtg bonds for \$140,000, increased to \$200,000 & herewith increasing same to \$400,000 to Apr12'21, 6%; recording tax of \$1,000 paid; Apr13; Apr22'18; Mail & Express Co with Equitable Trust Co of N Y, 37 Wall, as trste party 2d part & such holders of 2d mtg bonds as shall become parties hereto parties of 3d pt. nom

City Hall pl, 21-7 (1:159), etc, same prop; certf as to supplemental & ext mtg \$400,000; Apr13; Apr22'18; same to same.

Cuylers alley, sws, at ses Front, see Front, 53.

Essex st, 7 (1:297); asn Ls dated June 1'17 by way of mtg to secure loan of \$3,430; Jefferson Auto Van Co, 7 Essex, to Anna P Silver, 1921 Morris av, Bronx; June2'17; Apr25'18. 3,430

Front st, 53 (1:34), ses at sws Cuylers alley, 21.11x68.11x22.1x69.2; PM; Apr15; Apr22'18; 3y5%; Kuhne-Libby Co, 51 Front, to Ada L Harris, 37 5 av. 15,000

Grand st, 276 (2:418), leasehold; AT; Apr12; Apr23'18; due & int as per notes; Wm Ladner, Isidore Yarmark & Isidore Orling, firm Ladner, Yarmark & Orling Restaurant Co, to Jacob & Harry Halbren, firm J Halbren & Co, 141 Bowers. 3,500

Greenwich st, 739 (2:633); ext of mtg for \$6,500 to Mar31'21, 4 1/2 & 5%; Mar22; Apr 24'18; Mary F Purple, 1058 Bergen, Bklyn, mtgee, with Francis J Ryan, 255 Ovington av, Bklyn, et al. nom

Hamilton pl, 7, 9, 11, 15 (7:1988), lease of moving picture theatre, etc; all title; Apr 15; Apr23'18; due Aug15'19, 6%; Alex Yarmenko, 617 W 113, to Harry Kasindorf, 501 W 143. 15 notes total 1,222.08

Houston st, 113-7 E (2:427), swc Chrystie (Nos 227-35), 100x164.9; PM; Apr20; Apr22'18; 5y6%; Bertha Steuer, 55 W 88, to Herman Woog, 50 W 77. 330,000

Houston st, 119 E (2:422), sec Chrystie (No 232), 27x74.3; pr mtg \$25,000; Apr22'18; due Apr22'19, 6%; Frieda Hart to Osias Fenster, 100 W 119. 5,000

Lewis st, 191 (2:360), ws, 73.4 n 5th, 24.5x79.1x24.3x82.5; PM; Apr9; Apr25'18; 5y or sooner, 5 1/2%; Morris Feistlin to John Tiebout, 91 St James pl, Bklyn, & ano, exrs & trstes John Tiebout. 6,000

Madison st, 75 (1:277), ns, abt 100 e Cath, 25x100; Apr19'18; due July1'23, 5%; Giovanni Capelli to Cath Casazza, 75 Madison. 5,000

Maiden la, 63 (rearr), see William, 93-7.

Mercer st, 133 (2:513), ws, abt 150 n Prince, 25x100; PM; Apr22'18; due & int as per bond; Agnes Silkcock to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 13,000

Oak st, 28 (1:116), ns, 130.9 n James, runs n55 & 28.7 & 48.3 & 8 & 37.8 xnw26.6x 24.9, 20.3, 30, 20.6, 50x-32.3 to st xw28.6 to beg; Apr15; Apr23'18; due May1'20 or sooner, 5%; Hattie G Toomey (Cuzzino) of Los Angeles, Cal, to Jas S Anderson at Ridgewood, NJ. 5,000

Orchard st, 184 (2:412); ext of mtg for \$25,000 to Mar1'21, 5 1/2%; Mar14; Apr20'18; Tillie S Cahn et al, trstes will Augustus W Openhym, with Jacob Chaimowitz (R S \$12,500). nom

Pearl st, 216 (1:70), ses, abt 50 ne Fletcher, 23x64.6x33.5x71.3; PM; Apr20; Apr 24'18; due July1'23 or sooner, 5%; Adolph H Salomon & Ruth P, his wife, to Gustav Salomon, 94 Corey rd, Boston, Mass, & Chas Salomon, 114 E 71, NY. 18,000

Pearl st, 371 (1:113); ext of mtg for \$9,000 to Apr20'21, 5%; Apr15; Apr22'18; Emigrant Indust Savgs Bank with Cath M Behlen, — Linden pl, Rose Bank, SI, et al, exrs & Herman Behlen (R S \$4,500). nom

Ridge st, 86-8, see 7th, 117-9 E.

Stanton st, 233 (2:339); ext of mtg for \$17,000 to Apr1'19, 5 1/2%; Apr9; Apr19'18; Seymour Schlusless, exr Alex Schlusless, with Jos Gold, 1825 Foster av, Bklyn, & Morris Bass, 255 Schenectady av, Bklyn. nom

Suffolk st, 16 (1:313), es, 125.3 n Hester, 25x100.4x25x100.5; Apr22'18; due & int as per bond; Providential Realty & Investing Co to Title Guar & T Co. 12,000

Suffolk st, 16; certf as to mtg \$12,000; Apr20; Apr22'18; same to same.

Thompson st, 216 (2:537), es, 200 n Blecker, 25x100x24.8x100; Apr20; Apr22'18; 3y or sooner, 5 1/2%; West Beach Realty Corp, 46 Cedar, to Anna M E Creveling, 31 Glenwood av, Jersey City, NJ. 7,500

Thompson st, 216; certf as to mtg \$7,500; Apr19; Apr22'18; same to same.

Thompson st, 216; PM; pr mtg \$7,500; Apr20; Apr22'18; 4y6%; Paul De Marco, 222 Thompson, to West Beach Realty Corp, 46 Cedar. 4,250

William st, 68-70 (1:42), nec Cedar (Nos 29-39), runs e124.4x27.8xw33.5x20.9xw 92.5 to st xsw54.7 to beg; ext of mtg for \$675,000 to Apr20'21, 5%; Apr19; Apr22'18; Title Guar & T Co with No 68 William Co, a corp, at 298 Bway (R S \$338). nom

William st, 93-7 (1:167); also MAIDEN LA, 63, rear part; also rear parts of 57-61 Maiden la; certf as to payment of \$25,000 on a/c of participation in original mtg for \$600,000 rec Aug7'08 & that \$525,000 at 4 1/2% remains; Apr19; Apr25'18; Greenwich Savings Bank, 246 6 av, to Ideal Investing, Inc, 45 E 17.

William st, 197 (1:102); ext of mtg for \$26,000 to Mar1'21, 4 1/2%; Mar27; Apr23'18; Julie M M Grant & Central Trust Co, trstes will Hugh J Grant, with Stonemor Realty Co, 135 Bway (R S \$13). nom

2D st, 83 E (2:443), ss, 125 w 1 av, 25x 80.1x25.1x33.4; PM; Mar11; Apr23'18; due Mar21'23 or sooner, 5%; May Asen, 121 Broome, to John Schaefer, "The Raunt", Rockaway, NY, et al. 7,500

5TH st, 509 E (2:401), ns, 125 e Av A, 25x97; also 5TH ST, 511 E (2:401), ns, 150 e Av A, 24.5x97; leasehold; Apr24; Apr25'18; due May1'21, 6%; Wm Roth, 511 E 5, to Leopold Burger, 540 Manhattan av. 3,000

5TH st, 511 E, see 5th, 509 E.

7TH st, 117-9 E (2:435), ns, 222 w Av A, runs n97.6xw35.8x15xw0.10xsl11.9 to st xw2 to beg; also RIDGE ST, 86-8 (2:343), es, 206 n Delancey, runs e100x14xw23x14 xw77 to st xw4 to beg; pr mtg \$ —; Apr 17; Apr20'18; 3y6%; Jacob Reitman to Mayer Schreter, 233 Stanton. 14,000

9TH st, 7 W, see 6 av, see 6 av, 110-2.

18TH st, 6-8 W (3:319), ss, 200 w 5 av, 52x92; Apr23; Apr24'18; due Nov25'18, 6%; Land Map Realty Corp to Jacob Rosenthal, 530 West End av. 11,000

18TH st, 6-8 W; certf as to assign rents or mtg \$11,000; Apr23; Apr24'18; same to same.

21ST st, 101 W, see 6 av, 339.

23D st, 30 E (3:351); sobrn of mtg for \$200,000 recorded Jan29'12 to lease; Apr17; Apr20'18; Excelsior Savings Bank, 79 W 23, with Mirror, a corp, 431 Hudson. nom

25TH st, 1-3 W, see Bway, 1122.

30TH st E, nwc Lex av, see Lex av, 160-2.

32D st, 318-24 E (3:937), ss, 225 e 2 av, 93x98.9; PM; pr mtg \$222,500; Apr24; Apr 25'18; due Oct25'23, 6%; Franbro Realty Co to 318-324 East 32d St Corp, at 318 E 32. 25,000

33D st, 2 W, see 5 av, 328-34.

35TH st, 112 E (3:890), ss, 163.4 e Park av, 16.8x98.9; ext of mtg for \$27,000 to Feb 14'21, 5 1/2%; Apr12; Apr23'18; Bankers Trust Co, trste Geo T Perkins, with Walter E Lambert, 112 E 35 (R S \$13,500). nom

42D st, 229-31 W, see 43d, 240-8 W.

43D st, 240-8 W (4:1014), ss, 320 e 8 av, runs s100.5xw40x10.1xw40x10.1xw16.8x100.5 to st xw96.8 to beg, the fee; pr mtg \$150,000; also 42D ST, 229-31 W (4:1014), ns, 400 e 8 av, 37.6x100.5; leasehold; bldg loan; Mar22; Apr22'18; demand, 6%; with agmt for ext of \$10,000 18 mos after completion & a like sum semi-annually at 6%; Selwyn Realty Corp, 1451 Bway, to Lee Shubert, 223 W 44. 200,000

43D st, 240-8 W, the fee; also 42D ST, 229-31 W; leasehold; certf as to above mtg \$200,000; Mar20; Apr22'18; same to same.

46TH st, 125-7 W (4:999); ext of mtg for \$35,000 to May16'21, 5%; Apr9; Apr23'18; Rachel & Bertha Weinman with Mary E McKesson, 43 W 32 (R S \$17,500). nom

49TH st, 509 W (4:1078), ns, 150 w 10 av, 25x100.5; PM; Apr15; Apr20'18; 3y5%; Wm B Kelly to Susan Pringle at Villa Pringle of Biarritz, France. 10,000

54TH st, 200-8 E, see 3 av, 895.

56TH st, 114 E (5:1310), ss, 111 e Park av, 21x100.5; Apr18; Apr19'18; due & int as per bond; Isaac G, Moses & Carleton Simon & Bertha Chuck & Amelia Bonheur to Title Guar & T Co. 15,000

56TH st, 320 W (4:1046), ss, 271.8 w 8 av, 20.8x100.5; Apr24; Apr25'18; due Sept 11'20, 5 1/2%; Mary E Manuel to N Y Title & Mtg Co. 12,500

57TH st, 328-30 E (5:1349), ss, 325 w 1 av, runs s63xw30.8 to cl Old Post rd xnw6.6x10.5 to st xw37.3 to beg; Apr25'18; 5 y5%; 352 West 115th St Corp at 41 Wall, to Emily T Fairchild, 65 E 56, & ano. 12,000

61ST st, 401 E, see 1 av, 1114.

73D st, 19 E (5:1388), ns, 109 w Mad av, 20x102.2; Apr17; Apr20'18; 5y6%; Francis F Palmer to Melville J Scholle, 46 E 74, & ano, trstes will Jacob Scholle. 45,000

75TH st, 13 E (5:1390), ns, 271 e 5 av, 17x102.2; PM; Apr20; Apr25'18; due & int as per bond; Georgia E Mills of Richmond Hill, LI, to Helen B Heck, 13 E 76. 40,000

75TH st, 188-190 E (5:1409), ss, 150 w 3 av, 37.6x102.2; Apr22; Apr23'18; due & int as per bond; Olds Holding Corp, 217 Bway, to Lawrence D Frank, 166 W 87 et al, trstes will Jos L Hollander. 13,500

75TH st, 188-190 E; certf as to mtg \$13,500; Apr22; Apr23'18; same to same.

75TH st, 235 E (5:1430), ns, 178.4 w 2 av, 26.2x102.2; Apr24'18; 3y5 1/2%; Josephine Wiegner, an incompetent, by Jas G Wagner, of 246 Madison, Bklyn, her Committee, to North Eastern Dispensary, 222 E 59. 7,000

75TH st, 509 E (5:1487), ns, 248 e Av A, 25x108.1x25.4x112.3; ext of mtg for \$8,000 to Apr16'21, 5 1/2%; Apr16; Apr22'18; Louis & Mary Benes, 43 Wilson av, Astoria, LI, with Pokrok Realty Co, 324 E 71 (R S \$4). nom

76TH st, 220 E (5:1430), ss, 305.3 w 2 av, 24.9x102.2; ext of mtg for \$13,500 to Dec 27'20, 5%; Dec27'17; Apr22'18; Lillian Stern, owner, with Mary W Pell, mtgee (R S \$6,750). nom

75TH st, 122 E (5:1412); ext of two mtgs for \$50,000 aggregate to Apr16'21, 5 1/2%; Apr15; Apr19'18; Title Guar & T Co with Ethel M Goodridge, 119 E 61 (R S \$25). nom

79TH st, 138-44 W (4:1150), ss, 372 w Col av, 78x102.2; ext of mtg for \$316,500 to Mar1'23, 5 1/2%; Mar28; Apr22'18; Directors Realty Holding Co with Metropolitan Life Ins Co (R S \$158.25). nom

81ST st, 204-6 W (4:1228), ss, 137.6 w Amst av, 37.6x102.2; pr mtg \$45,000; Mar 19; Apr20'18; due & int as per note; Ellis Hyman to Union Exchange National Bank of N Y, 160 5 av. 30,100

82D st, 21 E, see Madison av, 1090-1114.

82D st, 51 W (4:1196), ns, 191.8 e Col av, 16.8x102.2; ext of mtg for \$14,500 to Apr15'23, 5%; Apr15; Apr23'18; Union Sq Savings Bank, 20 Union Sq, with Vincent A J Cagliostro, 1856 Bath av, Bklyn (R S \$7.25). nom

83D st, 30 E, see Madison av, 1090-1114.

86TH st, 7 W (4:1200), ns, 127 w Central Park W, 25x100.8; PM; Apr22; Apr23'18; 5 y5%; Patrice D Webb to Columbia Trust Co, 60 Bway, et al, exrs Jas B Brady. 35,000

89TH st E, swc Lex av, see Lex av, 1828-38.

96TH st, 225 E (6:1646); ext of mtg for \$11,000 to Apr19'21, 5%; Apr12; Apr20'18; V Everit Macy, trste will Caroline L Macy, for Kate M Ladd, with Gustav F Salzman, 1330 Chisholm st, Bronx (R S \$5.45). nom

96TH st, 227 E (6:1646); ext of mtg for \$10,850 to Apr19'21, 5%; Apr12; Apr20'18; V Everit Macy, trste will Caroline L Macy, for Kate M Ladd, with Gustav F Salzman, 1330 Chisholm st, Bronx (R S \$5.50). nom

97TH st, 17-9 E, see Madison av, 1400-6.

99TH st, 210 E (6:1648), ss, 185 e 3 av, 25x100.11; PM; Apr18; Apr19'18; 5y5%; St Mary's Park Realty & Constn Co, 644 Mad av, to N Y Trust Co, 26 Broad. 12,000

100TH st, 325 E (6:1672), ss, 375 e 2 av, 25x100.11; Apr22'18; 3y or sooner, 5%; Henrietta H B Sturgis, of Wyncotte, Pa, to Farmers Loan & Trust Co, 22 William. 3,500

104TH st, 54 E (6:1609), ss, 145 e Mad av, 25x100.11; pr mtg \$9,000; Apr15; Apr24'18; due Oct15'20 or sooner, 6%; Emilio Piergiorgi, 54 E 104, & Jos Dellavalle, 303 E 104, to Geo Carrara, 496 W 133. 1,000

112TH st, 33 W (6:1596), ns, 400 e Lenox av, 25x100.11; PM; Apr3; Apr20'18; due Apr19'21, 5%; Gustav F Salzman, 1330 Chisholm st, Bronx, to Valentine E Macy at Scarborough, NY, & ano, trstes will Josiah Macy, Jr. 14,650

112TH st, 101-5 W, see Lenox av, 45-7.

113TH st, 76-8 W (6:1596), ss, 75 e Lenox av, 50x100.10; agmt as to ownership of bond & mtg for \$65,000, rec Dec1'06 & reduced to \$60,300; Nov13'15; Apr23'18; Lawyers Mtg Co (owns \$300) with Geo A Quinby as committee Julia T Sneden, c/o Alfred Opyke, 31 Nassau (owns \$60,000). nom

115TH st, 322 E (6:1686), ss, 275 e 2 av, 25x100.10; PM; Apr25'18; 5y5%; Giuseppe & Antonio Lanzetta, 311 E 115, to Kouwenhoven Estates, Inc, 3 Bridge Plaza, I City, E of Q. 9,000

120TH st, 126 W (7:1904); ext of mtg for \$10,500 to Apr27'21, 5 1/2%; Apr17; Apr 24'18; Anna C R Watts, mtgee, with Clara Margulies, owner. nom

127TH st, 79 W (6:1725); ext of mtg for \$12,500 to Jan30'21, 5 1/2%; Feb28; Apr22'18; Title Guar & T Co with Edw L Clarkson, at Clermont, Columbia Co, NY, Post Office, Tivoli, Dutchess Co, NY (R S \$6.25). nom

127TH st, 156-8 W (7:1911), ss, 125 e 7 av, 60x99.11; pr mtg \$29,000; Apr18; Apr 19'18; due & int as per bond; M & M Garage, Inc, to Friedman Contracting Co, 30 Bradhurst av. 31,000

127TH st, 156-8 W; certf as to mtg \$31,000; Apr18; Apr19'18; same to same.

129TH st, 146 E (6:1777); ext of mtg for \$12,000 to Oct1'22, 5%; Apr3; Apr19'18; Saml M Fechheimer, 104 E 56, et al, exrs & Martin S Fechheimer, with Benj Cohen, 47 W 129 (R S \$6). nom

130TH st, 101 E, see Park av, 1921-37.

130TH st W, sec St Nicholas av, see St Nicholas av, 400.

131ST st, 100 E, see Park av, 1921-37.

132D st, 558 W (7:1986), sec Old Bway; ext of mtg for \$21,500 to July1'21, 5%; Mar26; Apr20'18; Frank H Sincerbeaux & ano, trstes for Albert J Akin & ano, under deed of trust by Albno Akin, with Emma L Wagner, 559 W 152 (R S \$10.75). nom

139TH st, 130 W (7:2007), ss, 256 e 7 av, 26x99.11; Apr16; Apr23'18; due & int as per bond; Equality Constn Co to Alice Schimmer, 400 W 152. 2,750

139TH st, 130 W; certf as to mtg \$2,750; Apr16; Apr23'18; same to same.

141ST st, 79-81 W, see Lenox av, 614-8.

141ST st, 220 W (7:2026); ext of mtg for \$21,500 to Mar1'21, 6%; Apr9; Apr19'18; Sol Fuld, 307 W 104, with Florence Nassoit, 324 W 100 (R S \$10.75). nom

142D st, 623 W (7:2089), ns, 290 w Bway, 15x99.10; PM; Apr18; Apr19'18; 3y5%; Gustav F Salzman, 1330 Chisholm, to Eliz Hanlon, 623 W 142. 5,100

144TH st, 21-7 W (6:1742), ns, 450 e Lenox av, 100x99.11; leasehold; Apr15; Apr 24'18; 3y6%; Lenox Auto-Homes Corp to Henry J Schwartz, 215 E 22. 2,500

144TH st, 21-7 W; certf as to mtg \$2,500; Apr23; Apr24'18; same to same.

144TH st, 201 W, see 7 av, 2430-2.

145TH st, 312 W (7:2044), ss, 155.8 w 8 av, 25.6x99.11; pr mtg \$15,500; Apr11; Apr 23'18; due & int as per bond; Athens Realty Co to Edw R Hotaling, 300 W 113. 4,000

145TH st, 312 W; certf as to mtg \$4,000; Apr11; Apr23'18; same to same.

149TH st, 418 W, see Convent av, 433-5.

160TH st, 650-60 W (8:2136); agmt as to ownership of bond & mtg for \$60,000 rec Mar30'18; Apr17; Apr23'18; Nathan Friedman, 1393 Carroll st, Bklyn (owns \$4,000) with Lawyers Mtg Co (owns \$56,000). nom

160TH st, 656-60 W; ext of mtg for \$60,000 to Apr17'21, 5½%; Apr17; Apr23'18; Lawyers Mtg Co with Rich Trading Co, 239 Bway (R S \$30).

178TH st, 515-7 W (8:2152); ext of mtg for \$32,000 to May1'21, 5%; Apr9; Apr20'18; Herbert F Schwarz, 2350 Bway, with Virginia Tuska, — Healy av, Far Rockaway, B of Q (R S \$16).

178TH st, 825 W, see Northern av, 27-43.

179TH st, 830 W, see Northern av, 27-43.

181ST st, 854 W, see Northern av, 85-93.

181ST st, 836 W, see Pinehurst av, 90.

Broadway, 1122 (3:827), nec 25th (Nos 1-3), 30.2x90 to w s 5 av (No 202) x28.2x80, leasehold; also other property at Chicago, Ill.; Cleveland, Ohio; Toledo, Ohio; New Orleans, La.; Denver, Colo.; Phila, Pa.; Rochester & Buffalo, NY; Indianapolis, Ind.; St Louis & Kansas City, Mo; Omaha, Neb; Akron, Dayton & Youngstown, Ohio; Davenport, Iowa, & Rock Island & Moline, Ill.; also chattels, franchises, stocks, bonds, etc; trust deed statement filed as to rec tax of \$108 on .012 per cent of property in N Y County paid; also R S of \$360 placed on original; Feb1'18; Apr24'18; 10y 6%; Thomas Cusack Co, a corp of NJ, to Saml J T Straus, 4905 Woodlawn av, Chicago, Ill. 1st mtg gold bonds 1,800,000

Convent av, 433-5 (7:2063), sec 149th (No 418), 99.11x100; Apr23; Apr24'18; due Dec25'18, 6%; Normar Real Estate Corp to Jacob Rosenthal, 530 West End av.

Convent av, 433-5, sec 149th (No 418); certf as to asn rents or mtg \$9,000; Apr 23; Apr24'18; same to same.

Lenox av, 45-7 (7:1822), nwc 112th (Nos 101-5), 90.5x100; Apr23; Apr24'18; due Dec 25'18, 6%; Normar Real Estate Corp to Jacob Rosenthal, 530 West End av, 12,000

Lenox av, 45-7, nwc 112th (Nos 101-3); certf as to asn rents or mtg \$12,000; Apr 23; Apr24'18; same to same.

Lenox av, 614-8 (6:1739), nec 141st (Nos 79-81), 49.11x100; Feb7; Apr22'18; due July 28'26, 6%; State Leasing Co, 616 Lenox av, to Lenox Columbus Co, 42 Bway.

Lenox av, 614-8, nec 141st (Nos 79-81); certf as to mtg \$1,250; Feb7; Apr22'18; same to same.

Lexington av, 160-2 (3:886), nwc 30th, 39.6x80; Apr19; Apr23'18; 5y5%; N Y School of Applied Design for Women to Bowery Savings Bank.

Lexington av, 1328-38 (5:1517), swe 89th, 100.8x94; ext of mtg for \$65,000 to Apr16 '23 or sooner, 5%; Apr16; Apr23'18; Heilner & Wolf, Inc, & Fredk W Marks with Bowery Savings Bank (R S \$32.50).

Madison av, 1090-1114 (5:1494), nwc 82d (No 21), 204.4 to ss 83d (No 30) x60; ext of mtg for \$550,000 to Oct1'22, 5½%; Mar22; Apr22'18; Gladys W Ziegler with Metropolitan Life Ins Co (R S \$225).

Madison av, 1400-6 (6:1603), nwc 97th (Nos 17-9), 100.11x95; ext of mtg for \$215,000 to Oct1'21, 5½%; Apr16; Apr20'18; Bankers Trust Co, 16 Wall, with 17 E 97th St Co & Mannados Realty Co, both at 135 Bway (R S \$107.50).

Northern (Haven) av, 27-43 (8:2177), ne c 178th (No 825), 185 to ss 179th (No 830) x100; Apr23; Apr24'18; due Nov25'18, 6%; Normar Real Estate Corp to Jacob Rosenthal, 530 West End av.

Northern av, 27-43, nec 178th (No 825) & 179th st, 830 W; certf as to asn rents or mtg \$15,000; Apr23; Apr24'18; same to same.

Northern av, 85-93 (8:2177), sec 181st (No 854), 97.4x112.10x114.11x114.4; PM; Apr 15; Apr19'18; due Apr1'23, 6%; Summer Colony Co, 871 Hunts Point av, to Henry Morgenthau, 30 W 72.

Old Broadway, sec 132d, see 132d, 558 W. **Park av, 1921-37** (6:1779), sec 131st (No 100), runs s— to ns 130th (No 101) x122.6 x99.11x202.6x99.11 to ss 131st xw325 to beg; ext of two mtgs for \$86,750 aggregate to Apr19'21, 5%; Apr16; Apr20'18; Equitable Life Assur Soc of U S with Keats Company, 135 Bway, et al (R S \$43.38).

Pinehurst av, 90 (8:2177), swe 181st (No 836), 109.9x112.10x114.11x117.11; PM; Apr 15; Apr19'18; due Apr1'23, 6%; Summer Colony Co, 871 Hunts Point av, to Henry Morgenthau Co, 30 E 42.

St Nicholas av, 400 (7:1955), sec 130th, 18.11x125; PM; pr mtg \$10,000; Apr18; Apr 19'18; 2y or sooner, 6%; Michl T Walsh, 510 W 176, to Concourse-170th St Co, at 1400 The Concourse, Bronx.

West End av, 266 (4:1164), es, 100 n 72d, 27.8x100; PM; pr mtg \$50,000; Apr19; Apr 20'18; 3y or sooner, 6%; Cora B Timken, 280 W 70, to Charlotte Doelger, 266 West End av.

1ST av, 1114 (5:1456), nec 61st (No 401), 25x95; PM; pr mtg \$15,000; Apr22; Apr23 '18; 5y5½%; Mario Muratori, 317 E 57, to Charlotte Schlewitz, 1826 Trefalgar pl, Bronx.

2D av, 607 (3:914); ext of mtg for \$7,000 to Apr23'21, 5%; Apr24; Apr25'18; Fred H Nuhn, B of Q, with Frank X Majewski, N Y.

3D av, 895 (5:1327), sec 54th (Nos 200-8), 25.5x110; pr mtg \$30,000; Apr23'18; in-stalls, \$500 monthly, 6%; Alchemit Realty Corp, 205 W 19, to Abel King, 148 E 65, & Isaac Schorsch, 33 W 97.

3D av, 895, sec 54th (Nos 200-8); certf as to mtg \$5,000; Apr23'18; same to same.

5TH av, 202, see Broadway, 1122.

5TH av, 328-34 (3:834), swe 33d (No 2), 98.9x100; leasehold; spreading agmt & supplement to trust mtg recorded Mar6'18 for \$3,000,000; Apr13; Apr19'18; due Feb1'24, 7% gold bonds; Gorham Mtg Co of Prov, RI, to Rhode Island Hospital Trust Co & Preston H Gardner, both at 15 Westminster st, Prov, RI, as trstes.

6TH av, 110-2 (2:572), sec 9th, 43.8x77.6 x irreg x77.7; ext of mtg for \$14,000 to Mar14'19, 5%; Mar30'16; Apr25'18; Empire City Savings Bank, 231 W 125, with High Grade Holding Corp, 35 Nassau.

6TH av, 339 (3:797), nwc 21st (No 101), 52.6x85; Mar25; Apr24'18; 3y5½%; Caroline & Edw T Hurry & Wm A Brackenridge, exrs, &c, Wm Hurry, to N Y Title & Mtg Co.

7TH av, 2480-2 (7:2030), nwc 144th (No 201), 40x100; PM; Apr20; Apr23'18; 5y5%; Benj Alper, 823 Kelly, Bronx, to Harriet E Doll, 14 Manhattan av, New Rochelle, NY.

9TH av, 732 (4:1040), es, 91.4 n 49th, runs e100x119.5x123.5x83.6xw— to av xs 20.6 to beg; pr mtg \$8,000; Apr18; Apr24 '18; 5y6%; Jacob Senger & Amelia, his wife, 732 9 av, to Dora Senger, of Keyport, NJ.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certif (misc) as to mtg \$—; Apr1; Apr25'18; Cosmo Advocate Publishing Co to Wm H Willis.

Subways (misc), conduits, ducts, etc, constructed for reception of telegraph & telephone conductors & all property rights, franchises, etc, supplemental to 1st mtg or deed of trust rec Nov3, 1892, & 25 supplemental mtgs to secure bonds, etc; pr mtg \$—; Jan1; Apr23'18; due & int as per bond; Empire City Subway Co (Lim), 15 Dey, to Bankers Trust Co, 16 Wall, as trste for bondholders.

Subways, etc (misc); certf as to above supplemental; Apr17; Apr23'18; same to same.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

APRIL 19, 20, 22, 23, 24 & 25.

Attorney st, 172 (2:345); Lawyers Mtg Co to Hy C Borthman, 892 Park pl, Bklyn; (A) Lawyers Mtg Co (\$14,000, Nov4'07); Apr22'18.

Barclay st, 127 (1:123); Lincoln Trust Co & ano, exrs & trstes will Chas E Rhinelander, to Lincoln Trust Co, 204 5 av, & ano, trstes same will for Rhinelander Waldo et al; (A) Middlebrook & B, 46 Cedar (\$18,000, Mar27'14); Apr24'18.

Chrystie st, 45 (1:303); Lincoln Trust Co, trste for Walter S Halliwell, Jr, to Lincoln Trust Co, 204 5 av, trste for Anna B Halliwell; (A) Williamson & B, 115 Bway (\$5,000, Feb15, 1894); Apr22'18.

Chrystie st, 55-9 (1:303); Lincoln Trust Co & ano, exrs & trstes will Chas E Rhinelander, to Lincoln Trust Co, 204 5 av, & ano, trstes same will for Rhinelander Waldo et al; (A) Middlebrook & B, 46 Cedar (\$65,000, Apr17, 1893); Apr24'18.

Cooper sq, 33 (2:461), formerly Bowery (No 389); Herman Epstein, 3079 Metropolitan av, Richmond Hill, B of Q, exr, &c, Sol Wolfe, to N Y Title & Mtg Co (\$13,000, Apr 3'17); Apr22'18.

Gold st (1:76), ses, 110 sw Fulton, 39.11x 58.6 to nws Ryders alley x41.1x61.1; N Y Title & Mtg Co to Equitable Trust Co of N Y, 37 Wall; (A) Murray, P & H, 37 Wall (\$17,000, Dec1'17); Apr22'18.

Greenwich st, 232-4 (1:128); Lincoln Trust Co & ano, exrs & trstes will Chas E Rhinelander, to Lincoln Trust Co, 204 5 av, & ano, trstes same will for Rhinelander Waldo et al; (A) Middlebrook & B, 46 Cedar (\$25,000, Feb6, 1885); Apr24'18.

Hancock pl, 4 (7:1950); N Y Title & Mtg Co to Equitable Trust Co of N Y, 37 Wall; (A) Murray, P & H, 37 Wall (a prior int of \$20,000 in mtg \$30,000, Oct23, 1895); Apr22'18.

Houston st, 27 E (2:510), swe Lafayette, 16.10x119.9x35.5x121.3; Samson Lachman & ano to Wm F Weber, 141 W 103 & ano; (A) Rabe & Keller, 258 Bway (\$6,000, Oct20'14); Apr25'18.

Laight st, 12 (1:220); also CANAL ST. 404; Wm L Condit et al, trstes Josephine L Peyton, to Ernst A Korn at Hackensack, N J; (A) Randall & Larson, 149 Bway (\$8,000, Feb4'07); Apr22'18.

Manhattan st, 21 (7:1966); Hahnemann Hospital, at 657 Park av, to Margt E, wife Louis K Ungrich, 475 W 144; (A) L K Ungrich, 1676 Ams av (\$17,650, Oct17'12); Apr24'18.

Rivington st, 153 (2:348); Chas Rosen to Esther Brender, 325 E 4; (A) I Wengraf, 325 E 4 (\$5,000, Mar27'11); Apr23'18.

Washington st, 227 (1:128), nec Barclay (Nos 83-7); Lincoln Trust Co & ano, exr & trstes Chas E Rhinelander, to Lincoln Trust Co, 204 5 av, & ano, trstes same will for Rhinelander Waldo et al; (A) Middlebrook & B, 46 Cedar (\$80,000, May12 '08); Apr24'18.

Washington st, 236 (1:128); Lincoln Trust Co & ano, exrs & trstes Chas E Rhinelander, to Lincoln Trust Co, 204 5 av, & ano, trstes same will for Rhinelander Waldo et al; (A) Middlebrook & B, 46 Cedar (\$10,000, Oct19'16); Apr24'18.

5TH st, 533 E (2:401); Nellie G Duryea, admrx Hy W Mitchell, to Lillie C Endicott, 1924 Loring pl, Bronx; (A) Wilson M Powell, 7 Wall (\$27,000, Mar13'07); Apr25'18.

5TH st, 533 E; same to Elsie K Powell, 130 E 70; (A) same (same mtg); Apr25'18.

5TH st, 533 E; same to Rose M Dunning, 118 E 80; (A) same (same mtg); Apr25'18.

9TH st E (2:437), ns, 175 W Av A, 25x92; Thos A Wilson to Corbett Holding Co; (A) Thos A Wilson, 91 Bowery (\$2,000, Nov13 '15); Apr22'18.

12TH st, 543 E (2:406); Sarah Pinkus to Sarah Dobroczyński, 435 Ft Washington av; sub to pr mtg \$13,500; (A) Oscar Dobroczyński, 435 Ft Washington av (\$2,750, Apr18'05); Apr22'18.

12TH st, 545 E (2:406); Sarah Pincus to Sarah Dobroczyński, 435 Ft Washington av; sub to pr mtg \$13,500; (A) Oscar Dobroczyński, 435 Ft Washington av (\$2,750, Apr18'05); Apr22'18.

16TH st, 355 W (3:740); Lincoln Trust Co, trste for Walter S Halliwell, Jr, under agmt of 1911, to Lincoln Trust Co, 204 5 av, trste for same under another agmt in year 1918; (A) Williamson & B, 115 Bway (\$7,000, Apr14'16); Apr22'18.

23D st, 420 W (3:720); Title Guar & T Co to Cath A Peck, at Park Av Hotel, Park av & 32d; (A) Title Guar & T Co (\$20,000, Nov20'02); Apr23'18.

29TH st, 154 W (3:804); N Y Title & Mtg Co to Equitable Trust Co of N Y, 37 Wall; (A) Murray, P & H, 37 Wall (\$17,000, Dec15'17); Apr22'18.

29TH st, 356 W (3:752); N Y Title & Mtg Co to Simon B Shoninger at Chapel & Chestnut sts, New Haven, Conn, et al, trstes for Hattie Moses, will Bernard Shoninger; (A) N Y Title & Mtg Co (\$5,500, July6'10); Apr22'18.

29TH st, 513½-15 W (3:701); Abr L Werner to Henry Hencken, 543 W 28; (A) John J Buckley, 233 Bway (\$12,000, Nov30 '08); Apr23'18.

34TH st, 447 W (3:732); N Y Title & Mtg Co to Louis J Lipset, 461 W 34; (A) N Y Title & Mtg Co (\$8,000, Apr6'08); Apr19 '18.

34TH st, 447 W (3:732); Title Guar & T Co to Jas A Trowbridge of Noroton, Conn; (A) N Y Title & Mtg Co (\$8,000, Apr6'08); Apr19'18.

34TH st, 447 W; Jas A Trowbridge to N Y Title & Mtg Co; (A) same (same mtg); Apr19'18.

47TH st, 127 W (4:1000); N Y Title & Mtg Co to Equitable Trust Co of N Y, 37 Wall; (A) Murray, P & H, 37 Wall (\$20,000 Sept22'15); Apr22'18.

64TH st, 221-3 W (4:1156); N Y Title & Mtg Co to Equitable Trust Co of N Y, 37 Wall; (A) Murray, P & H, 37 Wall (\$20,000, Sept14'11); Apr22'18.

71ST st (4:1162), ss, 80 e West End av, 20x100.5; N Y Title & Mtg Co to Equitable Trust Co of N Y, 37 Wall; (A) Murray, P & H, 37 Wall (\$14,000, Jan23'18); Apr22'18.

80TH st, 172 E (5:1503); Stephen D Pringle, of Biarritz, France, to Charlotte D Radcliffe; (A) Chalmers Wood, 45 Cedar (\$12,500, Oct28'07); Apr24'18.

85TH st, 301-3 E (5:1548); Hyman Bauman, 838 West End av, to Ricka Bauman, 574 West End av; (A) Saul Bernstein, 149 Bway (\$10,000, Dec18'11); Apr25'18.

91ST st, 69 E (5:1503); N Y Title & Mtg Co to Equitable Trust Co of N Y, 37 Wall; (A) Murray, P & H, 37 Wall (\$22,000, Dec 9'12); Apr22'18.

94TH st, 126 W (4:1224); Wm S Weiss et al, exrs Henry Bendheim to Wm S Weiss, 154 W 85, et al, trstes same will for Alfred Bendheim; (A) Goldsmith, C, C & W, 61 Bway (\$40,000, Dec27, 1895); Apr 22'18.

97TH st, 224 E (6:1646); Columbia-Knickerbocker Trust Co, 60 Bway, to John Bamby, 42 E 200; (A) Deiches & Goldwater, 271 Bway (\$4,000, June13'10); filed & discharged Apr19'18; Apr20'18.

100TH st, 325 E (6:1672); Max D Steuer to Albert Mamlock, 230 W 103; all title; (A) Lawyers Title & T Co (\$7,500, Nov1 '05); Apr22'18.

103D st, 215 E (6:1653); N Y Title & Mtg Co to Equitable Trust Co of N Y, 37 Wall; (A) Murray, P & H, 37 Wall (\$35,000, June3'12); Apr22'18.

104TH st, 29-31 E (6:1610); Isidore Es-sensfeld to Mollie Ettlinger, 225 W 108; (A) Geza Eichhorn, 309 Bway (\$2,500, Jan16 '17); Apr20'18.

119TH st, 132 E (6:1767); N Y Title & Mtg Co to Equitable Trust Co of N Y, 37 Wall; (A) Murray, P & H, 37 Wall (a prior int of \$7,500 in mtg \$8,000, Feb2'18); Apr 22'18.

122D st, 351 W (7:1949); Isabella Loring to Lawyers Mtg Co (\$10,000, Apr24'07); Apr 24'18.

124TH st, 122 W (7:1908); Chas A Singer & ano, exrs Sarah J Singer, to Sadie V Brady, 33 W 76; (A) Mortimer M Singer, 55 Liberty (\$13,000, Jan11'06); Apr19'18.

128TH st, 139-41 W (7:1913); Title Guar & T Co to Mathilda Strauss, 235 W 102; (A) Title Guar & T Co (\$13,000, Apr10'18); Apr19'18.

133D st, 161 W (7:1918); Albt Westphal to Paul Westphal, a corp, at 306 W 36; (A) Frank D Smaw, 306 W 36 (\$4,000, Oct 14'10); Apr23'18.

133D st, 165 W (7:1918); Lincoln Trust Co & ano, exrs & trstes Chas E Rhinelander, to Lincoln Trust Co, 204 5 av, & ano, trstes same will for Rhinelander Waldo et al; (A) Middlebrook & B (\$11,000, Nov12'13); Apr24'18.

133D st, 216 W (7:1938); American Mtg Co to B Aymar Sands, 58 W 48, sub-trste will Mary F T Norwood; (A) Cadwalader, W & T, 40 Wall (\$18,500, Apr15'10); Apr22 '18.

142D st, 66 W (6:1739); Edw F Nicholas, 394 Argyle rd, Bklyn, to Fannie M Keppel, at Quogue, LI; (A) Edw R Otheman, 31 Nassau (\$7,500, Apr16'18); Apr22'18.

148TH st, 409 W (7:2063); Wm S Weiss et al, exrs Henry Bendheim, to Wm S Weiss, 154 W 85 et al, trstes same will, for Betty Bendheim; (A) Goldsmith, C. C. & W, 61 Bway (\$16,000, Mar11'10); Apr22 '18. 18, nom

149TH st, 204 W (7:2034); Wm S Weiss et al, exrs Henry Bendheim, to Wm S Weiss, 154 W 85 et al, trstes same will, for Betty Bendheim; (A) Goldsmith, C. C. & W, 61 Bway (\$18,000, July30'08); Apr22 '18. 18, nom

150TH st W (7:2064), ss, 136.8 e Ams av, 56.8x99.11; Lawyers Mtg Co to Josiah H De Witt, 500 Madison av, gdn Helen A Titus; (A) Lawyers Mtg Co (\$50,000, July 11'17); Apr24'18. 50,000

184TH st, 510-2 W (8:2155); Josephine E Carpenter at Bar Harbor, Me, to V Everit Macy at Scarborough-Hudson, NY, trste Caroline L Macy, decd, for V Everit Macy et al; (A) G D Gregory, 68 Broad (\$80,000, Mar2'10); Apr25'18. 65,000

Av A (2:437), nwc 9th, 26.4x113; Pincus Lowenfeld & Wm Prager to Leon Pizer, NY; 1/2 pt; (A) Hy M Goldberg, 141 Bway (\$21,500, Apr17'07); Apr23'18. 100

Av C, 173 (2:393); Dorothea B Smith at London, Eng, formerly at Dinard, France, to Lawyers Mtg Co (\$21,000, Feb21'05); Apr22'18. 16,000

Audubon av, 265-7 (8:2152); Wm S Weiss et al, exrs Henry Bendheim, to Wm S Weiss, 154 W 85, trstes same will, for Betty Bendheim; (A) Goldsmith, C. C. & W, 61 Bway (\$35,000, June20'08); Apr22'18. 18, nom

Amsterdam av, 489 (4:1214); Title Guar & T Co to Maria del Pino Egan, 441 Park av; (A) Title Guar & T Co (\$19,000, Feb 29, 1892); Apr22'18. 19,000

Amsterdam av (7:1987), swc 134th, 40x 100; Geo H Allen to Bankers Trust Co, 16 Wall; (A) Sullivan & C, 49 Wall (\$62,000, Apr3'07); Apr25'18. 55,000

Broadway, 1899; also 67TH ST, 129 W (4:1139); Wm S Weiss et al, exrs Henry Bendheim to Wm S Weiss, 154 W 85 et al, trstes same will for Betty Bendheim; (A) Goldsmith, C. C. & W, 61 Bway (\$87,500, July15'09); Apr22'18. 18, nom

Broadway, 2708 (7:1875); Wm S Weiss et al, exrs Henry Bendheim, to Wm S Weiss, 154 W 85 et al, trstes same will, for Betty Bendheim; (A) Goldsmith, C. C. & W, 61 Bway (\$15,000, Mar16'14); Apr22'18. 18, nom

Broadway (8:2215), nwc Terrace View av, 91.11x100x irreg x88; Wm S Weiss et al, exrs Henry Bendheim, to Wm S Weiss, 154 W 85 et al, trstes same will, for Kate Eisig; (A) Goldsmith, C. C. & W, 61 Bway (\$22,500, June30'14); Apr22'18. 18, nom

Lenox av, 633-5 (7:2010); Wm S Weiss et al, exrs Henry Bendheim, to Wm S Weiss, 154 W 85 et al, trstes same will, for David Bendheim; (A) Goldsmith, C. C. & W, 61 Bway (\$45,000, Dec15'10); Apr22'18. 18, nom

Morningside av (7:1867), swc 115th, 104x 125.9x100.11x100; Chas H Freeman to Jennie Helborn, 1200 Mad av; (A) Millin Greenebaum, 233 Bway (\$46,150, June17 '07); Apr22'18. 18, nom

St Nicholas av, 165 (7:1924); Thos A Wilson to Corbett Holding Co; (A) Thos A Wilson, 91 Bowery (\$2,250, Jan29'17); Apr 22'18. 100

West Broadway, 387-9 (2:487); also WOOSTER ST, 73-5; American Mtg Co to Frederic J Middlebrook, 853 7 av; (A) Title Guar & T Co (\$20,000, Feb28'16); Apr 25'18. 18, nom

1ST av, 1028 (5:1368); Lincoln Trust Co to Lincoln Trust Co, 204 5 av, trste for Bertha Kinne et al; (A) Middlebrook & B, 56 Cedar (\$7,800, Mar22'18); Apr25'18. 7,800

3D av, 1578 (5:1517); Lincoln Trust Co & ano, exrs & trstes will Chas E Rhinelander, to Lincoln Trust Co, 204 5 av, & ano, trstes same will for Rhinelander Waldo et al; (A) Middlebrook & B, 46 Cedar (\$15,000, Oct22, 1883); Apr24'18. 15,000

3D av, 1852 (6:1630); Thos A Wilson to Corbett Holding Co; (A) Thos A Wilson, 91 Bowery (\$3,000, Feb2'16); Apr22'18. 100

5TH av, 1353 (6:1618); Title Guar & T Co to Caroline M Steel, 768 5 av; (A) Title Guar & T Co (\$16,000, Mar28'18); Apr23'18. 16,000

7TH av (7:1823), es, 50.5 s 114th, 50.5x 100; Wm M Benjamin of Garrison, NY, et al to Andros Realty Co, 59 Wm; (A) Graves, M. & Y, 111 Bway (\$16,000, Mar1'04); Apr 19'18. 18, nom

9TH av (8:2194), sec 214th, 99.11x125; Falkenau & Hamerslag, Inc, to Chas S Lyons, 525 4th, Bklyn, & ano, exrs Moritz Falkenau, decd, the sole surviving member of firm of Falkenau & Hamerslag; (A) Lyons & Schimmel, 46 Cedar (\$13,000, Nov7'17); Apr25'18. 13,000

9TH av, 87 (3:713); Israel W Rauth to Henry Rauth, both at 410 E 148, Bronx (\$8,000, Oct23'02); Apr22'18. 8,000

int of 1,500 nom

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

APRIL 19, 20, 22, 23, 24 & 25.

Canal st, 400 (1:220); Hy J & Jessie L Scheuber to Wm L Condit, Hoboken, NJ; (A) James, S & E, 170 Bway; July11'12; Apr22'18. 2,000

Delancey st (2:333), nwc Cannon, 30x50; Hy B & Julia A Pye to the German Savings Bank, 157 4 av; (A) S Kaufmann, Temple Court, June30, 1886; Apr25'18. 7,000

Eldridge st, 172; Fannie B Hecker to Theresa B Zabriskie, Hackensack, NJ; (A) J H Henshaw, 20 Nassau; Apr7'15; Apr20 '18. 4,000

Eldridge st, 172 (2:415); Isaac & Rebecca Lipschitz to John McKeon Hecker; (A) J H Henshaw, 20 Nassau; June27'07; Apr20 '18. 10,000

Lewis st, 191 (2:360); John Tiebout & Jas G Davies, exrs will Jno Tiebout, to Margt B Tiebout of Brooklyn; (A) Winthrop Parker, 206 Bway; Apr1'08; Apr25 '18. 2,500

Ridge st (2:343), es, 205 n Delancey, 100 x48x irreg; Jacob Reitman to Mayer & Regina Schreter; (A) Jacob Katteck, 87 Nassau; July24'12; Apr20'18. 13,000

Thompson st, 216 (2:537); Alice J Shufelt (Peyton) to the Farmers Loan & Trust Co, 22 Wm; (A) Geller, Rolston & Horan, 22 Exch pl; May21'14; Apr22'18. 7,500

Thompson st (2:537), es, 200 n Bleeker, 25x100x24.8x100; Alice J Shufelt, 29 E 29, to Empire Mort Co, 62 Cedar; (A) Seth S Terry, 62 Cedar; Jan15'15; Apr22'18. 1,200

Wall st, 118 (1:37); Clara R Gerken of Bklyn, to Title Guar & T Co; (A) Title Guar & T Co; Apr18'12; Apr20'18. 20,000

Wooster st, 73-75 (2:487); also WEST BROADWAY, 387-9; Louis L & Edith H Lorillard et al to Fredk J Middlebrook; (A) Title Guar & T Co, 176 Bway; June24 '15; Apr25'18. 20,000

2D st, 83 (2:443); John & Bertha Schaefer, at the Raunt, Rockaway Beach, LI; Cath S Uttermohlen Vogedes, 526 W 139, & Eliz A Paur, 27 Sutton pl, daughters of Anthony Schaefer; Christine Schaefer, 27 Sutton pl; Ursula Anderson, 910 E 139th st, Cleveland, Ohio; Cath Baldwin, 26 Osborne st, Danbury, Conn; Ruppert Wittman & Beatrice G Wittman, both at 389 Lincoln av, Newark, NJ, heirs-at-law & remaindermen will of Anthony Schaefer (each mortgagor having 1-5 part excepting Christine Schaefer, Ursula Anderson & Cath Baldwin, grandchildren of Anthony Schaefer, decd, each of whom has 1-15 int in the land, fixtures, &c, 83 2d st to Frederick Vogedes, 575 Riverside dr; (A) Jos Atz, 30 Church; Mar29'16; Apr 25'18. 1,335.28

2D st E (2:443), ss, 150 w 1 av, 25.1x80.1x 25x83.4; Ruppert & Beatrice G Wittmann to Fredk Vogedes, 575 Riverside av; (A) L J Somerville, 7 E 42; Jan25'17; Apr24'18. 300

7TH st, 117-9 E (2:435); Jos Harbater & ano to Mayer & Regina Schreter, —; (A) Lawyers Title & T Co, 160 Bway; Oct 21'07; Apr20'18. 20,000

18TH st E (3:899), nes, 464 ne 2 av, 23x 92; Macy Constn Co to Abr J Hoffman, 22 E 89; (A) Aaron H Schwarz, 130 Fulton; June1'16; Apr25'18. 4,000

35TH st W (3:837), ns, 100 e 6 av, 74.10x 98.9; Annie C Harrigan to N Y Savgs Bank, 81 8 av; (A) Webber & Webber, 7 Beekman; Mar28'13; Apr23'18. 15,000

42D st, 16 E (5:1276); Chas & Lily H Weinberg to Samson Lachman; (A) Kurzman & F, 25 Broad; Jan2'04; Apr19'18. 50,000

46TH st, 26 W (5:1261); Henrietta wife Clinton L Bags, to Manhattan Savings Instn, 644-46 Bway; (A) Ashforth & Co, 501 5 av; Nov24'02; Apr19'18. 8,000

48TH st, 24 E (5:1283); Jas A Farley to Samson Lachman; (A) Lachman & G, 35 Nassau; May2'10; Apr19'18. 165,000

49TH st, 502 W (4:1077); Liborio & Fortunata Nobile to Title Guar & T Co; Apr 24'07; Apr24'18. 9,000

52D st E (5:1364), ns, 114 w Av A, 20x 43; Mary & Chas Wimmer to Deutscher Frauen Verein Zur Unterstuetzung Hilfsbeduerftiger Wittwen, Waisen & Kranken; (A) Edw Robinson, 170 Bway; May29, 1890; Apr25'18. 4,300

56TH st, 320 W (4:1046); Mary E Manuel to Title Guar & Trust Co, 176 Bway; (A) Title Guar & Trust Co, 176 Bway; Sept26 '14; Apr25'18. 10,000

69TH st, 243-45 W (4:1161); 245 West 69th St Co, 505 5 av, to Philip April, — W 156; (A) Jos C Abramson, 30 Church; Jan18 '16; Apr22'18. 5,000

74TH st E (5:1428), ss, 235 e 3 av, 25x 102.2; Saml Graff & ano to Canto Fasanello, —; (A) David G Myers, 255-6 Bway; July19'06; Apr23'18. 4,000

74TH st E (5:1455), ss, 77 e Av A, 21x 102.2; Mary Pokstef, 364 E 72, to Anton Dvorsky, 273 Elm st, Astoria, LI; (A) J Hlavac, 1511 3 av; June6'17; Apr24'18. 700

75TH st, 235 E (5:1430); Josephine Wieggers, Canton, Ohio, to Clara Wiener, 18 E 87; (A) Jno Goode, 954 3 av; Dec10, 1899; Apr25'18. 1,000

79TH st W (4:1186), ss, 100 w West End av, 70x104.4; Security Mtg Co of N J to Edgar N Sidman, 640 West End av; (A) Chas McLoughlin, 829 Bway; Apr29'11; Apr24'18. 18,750

81ST st, 313 E (5:1544); Lincoln Bohemian Realty Corp to Michael & Antonie Kafka et al; (A) Theo Schultheis, 1511 3 av; Sept21'10; Apr22'18. 4,000

82D st, 61 W (4:1196); Mabel J Atwood, 404 W 116th, to Edw C Evans, 221 W 129; (A) John Delahanty, 32 Nassau; Sept10'12; Apr20'18. 1,000

88TH st, 175 W (4:1219); Franklin D & Anna L Vought, New Rochelle, NY, to Wm B Fickenger, 904 Crescent st, Astoria, E of Q; (A) W B Fickenger, c/o H H Vought Co, 346 Mad av; Oct16'13; Apr24'18. 900

92D st, 26 E (5:1503); Marie B Reynolds to Fairfield Holding Corp, 100 Bway; (A) Merrill, Rogers & Terry, 100 Bway; Aug 10'17; Apr23'18. 25,000

97TH st, 224 E (6:1646); Julia E Bambev to Jno Bambev, 42 E 200; (A) Deiches & G, 271 Bway; June10'10; Apr19'18. 4,000

100TH st, 325 E (6:1672); Louis & Alter Mishkin to Albt Manslock; (A) Title Guar & T Co; Oct30'05; Apr23'18. 7,500

100TH st E (6:1672), ns, 375 e 2 av, 25x 100.11; Jacob Schattman to Henrietta H B & Marion Sturgis, gdn, —; (A) Hawkins & D 1 Nassau; Jan14'03; Apr23'18. 15,000

131ST st, 230 W (7:1936); Letitia Kreizer to the Bank for Savings in City of N Y; (A) J Bottomley, 27 Wm; Aug22'08; Apr 19'18. 5,500

145TH st, 312 W (7:2044); Athens Realty Co to Edw R Hotaling, 321 W 116; (A) Title Guar & T Co, 176 Bway; Feb7'17; Apr 24'18. 2,000

Madison av (5:1283), swc 48th, 100.5x 44.9; Dreicher Realty Co, 560 5 av, to Samson Lachman; (A) Lachman & G, 35 Nassau; Apr3'11; Apr19'18. 82,000

St Nicholas av (8:2144), nwc 175th, 143x. 115x52.2x100; Robt C Rathbone to R Bleecker Rathbone, Harrison, NY; (A) Eugene L Bushe, 150 Bway; Jan13, 1886; Apr24'18. 3,900

St Nicholas av (8:2144), nwc 175th, 60x 100; Robt C & Julia Rathbone to R Bleecker Rathbone, Harrison, NY; (A) Eugene L Bushe, 150 Bway; Nov28, 1887; Apr24'18. 3,000

1ST av, 1604 (5:1563); Ludwig Rosenberg to Jacob Selig, 445 E 179th; Caroline Freund (formerly Caroline Baumann & Caroline Bloch), 1950 Wash av, & Bertha Levy (Selig), 445 E 179; (A) Louis Cohen, 320 Bway; Feb3'13; Apr23'18. 7,500

3D av, 895 (5:1327) sec 54th; Alchemist Realty Corp, 205 W 19, to Abel King, 148 E 65, & ano; (A) Fredk Lese, 35 Nassau; July20'17; Apr23'18. 5,000

Part of lot 862, map Bayard's Farm (2:492), fronting 25 on Spring st & 89 on Elizabeth st; Patk A Fogarty to Algernon S Norton; (A) Lawyers T & T Co; June6, 1885; Apr22'18. 10,000

MORTGAGES.

Borough of Bronx.

APRIL 19, 20, 22, 23, 24 & 25.

Buchanan pl (11:3208), ss, 100 w Grand av, 29x100; Apr25'18; 3y5 1/2%; Jas Sloyan, 60 Buchanan pl, to Gustav F Hausser, 3714 Av D, Bklyn. 750

Bronx st, swc 150th, see 180th E, swc Bronx.

Lyman pl (11:2970), ws, 142.8 n 169th, 50x90.3x53.4x112.11; pr mtg \$34,000; Apr18; Apr19'18; 2y6%; Martha Mulligan, 1474 Shakespear av, to Myer Lichtenstein, 947 Longwood av, & ano. 4,000

Simpson st, 968 (10:2725), es, 260 n 163d, 40x107.6; PM; pr mtg \$31,000; Apr13; Apr 19'18; 3y6%; Malax Realty Corp to Annie R Spratley, 235 W 103. 1,500

138TH st E (10:2566), ss, 227.6 e Southern blvd, 17.6x100; deed recorded as a mtg; statement filed with Register recording tax of \$3 paid; Apr16; Apr19'18; Ellen Hanrahan, 762 E 138, to Lillian H wife Thos F King, 1732 Cruger av (R S \$4). 1,000

144TH st E (9:2289), ns, 525.2 e Willis av, old line, 25x93.9x22.6x96.1; Apr13; Apr 24'18; 5y5 1/2%; Frances E Morrison, 720 Trinity av, to Paul Boye, 116 E 81. 10,000

148TH st, 422 E (9:2292), ss, 172.11 e Bergen av, 25x100; pr mtg \$11,000; Apr24 '18; 5y6%; Dimetry Bihuniak to Geo Knauer, Waldwick, NJ. 2,000

162D st, 426 E (9:2383), ss, 314.5 w Elton av, 25x100; supplemental & additional to mtg for \$25,000 recorded June9'14; Apr18; Apr25'18; due & c as per bond; Alfred H Ackers, 233 W 128, to Star Holding Co, 30 E 42. 1,000

163D st, 818 E (10:2677), ss, 88 e Union av, 50x100; Feb2; Apr20'18; installs, 6%; Emilie Leukel, 818 E 163, also known as Emilie, wife of Christian Ambruster, to Giacomo Grippa, 440 E 115. 1,000

176TH st, 330 E (11:2892); transfer of tax lien for yrs 1898 to 1908, assessed to unknown; Nov27'11; Apr22'18; 3y12%; City N Y to City N Y. 2,495.89

180TH st E (11:3140), swc Bronx st, —, being lots 17 & 20, blk 3140; deed recorded as mtg as security for \$3,500; recording tax of \$17.50 paid; Apr13; Apr25'18; Chas H Weigle, 331 E 201, to U S Fidelity Guaranty Co, 49 Cedar. nom

183D st E, nwc Park av, see Park av, nwc 183.

229TH st E, nwc Bronxwood av, see Bronxwood av, ws, from 229th to 230th.

230TH st E, swc Bronxwood av, see Bronxwood av, ws, from 230th to 231st.

230TH st E, nwc Bronxwood av, see Bronxwood av, ws, from 230th to 231st.

231ST st E, swc Bronxwood av, see Bronxwood av, from 230th to 231st.

235TH st, 138 E (12:3369); agmt as to share ownership in mtg; Mar21; Apr19'18; Louisa D Rostenberg with Wm Dittenheimer, 1131 Forest av. nom

Aqueduct av E (11:3208), es, 25.4 s Buchanan pl, runs e104.8xsl08.11 to es Aqueduct av E xn25.4 to xsgl; Apr2; Apr19'18; due Dec1'20, 6%; Jas Frawley, 2216 Aqueduct av, to Frank A McQuade, 575 W 141. 437.33

Beekman av (10:2554), es, 294.9 s St Marys, 40x101.3; ext of \$30,000 mtg to Apr 1'23 at 5 1/2%; Apr1; Apr24'18; Helen G Batdorf, 117 W 132, with Rose Keane, 28 E 130. nom

Boston rd, 1451 (11:2988), ns, 225.6 e Prospect av, 26.6x130; PM; Nov—'17; recorded & discharged Apr23'18; 3y6%; 1447-1451 Boston Road Realty Co to Jos Kleiner, 15 Ft Wash av. 1,750

oston rd (10:2607), ws, 195 n 164th, 30x 28.6x149.7; PM; pr mtg \$10,500; Apr 20'18; due Feb 2'24, 5%, until Feb 2 & thereafter at 6%; Sophia Bretholz, Union av, & Bessie Tonkel, 594 Prosvt av, to Eleanor Cowen, 200 W 70. 1,500

Briggs av, 2655 (12:3300), ws, 100 n th, 25x69.11x27x67.1; PM; Apr 24; Apr 25 due &c as per bond; John H Keller, 5 Briggs av, to Lawyers Mtg Co. 3,000

Briggs av, 2655, pr mtg \$3,000; Apr 24; 25'18; due &c as per bond; same to n L Thomas, at Hotel Theresa, 125th & v. 1,500

bronxwood av (17:4855), ws, extends m 230th to 231st, 228x225; also BRONXWOOD AV (17:4854), ws, extends from th to 230th, 228x205; Apr 1; Apr 22'18; Oct 1'19, int as per bond; Hattie L amberlain, at Hindsdale, Mass, Lawrence amberlain, 44 Elm, Montclair, NJ, & stings Lyon, 430 W 119, trstes Geo W amberlain, to Third National Bank of ingfield, Mass. 10,991.60

bronxwood av, ws, from 229th to 230th. Bronxwood av, ws, from 230th to 231st. **brook av, 1485** (11:2896), ext of \$15,000 to Apr 20'21 at 6%; Apr 20; Apr 25'18; elaide R Henry, with Max Goldwasser, 2 Ogden av, & ano (R S \$7.50). nom

Brotona av, 2308 (11:3102), es, 150 n d, 50x100; PM; Apr 18; Apr 19'18; 5y6%; rtle B Lynch to Rudolph Schreiber, 730 erside dr. 3,550

Fieldston rd (13:3415P), es, 248.5 s from nt of curve in said rd, said point of ve being 49.5 s 253d, runs ne100xnw100 298.9xse23.2xne85.6xse56.5xse38.4 xne92x 200xse92.6xsw125.7xsw128.8xsw40.0 to rd w163.9 to beg; also right of way over posed at 50 ft wide; PM; Apr 18; Apr 22; due Oct 18'23, 5%; Riverdale Country ool Realty Co to Newton Land Assn, 51 ambers, et al. 9,250

Forest av (Public rd) (10:2649), on map odstock, ws, abt 407.10 s 166th as on d map, 25x180; Apr 23; Apr 24'18; 1y5%; r Grundle to Amanda Fryxell, Croton-Hudson, NY. 500

Walton av, 1364 (11:2931), es, abt 176 s th, 25x121, except part for av; Apr 20; 24'18; 3y6%; John Kerr, on Centre st, y Island, to Charlotte E Peary, on Pop-ay av, Hackensack, NJ, & ano, extr san A Swinburn. 3,000

Grand blvd & concourse (9:2471), ws, 1 n 164th, runs w76.4 to es Walton av x 1e34.2xn50.5xe34.5 to Grand blvd & con-ourse xs70 to beg; Apr 9; Apr 20'18; due, as per bond; Martha Dow to Title ar & T Co. 5,000

Haviland av (14:3809), ss 305 e Olmstead 50x108, Unionport, except part for viland av; Apr 19; Apr 20'18; 3y6%; Hy bereisen, 2130 Haviland av, to Herman enig, 171 Front. 1,000

Hoe av, 1490 (11:2988), es, 225 s 172d, 100; PM; pr mtg \$4,000; Apr 23; Apr 25 5y5%; Louis Myers, Bklyn, to Vitina Steeneken, 1490 Hoe av. 2,500

Hughes av (11:3081), es, 121.2 n 180th, 1x81.6; pr mtg \$10,500; Apr 18; Apr 20'18; &c, as per bond; Michele Roberti to drea Natarelli, 2110 Hughes av. 1,600

Macombs Dam rd, ws, abt 387.6 s 183d, n University av, es, 387.6 s 183d. nom

Morris Park av (15:4049), ns, 20 w White uns rd, 75x95; pr mtg \$18,000; Mar 22; 23'18; 2y6%; Hattie A wife of & Anton ndgrebe & Aaron Kulick to Eliz K Dool-ly, 179 E 80. 1,000

Ogden av, 1435 (9:2536), ext of \$57,000 g to Apr 19'23 at 5%; Apr 1; Apr 22'18; san Pringle, at Biarritz, France, with nkan Realty Co, 600 W 181 (R S \$28.50). nom

Ogden av, 1435; sobrn agmt; Apr 19; Apr 18; Lankan Realty Co, Abel King & ac Schorsch with Susan Pringle, Biar-iz, France. nom

Park av (11:3031), nwc 183d, 101.4x29.1x 25.5; pr mtg \$23,400; Apr 18; Apr 19'18; 5%; Cath T Tully to Peter Sinnott, 967 165. 1,800

Perry av, 3261 (12:3343A), ws, 25 s 208th, 690; PM; Apr 1; Apr 19'18; 3y5%; Siegd Bussert to Warner W Westervelt, te Owen E Westlake, 150 Bway. 4,000

Ryer av, 2243 (11:3158), ws, 97.8 n 182d, 4x95.1x50.1x98.1; PM; pr mtg \$34,000; r18; Apr 19'18; installs, 6%; Clara Petri Wm H Maeder, 373 E 149. 2,500

University av (11:3211), es, 387.6 s 183d, 6x102.5 to Macombs Dam rd x37.6x102.6; r; pr mtg \$7,500; Apr 22'18; due May 1'21; Hy J Schultz to Fredk A Budde, 2202 iversity av. 2,500

Walton av, es, 99.1 n 164th, see Grand rd & concourse, ws, 99.1 n 164th. nom

Washington av (11:3053), es, 27.5 n 184th, 288.9x50x88.5; pr mtg \$33,500; Apr 20; 23'18; 3y6%; Jennie Tackney, 355 E 6, to Rime Bldg Co, 509 Willis av. 3,400

Washington av, 1048 (9:2370), es, 99.3 n 16th, as in January —, 1891, 19.3x85.7x19.3 5.6, except part for av; Apr 18; Apr 20'18; 3%; John Illig, 635 Eagle av, to Susanne mbruster, 1025 Faile. 2,500

Webster av, 2039 (11:3142), ws, 225.4 n th, 37.6x100; pr mtg \$19,000; Apr 18; Apr 18; 1y6%; Purchase Holding Corpn at rchase, NY, to Areco Realty Co, 299 ay. 3,000

Webster av, 2039; certf as to above mtg; r18; Apr 23'18; same to same. nom

White Plains av, 4746-8 (17:5113); ext of 500 mtg to Apr 18'21 at 5%; Apr 18; 23'18; Title Guar & T Co with Wake-d Grace Methodist Episcopal Church of Y City, 4746-8 White Plains av. nom

Subways (genl mtgs), conduits, etc, con-ducted for telegraph & telephone con-ectors & all property, rights, franchise, b, supplemental to 1st mtg or deed of st rec Nov 3, 1892 & 25 other mtgs to ure bonds, etc; recording tax of \$3,915

paid; pr mtg \$ —; Jan 1; Apr 23'18; due, &c, as per bond; Empire City Subway Co (Lim), 15 Dey, to Bankers Trust Co, 16 Wall, trste. additional new bonds 783,000. nom

Subways, etc (genl mtgs); certf as to above supplemental mtg or deed of trust; Apr 17; Apr 23'18; same to same. nom

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

APRIL 18, 19, 20, 22, 23 & 24.

Evelyn pl, 29 (11:3197); Marie E Hausser, 3714 Av D, Brooklyn, to Agostino Gardella, 29 Main, Toms River, NJ; (A) Chas Zerbarini, 346 Bway (\$4,300, Apr 13'09); Apr 18'18. 4,300

Faile st, 1016 (10:2748); Adam P Schmitt, 1045 Faile, to John Kadel, 2167 Glebe av; (A) Kadel, Van K & K, 370 E 149 (\$2,500, June 8'10); Apr 22'18. O C & 100

Fox st, 831 (10:2709); Sophie Powers to Elliott Mtg Co, 277 Bway; (A) Title Guar & T Co (\$2,400, May 21'17); Apr 23'18. nom

Hoffman st, 2410 (11:3066); Duncan Smith, Yonkers, NY, & ano, trstes Wm H Prichard, to Mary J Archer, 270 Ft Wash av, et al; (A) Lawyers Title & T Co (\$4,500, Jan 27'12); Apr 24'18. 4,146.09

Lyman pl, 1359 (11:2970); Leona Hold-ing Corpn, 63 Park Row, to Louis & Abr Davis, 241 W 113; (A) Lawyers Title & T Co (\$3,500, Sept 7'15); re-recorded from Sept 23'15; Apr 19'18. nom

Macy pl (10:2688), ns, 75 w Hewitt pl, 25x100; David J Gallert & ano, exrs Ade-laide Peavy, to Lawyers Mtg Co, 59 Lib-erty; (A) Lawyers Title & T Co (\$6,000, Apr 17'01); Apr 20'18. 6,000

Macy pl (10:2688); same prop; Lawyers Mtg Co to Wm G Schmidt, 872 Lex av; (A) same (\$6,000, Apr 17'01); Apr 20'18. 6,000

Minford pl (11:2967), ws, 133.2 n 172d, 37.2x100; N Y Investors Corpn to Title Guar & T Co (\$17,500, Apr 21'10); Apr 24'18. 14,000

Simpson st, 968 (10:2725); Annie R Spratley to Geo H Makepeace, 566 W 182; (A) Max Silverstein, 309 Bway (\$1,500, Apr 13'18); Apr 19'18. nom

Simpson st, 968; Geo H Makepeace to Max Silverstein, 146 Lewis; (A) same (\$1,500, Apr 13'18); Apr 19'18. nom

Timpson pl, 434 (10:2600); Title Guar & T Co to N Y Investors Corpn, 176 Bway; (A) Title Guar & T Co, 176 Bway (\$2,000, Mar 17'17); Apr 19'18. 2,000

136TH st (10:2548), ss, 676.2 e St Ann's av, 48.10x100; N Y Title & Mtg Co to Equitable Trust Co, 37 Wall; (A) Murray, P & H, 37 Wall (\$36,000, Apr 11'12); Apr 22'18. O C & 100

156TH st, 499 E (9:2364); Benenson Real-ty Co to Hy Dreyer, 914 Leggett av; (A) Elfers & A, 277 Bway (\$1,500, Feb 28'18); Apr 18'18. 1,500

158TH st, 653-5 E, see Cauldwell av, 800.

176TH st, 774 E (11:2953); Emma M Lewis to North Side Savgs Bank, 3230 3 av; (A) Title Guar & T Co (\$10,000, Mar 31'09); Apr 19'18. 10,000

176TH st, 845 E (11:2959); Ryzo Realty Co to Emma Fuldner, 601 W 135; (A) A & H Bloch, 99 Nassau (\$8,500, Apr 12'16); Apr 22'18. 6,100

181ST st E (11:3098), ms, 76.5 e Crotona av, 53x66.1; Fredk Ast to Geo M Mac-Kellar, 7817 Bay Pkway, Bklyn; (A) Mac-Kellar & G, 43 Cedar (\$2,250, Jan 31'18); Apr 19'18. nom

181ST st E (11:3098); same prop; Geo M MacKellar to Fredk & Camille Ast, 2141 Gleason av; (A) same (\$2,250, Jan 31'18); Apr 19'18. nom

227TH st E (17:4862), ns, 305 e Bronx-wood av, map Wakefield, 25x114; Katurah A Odell to Sarah A Rauch, 845 E 219; (A) Wm A Keating, 3989 White Plains rd (\$600, Nov 25, 1899); Apr 19'18. nom

Anderson av, ws, 144 n 164th, see Woodycrest av, es, 144 n 164th.

Belmont av, 2481 (11:3078); Burlock E Rabell, exr Jas W Westerfield, to Mary J Archer, 270 Ft Wash av; (A) Lawyers Title & T Co (\$2,500, Apr 22'09); Apr 20'18. 2,500

Broadway (12:3269), es, 273.9 n 234th, 150x300.11x150.6x287.5; Wm S Weiss et al exrs Hy Bendheim, to Wm S Weiss, 154 W 85, et al, trstes Hy Bendheim; (A) Gold-smith, C, C & W, 61 Bway (\$20,000, Nov 13'17); Apr 23'18. nom

Cauldwell av, 800 (10:2630); also 158TH ST, 653-5 E (10:2630); N Y Title & Mtg Co to Equitable Trust Co of N Y, 37 Wall; (A) Murray, P & H, 37 Wall (\$15,000, Feb 27'18); Apr 22'18. O C & 100

Cauldwell av (10:2623), ws, 113 n 149th, 3 lots, each 51.9x100; 3 assigns, each \$34,000; Manhattan Mtg Co to N Y Trust Co, 26 Broad; (A) Title Guar & T Co (3 at \$35,000 each, Nov 23'17); Apr 19'18. 102,000

Daly av, 1074 (11:3126); Caroline A Wheeler to Otto Haas, 1882 Bathgate av; (A) B E Rabell, 38 Park Row (\$2,300, Mar 1'18); Apr 19'18. 2,316.35

Daly av (11:3121), ws, 184.5 n Tremont av, 34.5x173; Caroline A Wheeler to Otto Haas, 1882 Bathgate av; (A) B E Rabell, 38 Park Row (\$1,000, Oct 29'15); Apr 19'18. 1,028.17

Doon av (17:5014), es, 394.5 s Kings-bridge rd, 75x100; Harry Rozoff to Sonia Rudofsky, 1507 Av U, Bklyn; (A) C H Eis-enberg, 44 Court, Bklyn (\$700, Oct 14'12); Apr 22'18. 700

Fieldston rd (13:3415L), es, at swc land conveyed to Helen A Freeman by deed recorded Apr 10'17, runs s25xe155.2xn21.4xw

155 to beg; Delafield Estate to Charlotte T Finch, 1106 Park av, Plainfield, NJ; (A) Delafield, H, T & R, 27 Cedar (\$2,500, Oct 16'17); Apr 19'18. nom

Fieldston rd (13:3415L), ses, 430 s 250th, 150x97x155x100; Margaretta S, wife Edw C Delafield, to Edw M Bassett, 1716 New-kirk av, Bklyn; (A) Bassett, T & G, 277 Bway (\$14,000, Oct 9'17); Apr 23'18. nom

Franklin av, 1394 (11:2935); Isaac Itzko-vitz to Fredk F Kortlucke, 1307 Ams av; (A) J A Steinmetz, 1005 E 180 (\$4,000, Apr 16'15); Apr 18'18. 2,500

Goodridge av (13:3415M), swc 250th, 107 x77x115.7x76.11; Delafield Estate to Char-lotte T Finch, 1106 Park av, Plainfield, NJ; (A) Delafield, H, T & R, 27 Cedar (\$1,000, Mar 8'18); Apr 19'18. nom

Grand av (11:3199), es, 84.11 s Fordham rd, 64.7x103.11x36.1x100; N Y Investors Corpn to Title Guar & T Co (\$29,000, Apr 20'10); Apr 24'18. 25,500

Grand blvd & concourse (9:2457), es, 229.3 n 167th, 77.1x104.10; John L Fox to John Fox Co, 3623 3 av; (A) Morris Berko-witz, 74 Bway (\$8,750, Aug 15'16); Apr 20'18. O C & 100

Grand blvd & concourse (9:2457); same prop; John Fox Co to Isaac Leader, 1834 Clinton av, et al; (A) same (\$8,750, Aug 15'16); Apr 20'18. O C & 100

Grand blvd & concourse (9:2457), es, 306.5 n 167th, 77.1x104.10; John L Fox to John Fox Co, 3623 3 av; (A) Morris Berko-witz, 74 Bway (\$8,750, Aug 15'16); Apr 20'18. O C & 100

Grand blvd & concourse (9:2457); same prop; John Fox Co to Isaac Leader, 1834 Clinton av; (A) same (\$8,750, Aug 15'16); Apr 20'18. O C & 100

Grant av (9:2450), es, 84.6 s 169th, 37.6x 100; N Y Title & Mtg Co to Equitable Trust Co, 37 Wall; (A) Murray, P & H, 37 Wall (\$23,500, May 10'16); Apr 22'18. O C & 100

Hoe av, 957 (10:2742); Susan Pringle to Mary M Pringle, Biarritz, France; (A) Lawyers Title & T Co (\$34,000, July 23'12); Apr 22'18. O C & 100

Hoe av (11:2989), es, 25 n 172d, 50x75; Granville F Dailey, trstes Caroline F Searle, to Wm K McGown, 1982 Mad av; (A) Harris, C, M & S, 165 Bway (\$15,000, Jan 8'08); Apr 24'18. 15,000

Marion av (11:3022), ws, 247.11 n 184th, 151.6x101.6x irreg; Ella K Shugrue, 56 Baxter av, Elmhurst, LI, to Mary C Goggin, 58 Morningside av, & ano, trstes Patk C Brady; (A) D Quinn, 271 Bway (\$9,000, Sept 11'06); Apr 20'18. 3,000

Marion av (11:3022), ws, 323 n 184th, 76.4x101.6x irreg; same to same; (A) same (\$4,000, Feb 24'16); Apr 20'18. 4,000

N Y & Albany Post rd (13:3415), nws, lots 1 & 7, map land at So Yonkers of Chas W Simmons; Eliza A Pepper, 168 W 93, to Eva A Marbach, 303 E 146; (A) Title Guar & T Co (\$5,000, July 28'11); Apr 22'18. nom

New York and Albany Post rd (13:3415P), nws lots 1 & 7, map land at South Yonkers of Chas W Simmons; Eva A Mar-bach to Mary A Garry, 421 W 141; (A) Geo W Simpson, 51 Chambers (\$5,000, July 28'11); Apr 24'18. 3,600

Ogden av, 1435 (9:2536); N Y Trust Co to City Mtg Co, 15 Wall; (A) Lawyers Title & T Co, 160 Bway (\$60,000, July 26'17); Apr 22'18. nom

Ogden av, 1435 (9:2536); City Mtg Co to Susan Pringle at Villa Pringle, Biarritz, France; (A) same (\$60,000, July 26'17); Apr 22'18. 57,000

Olmstead av (14:3800), nwc Watson, 108 x105; Dorothea Kunzig, 2030 Westchester av, to Barbara Finck, 2030 Westchester av; (A) M B McHugh, 2215 Westchester av (\$3,000, Jan 27'06); Apr 24'18. int of 1,000

Southern blvd (11:2959), swc Freeman, 77.1x108.2x71x76; Benenson Realty Co to Hy Dreyer, 914 Leggett av; (A) Elfers & A, 277 Bway (\$20,000, Mar 26'18); Apr 18'18. 10,000

Southern blvd (11:2959), ws, 77.11 s Fair-mount pl, 73.11x139x58.5x108.2; same to same; (A) same (\$5,000, Feb 26'18); Apr 18'18. 5,000

Teller av (9:2429), ws, 155 n 166th, 38.4x 100; Susan Pringle to Cath D Pringle, Biarritz, France, ¼ part; (A) Lawyers Title & T Co (\$22,000, May 23'13); Apr 22'18. 5,000

Washington av, 1469 (11:2902); Jessie A Jessup to Lawyers Mtg Co, 59 Liberty (\$6,000, July 2'09); Apr 18'18. 5,500

Woodycrest av (9:2508), es, 144 n 164th, runs n51.10xe100xs24.10xe100 to Anderson av xs27xw200 to beg; Francis W Frost, admr, &c, Sophie H B Blackwell & ano to Title Guar & T Co, 176 Bway (\$12,000, May 21'09); Apr 19'18. 12,000

3D av (11:2925), nec 169th, 99.1x90.2x ir-reg; N Y Title & Mtg Co to Equitable Trust Co, 37 Wall; (A) Murray, P & H, 37 Wall (\$24,000, July 9'17); Apr 22'18. O C & 100

Lot 308 (15:4021), map Van Nest Park; Jennie Sealy, 1818 Madison av, to Ann J O'Donnell, 774 Van Nest av, 6-30 parts (\$3,000, Nov 24'14); Apr 22'18. 600

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

APRIL 18, 19, 20, 22, 23 & 24.

Lyman pl, 1359 (11:2970); Martha Mul-ligan, 1474 Shakespeare av, to Leona Hold-ing Corpn, 63 Park Row; (A) Lawyers Title & T Co; Sept 7'15; Apr 19'18. 3,500

140TH st, 607 E (10:2552 & 2553); Louis J K Heil, 1402 3 av, to Alois Dill, 428 E 75; (A) J W Bryant, 391 E 149; July15'13; Apr28'18. 5,500

144TH st E (9:2299), ns, 525.2 e Willis av, old line, 25x93.9x22.6x96.1; Frances E Morrison to Klara Simon; (A) Lawyers Title & T Co; Sept5'07; Apr24'18. 11,000

164TH st, 869 E (10:2690); Yetty Sasnor, 70 E 109, to Julia Greenstone, 136 W 117; (A) J F Carroll, 51 Chambers; Apr14'15; Apr2'18. 500

170TH st E (11:2902), ns, 70 e Park av, 56.4x104x irreg; Valentine G Zimmermann to Valentine Knorr & ano; (A) G Frey, 3429 3 av; July7'09; Apr20'18. 11,000

181ST st E (11:3070), ss, 184 w Hughes av, 17.2x88.4x irreg; Fairmont Realty Co to Chas F Brinck; (A) F W Judge, 90 West Bway; Apr20'04; Apr19'18. 2,500

Anthony av (11:2814), es, 143 s East Burnside av, 25x100; Marietta McTerney to Margt A Haviland, 1851 Morris av; (A) Title Guar & T Co; Feb15'15; Apr18'18. 1,500

Beach av (*), ns, 201.2 e Elm, 25x100; Natale Geraci to Abr Jacobi, 19 E 47, & ano, exrs Abr Meyer; (A) B S Vitale, 132 Nassau; June19'14; Apr20'18. 1,256

Boston rd, 1451 (11:2938); 1447-1451 Boston Rd Realty Co to Jas Kleiner, —; (A) Saml Weintraub, 961 Faile; Nov—'17; Apr23'18. 1,750

Boston rd (11:2937), ns, 135 w 170th, 115.6x140x irreg; Jos Pickard to Estelle Dean, extrx Geo W Dean; (A) Chas S Hayes, 309 Bway; Jan9'1899; Apr20'18. 5,250

Bryant av, 1446 (11:2999); Wm Byrnes to Louis Haeblerle, 58 Victoria, Jamaica, LI; (A) Adolph Herzog, Jr, 360 Fulton, Jamaica; Apr23'17; Apr23'18. 400

Burke av (*), swc Olinville av, 97.6x 37.11; Mary McGarry, 660 Burke av, to Chas F King, 49 Prospect, Bklyn; Mar9'16; Apr19'18. 400

Castle Hill av (*), es, 125 s St Raymond av, 24.7x53; Chas S McGarry to T Emory Clocke; (A) Clocke, K & R, 391 E 149; Apr 6'10; Apr23'18. 1,200

Cedar av (11:3321), ws, 159.11 n 179th, 16.8x100.9; Edmonston Constr Co to Commonwealth Savings Bank, 2007 Ams av; (A) Scott, G & B, 46 Cedar; June15'11; Apr18'18. 4,000

Eagle av (10:2626), es, 150 s 161st, 100x 100; Frances B Stavracos to A Hupfel's Sons, 161st & 3 av; (A) Wm D Bloodgood & Co, Bridge Plaza, L I City; Aug24'16; Apr24'18. 16,000

Fulton av (11:2931), es, 106 n from swc lot 88 on map Morrisania, 25x211; Fredk Bundstein to Therese Bertin; (A) H A Vieu, 317 Bway; Dec22, 1894; Apr24'18. 5,000

Grand blvd & concourse (9:2471), ws, 99.1 n 164th, 70x34.5x irreg to Walton av; Martha Dowe to Model Bldg & Loan Assn of Mott Haven, 61 Bway; (A) Title Guar & T Co; Aug29'04; Apr20'18. 2,750

Grand blvd & concourse (9:2471); same prop; same to same; (A) same; May25'09; Apr20'18. 500

Grand blvd & concourse (9:2471); same prop; same to same; (A) same; June28'05; Apr20'18. 250

Hughes av, 2410 (11:3076); Alfonso Esposito, 2410 Hughes av, to Giuseppe Cirelli, 2476 Belmont av; Aug28'12; Apr22'18. 600

Kingsbridge rd (12:3256), es, lot 60, map Anthony Estate; Victor E Sorapure to Ahneman & Younkherre, Inc, 3220 Bailey av; (A) Walsh & Y, 120 Bway; Jan14'08; Apr20'18. 2,500

Longwood av (10:2754), ws, 257.3 n 167th, 50x100; Emma R Wurm to Wm Sinnott Co, 967 E 165; (A) Title Guar & T Co; Apr12'15; Apr19'18. 6,000

Monaghan av (*), es, 275 n Jefferson av, 25x100; Saml Fishbein to Wolf Scholnik, 25 Lewis; (A) Moses Koerner, 1570 Wash av; Jan11'15; Apr23'18. 100

Morris av, 1045 (9:2448); Jacob Fisch to Jos M Klein, 1153 2 av; (A) Frank & W, 299 Bway; Sept1'08; Apr20'18. 2,000

Waldo av (13:3415R), sec Fieldston rd, being lots 34, map 58 lots Griswold Est; Newton Holding Co to Mary A W Heaton, individ & as trste Mary A Griswold; (A) Title Guar & T Co; June21'10; Apr22'18. 700

Washington av, 1048 (9:2370); John Illig to Jacob E Soltau; (A) Smith Williamson, 364 Alex av; Mar19'08; discharged by court order dated Apr16'18; Apr22'18. 2,500

Washington av (11:2910), es, 376.5 n 169th, 25x125, except part for av; Walter H Spinning to Thos F Lancer, Tenafly, NJ, admr Thos F Lancer; (A) Title Guar & T Co; Jan31'14; Apr20'18. 2,100

Walton av, es, 99.1 n 164th, see Grand blvd & concourse, ws, 99.1 n 164th.

Woodcrest av (9:2508), sec 165th, 50x 100.9; David C MacBride to John F Kaiser, 440 Riverside dr; (A) Todd & St John, 258 Bway; Sept15'15; Apr24'18. 9,000

Lots 1002 to 1005 (*), map Gleason prop; Alfred Woelfe, 2916 3 av, to Eliz Dietrich, 39 Poplar, Hackensack, NJ; (A) Cohen Bros, 64 Wm; Apr9'12; Apr19'18. 2,000

Lot 8 (*), blk 62, map Morris Park; Louis Wasserstrom to Morris Park Estates, 25 Broad; (A) Lawyers Title & T Co; July25'13; Apr24'18. 820

Lots 228 & 229 (*), map McGraw Estate; Emma Hilbring to Amalie Schaa, 330 Elton av; (A) Chas A Furthman, 3 av & 148th; Apr19'12; Apr24'18. 6,000

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Burrow, Eliz. S.—Jan2'17 (Apr22'18)—VAN CORLEAR PL, 22 (8:2215-364), 37x100, 2-sty fr dwg, \$9,500.

Fleiss, Ange P.—May13'05 (Apr22'18)—57TH ST, 54 W (5:1272-69), 25x100.5, 4-sty & b stn dwg, \$65,000.

Landau, Norbert.—Apr14'17 (Apr18'18)—97TH ST, 225 E (6:1647-15), 24.6x100.11, 5-sty bk tnt & str, \$12,000.
73D ST, 210 E (5:1427-41), 25x102.2, 4-sty stn tnt & str, \$12,000.

5TH ST, 403 E (2:433-56), 28x48.6, 5-sty bk tnt & str, leasehold, \$5,366.61.

Langridge, Emilie.—Feb10'18 (Apr17'18)—MITCHELL PL, 15 (5:1361-12½), 18x 110.10, 3-sty & b stone dwg, \$8,000.

Lantry, Cath. D.—Sept22'17 (Apr17'18)—LEXINGTON AV, 707 (5:1312-21), 20x66, 3-sty bk & stn str & tnt, \$26,000.

McLaughlin Mary.—Oct25'17 (Apr19'18)—69TH ST, 209 W (4:1161-27), 19.10x100.5, 3-sty bk & stn dwg, \$12,000.

MacLean, Ellen.—Feb7'18 (Apr18'18)—AMSTERDAM AV, 709 (4:1255-64), 25x82, 5-sty bk tnt & str, ½ pt of \$24,000.

Schmoll, Louis.—Oct20'17 (Apr15'18)—87TH ST, 551 E (5:1550-21), 25x100.8, 5-sty bk tnt, \$25,000.

Smith, Melissa E.—Nov14'16 (Apr22'18)—11TH av, 230-40 (3:697-64-67), sec 26th st (No 562), 100x100, 2-sty & 3-sty bk & fr bldg, ½ pt of \$65,000.

Winter, Edw.—July18'17 (Apr17'18)—1ST AV, 33 (2:444-42), 20x72.6, 5-sty bk & stn tnt, \$24,000.

1ST AV, 35 (2:444-41), 20x72.6, 5-sty bk & stn tnt, \$15,000.

12TH ST, 235 E (2:468-44), 25x103.3, 5-sty bk & stn tnt, \$25,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending April 26, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

12TH st, 607 E (*), ns, 93 e Av B, 25x 103.3, 5-sty bk tnt; due, \$16,080.82; T&c, \$320; City Real Estate Co. 16,000

37TH st, 229 E, ns, 305 w 2 av, 25x70.6x 25.3x74.1, 4-sty bk tnt (exrs sale); bid in at \$10,000.

49TH st, 145 W, ns, 250 e 7 av, 22x100.5, 4-sty bk tnt & str (exrs sale); Harry A Mark. 20,000

67TH st, 23 E, ns, 30 w Madison av, 20x 100.5, 4-sty & b stn dwg (exrs sale); Franklin Pettit. 55,000

75TH st, 441 E (*), ns, 75 w Av A, 25x 51.1, 5-sty bk tnt; due, \$11,966.31; T&c, —; Chas W Sloane. 11,000

77TH st, 349 E, ns, 100 w 1 av, 25x104.4, 4-sty bk tnt (liquidation sale); Julius Maier. 10,200

89TH st, 327 W, ns, 232.10 e Riverside dr, 22x75.8, 5-sty stn dwg (vol); Robt E Dowling. 24,600

92D st, 259 W (*), ns, 80 e West End av, runs n99.11x20x95x20x100.8xw40 to beg, 6-sty bk tnt; due, \$11,151.79; T&c, \$4,401.60; sub mtg \$50,000; Henry Kroeger. 52,000

117TH st, 218 E, ss, 200 e 3 av, 25x100.11, 5-sty bk tnt (liquidation sale); John Rees-ing. 14,400

120TH st, 155 W (*), ns, 109 e 7 av, 16x 100.11, 3-sty & b stn dwg; due, \$12,584.12; T&c, \$231.45; Rachel L Mayer. 9,500

133D st, 521-3 W (*), ns, 225 w Ams av, 37.6x99.11, 6-sty bk tnt & str; due, \$37, 440.75; T&c, \$1,349.94; Harrison D Meyer. 15,000

181ST st W (*), ss, whole front bet Haven av & Northern av, —x122.2x239.7x 153.10, vacant; due, \$39,503.78; T&c, \$11, 458.20; 175th St Holding Co. 90,000

Riverside dr (*), ws, 106.10 n 161st, runs w162.5x65.2x163.2x88.3x25x55.11 to beg, vacant, an undivided ½ pt; due, \$81,934.04; T&c, \$505; sub mtg \$9,000; Corn Exchange Bank. 9,500

9TH av, 538, es, 32.8 s 40th, 16.9x61.9, 3-sty bk tnt & str (exrs sale); bid in at \$7,500.

9TH av, 538, es, 32.8 s 40th, 16.9x61.9, 3-sty bk tnt & str (exrs sale); Eliz McGowan. 12,400

HENRY BRADY.

22D st, 322 W, ss, 275 w 8 av, 25x98.6, 4-sty stn fr dwg; due, \$11,046.62; T&c, \$787.50; Wm H Archibald, for a client. 12,100

28TH st, 41 & 43 E (*), ns, 100 w 4 av, 41.8x98.9, 2-4-sty bk dwgs; due, \$95,527.39; T&c, \$7,854.64; W Forbes Morgan, Jr, trste. 72,000

125TH st, 245 W (*), ns, 335 e 8 av, 16x 99.11, 3-sty & b stn dwg; due, \$7,442.50; T&c, \$8; Mary G Kugelman et al. 6,000

BRYAN L KENNELLY.

36TH st, 257-9 W, ns, 201.5 e 8 av, 37x 98.9, 5-sty bk tnt (trstes sale); J A Manning. 49,750

41ST st, 339-341½ W, ns, 250 e 9 av, 50x 98.9, 3-4-sty stn tnts (trstes sale); bid in at \$34,750.

109TH st, 319 E, ns, 225 e 2 av, 25x100.11, 5-sty bk tnt & str (trstes sale); W Purcell. 11,500

128TH st, 60 W, ss, 172.6 e Lenox av, 37.6 x99.11, 6-sty bk tnt (trstes sale); bid in at \$41,500.

128TH st, 240 E, ss, 153 w 2 av, 26x99.11, 5-sty bk tnt (trstes sale); bid in at \$12, 500.

3D av, 2319, sec 126th (No 202), 24.11x80, 3-sty bk tnt & str (trstes sale); John L Connolly. 24,750

7TH av, 319-23, nec 28th (No 157), 49.4x 70, 3-4-sty bk tnts & str (trstes sale); C E Gremmels. 89,500

JOSEPH & CO.

115TH st, 4 W (*), ss, 100 w 5 av, 20x 100.11, 5-sty stn tnt; due, \$17,833.98; T&c, \$443.15; Walter Solomon et al. 12,000

SAMUEL MAIRX.

35TH st, 24 E, ss, 125 e Madison av, 25x 98.9, 5-sty & b bk dwg; due, \$826.29; T&c, —; withdrawn.

Total	\$617,200
Corresponding week, 1917.....	\$61,473
Jan. 1, 1918, to date.....	10,509,489
Corresponding period 1917.....	11,406,699

Bronx.

The following are the sales that have taken place during the week ending April 26, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

Home st, 844, ss, 110.11 w Prospect av, 40.1x—x64.1x124.5, 5-sty bk tnt; mtg \$30, 000 (bankruptcy sale); Harry Gordon. 33,600

Lyman pl, 1371-3 (*), ws, 100 s Freeman, 69.5x20x71.5x32, 1-sty bk str; due, \$2, 817.80; T&c, \$108.80; Morris E Webber, trste. 2,000

Melrose av, 762-4, sec 157th, 49.3x71, 6-sty bk tnt & str (liquidation sale); withdrawn.

Courtlandt av, 569-71, swc 150th, 50x100, 2-3-sty fr tnts & str (liquidation sale); John Reesing. 24,700

Sedgwick av (*), ws, lot 9, blk 3255, 100 x90; also SEDGWICK AV, ws, lots 40, 41, 42 & 43, same blk, 100x90; also SEDGWICK AV, ws, lot 11, blk 3255, 75.5x107.4x110.7x 90; also GILES PL, es, lots 32, 33, 34 & 35, blk 3255, 100x86.5; also GILES PL, es, lots 28, 29, 30 & 31, blk 3255, 99.6x86.5x124.3x 100; also GILES PL, es, lots 36, 37, 38 & 39, blk 3255, 174.5x110.7x86.5; also UNDER-CLIFF AV, es, 125 s Boscobee av, 150x123.1x150.6x111.2, vacant; also WILLIAMS-BRIDGE RD, es, 25 n Chesebrough av, 50x 99.5x60.7x97.9; due, \$81,934.04; T&c, \$4, 895.05; Corn Exch Bank. 33,200

Tiebout av, 2468 (*), es, 83.3 n 188th, 20x 100, 4-sty bk tnt; due, \$4,419.30; T&c, \$362.65; sub to 1st mtg \$8,000; Kath Otto. 9,000

HENRY BRADY.

145TH st, 361 E, ns, 231 w Willis av, 25 x100, 3-sty & b fr dwg; due, \$5,534.69; T&c, \$296.45; Wm L Marcy. 2,000

JAMES T. DONOVAN.

Shakespeare av, swc 169th (No 80), 68.11 x100, 4-sty bk tnt & str; due, \$62,023.93; T&c, \$890.74; Transit Realty Co. 63,000

Shakespeare av, 1277, ws, 68.11 s 169th, 81x100, 4-sty bk tnt; due, \$57,333.18; T&c, \$890.47; Transit Realty Co. 52,800

CHARLES A. BERRIAN.

Westchester av, 853 (*), nws, 182 n Prospect av, 20x70.7x21.3x63.4, 3-sty fr tnt; due, \$2,777.84; T&c, \$545.02; pr mtg \$5,300; Louis Cosby. 6,000

DANIEL GREENWALD.

233D st E (*), ns, 151.9 w Kepler av, 25.3 x67.6x25x63.7, vacant; due, \$1,401.29; T&c, \$104.54; City N Y. (Corrects error in issue Feb 23 when property was 223d st E). 300

L. J. PHILLIPS & CO.

Park av, 4687 (*), ws, 140.4 n 187th, 40.4 x100, 4-sty bk tnt; due, \$4,022.53; T&c, \$821.57; sub to mtg \$17,000; Henry C Steinhoff et al. (Corrects error in issue Mar2 when property was Park av, 468). 21,900

ARTHUR C. SHERIDAN.

Forest av, 1112 (*), es, 187.6 n 166th, 37.6 x102.8, 4-sty bk tnt; due, \$20,055.59; T&c, \$323; Jno McLaughlin, trste. 18,000

JOSEPH & CO.

Prospect ter (*), nwc 228th, 19x80; due, \$762.43; T&c, \$200; Fredericke A Shettler. 300

Total \$244,600
Corresponding week 1917..... 78,300
Jan. 1, 1918, to date..... 2,062,055
Corresponding period 1918..... 4,276,995

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

APRIL 27.
No Legal Sales advertised for this day.

APRIL 29.
104TH ST, 202 E, ss, 70 e 3 av, 20x50.5, 4-sty bk tnt & strs; Francis R Appleton et al, trstes, &c—Max Moskovitz et al; Appleton, Perrin & Hoyt (A), 60 Wall; Isidor Wasservogel (R); due, \$8,772.70; T&c, \$764.90; Arthur C Sheridan.

139TH ST, 237 W, ns, 331.6 e 8 av, 18.2x99.11, 4-sty bk dwg; Equitable Life Assurance Soc of U S—Edw T Willner et al; Alexander & Green (A), 120 Bway; Powell Crichton (R); due, \$8,915.97; T&c, \$16; Joseph P day.

APRIL 30.
7TH AV, 2221, nec 131st (Nos 165-71), 199.10 to 132d (Nos 168-74) x125; 2 & 3-sty bk strs & halls & 3-sty bk theatre; Union Estates Co—Loretta Corp et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Harold H Herts (R); due, \$25,083.15; T&c, \$5,400.89; Joseph P Day.

21ST ST, 534-536 W, ss, 300 e 11 av, 50x92, 1 & 2-sty bk garage; Mutual Life Ins Co of N Y—Richard T Lynch et al; Fredk L Allen (A), 53 Cedar; Wm F Clare (R); due, \$11,216.27; T&c, \$—; Bryan L Kennelly.

STANTON ST, 329, ss, 59.10 e Goerck, 21x 81.3, 5-sty bk tnt & strs; Metropolitan Savgs Bank—Elias Gelbwaks et al; A S & W Hutchins (A), 84 William; Thos G Flaherty (R); due, \$15,088.75; T&c, \$339.91; Henry Brady.

MAY 1.
8TH ST, 315 E, ns, 280.4 e Av B, 20.7x69.10, 4-sty bk tnt & strs; Metropolitan Savgs Bank—Albert Indorsky et al; A S & W Hutchins (A), 84 William; Jas S McDonogh (R); due, \$11,736.85; T&c, \$371.60; Joseph P Day.

18TH ST, 45 E, ns, 180 w 4 av, 20x92, 3-sty bk tnt & strs; Jonathan Thompson et al—Jno C Holterman et al; Stewart & Shearer (A), 45 Wall; Jas A Lynch (R); due, \$35,920.92; T&c, \$400; Henry Brady.

RIVERSIDE DR, 260, nec 98th (Nos 319-21), 106.5x130.11x100.11x96.11, 10-sty bk tnt; Geo Abeel—Chesterfield Realty Corp et al; Townley, Foster & Chambers (A); Edw D Dowling (R); due, \$58,475.32; T&c, \$5,555.00; Henry Brady.

MAY 2.
2D AV, 231-3, nwc 14th (No 245), 50x79.3, 6-sty bk tnt & strs Herman Rosenberg—Evarts Holding Co et al; Armin H Mittlemann (A), 44 Cedar; Philip J Sinnott (R); due, \$12,183.04; T&c, \$723.67; Henry Brady.

MAY 3 & 4.
No Legal Sales advertised for these days.

MAY 6.
28TH ST, 105 E, ns, 80 d 4 av, 22.6x98.9, 4-sty strn tnt & strs, 1-sty ext; Gouverneur M W Turnbull—Mary F Burke et al; Sayers Bros (A), 31 Nassau; Henry A Friedman (R); due, \$32,410.32; T&c, \$930.60; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

APRIL 27 & 29.
No Legal Sales advertised for these days.

APRIL 30.
SEDGWICK AV, es, 625 n Undercliff av, 50x 100, vacant; Lizzie M Kaiser—Ino F Kaiser et al; Grant Squires (A), 299 Mal av; Michael B McHugh (R); due, \$2,264.00; T&c, \$91.00; Joseph P Day.

ARTHUR AV, 2176, es, 150 n Oak Tree pl, 25x 90, 2-sty & b fr dwg; Lizzie Hamilton—Jno J Ryan et al; O'Brien, Malevinsky & Driscoll (A), 1482 Bway; Jas A Sullivan (R); due, \$2,069.13; T&c, \$85.80; sub to 1st mtg \$4,500; Thomas F Burchill.

VAN NEST AV, 718, swc Cruger av, 15x95; Frances Aronson—Fisher Lewine et al, exrs; Oglesby & Barnes (A), 51 Chambers; Chas M O'Keeffe (R); due, \$5,164.81; T&c, \$685.54; Henry Brady.

MAY 1 & 2.
No Legal Sales advertised for these days.

MAY 3.
PAINE ST, 1246, ss, 100 w Crosby av, 25x 68.6x25x66.4; Amo Realty & Constn Co—Filomena Pensante et al; Leo Schafran (A), 51 Chambers; Philip J Sinnott (R); due, \$3,370.98; T&c, \$270; Henry Brady.

MAY 4.
No Legal Sales advertised for this day.

MAY 6.
CRIMMINS AV, ws, 287.5 n 141st, 25x80, vacant; Emigrant Indust Savgs Bank—Bernard P Gibney et al; R & E J O'Gorman (A), 51 Chambers; Thos F Dougherty (R); due, \$2,579.54; T&c, \$62.50; Joseph P Day.

179TH ST, 641 E, nec Hughes av (No 2014), 97.9 to Belmont av (No 2013) x81.8x106.9x 66.5, 2-5-sty bk unfinished tnts; Stephen H Jackson—Colonial Constn Co et al; Stephen H Jackson (A), 106 Lex av; Francis S McAvoy (R); due, \$5,892.89; T&c, \$604.20; Henry Brady.

187TH ST, 415 E, ns, 133.4 e Webster av, 33.4x 100, 4-sty bk tnt; Ella R Andrews—Frank A Becker et al; Benj F Edsall (A), 35 Nassau; Saml W Phillips (R); due, \$17,511.69; T&c, \$1,586.97; Joseph & Co.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

APRIL 17.
113TH ST, ns, 75 w Park av, 25x100.11; Jonas E Weinthal—Loretta Corp et al; Dean, Tracy & McBarron (A). Corrects error in last issue, when plaintiff's name was Eeinthal.

APRIL 20.
BANK ST, 112-6; also BANK ST, ss, 191.11 w Greenwich, 25x95; Equitable Trust Co of N Y, trste—Confectioners Mfg Co; Murray, Prentice & Howland (A).

MONROE ST, 58; Edith D N Collins et al—Preston Realty Co et al; Sullivan & Cromwell (A).

60TH ST, ns, 100 e West End av, 25x100.5; Henry L Bogert, trste—Kate Blank et al; A R Kellegrew (A).

APRIL 22.
122D ST, ns, 408.4 w Lenox av, 16.8x100.11; Mary E Bergen—Lewis F Hall et al; H M Bellinger, Jr (A).

122D ST, 322 E; Wm M Cruikshank—Loretta Corp et al; C A Runk (A).

132D ST, 131 W; Emigrant Industrial Savs Bank—Max Schlesinger et al; amended; R & E J O'Gorman (A).

133D ST, 526 W; Margt L V Shepard, trste—D H Jackson Co et al; J V Irwin (A).

PARK AV, 1672; N Y Protestant Episcopal Public School—David Cohen et al; amended; S P Nash (A).

ST NICHOLAS AV, es, 25.4 n 152d, 22.1x67.6x irreg; Grace D Thorne—Celia Lowenfeld et al; G E Gartland (A).

3D AV, 422; Roman Catholic Orphan Asylum in City N Y—Julia E Shotland et al; E H Daly (A).

11TH AV, 675; Clergymens Retiring Fund Soc of Protestant Episcopal Church in U S—Mary J McDonald et al; J P Everett (A).

APRIL 23.
BLEECKER ST, es, 54 s Charles, 17x69.10x irreg; Henrietta W A Hoffmann—Alvina Kline et al; amended; E J Helmeick (A).

GRAND ST, ss, 88.2 w Pitt, 31x96.10xirreg; Albert M Atterbury—Rose Smigel et al; T More (A).

14TH ST, ns, 300 e 7 av, 25x103.3; Farmers' Loan & Trust Co, admtr—Robt L Luce et al; amended; Geller, Rolston & Horan (A).

17TH ST, 17-9 W; Lawyers' Mtg Co—19 W 17th St Corp et al; Cary & Carroll (A).

46TH ST, 48 W; Adele Kneeland—Jos Keen et al; H L Bogert (A).

3D AV, 583; Frederic de P Foster et al—Fredk Hof et al; W A Alcock (A).

APRIL 24.
61ST ST, ns, 119 w Amsterdam av, 27x100.5; Edw J Schaeffer—Jos C Schaeffer et al; Holden & Cavanaugh (A).

111TH ST, ss, 110 w 8 av, 37.6x106.2; Presbyterian Hospital in the City of N Y—Harry Schiff et al; De Forest Bros (A).

114TH ST, 429 E; Frank P Keyes et al; Camillo Ubriaco et al; F L Tuttle, Jr (A).

WEST END AV, 48; Trstes of the Leake & Watts Orphan House in the City of N Y—Albert E Hartcorn et al; W A Kirk (A).

3D AV, 2177; Advance Mtg Co—Chas M Torpey et al; L S Marx (A).

APRIL 25.
8TH ST, ns, 224 w 2 av, 26x112.10; Louis Smyth—Geo C Mayer et al; Cadwalader, Wickersham & Taft (A).

127TH ST, 19 E; Chas E Steinbach—Louise Cleveland; Dunn & Daly (A).

LEXINGTON AV, 1672; N Y Life Ins & Trust Co—Bernhard J Deeking et al; Emmet & Parish (A).

APRIL 26.
ELDRIDGE ST, ws, 100 n Rivington, 24.6x100x irreg; Lawyers Mtg Co—Jake Friedman et al; Cary & Carroll (A).

E HOUSTON ST, 157; Jennie Goldstein—Mollie Becher et al; A F Silverstone (A).

MADISON ST, 282; Bessy C Coles—Chas Cohen et al; F H Comstock (A).

16TH ST, 526 E; Peter W Hudtwalker et al—Gertrude Faust et al; Rabe & Keller (A).

83D ST, ns, 198.8 w Columbus av, 16.4x102.2; Egerton L Winthrop, Jr, trste—Chas A J Christesen et al; Cary & Carroll (A).

114TH ST, 429 E; Frank P Keyes et al—Camillo Ubriaco et al; F L Tuttle, Jr (A).

126TH ST, ss, 126 w 3 av, 30x199.10; Jno E Roosevelt et al—Patrick H Sullivan et al; Roosevelt & Kobbe (A).

MADISON AV, 1427-9; Greenwich Savgs Bank—Franklin-Madison Realty Co, Inc, et al; Middlebrook & Borland (A).

Bronx.

APRIL 19.
PLIMPTON AV, 1321; Sara C Hadden—Mary Ransom Geer; A Gardner (A).

APRIL 20.
153D ST, 347 E; Emma Unger—Isabella Trainor et al; A & H Bloch (A).

BAILEY AVE, es, 75 s 230th, 25x100.5; Randall Comfort—Jos F Merkel et al; Frees & McEveety (A).

APRIL 22.
No Foreclosure Suits filed this day.

APRIL 23.
HOME ST, ns, 40 e Jackson av, 38.9x100; Maiden La Savgs Bank—Emilla Walther et al; E G Kremer (A).

MANIDA ST, ssws, 208.8 se Garrison av, 25x 100; Union Trust Co of N Y, as trste—Margt McLaughlin Setzer et al; Miller, King, Lane & Trafford (A).

MOTT AV, nec 150th, 49.5x210.5; Marlon D Risse—Jno H J Ronner et al; R H Bergman (A).

APRIL 24.
WALTON AV, ws, 75 e Cheever pl, 75x96.7; Harry J Dietrich—Mary A O'Neill et al; C S Davison (A).

APRIL 25.
FULTON AV, 1236; John J Hynes, as exr—Jno Geo Strub et al; H Swain (A).

VALENTINE AV, es, 56.3 n 182d, 16.7x63.4; Bankers' Trust Co, trste—Augustus W Jones et al; L M Wallstein (A).

UNION AV, es, 25 n Beck, 25x90; Henry Windler et al, as exrs—Mary A Healey et al; Elfers & Abberley (A).

LOTS 40 to 49, parcel 10, map showing subdivision of prop of est of Wm B Ogden, situated at Highbridge; Sawyer Realty Co—B F Constn Co, Inc, et al; Elkus, Vogel, Gleason & Proskauer (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

APRIL 18.
108TH ST, ss, 100 e 2 av, 39.3x125; Geo E Chisholm et al—Esthold Realty Co, Inc; Stewart & Shearer (A); Lucile Pugh (R); due.....30,828.62

WADSWORTH AV, sec 190th, 60x100; Manhattan Mtg Co—Wadsworth Associates, Inc; Carrington & Pierce (A); Harry N French (R); due....15,213.33

WADSWORTH AV, es, 60 s 190th, 59.7 x100; same—same; same (A); same (R); due.9,780.00

WADSWORTH AV, es, 119.7 s 190th, 60x100; same—same; same (A); same (R); due.....15,213.33

APRIL 19.
STANTON ST, 328; Union Trust Co of N Y—Michael Weider et al; Miller, King, Lane & Trafford (A); Wm A Sweetser (R); due.....7,443.33

77TH ST, 307 W; City Real Estate Co—Henry G Trevor; Harold Swain (A); Harold H Herts (R); due....15,621.25

APRIL 20.
No Judgments in Foreclosure Suits filed this day.

APRIL 22.
19TH ST, nes, lot 298, map of land of Clemont C Moore, 25x71.4; Farmers' Loan & Trust Co—Prudential Real Est Corp; Geller, Rolston & Horan (A); Geo F Harriman (R); due.... 8,278.69

APRIL 23.
22D ST, 133 W; Emigrant Industrial Savgs Bank—Ambrose A Rowan; R & E J O'Gorman (A); Jno H Rogan (R); due.15,606.24

105TH ST, 231 E; Emigrant Industrial Savgs Bank—Mary A G O'Bieme et al; R & E J O'Gorman (A); Loring M Black, Jr (R); due.....10,638.90

APRIL 24.
ROSE ST, ss, adj lands of Michl Meritt & Abr O Bogart, 22.10x89.2x irreg; Emigrant Industrial Savgs Bank—Clara Bloom; R & E J O'Gorman (A); Ernest E Baldwin (R); due.17,125.60

Bronx.

APRIL 19.
BAY AV, ss, 150 w Main, 60x100; H Schieffelin Sayer, as trste—Florence Pell et al; W L Sayers (A); W Bondy (R); due.3,764.85

ARTHUR AV, ws, 449 n rd from Kingsbridge to West Farms, 45x125; Mary Fox et al, as exrs—Jas Raggio et al; E F Moran (A); E R Koch (R); due.4,357.04

APRIL 20.
NELSON AV, 1214; Union Trust Co of Albany, as trste—Emily B Young; Scott, Gerard & Bowers (A); M S Cohen (R); due.3,491.61

APRIL 22.
241ST ST, ns, 100 e Katonah av, 35x 100; Louisa K Kuntz—Mary C Krenser; E Hall (A); E Neumann (R); due.2,681.39

177TH ST, 61 E; Louisa K Kuntz—Verdun Realty Corp et al; E Hall (A); R D Whiting (R); due..... 7,940.36

APRIL 23.
157TH ST, sec Melrose av, 49.2x71; Wilhelmina Haffen—Milton Realty Co et al; Frees & McEveety (A); O E Davis (R); due.10,118.26

APRIL 24.
EAGLE AV, ws, 175 s 163d, 50x125; City Real Estate Co—Florence Scher et al; H Swain (A); T K McCarthy (R); due.9,137.40

APRIL 25.
KINGSBRIDGE RD W, ss, 346.7 w Grand av, 97.9x157.8; U S Savgs Bank of the City N Y—Excellent Realty Co, Inc, et al; Merrill, Rogers & Terry (A); R J H Powell (R); due.9,405.00

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

APRIL 20.
No Lis Pendens filed this day.
APRIL 22.
No Lis Pendens filed this day.
APRIL 23.
119TH ST, 158 W; Matie Schwartz—Saml Rosenberg et al; action to impress lien, &c; L Scheuer (A).
APRIL 24.
BROADWAY, nwc 83d, —x—; Federal Parquetry Mfg Co—Gramont Holding Co et al; action to foreclose mechanics lien; Ellenbogen & Selig (A).
APRIL 25.
No Lis Pendens filed this day.
APRIL 26.
MADISON AV, 253; Harry Siegel—J Harleston Parker et al; action to foreclose mechanics lien; Morrison & Schiff (A).

Bronx.

APRIL 19.
ELSMERE PL, 915; Hyman Zerman—Edwin Francis Realty Co et al; action to foreclose mechanics lien; W E Godfrey (A).
APRIL 20.
No Lis Pendens filed this day.
APRIL 22.
LOT 32, blk 2892, sec 11, tax map; City N Y—Gouverneur Mtg Corp et al; action to foreclose tax lien; W P Burr (A).
APRIL 23.
LOT 13, blk 3374, sec 12, on tax map; City N Y—Eliz A Morris et al; action to foreclose tax lien; W P Burr (A).
APRIL 24.
No Lis Pendens filed this day.
APRIL 25.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APRIL 20.
83D ST, 233 W; G & G Electric Co, Inc—Gramont Holding Co, Inc, & Jas Hanrette (65). 775.76
APRIL 22.
54TH ST, 119-21 W; Thos W Ferguson—Henry G Avidan; Frank & Fred Cole (66). 66.00
102D ST, 50 E; Benj Kornblum—Jos P Slater (67). 158.95
APRIL 23.
RIVINGTON ST, 122; Kalman Nadler—Mrs Berenson (71). 26.00
34TH ST, 47 W; Pinkus Klahr—Julian Benedict; Frank McCabe (68). 93.35
63D ST, 106-10 W; Gabriel Besner—Wm H Wheeler; Plaza Cont Co (69). 1,400.00
67TH ST, 2 W; Chr J Jeppessen, Inc—No 2 W 67th St Inc; Penrhyn Stanlaws & Walter Russell (70). 780.00
2D AV, 1887; Jacob Rubin—Ella Oppenheim; Louis Oppenheim (73). 312.25
SAME PROP; Aaron Udow—same (74). 163.63
APRIL 24.
PARK PL, 110-4; also GREENWICH ST, 238; Jas A Mileham—Edna Tull (78). 505.00
42D ST, 229-31 W; Chas H Schumann, Jr—Mary L Cassidy, Selwyn Realty Corp, Inc, & Jeromel Realty & Constn Co (80). 180.00
43D ST, 240-8 W; Chas H Schumann, Jr—Selwyn Realty Corp, Inc, Jeromel Realty & Constn Co (79). 200.00
95TH ST, 207-9 E; Aaron Udow—Laura Oppenheim & Louis Oppenheim (75). 128.98
SAME PROP; Jacob Rubin—same (76). 394.25
116TH ST, 105-7 E; Jas G Collins—Mittendorf Holding Corp & Louis Adler (77). 122.60

APRIL 25.
FORSYTH, 142-6; M L Rohman, Inc—Wolf Nadler (86). 375.75
JEFFERSON ST, 25-9; M L Rohman, Inc—Wolf Nadler (85). 231.75
38TH ST, 332 E; Aaron Udow—Laura Oppenheim; Louis Oppenheim (84). 124.96
38TH ST, 334 E; Aaron Udow—Laura Oppenheim (82). 140.61
117TH ST, 306-8 W; Bayonne Steel Ceiling Co—Mary T Rennard et al; Philip Rapatzky (81). 422.76
122D ST, 39 & 41 E; Mollie Victor—Walker Memorial Baptist Church, Inc; Harris Mankin (83). 475.00
BOWERY 137; M L Rohman, Inc—Wolf Nadler (87). 174.00
APRIL 26.
45TH ST, 121 W; Raisler Heating Co—Jas H Hebron & Hebron Restaurant Co, Inc (89). 950.00
80TH ST, 233 E; Oscar Schweitzer—Pinkus Jaffe (88). 572.78
80TH ST, 104-6 W; Jno J McDermott—Abr Rothkrug & Nathan Moneheim (90). 55.00

Bronx.

APRIL 19.
No Mechanics Liens filed this day.

APRIL 20.
No Mechanics Liens filed this day.
APRIL 22.
No Mechanics' Liens filed this day.
APRIL 23.
No Mechanics' Liens filed this day.
APRIL 24.
No Mechanics Liens filed this day.
APRIL 25.
No Mechanics' Liens filed this day.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APRIL 20.
WASHINGTON SQ E, 80; Saml Sidoroff—Benedict Apartment Corp et al; Dec22'17. 226.17
9TH ST, 6 W; Saml Sidoroff—Aug Zinsser, Jr, et al; Dec22'17. 56.71
153D ST, 310 W; Jos Rosenblum—Bradhurst Holding Co, Inc, et al; May 25'17. 106.00
SAME PROP; Paris Tile & Mosaic Works, Inc—same; June15'17. 150.00
SAME PROP; East Side Iron Works, Inc—same; May24'17. 248.12
APRIL 22.
138TH ST, 120-30 W; Alphonse Cummaro—Metropolitan Baptist Church et al; Aug15'16. 294.50
SAME PROP; Artiste A Borner—same; Aug18'17. 105.00
138TH ST, 120-30 W; Robt Tosti—Metropolitan Baptist Church et al; Aug5'16. 584.90
150TH ST, 470-4 W; Ike Rothholz—470 W 150th St Corp; Jan29'18. 232.75
APRIL 23.
43D ST, 240-8 W; Marcus Cont Co—Selwyn Realty Corp et al; Dec11'17. 2,498.76
SAME PROP; White Fireproof Constn Co—same; March5'18. 14,900.00
SAME PROP; Jas P Hinch—same; Oct 26'17. 2,203.60
SAME PROP; S H Pomeroy Co, Inc—same; Dec11'17. 390.00
APRIL 24.
29TH ST, 113 W; Geo H Storm & Co—Jno Doe et al; Apr23'18. 74.75
BROADWAY, 1676-84; also 7TH AV, 808-16; S F Hayward & Co—Amos F Eno et al; Nov18'14. 102.00
PARK AV, 383; Robt H E Elliott—Clarence Payne et al; Mar19'18. 1,479.50
APRIL 25.
No Satisfied Mechanics' Liens filed this day.
APRIL 26.
HUDSON ST, 166; Jos Cooper—Est Geo P Cammann; Mar30'18. 315.22
115TH ST, 16-8 W; Salvatore Perrotta—Lazarus Levy et al; Oct26'17. 934.75
WEST END AV, 201; Saml F Mead—E R Moloney et al; Mar15'18. 55.00

Bronx.

APRIL 19.
No Satisfied Mechanics Liens filed this day.
APRIL 20.
No Satisfied Mechanics Liens filed this day.
APRIL 22.
No Satisfied Mechanics' Liens filed this day.
APRIL 23.
No Satisfied Mechanics' Liens filed this day.
APRIL 24.
SEDGWICK AV, ws, 175 s 171st, 135x 95; Bronx Artificial Stone Works, Inc—Edw R Poerschke et al; June 1'17. 8,139.27
APRIL 25.
No Satisfied Mechanics' Liens filed this day.
¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

APRIL 18.
No Attachments filed this day.
APRIL 19.
CONNER, Louis C; Grace O Conner; \$4,000; H S Hechheimer.
GRIGGS, Stuart M; Chas R Horton; \$55-361.85; J T Abeles.
APRIL 20.
BURGE, Robt P; Alfred H Page Co, Ltd; \$4-500; Haight, Sandford & Smith.
BELL, J Mercer, & First State Bank of Dawson, Ga; Saml T Hubbard et al; \$3,081.33; A S Locke.
McINTYRE LUMBER & EXPORT CO; Alex H Erickson; \$1,830.83; Duncan & Mount.
D'ELIA, Giuseppe et al; Equitable Trust Co of N Y; \$2,955.36; Murray, Prentice & Howland.
APRIL 22.
No Attachments filed this day.

APRIL 23.
EIL & FALK LOCK & KEY MFG CO, Inc; Burglar Proof Lock & Hardware Co; \$1-871.54; H Kahn.
VELIMEZIS, Geo A; Boas Thread Co; \$1-871.54; M C Ansonge.
MILLER, Lemuel E; Geo C Dietrich; \$2,347.29; Pierce & Hopkins.
APRIL 24.
CITIZENS BANK (a Tennessee corp); Jno M Nelson; \$1,507.50; Blau, Zalkin & Cohen.
DOMETTE, Philip G J; Clarence Whybrow; \$4,965.55; O A Samuels.
JOHN G UNKEFER & CO; Queens County Machinery Corp; \$12,859.19; Sullivan & Cromwell.
McINTYRE LUMBER & EXPORT CO; Miller & Houghton, Inc; \$1,750; A Lovell.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

APRIL 19, 20, 22, 23, 24 & 25.
1067 Fifth Av Co., at 1067 5th av..
A B See Electric Elevator Co....(R) 941.00

Bronx.

APRIL 18, 19, 20, 22, 23 & 24.
Saverio Guidara & Co & Reliable Bronx Italian Bakers Inc, 2385 Arthur av..
Otis Elevator Co; elevator..... 3,000.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Manhattan.

APRIL 24.
42D ST, 229-31 W; also 43D ST, 240-8 W; Lee Shubert loans Selwyn Realty Corp to complete an unfinished—sty theatre & office bldg; — payments. 200,000.00

Bronx.

APRIL 19.
No Building Loan Contracts filed this day.
APRIL 20.
No Building Loan Contracts filed this day.
APRIL 22.
No Building Loan Contracts filed this day.
APRIL 23.
No Building Loan Contracts filed this day.
APRIL 24.
No Building Loan Contracts filed this day.
APRIL 25.
No Building Loan Contracts filed this day.

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

DWELLINGS.

70TH ST, 21 E, 5-sty bk dwg, 22x70, slate rf; \$50,000; (o) Gustav Pagenstecher, 30 E 42d; (a) Wm. J. Rogers, 50 E 42d (59).

FACTORIES AND WAREHOUSES.

VESTRY ST, 13, & Laight st, 34, 5-sty bk warehouse, 29x175, slate rf; \$44,000; (o) J. Fleming, Morris av & 184th; (a) Otto Reissman 147 4 av (64).

STABLES AND GARAGES.

RENWICK ST, 15-21, 1-sty bk stable, 27x69, slag rf; \$10,000; (o) Rayfield Monico, on prem; (a) F. Savignano, 6005 14 av, Bklyn (62).

SCAMMEL ST, e s, bet Water & Cherry, 1-sty bk garage, 11x151, slate rf; \$20,000; (o) Scammel Water Garage Co., 30 Bradhurst av, Robt. Friedman, Pres.; (a) Samuel Cohn, 32 Union sq (61).

WATER ST, 503, 1-sty bk stable, 48x100, tar rf; \$4,000; (o) Paul Viane, 39 Beekman; (a) Louis A. Sheinart, 194 Bowery (65).

5TH AV, 2001, 1-sty f. p. garage, 11x19, slate rf; \$900; (o) Martin L. Collins, on prem; (a) P. F. Boogan, 36 8 av (63).

STORES, OFFICES AND LOFTS.

117TH ST, 245 E, 2-1-sty bk office & coal shed, 14x18; \$500 each; (o) Isidore Jackson, 31 Nassau; (a) Louis A. Sheinart, 194 Bowery (58).

207TH ST, n w c Vermilyea av, 1-sty bk strs, 50x50, cement rf; \$15,000; (o) J. Clarence Davies, 148th & 3 av; (a) Moore & Landsiedel, 148th & 3 av (60).

Bronx.

DWELLINGS.

MACE AV, n s, 50 e Barnes av, 2-sty & attic bk dwg, 21.8x30, shingle rf; \$3,500; (o) Filomena Neverette, 509 Willis av; (a) De Rose & Cavallieri, 3 av & 148th (61).

UNDERCLIFFE AV, w s, 347.7 n 176th, 2½-sty hollow tile dwg, 21x33, tar & felt shingle rf; \$6,000; (o) Helen & Tillie Follis, 333 Alexander av; (a) Moore & Landsiedel, 3 av & 148th (58).

FACTORIES AND WAREHOUSES.

RIDER AV, w s, 159 n 141st, 1-sty bk storage, 66x52, slag rf; \$15,000; (o) Geo. Haiss, 205 Alexander av; (a) Geo. Haiss Mfg. Co., 141st & Rider av (56).

STABLES AND GARAGES.

JEROME AV, s w c North, 1-sty bk garage, 75x100, slag rf; \$8,000; (o) Laurence W. Gallagher, 401 W 142d; (a) Lloyd I. Phyte, 1451 University av (60).

BOSTON RD, w s, 92 s 168th, 1-sty bk garage, 83.3x162.5, composition rf; \$38,000; (o) Panama Holding Co., Samuel Horowitz, 955 Prospect av, Pres; (a) Irving Margon, 355 E 149th (59).

FOX ST, w s, 255.3 s Westchester av, 1-sty bk garage, 100x104.4, composition rf; \$12,000; (o) Max Hoffman, 916 Southern blvd; (a) Irving Margon, 355 E 149th (62).

202D ST, s e c Grand Concourse, 1-sty bk garage, 18x15, slag rf; \$500; (o) B. A. B. Model Mfg. Co., Arthur J. Brown, 15 Canal pl, Pres.; (a) Paul C. Hunter, 191 9 av (63).

STORES, OFFICES AND LOFTS.

GUN HILL RD, s e c Decatur av, 1-sty bk str, 50x60, tar & gravel rf; \$9,000; (o) John O'Brien, 3700 Olivinville av; (a) Jos. E. Dobbs, 767 E 220th (57).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

- (o) owner; (a) architect.
- (b) builder; (200) plan No.
- fr—frame.
- bk—brick.
- tnt—tenement.
- ext—extension.
- str—store.
- apt—apartment.
- dwg—dwelling.
- rf—roof.

Manhattan.

ALLEN ST, 38, new handhoist & partitions to 4-sty bk str & lofts; \$500; (o) Est Harry Silberman; M. Silberman, exr, 126 E 95th; (a) Samuel Cohn, 32 Union sq (743).

BLEECKER ST, 210-12, elevator shaft & general repairs to 5-sty bk warehouse; \$2,000; (o) Henry I. Stetler, 529 Washington; (a) A. White Pierce, 26 Court, Bklyn (734).

CHRYSTIE ST, 186-188, new opening in wall & new beams to 3-sty bk settlement; \$500; (o) Recreation Rooms & Settlement, on prem; Mrs. S. L. Sulzberger, Pres., 516 West End av; (a) Evrard Sarnback & Evrard, 29 Cleveland pl (738).

GRAND ST, 10-12-14, support floors with new columns & girders to 6-sty bk storage; \$5,000; (o) Box Board & Lining Co., on prem, Daniel J. O'Connor, Pres.; (a) Marshall Shoemaker, 207 Market, Newark, N. J. (731).

PITT ST, 131, new windows & partitions to 5-sty bk str & tnt; \$2,000; (o) Frank Fix, 1879 Madison, Bklyn; (a) Henry Klein, 505 E 15th (736).

WEST ST, 495, new str front & partitions to 4-sty bk saloon & fur. rooms; \$5,000; (o) Mrs. Marion Malone, care Van Vliet & Place, 16 8 av; (a) Eli Benedict, 352 Convent av (775).

WILLIAM ST, 197, new concrete arches & alter vault to 5-sty bk str & lofts; \$100; (o) Mathilda Van Praag, 610 W 150th; (a) Maximilian Zipkes, 405 Lexington av (732).

3D ST, 33 W, alter fire escapes, f. p. windows to 3-sty bk lofts; \$400; (o) H. H. Herche, 192 Bway; (a) Frank Elian & Co., 80 W Houston (733).

3D ST, 50-52 W, new fire escape to 7-sty bk str & lofts; \$2,500; (o) Wm. Fox, 126 W 46th; (a) Thos. W. Lamb, 644 8 av (742).

10TH ST, 426 E, new windows & partitions to 5-sty bk str & tnt; \$750; (o) Wm. H. Schmoll, 814 E 14th; (a) Max Muller, 115 Nassau (759).

12TH ST, 36 W, new bath rooms, plumbing fixtures & closets to 4-sty bk dwg; \$2,000; (o) Wm. W. Hughes, on prem; (a) Edw. Hahan, Bridge plaza, L. I. City (744).

18TH ST, 627-633 E, f. p. partitions & enclose stairs to 5-sty bk factory; \$3,000; (o) Est. John P. Brookman, D. S. Walker, exr., 165 Bway; (a) Axel S. Hodman, 112 E 19th (761).

25TH ST, 516-24 W, new girders & beams, f. p. doors & 5-sty add to 5 & 4-sty bk factory; \$7,000; (o) Emil Fickinger, 211 Park Hill, Yonkers; (a) Robt. R. Rahmann, 95 Liberty (749).

38TH ST, 25 W, new bk work & change sidewalk & curb to 8-sty f. p. str & lofts; \$250; (o) Rose L. Borzaghi, 170 W 77th; (a) John Brandt, 271 W 125th (745).

39TH ST, 208 W, remove partitions & stoop to 4-sty bk dwg; \$600; (o) M. & L. Hess, Inc., 907 Bway; (a) Max Levien, 48 E 10th (756).

39TH ST, 210 W, remove partitions & stoop to 4-sty bk dwg; \$600; (o) M. & L. Hess, Inc., 907 Bway; (a) Max Levien, 48 E 10th (755).

39TH ST, 20-22 W, reset fire escapes and new f. p. passageway to 5-sty bk factory; \$1,200; (o) Hoffman Miller, 80 Bway; (a) W. A. Hynd, 223 W 10th (772).

42D ST, 218 W, new partitions, skylights & vault to 5-sty f. p. str & office; \$6,200; (o) Asa G. Candler, Inc., 220 W 42, Chas. H. Candler, Pres.; (a) Schwartz & Gross, 347 5 av (768).

52D ST, 160 E, alter stable into garage & 3-sty bk stable; \$2,000; (o) Chas. Hayman & Max Rosenfeld, 16 W 19th; (a) M. Joseph Harrison, World Bldg. (778).

52D ST, 555 W, enclose stairs & build ext & front wall to 2-sty bk dwg; \$5,000; (o) Matilda E. Sieman, on prem; (a) John H. Knubel, 305 W 43d (773).

55TH ST, 426-432 E, new elevator shaft, stairs & remove stalls to 4-sty bk stable & storage; \$3,000; (o) Consumers Brewing Co., D. Knabe, Pres., 55th st, c Av A; (a) Louis Allmendinger, 20 Palmetto, Bklyn (735).

59TH ST, E, n w c 3 av, reduce sidewalk & alter vault to 6-sty bk dept str; \$3,500; (o) Arcade Realty Co., I. L. Bloomingdale, Pres., on prem; (a) M. Jos. Harrison, World Bldg. (752).

61ST ST, 237 E, new ext, stairs, toilets to 3-sty bk dwg; \$600; (o) R. H. Hoadley, 925 Park av; (a) Louis S. Weeks, 101 Park av (747).

64TH ST, 32 E, 5,000-gal fire tank to 10-sty f. p. tnt; \$1,000; (o) 64th St Co., V. Kranich, Pres., 414 Mad av; (a) Evrard, Sarnback & Evrard, 29 Cleveland pl (739).

65TH ST, 136 E, new bathrooms, pantry & dumbwaiter shaft to 3-sty bk dwg; \$6,000; (o) Frank Lee, on prem; (a) E. C. Dean, 2 W 47th (770).

65TH ST, 144 W, build ext, new stairs & toilets to 4-sty bk dwg; \$2,500; (o) Peter Sexton, 584 Park av; (a) James J. F. Gavigan, Grand Central Term. (777).

72D ST, 148 W, new partitions & rearrange all rooms to 7-sty bk dwg; \$1,000; (o) Anna C. S. Hassey, on prem; (a) Charles Grant, 15 W 38th (763).

85TH ST, 510-12 E, remove walls & new beams to 1 & 2-sty bk str & stable; \$500; (o) Hyman Harkavy, 510 E 85th; (a) Jacob Fisher, 25 Av A (753).

96TH ST, n w c Amst av, new spire to 1-sty bk church; \$9,000; (o) Church of the Holy Name of Jesus, Rev. Jas. B. Curry, Pastor, on prem; (a) Thos. H. Poole & Co., 13 W 30th (740).

101ST ST, 421-25 E, remove stairs & partitions & enclose boiler room to 3-sty bk factory; \$6,000 (o) Keikor Chibouck, 312 E 22d; (a) Moore & Landsiedel, 148th & 3 av (741).

120TH ST, 165 E, new ceilings, columns, girders, partitions & concrete floor to 2-sty bk garage; \$6,000; (o) L. Herskowitz & N. Raynes, 316 E 100th; (a) S. F. Oppenheim, 333 E 80th (763).

127TH ST, 170-174 E, 1-sty ext, remove windows & partitions to 2 & 3-sty f. p. provision house; \$2,500; (o) Otto Stahl, 2332 3 av; (a) C. B. Comstock, 110 W 40th (776).

191ST ST, 598 W, new partitions to bk str & tnt; \$300; (o) Donald Robertson, 700 W 179th; (a) Jos Cocker, 2017 5 av (737).

BROADWAY, 2109-2119; 73d st, 211-249 W; 74th st, 212-230 W, rearrange rooms & install new bathrooms to 19-sty f. p. hotel; \$100,000; (o) Wm. D. Stokes, 262 W 72d; (a) Whitney Warren & Chas. D. Wetmore, 16 E 47th (751).

BROADWAY, 57-61, new elevator to 32-sty f. p. bank & office; \$10,000; (o) Adams Express Bldg. Co., Robt. E. Dowling, Pres., on prem; (a) Francis H. Kimball & Roosa, Inc., 71 Bway (746).

BROADWAY, 26, new fire escapes to 15-sty f. p. office; \$9,000; (o) Standard Oil Co., Henry Fogler, Pres., on prem; (eng) C. A. Ellis, 26 Bway (771).

COLUMBUS AV, 29-33, new partitions & toilets to 4-sty bk str & tnt; \$400; (o) Nathan Ottinger, 25 Broad; (a) Schwartz & Gross, 347 5 av (769).

MADISON AV, 965, install str front & new plumbing fixtures to 4-sty bk dwg; \$1,000; (o) Ellen McManus, 747 Madison av (730).

PARK ROW, 155, new show window & partitions to 4-sty bk str & tnt; \$1,200; (o) Ernest Plath, 39 7th; (a) Max Muller, 115 Nassau (760).

3D AV, 959, new stairs & toilets to 3-sty bk str & dwg; \$2,000; (o) James Wilson, 208 E 55th; (a) Moore & Landsiedel, 148th & 3 av (754).

3D AV, 2152, new girders & beams & str front to 3-sty bk str & dwg; \$500; (o) Chas. C. Reiley, 2 Rector; (a) Robt. J. Reiley, 477 5 av (774).

4TH AV, 234, f. p. passageway to 4-sty bk str & dwg; \$300; (o) Albert Pettis, Plainfield, N. J.; (a) F. A. Wright, 110 E 23 (762).

4TH AV, 441, remove partitions, stairs & fire escape, install new to 4-sty bk str & storage; \$6,000; (o) Max Salmowitz, 25 E 24th; (a) Gronenberg & Leuchtag, 303 5 av (766).

5TH AV, 57, extend stairway & new fire escape to 5-sty bk factory; \$600; (o) Edw. Blume, 59 W 109th; (a) Elwood Hughes, 210 W 34th (758).

5TH AV, 500-504, new partitions to 8-sty bk str & office; \$300; (o) Louis M. Gerry, 258 Bway; (a) John H. Schier, 17 W 42d (757).

5TH AV, 69, alter stairs & fire escape to 6-sty bk factory; \$1,000; (o) Security Bank of N. Y., 1 E 14th; (a) H. E. Horwitz, 501 W 44th (748).

7TH AV, 449, new front & enclose stairway to 5-sty bk lodging; \$1,000; (o) Wm. H. Hussey & Son, 150 W 35th; (a) Geo. Keister, 56 W 45th (767).

8TH AV, 229, remove partitions & new show windows to 3-sty bk theatre & dwg; \$5,000; (o) Robt. A. Adams, 92 N 8 av, Whitestone, L. I.; (a) Louis A. Smeiert, 194 Bowery (764).

9TH AV, 243-247, bk enclosure & f. p. doors to 6-sty bk factory; \$150; (o) F. W. Blaube, 66 St Nicholas av; (a) Jas. P. Whiskeman, 30 E 42d (750).

Bronx.

149TH ST, E, n s, 175 e Courtlandt av, 2-sty bk ext, 12.4x5, new stairway to 2-sty bk bank; \$500; (o) Bronx National Bank, 369 E 149th; (a) Chas. Kreymborg, 2240 Quimby av (86).

149TH ST, E, n s, 125 e Courtlandt av, 1-sty bk ext, 25x15, new str front & partitions to 4-sty bk str & factory; \$3,000; (o & a) Oliver E. Davis, 824 Morris av (85).

150TH ST, E, s s, 62 e Courtlandt av, 1-sty bk ext, 30x25, to 1-sty fr stable & garage; \$350; (o) Pauline Possehl, 820 Courtlandt av; (a) Chas. Schaefer, Jr., 529 Courtlandt av (82).

188TH ST, 131 W, 1-sty stn ext, 12x18.6, to 2-sty & attic fr dwg & garage; \$500; (o) Chas. Martin, on prem; (a) John P. Boyland, 2526 Webster av (95).

202D ST, s e c Grand Concourse, 1-sty bk ext, 18.9x12.8, new partitions, stairways to 2-sty & attic fr dwg; \$8,000; (o) B. A. B. Model Mfg. Co., Arthur J. Brown, 15 Canal pl, Pres.; (a) Paul C. Hunter, 191 9 av (96).

BARNES AV, w s, 108.5 s Bronxdale av, move 2-sty fr dwg; \$1,000; (o) Dennis Hickey, 1836 Holland av; (a) B. Ebeling, 2400 Westchester av (89).

BEAR SWAMP RD, n s, 127.4 s Rhinelander av, move 2-sty fr dwg; \$900; (o) Wm. Peters & Co., 1044 Tremont av; (a) Chas. Schaefer, Jr., 529 Courtlandt av (83).

BRIGGS AV, w s, 100 n 194th, 1-sty fr ext, 11.6x11.6, to 2 1/2-sty fr dwg; \$300; (o) J. Keller, 2655 Briggs av; (a) Louis Koenig, 358 E 151st (92).

BRONXDALE AV, n w c Kinsella, move 2-sty fr dwg; \$1,500; (o) Geo. Lahman, Morris Park & Bronxdale avs; (a) B. Ebeling, 2400 Westchester av (88).

DECATUR AV, 2966, 1-sty fr ext, 15x16, & new partitions to 2 1/2-sty fr dwg; \$800; (o) Frank J. Butler, 356 E 200th; (a) Thos. Riley, 2967 Webster av (76).

EAGLE AV, 777, new windows & partitions to 2-sty bk office; \$400; (o) Ebling Co., 760 St. Anns av; (a) John P. Voelker, 979 3 av (78).

EAGLE AV, 769-75, new doors, rf & floors to 3-sty bk bottling dept.; \$1,250; (o) Ebling Brew Co., 760 St. Anns av; (a) John P. Voelker, 979 3 av (80).

HOLLAND AV, e s, 1,070 n Morris Park av, move 2-sty fr dwg; \$900; (o) Wm. Peters & Co., 1044 Tremont av; (a) Chas. Schaefer, Jr., 529 Courtlandt av (81).

MATTHEWS AV, w s, 45 n Morris Park av, move 2 1/2-sty fr dwg; \$750; (o) Wm. Peters & Co., 1044 Tremont av; (a) Chas. Schaefer, Jr., 529 Courtlandt av (84).

MATTHEWS AV, w s, 80.6 s Bronxdale av, move 2-sty fr dwg; \$1,300; (o) Jos. Adamee, 713 E 133th; (a) F. Braun, 585 9 av (93).

MORRIS AV, 591, new plumbing, partitions to 5-sty bk tnt; \$300; (o) G. De Figlio, on prem; (a) Wm. Sinclair, 2804 3 av (77).

PARK AV, 4438, 1-sty fr ext, 22x16, & new plumbing to 2-sty fr str & dwg; \$1,000; (o) Antonet Trace, on prem; (a) Franz Wolfgang, 537 E 177th (75).

PROSPECT AV, w s, 134.11 s 165th, new balcony to 1-sty bk str; \$1,000; (o) Burns Bros., 50 Church; (a) B. H. & C. N. Winston, 148th & 3 av (91).

ST. ANNS AV, 760, two 1-sty bk exts, 19.10x 17.3, 16.2x17.7, to 2-sty bk & fr office; \$1,000; (o) Ebling Brew Co., 760 St. Anns av; (a) John P. Voelker, 979 3 av (79).

SOUTHERN BLVD, 1319, 2-sty bk ext, 13.6x 10.10, to 2-sty bk str & dwg; \$1,000; (o) Jas. McKenna, 710 Union av; (a) Emil Ginsberger, 2272 Prospect av (94).

WALLACE AV, e s, 245 n Morris Park av, move 2-sty fr dwg; \$1,500; (o) Anna Brenner, 1822 Wallace av; (a) B. Ebeling, 2400 Westchester av (90).

WALLACE AV, w s, 180 s Rhinelander av, move 2-sty fr dwg; \$1,000; (o) Geo. A. Deverman, Orchard, White Plains; (a) B. Ebeling, 2400 Westchester av (87).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:422-10, denote that the property mentioned is in section 2, block 422, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$20,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

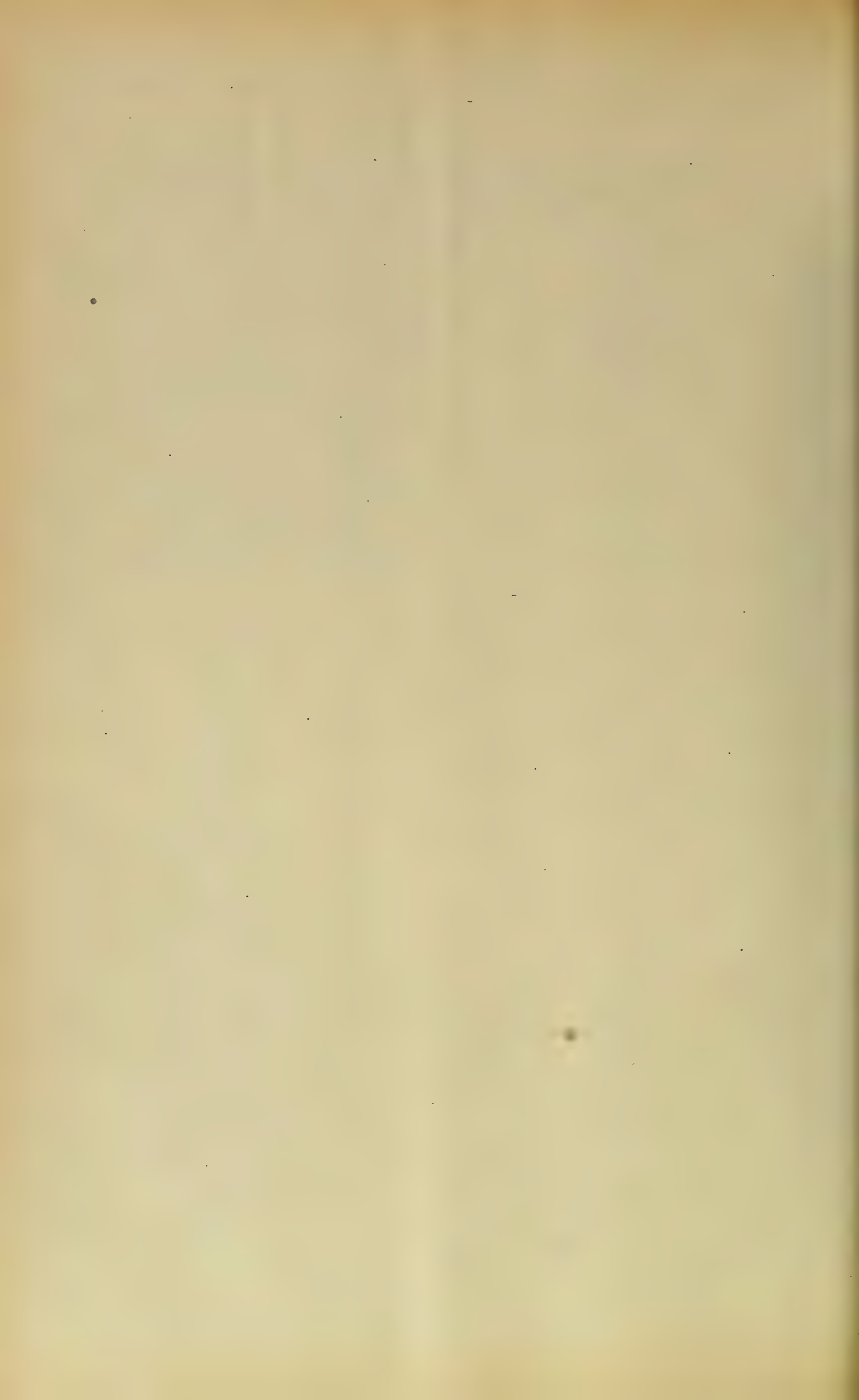
KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indivd—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torren System.

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RECORDS SECTION
of the
REAL ESTATE BUILDERS
RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. CI No. 2616 New York, May 4, 1918 PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

APRIL 26, 27, 29, 30, MAY 1 & 2.

Albany st, 19 (1:56-3), ns, 52 w Washington, 26x68, 6-sty bk tnt & str; Mary S Denison, 64 E 78, to Gurdon G Brinckerhoff, Jr, 64 E 78; Apr24; Apr26'18; A\$26,000-34,000 (R S \$40). nom

Attorney st, 107 (2:348-58), ws, 40 s Rivington, 20x50.8, 3-sty bk tnt; John P Hoffman, 116 Lenox rd, Bklyn, EXR Paul Hoffman, to Geo Bogatin, 978 Aldus; Apr30; May1'18; A\$6,500-8,000 (R S \$9). 8,750

Attorney st, 124 (2:344-2), es, 130 n Rivington, 30x100, 5-sty bk tnt & str; Simon Engel, 148 W 92, et al, to 124 Attorney St Corp, 1133 Bway; mtg \$13,000 & AL; Apr27; Apr30'18; A\$17,000-25,000 (R S \$10). O C & 100

Beaver st, 23-5 (1:24-6), ns, 115.4 w Broad, runs w49.4xn66.7xw64.1 to es New (Nos 58-62) xne65.2xe41.2xnl.3xe33.9xs25xe22.1xsl03.10 to beg, 12-sty bk office & str bldg; Metropolitan Trust Co, 60 Wall, to 23-25 Beaver St Corp, at 23 Beaver; mtg \$625,000 & AL; May1; May2'18; A\$435,000-850,000 (R S \$700). O C & 100

Beekman pl, 39 (5:1362-34), sec 51st, 20.5x100, with right of way over place, 4-sty & b stn dwg; Emily Gaul et al to Rebekah M Schlossman, 37 Beekman pl; mtg \$6,500 & AL; Apr30; May1'18; A\$9,000-14,000 (R S \$3). nom

Beekman st, 141-53, see Front, sec Beekman.

Broome st, 44½-46 (2:327-67), ns, 50 e Lewis, 36.3x75, 6-sty bk tnt & str; H Boardman Spalding, ref, to John V Hecker, at Orange, NJ, & Josiah W Wentworth, at Paris, France, TRSTES will Geo V Hecker, pffs; FORECLOS Dec5'17; Jan5; May1'18; A\$11,000-27,500 (R S \$28.50). 29,000

Cannon st, 129 (2:335-69), ws, 120 s Houston, 20x100, 5-sty bk tnt; Morris Kronovet, 127 Hooper, Bklyn, to Wolf Frank, 33 W 111; ½ RT&I; AL; Apr3'16; Apr30'18; A\$10,500-16,000. O C & 100

Cherry st, 128 (1:253-7), ns, 139.3 e Cath, 25x103.6x25.9x103.6, 5-sty bk tnt & str; Lester M Friedman, ref, to Henry De Forest Weekes, at Oyster Bay, LI, pff; mtg \$21,150; FORECLOS Apr10; May1'18; A\$8,000-15,000 (R S 50c). 500

Clinton st, 37-9, see Stanton, 165.

Delancey st, 270 (2:333-75), ns, 49.9 e Columbia, 25x100, 6-sty bk tnt & str; Jos Wiener, Jr, to Filbach Realty Co, at 1200 Mad av; mtg \$24,250 & AL; Apr29; Apr30'18; A\$14,000-29,500. nom

Downing st, 65-7 (2:528-91), ns, 91.3 e Varick, old line, runs n39.3xne51.6xe22.11xs90xsw37.7 to beg, 5-sty bk tnt; John H Rogan, ref, to Emily H Wilkins, 4 Via Benardo Rucellai, Florence, Italy, pff; FORECLOS Apr15; Apr30; May1'18; A\$15,000-32,000 (R S \$28). 28,000

Eldridge st, 20 (1:293-7), es, abt 95 s Canal, 25x87.6, 2-sty bk loft bldg; Morris Aisenstein & Morris Woronock, firm Aisenstein & Woronock, to Aisenstein Woronock, Inc, a corp, at 22 Eldridge; AL; May1; May2'18; A exempt-exempt (R S \$18). O C & 100

Front st (1:96-1), sec Beekman (Nos 141-53), runs el60.4 to ws South (Nos 94-103) xs203.4 to ns Fulton (Nos 1-13) xw 170 to es Front xn202.6 to beg, 1 & 2-sty bk "Fulton Market"; Geo P & Fredk H Sanborn, of Bklyn, to Robt W Goelet, of Newport, RI; Geo P Sanborn, 38 Livingston, Bklyn, & Fredk H Sanborn, — Dean, Bklyn, TRSTES Wm C Riggs; ½ pt; B&S & CaG; Nov1'17; Apr30'18; A exempt-exempt. nom

Front st (1:96), sec Beekman (Nos 141-53), also SOUTH ST, 94-103; also FULTON ST, 1-13; same prop; same to Francis B Riggs, 4 Av Marceau, Paris, France; ½ pt; B&S & CaG; Nov1'17; Apr30'18. O C & 100

Fulton st, 1-13, see Front, sec Beekman.

Ludlow st, 85 (2:409-23), ws, 87.8 n Broome, 25x87.6, 5-sty bk tnt & str; Simon Engel, 148 W 92, et al, to Pan Rosa Realty Corp, 1133 Bway; mtg \$7,500 & AL; Apr27; Apr30'18; A\$19,000-29,000 (R S \$17.50). O C & 100

THE SUPREME COURT

has permitted real estate appraisers to qualify as experts and testify in court proceedings from their knowledge of real estate values obtained from the records as published in the Record and Guide. Why? Because, they are absolutely authentic, for these records are carefully abstracted from the original instruments, verified and edited by experts with years of experience, thus making them accurate, dependable and reliable, having no equal, and their value never decreasing.

With additional information not given in the Record and Guide weekly, these records are also published in the Quarterly, the final one, making in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscellaneous Conveyances such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

Madison st, 278 (1:269-24), ss, 165.7 w Montgomery, 19.6x100, 5-sty stn tnt & str; Chas Cohen, 976 Tiffany, et al, to Harry J Peters, 551 W 185; corrects deed rec Apr20'18; Apr24; Apr26'18; A\$10,500-20,000. O C & 200

Madison st, 284 (1:269-21), ss, abt 90 w Montgomery, 23x108, except pt for st, 6-sty bk tnt & str; Williamson Holding Co to Lawrence Davis, 76 Green st, Newark, NJ; mtg \$24,000 & AL; Mar26; Apr29'18; A\$14,000-27,500 (R S \$1). O C & 100

Mercer st, 91-99 (2:485-21-22), swc Spring (Nos 106-112), runs w70.10xs76.1xw 28.11xs50xe100 to st xn126.1 to beg, 2-6-sty bk loft & str bldgs; Metropolitan Life Ins Co to Bielty Realty Co, 35 Nassau; AL; May1; May2'18; A\$87,000-160,000 (R S \$110.50). O C & 100

Monroe st, 58 (1:254-45), ss, abt 195 e Market sl, 25.3x92.10x25.1x92.8, 6-sty bk tnt & str; Preston Realty Co to Albt S Ridley, 170 W 74; B&S; mtg \$23,000; Apr26; Apr30'18; A\$12,000-24,000. O C & 100

Monroe st, 286 (1:263-7), ss, 175.7 e Jackson, 25.5x97.7, 6-sty bk tnt & str; Fremont Realty Corp to Leon Tuchmann, 1990 7 av; B&S & CaG; Apr25; Apr30'18; A\$9,500-23,500. nom

Monroe st, 292 (1:263-10), ss, 301.5 w Corlears, 37.2x97.10 x 37.1x97.10, 6-sty bk tnt & str; Fremont Realty Corp to Leon Tuchmann, 1990 7 av; B&S & CaG; Apr25; Apr30'18; A\$14,500-35,000. nom

Morton st, 77 (2:603-73), ns, abt 120 w Hudson, 24x100, 4-sty bk tnt; John Corse to Rector & Co of Trinity Church, at 187 Fulton; AL; Apr30'18; A\$10,500-13,000 (R S \$15). O C & 100

Mott st, 43 (1:164-29), ws, 150 s Bayard, 25x91.8x25x92.11, 6-sty bk tnt & str; Chas E Lydecker, ref, to Dormond Realty Co, 299 Bway; FORECLOS Apr16; May1; May2'18; A\$17,000-31,000 (R S \$27.50). 27,500

Mott st, 43; Dormond Realty Co to Michl Morris, 79 Bayard; mtg \$22,500 & AL; May1; May2'18 (R S \$7). O C & 100

New st, 58-62, see Beaver, 23-5.

Perry st, 21 (2:613-30), ns, 40.4 w Waverly pl, 19x75, 3-sty & b bk dwg; Eliz Hanley to Rector & Co of the Church of St John the Evangelist, 224 Waverly pl; mtg \$4,500 & AL; Apr29'18; A\$6,000-7,000 (R S \$11). O C & 100

St Nicholas pl, 16 (7:2054-40), es, 103 n 150th, 32x100, 2-sty & a fr dwg; Edith A Jackson, 16 St Nicholas pl, to Robt A Adams, 92 N 8 av, Whitestone, B of Q; mtg \$15,000; Sept13'17; May1'18; A\$14,000-16,000. O C & 100

South st, 94-103, see Front, sec Beekman.

Spring st, 106-112, see Mercer, 91-99.

Stanton st, 165 (2:349-19), swc Clinton (Nos 37-9), 25x100, 5-sty bk tnt & str; Simon Engel, 148 W 92, et al, to Pan Rosa Realty Corp, 1133 Bway; mtg \$23,000 & AL; Apr27; Apr30'18; A\$36,000-54,000 (R S \$35). O C & 100

Willett st, 52 (2:338-40), es, 100 n Delancey, 16.8x100; also all RT&I to strip 10 ft to Sheriff st, 6-sty bk loft & str bldg; Berel Schwartz, of Bklyn, to Rosie Lewis, at Bridgeport, Conn; mtg \$7,500 & AL; Apr24; Apr29'18; A\$9,000-17,000 (R S \$2). nom

Wooster st, 23 (1:228-33), ws, 284.9 n Canal, 22.7x100, 4-sty bk loft & str bldg; Florence K Leopold, 48 E 80, to Jean Jeume, 240 W 4; AL; May1; May2'18; A\$13,000-14,500 (R S \$12.50). O C & 100

2D st, 9D E (2:429-12), sws, 74 e 1 av, runs sw22xselxsw22xse23.10 to sws old Orchard lane, closed, xn44.10 to st xnw16.7 to beg, 3-sty bk tnt & str; Lillie Bauml, EXTRX Louis Wolfsky, to Louis Turtel, 101 E 2; mtg \$4,750 & AL; May1; May2'18; A\$6,000-8,000 (R S \$15.00). 6,250

2D st, 238 E (2:385-61), ns, abt 280 w Av C, 24.9x105.10, 6-sty bk tnt & str; Hinde Scher to Rose Scheer, 11-13 Av D; mtg \$33,500 & AL; Apr26'18; A\$17,500-34,000 (R S 50c). nom

3D st, 8D E (2:445-42), ns, 100 w 1 av, 25x96.2, 5-sty bk tnt & str; Powell Crich-ton, ref, to John H Henshaw, 294 West End av, & Victor E Meert, 154 E 91, TRSTES will Adelaide M Meert, pffs; FORECLOS Dec6; Jan7; May1'18; A\$18,000-27,000 (R S \$24.50). 25,000

4TH st, 377-83 E (2:360-30), ns, 172.7 e Av D, 67.10x96, 2-4-sty bk tnts & str & 2-4-sty bk rear tnts; Julius Mautner et al, EXRS & Co Julius Fieischauer, to Horowitz Bros & Margaretan, Inc, 371 E 4; mtg \$23,000 & AL; May1'18; A\$29,000-39,000 (R S \$35). 35,000

5TH st, 220 E (2:460-21), ss, 328.10 w 2 av, 21.2x92.1, 3-sty bk tnt; Jos Wollman to Congregation of Daughters and Sons of Israel, Inc, 220 E 5; mtg \$13,000; Mar20; Apr29'18; A\$10,000-12,000 (R S \$1.50). omitted

- 12TH st, 607 E (2:395-58), ns, 93 e Av 13, 25x103.3, 5-sty bk tnt; Roger Foster, ref, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; FORECLOS Apr23; Apr29; Apr30 '18; A\$10,000-19,000 (R S \$16). 16,000
- 13TH st, 622 E (2:395-17), ss, 293 e Av B, 25x103.3, 5-sty bk tnt & str & 4-sty bk rear tnt; Schlesinger Realty Co to Lessing Realty Corp, 74 Bway; AL; Apr 1; Apr30'18; A\$9,000-12,000 (R S 50c). nom
- 17TH st, 34 W (3:813-70), ss, 496.6 w 5 av, 28.6x92, 10-sty bk loft & str bldg; Saml Bergman, 92 2 av, to Zion Realty Co; mtg \$100,000; Dec'17; Apr29'18; A\$32,500-87,500 (R S \$5). nom
- 17TH st, 409 W (3:715-28), ns, 100 w 9 av, 25x92, 2-sty fr tnt & str & 3-sty bk rear stable, except pt conveyed by deed dated Feb'52; Park Trucking Co, 31 White, to John Popper, 160 Broad st, Newark, NJ; Hamilton Gray, 1974 Morris av, & John W Rumpf, 360 W 21, as joint tenants; Apr25; Apr29'18; A\$9,500-11,000 (R S \$11). O C & 100
- 17TH st, 409 W; Anna L Eagan, 758 West End av, to same; B&S & CaG; Apr26; Apr 29'18 (R S 50c). O C & 100
- 17TH st, 445 W (3:715-10), ns, 225 e 10 av, 25x92, 3-sty bk tnt & str & 2-sty bk rear stable; Mary E Kirkpatrick, widow, 473 Clinton av, West Hoboken, NJ, & ano, to Sadie M Mehaffey, 48 Palisade av, West Hoboken, NJ; Apr29; Apr30'18; A\$9,500-11,000 (R S \$12.50). O C & 100
- 19TH st, 521 W (3:691-21), ns, abt 275 w 10 av, 25x91.11, 3-sty bk bldg & 4-sty bk rear bldg; Jas P Eadie & ano, EXRS Kath E Moore, to Margt V C MacNutt, 823 Park av; AL; Dec'15'17; Apr30'18; A\$12,500-13,500 (R S \$13). 13,000
- 23D st, 401 E, see 1 av, 394-8.
- 24TH st, 156-64 E (3:879-45-49), ss, 84 w 3 av, 130x98.9, 4-2-sty bk stables & 2-sty bk storage; Leicestershire Realty Co to No 160 East 24th St Corp, 2 Wall; B&S; mtg \$132,600; Apr24; Apr29'18; A\$130,000-145,000. nom
- 24TH st, 231-3 E (3:905-19), ns, 200.2 w 2 av, 29.4x98.9, 6-sty bk tnt & str; Schlesinger Realty Co to Lessing Realty Corp, 74 Bway; AL; Apr1; Apr30'18; A\$15,000-37,500 (R S 50c). nom
- 25TH st, 308 E (3:930-52), ss, 143.9 e 2 av, 18.9x98.9, 3-sty bk tnt; John Clausnitzer, of Bklyn, to Stephen H Jackson, 151 W 121; mtg \$9,500; Apr27; Apr29'18; A\$6,000-8,000 (R S 50c). O C & 100
- 31ST st, 19-21 E, see Madison av, 136-46.
- 31ST st, 310-2 E (3:936-55-56), ss, 167.6 e 2 av, 45x98.9, 2-4-sty bk tnts, str in 310, Schlesinger Realty Co to Lessing Realty Corp, 74 Bway; AL; Apr1; Apr 30'18; A\$17,000-22,000 (R S 50c). nom
- 32D st, 20 E, see Madison av, 136-46.
- 32D st, 318-24 E (3:937-55), ss, 225 e 2 av, 93x98.9, 12-sty bk loft bldg; 318-324 East 32d St Corp to Franbro Realty Co, 318 E 32; mtg \$247,500 & AL; Apr22; re-recorded from Apr25; Apr29'18; A\$37,500-260,000 (R S \$50). O C & 100
- 38TH st, 230-2 W (3:787-59), ss, 254 w 7 av, 38.10x98.9, 2-sty bk studio; George Backer Realty Co, 20 E 32, to Saml Levy & Rose Backer, both at 378 West End av; Emanuel Arnstein, 600 West End av, & Meyer Vesell, 317 W 89; mtg \$33,000; Apr 29; Apr30'18; A\$31,500-32,500 (R S \$1). O C & 100
- 39TH st, 436 W (3:736-54), ss, 300 e 10 av, 25x98.9, 6-sty bk tnt; Schlesinger Realty Co to Lessing Realty Corp, 74 Bway; AL; Apr1; Apr30'18; A\$11,000-26,000 (R S 50c). nom
- 40TH st, 314 E (3:945-48), ss, 200 e 2 av, 25x98.9, 5-sty bk tnt & str; Ortus Realty Co, 346 Bway, to Bertha Q Middendorf, 59 Montgomery pl, Bklyn; mtg \$17,000; Apr 25; Apr26'18; A\$8,000-15,000 (R S 50c). nom
- 46TH st, 28 W (5:1261-53½), ss, 387.6 w 5 av, 20x100.5, 4-sty stn tnt & str; Geo M or Milton G Richards to Florence A Richards, 422 E 84; B&S; AL; Apr29; May1'18; A\$62,000-71,000. nom
- 47TH st, 327 E (4:1340-16), ns, 375 e 2 av, 25x100.5, 5-sty bk tnt & str; Hattie, wife Aaron Miller, 700 W 179, to Ruth Hainsky, 955 Prospect av, Bronx; mtg \$12,000 & AL; Apr25; Apr30'18; A\$9,000-16,500 (R S \$2). O C & 100
- 47TH st, 123-5 W, see 47th, 127 W.
- 47TH st, 127 W (4:1000-22), ns, 520 e 7 av, 20x100.5, 4-sty stn tnt & str; A\$43,000-45,000; also 47TH St, 123 W (4:1000-23), ns, 560 e 7 av, 20x100.4, 3-sty stn tnt & str; A\$43,000-44,500; also 47TH St, 125 W (4:1000-22½), ns, 540 e 7 av, 20x100.5, 3-sty stn club; A\$43,000-44,500; Edw Margolies Realty Co to Cath Schwab, at Bloomingberg, NY, & Jos Richards, at Montela, NY; QC; AL; Apr12; May2'18. nom
- 50TH st, 124 W (4:1002-45), ss, 300 w 6 av, 25x100.4, 1 & 2-sty bk garage; Geo Backer Realty Co, 20 E 32, to Emanuel Arnstein, 600 West End av; Meyer Vesell, 317 W 89, & Geo Backer & Saml Levy, 378 West End av; mtg \$15,000; Apr30; May2'18; A\$32,000-33,000 (R S \$1). O C & 100
- 51ST st E, see Beekman pl, see Beekman pl, 39.
- 52D st, 163-5 E, see 3 av, 858.
- 53D st, 8 W (5:1268-45), ss, 175 w 5 av, 27.6x100.4, 4-sty & b stn dwg; Central Trust Co of N Y & ano, EXRS & Lillian S Gillespie, to Chas D Wetmore, 16 E 47; AL; Apr24; Apr26'18; A\$97,000-115,000 (R S \$1.50). nom
- 54TH st, 46 W (5:1269-67), ss, 163 e 6 av, 22x100.5, 5-sty bk dwg, 3-sty ext; Canna H Bertron to Benj Nicoll, 46 W 54; AL; Apr26; Apr30'18; A\$47,000-75,000 (R S \$52). O C & 100
- 55TH st, 151 W, see 7 av, 867-71.
- 57TH st, 327 E (5:1350-14), ns, 300 w 1 av, 22x100.5, 3-sty stn tnt & str; Lawyers Mtg Co to Gustav R Lindenschmid, 317 E 52; P&S; AL; Apr24; May1'18; A\$10,000-15,500 (R S \$11.50). O C & 100
- 59TH st, 318-20 E (5:1351-41-42), ss, 250 e 2 av, 50x100.5, 2-5-sty bk tnts & str; Schlesinger Realty Co to Lessing Realty Corp, 74 Bway; AL; Apr1; Apr30'18; A\$24,000-40,000 (R S 50c). nom
- 62D st, 340-8 E (5:1436-33), ss, 152.1 w 1 av, 135.9x100x135.9x100.5, 5-6-sty bk tnts, str in 348; Schlesinger Realty Co to Lessing Realty Corp, 74 Bway; AL; Apr1; Apr30'18; A\$50,000-140,000 (R S \$1.50). nom
- 67TH st, 14 E (5:1381-62), ss, 145 w Mad av, 23x100.5, 4-sty & b stn dwg; Edw C Hoyt at Stamford, Conn, to Harris Fahnestock, 15 E 66; mtg \$50,000; Apr29; Apr30'18; A\$73,000-82,000 (R S \$27.50). O C & 100
- 67TH st, 436 E, see Av A, swc 67th.
- 68TH st, 302-4 W (4:1179-37), ss, 100 w West End av, 50x100.5, 4-sty bk garage; 68th St Realty Corp to 302-304 West 68th St Co, at 302 W 68; mtg \$20,000; Apr29; May1'18; A\$18,000-22,000 (R S \$61.50). O C & 100
- 69TH st, 53 W (4:1122-8), ns, 185 e Col av, 20x100.5, 4-sty & b stn dwg; John G Van Horne to Wilbur K Potter, 142 S 11, Newark, NJ; B&S; mtg \$33,000; Apr24; Apr 29'18; A\$23,500-29,000. nom
- 69TH st, 310 W (4:1180-41), ss, 200 w West End av, 25x100.5, 5-sty bk tnt & str; Walther Lutgen, EXR Paul E Lutgen, to Lorenzo Lagomarsino, 212 W 84; AL; Apr26; Apr30'18; A\$9,000-11,000 (R S \$9). 9,000
- 70TH st, 307 E (5:1445-6), ns, 125 e 2 av, 25x100.5, 5-sty bk tnt; Simon Engel, 148 W 92, et al to 307 East 70th St Corp, 1133 Bway; mtg \$12,500 & AL; Apr27; Apr 30'18; A\$9,000-16,500 (R S \$2.50). O C & 100
- 71ST st, 312 E (5:1445-44), ss, 200 e 2 av, 25x100.4, 5-sty bk tnt & str; Simon Engel, 148 W 92, et al to Pan Rosa Realty Corp, 1133 Bway; mtgs \$15,000 & AL; Apr 27; Apr30'18; A\$9,000-19,000 (R S \$1). O C & 100
- 72D st, 26 E, see Madison av, sec 72.
- 72D st, 535 E (5:1484-23), ns, 548 e Av A, 25x64.4, 5-sty bk tnt & str; A\$5,000-13,000; also 72D St, 537 E (5:1484-23½), n s, 573 e Av A, 25x64.4, 5-sty bk tnt; A\$5,000-13,000; Simon Engel, 148 W 92, et al to Pan Rosa Realty Corp, 1133 Bway; ½ pt; mtg \$20,000 & AL; Apr27; Apr30'18 (R S \$3). O C & 100
- 72D st, 537 E, see 72d, 535 E.
- 73D st, 105 E (5:1408-5), ns, 96 e Park av, 21x102.2, 5-sty bk tnt; Residence Realty Co to Peter Fred Rothermel, Jr, 2013 Walnut st, Phila, Pa, TRSTE under deed of trust by Rosalean S Betz dated Nov2'10; mtg \$30,000 & AL; May1; May2'18; A\$32,000-70,000 (R S \$40). 70,000
- 73D st, 231-5 E (5:1428-17-19), ns, 125 w 2 av, 75x102.2, 3-5-sty stn tnts & str; Bernard Investing Co to Morris Kahn, 1361 Mad av; B&S; AL; Apr25; May1'18; A\$24,000-51,000 (R S \$1). nom
- 75TH st, 233 E (5:1430-16), ns, 204.6 w 2 av, 25.6x102.2, 4-sty stn tnt; Francisca Szathmari, 233 E 75, to Rudolph Szathmari, 2083 Clinton av, & Oscar Szathmari, 190 2 av; mtg \$12,000; May2'18; A\$10,000-14,500 (R S \$2). nom
- 75TH st, 441 E (5:1470-21½), ns, 75 w Av A, 25x51.1, 5-sty bk tnt; Wm M Hoes, ref, to Chas W Sloane, at Sands Point, LI, plff; FORECLOS Apr24; May2'18; A\$5,000-11,000 (R S \$11). 11,000
- 76TH st, 346 E (5:1450-40), ss, 300 e 2 av, 25x102.2, 6-sty bk tnt & str; Morris Florea, 103 E 123, to Max Berger, 347 E 76; mtg \$19,750; Apr20; Apr26'18; A\$9,000-27,000 (R S \$3). O C & 100
- 78TH st, 448 E (5:1472-30), ss, 94 w Av A, 25x102.2, 4-sty bk tnt; Mena Warneke to Mary Woekener, 54 W 34th, Bayonne, NJ; mtg \$8,000 & AL; Apr29; Apr30'18; A\$8,000-16,000 (R S 50c). nom
- 81ST st, 322 E (5:1543-43), ss, 231.3 e 2 av, 26.3x102.2, 6-sty bk tnt & str; Abr Halprin to Seindel Hochman, 1205 43d, Bklyn; AL; Apr23; Apr26'18; A\$9,500-32,000. nom
- 82D st, 64 W (4:1195-57), ss, 187 e Col av, 19x102.2, 4-sty & b stn dwg; Caroline O'Connor to Carolyn Jacoby, 66 W 82; AL; Apr25; Apr26'18; A\$18,500-20,000 (R S \$19.50). nom
- 83D st, 246-8 E (5:1528-28½-28½), ss, 68.4 w 2 av, 33.4x51.1, 2-3-sty stn tnts & str; J Frank Brown, of Warwick, NY, to Priscilla T P Starin, 169 W 93, & Lewis L Pierce, 171 W 93, TRSTES will Ransom Parker; B&S & CaG; Apr20; Apr29'18; A\$10,000-14,000 (R S 50c). nom
- 90TH st, 103-5 E (5:1519-4½-5), ns, 88 e Park av, 36.6x100.8, 2-5-sty bk tnts; A\$23,000-36,000; also 90TH St, 107 E (5:1519-6), ns, 124.6 e Park av, 25.6x100.8, 5-sty bk tnt; A\$16,000-25,000; Mary A Leahy to Emilie Macher, 139 Donaldson av, Ruthersford, NJ; mtg \$53,500; Mar25; May1'18. nom
- 90TH st, 107 E, see 90th, 103-5 E.
- 92D st, 319 W (4:1252-8), ns, 230 w West End av, 20x—x—x56.5, 4-sty & b bk dwg; John T Hogan, ref, to Excellent Holding Corp, 62 William; mtg \$17,000; FORECLOS Apr16; Apr23; Apr26'18; A\$14,000-21,000 (R S \$2.50). 2,200
- 94TH st, 157 E (5:1523-24), ns, 95 e Lex av, 18.8x100, 3-sty & b stn home; Harry N Kohn & ano, EXRS & Adolph Frankel, to Congregation Rodeph Shalom, a corp, 817 Lex av; AL; Mar29; May1'18; A\$9,000-11,000 (R S \$12). 12,000
- 101ST st, 121-3 W (7:1856-25), ns, 193.4 w Col av, 31.8x100.11, 6-sty bk tnt & str; Natsim Corp, 55 John, to Millie Rosenberg, 894 Riverside dr; mtg \$29,000 & AL; May1; May2'18; A\$18,500-42,000 (R S \$14). nom
- 101ST st, 121-3 W; Millie Rosenberg to Hilmon Realty Corp, 130 W 142; mtg \$41,000 & AL; May1; May2'18 (R S \$3). nom
- 102D st, 70 E, see Park av, 1344.
- 107TH st, 164 E (6:1634-44), ss, 196 w 3 av, 28.3x100.11, 4-sty stn tnt & str; Louis A & David A Ansbacher, EXRS Adolph B Ansbacher, to Herman Steinbuehler, Inc, 164 E 107; Apr30; May1'18; A\$10,500-16,000 (R S \$2.08). O C & 100
- 108TH st, 233 E (6:1658-17), ns, 175 w 2 av, 25x100.11, 4-sty stn tnt & str; Central Trust Co of N Y to Salvatore di Gesare, 15 Monroe; AL; Apr30; May1'18; A\$6,500-11,500 (R S \$8). nom
- 108TH st, 434-40 E, see Pleasant av, swc 108th.
- 109TH st, 130 E (6:1636-60), ss, 101 w Lex av, 19x100.11, 4-sty bk tnt; Addie M Pemberton, 1101 Lex av, to Saml J Corker, at Fort Lee, NJ; mtg \$4,000; Apr24; Apr 26'18; A\$7,300-8,500 (R S \$2.50). nom
- 111TH st, 226-30 E (6:1660-35-36), ss, 240 w 2 av, 60x100.11, 2-6-sty bk tnts & str; Fremont Realty Corp to Leon Tuchmann, 1990 7 av; B&S & CaG; Apr25; Apr30'18; A\$18,000-51,000. nom
- 113TH st, 248 W (7:1828-48), ss, 367 w 7 av, 16x100.11, 3-sty & b stn dwg; Bernard Reich to 248 West 113th St, 239 Bway; mtg \$11,000; Apr15; Apr30'18; A\$8,000-9,500 (R S 50c). O C & 100
- 113TH st, 616 W (7:1895-30), ss, 214.6 e Riverside dr, 20x100.11, 4 & 5-sty & b stn dwg; Gamma Epsilon Chapter of Delta Tau Delta Fraternity, a corp, to Sabra A Deshon, 386 Quail st, Albany, NY; B&S; mtg \$21,500; Apr25; Apr29'18; A\$18,000-24,000 (R S 50c). nom
- 115TH st, 333 E (6:1687-18), ns, 200 w 1 av, 25x100.10, 5-sty bk tnt & str; Ward D Williams, ref, to Wm H Schmidt, 24 E 80, plff; FORECLOS Apr15; Apr18; Apr30'18; A\$8,000-17,000. 12,000
- 115TH st, 4 W (6:1598-40½), ss, 100 w 5 av, 20x100.11, 5-sty stn tnt; John H Rogan, ref, to Walter Solomon, 120 W 116; Sidney H Solomon, 63 Hamilton ter, & Eugene S Bucky, at Jacksonville, Fla, plffs; FORECLOS Apr23; Apr26; Apr29'18; A\$9,500-18,000 (R S \$12). 12,000
- 116TH st, 206 E (6:1665-47), ss, 105 e 3 av, 20x100.11, 3-sty & b stn dwg; Anna J Ellison, 306 E 116; to Jos Rinaldi, 306 E 116; Apr30; May1'18; A\$8,800-11,000 (R S \$9.50). O C & 100
- 117TH st, 218 E (6:1666-39), ss, 200 e 3 av, 25x100.10, 5-sty bk tnt; Milton Realty Co to Julia, wife Lee Ring, of Platt Clove, Greene Co, NY; mtg \$13,500 & AL; May1; May2'18; A\$7,500-16,000 (R S \$1). O C & 100
- 117TH st, 453 E (6:1711-20½), ns, 93 w Pleasant av, 25.11x95.7, 5-sty bk tnt; Vincenzo Spragna to Antoinetta Di Lucia, 453 E 117; AT; B&S & CaG; May1; May2'18; A\$7,000-17,000 (R S 50c). nom
- 118TH st, 5-7 E (6:1745-5), ns, 110 e 5 av, 50x100.10, 6-sty bk tnt & str; Fremont Realty Corp to Leon Tuchmann, 1990 7 av; B&S & CaG; Apr25; Apr30'18; A\$23,000-60,000. nom
- 118TH st, 311 W (7:1945-24), ns, 200 w 8 av, 25x100.11, 5-sty bk tnt; Bertha Q Middendorf of Bklyn to Chas E Haskell, 227 Main st, Orange, NJ; Apr25; Apr27'18; A\$11,000-21,000 (R S \$16.50). O C & 100
- 118TH st, 311 W; Chas E Haskell of Orange, NJ, to John McKee, 113 Columbia Heights, Bklyn; mtg \$14,500; Apr26; Apr 27'18 (R S \$3.50). O C & 100
- 119TH st, 340 E (6:1795-36), ss, 202.6 w 1 av, 27.6x100.10, 5-sty stn tnt; Wilson M Powell, TRSTE will Jane E Brown et al, to Elsie K Powell, 130 E 70; AT; B&S & CaG; Apr16; May1'18; A\$7,700-18,500 (R S \$6). 6,000
- 119TH st, 420 E (6:1806-39), ss, 225 e 1 av, 25x148.3x37.1x120.7, 6-sty bk tnt & str; Annie E Brady, 672 St Nicholas av, individ & EXTRX & John T Brady, to John E Dordan, 343 W 47; mtg \$15,000; Apr29; May 2'18; A\$6,500-22,500 (R S \$9). 9,000
- 120TH st, 335 E (6:1797-16), ns, 258.4 w 1 av, 16.8x100.10, 3-sty stn tnt; Annina Iervolino to Raffaele Iervolino, 335 E 120; A L; Apr15; Apr30'18; A\$4,600-5,400. O C & 100
- 120TH st, 155 W (7:1905-6), ns, 109 e 7 av, 16x100.11, 3sty & b stn dwg; Geoffrey Konta, ref, to Lawyers Mtg Co; FORECLOS Apr25; Apr30'18; A\$7,000-10,500 (R S \$9.50). 9,500
- 121ST st, 227 W (7:1927-17), ns, 350 w 7 av, 25x100.11, 5-sty bk tnt; Opera House Garage Co, 146 W 39, to Antoine Caplan, 205 E 56; mtg \$14,500 & AL; Apr23; Apr27'18; A\$12,000-23,500 R (S \$10.50). O C & 100
- 122D st, 163-5 E (6:1771-25), ns, 266.8 w 3 av, 43.4x100.11, 6-sty bk tnt & str; Ehrman Realty Co to Morris Kahn, 1361 Mad av; B&S; AL; Apr25; May1'18; A\$19,000-48,000 (R S \$1). nom
- 122D st, 349 W (7:1949-8½), ns, 193 e Morningside av, 15x100.11, 3-sty stn tnt; Jas Cassidy to Anna E & Lillie U Smith, all at 349 W 122; mtg \$7,500 & AL; Feb21'17; Apr29'18; A\$6,900-9,000. O C & 100
- 122D st, 502-4 W (7:1976-37), ss, 100 w Ams av, 50x95.11, 6-sty bk tnt; Chalmers Realty Corp to Vane Realty Co, both at 38 Park row; AL; Apr5; May2'18; A\$38,000-75,000. O C & 100
- 123D st, 231 E (6:1788-13), ns, 305 e 3 av, 25x100.11, 2-sty bk dwg; Jas J Millar to Cath Millar, both at 231 E 123; 1-7 pt; QC; Apr22; Apr26'18; A\$9,000-10,000 (R S \$1.50). nom
- 126TH st, 212 E (6:1790-41), ss, 195 e 3 av, 30x99.11, 6-sty bk tnt & str; Fremont Realty Corp to Leon Tuchmann, 1990 7 av; B&S & CaG; Apr25; Apr30'18; A\$9,500-28,500. nom
- 128TH st, 245 W (7:1934-14½), ns, 335 e 8 av, 16x99.11, 3-sty & b stn dwg; Timothy Daly, ref, office 52 Bway, to Mary G Kugelman, 416 W 129, & Sarah M Taylor, 416 W 129, EXTRXCS Dorothea Taylor, plffs; FORECLOS Apr23; Apr25; Apr29'18; A\$6,000-8,500 (R S \$6). 6,000

130TH st, 133 W (7:1915-16), ns, 350 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Kath L Minifie, 284 Willis av, to John W Simpson, 90 W 134; mtg \$3,500 & AL; Apr29; May1'18; A\$5,300-6,500 (R S \$4). O C & 100

132D st, 16 E (6:1756-61), ss, 270 e 5 av, 30x99.11, 5-sty bk tnt; Marcel Levy, ref, to Sydney Gubin, 201 W 117; FORECLOS Mar1; Apr1; Apr30'18; A\$7,200-21,000 (R S \$18). O C & 100

133D st, 521-3 W (7:1987-23), ns, 225 w Ams av, 37.6x99.11, 6-sty bk tnt & str; Abram Ellenbogen, ref, to Harrison D Meyer, 161 W 86, plff; FORECLOS Apr25; Apr26'18; A\$14,000-40,000 (R S \$15). O C & 100

135TH st, 4-10 E (6:1759-pt lot 5), ss, 00 e 5 av, 100x99.11, 1 & 2-sty bk ice plant; Farmers Loan & Trust Co, 22 William, & ano, EXRS & Jas Everard, to Jas Everard's Breweries, 12 E 133; AT; Apr19; Apr29'18; A\$—\$— (R S \$45). O C & 1,000

136TH st, 36 W (6:1733-56), ss, 292.9 e Lenox av, 38.9x99.11, 6-sty bk tnt; Herman Grohman, 24 W 113, to Grohman Realty Co, 67 W 138; Apr5; May1'18; A\$11,000-37,000 (R S \$2). O C & 100

136TH st, 165 W (7:1920-58½), ss, 125 e av, 12.6x99.11, 3-sty & b stn dwg; Denis W O'Halloran to Junius M Green, 19 W 135; mtg \$5,000; Apr27; Apr30'18; A\$3,700-5,200. exch

136TH st, 221 W (7:1942-21), ns, 251 w 7 av, 17x99.11, 3-sty & b stn dwg; Harry Bowman to Herbert I Thomas, 81 W 132; mtg \$7,100 & AL; Apr30; May1'18; A\$5,400-8,000 (R S \$8.50). O C & 100

138TH st W, nwc 5 av, see 5 av, ws, 99.9 139th.

138TH st, 316 W (7:2041-27), ss, 216 w 8 av, 17x99.11, 3-sty & b bk dwg; Louis Levine, of Bronx, to Freda Tompkins, 2 W 115; mtg \$9,000 & AL; Apr24; Apr26'18; A\$5,500-8,500 (R S \$1). nom

139TH st, 130 W (7:2007-53), ss, 256 e 7 av, 26x99.11, 5-sty bk tnt; Equality Constn Co to 69 West 107th St Corp., — Bway; mtg \$17,750; Apr17; Apr26'18; A\$7,300-19,000 (R S 50c). O C & 100

140TH st, 57 W (6:1738-10), ns, 200 e Lenox av, 41.8x99.11, 6-sty bk tnt; Herman Grohman, 24 W 113, to Grohman Realty Co, 67 W 138; Apr5; May1'18; A\$8,500-37,000 (R S \$2). O C & 100

143D st, 257 W (7:2029-8), ns, 175 e 8 av, 37.6x99.11, 5-sty bk tnt; Herman Grohman, 24 W 113, to Grohman Realty Co, 67 W 138; Apr5; May1'18; A\$11,000-33,000 (R S \$150). O C & 100

145TH st, 562-4 W, see Bway, 3590-8.

153D st, 412-8 W (7:2099-40-43), ss, 150 w Bway, 100x99.11, vacant; Chas L Hoffman, ref, to Equitable Trust Co of N Y, 37 Wall, plff; FORECLOS Mar26; Apr29'18; A\$30,000-30,000 (R S \$25). 25,000

166TH st, 457-9 W (8:2111-107), ns, 200 e Ams av, 50x76.6, 5-sty bk tnt; Zachary Teller to Millie Rosenberg, 894 Riverside dr; mtg \$34,000 & AL; Apr30; May1'18; A\$14,000-38,000 (R S \$8). O C & 100

172D st, 650 W (8:2142-84), ss, 296.1 w Bway, 50x95, 5-sty bk tnt; Reliant Leasing Co to Chas A Held & Hermine C, his wife, of Roxbury, Conn, as tenants by entirety; mtg \$42,000 & AL; Apr30; May1'18; A\$17,000-54,000 (R S \$27). O C & 100

207TH st W (8:2223-30-32), es, 110 n Post av, 100x100, vacant; Harry Matz et al to R Clarence Dorsett, 53 W 70; B&S; mtg \$29,000 & AL; Apr27; Apr30'18; A\$36,000-36,000. nom

211TH st W, nec Bway, see Bway, 4980.

211TH st W, ns, 150 w Ams av, see Bway, 4980.

211TH st W, ns, 100 w Ams av, see Bway, 4980.

211TH st W, nwc Ams av, see Bway, 4980.

Av A (5:1461-28), swc 67th (No 436), 40.5 x100, 6-sty bk tnt & str; Maria, wife of & Carlo Delu, of Bronx, to Felice Ferrero, 1867 Bronxdale av; mtg \$50,000; Apr23; Apr26'18; A\$23,000-60,000 (R S \$4). O C & 100

Av A, 1602 (5:1581-52), es, 101.2 n 84th, 26x98, 5-sty stn tnt & str; Jennie F Levy, 1890 7 av, to Rena Buchsbaum, Beatrice Ahrens & Selma Wolf, all at 1890 7 av; mtg \$15,000; May1; May2'18; A\$10,500-19,500. nom

Av D, 101 (2:377-42), ws, 73 n 7th, 24.4x 115, 5-sty bk tnt & str & 4-sty bk rear tnt; Lawyers Mtg Co to Miriam Zucker, 54 Av D; B&S; AL; May1'18; A\$14,000-22,500 (R S \$16). O C & 100

Amsterdam av, 3956, see Bway, 4980.

Broadway, 3157 (7:1993-88), ws, 308 n 125th st, 41.8x100, 6-sty bk tnt & str; Kedy Fichter, individ & EXTRX & et al, devisees will Herman Fichter, to 3157 Broadway Corp., 116 Nassau; AL; Apr25; Apr27'18; A\$42,000-65,000 (R S \$10). O C & 100

Broadway, 3590-8 (7:2079-61), sec 148th (Nos 562-4), 99.11x125, 6-sty bk tnt & str; Kedy Fichter, individ & EXTRX & et al, devisees will Herman Fichter, to 3596 Broadway Corp., 116 Nassau; AL; Apr25; Apr27'18; A\$130,000-270,000 (R S \$10). O C & 100

Broadway, 4950 (8:2229-1-4 & 51-52), nec 211th, 133.11x50x99.11x139.3, vacant; A\$37,000-37,000; also 211TH ST (8:2229-35-48), n s, 150 w Ams av, 350x99.11, vacant; A\$49,000-49,000; also 211TH ST W (8:2229-33-34), ns, 100 w Ams av, 50x99.11, vacant; A \$7,000-7,000; also AMSTERDAM AV, 3956 (8:2229-29-32), nwc 211th (No 501), 99.11x 100, vacant; A\$24,500-24,500; Herald Square Realty Co to Morewood Realty Holding Co, 61 Bway; B&S & CaG; mtg \$130,000; Feb26; May2'18. nom

Claremont av, 100 (7:1993-47), es, 475 n 122d, runs n150xe57.4 to cl former old Bloomingdale road (closed) xs0.5 to pt 100.11 s 125th xe42.7xs149.7xw100 to beg, 6-sty bk tnt; Be Glad Constn Corpn to Ex-

cellent Holding Corpn, 62 William; AL; Apr23; Apr27'18; A\$132,000-290,000 (R S \$50). nom

Claremont av, 182 (7:1993-108), es, 100 n 125th, 40x100, 5-sty bk tnt; Wm J McNulty, 510 W 153, to Fairlawn Realty Co, 165 Bway; given to correct deed rec Jan26'18; mtg \$34,250; May1; May2'18; A\$30,000-47,000 (R S 50c). nom

Haven av (8:2139-144), es, 103.3 s 170th, 25.10x127.9x25x134.2, vacant; Bluma Altschul, of Bronx, to Commonwealth Savgs Bank, at 2007 Ams av; B&S & CaG; AL; Apr29; May1'18; A\$8,000-8,000. 75

Lexington av, 288 (3:892-67), ws, 49.5 s 37th, 24.6x84, 4-sty & b stn dwg; Wm W Sharpe to Mary A Sharpe, 118 W 57; AL; Apr27; May2'18; A\$26,500-30,000 (R S \$35). nom

Lexington av, 301 (3:893-23), es, 48.1 n 37th, 26x75, 4-sty & b stn dwg; Kate S Roosevelt to Robt W Goelet, on Narragansett av, Newport, RI; AL; Apr18; May1'18; A\$31,500-43,500 (R S \$33). O C & 100

Lexington av, 777 (5:1395-51), es, 40.5 s 61st, 20x80, 3-sty & b stn dwg; Edw Oppenheimer, 118 E 61, et al, to Frank Sokol, 788 Lex av; AL; Apr16; Apr26'18; A\$20,000-23,000 (R S \$30). O C & 100

Madison av, 136-46 (3:861-15), nwc 31st (Nos 19-21), runs w16.10xn98.9xe0.4xn98.9 to ss 32d (No 20) xe21.10xs49.5xe94.8 to av xs148.1 to beg, 16-sty bk loft & str bldg; George Backer Realty Co, 20 E 32, to Saml Levy, ¼ pt; Sarah Backer, ½ pt, both at 378 West End av; Emanuel Arnstein, 600 West End av, ¼ pt; mtg \$1,596,000; Apr29; Apr30'18; A\$760,000-P760,000 (R S \$1). O C & 100

Madison av (5:1386-52), sec 72d (No 26), runs s102.2xe58.3xn22.2xw18.3xn80 to st xw 40 to beg, 5-sty & b stn dwg; Dime Savgs Bank of Bklyn to Raymond H Kutner, 2303 Hughes av; B&S & CaG; Apr29'18; A\$150,000-200,000 (R S \$225). 225,000

Madison av (5:1386-52), sec 72d (No 26), runs s102.2xe58.3xn22.2xw18.3xn80 to st xw 40 to beg, 5-sty & b stn dwg; Raymond H Kutner to 255 West End Ave Corp., at 259 Madison av; mtg \$200,000 & AL; Apr29; Apr30'18; A\$150,000-200,000 (R S \$25). O C & 100

Madison av, 1473 (6:1607-22), es, 25.5 n 101st, 25.2x84.7x25.9x79.1, 5-sty bk tnt & str; Bernard Investing Co to Morris Kahn, 1361 Mad av; AL; Apr25; May1'18; A\$16,000-24,000 (R S \$1). nom

Park av, 1344 (6:1607-39), swc 102d (No 70), 100.11x31, 5-sty bk tnt & str; Schlesinger Realty Co to Lessing Realty Corp., 74 Bway; AL; Apr1; Apr30'18; A\$19,000-36,000 (R S \$1). nom

Pleasant av (6:1701-25), swc 108th (Nos 434-40), 100.11x93, 2-sty fr tnt & str & fr bldgs of stone yard; Wm Rankin, 119 W 77, to Markstone Realty Co, 505 E 171; mtg \$15,000; Apr30; May2'18; A\$25,000-28,000 (R S \$5). O C & 100

Pleasant av (6:1701), swc 108th (Nos 434-40); Markstone Realty Co to Saml J Sweetser, 280 Sumpter, Bklyn; mtg \$15,000; Apr30; May2'18 (R S \$1). O C & 100

Pleasant av (6:1701), swc 108th (Nos 434-40); Saml J Sweetser, of Bklyn, to Ida Brautman, 774 Hewitt pl, & Henry Frucht, 830 Beck; mtg \$15,000; Apr30; May2'18 (R S \$1). omitted

Riverside dr, 331 (7:1891-40), es, 30 n 105th, 25x100, 5-sty bk dwg; Wm P Ahnelt, of Deal, NJ, to Marion Douras, 924 West End av; mtg \$42,000 & AL; Apr30; May2'18; A\$36,000-55,000 (R S \$9). O C & 100

West Broadway, 241-3 (123-5) (1:191-15), es, 74.8 n White, runs e80xn17.11xe20xn19.4 xw100.1 to st xs37.7 to beg, 6-sty bk factory; American Exch National Bank to Rowland A Nye, 36 Sterling pl, Bklyn; B & S; Feb14; Apr27'18; A\$29,000-50,000. nom

1ST av, 394-8 (3:955-1-3), nec 23d (No 401), 74.1x81.6, 4-sty bk loft & str bldg & 5-sty bk lodging house; Louis A Hirsch to Isidore Hirsch, 1361 Mad av; ½ pt; AT; mtg \$37,500 on whole; Dec31'17; Apr29'18; A\$43,500-66,000. nom

1ST av, 525 (3:936-36), ws, 49.2 s 31st, 24.9x75, 5-sty bk tnt & str; Schlesinger Realty Co to Lessing Realty Corp., 74 Bway; AL; Apr1; Apr30'18; A\$9,500-15,000 (R S 50c). nom

1ST av, 591 (3:939-36), ws, 21.3 s 34th, 21.1x100, 4-sty bk tnts & str, 1-sty ext; Earle P O'Brien, at Tarrytown, NY, et al, to Danl Young, 591 1 av; mtg \$7,000; Apr22; May1'18; A\$9,500-13,500 (R S \$10). nom

1ST av, 1123 (5:1436-27), ws, 99 n 61st, 26x70, 5-sty bk tnt & str, all of; A\$10,500-20,000; also 1ST AV, 1229-35 (4:1441-25-27), ws, 50 n 66th, 100.10x75, 2-6-sty bk tnt & str, ¼ pt; A\$48,000-100,000; Jos Dub, 301 E 68, to Hermione or Hermine or Hermina Dub, his wife, 301 E 68; AL; May2'18 (R S \$11). 11,000 above all liens

1ST av, 1229-35, see 1st av, 1123.

1ST av, 2059 (6:1678-27), ws, 63.5 s 107th, 37.6x100, 6-sty bk tnt & str; Anthony Picarello of Bronx, individ & as heir Luigi Picarello, to Amalia Picarello, his mother, 540 E 187, Bronx; all RT&I; AL; Aug16'17; re-recorded from Aug20'17; Apr30'18; A \$15,000-43,000. nom

2D av, 609-11 (3:914-29-30), ws, 59.2 n 33d, 39.7x75, 2-4-sty bk tnts & str; A\$23,500-27,500; also 2D AV, 613 (3:914-31), ws, 80.2 s 34th, 18.6x70, 4-sty bk tnt & str; A \$11,000-12,500; Schlesinger Realty Co to Lessing Realty Corp., 74 Bway; AL; Apr1; Apr30'18 (R S 50c). nom

2D av, 613, see 2 av, 609-11.

2D av, 1954 (6:1672-52), es, 100.11 n 100th, 25x100, 5-sty bk tnt & str; Francis Frey, 2062 Valentine av, to Wm H Green, 269 Windsor pl, Bklyn; mtg \$15,000; Apr18; May2'18; A\$10,000-21,000 (R S 50c). O C & 100

2D av, 2132 (6:1681-51), es, 50.8 s 110th, 25x75, 4-sty stn tnt & str; Antonietta, wife, & Vito Di Lucia, to Vincenzo Spragna, 11 Stanton; AT; B&S & CaG; May1; May2'18; A\$7,600-12,000 (R S \$1.50). nom

3D av, 858 (5:1307-33), nwc 52d (Nos 163-5), 25.5x106.4x25.5x107.9, 4-sty bk tnt & str; Harold K & Edw H Mount, 131 Remsen, Bklyn, to Thos H O'Brien, 146 E 52; AL; Apr30; May1'18; A\$33,000-52,000 (R S \$45). O C & 100

3D av, 860 (5:1307-34), ws, 25.5 n 52d, 25x100.7x25x101.8, with AT to strip in rear 25x5, 4-sty bk tnt & str, 1-sty ext; Harold K & Edw H Mount, 131 Remsen, Bklyn, to Isaac Pass, 226 E 53; AL; Apr30; May1'18; A\$22,000-27,000 (R S \$23.50). O C & 100

3D av, 866, see 3 av, 868.

3D av, 868 (5:1307-37), ws, 75.5 s 53d, 16.8x101.8x16.8x100.9, 4-sty bk tnt & str; A\$14,000-18,000; also 3D AV, 866 (5:1307-36½), ws, 92.1 s 53d, 16.8x102.7x16.8x101.8, 4-sty bk tnt & str; A\$14,000-18,000; Annie Gaffney, of West Haven, Conn, legatee Eliz K Jackie, to Oscar C Jackie, 1190 Clay av; 1-6 pt; B&S & CaG; AL; Apr8; May2'18. nom

5TH av, nwc 138th, see 5 av, ws, 99.11 s 139th.

5TH av (6:1736-35), ws, 99.11 s 139th, runs w100xs99.11 to ns 138th xne along land taken to widen 138th st, 111.9 to av xn 50 to beg, vacant; Albt W Pross to Kath A S Havemeyer, at Brookline, LI; B&S; mtg \$34,000; Sept30'13; Apr29'18; A\$26,500-26,500. O C & 100

6TH av, 330 (3:822-80), es, 80 s 21st, 20x 73.9, 4-sty bk str, 2-sty ext; Ely Rosenberg, ref, to Chas H Hastings, 380 Mad av, plff; FORECLOS Apr10; May1; May2'18; A\$36,000-42,000 (R S \$25). 25,000

7TH av, 867-71 (4:1008-3), es, 50.5 n 55th, runs e100xs50.5 to ns 55th (No 151) xe25xn 117.2xw25.1xn10.3xw100 to av xs75 to beg, 12 & 13-sty bk & stn hotel Wellington; Edith A Forster, widow, to The Welham Co, 12 E 28; QC & confirmation of deed rec Oct23'12; Apr30; May1'18; A\$250,000-605,000. nom

7TH av, 867-71, also 55TH ST, 151 W; Welham Co, 14 E 28, to Hotel Wellington Corp., 871 7 av; mtg \$520,000; Apr30; May1'18 (R S \$70). O C & 100

8TH av, 224-30 (3:771-4-6), es, 70 n 21st, runs n80.5 to ss Fitzroy rd xel3 to cl said rd (closed) xs2.5xe86.2xs78.1xw100 to beg, 2-6-sty bk tnts & str; La Salle Realty Co to Saml King, 220 W 98; mtg \$96,000; May1'18; A\$65,500-160,000. nom

8TH av, 227 (223) (3:745-36), ws, 95.9 n 21st, 22.4x100, 3-sty bk tnt & str, 1-sty ext; Edith A Jackson, 16 St Nicholas pl, to Robt A Adams, 92 N 8 av, Whitestone, B of Q; mtg \$20,850 on this & other property; Sept13'17; May1'18; A\$17,000-19,000. nom

8TH av, 229 (225) (3:745-37), ws, 113.1 n 21st, 22.5x100, 1 & 3-sty bk theatre; Edith A Jackson, 16 St Nicholas pl, to Robt A Adams, 92 N 8 av, Whitestone, B of Q; mtg \$16,850 on this & other property; Sept13'17; May1'18; A\$17,000-20,000. nom

8TH av, 2442 (7:1936-62), es, 25 s 131st, 24.11x76.3, 5-sty bk tnt & str; Olds Holding Corpn to Harry Hirschfeld, 518 W 111; mtg \$16,000 & AL; May2'18; A\$14,000-22,000 (R S \$3.50). O C & 100

11TH av, 669 (4:1096-31), ws, 50.2 n 48th, 16.9x100, 4-sty bk tnt & str; Anthony Reipschlager, individ & DEVISEE Fredk A Reipschlager, to F William Schwiars & Sons, 4212 Webster av, Bronx; AL; May2'18; A\$5,500-7,500 (R S \$9). O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Forsyth st, 159 (misc), power of atty to conduct business, &c; Isaac & Frank Freedman, firm Freedman Bros, to Morris Freedman; Apr25; Apr26'18.

40TH st, 15-17 E (5:1275), ns, 275 e 5 av, runs e53.6xn51.9xw3.6xn47.3xw50xs97.7 to beg, owned by party 1st pt; also MADISON AV, nwc 40th (No 21), 51.9x91.6, owned by party 2d pt; agmt that boundary line will be 40th st, ns, 328.6 e 5 av & 91.6 w Mad av & runs n51.9; 15 & 17 East 40th St, Inc, at 15-17 E 40, with 21 East 40th St, Inc, at 101 Park av; Mar25; Apr30'18. nom

40TH st, 21 E, see 40th, 15-17 E.

46TH st W (5:1262), ns, 205 e 6 av, 55x 100.5; assign rents to secure \$280,000 int, taxes, &c; West 46th St Realty Co, 57½ & 59 W 46, to Metropolitan Life Ins Co; Apr25; Apr26'18. nom

69TH st, 310 W (4:1180-41), ss, 200 w West End av, 25x100.5, 5-sty bk tnt & str; re mtg dated Dec1'03; Northern Bank of N Y by Geo I Skinner as Supt of Banks in State N Y, to Walther Luttgen at Redding, Conn, EXR Paul E Luttgen; AT; Apr25; Apr27'18; A\$9,000-11,000 (R S 50c). 50

101ST st, 121-3 W (7:1856-25), ns, 193.4 w Col av, 31.8x100.11, 6-sty bk tnt & str; re mtg rec Oct4'15; The State Bank, 378 Grand, to The Natsim Corp., 55 John; QC; May1; May2'18; A\$18,500-42,000. nom

121ST st, 227 W (7:1927-17), ns, 350 w 7 av, 25x100.11, 5-sty bk tnt; re dowder; Beatrice L, wife Julius Goldman, 863 So Blvd, to Frank J Davidson, 500 W 14; AT; QC; Apr9; Apr27'18; \$12,000-23,500. nom

121ST st, 227 W, certf by Frank J Davidson, 500 W 14, that he is same person mentioned as grantee in deed dated June 14'16, & rec in 1 184, p 50, by Davidson Realty Co & that said Co is no longer in business, etc; Apr16; Apr27'18.

125TH st, 27 E (6:1750-10½), ns, 209.6 e 5 av, 25.6x99.11, 1 & 2-sty bk bldg; re mtg rec Dec15'04; Bowery Savgs Bank to Margt S Ives, 117 E 30; QC; Dec17'17; May2'18; A\$18,000-20,000. 10,000

177TH st, 502 W (8:2132), ss, 100 w Ams av, 42.6x99.11; certf as to payment of assign rent rec Jan14'18; Benonni W Willett, 640 Riverside dr, to Plattsmouth Realty Co, 27 William; Apr22; Apr30'18.

AV C, 92: Power of atty (misc): to conduct business, &c; Esther Mogilevsky to Aaron Mogilevsky, both at 92 Av C; Apr30; May1'18.

Madison av, nwc 40th, see 40th, 15-17 E. 3D av, 2315-7 (6:1790), es, 24.11 s 126th, 50x80; consent to 3d track; Abr M Elkus, 216 W 94, et al, heirs Simon Elkus, & EXRS & Julia Elkus, to Manhattan Railway Co & ano; mtg \$18,000; Jan16; Apr29 '18 (R S \$2.50). 2,012.50

3D av, 2315-7; consent to 3d track; Sylvester Pope et al, TRSTES &c Josephine L Peyton, to same; mtg \$18,000; Jan16; Apr29 '18. nom

Court order (misc) declaring the Prudential Real Estate Corp. of Somerville, NJ, a bankrupt; Apr4; Apr29'18.

Designation (misc) of EXRS & TRSTES & acceptance of same; Robt B Rothfeld, EXRS & TRSTES will Bettle Rothfeld, appoint Seymour P Kurzman & Melton F Steindler as co-EXRS & TRSTES same will; Apr25; May1'18.

Exemplified copy (misc) will of Florence T L Van Buren; June10'15; Apr26'18.

Power of atty (misc): Robt E Tod, of N Y, to Danl J Mooney, B of Q; June9'17; Apr29'18.

Power of atty (misc): Eleanor B Fox to Constance M Fox, 181 Claremont av; Apr8; Apr29'18.

Power of atty (misc): Anthony Savarese to Mary Capone Savarese, both at 34 Hamilton; Mar8; Apr29'18.

Power of atty (misc): Harry Hoffman, 351 Wadsworth av, to Ethyle Hoffman, his wife, & Jacques S Cohen, of Bklyn; Apr2; May1'18.

Power of atty (misc): Annie J Des Garets (Gruner), EXTRX & TRSTE Siegfried Gruner, to Henry Schaefer, at Greenwich, Conn, & Frederic J Middlebrook, 853 7 av; Dec21'15 (re-recorded from Bronx on Apr25'18); May2'18.

Power of atty (misc): Anne H de Constantinovitch, at Hotel Ritz, Paris, France, to Edw J Hancy, at Tuxedo Park, NY, et al; Feb8; Apr26'18.

Power of atty (misc): Mary A Powell, widow, 526 W 152, to Alonzo Powell, 2 St Nicholas pl; Apr25; Apr26'18.

Power of atty (misc): R Emmet Walsh to Margaretta V Walsh; Oct11'17; Apr26'18.

Power of atty (misc): Raymond Ives to Jas H Staggs; Aug28'17; Apr27'18.

WILLS.

Borough of Manhattan.

107TH st, 9 W (7:1843-26), ns, abt 150 w Central Park W, —x—, 5-sty bk tnt; A \$15,000-27,000; Harry Simons Est, Martha Simons, EXTRX, 9 W 107; (A) Paul Hellingner, 320 Bway. Filed Jan29'18.

143D st, 526 W (7:2074-54½), ss, abt 210 e Bway, —x—, 3-sty & b bk dwg, —x—. A \$7,500-9,500; Lavinia M Weed Est, Jos Weed, EXR, 554 E 87; (A) Sheehy & McCormack, 256 Bway. Filed Dec28'17.

CONVEYANCES.

Borough of Bronx.

APRIL 26, 27, 29, 30, MAY 1 & 2.

Bayard st (17:5053), ws, 300 n 236th, 94.11x100.2x89x100; Charlotte E C Skidmore & ano to Alida B Hopkins, 1641 Woodhaven av, Woodhaven, LI; AL; Apr 15; Apr30'18 (R S 50c). nom

Carlsle pl (16:4660), es, 125 s Randall, 25x125; Jas F Waldron to Angelo Justo, 768 E 213; Apr29; May2'18 (R S \$3.50). O C & 100

Coster st (17:5007-5006), nes, 568.6 nw Kingsbridge rd, 50x100; also ½ part of HOBERT ST, nes, 468.2 nw Kingsbridge rd, 25x100; Jas C Talley, Yonkers, NY; to Leslie M McCrum, 973 Summit av; Mar30; Apr26'18. nom

Deane pl (15:4062), swc Sacket av, 38.11 x100x28.1x100; Geo A Steinmuller, ref, to Aron H Jacobson, 1489 Westchester av; FORECLOS Mar26; Apr29; Apr30'18 (R S \$2.50). 2,100

Drainage st, swc Boone av, see Boone av, swc Drainage.

Elsmere pl, swc So Blvd, see So Blvd, 1911-9.

Herschel st, svs at ses Westchester av, see 178th, 1011 E.

Hobart st, nes, 468.2 nw Kingsbridge rd, see Coster st, nes, 568.6 nw Kingsbridge rd.

Hoffman st, 2390-2, see 187th, 570-6 E.

Hoffman st, see 188th, see 178th, 1011 E.

Hoffman st, 2427, see 178th, 1011 E.

Home st, 858, see Home, 860-2.

Home st, 860-2 (10:2693), ss, at nws Stebbins av, 69.5x8.11x45x54, 1 & 3-sty fr tnt & str; also STEBBINS AV, 1193 (10:2693), ws, 54 s Home, runs nw45xn8.11 to s s Home (No 858) xw31.9xsw97.38 to av x n18.5 to beg, 2-sty & fr dwg & 1-sty fr shop; Winton Holding Corp, 30 Church, to Fox & St John Corp, 587 Fox; mtg \$7,000; Sept1'17; Apr30'18. O C & 100

Home st, 991, see Vyse av, 1202.

Hornaday pl (11:3119), swc Mohegan av (No 2131), 11x131.9 to 181st (No 859) x29.8 x128.11, 2-sty & b fr dwg; Jas T Lyons, 859 E 181, to Frank B Wood, 55 Maple av, New Rochelle, NY; Letitia I A Bedell, 105 W 122, & Ronald K Brown, 2004 5 av, TRSTES Louisa Randall; mtg \$6,500; Apr 15; Apr29'18. nom

Kelly st, 915 (10:2703), ws, 221.4 s 163d, 45.6x101x45.1x101, 5-sty bk tnt; Benj Solomon to Harco Realty Co, 54 E 23; mtg \$41,000; Apr29; May1'18 (R S 50c). O C & 100

Lorillard pl, 2442 (11:3058), es, 80 n 188th, 25x97.5x23x97.5, 2-sty fr dwg; Chas A Weber et al to Didoro Ambrosiano, 550 E 187; mtg \$4,000; Apr29; May1'18 (R S \$3). O C & 100

Lyman pl, 1371-3 (11:2970), ws, 100 s Freeman, 69.5x20x71.5x3.2, 1-sty bk str; Emil E Fuchs, ref, to Morris E Webber, 542 W 112, TRSTE Abbott Hodgman, plff; FORECLOS Apr25; Apr30; May1'18 (R S \$2). 2,000

Madison pl (15:4054), ns, 30 e Young, 30 x138.3x61.3x84.9; Jacob Lena, 584 E 141, to Rosa Brunelli, 1879 Bronxdale av; Apr25; Apr30'18 (R S \$1). O C & 100

Manida st, 853 (10:2740), sws, 233.1 se Garrison av, 25x100, 2-sty & b bk dwg; Mari Setzer, Bklyn, to Bessie G Drabkin, 553 Manida; mtg \$7,000; Apr30; May2'18 (R S \$1.50). O C & 100

Mt Hope pl, 129 (11:2805), ns, 11.9 w Grand Blvd & concourse, 62.6x125, 2-sty & b fr dwg & 2-sty fr rear stable; Fredk A Reiss to Helen, wife John N Strauss, 2641 Decatur av; mtg \$6,000; Apr29; May2'18 (R S \$10.50). O C & 100

Mt Hope pl, 241 (11:2804), ns, 250 w Anthony av, 20x100, 3-sty bk tnt; Blanch Alexander to Edwin I Alexander, 241 Mt Hope pl; mtg \$8,000; Nov3'13; May2'18. nom

Seabury pl (11:2977), sec 172d (No 886), 50x100, 5-sty bk tnt & str; Jane E Clark, Westfield, NJ, to Anne Godwise, Kingston, NY; B&S; mtg \$49,000; Aug8'13; May2'18. nom

Seabury pl (11:2977), sec 172d (No 886); Anne Godwise, Kingston, NY, to Alrose Realty Co, 139 Park row; mtg \$45,000; Apr27; May2'18 (R S \$15). nom

Seabury pl (11:2977), sec 172d (No 886); Alrose Realty Co to Wm Goldstone, 2 W 89; mtg \$45,000; May1; May2'18. nom

Simpson st, 985 (10:2724), ws, 438.8 n 163d, 42x107.9x42x108.3, 5-sty bk tnt; John C Giese, Westfield, NJ, to Kedy Szurek, 53 St Nicholas av; mtg \$32,000; Apr23; Apr 30'18 (R S \$8). O C & 100

Taylor st (10:4024), es, 150 s Van Nest av, 25x100; John Taylor, TRSTE Agnes Schano, bankrupt, to Frances Tiernan, 1727 Wallace av; ½ pt; Apr25; Apr27'18. 375

Van Buren st, see Morris Park av, see Morris Park av, see Van Buren.

Victor st (15:4049), es, 95 n Morris Park av, 50x45; Antoinette Hebel, 234 Cornelia, Bklyn, to Anna E von Diezelski, 677 Morris Park av; mtg \$750; Apr29'18 (R S 50c). nom

134TH st, 623 E (10:2547), ns, 525 e St Anns av, 25x100, 4-sty bk tnt; Fredk Demmler, 623 E 134, to Hudwill Corp, 7 W 45; mtg \$10,000; Apr22; Apr29'18 (R S 50c). nom

136TH st, 423 E (9:2281), ns, 216.8 e Willis av, 16.8x100, 3-sty & b bk dwg; Elmore K Eynon & ano, heirs Wm G Eynon, to Kath C Eynon, widow, 423 E 136; B&S & CaG; mtg \$7,500; Apr26; Apr29'18. gift

138TH st, 590 (S88) E (10:2550), ss, 937.6 w Home av, also abt 240 e St Anns av as on map Wilton, 37.6x100, 5-sty bk tnt; Dora Steinman, 1050 Hoe av, to Bess Senan, 657 W 161; mtg \$26,500; Apr25; Apr 29'18. nom

145TH st, 806 E, see So Blvd, 440-4.

146TH st, 309-11 E (9:2329), ns, 76.1 w College av, 37.9x110, 6-sty bk tnt; Maud M Rendall to Geo C Comstock, 313 W 86; mtg \$36,000; Apr15; Apr30'18. nom

148TH st, 422 E (9:2292), ss, 147.11 e Bergen av, 25x100, 4-sty bk tnt; Geo Knauer to Dimetry Bihuniak, 413 E 70; mtg \$11,000; Apr24'18 (R S \$2); corrects error in last issue, when beginning line was 172.11. O C & 100

150TH st, E, swc Courtlandt av, see Courtlandt av, 569-71.

150TH st, 249 E (9:2440), ns, 175 w Morris av, 25x118.5, 2-sty fr dwg & 2-sty fr rear stable; Jos McBride to Gaetano De Figlio, 591 Morris av; mtg \$3,000; Apr30; May1'18 (R S \$6). nom

152D st, 333 E (9:2412), ns, 225 w Courtlandt av, 25x100, 3-sty fr dwg; Paolo Cirillo to Carmine Landolfi, 333 E 152; mtg \$4,500; Apr24; Apr27'18. nom

152D st, 333 E; Carmine Landolfi to Paolo Cirillo & Antonetta Dragoni, 333 E 152; mtg \$4,500; Apr24; Apr27'18 (R S \$2). nom

156TH st, 858 (1028) E (10:2687), ss, 110 e Prospect av, 20x99.5x20.1x100, 2-sty bk dwg; Malcolm Sundheimer, ref, to Jacob Vosseler, 643 Chauncey, Bklyn; PARTITION Nov28'17; May1; May2'18 (R S \$6.50). 6,100

156TH st, 858 E; Helene, wife Chas Manke, to same; Feb21; May 2'18. nom

159TH st, 465 E (9:2381), ns, 133.5 e Elton av, 16.8x100, 2-sty fr dwg; Eugene Tisch to Jacob Deubert, 465 E 159; mtg \$2,000; Apr30'18 (R S \$4). O C & 100

164TH st, 851 E, see Prospect av, 980.

167TH st W, see 138.7 e Lawrence av, see Lawrence av, ws, 375 s 167th.

172D st, 886 E, see Seabury pl, sec 172.

176TH st, 269-73 E, see Anthony av, 1849.

178TH st, 1011 E (11:3186), ns, 96.8 e Bryant av, runs n88.8xe48x—26.5x83.8 to st xw74.6 to beg, 5-sty bk tnt; also HOFFMAN ST, 2427 (11:3056), ws, 29.6 s 188th, 25x96.11, 4-sty bk tnt & str; also WESTCHESTER AV (14:3846), ses at sws Herschel, 35x100x51x101.3; also HOFFMAN ST (11:3066), sec 188th (No 570), 50x120.8x50x121.1, vacant, except part for sts; Gaetano Cilento, 2106 Bathgate av, to Luigi Cilento, 2106 Bathgate av; mtg \$—; Apr24; Apr 27'18 (R S \$16). O C & 100

179TH st, 813 E (11:3108); deed reads plot begins 125.2 se from old ses Mapes (Johnson) av & 560 ne Tremont av, runs se25xn e133.1xnw25xsw133.1 to beg, except part for 179th, 2-sty & a fr dwg; Eva Joseph widow & ano, heirs Enos Joseph, 653 E 165, to Beth Hamerdrash Shaarey-Zion, Inc, 798 Tremont av; mtg \$3,000; Apr30; May1'18 (R S \$2.50). 100

181ST st, 559 E, see Hornaday pl, swc Mohegan av.

182D st, 610 E (11:3070), ss, 90 e Arthur av, 55.5x125.5x50x139.9, 1-sty & a fr dwg; Solomon Joseph to Louis Joseph; AT; mtg \$3,000; Oct1'03; May1'18. O C & 100

184TH st, 266-70 E, see Valentine av, 2363.

187TH st, 200 E, see Grand Blvd & concourse, sec 187th.

187TH st, 570-6 E (11:3065), sec Hoffman (No 2392), 90.1x30.5x90.1x34, 5-sty bk tnt & str; also HOFFMAN ST, 2390 (11:3065), e s, 34 s 187th, 35.3x90.1x37x90.1, 5-sty bk tnt & str; Anthony Picarello to Amalia Picarello, 540 E 187; AT; mtg \$—; Aug 16'17; Apr26'18; re-recorded from Aug15'17. nom

188TH st, 516 E (11:3057), ss, 32 w Bathgate av, 20x89.4, 3-sty bk tnt; Louis G Aquilino, 570 Prospect av, to Sarah A Sutter, 456 E 136; mtg \$6,000; Feb13; May1'18 (R S \$1.50). O C & 100

188TH st E, see Hoffman, see 178th, 1011 E.

219TH st E (16:4654), ns, 305 w White Plains av, 25x114, Wakefield; Chas E Gordon, Syracuse, NY, et al, to Board of Managers of the Diocesan Missionary & Church Extension Soc of Protestant Episcopal Church in Diocese of NY, Ams av & 110th; Apr29; Apr30'18 (R S \$2.50). 2,100

222D st E, see White Plains rd, see White Plains rd, 3900.

227TH st, 739 E (17:4841), ns, 50x114; Wm H McIntyre to Theresa C La Morte, 453 E 186, & Mary C Rubino, 2037 Belmont av; mtg \$4,500; Apr9; Apr27'18 (R S \$1). O C & 100

235TH st, 200 E, see Kepler av, sec 235th.

235TH st E (12:3375), ss, 300 e Keppler av, 50x100, vacant; Michl A McDermott, Dumont, NJ, to Emil Matthiessen, 332 E 150; QC; Apr24; Apr30'18 (R S 50c). 100

239TH st, 341 E (12:3380), ns, 100 w Martha av, 25x100, 2-sty & a fr dwg; Ehrich Peterson to Rosina Dietzel, 972 Home; mtg \$4,700; Apr24; Apr26'18 (R S 50c). O C & 100

241ST st, 330 E (12:3389), ss, 256.1 w Martha av, 31.2x100, 2-sty & a fr dwg; Danl Houlihan to Margt M Hildenbrand, 210 W 119; mtg \$3,300; Apr27; May2'18. O C & 100

Anthony av, 1849 (11:2802), nwc 176th (Nos 269-73), 70.4x98.4x81.10x97.8, 5-sty bk tnt; Olds Holding Corp to August Elmer, 190 Riverside dr; mtg \$57,000; Apr30; May 2'18 (R S 50c). O C & 100

Bathgate av, 1782 (11:2922), es, 202 s 175th, as on map Upper Morrisania, runs e 110.10xsl4xw1xsl27xw112 to av xn41 to beg, except part for av, 3-sty fr dwg; Lawyers Mtg Co to Sophia Schaefer, 444 Claremont Pkwy; B&S; Apr30; May2'18 (R S \$6). O C & 100

Beaumont av (11:3089), ws, 170 s 187th, 50x200 to Cambreleng av, vacant; Frank De Caro to John H Heidgerd, 142 W 122; mtg \$10,000; Apr16; Apr29'18 (R S 50c). nom

Belmont av, 1988 (11:3079), es, 152.2 s 179th, 25x94.6x25.3x98.3, 3-sty bk tnt; Mary J, wife Bernard McManus, to Louis Choen or Cohen (?), 1691 Carter av; error, probably means Cohen; mtg \$8,000; Apr29; Apr 30'18 (R S \$1). O C & 100

Boone av (11:3008), swc Drainage, runs s30.7xw8.7xsw46.7xsw27.4xw—xw25.4 xn40 xel10 to beg, vacant; Saml J Joseph, ref, to A W W Co, plff; FORECLOS Apr18; Apr 25; Apr27'18. 500

Boston Post rd (17:5275), ss, 125.10 e Delavelle av, 10.9x98.2x28.4 x 116.6; John Perasso, Bklyn, to Michele Cannizzaro, 432 W 17; Apr11; May2'18 (R S \$1). nom

Boston rd, 1038 (10:2622), es, 118.11 n 165th, 82.11x67.11x70x112.5, 6-sty bk tnt; Wyanoak Realty Corp to Robt Washington, 173 W 141; B&S & CaG; mtg \$—; Apr 3; May1'18 (R S \$5). nom

Boston rd, 1038; Robt Washington to Wyanoak Realty Corp, 136 W 52; B&S & CaG; mtg \$—; Apr4; May1'18 (R S \$5). nom

Boston rd, 1443 (11:2933), ns, 117.6 e Prospect av, 26.6x130, 6-sty bk tnt & str; Lena Lichtenstein, 811 Kelly, to Minnie Wallach, 48 Ams av; mtg \$20,500; Apr27; May2'18 (R S \$4.50). O C & 100

Brook av, swc 3 av, see 3 av, swc Brook av.

Brook av, swc 3 av, see 3 av, swc Brook av.

Cambreleng av, es, 170 s 187th, see Beaumont av, ws, 170 s 187th.

Chatterton av (14:3824), ss, 50 e Havemeyer av, 73x108, except part for Chatterton & Havemeyer av; Abt M Childs, 728 W 181, to Theo M Macy, 907 Fate; mtg \$4,500; Sept12'13; May2'18. O C & 100

Clarence av, ss, 250 & 425 & 625 & Philip av, see Philip av, es, 50 s Clarence av.

Clarence av, ss, 225 & Evans av, see Philip av, es, 50 s Clarence av.

Clarence av, ss, 150 & Philip av, see Philip av, es, 50 s Clarence av.

Clarence av, ss, 125 & 275 & 400 & 450 w Philip av, see Philip av, es, 50 s Clarence av.

College av (9:2423), ws, 95.5 n 163d, 16x 100, being lot 43, blk 2423 on land map, 1-sty fr bldg; Saml B Cooper, Bklyn, to Bertha Spangenthal, 1982 Honeywell av; Apr12; Apr27'18. nom

Courtlandt av, 569-71 (9:2331), swc 150th, 50x100, 2-3-sty fr tnts & str; Milton Realty Co to Julia wife Leo Ring, Platt Clove, NY; mtg \$24,000; May1; May 2'18 (R S \$1). O C & 100

Daly av, 2082 (11:3127), es, 137.2 s 180th, 36.4x100.10, 4-sty bk tnt; Edgar Hirschberg, ref, to Christine M Hinrichs, 1593 Fulton, Bklyn, plff; FORECLOS Mar1; Apr 25; Apr27'18 (R S \$1). 1,000

Davidson av, 1915 (11:2862), ws, 125 n 177th, 25x101.4x25.11x94.6, 4-sty & b bk dwg; D Kern Einfurer, Bklyn, to Minnie Isaacson, 952 E 156; mtg \$8,500; Apr30; May2'18. nom

Decatur av (12:3283), ws, 250 n 195th, 10x107x50x108.8, except part for av, vacant; Margt L Shea, to Edith C Shea, 2276 Old White Plains rd, & Geo B Shea, 2732 Marlon av; mtg \$2,000; Apr29; Apr30'18. nom

Findlay av, 1122 (9:2434), es, 155 s 167th, 38.4x100, 5-sty bk tnt; Bessie, wife Jas N Timmermann, to Benj F Goeren, 1333 Merriam av; mtg \$20,000; Apr30; May1'18 (R S \$8.50). O C & 100

Forest av, 1112 (10:2661), es, 187.6 n 166th, 37.6x102.8, 4-sty bk tnt; Wm Henkel, Jr, ref, to John McLaughlin, TRSTE Minnie Murphy, 1115 Mad av, plff; FORECLOS Apr26; Apr30; May1'18 (R S \$18). 18,000

Fowler av, ws, abt 75.5 s Neil av, see Muliner av, es, 75.5 s Neil av.

Grand blvd & concourse (11:3152), sec 187th (No 200), 14.11x51.1 to Ryer av x18.8 x49.9, 1-sty bk bldg; Eliz L Holland, 2450 Tiebout av, to Holland's, Inc, 2408 Grand blvd & concourse; mtg \$2,000; Apr29; Apr 30'18. O C & 100

Gridley av, es, 50.6 n Clarence av, see Philip av, es, 50 s Clarence av.

Gridley av, es, 75.7 n Wilcox av, see Philip av, es, 50 s Clarence av.

Gridley av, see Wilcox av, see Philip av, es, 50 s Clarence av.

Gun Hill rd, 300, see Perry av, swc Gun Hill av.

Havemeyer av (14:3819), swc Powell av, runs s83xw105xs25xw175xn108xe280 to beg; J Clifford McChristie, ref, to Monica S Byrne, Agnes S Buckley & Edw J Byrne, EXRS John Byrne, 1126 Edison av, plffs; FORECLOS Apr17; Apr25; Apr26'18 (R S \$3). 3,000

Havemeyer av, sec Quimby av, see Quimby av, sec Havemeyer av.

Heath av, 3053 (12:3261), ws, 237 n Albany Crescent, 25x91.3x25x92.2, 2-sty & b bk dwg; Bond & Mtg Guar Co to Philomena M Wilkins, 3053 Heath av; B&S; mtg \$6,000; Apr29; Apr30'18 (R S \$7). O C & 100

Hughes av, 2025 (11:3069), ws, abt 135 n 179th, 25x176, 3-sty bk tnt; Michl Jackle, 2025 Hughes av, to Philip Cestaro, 2025 Hughes av; mtg \$7,500; Apr26; Apr30'18 (R S \$2). O C & 100

Kepler av (12:3375), sec 235th (No 200), 50x100, vacant; Huram B Varian, Hyde Park, NY, to Mary Monaghan, 562 W 149; QC; Apr9; Apr29'18 (R S \$2). nom

Lawrence av (9:2527), ws, 375 s 167th, 100x100 to Sedgwick av, vacant; also 167TH ST W (9:2527), ss, 138.7 e Lawrence av, 75x100, except part for Sedgwick av, vacant; Util Realty Corp, 233 W 14, to Ricardo Vilalta, 233 W 14; B&S & CaG; Apr24; Apr29'18 (R S \$9.50). nom

Lydig av (15:4293), ss, 100 e Barnes av, 50x100; Payson Thompson, Hotel Belmont, NY, to Michl Retzker, 101 W 106; Apr30; May1'18 (R S \$4). O C & 100

Mohegan av, 2131, see Hornaday pl, swc Mohegan av.

Morris av, 1995 (11:2829), ws, 40 s 179th, 20x80, 2-sty & b bk dwg; August Jacob to Conrad Bill, 1139 Simpson; mtg \$5,500; Apr 13; May2'18 (R S \$4). O C & 100

Morris Park av (15:4019), sec Van Buren, 53.2x97.6x50x115.10, except part for Morris Park av; Morris-Van Buren Realty Co to Jos Havender, 236 Tremont av E; mtg \$—; Mar18; Apr29'18. nom

Muliner av (15:4264), es, 75.5 s Neil av, 25.1x101.4 to Fowler av x25x91.8; John J McGrath, 123 Prospect pl, Bklyn, to Ella McCullough, same place; mtg \$800; June2 '08; Apr26'18. nom

Ogden av, 1023 (9:2525), ws, 275 s 165th, runs w200 to Summit av xs20xe100xs5xe100 to av x—25 to beg, 2-sty & a fr dwg; David A McLeod to Emma A McLeod, 1421 University av; mtg \$12,000; Apr26; Apr29 '18 (R S 50c). nom

Olinville av, 3407 (16:4627), ws, 50 n Julianna, 25x100; Michele Di Lonardo to Raffaele Maula, 3362 White Plains av; mtg \$5,500; Oct11'17; Apr30'18 (R S 50c). O C & 100

Paulding av (15:4328), es, 420.9 n Esplanade, 100x100; Bertha Zoiler, 725 Cauldwell av, to Frank Hellmerich, 577 E 137; Jan15; May1'18. O C & 100

Paulding av, 3714 (16:4699), es, 59.4 s 217th, 50x100; Pauline Greenberg, 3714 Paulding av, to Gaetano Trincala, 89 Baxter; mtg \$3,000; Apr25; Apr29'18 (R S \$1.50). O C & 100

Perry av (12:3348), swc Gun Hill rd (No 300), 125x100x116x100.5, 2-sty & b fr dwg; John B Claremont, 300 Gun Hill rd, to Rose M Claremont, his wife, same address; B&S; July16'17; Apr30'18. nom

Philip av (8:5473, 5477, 5479, 5480, 5481 & 5486), es, 50 s Clarence av, 50x100; also CLARENCE AV, ss, 250 e Philip av, 125x100; also CLARENCE AV, ss, 425 e Philip av, 25x100; also CLARENCE AV, ss, 625 e Philip av, 50x100; also CLARENCE AV, ns, 225 e Evans av, 50x100; also CLARENCE AV, ns, 150 e Philip av, 200x100; also SHORE DR, ss, 125 e Philip av, 25x100; also CLARENCE AV, ns, 125 w Philip av, 25x150; also CLARENCE AV, ns, 275 w Philip av, 25x150; also CLARENCE AV, ns, 400 w Philip av, 25x150; also CLARENCE AV, ns, 450 w Philip av, 25x100; also GRIDLEY AV, es, 50.6 n Clarence av, 75.6x109.6x irreg; also GRIDLEY AV, es, 75.7 n Wilcox av, 75.6x91.4x75x101.7; also GRIDLEY AV, sec Wilcox av, 50.6x101.8x 50x94.11; also WILCOX AV, ss, 94.11 e Gridley av, 100x100; also PHILIP AV, ws, 25 s Wilcox av, 50x100; Wm H Ford, ref, to Chas Stern, 327 Central Park W, & David Stern, 4550 Woodlawn av, Chicago, Ill, plffs; FORECLOS Mar28; Apr25; Apr 26'18 (R S \$10). 10,000

Philip av, ws, 25 s Wilcox av, see Philip av, es, 50 s Clarence av.

Plimpton av, 1327 (9:2522), ws, 97.7 s 170th, 22x100, 2-sty & b bk dwg; Daily Realty Co, 401 E 152, to Frank B Tinelli, 158 W 129; mtg \$6,000; May1'18 (R S \$4). O C & 100

Powell av, swc Havemeyer av, see Havemeyer av, swc Powell av.

Prospect av, 980 (10:2690), nec 164th (No 851), 74.7x75, 6-sty bk tnt & str; Jack Alan Holding Co, 5 Beekman, to Walter C White, Ocean Township, NJ; mtg \$72,000; Apr16; Apr26'18 (R S \$10). O C & 100

Quimby av (14:3699), sec Havemeyer av (No 918), 88.11x25.10; Edw C Grolz to Michl Jautz, 406 E 152; mtg \$2,600; Apr30; May2'18 (R S \$6). O C & 100

Randall av, sec St Lawrence av, see Randall av, ss, 28 e St Lawrence av.

Randall av (14:3521), ss, 28 e St Lawrence av, 32x69.9x28.1x66.10; also RANDALL AV (14:3521), sec St Lawrence av, 28 x 66.10 x 28.1 x 64.3; Classon Realty Co to Philip Dietrich, Inc, 190 Sound View av; Apr29; May1'18 (R S \$1). O C & 100

Ryer av, swc 187th, see Grand blvd & concourse, sec 187th.

Sackett av, swc Deane pl, see Deane pl, swc Sackett av.

St Lawrence av, sec Randall av, see Randall av, ss, 28 e St Lawrence av.

St Lawrence av (15:3897), ws, 25 n Beacon, 25x100; Richd Walsh, 401 E 64, to Edw J Walsh, 2384 Tiebout av; Nov20'17; Apr30'18. nom

Sedgwick av, es, 375 s 167th, see Lawrence av, ws, 375 s 167th.

Sedgwick av, 2521 (11:3237), ws, abt 400 n of unnamed st at junction of Bailey & Sedgwick av, 37.7x85, 2-sty & b fr dwg; Carrie C Catt to Emma Wiemann, 2521 Sedgwick av; mtg \$4,000; Apr22; May1'18 (R S \$7). nom

Shore dr, ss, 125 e Philip av, see Philip av, es, 50 s Clarence av.

Southern blvd, 440-4 (10:2600), sec 145th (No 806), as on map East Morrisania, 75x 60, except part for 145th & So Blvd, 2-sty fr tnt & 1-sty fr bldg; Christian H Beehler et al to Albert B Hubbell, 23 Lafayette st, New Rochelle, NY; Apr16; May2'18 (R S \$10). O C & 100

Southern blvd, 1911-9 (11:2960), swc Elsmere pl, 109.9x133.7x100x88.3, 2-5-sty bk tnts & str; John McNulty to Simlon Realty Corp, 2109 Daly av; mtg \$126,000; Apr 30'18 (R S \$34). O C & 100

South Oak dr, 784 (16:4603), ss, 86.4x97.8x 85x65.6; Lucius W How to Eliz P How, his wife, 784 So Oak dr; AT & AL; Apr30'18 (R S \$12.50). nom

Stebbins av, 1356 (11:2965), es, 383.9 n Freeman, 25x80.4x25x87.2, 2-sty fr dwg; Geo Hollerith, Jr, to Louisa Hollerith, his wife, 1356 Stebbins av; mtg \$4,000; Apr20; Apr27'18. O C & 100

Stebbins av, nws, at ss Home, see Home, 860-2.

Stebbins av, 1193, see Home, 860-2.

Summit av, es, 275 s 165th, see Ogden av, 1023.

Tiebout av, 2131 (11:3143), es, 507.10 n 180th, 85.10x160.1x63x104.4, 5-sty bk tnt; Tiebout Heights Co to Markstone Realty Co, 505 E 171; mtg \$55,000; May1; May2'18 (R S \$14). O C & 100

Tiebout av, 2439 (11:3147), ws, 101.11 n 187th, 50x135, 5-sty bk tnt; Robt J Moorehead, 311 E 200, to Eliz L Holland, 2450 Tiebout av; mtg \$33,000; Apr29; Apr30'18 (R S \$17.50). O C & 100

Tiebout av, 2450 (11:3022), es, 70 s 188th (189th), 42.1x100, 2-sty & b fr dwg; Eliz L Holland, 2450 Tiebout av, to Robt J Moorehead, 311 E 200; Apr29; Apr30'18 (R S \$5). O C & 100

Tiebout av, 2468 (11:3023), es, 83.3 n 188th, 20x100, 4-sty bk tnt; Emile Schultze, ref, to Kath Otto, 3058 Perry av, plff; FORECLOS Apr25; Apr27; Apr29'18 (R S \$1). 1,000

Union av, 694 (10:2675), es, 27.5 s 155th, 18.9x95, 2-sty & b bk dwg; Bond & Mtg Guar Co to Gustav Schmidt, 963 Wash av; mtg \$5,000; Apr30; May1'18 (R S \$6). O C & 100

University av, 2258 (11:3212), es, 38 n 183d, 37.10x100, 2-sty & a fr dwg; Carita A MacDougall, 1 Erwin Park rd, Montclair, NJ, to Thos F McAvoy, 430 W 154; Apr29; Apr30'18 (R S \$10). nom

Valentine av, 2363 (11:3151), swc 184th (Nos 266-70), 76.6x100x93.5x101.5, 5-sty bk tnt & str; Markstone Realty Co to Wm Rankin, 119 W 77; mtg \$59,000; Apr30; May 1'18 (R S \$10). O C & 100

Valentine av, 2827 (12:3304), ws, 54.1 n 197th, 18x81, 3-sty & b bk dwg; Wm A Cameron, 50 E 196, to Annie T Reynolds at Zborowski Mansion, Claremont Park, NY; QC; mtg \$7,000; Apr15; Apr27'18. nom

Valentine av, 123 (12:3301), es, 100 n 196th, 100x92x100x91.3, vacant; Goldye Miller, 900 Eastern Pkway, Bklyn, to Howard Haviland, 601 7th, Bklyn; mtg \$11,000; Apr23; May1'18. nom

Vyse av, 1202 (11:2993), nec Home (No 991), 64.7x100x53.1x100.8, 5-sty bk tnt & str; Public Sq Realty Co, 320 Bway, to Gussie Morgenstern, 53 Lenox av; mtg \$58,000; Sept12'17; Apr30'18 (R S 50c). nom

Vyse av, 1202, Gussie Morgenstern to Bernhard Susser, 1202 Vyse av; B&S & C aG; mtg \$57,400; Apr25; Apr30'18 (R S \$13). nom

Vyse av, 1931 (11:2992), nws, 204.2 sw Tremont av, 50x150, except part for av, 2-sty & b fr dwg; Charlotte Constantine to Mabelle Hackenberg, 712 E 178; mtg \$5,000; May2'18 (R S 50c). O C & 100

Wallace av, 1919 (15:4260), ws, 1020 n Morris Park av, 25x100, except part for Wallace av; North Side Mtg Corp, to Columbia Leveroni, 1628 Taylor av; Apr 29; Apr30'19 (R S \$4.50). O C & 100

Wallace av (16:4603), es, 150 n Burke av, 29.1x102.8x—x100; Lucius W How to Eliz P How, his wife, 784 So Oak dr; AT & AL; Apr30'18 (R S \$3). nom

Washington av, 2055 (11:3036), ws, 248.4 s 180th, 37.6x145, 6-sty bk tnt & str; Saml Weil et al, EXRS Jonas Weil, to Bertha Kahn, 421 E 82; ½ pt; AL; Apr25; May 2'18 (R S 50c). 250

Washington av, 2055, Bernhard Mayer to same; ½ pt; B&S & AL; Apr25; May2'18 (R S 50c). nom

Westchester av (14:3814), ss, 163.7 e Olmstead av, 25x70; Jos Newman to Alex Carmichel, 311 W 76; mtg \$1,000; Mar30; Apr 27'18. O C & 100

Westchester av (14:3814), ss, 213.7 e Olmstead av, 39.8x69.6x39.4x69.9; re mtg of all land lying west of line on ss Westchester, 213.7 e Olmstead; Martha A Arnov et al, EXRS Isaac Butler, to Helen R Rohr, 1306 Havemeyer av, & Sarah M Baldwin, 2120 Westchester av; Mar17'15; Apr27'18. nom

Westchester av (14:3814), ss, 188.7 e Olmstead av (owned by party 1st part; also WESTCHESTER AV (14:3814), ss, adj above on south (owned by party 2d pt); boundary agmt; Helen R Rohr, 1306 Havemeyer av, & ano with Edw Braithwaite, 1436 Glover; Dec4'14; Apr29'18. nom

Westchester av (14:3814), ss, 163.7 e Olmstead av (owned by party 1st pt); also WESTCHESTER AV (14:3814), ss, adj above on south, boundary agmt; Wm W Braithwaite, 1436 Glover, with Clara A Harper, 1612 Overing; Oct29'14; Apr29'18. nom

Westchester av (14:3814), ss, 188.7 e Olmstead st (owned by party 1st pt); also WESTCHESTER AV (14:3814), ss, adj above on south (owned by party 2d pt); boundary agmt; Wm W Braithwaite, 1436 Glover, with Helen R Rohr, 1306 Havemeyer av, & ano; Oct29'14; Apr29'18. nom

Westchester av, ses, at sws Herschel, see 178th, 1011 E.

West Farms rd, 1924 (11:3021), ses, abt 317.7 nw 176th, 49.6x42 to Bronx River x 46x46, except part for rd, 2-sty fr tnt; Frank A Becker to Clement H Smith, 1884 Mt Hope av; B&S; Apr25; Apr27'18. O C & 100

White Plains rd, 3900 (17:4836), nec 222d, 74.6x80.4; Jacques Mantinband, ref, to Mary E Hastings, 530 West End av, plff; FORECLOS Apr19; Apr24; Apr27'18 (R S \$10). 10,000

Wilcox av, ss, 94.11 e Gridley av, see Philip av, es, 50 s Clarence av.

Wilcox av, sec Gridley av, see Philip av, es, 50 s Clarence av.

Williams av (15:4176), es, 225 n Tremont rd, 25x100; Mary Smith, Bklyn, to David Hartley, Jr, 20 Woodbine, Bklyn; Arthur Hartley, 64 Harman, Bklyn, & Ellen Wickler, 566 45th, Bklyn; ½ pt; Apr6; May1'18. O C & 100

3D av, 2986 (9:2363), es, 110 n 153d, 21.3 x204.10x21.6x203.5; consent to 3d track; Marie Blechner, 2986 3 av (owner), to Manhattan Railway Co; mtg \$12,000; Apr 8; Apr29'18 (R S 50c). 255

3D av, 2986; consent to 3d track; Babette Moller (mtgee) to same; Apr8; Apr 29'18. nom

3D av, 3546-60 (10:2610), es, 176.1 n 168th, 187.6x384 to Fulton av x185x360; consent to 3d track; David Mayer Brewing Co (owner) to Manhattan Railway Co; mtg \$65,000; Apr9; Apr29'18 (R S \$2). 1,593.75

3D av, 3546-60; consent to 3d track; Dry Dock Savings Instn (mtgee) to same; July12'17; Apr29'18. nom

3D av, 3546-60; consent to 3d track; same to same; July12'17; Apr29'18. nom

3D av, 3584 (11:2929), es, 173 s 172d, 27x 125, 4-sty bk tnt & str; Annie Marrus to Abr Richman, 1366 Brook av; B&S & CaG; mtg \$14,500; Apr25; Apr29'18 (R S 50c). O C & 100

3D av, 4485-9 (11:3051); consent to 3d track; Robt Carter (mtgee) to Manhattan Railway Co; Apr9; Apr29'18. nom

3D av, 4485-89 (11:3051), ws, 315 s 183d, 70x142.11; consent to 3d track; Hy Volkenning, 1261 Madison av, individ & as EXR, &c, Bertha Volkenning (owner) to Manhattan Railway Co; mtg \$6,000; Nov 20'17; Apr29'18 (R S \$1). 560

3D av (9:2364), swc Brook av, 13.10x29.5 x3.1x36.6, 2-sty bk office; Universal Savings Bank, 87 Liberty, to Chas E Haskell, 227 Main, Orange, NJ; B&S & CaG; Apr26; Apr29'18 R S(\$5.50). O C & 100

MISCELL Heller

3D av (9:2364), swc Brook av, 13.10x29.5 x3.1x36.6, 2-sty bk office; Chas E Haskell to Mary Kaufman, 945 E 163; mtg \$4,750; Apr26; Apr30'18 (R S 50c). nom

Land (18:5648) under water L I Sound begins at common h w mark on es City Island abt 150 n-Sutherland st, runs n175 xe400xs175xw400 to beg; City Island Land & Dock Co to Maria L Seifert, 678 King av, City Island; B&S & CaG; Apr23; Apr 29'18 (R S \$3). O C & 100

Plot (15:4054), begins 990 e White Plains rd at point 295 n along same from Morris Park av, runs e97.4xn25.6xw92.5xs25 to beg, with right of way over strip to Morris Park av; Frances Tiernan to John Taylor, 963 E 217, TRSTE Agnes Schano, bankrupt; ½ part; mtg \$4,000; Apr25; Apr26'18. nom

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

Park av (9:2319), sec 135th, runs s 417.4xse216.6xn182xe11.5xn387 to st wx80.1 to beg; re easements; Delaware & Lackawanna & Western R R Co to City NY; Feb 13; May2'18. nom

Valentine av, 2827 (12:3304), ws, 54.1 n 197th, 18x81, 3-sty & b bk dwg; re mtg; Wm A Cameron, 50 E 196, to Annie T Reynolds at Zborowski Mansion, Claremont Park, NY; Apr15; Apr27'18. nom

Valentine av, 2827; re judgt; Corporate Mtg Co to same; Apr19; Apr27'18. nom

Certified copy of last will & testament of Henry Ehler or Peter Henry Ehler; May 25'11; Apr27'18.

Parcels 70 to 70 (15:4256) on damage map to open Sagamore st & Birchall av; re mtg; Hans Arcander to City N Y; Feb 7; May2'18.

Parcels 59 & 60 (15:4256) on damage map to open same; re mtg; Adam G Gowans to same; Feb15; May2'18.

Parcel 39B (15:4024) on damage map to open Garfield st from West Farms rd to Morris Park av; consent to payment of award; Sophia Baurley to City N Y; June 19'14; May2'18.

Parcel 39B (15:4024) on damage map to open same; consent to payment of award; Charlotte Bauer, widow, to same; June23 '14; May2'18.

Lot 36 (16:4664), blk 4664, land map; consent to payment of award; Flora B Haight to City N Y; Mar12; May2'18.

Parcels 66 & 66B (15:3914) on damage map to open Rosedale av from Westchester av to West Farms rd; re mtg; Saml Danson, 187 Henry, to City N Y; Oct28'16; May2'18.

Parcel 5 (12:3271) on damage map to open 239th st from Bway to Review pl; re mtg; Augustus Van Cortlandt, Jr, to City N Y; Dec-17; May2'18.

Lot 93 (12:3328), blk 3328, land map; consent to payment of award; Theo Merklinger et al, EXRS Anna Merklinger, to City N Y; Mar29; May2'18.

Parcel 10D (14:3762) on damage map to open St Lawrence av; re mtg; Edw E Ashley, 749 St Nicholas av, to City N Y; Feb20; May2'18.

Parcel 26B (15:3896) on damage map to open Commonwealth av; re mtg; Mary A Ferris to City N Y; Dec22'16; May2'18.

Parcels 2 & 65 (18:5381) on damage map to open Appleton av & Erickson pl from Ft Schuyler rd to Westchester av; re mtg; Jas Bunt to City N Y; Nov13'17; May2'18.

Parcel 326 (14:3799) on damage map to open Haviland av from Virginia av to Zerega av; re mtg; Abbie E Wille, 1546 Silver, to City N Y; May22'17; Apr30'18.

Parcel 326 (14:3799) on damage map to open same; re mtg; Anna M Schrader, 1237 Castle Hill av, to same; May23'17; Apr30 '18.

Parcels 326 & 326A (14:3799) on damage map to open same; re mtg; Margt Lunny, widow, 2248 Webster av, to same; Apr12 '16; Apr30'18.

Parcels 94 & 382 (14:3799) on damage map to open same; re mtg; Louisa L Ransom, Saratoga Springs, NY, to same; June 22'17; Apr30'18.

Parcel 76 (15:4255) on damage map to open Unionport rd from Bronx Park E to Birchall; re mtg; North Side Mtg Corp to City N Y; Jan24; Apr30'18.

Parcel 1 (12:3271) on damage map to open 239th from Bway to Review pl; re mtg; Augustus Van Cortlandt, Sharon, Conn, to City N Y; Feb26; Apr30'18.

Parcel 15 (16:4508) on damage map to open Britton st from Bronx Park E to White Plains rd; re mtg; Grace F Lester to City N Y; Dec10'17; Apr30'18.

Lot 8 (9:2358), blk 2358 on land map; consent to payment of award; Max Heilmann, 48 E 91, et al, TRSTES Moses Heilmann, to City N Y; Nov7'17; Apr30'18.

Parcel 3Q (15:4049) on damage map to open Victor st from Van Nest av to Rhinelander av; consent to payment of award; Anna C Wildey, individ & as EX-TRX Pierre W Wildey, to City N Y; Nov 2'17; Apr30'18.

Power of atty (PA); Chas Lutz, 817 E 175th, to Fred Lutz, same address; Mar6; May2'18.

LEASES.

Borough of Manhattan.

APRIL 26, 27, 29, 30, MAY 1 & 2.

Barclay st, 34 (1:86), ss, 25x100; asn Ls; rec July2'13; Acme Building Co, 32 Union sq, to Delux Building Corp, 15 Broad; AL; Apr24; Apr27'18.

Beaver st, 15 (1:24-10), nec New, 27.4x 58.4x17.8x62, all; Farmers Loan & Trust Co, TRSTE, will Wm F Nisbet, to United Cigar Stores Co of America, 44 W 18; 21yf May1; Apr19; May2'18.

taxes &c & 6,000 & 6,500

Chambers st, nec Bway, see Bway, 280.

Chrystie st, 143, see Delancey, 9-11.

City Hall pl, 23-7 (1:159), upper 6 flrs; Evening Mail Realty Corp to City Hall Place Realty Co, both at 25 City Hall pl; 5yf Aug15'16, option of two 5y rens; Jan 12'17; May1'18; share of alterations &c 8,307.69

Clinton st, 88 (2:348), s str; Peppi Tuchfeld, 2390 Ams av, to Nettie Oppen, 665 Prospect av; 4½yf May1; Apr8; Apr27'18.

1,200

Delancey st, 9-11 (2:424), formerly No 143 Chrystie st; asn Ls; rec Aug24, 1899; Schlesinger Realty Co to Lessing Realty Corp, 74 Bway; Apr1; Apr30'18.

Delancey st, 9-11, formerly No 143 Chrystie st; consent to asn above Ls; Lucius H Beers at Westhampton Beach, LI, & ano, TRSTES Robt R Stuyvesant, to same; Apr1; Apr30'18.

nom

Desbrosses st, 37½-39, see West, 271.

Eldridge st, 22 (1:293), str & b; assign Ls rec Apr17'18; Morris Aisenstein & Morris Woronock, firm Aisenstein & Woronock, to Aisenstein & Woronock, Inc, 22 Eldridge; May1; May2'18.

nom

Frankfort st, sve William, see William, swc Frankfort.

Front st, 368 (1:243), 3d fl & pt 2d fl; also stable in rear; Leonora H Wellbrock, of Bronx, to Chas Kasen, 20 Mangin; 5yf May1; Apr25; Apr26'18.

1,300

Grand st, 242 (2:423), str & b; Harry Schlosser & ano to Jacob Braunstein, 115 2 av; 7yf May1; Apr4; Apr30'18.

2,400 & 2,600

Grand st, 263 (1:305); assign Ls rec Feb 21'18; Max Zankel et al to Ratner's Dairy Restaurant, Inc, 107 2 av; Apr8; May2'18.

nom

Grand st, 276 (2:418), str fl & front b; Edward J Sparenberg, Inc, to Wm Ladner, 81 Orchard et al, firm Ladner & Yarmark; 5yf May1; Mar13; Apr30'18.

2,100 & 2,400

Mercer st, 47-9 (2:474), all; Farmers Loan & Trust Co, TRSTE will Alex Roux, to Saml C Lamport et al, doing business as Lamport Mlgrs Supply Co, 507 Bway; 9yf Feb1'17; Feb1'17; May1'18.

5,200

Monroe st, 113 (1:272), w str fl & b; Annie Rittmaster, 238 W 106, to Meyer Kesselstein, 113 Monroe; 10yf May1; Apr 22; Apr27'18.

1,140

Nassau st, 55-9 (1:65), space 7x24 for str; Broadway-John St Corp to Jas O Anderson, 602 W 184; 5yf May1'17; Mar30'17; May 1'18.

2,100

New st, nec Beaver, see Beaver, 15.

Thompson st, 91-3 (2:503); asn Ls; rec Aug8'17; Coastwise Warehouses, Inc, to Adolf Pricken, 2414 University av, Bronx; Apr30'18.

nom

Thompson st, 238-40 (2:538), es, 45.7 n 3d, 44.4x73.4x45.8x74.2; sobrn of Ls to mtg for \$15,000; Ermene De Polo, doing business as Greenwich Village Garage, 81 W 3d, lessee, with Agostino Gazzolo, 297 7 av, mtgee; Apr29; May1'18.

nom

University pl, 20 (2:566), nwc 8th, 23.6x 85.7x23.5x83.11; sur Ls, dated May1, 1897 & AT to bldg; Theo F Hicks at Hotel Plaza, 59th st & 5 av, to TRUSTEES of the Sailors Snug Harbour in City N Y, 61 Bway; AT; QC; Apr30'18 (R S \$8.50).

O C & 500

University pl, 22 (2:566), ws, 23.6 n 8th, 23.6x87.3x23.5x85.7; sur Ls, dated May1, 1897 & AT to bldg; Rachele Podesta, 70 University pl, to TRUSTEES of Sailors Snug Harbour in City N Y, 61 Bway; AT; QC; Apr29; Apr30'18 (R S \$5).

O C & 250

West st, 271 (1:223); also DESBROSSES ST, 39, all; also DESBROSSES ST, 37½; str & 3 rooms above; Annie E Doscher, of Bklyn, & ano, to Isaac Cohen, 1498 Crotona, Park E & ano; 10yf Junel; May1; May2'18.

4,540

William st (1:102), swc Frankfort, space along William st 13.6x1.6, for stand; Alex Hesse to Angelos Ellinas, 56 Eldridge; 2yf May1; May1'18.

660

8TH st, 5 E (2:566), ns, 100 e 5 av, 25x 93.11; sur Ls dated May1, 1897 & AT to bldg; Caroline L Vath, 130 W 10, to TRSTES of Sailors Snug Harbour in City N Y, 61 Bway; AT; QC; May1'18 (R S \$9).

O C & 250

8TH st, 9 E (2:566), ns, 150 e 5 av, 25x 93.11; sur Ls, dated May1, 1897 & AT to bldg; Emil Pensel, individ & EXR, &c, Henry Pensel, to TRUSTEES of the Sailors Snug Harbour in City N Y at 61 Bway; AT; QC; Apr30'18 (R S \$6.50).

O C & 500

8TH st, 33 E (2:560), ns, 35.6 e University pl, 28.10x93.11; sur Ls dated May1, 1897 & AT to bldg; Julia Weibel, 36 Henry st, Winfield, B of Q, individ & ADMRX Matilda Gebhardt, to TRUSTEES of Sailors Snug Harbour, in City N Y, 61 Bway; AT; QC; Apr30'18 (R S \$7).

O C & 500

8TH st, 33 E, nwc University pl, see University pl, 20.

17TH st, 445 W (3:715), all; Sadie M Me-haffey, 48 Palisade av, West Hoboken, NJ, to John J Smith, 352 W 16; 5yf May1; Apr 26; May2'18.

1,500

21ST st, 22 E (3:849), str & b; asn Ls, rec July13'16; Saml & Max Wilder to Saml Ackerman & David Davidson, 31 E 21; Apr22; Apr30'18.

nom

21ST st, 270 W, see 8 av, 212.

23D st, 26 E (3:851), all; Wm P Douglas to Belmore Lunch Co; 10yf May1; Dec 26'17; Apr29'18.

6,500

24TH st, 524-6 W (3:695), all; John J O'Connor & ano to Fredk W Reichman, 3099 Bway; 5yf May1; Feb28; Apr30'18.

4,800

24TH st, 524-6 W; agmt modifying above Ls; same with same; Mar30; Apr30'18.

nom

24TH st, 524-6 W, all; Fredk W Reichman to Davies Turner & Co, 39 Pearl; 5yf Mar1; Feb28; Apr30'18.

5,400

26TH st E, sec 2 av, see 2 av, 458.

30TH st, 636-40 W (3:675-53-5), ss, 75x 98.9; assign Ls & bill of sale of all chattels, the coal business &c, Thos & Nicholas L Stokes, doing business at Philadelphia, & Schuykill Coal Co, to Thos Stokes & Sons, 636 W 30; AT; Apr2'07; Apr27'18.

nom

30TH st, 636-40 W; assign Ls recorded June16'02; Thos Thedford to same; Nov12 '17; Apr27'18.

nom

30TH st, 636-40 W; assign Ls recorded June16'02; Thos Stokes & Sons, 636 W 30, to John T Stanley Co, 642 W 30; Nov12'17; Apr27'18.

O C & 100

35TH st, 415-7 W, see 41st, 308 W.

37TH st, 426-8 W, see 41st, 308 W.

38TH st, 345-7 W, see 41st, 308 W.

41ST st, 308 W (4:1031); also 41ST ST, 422-6 W (4:1050); also 38TH ST, 345-7 W (3:762); also 37TH ST, 426-8 W (3:734); also 35TH ST, 415-7 W (3:733); 10 bldgs, all; West 38th St Realty Corp, 345 W 38, & ano, to Saml Chaitovitz, 309 W 50, & Adolph Schindler, 441 W 35; 5yf May1; 5y ren; May1; May2'18.

20,000

41ST st, 422-6 W, see 41st, 308 W.

44TH st, 540 W (4:1072), all; Jacob Hirsch to Neal G McMillan, 540 W 44, & ano; 5yf May1; 5y ren; Apr29; Apr30'18.

2,000 & 2,400

49TH st E (5:1360), ss, 419 e 1 av, — to East River, x—x—x100.5, with docks, bldgs, etc, all; Beekman Estate, 7 E 42, to Owens & Co, 434 E 49; 20yf May1; 2 rens of 20 yrs each; Apr30'18.

taxes, &c, & 8,000

49TH st E (5:1360), same prop; sur Ls; rec Oct3'10; Owens & Co, 434 E 49, to Beekman Estate, a corpn, 7 E 42; AT; Apr30'18.

nom

51ST st, 34 W (5:1266); asn Ls, rec Feb 6'11; Horace S Cory, 305 Roseville av, Newark, NJ, to Ida M Dalrymple, 34 W 51; AT; Feb1; Apr30'18.

nom

55TH st, 553-63 W, see 11 av, 798-804.

56TH st, 324 E (5:1348), w str & b; Wm Narschatz, 320 E 56, to Jacob Slutzkin, 327 E 56; 2yf May1; May1; May2'18.

540

56TH st, 544-52 W, see 11 av, 798-804.

56TH st, 550-4 W, see 11 av, 806-20.

57TH st, 543-51 W, see 11 av, 806-20.

61ST st W, nec West End av, see West End av, 40.

104TH st, 144 W (7:1858), all; Elsiea Apartments, Inc, to Anna F Bookstaver, 142 W 104; 3 4-12yf May 1; option 4y ren; May1; May2'18.

3,750

120TH st, 410-23 E (6:1808-10 to 13½), ns, all; Adolph G Austin et al by Lewis B Austin, individ & as TRSTE Chas B Austin, to Honora V Cronin, 2545 Marion av, Bronx, EXTRX John F Cronin; 10yf Apr1; Mar21; Apr29'18.

taxes, &c, & 850

124TH st, 246-8 W; the b, 1st, 2d & 3d flrs, being the 4 lower flrs; Chas Weisbecker, a corpn, 268 W 125, to L & L Garage, Inc, 246-8 W 124; 15yf Junel; Apr25; May1'18.

5,000 to 6,600

131ST st, 527-9 W (7:1986), all; Margt G O'Connell, New Rochelle, NY, to Midwood Auto Service, Inc; 21yf May1; Apr5; May 2'18.

3,000 to 3,500

134TH st, 52 E (6:1758); assign Ls rec Mar22'18; Hyman Goldberg & Isaac Clar to Strand Garage, Inc, 52 E 134; May1; May2 '18.

nom

135TH st, 172 W (7:1919), all; Louis W Weill, 3657 Bway, & ano to Gulde & Shiff, Inc; 3yf May1; Apr26; Apr29'18.

2,300

160TH st, 555 W, see Bway, 3840.

Amsterdam av, 934 (7:1877), n str, fl & pt b; Louise Kissling of Mt Vernon, NY, to Peter & Anna Jurgs, 2333 Davidson av; 3 yf May1; 2y ren at \$2,400; Mar5; Apr30'18.

2,200

Broadway, 280 (1:153), nec Chambers, s ½ of Broadway stores & pts of b; Frank A Munsey, 230 Bway, to F W Woolworth Co at Watertown, NY; 10yf May1, unless bldg is demolished on or before May1'23, etc; Mar5; Apr29'18.

25,000

Broadway, 1849 (4:1113), all; agmt modifying lease for 21yf Feb1'17; Mary B Averill with Frank D Thomson, 65 Grove st, Jamaica, B of Q; Nov10'17; Apr30'18.

nom

Broadway, 2080 (4:1143), n part of str; Abr Handel & ano to Evayelos Karafinas, 2080 Bway; 5yf May1; Apr29; May2'18.

2,100

Broadway, 3840 (8:2119), cor 160th (No 555), str & b; Joachim S Van Wezel, Jr, to David Cohen, 3840 Bway; 5 5-12yf Aug 1'15; Aug-15; Apr30'18.

2,540 & 2,600

Columbus av, 996-8 (7:1864), str; Jacob Morgulis to Sol Marculescu, 3875 Bway; from Mar1'18 to Feb26'23; Mar12; Apr26'18.

1,500

West End av, 40 (4:1153), nec 61st, str & pt c; agmt as to cancellation & sur Ls recorded Oct21'13; Margt A Moran, 227 W 116, with Obermeyer & Liebmann, 59 Bremen, Bklyn; Apr25; Apr26'18.

nom

1ST av, 2254 (6:1709), store, hall in rear, pt b & apt on 2d fl west; Crescent-Star Realty Co, 211-3 E 55, to Jas Paladino, 508 E 119, & ano; 5yf May1; Apr18; Apr 29'18.

1,500

2D av, 458 (3:931), sec 26th, str fl & b; Annie Gaffney, 1428 University av, to Thos Daly, 458 2 av; 5yf Jan1; Dec28'17; Apr30 '18.

1,100

2D av, 472 (3:932); assign Ls recorded Dec19'12; David Hauser, 343 E 55, to Jacob Amato, 201 W 123, & Jacob Habib, 57 E 115; Apr24; Apr26'18.

3,500

3D av, 545 (3:917), all; Edw Feeney & ano, TRSTES Estate Ellen A Corcoran, to J M Seidenberg Co, 545 3 av; 5yf May1; Apr15; May1'18.

1,500

3D av, 1156 (5:1402), n str fl & b, front rooms on 2d fl; assign Ls dated May1'16; Thos Gaffney to Wm Coffey, 211 E 69; May 1; May2'18.

nom

3D av, 2177 (6:1783), str & pt b; Chas M Torpey, 1828 Flatbush av, Bklyn, to P & L Elting, Inc, 2177 3 av; 3yf Feb15; 2y ren; Jan10; Apr29'18.

2,000

4TH av, 467-9 (3:887), all; Mary T & Elis V Cockcroft to Max Auster, 49 St Nicholas ter; from May1'18 to June1'37; Mar13; May 1'18.

taxes &c & net 8,600

4TH av, 469; sur Ls rec June20'16; Max Auster with Mary T & Elis V Cockcroft, 420 Park av; AT; Mar13; May1'18.

nom

5TH av, 13 (2:566), es, 50.8 n 8th, 35.3x 100

11TH av, 806-20 (4:1085), es, from 56th (Nos 550-1) to 57th (Nos 543-51), 200.10x 200, all; Annis M Sloane, 137 Riverside dr, to Chevrolet Motor Co of N Y, at 600 W 57th; 15yf May1918; Nov30'15; May2'18. taxes &c & net 18,000

East River (3:987) wharf property bet 19th & 20th sts; agmt modifying Ls dated May1'15; City N Y, by Comr of Docks, with O H Perry & Son, Inc, 41 Park row; Apr8; May1'18. nom

East River, adj Cuylers alley wharf 8 (1:2); power of atty to carry out terms of Ls, &c; Compania Transatlantica, at Barcelona, Spain, a Spannish corpn, to Jos Zaragoza y Aveno; Feb8; May1'18.

Pier 8, E R (1:2); with ½ of e bulkhead; City N Y, by Comr of Docks, to Compania Transatlantica de Barcelona, at pier 8, on South st; ext Ls 10yf Nov1'17; Oct16'17; May1'18. 33,000

Pier 17, N R (1:57), the lands under water adjacent to said pier begins at bulkhead line of year 1890 & 15.2 s of ss pier 17, runs w28.6 to pierhead line x70x irreg, contains 26,334 sq ft; City N Y, by Comr of Docks, to Rhinelander Real Estate Co, 31 Nassau; from Dec1'16 to May1'20; 10y ren; Mar22; May1'18. 7,255.60

Pier 17, N R (1:57), wharf property adjacent to said pier; agmt as to removal of structures to be erected upon or over lands under water, &c; Rhinelander Real Estate Co, 31 Nassau, with City N Y; Mar22; May1'18. nom

LEASES.

Borough of Bronx.

APRIL 26, 27, 29, 30, MAY 1 & 2.

Austin pl (10:2601), ses, 607.2 ne 144th, 27x120.9x94.9x100, all; Josephina Pellegrini, 703 E 187, to Saverio C Calano, 860 E 147; 1 11-12yf Jan1'18; Jan16; May1'18. for term 1913

Cypress av, 88 & 90 (10:2651), 3-sty bk bldg; Louisa P Wagner to Chas U Bay, Greeley Sq Hotel, Bway & 34th, doing business as firm Atlantic Surgical Cotton Co; 2 9-12yf Aug1; Apr5; Apr29'18. 1,200

Southern blvd, 1048 (10:2743), part used as moving picture theatre; David Rosing to Chas Rudy, 1320 Fulton av; 5yf May1; Apr18; Apr26'18. 1,500

Tremont av, 742 E (11:2951), all; Caesar E Schroeder to Geo Sell, 393 Bway; 5yf May1; Apr24; Apr26'18. 3,000

Tremont av, 1048 E (11:3021), str, &c; Bronx Co Realty Co to Gustav A Christian, 1020 E 178; 3yf May1; Apr29; Apr30'18. 900

MORTGAGES.

Borough of Manhattan.

APRIL 26, 27, 29, 30, MAY 1 & 2.

Attorney st, 107 (2:348), ws, 40 s Rivington, 20x50.8; Apr30; May1'18; 3y or sooner (error, mtg reads due May1'18?); 5%; Geo Bogatin, 928 Aldus, to Howard Hoffman, 16 Lenox rd Bklyn. 5,000

Beaver st, 23-5 (1:24), ns, 115.4 w Broad, runs w49.4xn66.1xw64.1 to es New (Nos 58-62) xne65.2xe41.2xnl1.3xe33.9xs25xe22.1xs 10.10 to beg; PM; May1'18; 3y5½%; 23-25 Beaver St Corpn, at 23 Beaver, to Metropolitan Trust Co, 60 Wall. 400,000

Beaver st, 23-5; also NEW ST, 58-62; PM; pr mtg \$400,000; May1; May2'18; 15y 5%; same to same. 225,000

Front st, 354-6 (1:243), ns, 325.2 w Jackson, 40.10x70; Apr20; May1'18; 3y5½%; Lena Jaroslowsky, widow, 356 Front, & Sophie Wald, 1224 Bryant av, & Rose, Leo & Ruth Jaroslowsky, infants, at 356 Front, by Clifford Boese, gdn, to John J Macking, 62 Park pl Bklyn. 4,000

Mercer st, 91-9 (2:485), 5xw Spring (Nos 106-112), runs w70.10xs76.1xw28.11xs50 xe 100 to st xnl26.1 to beg; PM; May1; May2'18; 10y5%; Bielty Realty Co, 35 Nassau, to Metropolitan Life Ins Co. 90,000

Mott st, 43 (1:164), ws, 150 s Bayard, 25x 91.8x25x92.11; PM; May1; May2'18; due & int as per bond; Dormond Realty Co, 299 Bway, to Harmon W Hendricks, 270 Park av, trste will Fanny Hendricks, for Edith Hendricks. 22,500

Mott st, 133 (1:237), ws, 25x100; ext of mtg for \$16,000 to Apr22'21, 5%; Apr13; May2'18; Blanche Heister as committee Berda Woods with Gaetano Malzone, 88 Mulberry, et al, individ, exrs & trstes Faust D Malzone. nom

New st, 58-62, see Beaver, 23-5.

Rivington st, 124 (2:354), ns, 80 w Norfolk, 20x75; pr mtg \$15,000; May1; May2'18; 1y6%; Sadie Dorfman, 3671 Bway, to Alex I Blum, 140 Henry. 4,000

Spring st, 106-12, see Mercer, 91-9.

Thompson st, 238-40 (2:538), es, 45.7 n 3d, 44.4x73.4x45.8x74.2; Apr29; May1'18; 5y 5%; Elena Realty Corpn, 40 S Washington sq, to Agostino Gazzolo, 297 7 av. 15,000

Thompson st, 238-40; certf as to mtg \$15,000; Apr29; May1'18; same to same.

Thompson st, 238-40; sobrn of mtg for \$50,000 to mtg \$15,000; Apr29; May1'18; Jos Frey, 71 S Washington sq, mtgee, with same. nom

Water st, 644 (1:260), ns, abt 140 e Scammel, 23x80; ½ pt; pr mtg \$1,000; Apr 26'18; 1y6%; Jas O'Neil, 59 Pearl, NY, & 18 Freedom av, Bklyn Hills, LI, to Anthony J De May, 25 Beaver. 1,500

Wooster st, 23 (1:228), ws, 284.9 n Canal, 22.7x100; PM; May1; May2'18; 5y5%; Jean Jeauume, 240 W 4, to Florence K Leopold, 48 E 80. 8,500

4TH st, 377-83 E (2:360), ns, 172.7 e Av D, 67.10x96; PM; May1'18; 5y or sooner, 5%; Horowitz Bros & Margaretan, Inc, to Julius Mautner, 970 Park av, et al, exrs &c Julius Fleischhauer. 23,000

6TH st, 235 E (2:462), ns, 126.11 w 2 av, 23.5x90.10; Apr30'18; due & int as per bond; Morris Gross to Title Guar & T Co, 12,000

7TH st, 31 E (2:463), ns, 250 w 2 av, 26x 74.10; ext of mtg for \$12,000 to Apr30'21, 5%; Apr1; May1'18; Kath Witz & Grace Corbet (both formerly Ganzennmuller), with Michl Pasvolksy, 61-62 Gingras av, Bergenfield, NJ (R S \$60). nom

8TH st, 3 & 5 W (2:572); ext of mtg for \$128,750 to June16'23, 5%; Apr25; Apr29 '18; Emigrant Indust Savings Bank with Edw Jansen, 108 W 18 (R S \$64.40). nom

15TH st, 619 E (3:983), ns, 388 w Av C, 25x103.3; also assign to ext of \$260 in mtg for \$3,500 rec Sept1'09, affecting 144TH ST, 419 E (6:1708), also assigns two mtgs rec in Kings Co for \$3,500 & \$3,000 affecting 8TH ST, 805 & 803 E (Bklyn); May1; May2'18; demand, int as per bond; Wm Becker, 882 Cauldwell av, to Bronx Security & Brokerage Co, at 258 E 138. 260

17TH st, 409 W (3:715), ns, 100 w 9 av, 25x92, except pt conveyed & dated Feb8 '02; PM; Apr26; Apr29'18; due May1'19, 5%; John Popper, Hamilton Gray & John W Rumpf to Park Trucking Co, 31 White. 8,000

17TH st, 445 W (3:715), ns, 225 e 10 av, 25x92; PM; Apr29; Apr30'18; due & int as per bond; Sadie M Mehaffey of West Hoboken, NJ, to Andrew Wagner, 42 Palisade av, West Hoboken, NJ. 10,000

23D st, 121 E (3:879), str Ls; Apr30; May1'18; due & int as per bond; Isidor, Harry & Morris Goldman to Granick's Buffet Lunch, Inc, 41 Park row. 13,500

23D st, 71 W (misc); leasehold & chattels, &c; Apr30; May2'18; due & int as per note; Kineto Co of America, Inc, to Ferdinand R Minrath. 20,000

23D st, 71 W; certf as to above note or mtg \$20,000; Apr30; May2'18; same to same.

25TH st, 320 W (3:749); ext of mtg for \$6,000 to Apr26'21, 5½%; Apr24; Apr29'18; Title Guar & T Co with Marie L Kuhnast at Oakland Heights, SI; Charlotte K Bender, Rye, NY, & Herman J Kenna at Oakwood Heights, SI (R S \$3). nom

32D st, 251 E (3:913), ns, 81 w 2 av, 19x 74; Apr25; Apr26'18; 3y5½%; Wm J & Geo B McSherry (the John A McSherry in bond) to Otto Munk, 575 Riverside dr. 5,500

35TH st, 76 W, see Bway, 1330.

35TH st, 433 W (3:733); ext of mtg for \$10,000 to Apr10'21, 5%; Apr10; Apr29'18; Emigrant Indust Savings Bank with Jos J Fay, 131 State st, Boston, Mass (R S \$5). nom

37TH st, 330-2 E (3:942), ss, 128 & 152 w 1 av, 2 lots, each 24x98.9; 2 exts of mtgs for \$10,000 each to Mar1'23, int as per bond; Apr3; May1'18; Henry A Sohl, 544 E 87, or 381 7 av, with Franz Flory, N Y (R S \$5 on each). nom

43D st, 325 W (4:1034); ext of mtg for \$28,500 to Mar1'21, 5½%; Apr17; May1'18; Lawyers Mtg Co with 48th St Co (Max Cohen et al, owners of subordinate mtgs consent to same). nom

43D st, 325 W (4:1034), ns, 325 w 8 av, 25x100.5; pr mtg \$25,000; Apr27; Apr30'18; 1y6%; 48th St Co to Oscar Schaefer, 809 Col av. 2,500

43D st, 325 W; certf as to mtg \$2,500; Apr27; Apr30'18; same to same.

43D st, 325 W; sobrn of mtg for \$15,000 to mtg \$2,500; Apr17; Apr30'18; Max Cohen, 790 Riverside dr, mtgee, with same. nom

43D st, 325 W; sobrn of mtg for \$13,000 to mtg \$2,500; Apr18; Apr30'18; Louis W & C Henry Riehl, 1002 6 av, mtgees, with same. nom

44TH st, 533 W, see 62d, 139 W.

46TH st, 26 W (4:1261), ss, 368.9 w 5 av, 18.9x100.5; Apr29'18; 3y or sooner, 5%; Clinton L Bagg to Edw Ashforth, 501 5 av, & ano, trstes will Harriet D Potter, 10,000

47TH st, 327 E (4:1340), ns, 375 e 2 av, 25x100.5; PM; pr mtg \$12,000; Apr25; Apr30'18; 2y6%; Ruth Hasinsky of Bronx, to Hattie, wife Aaron Miller, 700 W 179. 1,500

51ST st, 151 E (5:1306), ns, 121 e Lex av, 21x100.5; Apr22; Apr30'18; due & int as per bond; Mary E Kelly of New Rochelle, NY, to Title Guar & T Co. 6,000

51ST st, 302-4 W (4:1041); ext of mtg for \$40,500 to Mar1'23, or sooner, 5%; Apr 16; Apr29'18; Wm M Walker of Bayville, LI, with Michl Naftal (R S \$20.25). nom

52D st, 163-5 E, see 3 av, 858.

53D st, 8 W (5:1268), ss, 175 w 5 av, 27.6 x100.4; PM; Apr25; Apr26'18; 7y or sooner, 5%; Chas D Wetmore, 16 E 47, to Central Trust Co of N Y, 54 Wall, & ano, exrs & trstes Lillian S Gillespie. 60,000

54TH st, 46 W (5:1269), ss, 163 e 6 av, 22x100.5; PM; Apr26; Apr30'18; due May1 '23, 5½%; Benj Nicoll to N Y Trust Co, 26 Broad. 40,000

55TH st, 151 W, see 7 av, 867-71.

57TH st, 327 E (5:1350), ns, 300 w 1 av, 22x100.5; PM; Apr29; May1'18; due & int as per bond; Gustav R Lindenschmidt to Lawyers Mtg Co. 9,500

58TH st, 336 W (4:1048), ss, 355 e 9 av, 20x100.5; ext of mtg for \$15,000 to May8 '21, 5½%; Apr25; May1'18; Bankers Trust Co, trste will Wm J Haddock, with Hy Moeller, 341 W 57 (R S \$7.50). nom

62D st, 139 W (4:1134), ns, 350 e Ams av, 25x100.5, all of; also 44TH ST, 533 W (4:1073), ns, 350 e 11 av, 25x100.5; 1-5 pt; also the following in Bklyn; AV G, swc 95th, 75x100; CANARIE LA, sec Varkens Hook rd, 169 to cl E 88th x100x204x107.10; also E 88TH ST, cl adj land Meta Helmsken, 78.3x irreg x77.6x135, with AT in Av F & Canarsie la; also ROCKAWAY AV, ws, 259.1 s Foster av, 125.4x125x121.9x 138.2; also 11TH ST, sws, 202.11 se 6 av, 16.8x100; pr mtg \$—; Apr22; May2'18; 5y 4%; Heme Realty Co & Eliza Schneider of Bklyn to Reinhard Gennerich, 416 W 146 & ano. 5,554

62D st, 139 W; also 44TH ST, 533; also property in Brooklyn; certf as to mtg \$5,554; Apr22; May2'18; Heme Realty Co to same.

63D st, 12 E (5:1377); ext of mtg for \$45,000 to May20'21, 5½%; Apr16; Apr29 '18; Eliz A Galway with John G Agar (R S \$22.50). nom

64TH st E, nwc Lex av, see Lex av, 844-8.

69TH st, 338 E (5:1443); ext of mtg for \$4,000 to Apr25'21, 6%; Apr25; Apr27'18; N Y Title & Mtg Co with Jos Heiman, 714 W 181 (R S \$2). nom

69TH st, 310 W (4:1180), ss, 200 w West End av, 25x100.5; Apr26; Apr30'18; due Apr 30'23, 5%; Lorenzo Lagomarsino to Walther Lutgen at Redding, Conn, exr Paul E Lutgen. 9,000

70TH st, 112-4 W (4:1141), ss, 100 w Col av, 38.6x100.5; Apr25; Apr26'18; 1y6%; Martha T Kelly to Ella K Shugrue, 56 Baxter av, Elmhurst, LI. 7,000

71ST st, 9 E (5:1386), ns, 195 e 5 av, 80x 102.2; Oct9'14; re-recorded from Oct9'14 to correct mortgagor's name from Edwin H Van Ingen; Apr30'18; due Oct9'19 or sooner, 5%; Edward H Van Ingen, NY, to Henry A C Taylor, at South Portsmouth, RI. 150,000

72D st, 26 E, see Madison av, sec 72.

73D st, 247 W, see Bway, 2101-15.

74TH st, 230 W, see Bway, 2101-15.

81ST st, 210 W, see Bway, 2260-8.

82D st, 64 W (4:1195), ss, 187 e Col av, 19x102.2; PM; Apr26'18; 5y or sooner, 5%; Carolyn Jacoby, 66 W 82, to Caroline O'Connor, 652 Mad av. 16,000

86TH st, 447 E (5:1566), ns, 100 w Av A, 25x100.8; also 100TH ST, 111 W (7:1855), ns, 200 w Col av, 25x100.11; also AMSTERDAM AV, 1752 (7:2078), ws, 25 s 147th, 24.10x100x24.9x100, with AT to strip on s 0.1x100; Apr29'18; 3y6%; Rudolph Kleinschmidt at Stapleton, SI, individ & as exr Friedericka Kleinschmidt, to Edw W Thompson, 24 Prospect st, Stapleton, SI. 1,000

91ST st, 110 E (5:1520), ns, 195 e Park av, 15x100.8; Apr30'18; due & int as per bond; Clara V Murphy to Title Guar & T Co. 8,000

100TH st, 111 W, see 86th, 447 E.

101ST st, 121-3 W (7:1856), ns, 193.4 w Col av, 31.8x100.11; PM; pr mtg \$29,000; May1; May2'18; due & int as per bond; Millie Rosenberg, 894 Riverside dr, to Nat-sim Corpn, 55 John. 12,000

103D st, 246-52 W (7:1874), ss, 100 e West End av, 72x100.11; pr mtg \$350,000; May1; May2'18; 3y or sooner, 6%; The 250 West 103d St Corpn to Ryzo Realty Co, 299 Bway. 47,500

103D st, 246-52 W; certf as to mtg \$47,500; May1; May2'18; same to same.

103D st, 246-52 W; sobrn of mtg for \$20,000 rec Sept8'16 to mtg \$47,500; May 1; May2'18; Finn Holding Co, mtgee, with same. nom

106TH st, 164 E (6:1633); ext of mtg for \$7,000 to May1'21, 5½%; Apr26'18; John J Egan, 441 E 58, with Michl Keane, 1137 3 av (R S \$3.50). nom

107TH st, 164 E (6:1634), ss, 196 w 3 av, 28.3x100.11; PM; Apr30; May1'18; 5y5%; Herman Steinbuehler, Inc, 164 E 107, to Louis A Ansbacher, 2 W 86, & ano, exrs Adolph E Ansbacher. 13,500

108TH st, 17 E (6:1614), ns, 244 e 5 av, 26x100.9; pr mtg \$15,500; Apr30'18; 2y6%; Wm & Minnie Doerfler to Hannah C Den-nin, 323 E 24. 1,000

108TH st, 233 E (6:1658), ns, 175 w 2 av, 25x100.11; PM; Apr30; May1'18; installs, \$250 annually, 5%; Salvatore di Gesare, 15 Monroe, to Central Trust Co of NY, 54 Wall. 6,500

108TH st, 434-40 E, see Pleasant av, sw c 108.

111TH st E, nwc Madison av, see Madison av, 1632-4.

111TH st E, nwc Madison av, see Madison av, 1672.

114TH st, 419 E, see 15th, 619 E.

115TH st, 411 W (7:1867), ns, 233.4 e Ams av, 66.8x100.11; ext of mtg for \$72,000 to May1'21, 5%; Apr17; May1'18; Martha E Hoffert of Middletown, Conn, with Union Dime Savings Bank, 701 6 av (R S \$36). nom

116TH st, 206 E (6:1665), ss, 105 e 3 av, 20x100.11; PM; Apr30; May1'18; 5y5%; Jos Rinaldi, 306 E 116, to Anna J Elysson, 206 E 116 (in deed this was changed to 306 E). 4,500

118TH st, 104 E (6:1645), ss, 30 e Park av, 20x50.5; pr mtg \$6,000; May1; May2'18; installs, \$100 semi-annually, 6%; Amalia Rosenberg, 203 W 121, to Seymour P Kurzman, 755 Park av. 500

118TH st, 311 W (7:1945), ns, 200 w 8 av, 25x100.11; Apr26; Apr27'18; 3y5½%; Chas E Haskell, 227 Main st, Orange, NJ, to Universal Savings Bank, 87 Liberty. 13,500

118TH st, 311 W; pr mtg \$13,500; Apr26; Apr27'18; 1y, int as per bond; same to Jas H Cruikshank at Freeport, LI. 1,000

130TH st, 133 W (7:1915), ns, 350 e 7 av, 16.8x99.11; PM; pr mtg \$—; Apr30; May1'18; installs, 6%; John W Simpson, 90 W 134, to Kath L Minifie, 284 Willis av. 3,000

132D st, 16 E (6:1756), ss, 270 e 5 av, 30 x99.11; PM; Apr30'18; 3y6%; Sydney Gubin to Leo Buerger, 1312 Mad av. 9,000

132D st, 16 E; pr mtg \$9,000; Apr30'18; demand, 6%; same to Philip M Kayden, 726 E 181, Bronx. 3,500

133D st, 218 W (7:1938), ss, 373 w 7 av, 27x99.11; pr mtg \$—; Apr26; Apr27'18; due May1'20, 6%; Israel Goldstein & Henrietta, his wife, to Ray Goldstein, 139 W 117. 10,000

134TH st, 5-9 E (6:1759), ns, 100 e 5 av, 100x99.11; sobrtn of mtg for \$250,000, rec Sept 6, 1895, to 21 year lease from May 18; Apr 26; Apr 29/18; Farmers Loan & Trust Co, trste under deed of trust by James Everards Breweries, dated Sept 4, 1895, with Andrew Davey, Inc, 350 Greenwich. nom

134TH st, 5-9 E; agmt as to amendment so as to permit sobrtn of mtg for \$250,000 to said Ls; also agmt as to asn rents under Ls, etc; Apr 25; Apr 29/18; James Everards Breweries, 12 E 133, with Farmers Loan & Trust Co, 22 Wm, as trste under above deed of trust. nom

136TH st, 221 W (7:1942), ns, 251 w 7 av, 17x99.11; PM; Apr 30; May 1/18; due & int as per bond; Herbert I Thomas to Harry Bowman, 61 Hamilton pl. 7,100

141ST st, 471 W (7:2058), ns, 70 e Ams av, 18x99.11; pr mtg \$11,250; Apr 19; May 1/18; due Mar 22/21, 4%; Wm C M & Dorothy A Steffens, 471 W 141, to Jacob Hass-lacher, 400 W 147. 1,500

143D st, 458-60 W (7:2058), ss, 125 w Convent av, 45x99.11; ext of mtg for \$45,000 to June 1/20, 5%; July 6/17; May 1/18; Brooklyn Trust Co, 177 Montague st, Bklyn, with John J Long, 455 W 144. nom

163D st, 601 W, see Bway, 3901-5.

166TH st, 457-9 W (8:2111), ns, 200 e Ams av, 50x76.6; ext of mtg for \$34,000 to May 1/23, 5%; Apr 30; May 1/18; Lampert Mfgs Supply Co, 511 Bway, with Zachary Heller, 521 W 149 (R S \$17). nom

166TH st, 457-9 W (8:2111), ns, 200 e Ams av, 50x76.6; pr mtg \$34,000; May 1/18; 5y6%; Millie Rosenberg to Israel Freidus, 550 W 158. 7,500

188TH st, 546 W (8:2158); ext of mtg for \$4,000 to Mar 1/21, 5y6%; Mar 5; May 2/18; Lawyers Title & T Co with Julie E Web-ber (R S \$2). nom

Av D, 101 (2:377), ws, 73 n 7th, 24.4x115; PM; May 1/18; due & int as per bond; Mir-iam Zucker to Lawyers Mtg Co. 14,000

Amsterdam av, 790 (7:1870), ws, 125.9 n 98th, 14.6x34.1x17x84; ext of mtg for \$9,000 to May 1/20, 5y6%; Apr 25; Apr 30/18; Henry Grunhut, 790 Ams av, with Frances A Eno Welch, 50 Burton st, Hartford, Conn. nom

Amsterdam av, 820 (7:1872); ext of mtg for \$35,000 to Apr 1/20, 5y6%; Apr 27; May 1/18; Melville J Scholle, 46 E 74, & ano, trstes will Jacob Scholle, with Leon S Ross, 63 E 75, & ano, exrs & Saml Ross (R S \$17.50). nom

Amsterdam av, 1409 (7:1969); ext of mtg for \$16,000 to Feb 25/21, 5y6%; Apr 27; May 2/18; Bankers Trust Co, trste will Jos M Graham, with Alfred W Levi, 60 W 129 (R S \$8). nom

Amsterdam av, 1752, see 86th, 447 E.

Broadway, 1330, or 6th av, 594 (3:836) sec 35th (No 76), 18.9x60; ext of mtg for \$75,000 to May 18/21, 5y6%; Apr 20; May 1/18; Bankers Trust Co trste will Oliver S Car-ter, for Kate L Macy et al, with Arthur McAleenan, "Apthorp Apts", 78th st & Bway, et al (R S \$37.50). nom

Broadway, 2101-15 (4:1165), swd 74th (No 230), runs w185xsl02.2xw—xsl02.2 to ns 73d (No 247) xed249.3 to Bway xn213.8 to beg; pr mtg \$1,700,000; Apr 2; Apr 27/18; due & int as per bond; Onward Constn Co to Bond & Mtg Guarantee Co, 175 Remsen st, Bklyn. 90,000

Broadway, 2101-15, ws, from 73d (No 230) to 74th (No 247); two certs as to mtgs \$90,000 each; Apr 2; Apr 27/18; same to same.

Broadway, 2260-8 (4:1229), begins 81st (No 219), ns, 212.5 w Ams av, 182.8 to es Bway x102.2x181.9x102.2; ext of mtg for \$875,000 to Mar 1/21, 5y6%; Apr 17; Apr 26/18; Flinn Realty Corp with Metropolitan Life Ins Co (R S \$437.50). nom

Broadway, 3901-5 (8:2137), nwc 163d (No 601), 99.11x125; ext of mtg for \$15,142.86 to Apr 1/23, int as per bond; also agmt as to assign of rents, &c, & consent to ext of pr mtg \$170,000 held by Metro-politan Life Ins Co; Apr 11; May 1/18; Elythe H Blumenstiel, 50 Central Park W (owns 5-6 pts), & Albt Blumenstiel, 108 E 60 1-6 pt), with Sol Friedman, 8 E 80. nom

Claremont av, 182 (7:1993), es, 100 n 125th, 40x100; pr mtg \$34,000; May 1; May 2/18; due Jan 1/19, 6%; Fairlawn Realty Co, 165 Bway, to Dividend Realty Corp, 215 Montague st, Bklyn. 2,600

Claremont av, 182; certf as to mtg \$2,600; May 1; May 2/18; same to same.

Edgecombe av, 145-7 (7:2051), ws, 715 s 145th, 45x105.7x23.4x97.2; Apr 26; Apr 27/18; due Jan 20/32, 5%; Broadway-Audubon Co, 503 W 177, to Natsim Corp, 55 John. 1,000

Edgecombe av, 145-7; certf as to mtg \$1,000; Apr 26; Apr 27/18; same to same.

Edgecombe av, 149-51 (7:2051), ws, 675 s 145th, 40x97.2x41.2x87.2; Apr 26; Apr 27/18; due Jan 20/32, 5%; Broadway-Audubon Co, 503 W 177, to Natsim Corp, 55 John. 1,000

Edgecombe av, 149-51; certf as to mtg \$1,000; Apr 26; Apr 27/18; same to same.

Edgecombe av, 153-5 (7:2051), ws, 635 s 145th, runs w100xsl.9xse21.9xsw35.8x87.2 to av xn40 to beg; Apr 26; Apr 27/18; due Jan 20/32, 5%; Broadway-Audubon Co, 503 W 177, to Natsim Corp, 55 John. 1,000

Edgecombe av, 153-5; certf as to mtg \$1,000; Apr 26; Apr 27/18; same to same.

Edgecombe av, 157-9 (7:2051), ws, 595 s 145th, 40x100; Apr 26; Apr 27/18; due Jan 20/32, 5%; Broadway-Audubon Co, 503 W 177, to Natsim Corp, 55 John. 1,000

Edgecombe av, 157-9; certf as to mtg \$1,000; Apr 26; Apr 27/18; same to same.

Lexington av, 777 (5:1395), es, 40.5 s 61st, 20x80; PM; Apr 16; Apr 26/18; due May 1/23, 5%; Frank Sokol, 788 Lex av, to Edw Oppenheimer, 118 E 61, & ano. 25,500

Lexington av, 844-8 (5:1391), nwc 64th, 50.5x80; Apr 30; May 2/18; 3y5y6%; Gerard Beekman at Oyster Bay, LI, indivd & heir, & Wm Foulke of New Rochelle, NY,

exrs Cornelia A Beekman, to Walter F Kingsland, 22 Ave du Bois de Boulogne, Paris, France. 16,500

Lexington av, 850-4 (5:1399), ws, 50.5 n 64th, 50x80; Apr 30; May 2/18; 3y5y6%; Ger-ard Beekman at Oyster Bay, LI, to Walter F Kingsland, 22 Ave du Bois de Boulogne, Paris, France. 13,500

Lexington av, 1699 (6:1634), es, 73.11 s 107th, 27x82.9; PM; pr mtg \$10,000; Apr 18; May 2/18; 3y or sooner, 6%; Louis Eleier, 152 W 118, to Providential Realty & In-vesting Co, 233 Bway (R S \$1.25). 2,500

Madison av, 419 (5:1284), es, 61 n 48th, 19.6x100; Apr 30; May 2/18; 3y5y6%; Gerard Beekman at Oyster Bay, LI, indivd & heir, & Wm Foulke of New Rochelle, NY, exrs Cornelia A Beekman, to Walter F Kingsland, 22 Ave du Bois de Boulogne, Paris, France. 30,000

Madison av, 51386, sec 72d (No 26), runs sl02.2xe58.3xn22.2xw18.3xn80 to st xw 40 to beg; PM; Apr 29/18; due May 1/23 or sooner, 4%; Raymond H Kutner of Bronx to Dime Savings Bank of Brooklyn at 9 De Kalb av, Bklyn. 200,000

Madison av, 1672 (6:1617), nwc 111th, 21 x50; pr mtg \$—; Apr 17; Apr 29/18; 3y6%; Goldman Real Estate Corp to Eliz K Dooling, 179 E 80. 2,000

Madison av, 1672; certf as to mtg \$2,000; Apr 17; Apr 29/18; same to same.

Madison av, 1672, see Madison av, 1682-4.

Madison av, 1682-4 (6:1617), ws, 60.11 s 112th, 39.11x50, as collateral for \$2,000 on bond of Goldman Real Estate Corp, covering MADISON AV, 1672 (6:1617), nwc 111th; pr mtg \$—; Apr 17; Apr 29/18; 3y 6%; Nachson Goldman to Eliz K Dool-ling, 179 E 80. 2,000

Pleasant av (6:1701), swc 108th (Nos 434-40), 100.11x93; Apr 30; May 2/18; 5y5y6%; Markstone Realty Co, 505 E 171, Bronx, to Wm Rankin, 119 W 77. 15,000

West End av, 251-5 (4:1183), ws, 85 n 71st, runs w100xn60.10xe7 & 93 to av xs 57.3 to beg; Apr 29/18; due May 1/23, 5%; 255 West End Ave Corp at 299 Madison av, to U S Title Guaranty Co, 32-4 Court, Bklyn. 325,000

West End av, 251-5; certf as to mtg \$—; Apr 26; Apr 29/18; same to same.

1ST av, 1025-31 (5:1349); agmt spread-ing three mtgs for \$30,000, \$17,000 & \$17,000 respectively, & all rec Nov 1/05, so as to make one mtg for \$64,000, \$57,000 of which is still due; Apr 30; May 1/18; Win-ternitz Realty Corp, 103 Park av, owner, with Estate of Thos Suffern, Inc, 10 Pine, mtgee. nom

1ST av, 1025-31; ext of three mtgs for \$57,000 aggregate & not spread as above, to May 1/21, 5y6%; Apr 30; May 1/18; same with same (R S \$28.50). nom

2D av, 472 (3:932), with right of way to 27th; leasehold; PM; Apr 24; Apr 26/18; due as per bond, 6%; Jos Amato, 201 W 23, & Jacob Habib, 57 E 115, to David Hauser, 343 E 55. 1,500

2D av, 655 (3:916), ws, 49.4 s 36th, —x—; agmt as to ownership of bond & mtg for \$14,000, now \$13,500, rec Jan 3/10; Feb 26/15; May 1/18; Lawyers Mtg Co (owns 1,000), with Morris & Ellis Ratner, 2030 Clinton av (owns \$12,500). nom

2D av, 695 (3:918); ext of mtg for \$7,400 to Mar 1/21, 6%; Apr 15; May 1/18; Henry M Popham, at Flushing, B of Q, trste will Henry Meigs, with Annie Goldberg, 1449 Bryant av, admtrix Abr Goldberg (R S \$3.70). nom

2D av, 2132 (6:1681), es, 50.8 s 110th, 25x 75; AT; pr mtg \$9,000; May 1; May 2/18; due & int as per bond; Vincenzo Spragna to Antonietta Di Lucia, 453 E 117. 1,250

2D av, 2410-2 (6:1800); agmt that \$8,000, an int in mtg for \$20,000, rec Oct 1/07, has been paid & discharged by party 2d pt to party 1st pt & party 1st pt releases party 2d pt from any claim in said mtg & that title to said mtg as against party 1st pt shall be absolute & complete, etc; Apr 15; May 2/18; Freehold Constn Co with Irene Marx, 1845 7 av. nom

3D av, 858 (5:1307), nwc 52d (Nos 163-5), 25.5x106.4x25.5x107.9; PM; Apr 30; May 1/18; 3y5y6%; Thos H O'Brien, 358 3 av, to Edw H & Harold K Mount, 159 Remsen, Bklyn. 32,000

3D av, 858, nwc 52d (Nos 163-5); PM; pr mtg \$32,000; Apr 30; May 1/18; 3y6%; Thos H O'Brien, 146 E 52, to Wm Graber, 7709 20 av, Bklyn. 6,500

3D av, 860 (5:1307), ws, 25.5 n 52d, 25x 100.7x25x101.8, with AT to strip in rear 25x5; PM; Aug 30; May 1/18; due & int as per bond; Isaac Fass to Title Guar & T Co. 14,000

3D av, 866, see 3d av, 868.

3D av, 868 (5:1307), ws, 75.5 s 53d, 16.8x 101.8x16.8x100.9; also 3D AV, 866 (5:1307), ws, 92.1 s 53d, 16.8x102.7x16.8x101.8, 1-6 pt; Apr 29; May 2/18; due May 1/20, 6%; Oscar C Jackle, 1190 Clay av, Bronx, to Harry Van Alst, 277 Jamaica av, L I City, B of Q. 920

5TH av, 572 (5:1262), ws, 75.5 s 47th, 25 x100; ext of two mtgs for \$310,000 to Apr 10/21, 5%; Mar 15; May 2/18; Frederick A Clark at Cooperstown, NY, with Henry A Budd at Garden City Hotel, Garden City, LI (R S \$155). nom

6TH av, 594, see Bway, 1330.

7TH av, 493-5 (3:812); certf as to re-ceipt of \$2,000 on a/c of mtg for \$10,000 rec Feb 15/13 & that \$4,000 is now due; Apr 27; Apr 30/18; Jas C Thomas, mtgee, to Bookside Realty Co, owner. nom

7TH av, 867-71 (4:1008), es, 50.5 n 55th, runs el00xs50.5 to ns 55th (No 151) xe25xn 117.2xw25.1xn10.3xw100 to avxs75 to beg; PM; pr mtg \$520,000; Apr 30; May 1/18; due Dec 1/24, 5%; Hotel Wellington Corp, 871 7 av, to Welham Co, 14 E 28. 48,500

7TH av, 867-71 (4:1008); also 55TH ST, 151 W; ext of mtg for \$520,000 to Mar 1/21, 5%; Apr 30; May 1/18; Welham Co with Metropolitan Life Ins Co (R S \$260). nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Baldwin, L I (misc); certf as to mtg \$4,000; Jan 9; Apr 29/18; Baldwin Harbor Realty Co to Eversley Childs.

Certificate (misc) as to mtg \$—; Apr 26/18; Challenge Printing Co to David Greenbaum.

Chattel mtg (misc); consent to mtg \$1,000; Apr 25; Apr 26/18; Market & Harlem Auto Trucking Co to Augustus C Lock-wood & ano.

Manhasset, LI (misc); certf as to mtg \$5,000; Aug 20/16; Apr 26/18; North Shore Building Co to John J Hoff.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

APRIL 26, 27, 29, 30, MAY 1 & 2.

Cherry st, 24-30 (1:112); also PEARL ST, 384, mtg \$15,000; also OAK ST, 5, mtg \$10,000; also PEARL ST, 384, & OAK ST, 5, mtg \$10,000; also NEW BOWERY, or PEARL ST, sec Oak, 36x69x54.9x37.9; Geo B Vanderpool, exr Jacob Vanderpool, to Geo B Vanderpool, 12 W 72, as trste same will; AT; (A) Leonidas Dennis, 45 Cedar (5 mtgs, \$100,000, May 1/05; 15,000, May 1/05; 10,000, May 1/05; \$10,000, Oct 1/07, & \$6,000, May 15/12); Apr 26/18. court order

Cherry st, 24-30, &c (1:112); same prop-erties as above; Geo B Vanderpool, trste same will, to Minnie McDermott, 490 Riv-erside dr, gdn Cath A Vanderpool; (A) same (an int of \$33,333.34 in above mtg for \$100,000; \$5,000 of \$15,000; \$3,333.34 each in each of \$10,000, & \$2,000 in said mtg for \$6,000); Apr 26/18. court order

Franklin st, 178-80 (1:187); Isaac B Ripin & ano, exrs Danl Rosenbaum to Ida Rosenbaum, 260 Decatur, Bklyn; (A) M B & D W Blumenthal, 35 Nassau (\$17,000, Mar 25/15); Apr 27/18. nom

Greenwich st (1:142), nwc Duane, 50x20; City Real Estate Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$20,000, July 3/17); May 2/18. 20,000

Hudson st, 638-40 (2:627); Benj Blum-enthal & ano, exrs Danl Rosenbaum, to Benj Blumenthal, 981 Park av, trste Danl Rosenbaum (owns \$30,000), & Ida Rosen-baum, 260 Decatur st, Bklyn (owns \$10,000); (A) M B & D W Blumenthal, 35 Nas-sau (\$48,000 (now \$40,000), Jan 4/12); Apr 27/18. 40,000

Suffolk st, 27 (1:312); P Henry Dugro & ano, trstes will Anthony Dugro, to Max Monfried, 1057 Hoe av, Bronx, or 299 Bway (\$33,000, June 6/07); May 1/18. 29,000

1ST st, 41 E (2:442); Lawyers Mtg Co to Kath L Brown, 829 Park av, as col-lateral; (A) Cary & Carroll, 59 Wall (\$22,000, April 1/07); Apr 26/18. 20,000

5TH st, 624 E (2:387); Crown Operating Co, 320 Bway, to Saml Kadin, 1800 7 av; (A) I Apfel, 299 Bway (an int of \$4,250 in mtg \$17,500, June 2/14); May 1/18. 100

11TH st, 420 E (2:438); Albro Akin & ano, trstes will Sarah Akin, to Robt C Sands, 140 W 57; (A) Middlebrook & B, 46 Cedar (\$13,000, Jan 1/07); Apr 29/18. 13,173.33

11TH st, 223-5 W (2:614); Isaac B Ripin & ano, exrs Danl Rosenbaum, to Simon B Blumenthal, 981 Park av; (A) M B & D W Blumenthal, 35 Nassau (2 mtgs, each \$9,500, Dec 29/11); Apr 27/18. nom

12TH st, 607 E (2:395); Title Guar & T Co to City Real Estate Co, 176 Bway; (A) Title Guar & T Co (\$15,000, Nov 14/12); May 2/18. nom

19TH st, 144-6 W (3:794); Emil Reich to Saml Bergmann, 1145 President, Bklyn; AT; (A) Herman Gottlieb, 299 Bway (\$10,000, May 23/17); Apr 26/18. 100

42D st, 208 W (4:1013); Mutual Life Ins Co of N Y to Geo Ehret, 1197 Park av; (A) Edw M Burghard, 111 Bway (two mtgs, \$20,000, July 17/02, & \$16,500, Dec 13/05); May 2/18. 25,000

43D st, 325 W (4:1034); Lawyers Mtg Co to Society for the Relief of Half Or-phan & Destitute Children, c/o Harris D Colt, treasurer, 30 Broad; (A) Lawyers Mtg Co (\$28,500, Aug 8/12); Apr 27/18. 23,000

56TH st, 320 W (4:1046); N Y Title & Mtg Co to Carl Michael Eger, Norwegian Home for the Aged, Inc, 112 Pulaski, Bklyn; (A) N Y Title & Mtg Co (\$12,500, Apr 25/18); Apr 26/18. 12,500

66TH st W (4:1178), 100 w West End av, 40x100.5; Title Guar & T Co to Charlton D Cooksey at New Haven, Conn, & ano; (A) Title Guar & T Co (\$8,500, April 1/11); Apr 29/18. 8,500

66TH st W (4:1178), ns, 100 w West End av, 40x100.5; Charlton D Cooksey & ano to Guaranty Trust Co of N Y, 140 Bway, trste Geo L Stebbins; (A) same (same mte); Apr 29/18. 8,500

66TH st W (4:1178), ns, 100 w West End av, 160x100.5; Title Guar & T Co to Charl-ton D Cooksey at New Haven, Conn, & ano; (A) Title Guar & T Co (\$40,000, June 6/10); Apr 29/18. 31,500

66TH st W (4:1178), ns, 100 w West End av, 160x100.5; Charlton D Cooksey & ano to Guaranty Trust Co of N Y, 140 Bway, trste Geo L Stebbins; (A) same (same mte); Apr 29/18. 30,000

69TH st, 338 E (5:1443); Caroline Truax at Hotel Savoy to N Y Title & Mtg Co (\$6,000 (now \$5,000), April 1/10); Apr 27/18. 4,000

69TH st, 338 E (5:1443); N Y Title & Mtg Co to Isabella Loring, 39 W 72; (A) N Y Title & Mtg Co (\$6,000, Apr1'10); May 2'18. 4,000

80TH st, 133 E (5:1509); Maurice M Sternberger, 117 W 74, trste Chas Sternberger, will of Meyer Sternberger, to Fredk Lese, 133 E 80, or 35 Nassau (\$12,000, Mar25, 1889); Apr29'18. 12,000

80TH st, 154 E (5:1508); Louis A Hirsch to Isidore Hirsch, 1361 Mad av; (A) Lawyers Title & T Co (\$17,000 (now \$12,000), Oct21, 1890); May1'18. 12,000

80TH st, 207 E (5:1526); Jos M Adrian, 137 E 34, exr Susan Mount, to Philomena Spies, 816 E 156, Bronx; (A) Clarence J Hand, 50 Broad (\$15,000, June30'10); May 2'18. 15,000

82D st E (5:1545), ns, 310.11 e 2 av, 17.11 x102.2; Martha Josephthal, 271 Central Pk W, to Anna H Moldenke at Watchung, NJ, & ano, trstes for Sophia M Moldenke, will of John D Heins; (A) Title Guar & T Co (\$5,500, Dec9, 1885); May2'18. 5,500

85TH st, 165 W (4:1216); Nellie L Altken to N Y Trust Co, 26 Broad; (A) Murray, P & H, 37 Wall (\$16,000, June18'07); Apr 26'18. nom

92D st W (4:1240), ns, 80 e West End av, 40x100.8x irreg; Alfred M Hoyt to Rosina S Hoyt, NY; (A) Daly, H & M, 15 Wm; (\$50,000, Dec20, 1897); Apr29'18. nom

104TH st, 225 E (6:1654); Mary A Powell, widow, 526 W 152, to Alonzo Powell, 2 St Nicholas pl (\$6,000, Oct24'05); Apr26'18. nom

106TH st, 164 E (6:1633); Jos Hesdorfer, 42 E 73, to John J Egan, 441 E 58; (A) Edw J McGuire, 51 Chambers (\$15,000, Apr 28'04); Apr26'18. 7,000

107TH st, 304-S E (6:1678); Karl R Finestone, 866 So Blvd, Bronx, to Jacob A Hirschman, 23 W 113, & ano; (A) Fitch & Grant, 32 Nassau (three mtgs, \$2,000 each, Mar30'17); Apr27'18. O C & 4,750

117TH st, 366 W (7:1943); Grenville Kane, at Tuxedo Park, NY, to Geo F Baker, Jr, 260 Mad av; (A) Lawyers Mtg Co (\$18,000, Nov2'04); Apr26'18. nom

117TH st, 366 W (7:1943); U S Trust Co of N Y trste will John Wolfe for benefit John Wolfe et al to Grenville Kane at Tuxedo Park, NY; (A) Lawyers Mtg Co (\$18,000, Nov2'04); Apr26'18. nom

118TH st, 311 W (7:1945); Jas H Cruikshank at Freeport, LI, to Leo Lewek, 126 5 av; (A) Otterbourg, S & H, 200 5 av (\$1,000, Apr27'18); Apr27'18. O C & 100

132D st, 29 E (6:1757); Zoltan Friedmann to Saml Liberman, 5520 15th av, Bklyn, as collateral for \$3,600; (A) Fried & Krakower, 299 Bway (\$7,000 (now \$4,500), May 18'09); Apr26'18. nom

134TH st, 25-W (6:1732); American Mtg Co to Anna Sands; (A) Middlebrook & B, 46 Cedar (\$13,000, Aug24'08); Apr29'18. 13,115.56

135TH st, 238 W (7:1940); American Mtg Co to Robt C Sands, 140 W 57; (A) Middlebrook & B, 46 Cedar (\$4,000, June29'16); Apr29'18. 4,056.11

175TH st W (8:2131), ss, 25 w Audubon av, 25x140.11x25.1x143.3; Eleanor F Brazeau to Mary H Marburg, 50 Franklin pl, Montclair, NJ; (A) Foster & T, 141 Bway (\$5,000 (now \$3,200), Dec5'10); May1'18. nom

188TH st, 546 W (8:2158); Anna M Boyd of Jersey City, NJ, to Lawyers Title & T Co (\$5,000, Jan5'15); May1'18. 5,000

188TH st, 546 W (8:2158); Lawyers Title & T Co to Miles C & Cora M Macon, 452 Ft Washington av; (A) Lawyers Title & T Co (\$5,000, Jan5'15); May2'18. 4,000

225TH st W (8:2215-319), ws, 173.2 n Marble Hill av, 30x100; Fannie F Welch to Alice F Einstein of Pompton Lakes, N J, & ano, exrs, & Emanuel Einstein; (A) Thos E Rush, 22 Wm (\$5,000, May1'06); May1'18. 5,000

Av A (5:1467), nwc 72d, 25.8x100; American Equitable Assur Co of N Y to Geo A Evalenko, 181 E 75; (A) Title Guar & T Co (\$19,000, Oct26'17); Apr30'18. 19,000

Amsterdam av, 700 (4:1225); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$15,000, Mar29, 1892); May2'18. 15,000

Broadway (8:2137), nwc 163d, 99.11x125; Caroline Truax at Hotel Savoy to Leo Schlesinger, 5 E 58; (A) Stoddard & M, 128 Bway (\$7,500 now \$750), Dec11'12); Apr30'18. 750

Wadsworth av, 367 (8:2169); Peter E Maguire to Abegail Maguire, both at 1070 Walton av, Bronx (A) Harold M Greenebaum, 32 Bway (\$2,000, Apr16'18); Apr29'18. nom

West End av (4:1183), ws, 85 n 71st, 57.3 x100x60.10x100; U S Title Guaranty Co of Bklyn to Dime Savings Bank of Bklyn, 9 De Kalb av, Bklyn; (A) U S Title G Co, 32 Court st, Bklyn (\$325,000, Apr29'18); May 1'18. 325,000

1ST av, 1025 (5:1349); New Netherland Bond & Mtg Co, 49 Wall, to T Suffern Tailer at Newport, RI; (A) Title Guar & T Co (\$17,000, Nov16'05); May1'18. O C & 500

1ST av, 1025; T Suffern Tailer at Newport, RI, to Estate of Thos Suffern, Inc, 10 Pine; AT; (A) Title Guar & T Co (same mtg); May1'18. 500

1ST av, 1027 (5:1349); New Netherland Bond & Mtg Co, 49 Wall, to T Suffern Tailer at Newport, RI; (A) Title Guar & T Co (\$17,000, Nov16'05); May1'18. O C & 500

1ST av, 1027; T Suffern Tailer at Newport, RI, to Estate of Thos Suffern, Inc, 10 Pine; AT; (A) Title Guar & T Co (same mtg); May1'18. 500

1ST av, 1029-31 (5:1349); New Netherland Bond & Mtg Co, 49 Wall, to T Suffern Tailer at Newport, RI; (A) Title Guar & T Co (\$30,000, Nov16'05); May1'18. O C & 2,000

1ST av, 1029-31; T Suffern Tailer at Newport, RI, to Estate of Thos Suffern, Inc, 10 Pine; AT; (A) same (same mtg); May1'18. 2,000

2D av, 655 (3:916); Lawyers Mtg Co to Morris & Ellis Ratner, 2080 Clinton av, Bronx; (A) Cary & C, 59 Wall (\$14,000, Jan3'10); May1'18. 12,500

2D av, 1956 (6:1672); Augustine C Smith, admr Ella L Smith, to Elsie K Powell, 130 E 70; (A) Wilson M Powell, 7 Wall (\$14,000, Apr14'09); May1'18. int of 1,000

2D av, 1996 (6:1674); Jos C Levi to Carrie A Knight, 211 W 127, & ano as trste as in agmt in reference to other mtgs in blk 543 as to No 28 6 av; (A) Jos C Levi, 37 Liberty (\$4,000, Apr7'15); Apr30'18. nom

2D av, 2242 (6:1687); Jacob Eisenberg to Philip Fleisher, 178 Vernon av, Bklyn; (A) Lurie & Feinberg, 200 5 av (\$2,750, Apr13'18); Apr29'18. 2,750

6TH av (3:797), nwc 52.6x85; N Y Title & Mtg Co to Isabella Loring, 39 W 72; (A) N Y Title & Mtg Co (\$4,500, Apr24'18); May2'18. 6,500

7TH av, 298 (3:776); Edw Howe & ano, trstes Edw Leavitt, to Ruth Gregory, 2178 Bway; (A) Cannon & C, 135 Bway (\$4,000, Dec19, 1900); May1'18. 4,000

7TH av, 1970 (7:1924); N Y Foundation to Lawyers Mtg Co (\$29,000, Nov15'09); Apr26'18. 27,030

7TH av (4:1008), es, 50.5 n 55th, runs e 100x50.5 to ns 55th x25x117.2xw25.1x10.3xw100 to av xs75 to beg; Welham Co, 14 E 28, to Henry A Forster, 316 W 84, & ano, exrs H Waldo Forster; (A) N Y Title & Mtg Co (\$48,500, May1'18); May1'18. O C & 1,000

8TH av, 2293-5 (7:1950); American Mtg Co to Anna Sands; (A) Middlebrook & B, 46 Cedar (\$50,000, Feb15'05); Apr29'18. 50,000

9TH av, 761 (4:1061); Columbia Trust Co as trste to Herman Le Roy Jones, 71 Central Park W; (A) F de P Foster, 44 Wall (\$33,000, Jan25, 1899); Apr27'18. nom

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

APRIL 26, 27, 29, 30, MAY 1 & 2.

Bank st, 62 (2:623); Susan S Wiley to Herbert M Tompkins et al, trstes of Hope Lodge No 244, F & A M; (A) Isaac & Jacob Fromme, 99 Nassau; Oct15'03; Apr29'18. 7,000

Barclay st (1:86), lot 110, map lands Trinity Church, 25x100; Acme Building Co to Bertha M Johnson & Charlotte M Leleu, indivd & exrs will Henry P Moorhouse; (A) Wells & Snedeker, 32 Nassau; Sept3 '07; May2'18. 10,000

Clinton st, 24 (2:350); Marie Marculescu, 567 W 149, to Abr & Louis Davis, 241 W 113; (A) Julius H Zieser, 63 Park Row; Jan15'15; Apr26'18. 1,000

Front st, 354-56 (1:243); Philip & Laura Jaroslansky, on premises, to Benj Wachner, 554 W 148; (A) Isidore H Taylor, 132 Nassau; Jan20'15; May1'18. 3,000

Monroe st, 58 (1:254); Myer Weiss to Annie Mayers & Rebecca Lester; (A) Arnstein & Levy, 128 Bway; July15'03; Apr30'18. 9,550

Perry st (2:612), ss, 195.8 w Greenwich av, 22x95; Chas O Davis et al to Herman Knobloch, trste will Hy Haas; (A) Miller & Bretzfelder, 120 Bway; Apr15'10; Apr29'18. 5,000

St Nicholas pl, 22 (7:2084); Wm R & Anna E Bohmert, Mamaroneck, NY, to Anna E Bohmert, Clafin av, Orienta rd, Mamaroneck, NY; (A) Lawyers T & T Co; May6'09; Apr29'18. 40,000

University pl (2:566), ws, 23.6 n 8th, 23.5 x85.7x23.6x87.3; Rachela Podesta to Jno B Podesta; (A) Hawkins, D & Longfellow, 20 Exch pl; Apr4'03; Apr30'18. 8,000

Washington st (1:216), ws, 40 n Beach, 20x62; Rebecca T Archer et al, Los Angeles, Cal, to Gus Gotthelf, 974 St Nicholas av; (A) S A Fried, 220 Bway; July9'17; Apr30'18. 720

West st, 304 (2:596); David & Lillie K Lippmann et al to the Hebrew Orphan Asylum, City of N Y; (A) Meighan & Necarsulmer, 38 Park Row; Mar5'06; May2'18. 16,000

5TH st, 624 E (2:387); Abr & Klara Landberg to Saml Kadin; (A) I Apfel, 299 Bway; May29'14; May1'18. 17,500

15TH st, 342 W (3:738); Frank B Flaherty to Jno J Flaherty; (A) Jno J Buckley, 99 Nassau; Dec9'07; Apr29'18. 10,000

17TH st, 445 W (3:715); Wm Kirkpatrick & Mary Ellen, his wife, to Geo A Kennedy, 438 W 17; (A) Jno B Quintin, 1358 Bway; July26'07; Apr30'18. 6,000

23D st, 327 E (3:929); Morris & Pauline Gross, 38 W 120, to Cornelia H Hughes, now at Harrow Weald Park, Harrow Weald, Middlesex Co, Eng; (A) Levine & G, 15 Broad; Mar30'11; May1'18. 25,000

26TH st, 147-9 E (3:882); Henry J Hemmens to Philomena Spies (Kempel), 816 E 156; (A) G M Adrian, 447 2 av; July9'12; Apr27'18. 40,000

31ST st, 224 E (3:911); Cath Frech to Title Guar & Trust Co, 176 Bway; Apr6, 1896; May1'18. 7,000

32D st, 251 E (3:913); Jno & Eliza M McSherry to Peter Doelger Brewing Co, 407 E 55; (A) Guggenheimer, Untermeyer & M, 120 Bway; Feb10'02; Apr26'18. 5,000

39TH st, 328 E (3:944); Betty F Robinson & ano, Springfield, Mass, to Rose Rosenberg, 2427 Lakeview av, Balto, Md; (A) Title Guar & T Co; Feb15'15; Apr29'18. 300

40TH st, 314-16 E (3:945); Otto A & Bessie Rosalsky & Bessie Subin to Annie Kaplan; (A) H M & S Solomon, 119 Nassau; Feb2'10; Apr26'18. 5,000

46TH st, 26 W (5:1261); Henrietta & Clinton L Bagg to Manhattan Savgs Instn, 644-6 Bway; (A) Edw H Schell, 66 Bway; Apr14, 1900; Apr29'18. 20,000

49TH st, 506 W (4:1077); Carrie Hollander to Louis Strauss, 304 W 92; (A) Title Guar & T Co, 176 Bway; May4'08; May2'18. 2,500

49TH st W (4:1058), ss, 100 w 9 av, runs s57xw—xw—xn55 to st xe18.9 to beg; Thimothe & Maria Hurtle to the Union Dime Savings Bank of City of N Y; (A) Butcher, T & F, 1 Mad av; May27'10; May 2'18. 5,000

52D st, 347 E (5:1345); Bertha & Sam Roth, on premises, to Bank of Europe, 1429 1 av; Jan10'18; Apr26'18. 1,500

54TH st, 46 W (5:1269); Georgie R, wife Jno S White, to Lenthilhon Foster "of State of Delaware," & Alex D Irving, "of Westchester Co, NY," trstes of Hy du Pont; (A) Duer, Strong & W, 50 Wall; June21, 1899; May1'18. 60,000

73D st, 464 W (5:1144); Rufus H Gilbert & Alice S Gilbert to the Woman's Hospital in State of N Y, Amsterdam av & 110th; (A) of record, Hoppin & Talbot, 111 Bway; Sept4, 1884; May2'18. 14,000

80TH st E (5:1509), ns, 30 w Lex av, 20x 100; Louis & Sarah Lese to Geo R Fearing, Newport, RI, trste; (A) Fredk Lese, 35 Nassau; Mar13'01; Apr29'18. 24,000

80TH st E (5:1509), ns, 30 w Lex av, 20x 100; Louis Lese to Society for the Relief of Poor Widows with Small Children; (A) Fredk Lese, 35 Nassau; Mar13'01; Apr29'18. 11,000

91ST st, 119 E (5:1520); Mary A Reilly & ano to Edw S Murphy; (A) T F Fay, 27 Wall; Jan5'08; May1'18. 7,500

92D st E (5:1503), ss, 83.2 e Madison av, 20x100.8; Martin H Hartmann & Marie C & Marguerite Chatillon; (A) Forster, Hotaling & Klenke, 59 Wall; Apr24'02; Apr26'18. 10,000

94TH st, 178 W (4:1224); John & Margt Corse to Bowery Savgs Bank; (A) Seth S Terry, 66 Bway; Aug6, 1900; May1'18. 16,500

97TH st, 119 W (7:1852); Harry Friedman to The Boys' Club; (A) Alexander & G, 120 Bway; Aug9'09; May2'18. 10,000

114TH st W (6:1598), ns, 227.6 w 5 av, 17.6x100.11; South Third Street Bldg Corpn to Henry & Max Krakower et al; (A) Krakower & Peters, 309 Bway; Apr23'15; Apr 29'18. 1,500

116TH st E (6:1688), ns, 140 e 2 av, 20x 100.11; Francis G Samarelli to Biagio Perretti, 718 So Alvarado st, Los Angeles, Cal; (A) Lawyers T & T Co, 160 Bway; June10'10; May2'18. 4,000

116TH st E (6:1665), ss, 105 e 3 av, 20x 100.11; Florence A Cocks to Anna J Ellison; (A) Title Guar & T Co, 176 Bway; Sept14, 1893; May2'18. 5,000

121ST st, 227 W (7:1927); Hannah Jacob & ano to Frank J Davidson; (A) Title Guar & T Co; July29'04; Apr29'18. 4,000

131ST st, 527-29 W (7:1985); Timothy I & Margt G O'Connell to Wm P Cashman; (A) M G O'Connell, 65 Mayflower av, New Rochelle, NY; Dec14'11; May1'18. 10,000

132D st, 46 W (6:1729); Bertha Schmuck, 777 Prospect av, Bronx, to Wm V Kiehnle, 1034 Prospect av; Apr20'17; Apr30'18. 1,485

172D st W (8:2142), ss, 296.1 w Bway, 50x95; Raymond Constin Co to Ashbel H Barney, 67 Park av; (A) Lawyers Title & T Co; May10'15; May2'18. 5,000

Av C (2:372), es, 80 n 2d, 20x80; Joseph & Fannie Burger to Jacob Schlamp, exr will Jos Lahr; (A) J Schlamp, 119 Nassau; Sept14'14; May2'18. 1,500

Columbus av (4:1222), nwc 91st, 25.8x80; Matilda Michaelis to the Hebrew Orphan Asylum of the City of N Y; (A) Hoadley, Lauterbach & J, 22 Wm; Mar1, 1892; May 2'18. 33,000

Edgecombe av, 145-159 (7:2081); Broadway-Audubon Co, 503 W 177, to State Bank; (A) Weschler & Kahn, 42 Bway; July13'17; Apr27'18. 2,500

Riverside dr (4:1247), sec 86th, 102.2x 100; Wm R Hearst to Ronald H Macdonald, 39 W 3; (A) Title Guar & T Co; Aug4 '13; Apr29'18. 175,000

Madison av (5:1379), es, 83.9 s 65th, 16.8 x60; Nathalie T Stewart to Sidney Stahl, 906 Simpson, Bronx; (A) T Channon Press, 233 Bway; Jan22'17; Apr29'18. 3,000

Park av, 25 (3:891); Chas H Chelwood to Marie Hunt Young (Story); (A) Parsons, C & Mcl, 52 Wm; Apr20'10; May1'18. 15,000

Sherman av (8:2227), nec 207th, 100x100; Aug Schierloh to Charlotte G Halpin, Freeport, LI; (A) P Halpin, 154 Nassau; Nov 15'15; May1'18. 23,000

West End av, 251 (4:1183); Daisy D Bloom to Saugerties Savgs Bank, Saugerties, NY; (A) Title Guar & T Co; Dec27 '04; Apr30'18. 18,000

West End av, 253 (4:1183); Viola P & Chas S Eyttinge to Mary L Fraser, 103 Gates av, Bklyn; (A) Eastman & E, 277 Bway; May20'14; Apr30'18. 22,500

West End av, 255 (4:1183); Anita Howell, New Brighton, SI, to Lawyers Title & T Co; (A) Lawyers Title & T Co; Jan26'16; Apr29'18. 30,000

West End av (4:1183), ws, 85 n 71st, 15x 100; 255 West End Ave Corpn to Daisy D Bloom, East Gloucester, Mass; (A) Title Guar & T Co; July6'16; Apr29'18. 5,000

West End av (4:1247), nwc 85th, 102.2x 150; West End-85th Co, 212 5 av, to Fred Hirschhorn, 135 Central Park W; (A) S S Meyer, 60 Wall; Mar25'14; May1'18. 125,000

West End av (7:1887), nwc 97th, 126.2x 100; Princeton Constn Co, 30 E 42, to Rotary Realty Co, 150 Lafayette; (A) Lese & C, 35 Nassau; June 21'15; May 2'18. 45,000

2D av, 1643 (5:1547); Louis & Sadie Wolf to Louis Schatten, 1569 1 av; (A) Hy C Botty, 51 Chambers; Oct 29'07; Apr 30'18. 1,000

2D av (6:1687), sec 116th, 20.11x80; Melchiorre & Laura Tristano et al to Mutual Life Ins Co, 59 Cedar; Mar 31'10; Apr 30'18. 15,000

5TH av, 587 (5:1283); Jas B & Margt V Haggin to U S Trust Co of N Y, 45 Wall; (A) Stewart & Shearer, 45 Wall; Apr 30'13; May 2'18. 300,000

10TH av, 815; also 54TH ST W, 501 (4:1033); Henry D Schuette & Anna, his wife, to Bowery Savgs Bank; (A) Title Guar & T Co; Oct 25'01; May 2'18. 17,000

11TH av (4:1096), ws, 50.2 n 48th, 16.9x 100; Fredk A Reipschlagler to Aug Reipschlagler; (A) Edw P Orrell, 51 Chambers; Jan 6, 1891; May 2'18. 3,900

Parcel in sec 3, blk 815, bounded by Broadway, 7 av, 39th st & 40th st, with bldgs & impts thereon & all estate, RT&I in the land fronting & adj'g & all scenery, costumes, music, machinery, properties, fixtures, furniture & apparatus of whatever nature, except only premises known as 209-211 West 40th st; Metropolitan Opera & Real Estate Co to U S Trust Co of N Y; (A) Whitridge, B & R, 59 Wall; May 1'08; May 2'18. 1,000,000

MORTGAGES.

Borough of Bronx.

APRIL 26, 27, 29, 30, MAY 1 & 2.

Carlisle pl (16:4660), es, 125 s Randall, 25x125; PM; Apr 29; May 2'18; 1y6%; Angelo Justo to Antonie Luise, 771 E 213. 500

Elsmere pl, swc So Blvd, see So Blvd, s wc Elsmere pl.

Freeman st, swc Prospect av, see Prospect av, 1351-3.

Hoffman st, 2410 (11:3066); ext of \$3,500 mtg to Feb 1'23 at 5½%; Apr 11; Apr 27'18; Mary J Archer, Eloise Archer & Eliz A Seaman, 270 Ft Washington av, with Rocco Paolino, 2410 Hoffman. nom

Home st (10:2693), ss, at nws Stebbins av, 69.5x8.11x45x54; Sept 1'17; Apr 30'18; due June 1'22, 5%; Fox & St John Corp, 587 Fox, to Jos Levy, 1956 Prospect av. 4,000

Home st, ss, 69.5 w Stebbins av, see Stebbins av, ws, 54 s Home.

Lorillard pl, 2442 (11:3058), es, 80 n 188th, 25x97.5x23x97.5; pr mtg \$4,000; Apr 30; May 1'18; due Jan 1'19, 6%; Diodoro Ambrosiano to Chas A Weber, 2442 Lorillard pl. 1,400

Manida st (10:2740), nes, 463.10 nw Lafayette av, 25x100; Apr 25; Apr 26'18; 3y 5½%; Emma C Howe to Wm H Mapes, 805 Denika Bldg, Phila, Pa. 5,500

Mt Hope pl, 129 (11:2805), ns, 11.9 w Grand blvd & concourse, 62.6x125; PM; pr mtg \$6,000; Apr 29; May 2'18; 3y6%; Helen Strauss to Fredk A Reiss, 129 Mt Hope pl. 3,000

Seabury pl (11:2977), sec 172d, 50x100; lots 119 & 120, map 300 lots Hy Morganthau; PM; May 1; May 2'18; 5y5%; Alorse Realty Co to Anne Godwise Kingston, NY. 5,000

105TH st, 771-5 E (10:2660), ns, 21.10 w Tinton av, 45x102.2x45x102; Apr 25; Apr 26'18; 3y5½%; Daisy H Bell to Lawyers Title & T Co. 6,000

134TH st E (10:2652), ss, 300 e Cypress av, 18.9x103.7; Apr 26; Apr 27'18; 5y5%; Adolph H L Kuver, 168 St Anns av, to Emil Polack, 1946 Clinton av. 4,000

135TH st, 349 E (9:2298); ext of \$6,000 mtg to Apr 25'21 at 5½%; Apr 25; Apr 27'18; Title Guar & T Co with Wm A Kottman, 205 Edgcombe av (R S \$3). nom

138TH st, 624 E (10:2550), ss, 600 w Home av, also 252 w Cypress av, 25x100; pr mtg \$8,000; Apr 30; May 1'18; 1y6%; Bernard Treptow, 539 E 138, to Frank Gumbold, 613 E 136. 1,000

139TH st E (10:2552 & 2553), ns, 500 e St Anns av, 2 lots, each 50x100; 2 sobrn agmts; Nov 22'15; Oct 8'17; Estates Settlement Co with Manhattan Mtg Co, 200 Bway. (Corrects error in issue Oct 13'17 when side of st, was, ss). nom

145TH st E, sec So Blvd, see So Blvd, s ec 145.

148TH st, 422 E (9:2292), ss, 147.11 e Bergen av, 25x100; pr mtg \$11,000; Apr 24'18; 5y6%; Dimetry Bihuniak to Geo Knauer, Waldwick, NJ; corrects error in last issue as to beginning line. 2,000

149TH st E (9:2328), ns, 125 e Courtlandt av, 25x100; pr mtg \$25,000; May 1'18; 3y6%; Oliver E Davis, 824 Morris av, to Richd H Jaeger, Monticello, NY. 6,000

149TH st E (9:2276), ns, 180 e Brook av, 60x75; Feb 21; Apr 29'18; 1y6%; Paulward Co, 258 Bway, to Theophile Eylich, 44 Greenwich & ano. 3,960

150TH st E (9:2440), ns, 175 w Morris av, 25x118.5; PM; Apr 30; May 1'18; 5y5%; Gaetano De Filgo to Jos McBride, 414 E 157. 3,000

156TH st, 1028 E (10:2687), ss, 110 e Prospect av, 20x99.4x20x100; May 1; May 2'18; due, &c, as per bond; Jacob Vosseler, 643 Chauncey, Bklyn, to Title Guar & T Co. 3,000

159TH st, 465 E (9:2381), ns, 133.5 e Elton av, 16.8x100; Apr 30'18; due, &c, as per bond; Jacob Deubert, 465 E 159, to Eugene Tisch, 1698 Topping av. 2,000

161ST st E (10:2657), ss, 148.6 e Forest av, 24.3x101.2; May 1'18; due Aug 15'20, 5½%; Bronx Development Co, 391 E 149, to North Side Mtg Corp, 391 E 149. 6,000

161ST st E (10:2657); same prep; certf as to above mtg; May 1'18; same to same.

165TH st E (10:2705), nwc Kelly, 48x 83.8x47.11x80.3; ext of \$36,000 mtg to Oct 4'22 at 5½%; Oct 4; Oct 8'17; Lawyers Mtg Co with Jennie Paley, 696 Cauldwell av. (Corrects error in issue Oct 13'17 when size of lot was omitted). nom

167TH st E (10:2745), ns, 75 e Southern blvd, 25x25; pr mtg \$2,000; Mar 14; Apr 29'18; due, &c, as per bond; Peter Bickhardt to Emilie Holzapfel, 780 Rogers av, Bklyn. 1,150

169TH st, 823-7 E, see Prospect av, 1339-41.

169TH st E, nwc Prospect av, see Prospect av, 1339-41.

169TH st, 369 E, see Teller av, nwc 169th.

172D st, 886 E (11:2977); ext of \$40,000 mtg to May 1'23 at 5%; Apr 27; May 2'18; U S Savings Bank, 606 Mad av, with Anne Godwise, 209 Clinton av, Kingston, NY. nom

172D st E, sec Seabury pl, see Seabury pl, sec 172.

187TH st E, sec Grand Blvd & concourse, see Grand blvd & concourse, sec 187.

235TH st, 245 E (12:3376), ns, 450 e Kessler av, 25x100; Apr 29; Apr 30'18; due May 1'21, 5½%; Henrietta E Caulkins, 245 E 235, to John Muller, 1966 3 av. 1,000

Bathgate av (11:2922), es, 202 s 175th, on map Upper Morrisania, runs e110.10x 14xw1x27xw112 to av xn41 to beg, except part for av; PM; May 1; May 2'18; due, &c, as per bond; Sophia Schaefer to Lawyrs Mtg Co, 59 Liberty. 5,000

Brook av, swc 3 av, see 3 av, swc Brook av.

Findlay av, 1122 (9:2434), es, 155 s 167th, 38.4x100; PM; pr mtg \$—; Apr 30; May 1'18, 3y6%; Benj F Goeren to Bessie Timmermann, 1122 Findlay av. 2,700

Grand blvd & concourse (11:3152), sec 187th, 14.11x51.1x18.8x49.9; Apr 29; Apr 30'18; 3y5½%; Eliz L Holland to Robt J Moorehead, 311 E 200. 2,000

Grant av (18:5401), es, 50 n John, 50x 100; May 1; May 2'18; 1y6%; Cath H Goldhammer, 1558 Merry av, Bronx, widow, to Anna Herwig, widow, 1515 Appleton av. 500

Havemeyer av, 918, see Quimby av, sec Havemeyer av.

Heath av, 3053 (12:3261), ws, 237 n Albany Crescent, 25x91.3x25x92.2; PM; Apr 29; Apr 30'18; due, &c, as per bond; Philomena M Wilkins to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 4,500

Heath av, 3053; PM; pr mtg \$4,500; Apr 29; Apr 30'18; due, &c, as per bond; same to same. 1,500

Jackson av, 600-2 (10:2642); sobrn agmt; Apr 8; Apr 30'18; Public National Bank of N Y with Sollie Cohen, 169 Manhattan av, & ano. nom

Paulding av, 3714 (16:4699), es, 59.4 s 217th, 50x100; pr mtg \$3,000; Apr 25; Apr 29'18; installs, 6%; Gaetano Trinciale, 89 Baxter, to Pauline Greenberg, 3417 Paulding av. 1,000

Pilgrimage av, 1327 (9:2522), ws, 97.7 s 170th, 22x100; pr mtg \$6,000; May 1; May 2'18; due, &c, as per bond; Frank B Tinnelli, 158 W 129, to L L Tully, 303 5 av. 1,000

Prospect av, 1339-41 (11:2968), nwc 169th, 70.3x79.11x43x84.6; certf as to mtg \$2,000; Apr 29; May 2'18; East 169th St Realty Corp to Saml Siegel (filed in N Y County). nom

Prospect av, 1339-43 (11:2968); ext of \$8,000 mtg to Feb 15'19 at 6%; Feb 19; May 2'18; Bella Schulein, 1197 Carroll, Bklyn, with Freeminstreet Co, 1474 Shakespeare av. nom

Prospect av, 1339-41, nwc 169th (Nos 823-7), 70.3x79.11x43x84.6; pr mtg \$50,000; Apr 30; May 2'18; 2y6%; East 169th St Realty Corp to Saml Siegel, 486 Glenmore av, Bklyn. 2,000

Prospect av, 1339-41; sobrn agmt; Apr 15; May 2'18; Bella Schulein, 1196 Carroll, Bklyn, with Saml Siegel, 486 Glenmore av, Bklyn. nom

Prospect av, 1343-5 (11:2968), ws, 125.4 s Freeman, 50x79.1; certf as to mtg \$2,000; Apr 29; May 2'18; East 169th St Realty Corp to Wm Goodman (filed in N Y County). nom

Prospect av, 1343-5 (11:2968), ws, 125.4 s Freeman, 50x79.1; pr mtg \$31,000; Apr 30; May 2'18; 2y6%; East 169th St Realty Corp, 120 Bway, to Wm Goodman, 911 Park av. 2,000

Prospect av, 1343-5; sobrn agmt; Apr 15; May 2'18; Bella Schulein, 1196 Carroll, Bklyn, with same. nom

Prospect av, 1351-3 (11:2968), swc Freeman, 75.4x79.11x38x88.3; pr mtg \$48,000; Apr 30; May 2'18; 2y6%; East 169th St Realty Corp to Myer Lichtenstein, 311 Kelly. 2,000

Prospect av, 1351-3; sobrn agmt; Apr 16; May 2'18; Florence Goldstein, 1196 Carroll, Bklyn, with same. nom

Prospect av, 1351-3 (11:2968), swc Freeman, 75.4x79.11x38x88.3; certf as to mtg \$2,000; Apr 29; May 2'18; East 169th St Realty Corp to Myer Lichtenstein (filed in N Y County). nom

Quimby av (14:3699), sec Havemeyer av (No 918), 88.11x25.10; PM; Apr 30; May 2'18; 3y5%; Michl Jantz to Geo Grolz, 8 W 102. 2,600

Randall av (14:3521), ss, 28 e St Lawrence av, 32x69.9x28.1x66.10; bldg loan; Apr 30; May 1'18; 3y6%; Philip Dietrich, Inc, 190 Sound View av, to Dina Conrad, 917 Olmstead av. 3,000

Randall av (14:3521); same prop; certf as to above mtg; Apr 30; May 1'18; same to same.

Sedgwick av, 2521 (11:3237), ws, abt 400 n unnamed st at junction Bailey & Sedgwick av, 37.7x85; PM; Apr 23; May 1'18; due &c as per bond; Emma Wiemann to Title Guar & T Co. 4,000

Southern blvd (10:2600), sec 145th, 75x 60 on map East Morrisania, except part for 145th & So Blvd; PM; May 1; May 2'18; due, &c, as per bond; Albert B Hubbell, New Rochelle, NY, to Christian S Beeher, 444 So Blvd et al. 6,000

Southern blvd (11:2960), ws, 54.11 s Elsmere pl, 54.11x133.7x50x110.11; PM; pr mtg \$45,000; Apr 30'18; due, &c, as per bond; Silmon Realty Corp to John McNulty, 3058 Bainbridge av. 13,000

Southern blvd (11:2960), swc Elsmere pl, 54.11x110.11x50x88.3; PM; pr mtg \$55,000; Apr 30'18; due, &c, as per bond; Silmon Realty Corp to John McNulty, 3058 Bainbridge av. 13,000

Stebbins av (10:2693), ws, 54 s Home, runs nw45xn8.11 to ss Home, xw31.9xs3.9xe 73.8 to av xn18.5 to beg; Sept 1'17; Apr 30'18; due June 1'22, 5%; Fox & St John Corp, 587 Fox, to Jos Levy, 1956 Prospect av. 3,000

Stebbins av, nws at ss Home, see Home, ss, at nws Stebbins av.

Teller av (11:2782), nwc 169th (No 369), 90x20; Apr 24; Apr 26'18; due May 5'20, 6%; Mamie Rothaus to Max Sloman, 720 W 172. 1,500

Tiebout av (11:3147), ws, 101.11 n 187th 50x135; PM; pr mtg \$33,000; Apr 29; Apr 30'18; 5y6%; Eliz L Holland to Robt J Moorehead, 311 E 200. 6,500

Trinity av (10:2557), es, 127.11 n 147th, 26.9x65.5x25.1x56.1; Apr 25; May 1'18; 3y6%; Wm Nietor, 501 Brook av, to Paul Hoppe, 512 Trinity av. 2,250

Union av, 694 (10:2675), es, 27.5 s 155th, 18.9x95; PM; Apr 30; May 1'18; due &c as per bond; Gustav Schmidt to Bond & Mtg Co, 175 Remsen, Bklyn. 5,000

University av (11:3212), es, 38 n 183d, 37.10x100; PM; Apr 29; Apr 30'18; 3y5%; Thos F McAvoy, 430 W 154, to Carita A MacDougall, 1 Erwin Park rd, Montclair, NJ. 7,500

Valentine av (11:3145), es, 56.4 n 182d, 16.8x64.3x16.9x63; pr mtg \$3,500; May 2'18; installs, 6%; Augustus W Jones to Lucy J Darling, Stony Brook, LI. 1,000

Valentine av (11:3145), es, 56.4 n 182d, 16.8x64.3x16.9x63; ext of \$3,500 mtg to Feb 27'21 at 5%; May 2'18; Bankers Trust Co, trste Moritz Cohn, with Augustus W Jones, 417 W 148 (R S \$1.75). nom

Wales av, 600-2 (10:2653), es, 175 n 150th, 50x104.9; pr mtg \$5,000; Apr 1; Apr 30'18; due, &c, as per bond; Adolph Granet to Jacques Zanaria, 156 2 av. 1,000

Walker av (15:3988), ws, 324.6 n Frisby av on map Wm Adee, 50x100, except pt for rd; Apr 13; Apr 27'18; 5y5%; Jennie A O'Ryan, 383 Central Park W, to Wm B Tyler, 1332 Evergreen av, Plainfield, NJ. 5,600

Walker av (15:3988); same prop; sobrn agmt; Apr 16; Apr 27'18; Adelaide G Archibald, 336 W 95, with same. nom

Wallace av, 1919 (15:4260), ws, 1,020 n Morris Park av, 25x100, except part for Wallace av; PM; Apr 29; Apr 30'18; 3y5½%; Columbia Leveroni, 1628 Taylor av, to North Side Mtg Corp, 391 E 149. 3,000

3D av (9:2371), ws, 99 n 166th as on map Morrisania, 25x100; May 1'18; 3y5%; Peter Flach to Bertha Suther, 523 E 236. 1,500

3D av (9:2364), swc Brook av, 13.10x 29.5x3.1x36.6; PM; Apr 26; Apr 29'18; 3y 5½%; Chas E Haskell, Orange, NJ, to Universal Savings Bank, 87 Liberty. 4,750

Certificate (gen mtgs) as to mtg for \$15,000 covering land in N Y County; Apr 30; May 1'18; Markstone Realty Co to Wm Rankin. 1,500

Plot (11:3108), begins 125.2 se from old ses Mapes (Johnson) av & 560 ne Tremont av, runs se25xne133.1xnw25xsw133.1 to beg, except part for 179th st; PM; Apr 30; May 2'18; installs, 6%; Beth Hamerdrash Shaarey-Zion, Inc, to Eva Joseph, 653 E 165. 1,500

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

APRIL 25, 26, 27, 29, 30 & MAY 1.

Kelly st (10:2708), es, 375 n 156th, 25x 100; Ulster Co Savgs Instn, Kingston, NY, to Wm H Mapes, 805 Denika Bldg, Phila, Pa; (A) Salter & S, 140 Nassau (\$5,000, June 18, 1900); Apr 26'18. nom

Marvin pl, 1604 (15:4000); Eliz B Beyer to Jas Bunt, 410 E 141; (A) Title Guar & T Co (\$4,000, Dec 26'08); Apr 25'18. 4,000

Marvin pl, 1604 (15:4000); Jas Bunt to Saml J Ashley, 747 St Nicholas av; (A) Title Guar & T Co (\$4,000, Dec 26'08); Apr 25'18. 4,000

135TH st, 349 E (9:2298); Central Trust Co to Title Guar & T Co (\$10,000, Jan 8, 1896); Apr 25'18. 6,000

155TH st, 700 E (10:2636); Augustus H Skillin, trste Jas Harper, to Title Guar & T Co (\$25,000, Apr 4'05); May 1'18. 15,000

163D st, 765 E (10:2659); Lawyers Title & T Co to Wm R Montgomery, 7 Cypress av, Flushing, LI; (A) Lawyers Title & T Co (\$2,750, Jan 29'15); Apr 29'18. 2,750

242D st, 731 E (17:5115); Mary J Brown, 109 Vista pl, Mt Vernon, NY, to Julia M Harrison, 131 Vista pl, Mt Vernon, NY; (A) Wm H Sommer, 9 S 3 av, Mt Vernon, NY (\$2,500, Oct 22'15); May 1'18. 2,500

Boston Post rd (16:4728), swc Oak, part lots 491 & 492, map Arden prop; Carrie Hamburg to Eva Steinmetz, Darien, Conn; (A) J H Baer, 299 Bway (\$600, July 30'12); May 1'18. nom

Carter av, 1691 (11:2889); Meister Builders, Inc, to Isaac Haft, 175 Hewes, Bklyn; (A) Kramer & B, 220 Bway (\$5,750, Apr 15'18); Apr 30'18. nom

Edwards av, 1425 (18:5370); Hugo Wabst to Leodegar Siebert, 574 74th, Bklyn; (A) H Wabst, 3318 White Plains av (\$2,000, Mar18'18); Apr25'18.

Fieldston rd (13:3415L), ws, 180 s 250th, 80x110.4x74.3x123.5; Delafeld Estate, 27 Cedar, to Mary C Delafeld, 82 E 79; (A) Delafeld, H T & R, 27 Cedar (\$11,950, Nov 1'15); Apr30'18.

Grand blvd & concourse, 1853-61 (11:2801); Hy Dreyer to Benenson Realty Co, 401 E 152; (A) Elfers & A, 277 Bway (\$5,000, Jan31'17); Apr25'18.

Graham av, 1808 (15:4055); Eliz Steinmetz, 2155 Daly av, to Jos Biheller, 652 6 av; (A) J A Steinmetz, 1005 E 180 (\$2,500, Mar1'18); Apr30'18.

Jackson av (10:2569), sec 140th, 100.10x95; Wm H Biehn to N Y Title & Mtg Co, 135 Bway (\$5,850, June19'13); Apr26'18.

Jerome av (11:2843), nwc 170th, 113x100 x110.2x100; N Y Trust Co to Realty Operating Co, 15 Wall; (A) F A Snow, 15 Wall (\$45,000, May15'17); Apr25'18.

Ohlville av, 3759 (16:4649); Title Guar & T Co to Thos Burke, 453 W 37; (A) Title Guar & T Co (\$3,000, Apr26'15); Apr27'18.

Prospect av, 665 (10:2675); N Y Trust Co to Milton S Hoffman, 34 E 58; (A) M S Hoffman, 35 Nassau (\$25,000, Apr18'10); Apr25'18.

St Ann's av, 162 (10:2548); Hy C N Genenrich, trste Hy Wm Genenrich, to Arthur Beckett, 1814 Palisade pl; (A) Rabe & K, 258 Bway (\$10,000, Nov9'06); May1'18.

Stebbins av (10:2690), swc 164th, 77x40.10x73.10x19; Thos Pugh, trste Ellen E Pugh, to Lawyers Mtg Co (\$7,500, Dec23 '11); Apr26'18.

Tremont av, 788 (11:2956); U S Mtg & T Co to Title Guar & T Co, 176 Bway (\$6,500, Apr30'15); May1'18.

Whitlock av (10:2730), es, 228.10 n Leggett av, 213.3x160.10x222.10x116.1; Mollie Ottenberg to Title Guar & T Co (\$5,000, Mar24'14); Apr30'18.

Lots 13 & 14 (15:4330), blk 67a, map Morris Park; Mutual Life Ins Co to A Gauch, 12 Hawthorne st, Bklyn; (A) A Gauch, c/o Emken Chemical Co, 31 E 27 (\$3,710, July29'13); Apr29'18.

Lots 25 & 26 (15:4302), blk 60, same map; same to same; (A) same (\$1,120, July29 '13); Apr29'18.

Lots 26 & 27 (15:4109), blk 19, same map; same to same; (A) same (\$1,575, July29 '13); Apr29'18.

Lots 109 to 111 (12:3266), map Godwin Estate; N Y Title & Mtg Co to Anna Otten, 1333 Pacific, Bklyn; (A) N Y Title & Mtg Co (\$5,300, Jan3'18); Apr26'18.

Lots 892 to 895 & 946 to 949 (16:4517), map L Spencer et al; Lorillard Spencer, 3d, to Richd Hagedorn, 1896 1 av; (A) Edw J Krug, Jr, 150 Nassau (\$2,760, June15'17); Apr27'18.

Lots 925 to 929 (16:4517), map L Spencer et al; N Y Public Library, Astor, Lenox & Tilden Foundations, a corpn, to Richd Hagedorn, 456 E 137; (A) Edw J Krug, Jr, 150 Nassau (\$2,235, June15'17); Apr27'18.

Lots 896 to 903 (16:4517), same map; Donald Harper & ano, trstes Eleanor L S Cenci, to same; (A) same (\$3,300, June15 '17); Apr27'18.

Lots 22 & 23 (11:2857), map 116 lots in partition Woolf vs Woolf; Estelle Corn to Jas R Deering, 45 W 54; (A) Deering & D, 135 Bway (\$2,892.50, July7'16); May1'18.

Lots 42 to 44 (15:4274, 4275, 4276, 4277, 4307, 4308, 4311, 4312, 4313, 4314, 4315 & 4316), 80, 88, 89, 91, 113, 134, 146, 181 to 184, 192, 210 to 212, 247, 248, 264, 282, 283, 299 to 303, 327 to 330, 333 to 335, 342, 355, 364, 373, 376 to 378, 387, 388, 407, 402, 405, 406, 409 & 411, map Morris Park; Leonard B Schoenfeld & Co to Fredk Joseph, 47 W 86; (A) M H Joseph, 26 Exch pl (asn 35 mtgs aggregating \$23,182.50, all dated June29'14); May1'18.

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

APRIL 25, 26, 27, 29, 30 & MAY 1.

Barry st (10:2737), sec Burnet pl, 100x45.2; John Dunn to Timothy Donohue, 430 E 148; (A) Title Guar & T Co; July1'16; May1'18.

Elsmere pl (11:2956), ns, 75 w Marmion av, 50x100; Rosa C Klinkel, 817 Elsmere pl, to Wm Klinkel, Jr, same address; (A) E J Martin, 507 E Tremont av; Nov20'16; Apr25'18.

Ford st (11:3143), ss, 150 w Webster av, 25x108.6x25x109.6; Karolina Dvorak to Bronx Security & Brokerage Co, 258 E 138; (A) Isaac Levison, 258 E 138; Mar25 '17; Apr30'18.

Manida st, 848 (10:2740); Emma C Weick to German Savings Bank, 147 4 av; (A) Salter & S, 140 Nassau; July29'15; Apr26 '18.

Manida st, 848 (10:2740), same to same; (A) same; Nov16'16; Apr26'18.

Manida st, 848 (10:2740); same to Rose Edelson, 27 Beach 87th, Bklyn; (A) Salter & S, 140 Nassau; Aug20'17; Apr26'18.

134TH st (10:2562), ss, 300 e Trinity av, 18.9x103.8; Adolph H L Kuver to Vincent Greubel, exr Anna C Bagger; (A) Lawyers Title & T Co; Dec31'06; Apr27'18.

142D st (9:2304), ss, 206 w Willis av, 25x100; Sidney H Nash to Matilda Witherwax, Bridgeport, Conn; (A) Title Guar & T Co; July6, 1899; Apr26'18.

159TH st, 465 E (9:2381); Anna M Held to Conrad Tishh; (A) Title Guar & T Co; Sept1'05; May1'18.

165TH st (10:2660), ns, 21.10 w Tinton av, 15x102.1x15x102; Geo S Bell to Gouverneur H Nixon, exr Harriet I Nixon; (A) Lawyers Title & T Co; Aug1, 1896; Apr26 '18.

165TH st (10:2660), ns, 51.10 w Tinton av, 15x102.2x15x102.1; same to same; (A) same; Oct20, 1897; Apr26'18.

169TH st, 360 E (10:2782); Mamie Rothaus to Harry Cohen, 1 W Houston; (A) D I Goldstein, 320 Bway; May8'16; Apr26'18.

235TH st (10:2365), ss, 375 w Oneida av, 25x150; Geo Jones to Mary J Lawrence, extr Wm F Lawrence; (A) Lawyers Title & T Co; Aug1'02; discharged by court order dated Apr24'18; Apr29'18.

Clay av (11:2782), ws, 638.11 n 169th, 25.1x79.1x25.1x79.4; Harry Margolin to Bernard Brody, 1355 Clay av; (A) J M Leibner, 63 Park Row; Nov30'15; May1'18.

College av (9:2329), swc 148th, 50x75; Maria A Berti to Annie J Des Garets & ano, trstes Siegfried Gruner & ano; (A) H Steinbock, 586 Brook av; June29'10; Apr30'18.

Crotona av, 1014 (11:2937); John H Schroder to Wm Beck, 319 E 89; (A) Title Guar & T Co; Feb28'07; May1'18.

Ellis av (*), ss, 305 w Castle Hill av, 50 x103, Unionport; Josephine K McOwen to John S Mapes; (A) Leslie, F & McM, 165 Bway; May27'07; May1'18.

Findlay av, 1122 (9:2434); Bessie Timmermann to A J Schwarzer Co, 369 E 167; (A) Title Guar & T Co; July14'15; May1'18.

Gleason av (*), ns, 142.6 w Havemeyer av, 37.6x108; Geo H Hoffmire, 2265 Gleason av, to Jas F Smith, 1203 Havemeyer av; (A) Frank Gass, Inc, 2215 Westchester av; May8'15; Apr27'18.

Hill av (*), ws, 475 s Jefferson av, 25x100; Wm T Leslie, 286 Union Hall st, Jamaica, LI, to Wm K Gold, 629 Lenox av; (A) L J Gold, 132 Nassau; Dec30'15; Apr30'18.

Madison av (*), sws, at nws 3d, 100x100, Westchester; Wm C Denning, Georgetown, Conn, to Hy de Forest Weekes & ano, trstes; (A) Title Guar & T Co; Feb18'15; May1'18.

Morris av (9:2447), ws, 169 n 164th, 21.6 x105; Louis A Cruco to Peter L Mulialy, 1343 Findlay av; (A) B F Schecter, 66 Bway; July12'01; May1'18.

Park av (11:3037), es, 125 n 181st, 25x141; Antonio Giunta, 1725 Fulton av, & Salvatore Scinto, 1039 Snipson, to Margt Haggerty, 4424 Park av; (A) McLoughlin & M, 309 Bway; Apr13'15; Apr26'18.

Rider av (9:2340), nws, 243 s 144th, 100x125; Geo Haiss, 205 Alex av, to Emeline M Gray, 235 Lenox av & ano, exrs Robt J Gray; (A) C W Walter, 203 Bway; Jan15 '14; Apr25'18.

Randall av (10:2768), ss, 50 w Manida, 25x100; Francesco Zaccardo to East Bay Land & Impt Co; (A) Thos P Dalton, 25 Pine; Dec18'07; May1'18.

Southern blvd (10:2546), swc 134th, runs w250xsl23.5 to nws Southern blvd xne8.2 to beg; Amalia Ricca to Geo Cook, 2303 Av D, Bklyn; (A) Lorence & H, 42 Bway; Sept28'15; Apr25'18.

Trinity av (10:2557), es, 127.11 n 147th, 26.9x65.5x25.1x56.1; Wm Nieter, 501 Brook av, to Wm Glauht, 91 Ft Wash av; May18'15; May1'18.

Trinity av (10:2557); same prop; same to Paul Hoppe, 512 Trinity av; (A) same; Aug19'15; May1'18.

Trinity av (10:2557); same prop; same to same; (A) same; Mar26'14; May1'18.

Valentine av (12:3304), ws, 54.1 n 197th, 18x81; Philip Cahill, 2825 Valentine av, to Annie T Reynolds, Zborowski Mansion, Claremont Park, NY; (A) Lawyers Title & T Co; Jan7'11; May1'18.

Valentine av (11:3151), swc 134th, 76.6x100x93.5x101.5; Nista Constn Co to Max Marcus, 505 E 171; (A) Lawyers Title & T Co; Feb11'16; May1'18.

Wales av, 600-2 (10:2653); Mary E Hoar to Martha Handel, 647 E 219; (A) Schaefer & Sons, 763 Courtlandt av; Apr5'15; Apr30 '18.

Walker av (15:3988), ws, 324.6 n Frisby av, 50x100; August F A Erdenbrecher to Margt M Mahony at Purdy Station, North Salem, N Y C; (A) F M Patterson, 66 Liberty; Mar4, 1898; Apr27'18.

Webster av (12:3278), ws, 53.7 s 198th, 25x96.8x25.1x95.3; John Hoffman to David Bennett, 15 E 11; (A) Julius Heiderman, 783 Elton av; Jan28'15; May1'18.

3D av, 4435 (11:3048); Lillian & Edmund Grossman, 1089 Gipson pl, Far Rockaway, LI, to Herman Stark, 297 E 10; (A) N Y Title & Mtg Co; Oct3'17; Apr29'18.

Lot 40 (*), blk14, map Morris Park; Jacob Freedberg to Morris Park Estate, 25 Broad; (A) Lawyers Title & T Co; July22'13; Apr29'18.

Lot 108 & 109 (11:2872), map Upland Realty Co; Hy B Golobe to Bond & Mtg Guar Co; (A) Title Guar & T Co; Aug9 '15; Apr27'18.

Lots 251 to 285 (*), map partition sale Lott G Hunt, except part for White Plains av; Theo Stehly to K I Schmidt; (A) Bureau of Awards, NY; June1'08; Apr26'18.

Lots 251 to 285 (*), same prop; same to J Ulric Audibert, 870 E 169; (A) same; July1'07; Apr26'18.

Lot 145 (*), blk D, amended map Mapes Estate, except part for sts; Margt Leonard, 105 E 127, to Anna L Angel, 240 W 121; (A) Title Guar & T Co; Mar8'18; Apr25'18.

Lot 12 (15:4263), blk 47, map Morris Park; Maggie Carey, Bklyn, to John Geckle, 2268 8 av; (A) F B Little, 367 Fulton, Bklyn; Mar28'16; May1'18.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by five State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Conolly, Edw.—Feb17'17 (Apr25'18)—PLEASANT AV, 386 (6:1817-4), 25.2x98.9, 3-sty fr dwg, \$5,000.

Flagg, Wm. S.—Feb27'17 (Apr25'18)—126TH ST, 316 W (7:1952-40½), 15x90, 3-sty bk dwg, \$8,000. (A contract for sale of above for \$4,500 was made on Jan25, 1918).

Kroencke, Adolph.—Dec25'16 (Apr29'18)—22D ST, 259 W (3:772-15), 18.9x98.9, 4-sty bk tnt & store, \$16,000.

7TH AV, 209 (3:798-1), nec 22d, 16.5x60, 4-sty bk tnt & store, \$26,000.

7TH AV, 213 (3:798-3), 16.5x60, 4-sty bk tnt & store, \$14,000.

Landwehr, Vera.—July20'17 (Apr24'18)—127TH ST, 114 W (7:1911-40) 16.8x100.11, 3-sty & b stn dwg, \$7,000.

Lukens, Anna.—June16'17 (Apr30'18)—LEXINGTON AV, 1068 (5:1410-56), 17x80, 3-sty bk & stn dwg, \$16,500.

Perrine, Wm. W.—Apr16'16 (Apr16'18)—WEST END AV, 820 (7:1871-61½), 16.6x65.6, 3-sty bk & stn dwg, \$21,000.

Reaske, Gustave.—Oct30'17 (Apr26'18)—103D ST, 12 W (7:1838-41), 34x100.11, 5-sty bk bldg, \$39,000.

Strobert, Tessie.—Nov22'15 (Apr29'18)—89TH ST, 542 E (5:1585-32), 25x100.8, 5-sty st ft tnt, \$20,500.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjustments of legal sales to next week are noted under Adversely Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 3, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

8TH st, 315 E (*), ns, 280.4 e Av B, 20.7x69.10, 4-sty brk tnt & str; due, \$11,736.85; T&c, \$371.60; Metropolitan Savgs Bank.

139TH st, 237 W (*), ns, 331.6 e 8 av, 18.2 x99.11, 4-sty bk dwg; due, \$8,915.97; T&c, \$16; Equitable Life Assurance Soc of U S.

7TH av, 2221, nec 131st (Nos 165-71), 199.10 to 132d (Nos 168-74) x125, 2 & 3-sty bk str & halls & 3-sty bk theatre; due, \$25,083.15; T&c, \$5,409.89; sub mtgs \$160,000; Julius J Dukas.

9TH av, 336, es, 41.9 n 29th, 18.3x70, 4-sty bk tnt & str (exrs sale); bid in at \$7,500. (Corrects error in last issue when property read 9th av, 538, es, 32.8 s 40th, 16.9x61.9).

HENRY BRADY.

Stanton st, 329 (*), ss, 59.10 e Goerck, 21 x81.3, 5-sty bk tnt & str; due, \$15,088.75; T&c, \$339.91; Metropolitan Savings Bank.

18TH st, 45 E (*), ns, 180 w 4 av, 20x92, 3-sty bk tnt & str; due, \$35,920.92; T&c, \$400; Jonathan Thompson et al.

Riverside dr, 260 (*), nec 98th (Nos 319-21), 106.5x130.11x100.11x96.11, 10-sty bk tnt; due, \$58,475.32; T&c, \$5,555; sub mtg \$410,400; Geo Abeel.

ARTHUR C. SHERIDAN.

104TH st, 202 E (*), ss, 70 e 3 av, 20x50.5, 4-sty bk tnt & str; due, \$8,772.70; T&c, \$764.90; Francis R Appleton et al, trstes, &c.

BRYAN L. KENNELLY.

21ST st, 534-536 W, ss, 300 e 11 av, 50x92, 1 & 2-sty bk garage; due, \$11,216.27; T&c, \$—; withdrawn.

SAMUEL MARX.

55TH st, 327 W, ns, 306.3 w 8 av, 18.9x100.5, 3-sty bk dwg; sub mtg \$12,000; Susan E Winternitz, a party in interest (exrs sale).

Total \$714,250
Corresponding week, 1917..... 3,627,630
Jan. 1, 1918 to date..... 11,223,739
Corresponding period 1917..... 15,034,329

Bronx.

The following are the sales that have taken place during the week ending May 3, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

Sedgwick av, es, 625 n Undercliff av, 50x100, vacant; due, \$2,264; T&c, \$91; Kane Constn Co.

HENRY BRADY.

Paine st, 1246 (*), ss, 100 w Crosby av, 25x68.6x25x66.4; due, \$3,370.98; T&c, \$270; Amo Realty & Constn Co. 2,000

Van Nest av, 718 (*), swc Cruger av, 15x 95; due, \$5,164.81; T&c, \$685.54; Frances Aronson. 450

THOMAS F. BURCHILL.

Arthur av, 2176 (*), es, 150 n Oak Tree pl, 25x90, 2-sty & b fr dwg; due, \$2,069.13; T&c, \$85.80; sub to 1st mtg \$4,500; Lizzie Hamilton. 4,600

Total \$9,050
Corresponding week 1917..... 262,387
Jan. 1, 1918 to date..... 2,071,105
Corresponding period 1917..... 4,539,382

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

MAY 4.
GREENWICH ST, 143, nec Cedar (No 127), 58.11x34.4x59.8x40.11, 5-sty bk tnt & str (trstes).
78TH ST, 176 E, 30x102.2, 5-sty bk tnt (exrs).
AV B, 223, 22x88, 5-sty bk tnt (vol).
NAGLE AV, nec Thayer, 300x100, vacant (exrs).
RIVERSIDE DR, 91, 20.3x88.8x irreg, 5-sty bk dwg (exrs).

Bronx.

JOSEPH P. DAY.

MAY 9.
DAWSON ST, 939, swc 163d, 72x100x irreg, 5-sty bk tnt & str (exrs).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAY 4.
No Legal Sales advertised for this day.

MAY 6.
28TH ST, 105 E, ns, 80 e 4 av, 22.6x98.9, 4-sty stn tnt & str, 1-sty ext; Gouverneur M W Turnbull—Mary F Burke et al; Sayers Bros (A), 31 Nassau; Henry A Friedman (R); due, \$32,410.32; T&c, \$930.60; Joseph P Day.

MAY 7.
34TH ST, 148 E, ss, 175 e Lex av, 16.8x98.9, 4-sty stn tnt; PLEASANT AV, 430 to 436, es, 91.11 n 122d, 72x74, 1-3 & 3-4-sty bk tnts; Real Est Title, Ins & Trust Co of Philadelphia et al—Winthrop Dahlgren et al; Geller, Rolston & Horan (A), 22 Exch pl; Enos S Booth (R); due, \$56,302.88; T&c, \$2,716.70; Bryan L Kennelly.

132D ST, 81 W, ns, 84 e Lenox av, 26x99.11, 5-sty bk tnt; J Prentice Kellogg—Betty Rosenstock et al; Noble & Camp (A), 2 Wall; Jerome A Kohn (R); due, \$16,936.33; T&c, \$649.60; Joseph P Day.

LENOX AV, 511, ws, 99.5 n 135th, runs n 25.6xw 75x25x19x86"x56 to beg, 5-sty bk tnt & str; Aloysius Hauger et al—Pauline B Schein et al; H H Holbert (A), 1511 3 av; Francis D Gallatin (R); due, \$7,751.09; T&c, \$241.30 sub to 1st mtg \$19,000; Joseph P Day.

PARK AV, 629, es, 80 n 65th, 22.8x80, 4-sty stn tnt & str; Theo H Schumann—Henry G Merkel et al; H H Holbert (A), 1511 3 av; N Taylor Phillips (R); due, \$8,073.08; T&c, \$1,874.73; sub to 2 mtgs aggregating \$49,000; Henry Brady.

PLEASANT AV, 430-6, see 34th st, 148 E.

5TH AV, 2232, ws, 25 s 136th, 25.11x85, 5-sty bk tnt & str; Edward Ridley et al, exrs—Chas Modry et al; Uterhart & Graham (A), 27 Cedar; Philip J Dunn (R); due, \$13,809.77; T&c, \$373.80; Joseph P Day.

MAY 8.
ELIZABETH ST, 253, ws, 255 s Houston 19.8x 89x19.6x88.7, 5-sty bk tnt & str; Mary L Sherman—Rachel L Pasinsky et al; C Monteith Gilpin (A), 99 John; Emmet J Murphy (R); due, \$21,432.42; T&c, \$1,113.32; Joseph P Day.

JANE ST, 74, ss, 107.3 w Greenwich, 13.10x80, 3-sty & b bk dwg; Lockwood Est. Inc.—Hugh Reilly et al; Middlebrook & Borland (A), 46 Cedar; Geo W Clune (R); due, \$6,790.93; T&c, \$17; Henry Brady.

50TH ST, 4 W, ss, 125 w 5 av, 27x100.5, 4-sty & b stn dwg; leasehold; Fredk Peterson—4th Leasehold Inc et al; Butler, Wyckoff & Campbell (A) 54 Wall; Jas A Lynch (R); due, \$10,868.60; T&c, \$82; Henry Brady.

58TH ST, 135 W, ns, 316.8 w 6 av, 50x100.5, 9-sty stn tnt Saml L Ayres—Pembroke Realty Co et al; Dulon & Roe (A), 41 Park Row; Ralph T Stanton (R); due, \$11,346.16; T&c, \$3,142.10; sub to prior mtgs aggregating \$231,600; Joseph P Day.

77TH ST, 325 W, ns, 263 w West End av, 19x 102.2, 4-sty & bk stn dwg; Louis S Brush—Henry G Trevor et al; Wm C Orr (A), 51 Chambers; Moses J Sneedair (R); due, \$20,846.74; T&c, \$643.20; Joseph P Day.

MAY 9.
JACKSON ST, 21, ws, 41.4 s Madison, 19x70, 3-sty bk str; Eliz K Upham—Edwin W Halsey et al; Merrill, Rogers & Terry (A), 100 Bway; Philip J Sinnott (R); due, \$3,630.31; T&c, \$112.10; Arthur C Sheridan.

WASHINGTON TER, 2, swc 186th, 17.9x62.6, 3-sty & b bk dwg; Lawyers' Mtg Co—Johanna A Lyon et al; Cary & Carroll (A), 59 Wall; Abraham Oberstein (R); due, \$6,608.36; T&c, \$165.75; Arthur C Sheridan.

134TH ST, 109 W, ns, 175 w Lenox av, 25x 99.11, 5-sty bk tnt; Louis Silverstein—Fredk West et al; Morrison & Schiff (A), 320 Bway;

Jno H Rogan (R); due, \$3,598.66; T&c, \$445.20; sub to mtg of \$12,000; Joseph & Co. 2D AV, 231-3, nwc 14th (No 245), 50x79.3, 6-sty bk tnt & str; Herman Rosenberget al; Eyarts Holding Co et al; Armin H Mittleman (A), 44 Cedar; Philip J Sinnott (R); due, \$12,183.04; T&c, \$723.67; Henry Brady.

7TH AV, 567, es, 59.3 n 40th, 19.9x60, 4-sty bk hotel; East River Savgs Inst—Amelia Furrer et al; Edw R Vollmer (A), 253 Bway; Saml B Hamburger (R); due, \$31,386.10; T&c, \$1,060.00; M Morgenthau, Jr, Co.

MAY 10.

12TH ST, 627 E, ns, 343 e Av B, 25x103.3, 4-sty bk tnt & 4-sty bk rear tnt; Florence Rudden—Kath Steinbach et al; Engelhard, Pollak, Pitcher & Stern (A), 111 Bway; Robt L Luce (R); due, \$10,564.42; T&c, \$576.90; Henry Brady.

127TH ST, 110 E, ss, 72 e Park av, 18x74.10, 3-sty & b bk dwg; Sarah F O'Reilly—Jas M Ryder et al; Engelhard, Pollak, Pitcher & Stern (A), 111 Bway; David L Weil (R); due, \$6,830.03; T&c, \$150; J H Mayers.

MAY 11.

No Legal Sales advertised for this day.

MAY 13.

129TH ST, 56 W, ss, 135 e Lenox av, 27.6x99.11, 5-sty stn tnt; Pauline Levy—Anthony Bldg Corp et al; Breitbart & Breitbart (A), 309 Bway; Cornelius Huth (R); due, \$2,740.89; T&c, \$324; sub to 1st mtg \$17,350; Joseph P Day.

5TH AV, 2137, es, 50.5 s 131st, 16.6x75, 3-sty & b stn dwg; Cordelia Nelson—Louis H Strouse et al trstes; B W B Brown (A), 27 Cedar; Henry A Friedman (R); due, \$3,310.90; T&c, \$200; M Morgenthau, Jr, Co.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

MAY 4.

No Legal Sales advertised for this day.

MAY 6.

CRIMMINS AV, ws, 287.5 n 141st, 25x80, vacant; Emigrant Indust Savgs Bank—Bernard P Gibney et al; R & E J O'Gorman (A), 51 Chambers; Thos F Dougherty (R); due, \$2,579.54; T&c, \$62.50; Joseph P Day.

179TH ST, 641 E, nec Hughes av (No 2014), 97.9 to Belmont av (No 2013) x81.8x106.9x 66.5, 2-5-sty bk unfinished tnts; Stephen H Jackson—Colonial Constn Co et al; Stephen H Jackson (A), 106 Lex av; Francis S McAvoy (R); due, \$5,892.89; T&c, \$604.20; Henry Brady.

187TH ST, 415 E, ns, 133.4 e Webster av, 33.4x 100, 4-sty bk tnt; Ella R Andrews—Frank A Becker et al; Benj F Edsall (A), 35 Nassau; Saml W Phillips (R); due, \$17,511.69; T&c, \$1,586.97; Joseph & Co.

MAY 7.

LOT 294 blk 2767, sec 10, & LOT 310, blk 2767, sec 10; Jno J Hagerty—Jno B Simpson et al, exr; Harold Swain (A), 176 Bway; Wm H Hatfield, Jr (R); due, \$5,789.00, & T&c, \$1,335 on 1st parcel; \$2,085.00, & T&c, \$1,175 on 2d parcel; Arthur C Sheridan.

MAY 8.

STILWELL AV, nwc McDonald, 29.7x99.1x28.4x 100; Hudson P Rose C—Gerda Simonson; Burns & Fenno (A), 2 Grand, White Plains, N Y; Wm A Woodworth (R); due, \$434.41; T&c, \$89.22; James J Donovan.

MAY 9.

CLINTON AV, 1329-31, ws, 349.3 s Jefferson pl, 50x137.10x50x137.9, 5-sty bk tnt; Wm H Erskine—Anna E Woodcock et al; J Homer Hildreth (A), 7 E 42d; Jno Davis (R); due, \$42,519.46; T&c, \$873.60; Geo Price.

MAY 10.

18TH ST, E, ss, whole front bet Webster & Marion avs runs 373.1xw132.2xw101xw105xw 290.11xw213.10 to beg, vacant; City N Y—Edith H Porter et al; Wm P Burr (A), Municipal Bldg; Paul T Kammerer, Jr (R); due, \$6,823.05; Henry Brady.

GUNTHER AV, nwc Tillotston av, 100x100; Frank G Banister—Fredk E Bauer et al; Action 1; Geo P Fall (A), 68 William; Chas J Leslie (R); due, \$1,765.08; T&c, \$547.37; Joseph P Day.

GUNTHER AV, ws, 100 n Tillotston av, 100x 100; same—same; Action 2; same (A); same R; due, \$1,202.31; T&c \$669.77 Joseph P Day.

STEBBINS AV, 1393, ws, 220 n Jennings, 40x 100 4-sty bk tnt; Commercial Exch Bank—Kate Ohmeis et al; Jerome Steiner (A), 309 Bway; Otto J Kalt (R); due, \$30,150.14; T&c, \$—; James J Donovan.

STEBBINS AV, 1397, ws, 260 n Jennings, 40x 100, 4-sty bk tnt; same—same Action 2; same (A); Wm E O'Grady (R); due, \$22,086.45; T&c, \$—; Joseph P Day.

STEBBINS AV, 1391, ws, 180 n Jennings, 40x 100; 4-sty bk tnt; same—same; Action 3; same (A); Wm S Evans (R); due, \$20,029.76; T&c, \$—; Joseph & Co.

WALTON AV, es, 9.10 s 131st, 50x64.2 to 151st, x73.3x10.7, vacant; City N Y—Fredk B Pinkus et al; Wm P Burr (A), Municipal Bldg; Paul T Kammerer, Jr (R); due, \$2,349.37; T&c, \$440.05; Henry Brady.

MAY 11 & 13.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 27.
8TH ST, 363 E; Richard L Suydam—Jos Schenkein et al; J S Frank (A).
105TH HST, 252 W; Linda S Bau—Anna L French et al; B E Siegelstein (A).
AV D, 108, & 8TH ST, 412 & 414 E; Sol H Kohn—Loretta Corp et al; Baylis & Sanborn (A).
LENOX AV, nec 128th, 24.1x75; Margt A Norris—Edw H Baker et al; R K Brown (A).

APRIL 29.

STANTON ST, sec Clinton, 25.4x100; Rector, Church Wardens, &c, of St Bartholomew's Church in City N Y—Broome-Clinton Co et al; Cary & Carroll (A).

72D ST, ss, 425 w West End av, 70x102.2; Metropolitan Life Ins Co—Johnson-Kahn Co et al; Butcher, Tanner & Foster (A).

118TH ST, 54 W; Sarah Friedman—Bertha Weinbausen et al; G Eichhorn (A).

2D AV, es, 76.8 n 97th, 25.1x74; Heary Sander et al—Rose Levere et al; E Cohn (A).

APRIL 30.

54TH ST, 265 W; City Real Estate Co—Alex McConnell et al; H Swain (A).

70TH ST, 251 W; Equitable Life Assur Soc of U S—Jno H Golding et al; Alexander & Green (A).

114TH ST, 47 W; An Association for the Relief of Respectable Aged Indigent Females in City N Y—Rosa Izen et al; F de P Foster (A).

LEXINGTON AV, 1836-8; Frederic de P Foster et al—Jno H Bodine et al; W A Alcock (A).

MAY 1.

18TH ST, ns, 475 w 7 av, 25x—; Peter A Connelly—Bessie C H Goodman et al; White & Case (A).

122D ST, ns, 125 e 7 av, 19x100.11; German Savings Bank in the City N Y—Nathan Spiegel et al; M Auerbach (A).

MADISON AV, ws, 62.11 s 106th, 19x100; Lawrence Bodenheimer et al—Jos Fox et al; C Recht (A).

MAY 2.

BROOME ST, 458; Emigrant Indus Savgs Bank—Lillian G DeWitt et al; amended; R & E J O'Gorman (A).

45TH ST, ss, 283.4 w 6 av, 61.8x100.5; Mutual Life Ins Co of N Y—Utility Realty Co et al; F L Allen (A).

102D ST, s s, 200 e 2 av, 25x100.11; West Side Savgs Bank—Joachim Spiro et al; Harrison, Elliott & Byrd (A).

136TH ST, 150 W; Kath S Galbraith—Chas J Steber et al; J C Ten Eyck (A).

2D AV, 125; Jos L Bittenwieser—Annie E Roth et al; Unger & Unger (A).

MAY 3.

GOERCK ST, 23; Union Trust Co of Albany, N Y—Bertha Kahn et al; D D Whitney (A).

MADISON ST, 282; Bessy C Coles—Chas Cohen et al; F H Comstock (A).

38TH ST, 106 E; Herman Woog—Jno G de la Borglum et al; Stroock & Stroock (A).

7TH AV, 2261; Excelsior Savgs Bank of City N Y—Kathryn Oates et al; H Swain (A).

Bronx.

APRIL 26.

No Foreclosure Suits filed this day.

APRIL 27.

154TH ST, ns, 300 w Courtlandt av, 50x100; Geo F Martens et al, as trstes—Maria Aliengo et al; T J Farrell (A).

KATONAH AV, 4282; Louis F Hofman—Ida Stroh et al; A Stolz (A).

APRIL 29.

KELLY ST, ws, 100.4 s 165th, 25x100; American Savgs Bank—Louis E Felix et al; J V Irwin (A).

WEBSTER AV, ss, 1025 ne 204th, 25x82.6; Wm K Gensheimer—Alfred E Fisher et al; Horstmann & Kozinn (A).

PLOT beg at a point in center of Rattlesnake Brook, adjoining lands of Adaline Holly, 66x 142; Model Bldg & Loan Assn of Mott Haven, by Geo I Skinner, Supt of Banks, State N Y—Celestina Veltri et al; Koenig, Goldsmith & Sittenfield (A).

APRIL 30.

LONGFELLOW AV, ws, 182.2 n 167th; 25x100; Madeline W Mack—Seymour Realty Co et al; L Sturcke (A).

MAY 1.

152D ST, ns, 25 w Wales av, 25x86.9; Jas A Trowbridge—Dennis J McCarthy et al; M A Hulet (A).

DALY AV, nws, 231.6 sw 180th, 31x125.9; also DALY AV, es, 173.4 s 180th, 36.3x100.8; Gustav A Deucher et al—Mabel A Milne et al; H C Miller (A).

LOTS 211, 212, 213 & 214, map Monatiguot Real Estate Co, Town of Wakefield; Annie H Foster—Teresa Tengstrom et al; L Bevier, Jr (A).

MAY 2.

152D ST, 310 E; Sigmund Wechsler—Caritina Spallone et al; S Wechsler (A).

WASHINGTON AV, 2246; Ida K Bronner—Riverdale Holding Corp et al; L Bronner (A).

LOT 22, map New Village of Jerome, formerly Williamsbridge; Saul Domroe—Nicola Parrotta et al; A Cianchetti (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 25.
NORFOLK ST, ws, 150 n Delancey, 25x 100; Harris D Colt et al—Moses Heller et al; Henry De F Baldwin (A); Robt F Wagner (R); due....23,904.04

APRIL 26.
MONROE ST, 280; U S Trust Co of N Y, trstes, &c—David Lasky; Wilson M Powell (A); Fredk J Flynn (R); due.....24,296.23

BRADHURST AV, es, 27.8 n 142d, 27.4 x59.2x irreg; Frank W Blauvelt—Moses D Moses et al; Bartholomew Foody (A); Edw J Dunphy (R); due.....19,783.21

APRIL 27.
No Judgments in Foreclosure Suits filed this day.

APRIL 29.
113TH ST, ss, 75 e Lenox av, 50x100.10; Alfred Opdyke et al—Carrie S Lyons; Cary & Carroll (A); Hartley G Pelletier (R); due.....62,951.66

APRIL 30.
ARDEN ST, sws, 196.6 nw Nagle av, 40x 130; Cora B Rutherford—Brown Bros, Inc, et al; Clarence A Sparks (A); Wm H Ford (R); due.....39,050.00
ARDEN ST, sws, 129.6 nw Nagle av, 40x130; same—same: same (A); same (R); due.....39,050.00
1ST ST, 41; Kath Brown et al—Benj Richter et al; Cary & Carroll (R); Geo E Weller (R); due.....21,170.29
MAY 1.
47TH ST, ss, 302 e 6 av, 45.4x100.5; Farmer's Loan & Trust Co—Esthold Realty Co, Inc; Geller, Rolston & Horan (A); Wm Klein (R); due....89,610.00

Bronx.

APRIL 26.
LOTS 60, 61, 62, 63, 64 & 65, map of 125 lots known as Ruser Est, prop of Hudson P Rose; Emeline Dooley—Jas C Gaffney et al; De La Mare & Morrison (A); M Frank (R); due. 1,737.45

APRIL 27.
No Judgments in Foreclosure Suits filed this day.
APRIL 29.
182D ST, sec of Washington av, 108.5 x130.1; Lina Stix—Eureka Realty Co et al; Goldsmith, Cohen, Cole & Weiss (A); E Neumann (R); due.25,871.53
APRIL 30.
MONROE AV, ws, 95 n 173d, 95x150; David Grant—David Doyle et al; H M Bellinger, Jr (A); C M O'Keefe (R); due.11,553.67

MAY 1.
No Judgments in Foreclosure Suits filed this day.
MAY 2.
LOT 357, map of the Village of Mott Haven; Karolina K Steers—Harry Prince Knight et al; Baldwin, Fisher & Potter (A); D B Simpson (R); due.10,293.08

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

APRIL 27.
28TH ST, 260 W; Jane W Houghtaling—Somerset Realty Co et al; partition; Taylor, Knowles & Hack (A).
APRIL 29.
MADISON AV, 1574-G; Albert G Morganstern—Rae G Holzwasser et al; two actions; Wolf & Kohn (A).
APRIL 30.
17TH ST, ns, 207.6 w 2 av, 74x104; Francis B Mullin et al—Evodkim Merchery; notice of attachment; F B Mullin & Bro (A).
119TH ST, 158 W; Katie Schwartz—Saml Rosenberg et al; action to impress lien, &c; L Scheuer (A).

MAY 1.
BROADWAY, 1587; Leed Inc—Rosoff Lunch Co et al; action to foreclose mechanic's lien; C A Kalish (A).
MAY 2.
CHURCH ST, nwc Walker, 75x50; & LISPENARD ST, nwc Church, 50x60; Anna F Cooper—Henry F Strodtmann et al; partition; Wells & Snedeker (A).
1ST AV, 2201; Marie F Seelsa—Sabina Demarco et al; partition; J F Dempsey (A).

MAY 3.
No Lis Pendens filed this day.

Bronx.

APRIL 26.
No Lis Pendens filed this day.
APRIL 27.
No Lis Pendens filed this day.
APRIL 29.
No Lis Pendens filed this day.
APRIL 30.
No Lis Pendens filed this day.

MAY 1.
RIVERDALE AV, es, 85.4 s 259th, 89x300; Josephine J Beagen—Cath Mulligan; partition suit; T P DeGraffenried (A).

MAY 2.
LOT 1, blk 2995, sec 11, tax map; Rosa Schleissner—Thos C Dunn et al; action to foreclose transfer of tax lien; E Jacobs (A).
LOT 2, blk 2995, sec 11, tax map; Rosa Schleissner—Thos C Dunn et al; action to foreclose transfer of tax lien; E Jacobs (A).
LOTS 81 & 82 (part of), map of farm situated at Kingsbridge, belonging to Mary C P Maccomb; Mary C McCourt—Jno McKenna et al; partition suit; E F Maloney (A).
175TH ST, ss, 25 e division line bet lots 16 & 17 on map of Fairmount, 75x100; Aaron D Klugh et al—Lewis F Klugh et al; action for appointment of new trste; C E Thorn (A).

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

Manhattan.

APRIL 27.
45T HST, 121 W; Wimpie Elec Co—Jas R Hebron & Hebron Restaurant Co, Inc (91). 1,165.00
APRIL 29.
35TH ST, 331 W; Jno J O'Brien—Thos Reynolds (93). 51.00
E 19TH ST PIER, 40x100; Jno E Weil—P H Perry & Son; Clark & Appelmann (96). 568.00
120TH ST, 245 W, & ST NICHOLAS AV, 200; Geo Diesenhaus—Dr W C Judson; Saml Ruth (95). 140.00

2D AV, swc 2d, 50x109; Albert N Chambers—David Kessler, 2 Av Theatre Co; Margt F Johnson & Premiere Show Co, Inc (94). 167.52
6TH AV, 864; Nathan Levine—H Franklin Baker & Henry J Oesterling; Jas L P Rumbel (92). 47.00
APRIL 30.
DIVISION ST, 259; Jno E Weil, Inc—Jewish Maternity Hospital; Jos Clark & Isaac Appelmann (98). 3,210.00
GRAND ST, 62; Pennsylvania Plumbing Co—Max Goebel; Waverly Constn Co (100). 139.00
107TH ST, 312 W; Louis L Goldbaum—Estate of Wm C Lester; Mary E Smyser (97). 166.00
MANHATTAN AV, 58 & 60; H W Bell Co—Estate of Nellie Downey et al; Morgan T James (99). 84.00

MAY 1.
MANHATTAN AV, 58-60; Waterbury & Riley—Nellie Downey; Jno James (1) 198.05

MAY 2.
BROADWAY, nec 54th, 129x55; Dempsey Cont Co—Ford Motor Co; Longacre Constn Co, Inc (2). 8,749.49
57TH ST, 633-35 W; Saml A Green—Est Chas E Appleby; Tepper Fuel Corp (3). 781.20
50TH ST, 25 W; Jas Livingston—W L Sutphin Realty Co; trstes of Columbia College (4). 2,000.00
LEXINGTON AV, 605; Louis De Lorenzo—Jno Collins; Margt C Macguire; renewal (5). 450.00
76TH ST, 149 W; Abr Sacks—Jno Doe; Max Domosh (6). 295.00
116TH ST, 440-4 E; Henry Spielman—Michele Guarini (7). 284.79
NASSAU ST, 53; Oscar Joroff—Rocco De Fina; De Lorenzo & De Fina (8). 670.00
MAIDEN LA, 37 & 39; J Dames Co, Inc—Albert Lorsch; Wm T Fitzpatrick (9). 119.50

MAY 3.
JOHN ST, 15; McDougall Potter Co—Jno V Cockcroft; renewal (10). 2,736.00
MONROE ST, 215; Max Shtatz—Dora Silberblatt (19). 82.00
11TH ST, 528 E; Max Shtatz—Dora Rosenblatt (18). 183.75
30TH ST, 3 W; Eugene Maute—Helen Joseph; renewal (12). 45.00
76TH ST, 149 W; Abr Sacks—Jno Doe & Max Domosh (16). 295.00
104TH ST, 102-4 E; H A Berger Metal Ceiling & Fireproof Co, Inc—Abr Krevitsky & Oriental Dye Works (15) 275.00
117TH ST, 306-8 W; Jos M Kandel—Mary T Rennard & Otto R Stanhake et al (14). 150.00
117TH ST, 306-8 W; Jos M Kandel—Mary T Rennard & Otto L Spannake (17). 270.00
124TH ST, 124-6 W; Milton Schnaier Contracting Corp—Adolph Frank et al & Mary Frank (11). 297.08
143D ST, ns, 260 e Lenox av, 100x 90.11; Wm Levine & Co—Non Column Garage Co, Inc, & Max C Weinberger (13). 3,950.00

Bronx.

APRIL 26.
No Mechanics Liens filed this day.
APRIL 27.
No Mechanics' Liens filed this day.
APRIL 29.
BOSTON RD, 997 & 3D AV, 3310; Jno Seelig—Albert Mamlock; Jno Fetzter as agent (9). 371.73
APRIL 30.
No Mechanics' Liens filed this day.
MAY 1.
No Mechanics' Liens filed this day.
MAY 2.
159TH ST, 390 E; Louis Berger—Otto Cerny; Isaac Rosenfeld (1). 48.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

APRIL 27.
No Satisfied Mechanics' Liens filed this day.
APRIL 29.
RIVINGTON ST, 122; Kalman Nadler—Mrs Berenson et al; April 23'18.... 26.00
8TH AV, 653; Bernhardt Singer—Isleboro Amusement Corp et al; March 14'18. 60.00
APRIL 30.
55TH ST, 105 W; S Gordon Painting Co—105 W 55th St Inc; Dec10'17.... 3,222.40
SAME PROP; same—same; Dec18'17.... 3,222.40
BROADWAY, 326-30; Isaac B Miller—Arthur L Van Veen et al; March 12'18. 1,400.00
MAY 1.
68TH ST, 302-4 W; United Elec Constn Co—48th St Realty Corp et al; April 10'18. 800.00
MAY 2.
No Satisfied Mechanics' Liens filed this day.
MAY 3.
141TH ST, 246 W; Herman Goldner—Abr Eidenberg et al; April 18'18.... 35.45

Bronx.

APRIL 26.
No Satisfied Mechanics Liens filed this day.
APRIL 27.
134TH ST, 594-96 E; Tully Goldreyer—Fredk W Ehrsam et al; March 5'18. 185.00
APRIL 29.
No Satisfied Mechanics' Liens filed this day.

APRIL 30.
187TH ST, 627 E; Saml Epstein, Inc—Church of Our Lady of Mt Carmel et al; Aug16'17. 400.00
BELMONT AV, nwc 187th, 100x100; Henry G Silleck, Jr—Church of Our Lady of Mt Carmel et al; Aug20'17.... 1,234.58
BELMONT AV, nwc 187th, 100x100; Norwalk Lock Co—Roman Catholic Church of Our Lady of Mt Carmel et al; Sept5'17. 1,000.00

MAY 1.
No Satisfied Mechanics' Liens filed this day.

MAY 2.
No Satisfied Mechanics' Liens filed this day.

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

APRIL 25 & 26.
No Attachments filed these days.
APRIL 27.
ADAMS, Jno R & H T Eddington; American Cargo Transport Co; \$68,878.94; Kirlin, Woolsey & Hickox.
APRIL 29.
No Attachments filed this day.
APRIL 30.
PEORIA CORDAGE CO; Mercantile Bank of the Americas, Inc; \$1,601.62; Curtis, Mallet-Prevost & Colt.
MAY 1.
No Attachments filed this day.

CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.

Manhattan.

APRIL 26, 27, 29, 30, MAY 1 & 2.
Central Chandelier Co. 656 & 666 W 162. J M B Co, Inc..Certf & release of mtg filed Dec 21, 1917, as to No 656 to extent of..... 2,250.00
Caminiti, Antonio, & Thos Radilosso. 309 E 105th st..E Esposito.....(R) 811.00
Consaco Sales Co, Inc. 53 Jay st.. Staley Electric Elevator & Machine Co. 2,300.00
Hotel Wellington Corp.. 871 7 av.. with C Welham Co & Mina E Fritz, agmt. 20,000.00
Pahl, Jno C. 470 W 23d st..Amanda & Albert J Appell, exrs, &c, Jacob Appell.12,529.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Bronx.

APRIL 26.
No Building Loan Contracts filed this day.
APRIL 27.
No Building Loan Contracts filed this day.
APRIL 29.
No Building Loan Contracts filed this day.
APRIL 30.
No Building Loan Contracts filed this day.
MAY 1.
No Building Loan Contracts filed this day.
MAY 2.
RANDALL AV, ss, 28 e St Lawrence av, 28x66.8; Dina Conrad loans Philipp Dietrich, Inc, to erect 1-fam bk & fr dwg; 2 payments..... 3,000.00

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

FACTORIES AND WAREHOUSES.
LITTLE WEST 12TH ST, 3, 5-sty bk warehouse, 24x71, tar & slag rf; \$25,000; (o) Henry Middendorf, 142 W 92d; Peter Rohrs, 475 W 145th; (a) John G. Michel, 323 45th, Bklyn (67).
STORES, OFFICES AND LOFTS.
5TH AV, 202, Broadway, 1122, 6-sty bk office bldg, 78x80, tar & gravel rf; \$75,000; (o) Wm M. & Alice M. Stephenson, 215 Clermont av, Bklyn; (a) Buchman & Kahn, 56 45th (57). (Corrects error in issue April 20, when Bway No. was 1132).
MISCELLANEOUS.
CHERRY ST, 503-509, 1-sty f. p. storage shed, 35x57, corr. iron rf; \$800; (o) Crane Co., Chicago, Ill.; (a) Fredk. Miller Crane Co., 490 Cherry (66).

Bronx.**DWELLINGS.**

RADCLIFFE AV, w s, 100.5 n Arnow av, 3-sty fr dwg, 22x33, shingle rf; \$3,000; (o) Alphonso Verderese, 408 S 2d, Mt. Vernon, N. Y.; (a) Paul Langano, 309 W 42d (67).

FACTORIES AND WAREHOUSES.

CENTER ST, n s, 395.9 e City Island av, 1-sty fr storage, 45x20, rubberoid rf; \$800; (o) Ratsey & Laphorn, Scofield, City Island; (a) S. H. Booth & Sons, 30 Center, City Island (65).

STABLES AND GARAGES.

FREEMAN ST, s s, 334.5 w Westchester av, 1-sty bk garage, 100x100, plastic slate rf; \$15,000; (o) L. & B. Constn. Co., Isidor Laugner, 700 Trinity av, Pres.; (a) Max Krendel, 1314 Prospect av (66).

MISCELLANEOUS.

177TH ST, s s, from Bronx River to N. Y. B & W. R. R., 1-sty fr exhibition bldg, 70x173, rubberoid rf; \$10,000; (o) Est of W. W. Astor, 23 W 26th; lessees, Bronx Exposition Co., H. H. McGarvie, 1510 Times Bldg., Pres.; (a) F. M. Williams, 541 W 123d (64).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. ri—roof.

Manhattan.

BARCLAY ST, 54, enclose stairs & s. c. f. p. doors to 5-sty semi f. p. str & lofts; \$500; (o) 54 Barclay St Co., 400 Broome, Geo. W. Loft, Pres.; (a) Geo. Sherwood, 78 Beaufort av, Queens (807).

BEEKMAN ST, 94, new f. p. pent house to 6-sty bk warehouse; \$308; (o) Mrs. Sarah E. Blodgett, 43 W 37th; (b) American Elevator & Machine Corp., 113 Cedar (825).

BURLING SLIP, 28-30, new stairs, partitions, vents & plumbing fixtures to 3-sty bk str, office & lofts; \$5,000; (o) Jos. Cullman, 161 Front; (a) John H. Knubel, 305 W 43d (783).

CANAL ST, 401-3, remove partitions, new floor to 4-sty bk str & dwg; \$2,500; (o) John C. Brown, 15 Park Row; (a) Realty & Architectural Co., 2471 8 av (838).

EAST BWAY, 246, new show window & beams to 3-sty bk tnt; \$500; (o) Dr. Max Wolper, on prem; (a) Max Muller, 115 Nassau (805).

FERRY ST, 18, new elevator shaft to 5-sty bk warehouse; \$500; (o) Geo. F. Hewitt, 18 Ferry; (a) Seaberg Elevator Co., Inc., 407 Douglas, Bklyn (809).

FRONT ST, 142-4, rebuild walls to 5-sty bk lofts; \$1,000; (o) Ray Estate Corp., 54 Wall; (a) J. F. Burrows, 410 W 34 (798).

FULTON ST, 116, new show windows to 6-sty bk factory; \$1,000; (o) 114-116 Fulton St B. C. Sculley, secy., 92 William; (a) Henry Regelman, 133 7 av (815).

HOUSTON ST, 434 E, 1-sty ext & new skylight to 4-sty bk dwg & str; \$1,000; (o) Chas. Spiss, on prem; (a) Gronenberg & Leuchtag, 303 5 av (804).

HOUSTON ST, 138-40 W, new rf, girders & beams to 3-sty bk str & dwg; \$1,500; (o) Est N. Low, 208 Bleeker; Wm. Benjamin, Pres., 5 Beekman; (a) Robt. Teichman, 10-12 Hanover sq (814).

HUDSON ST, 652, alter elevator shaft to 6-sty bk factory; \$300; (o) Edward Ernold Co., on prem; (a) J. Odell Whitenack, 231 W 18th (791).

MONROE ST, 237, new partitions & bathrooms to 4-sty bk str & tnt; \$1,000; (o) Sophia Mayer, 5 Beekman; (a) Chas. B. Meyers, 1 Union sq (833).

MULBERRY ST, 196-204, enclose elevator shaft & stairs & bk walls to 6-sty bk factory & storage; \$6,000; (o) S. & H. Realities, Inc., Henry M. Susswein, Pres., 368 Broome; (a) Sommerfield & Steckler, 31 Union sq (829).

MURRAY ST, 34, new stairs & alts to tnt to 5-sty bk rest; \$2,500; (o) Interborough Rapid Transit Co., Theo. P. Shonts, Pres., 165 Bway; (a) E. Fundner, 112 Wright, Stapleton, S. I. (822).

MURRAY ST, 29, new toilets to 5-sty bk lofts & factory; \$1,000; (o) Est Jos. Slevin, Dr. Walter T. Slevin, exr., 85 4th, Bklyn; (a) P. J. Murray, 141 E 40th (828).

WALKER ST, 31-33, strengthen floor to 5-sty bk str & lofts; \$150; (o) Thos Lewis Est., Wm. F. Bloodgood & Wm. Walker, trustees, 299 Bway; (a) Charles E. Miller, 111 Nassau (836).

5TH ST, 817 e Lewis, 185, erect water tank to 7-sty bk lofts; \$3,600; (o) Central Trust Co., Jas. W. Wallace, Pres., 54 Wall; (a) Reislung Co., 39 Cortlandt (827).

14TH ST, 347 E, remove partitions & strengthen floor to 4-sty bk Immigrant Home; \$400; (o) Bishop Alexander Nemelowsky, on prem; (a) Jacob Fisher, 25 Av A (800).

20TH ST, 35-7, new fire-escape & tile wall to 8-sty bk str & lofts; \$3,000; (o) Emily B. Hopkins, 1 E 56th; (a) A. D. Anstey, 162 W 20th (840).

21ST ST, 27 E, enclose stairway & alter fire-escape to 9-sty f. p. factory; \$600; (o) Est Simon Haberman, Rosie Haberman, extrv, 246 W 129th; (a) Schwartz & Gross, 347 5 av (818).

22D ST, 522 W, continue stairs & new bulkheads to 5-sty bk lofts; \$350; (o) Kath. Moore, 191 9 av; (a) Albert E. Straker, 191 9 av (780).

22D ST, 146-48 W, new bk walls, girders & stairs to 4-sty bk dwg; \$10,000; (o) West Mercer Corp., John R. McMurray, Pres., 30 W 42d; (a) Geo. H. Van Auker, 1269 Bway (813).

23D ST, 151-3 E, new piers & chimney to 5-sty bk lodging house; \$500; (o) Fredk. Meyer, 360 E 166th; (b) Daniel J. Labey, 2025 Ellis av (810).

26TH ST, 38-40 E, 1-sty ext to 12-sty f. p. hotel; \$1,000; (o) Phelps Stokes Est., J. G. Phelps Stokes, V.-P., 100 William; (a) I. N. Phelps Stokes, 100 William (826).

26TH ST, 38-40 E, increase elevator bulkhead to 13-sty f. p. hotel; \$400; (o) I. N. Phelps Stokes, 100 William; (a) J. Odell Whitenack, 231 W 18th (837).

30TH ST, 624 W, add 10 ft. ext to 1-sty bk planing mill; \$1,200; (o) Maytie D. Crane, 45 Morningside av; (a) West 30th St Planing Mill, on prem (811).

34TH ST, 24 E, new stairs, roof & str front to 2-sty bk str & office; \$4,000; (o) Max Fertig, 30 E 34th; (a) Gronenberg & Leuchtag, 303 5 av (806).

34TH ST, 510 W, new chimney to 2-sty bk factory; \$600; (o) Wm. J. McLean, 510 W 34th; (a) Raymond O. Wheeler, 510 W 34th (793).

36TH ST, 3 W, new toilets to 4-sty bk office; \$800; (o) Proctor & Co., 3 W 36th; (a) Edmund Broderick, 110 W 40th (832).

38TH ST, 102 W, alter vault to 9-sty f. p. loft; \$2,000; (o) Jos. W. Stern & Co., 102 W 38th; (a) Sommerfield & Steckler, 31 Union sq (820).

40TH ST, 630-6 W, mezzanine, 16x23, to 9-sty rein. concrete hog abattoir; \$800; (o) Jos. Stern & Son, Jos. Stern, Pres., on prem; (a) Edmund D. Broderick, 110 W 40th (802).

42D ST, 261 W, new skylights, partitions to 5-sty bk str & office; \$2,200; (o) Richard S. Tracy, Times Bldg.; (a) Elwood Hughes, 210 W 34th (816).

42D ST, 47-61 W, new partitions to 6-sty f. p. str & office; \$2,000; (o) Est Eugene A. Hoffman, Inc., Wm. H. Harris, Pres., 258 Bway; (a) John H. Schier, 25 W 42d (831).

44TH ST, 2-10 W, reset curb & sidewalk to 12-sty bk hotel & rest; \$6,000; (o) Irving Brokaw, care Louis Sherry, on prem; (a) F. H. Wakeman, 2-4 W 47th (839).

46TH ST, 120 W, new stone steps, iron fences to 5-sty bk public school; \$1,200; (o) City N. Y., Board of Education, 500 Park av; (a) C. B. J. Snyder, Room 2800, Municipal Bldg (796).

55TH ST, 5 E, new skylights & stairs to 2-sty bk office; \$2,000; (o) 705 5th Av. Corp., W. S. Langdon, Pres., 37 Liberty; (a) Geo. A. Schastey, 715 5 av (821).

55TH ST, 528 W, remove stairs, partitions, new ext & boiler room to 2-sty bk str & dwg; \$2,700; (o) Anna M. Schumacher, 530 W 55th; (a) Alfred C. Wein, 112 Remsen, L. I. City (841).

71ST ST, 163 W, new partitions & bathrooms to 3-sty bk res; \$4,000; (o) Fischer Lewine, 135 Bway; (a) O. P. Cadmus, Bay-side, L. I. (834).

77TH ST, 445 E, new plumbing fixtures & stairs to 3-sty bk tnt; \$500; (o) Frank & Amy Smejkal, 1349 1 av; (a) Russell & Horn, 25 W 42d (794).

82D ST, 132 E, remove stoop & new bathrooms to 4-sty bk dwg; \$1,000; (o) Katherine Mandell, 132 E 82; (agt) Jacob Weststein, 125 E 82d (819).

104TH ST, 159 E, remove partitions & new flues to 4-sty bk tnt; \$1,000; (o) Y. W. C. A., Emma L. Morgan, acting president, 600 Lexington av; (a) Dodge & Morrison, 135 Front (824).

115TH ST, 200 E, new str fronts & partitions to 5-sty bk str & hotel; \$750; (o) Henry A. Hollman, 147 Bowery; (a) Richard Roll, 42 E 23d (797).

124TH ST, 232 E, new fire escape to 4-sty bk res; \$800; (o) B. Aymar Sands, 46 Cedar, trste for Helen Howell; (a) Samuel Bernstein, 884 Amsterdam av (806).

181ST ST, 560 W, new partitions & w. c. compartments to 1 & 2-sty bk str, office & skating rink; \$800; (o) Boston Leasehold Corp., 74 Bway; (a) Oscar Lewison, 386 5 av (789).

BOWERY, 266, new stairs & bulkhead to 4-sty bk str & lofts; \$150; (o) Thos. Wilson, 91 Bowery; (a) M. Schwartz, 309 Bway (808).

BROADWAY, 64-70, enlarge door, f. p. vestibule to 17-sty f. p. office; \$9,000; (o) Manhattan Life Ins. Co., Thos. E. Lovejoy, Pres., on prem; (a) Jardine, Hill & Murdock, 50 E 42d (787).

BROADWAY, 1457-63, new partition & str front to 11-sty f. p. str & office; \$3,000; (o) Henry Phipps Ests., John S. Phipp, Pres., 787 5 av; (a) Wm. L. Rouse & Lafayette A. Goldstone, 512 5 av (784).

BROADWAY, 2079-87, new partitions & stairways to 8-sty f. p. hotel; \$2,000; (o) Morris Schinas, 201 W 72d; (a) Chas. F. Winkleman, 103 Park av (779).

BROADWAY, 128-32, erect mezzanine floor to 17-sty f. p. bank & office; \$25,000; (o) American Exchange National Bank, Lewis F. Clarke, Pres., on prem; (a) Clinton & Russell, 32 Nassau (792).

BROADWAY, 1402-1410, build marquise to 4-sty bk theatre; \$400; (o) Robt. F. Bixby, 1410 Bway; (a) Edw. Hisnay, 404 E 125th (830).

LENOX AV, 193, new fire escape to 4-sty bk office & str; \$1,000; (o) Est Mary F. Place, Columbia Bank Co., trste, 148th & 3 av; (a) Moore & Landseid, 148th & 3 av (795).

MADISON AV, 1479, new str front & passage-way to 5-sty bk str & tnt; \$900; (o) Morris Moses, 1626 Amst av; (a) Nathan Langer, 81 E 125th (799).

MADISON AV, 621-7, reconstruct vaults to 3-sty bk str, office & theatre; \$2,000; (o) Est. John D. Crimmons, 624 Mad av; (a) John H. Schier, 25 W 42d (781).

PARK AV, 772, new stairs & dumbwaiter shaft to 3-sty bk tnt; \$200; (o) Lawlith Realty Co., 710 Mad av; (a) Carl Hartzelins, 204 E 58th (790).

PARK ROW, 188, new stairs & partitions to 4-sty bk str & lofts; \$100; (o) Morris Silverstone, on prem; (a) Horenberger & Bardes, 122 Bowery (785).

ST NICHOLAS AV, 1422, new show windows to 2-sty bk str & office; \$750; (o) Melville H. Bears, 75 Beekman; (a) Geo. W. Springsteen, Jr., 1344 Jefferson av, Bklyn (817).

2D AV, 85, reset partitions, stairs & toilets to 4-sty bk str, office & tnt; \$2,000; (o) Michael Adrian Corp., 137 E 34th; Geo. M. Adrian, Pres., 447 2 av; (a) Bruno W. Berger & Son, 121 Bible House (812).

4TH AV, 234, reinforce walls, new windows & ext to 4-sty bk saloon & club rooms; \$15,000; (o) Albert Pettes, 178 E Front, Plainfield, N. J.; (a) F. A. Wright, 110 E 23d (786).

5TH AV, 721-723, new stage & alter doors to 5-sty bk theatre; \$400; (o) Wm. Waldorf Astor, 1 Madison av; (a) Paul Chalfin, 597 5 av (823).

6TH AV, 38, new entrance to 3-sty bk str; \$500; (o) James D. Pell, 7 Wall; (a) F. L. Pell, 122 E 25th (835).

7TH AV, 729, new f. p. partitions & motion picture film vaults to 16-sty f. p. str & office; \$6,000; (o) 729 7 Av Realty Co., Inc., Geo. Backer, Pres., 378 West End av; (a) Jos. Duke Harrison, 52 Vanderbilt av (801).

7TH AV, 800-8, install new elevator shaft & strengthen floor to 3-sty bk str & dance hall; \$35,000; (o) Emma G. Badgley, 111 Bway; (agts) Fredk. Fox & Co., 14 W 40th (788).

8TH AV, 2970, new toilet to 1-sty bk machine shop; \$150; (o) N. Y. C. R. R. Co., Grand Central Term.; (a) John T. Horton, 157th & 8 av (782).

Bronx.

152D ST, E, s w c Union av, new dyers, s. c. f. p. doors, toilet compartments to 1-sty bk factory; \$12,000; (o) Est. of Sol. Lorsch, 266 Lenox av; lessees, Standard Oiled Clothing Co., 152d & Tinton av; (a) De Rose & Cavalieri, 148th & 3 av (99).

BARNES AV, 3750, 2-sty fr ext, 23x15, change from peak to flat rf, 2-sty fr dwg; \$350; (o) Guiseppina Luckes, on prem; (a) Geo. P. Crozier, 223d & White Plains av (98).

HOLLAND AV, w s, 100 n Rhineland av, move 2-sty fr dwg; \$1,500; (o) Mary C. McMahon, 2013 Bronxdale av; (a) Dunnigan & Crumby, 391 E 149th (101).

LONGFELLOW AV, w s, 311.5 s Home, 1-sty fr ext, 12.6x9.6, to 2-sty bk dwg; \$500; (o) A. Brandstein, 1154 Longfellow av; (a) Chas. Kreymborg, 2240 Quimby av (102).

WASHINGTON AV, 1389, new doors, fire escapes to 3-sty bk synagogue & school; \$1,000; (o) Eshevia De Broux, I. Brody, 1389 Washington av; (a) Goldner & Goldberg, 391 E 149th (97).

WEEKS AV, 1761, new show windows, girders & lower 1st floor to street level, 2-sty fr dwg; \$1,500; (o) Christina Kleinkauf, on prem; (a) Horenburger & Bardes, 122 Bowery (103).

ROAD to dock, s s, 46.5 e Thomas, build 3 stories of brick upon 1-sty bk str & offices, 31.6x48; \$7,500; (o) Westchester Land & Dock Co., B. Watson, on prem, Pres.; (a) B. Ebling, 2400 Westchester av (100).

EXPLANATION OF TERMS USED AND
RULES FOLLOWED IN COMPILING
RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indivd—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torren System.

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RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

*Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CI

No. 2617

New York, May 11, 1918

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

MAY 3, 4, 6, 7, 8 & 9.

Broome st, 248 (2:409-27), ns, 26.8 w Ludlow, 30.5x87.6, 6-sty bk tnt & str; South S Sheifer & Julia, his wife, to J & N S Holding Co, 170 Bway; mtg \$24,000 & AL; May3; May9'18; A\$22,000-39,000 (R S \$3.50). **3,500**

Broome st, 320, see Christy, 122.

Christopher st, 131 (2:630-48), nwc Hudson (No 501), 74.11x50x72x26.7, 3 & 4-sty bk hall & str; A\$33,000-40,000; also CHRISTOPHER ST, 133 (2:630-50), ns, 4.11 w Hudson, 29x59.8x27.6x50, 3-sty fr bk ft tnt & str; A\$11,000-11,500; Chas A Lawson, 214 4th st, Waukegan, Ill, to Everett Lawson, 322 Sherman pl, Waukegan, Ill; AT; QC; Feb18; May6'18 (R S \$4). **nom**

Christopher st, 131, nwc Hudson (No 501); also CHRISTOPHER ST, 133; Everett Lawson, 322 Sherman pl, Waukegan, Ill, to Chas A Lawson, 214 4th st, Waukegan, Ill; AT; QC; Apr20; May6'18 (R S \$4). **nom**

Christopher st, 133, see Christopher, 131.

Christy st, 122 (2:419-1), nec Broome (No 320), 25.1x62.5, 5-sty bk tnt & str; Lawyers Mtg Co to Giuseppe Di Cristina, 17 Spring; B&S; AL; May6; May7'18; A\$20,000-30,000 (R S \$33). **O C & 100**

De Peyster st, 24-6, see Front, 133-7.

Division st, 193 (1:285-52), ss, 157.2 e Jefferson, 26.11x48.8x26.4x49.3, 5-sty bk tnt & str; J Campbell Thompson, ref, to Adie Wertheimer, 60 W 83, plff; FORECLOS Feb26; Apr24; May6'18; A\$11,000-16,000 (R S \$12.50). **12,500**

Dyckman st (S:2255-72-74), ns, 525 w F st or Prescott av, 75x100, vacant; Louis H Cramer & ano, EXRS & c will Frank Leslie (also known as Mrs Frank Leslie), to Carrie Chapman Catt, 2 W 86, devisee under said will; Feb8; May9'18; A\$—\$. **nom**

Front st, 133-7 (1:37-23), ses at sws De Peyster (Nos 24-6), 57 to Pine (No 90) x 89.8x54.8x81.5, 7-sty bk office & str bldg; Manhattan Life Ins Co, 66 Bway, to Jere F Donovan, 124 S Oxford st, Bklyn; B&S & CaG; May1; May8'18; A\$70,000-160,000 (R S \$200). **O C & 100**

Front st, 133-7, ses at sws DePeyster (Nos 24-6); also PINE ST, 90; Jere F Donovan of Bklyn to Jos F Culman, 39 W 71; B&S & CaG; mtg \$120,000; May8'18. **nom**

Greenwich st, 818-20 (2:642-60), ws, 24.7 n Jane, 42.4x92.4x42.8x91.4, 6-sty bk storage; Harry J Sophian, 400 E Armour blvd, Kansas City, Mo, to 820 Greenwich St, Inc, at 128 Bway; B&S & CaG; Apr30; May7'18; A\$15,000-40,000. **nom**

Houston st, 303 E (2:350-55), ss, 54 e Clinton, 18x70, 6-sty bk loft & str bldg; Amson C Fromm, individ & EXR Clara Fromm, to Bertha Fromm, 200 W 146; E & S & CaG; May7; May8'18; A\$12,000-20,500 (R S \$12). **2,000**

Hudson st, 501, see Christopher, 131.

Irving pl, 15 (3:871-16), nwc 15th (No 121), 22x80, 5-sty bk bldg; Stephen H Olin et al, EXRS, & c, Eliz J Lynch, to Kops Realty Co, 120 E 16; May6; May8'18; A\$47,500-55,000 (R S \$28). **O C & 100**

Irving pl, 17-19 (3:871-17-18), ws, 22 n 15th, 40.6x80, 5-sty bk bldg; Howard T Kingsbury of Sands Point, LI, EXR, & c, Sami Frost, to Kops Realty Co, 120 E 16; May8'18; A\$54,200-60,000 (R S \$32.50). **O C & 100**

Ludlow st, 22 (1:297-8), es, 126.6 s Hester, 25.1x87, 5-sty bk tnt & str; Otto C Sommerich, ref, to Simon Kornblum, 1655 47th, Bklyn, plff, ½ pt, & Abr Kornblum, 1391 Stebbins av, one of the debts, ½ pt; PARTITION SALE Apr3; May2; May3'18; A\$15,500-24,500 (R S \$5). **23,000**

Madison st, 5 (1:118-41), ns, 81 e Pearl, 25x56.4x25x56.2, 3-sty bk tnt; Mary J McShane (Cronin), 803 Av U, Bklyn, to Gerard Ragone & Rose, his wife, 352 Water, as tenants by entirety; mtg \$10,000 & AL; May6'18; A\$9,000-13,000 (R S \$10). **nom**

Madison st, 286, see Madison, 288.

Madison st, 288 (1:269-19), ss, 55.11 w Montgomery, 18x75, 3-sty bk tnt, 1-sty ext; A\$8,000-10,500; also MADISON ST, 286 (1:

THE SUPREME COURT

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269-20), ss, 73.11 w Montgomery, 18x75, 3-sty bk tnt; A\$8,000-9,500; Title Guar & T Co & ano, TRSTES for Frieda M Young, to City Real Estate Co, 176 Bway; B&S; Apr24; May8'18 (R S \$20). **19,852.22**

Pine st, 90, see Front, 133-7.

Pitt st, 68-70 (2:338-11), es, 57 s Rivington, 43x49.10, 6-sty bk tnt & str; Harry Pechter to Annie Pechter, both at 68 Pitt; ½ pt; QC; May3'18; A\$20,000-35,000 (R S 50c). **O C & 100**

Sheriff st, 83 (2:339-66), ws, abt 150 n Rivington, 25x100, 5-sty bk tnt & str; Elemco Realty Co to Lawyers Mtg Co; B&S; Sept25'17; May9'18; A\$14,000-24,000. **nom**

Stanton st, 329 (2:324-15), ss, 59.10 e Goerck, 21x81.3x20.1x81.3, 5-sty bk tnt & str; Thos G Flaherty, ref, to Metropolitan Savgs Bank, 59-61 Cooper sq E, plff; FORECLOS Apr30; May1; May3'18; A\$6,000-11,000 (R S \$12). **12,000**

Suffolk st, 142 (2:349-6), es, 225.2 n Rivington, 24.9x100, 5-sty bk tnt & str; Selma Byk to Augusta Byck, 470 W 150; ½ pt; AT; QC; Mar6; May7'18; A\$18,000-24,000. **nom**

Union sq E, 24 or 4th av, 181 (3:871-3), es, 52 n 15th, 26x125, 4-sty bk str; Burnet R Ruggles to Grace R Johnson, widow, on South Country rd, Bay Shore, LI; mtg \$21,000 & AL; Oct2'16; May7'18; A\$87,000-95,000. **O C & 100**

Union sq E, 24, or 4th av, 181; Geo T Strong to John R Strong, 717 St Nicholas av; B&S; mtg \$21,000 & AL; Oct18'16; May7'18. **O C & 100**

Union sq E, 24 or 4th av, 181; Grace R Johnson (Ruggles) & Grace R Lane (Ruggles), wife Geo T Lane, & John R Strong to Manboro Realty Corp, 59 Pearl; mtg \$21,000 & AL; Apr12'18; May7'18 (R S \$55.50). **O C & 100**

Willett st, 69 (2:338-21), ws, 81.6 s Rivington, 18.6x50, 5-sty bk tnt & str; Jacob Weiss et al to Louis Weiss, 120 W 117; Annie Zimmerman, 295 7th, & Sarah Yorkmark, 69 Willett; mtg \$8,000; Mar19; May6'18; A\$6,500-11,000 (R S \$1). **nom**

Wooster st, 23 (1:228-33), ws, 284.9 n Canal, 22.7x100, 4-sty bk loft & str bldg; Jean Jeaume to Caterina Bianchi, 25 Wooster; mtg \$8,500; May1; May4'18; A\$11,500-13,000 (R S \$4). **O C & 100**

4TH st, 31-5 E (2:544-68), ns, 140 w Bowery, 75x130x75x132.3, 3-4-sty bk loft & str bldgs & 2-sty bk rear theatre; Namsorg Realty Co of Bronx to Nitram Realty Co, 3219 3 av, Bronx; mtg \$55,000; Apr30; May7'18; A\$70,000-85,000 (R S \$15). **nom**

8TH st, 315 E (2:391-52), ns, 280.4 e Av B, 20.7x69.10, 4-sty bk tnt & str; Jas S McDonough, ref, to Metropolitan Savings Bank at 59-61 Cooper Sq E, plff; FORECLOS May1; May6; May8'18; A\$8,000-9,000 (R S \$12). **12,000**

13TH st, 442 E (2:440-29), ss, 124.3 w Av A, 24.3x103.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Anthony F Scala, 742 E 176, to Anthony J Faruolo, 7 Jane; ½ pt; mtg \$13,000; May7; May9'18; A\$11,000-15,000 (R S 50c). **500**

13TH st, 637 E (2:396-44), ns, 229.6 w Av C, 27x103.3, 5-sty bk tnt & str; Harry Pechter to Annie Pechter, both at 68 Pitt; ½ pt; QC; May3'18; A\$9,000-20,000 (R S 50 cts). **O C & 100**

13TH st, 641 E (2:396-42), ns, 169.6 w Av C, 27x103.3, 5-sty bk tnt & str; Harry Pechter to Annie Pechter, both at 68 Pitt; ½ pt; QC; May3'18; A\$10,000-21,000 (R S 50c). **O C & 100**

14TH st, 422 E (2:441-18), ss, 294 e 1 av, 25x103.3, 5-sty bk tnt & str; Lawyers Mtg Co to Pietro Galante, 410 E 13; B&S; AL; May6; May7'18; A\$14,000-18,000 (R S \$18). **O C & 100**

15TH st, 121 E, see Irving pl, 15.

18TH st, 45 E (3:847-34), ns, 180 w 4 av, 20x92, 3-sty bk tnt & str; Jas A Lynch, ref, to Jonathan Thompson, at Hauppauge, LI; Jane R Thompson, the younger, 10 E 78, & Eliz R Thompson, at Hauppauge, LI, plffs; FORECLOS May1; May6'18; A\$30,500-35,000 (R S \$27). **27,000**

22D st, 214-24 E (3:902-49), ss, 196.7 e 3 av, 147.9x98.9, 4-sty bk bldg; Geo V S Williams, et al, TRSTES in bankruptcy for Mutual McDermott Dairy Corp'n, to North Kensington Refinery, at 214 E 22; B&S; mtg \$125,000; Apr4; May6'18; A\$91,000-190,000 (R S \$50).

27TH st, 154-6 W (3:802-71), ss, 188 e 7 av, 44.4x98.9, 7-sty bk lft & str bldg; R L S Realty Corp'n to David Steiner, 215 W 91; mtg \$48,750 & AL; Mar23; May9'18; A\$73,000-86,000 (R S \$1).

31ST st, 401-5 E, see 1 av, 540.

34TH st, 459 W (3:732-7), ns, 104.2 e 10 av, 20.10x98.9, 3-sty & b bk dwg; Wm J Daly, heir Cornelius Daly, to Cath Daly, 454 W 35; AT; B&S; AL; Jan15; May4'18; A\$15,000-18,000 (R S 50c).

35TH st, 50 W (3:838-77), ss, 250 e 6 av, 20x98.9, 4-sty & b stn dwg Achilles E Davis, of Scarsdale, NY, to Geo E Davis, 42 W 77; ½ pt; QC; mtg \$30,000 & AL; Apr 30; May6'18; A\$54,000-56,000 (R S 50c).

37TH st, 437 W (3:735-14), ns, 300 e 10 av, 25x98.9, 2 & 3-sty bk tnt & str; Wm J Daly, heir Cornelius Daly, to Cath Daly, 454 W 34; ¼ pt; AT; B&S; AL; Jan15; May7'18; A\$11,000-13,500 (R S 50c).

37TH st, 439 W (3:735-13), ns, 275 e 10 av, 25x69, 4-sty bk tnt & str & 1-sty bk rear bldg; Wm J Daly, heir Cornelius Daly, to Cath Daly, 454 W 35; ¼ pt; AT; B&S; AL; Jan15; May7'18; A\$11,000-15,000 (R S 50c).

37TH st, 522 W (3:708-48), ss, 324 w 10 av, 25x98.9, 2-sty bk garage; Wm J Daly, heir Cornelius Daly, to Cath Daly, 454 W 35; ¼ pt; AT; B&S; AL; Jan15; May7'18; A\$10,000-14,000 (R S 50c).

39TH st, 521-3 W (3:711-20), ns, 300 w 10 av, 50x98.9, 2-4-sty bk tnts; Patk Donahue, 132 E 71, to Chas D Donahue, 33 W 56; AL; Mar27; May6'18; A\$20,000-25,500.

49TH st, 214 E (5:1322-43), ss, 160 e 3 av, 20x100.5, 4-sty stn tnt; Henry B Towle et al to Frances E & Anna L Duffy, 212 E 49; Apr12; May3'18; A\$8,000-14,000 (R S \$11).

52D st, 261-3 W, see 53d, 256 W.

53D st, 256 W (4:1024-57), ss, 175 e 8 av, 18.9x100.5, 3-sty bk tnt; A\$11,000-12,000; also 53D ST, 260-2 W (4:1024-59-59½), ss, 118.9 e 8 av, 37.6x100.5, 2-3-sty bk tnts; A\$22,000-24,000; also 52D ST, 261-3 W (4:1024-6-6½), ns, 128 e 8 av, 28x100.5, 2-3-sty stn tnts; A\$34,000-36,000; also 53D ST, 258 W (4:1024-58), ss, abt 155 e 8 av, —x—, 3-sty bk tnt; A\$11,000-12,000; all RT&I to this under CONTRACT dated Jan1'16; John C Webb at Boston, Mass, to Geo J Bascom, 227 Langdon av, Mt Vernon, NY; AL; Apr9; May8'18 (R S 50c).

53D st, 258-62 W, see 53d, 256 W.

56TH st, 19 E (5:1292-12), ns, 120 w Mad av, 22.6x100.5, 4-sty & b stn dwg, 3-sty ext; Noah C Rogers to Bronx Investment Co, 100 Bway; B&S; mtg \$57,500 & AL; Apr30; May9'18; A\$67,000-81,000.

56TH st, 421 W (4:1066-20), ns, 300 w 9 av, 25x100.5, 5-sty bk tnt; Edmund Bittiner, EXR Jos Berger, to Andw L Molinelli, 28 Oliver; mtg \$10,500 & AL; May6'18; A\$11,000-17,500 (R S \$2).

64TH st, 154 W (4:1135-56), ss, 200 e Ams av, 20x100.5, 5-sty stn tnt; Louise Amend, widow, 154 W 64, et al, heirs Wm C Amend, to Meyer Libien, 352 W 56; mtg \$18,000 & AL; Apr30; May3'18; A\$13,500-22,000 (R S \$3).

71ST st, 136 W (4:1142-47), ss, 350 w Col av, 20x100.5, 4-sty & b bk dwg; Addie B Curtiss to Danforth Cardozo, 207 W 98; AL; May4; May6'18; A\$23,500-26,000 (R S \$25).

71ST st, 136 W; Danforth Cardozo to Realty Mtg Co, 30 E 42; B&S; AL; May4; May6'18.

72D st, 213 E (5:1427-7), ns, 170 e 3 av, 20x102.2, 3-sty & b stn dwg; Myles Purvin as TRSTE in bankruptcy of Louis Solinsky, bankrupt, to Milton Hertz, 824 Kenmore pl, Bklyn; AT; B&S; AL; Apr10; May7'18; A\$10,000-14,000 (R S 50c).

72D st, 213 E; Milton Hertz of Bklyn to Keva C Arluck, 175 Fenimore, Bklyn; A L; Apr30; May7'18 (R S 50c).

72D st, 446 E (5:1466-27½), ss, 16.8 w Av A, 16.8x75, 3-sty & b stn school; Associate Alumnae of Hunter College in City N Y to Sarah Goldberg, 433 E 72; Apr30; May4'18; A\$2,500-P3,000 (R S \$7).

77TH st, 325 W (4:1186-10), ns, 263 w West End av, 19x102.2, 4-sty & b stn dwg; Moses J Sneedaira, ref, to Louis S Brush, 10 W 43, plff; FORECLOSED & drawn May 8; May9'18; A\$20,500-27,000 (R S \$19).

78TH st, 148 E (5:1412-52), ss, 381.3 w 3 av, 18.9x80.2, 3-sty & b stn dwg; Clara Lagowitz, 307 W 93, to Harris R Childs, 149 E 78; AL; Apr25; May3'18; A\$10,500-14,000 (R S \$19).

78TH st, 151 E (5:1413-22), ns, 54 e Lex av, 16x82.2, 3-sty & b stn dwg; Mary H Solley to Eleanor S Childs, 149 E 78; mtg \$12,000; May2; May3'18; A\$9,500-13,000 (R S \$8.50).

84TH st, 306 E (5:1546-48), ss, 100 e 2 av, 16.8x102.2, 2-sty & b stn dwg; Susie & Jennie Hughes, 306 E 84, to Henry Rothstein, 236 E 82; mtg \$1,500; May8; May9'18; A\$6,000-6,500 (R S \$3.50).

84TH st, 522 E (5:1580-38), ss, 348 e Av A, 25x102.2, 5-sty stn tnt; Chas Schmitt et al, EXRS Anna M Karst, to Mary Antonino, 342 E 86; mtg \$11,000 & AL; May3; May6'18; \$8,000-18,000 (R S \$7).

85TH st, 218 E (5:1530-39), ss, 230 e 3 av, 25x102.2, 5-sty bk tnt; Sarah Stravitz, of Bklyn, to Pearl Niles, Town of Union, NJ; mtg \$26,800 & AL; May6'18; A\$11,000-26,000.

85TH st, 150-4 W (4:1215-53), ss, 250 e Ams av, 50x58.9x50.1x56.6, 3-2-sty & b fr dwgs; Jas B Ford, 11 E 45, to Explorers Club, a corp'n, 345 Ams av; mtg \$17,000 & AL; May3'18; A\$23,500-24,000 (R S \$6).

86TH st, 330 W (4:1247-49), ss, 400 w West End av, 20x102.2, 4-sty & b bk dwg; Henry J Finlay to Mary A McCarthy, 222 W 23; mtg \$26,500 & AL; Apr30; May8'18; A\$27,500-33,000 (R S \$2).

86TH st, 330 W; Mary A McCarthy to Honey Karpas, 10 W 107; mtg \$26,000 & AL; May7; May8'18 (R S \$3.50).

86TH st, 330 W; Honey Karpas to Florence Cahen, 327 Central Park W; mtg \$28,000; May8'18 (R S \$1.50).

88TH st, 168 W (4:1218-55), ss, 217 e Amst av, 17x100.8, 3-sty & b stn dwg; Mary E Colman to Edith C Eckerson, both at 168 W 88; mtg \$11,500; Apr30; May8'18; A\$13,000-16,000.

92D st, 338-40 E (5:1554-35), ss, 200 w 1 av, 50x100.8, 6-sty bk tnt & str; Franconia Realty Co, 52 Norfolk, to Paul R Skoluda, 316 E 92; mtg \$27,500 & AL; May 3; May4'18; A\$17,000-49,000 (R S \$2.50).

93D st, 254 W (4:1240-56½), ss, 119 w Bway, 17x100.8, 4 & 5-sty & b bk dwg; Edw Kempston, TRSTE Mary K Shady et al, to Elemco Realty Co, 59 Liberty; B&S; AL; May4; May6'18; A\$16,100-22,000 (R S 50c).

98TH st, 319-21 W, see Riverside dr, 260.

98TH st, 60-2 E (6:1603-40), ss, 40 w Park av, 40x100.11, 6-sty bk tnt & str; Harry Pechter to Annie Pechter, both at 68 Pitt; ½ pt; QC; May3'18; A\$16,000-46,000 (R S 50c).

98TH st, 209 E (6:1649-7), ns, 142.6 e 3 av, 37.6x100.11, 6-sty bk tnt & str; Transfer Holding Co to Isaac Lowenfeld Realty Corp'n, 37 Liberty; mtg \$28,000; May1; May 3'18; A\$11,500-35,000 (R S \$7).

101ST st, 304 E (6:1672-46), ss, 472.1 w 1 av, 38.10x100.11, 6-sty bk tnt & str; Harry Pechter to Annie Pechter, both at 68 Pitt; ½ pt; QC; May3'18; A\$9,300-35,000 (R S 50c).

101ST st, 122 W (7:1855-46), ss, 325 w Col av, 25x100.11, 5-sty bk tnt & str; Goldberg & Greenberg, Inc to Chas Goldberg, both at 134 W 26; AL; Mar20; May9'18; A\$14,000-21,500.

103D st, 237 E (6:1653-18), ns, 150 w 2 av, 25x100.11, 6-sty bk tnt & str; Alfred J Johnson, as Chamberlain of City N Y, to City N Y; Apr23; May6'18; A\$7,000-22,000.

103D st, 237 E; Robt R Moore to same; AT; QC; Apr27; May6'18.

104TH st, 57 E, see 104th, 59 E.

104TH st, 59 E (6:1610-30), ns, 155 w Park av, 25x100.11, 5-sty stn tnt; A\$10,000-21,000; also 104TH ST, 57 E (6:1610-29), ns, 180 w Park av, 25x100.11, 5-sty stn tnt; A\$10,000-21,000; Yetta Gellert, widow, 698 President, Bklyn, et al, heirs & C Morris Gellert, to Alex Werner, 52 W 119; mtg \$31,750; May3; May6'18 (R S 50c).

104TH st, 157 E (6:1632-24), ns, 95 e Lex av, 25x100.11, 4-sty bk tnt & str; Benj Sonkin & Anna, his wife, to Bessie Sonkin, 15 E 107; ½ pt; AL; Apr27'17; May7'18; A\$9,000-15,500.

104TH st, 202 E (6:1653-45½), ss, 70 e 3 av, 20x50.5, 4-sty bk tnt & str; Isidor Wasservogel, ref, to Francis R Appleton, 26 E 37, & Jas W Appleton, 111 E 35, TRSTES will Danl F Appleton, plffs; FORECLOSE Apr29'18; May7; May8'18; A\$5,000-8,000 (R S \$2.50).

105TH st, 343 E (6:1677-20), ns, 150 w 1 av, 25x100.11, 5-sty bk tnt & str; Julian C Rosenham to Assunta Baratta, 2055 1 av; B&S & CaG; mtg \$9,000 & AL; Apr30; May7'18; A\$6,000-18,000 (R S \$2).

106TH st, 61 E (6:1612-28), ns, 175 e Mad av, 24.6x100.11, 5-sty bk tnt & str; Bertha Hirschfeld & ano to Freda Tompkins, 116 Nassau; AL; Apr19; May8'18; A\$15,200-20,500.

106TH st, 165 E (6:1634-31), ns, 139.6 w 3 av, 28.3x100.11, 4-sty stn tnt & str; Rae Lefcourt to Ernest H Gruening, 324 W 103; B&S; mtg \$14,000 & AL; May1; May3'18; A\$13,500-18,500 (R S 50c).

106TH st, 322 W (7:1891-66½), ss, 61 e Riverside dr, 39x30.11, 5-sty & b bk dwg; Fannie E D Story to Harold V Story, both at 322 W 106; mtg \$40,000; Apr18; May8'18; A\$21,000-30,000.

109TH st, 77 E (6:1615-33), ns, 53 w Park av, 27x75.8, 5-sty bk tnt & str; Moe Levy to Adelaide Silberman, 660 Hendrick, Bklyn; Gussie Rosenberg, 535 Van Siclen av, Bklyn, & Elisabeth Albert, 333 Wyona, Bklyn; mtg \$13,000 & AL; May8; May9'18; A\$9,500-16,500 (R S \$1).

113TH st, 150 E (6:1640-50), ss, 345 w 3 av, 25x100.10, 5-sty bk tnt; Ellen Guilfoyle to Agnes & Edwin C Guilfoyle, 150 E 113; B&S; AL; May2; May4'18; A\$10,000-21,500.

114TH st, 25 E (6:1620-13), ns, 100 w Mad av, 25x100.11, 6-sty bk tnt & str; Saml Garry to Ryer Building Corp'n, 836 Westchester av; B&S & CaG; mtg \$27,500; Apr25; May6'18; A\$13,000-31,500 (R S \$10).

115TH st, 334 E (6:1636-36), ss, 225 w 1 av, 25x100.11, 4-sty bk tnt & str; Henry Alexander, of Jersey City, NJ, to Philip F Sauer, 141 Carteret av, Jersey City, NJ; AL; May1; May9'18; A\$7,000-13,000.

115TH st, 334 E; Philip F Sauer, of Jersey City, NJ, to Henry Alexander & Louisa G, his wife, 101 Fairview av, Jersey City, NJ, as tenants by entirety; AL; May1; May 9'18.

116TH st, 66 W (6:1599-68), ss, 75 e Lenox av, 25x100.11, 5-sty bk tnt & str; Bessie A Wilson to Jos B Bender Co, 20 Lenox av; B&S & CaG; AL; May3; May 9'18; A\$18,000-33,000 (R S 50c).

121ST st, 427-31 E (6:1809-14), ns, 287.6 w Pleasant av, 44.7x100.11, 6-sty bk tnt & str; Henry Morgenthau Co to Anthony Av Realty Co, 5 Beekman; B&S & CaG; May1; May6'18; A\$12,000-38,000 (R S \$3).

122D st, 354 W (7:1948-58), ss, 186 w Manhattan av, 16x100.11, 3-sty & b stn dwg; Jas H Gill & ano, EXRS Josephine W Gill, to Jas H Gill, at Bronxville, NY, ½ pts; Francis L Wandell, at Saddle River, NJ, 1-6 pt, & Martha W Stilwell, 153 E 83, 1-6 pt; Apr30; May4'18; A\$6,400-8,400 (R S \$9).

125TH st, 14 W (6:1725-43), ss, 165.6 w 5 av, 17x99.11, 3-sty & b stn dwg; Chas B H Zecek of Evergreen, LL, to Agnes Gertner, 14 W 128; mtg \$8,000; May3; May7'18; A\$4,400-6,000 (R S 50c).

131ST st, 53 E (6:1756-30), ns, 150 w Park av, 25x99.11, 5-sty bk tnt; John E Fetzer, of Bronx, to Anthony Av Realty Co, at 5 Beekman, all; AL; May9'18; A\$5,000-15,000 (R S \$1).

131ST st, 53 E; Anthony Av Realty Co, 5 Beekman, to John E Fetzer, 2012 Quarry rd; ½ pt; AL; May9'18 (R S \$1).

131ST st, 53 E (6:1756-30), ns, 150 w Park av, 25x99.11, 5-sty bk tnt; Fredk Lindenberger et al to John F Fetzer, 2012 Quarry rd; mtg \$16,000 & AL; May7; May 9'18; A\$5,000-15,000 (R S \$1).

131ST st, 466 W, see Ams av, 1435.

132D st, 119 W (7:1917-23), ns, 209 w Lenox av, 17x99.11, 3-sty & b stn dwg; Estelle G Winston to Millie Rosenberg, 894 Riverside dr; mtg \$7,500 & AL; May 1; May7'18; A\$4,400-5,500 (R S \$1).

134TH st, 217 W (7:1940-24), ns, 183 w 7 av, 17x99.11, 3-sty bk dwg; Hudson F Rose Co to Hudwill Corp'n, both at 7 W 45; mtg \$4,000 & AL; May6; May9'18; A\$4,100-5,500 (R S \$1.50).

137TH st, 303 W (7:2041-14), ns, 100 w 8 av, 15x99.11, 3-sty & b bk dwg; Blanche G Josias, 3 Beach 35th st, Edgemere, B of Q, to Rose Levere, 235 W 110; mtg \$7,500 & AL; Dec24'17; May6'18; A\$3,900-6,800.

137TH st, 303 W; Rose Levere, 235 W 110, to Theo Wice, Elm st, Township of Teaneck, Bergen Co, NJ; mtg \$7,500 & AL; Apr1; May6'18.

137TH st, 305 W (7:2041-13), ns, 115 w 8 av, 15x99.11, 3-sty & b bk dwg; Rose Levere, 235 W 110, to Theo Wice, Elm st, Township of Teaneck, Bergen Co, NJ; mtg \$9,000; Apr1; May6'18; A\$3,900-6,500.

139TH st, 237 W (7:2025-14), ns, 331.6 e 8 av, 18.2x99.11, 4-sty bk dwg; Powell Crichton, ref, to Equitable Life Assur Soc of U S, plff; FORECLOSE Apr29; May7'18; A\$5,100-7,100 (R S \$7.50).

139TH st, 504-6 W (7:2070-37), ss, 100 w Ams av, 50x99.11, 6-sty bk tnt; Chas Cohn to Jos Jovans, 217 W 111; mtg \$54,500; May4; May8'18; A\$24,000-61,000 (R S \$8).

140TH st, 225 W (7:2026-15), ns, 407.10 w 7 av, 27.10x99.11, 5-sty bk tnt; Amelia Schreiner & Herbert Seitz to Anna Mathes, 225 W 140; mtg \$19,000 & AL; Apr19; May 7'18; A\$9,000-22,000 (R S \$6).

141ST st, 201-9 W (7:2027-25-28), ns, 75 w 7 av, 100x99.11, 5-5-sty bk tnts; Louis N Hartog, 309 Pelham rd, New Rochelle, NY, to Fifty Per Cent Profit Sharing Co, 423 Lenox av; mtg \$40,000 & AL; May2; May3'18; A\$27,500-55,000 (R S \$50).

142D st, 603-9 W (7:2089-24), ns, 100 w Bway, 100x99.11, 6-sty bk tnt; Irving Arms Real Estate Corp'n to Chamax Realty & Constn Corp'n, 170 Bway; mtg \$131,500; May1; May9'18; A\$56,000-155,000 (R S \$26.50).

142D st, 603-9 W, see Bway, 3880-8.

143D st, 311 W (7:2044-5), ns, 175 w 8 av, 25x99.11, 5-sty bk tnt; German Savgs Bank to Isidor Abraham, 8 W 103; B&S; Apr29; May3'18; A\$7,000-17,000 (R S \$14).

144TH st, 560 W (7:2075-56), ss, 100 e Bway, 100x99.11, 6-sty bk & stn tnt; Irving Arms Real Estate Corp'n to Chamax Realty & Constn Corp'n, 170 Bway; mtg \$128,000; May1; May9'18; A\$58,000-155,000 (R S \$25).

144TH st, 560 W, see Bway, 3880-8.

146TH st, 57 W (7:2092-46), ss, 250 w Bway, runs s99.11xw75x24.11 to es Riverside dr xne77.5 to st xe58.10 to beg, vacant; Wm Gamble Realty Co, 292 Washington, et al, to Olds Holding Corp'n, 217 Bway; mtg \$9,000; Apr29; May6'18; A\$62,000-62,000 (R S \$30).

149TH st, 232-4 W (7:2034-52), ss, 300 e 8 av, 40x99.11, 6-sty bk tnt; 145 E 49th Corp'n, at 103 Park av, to Jacob & Max Price, both at 64 Vermilyea av; mtg \$42,000 & AL; May3; May4'18; A\$8,000-33,000 (R S \$2).

160TH st, 646-50 W (8:2136-45), ss, 575 w Bway, 66.8x100, 6-sty bk tnt; A\$33,000-P33,000; also 160TH ST, 652-4 W (8:2136-40), ss, 641.8 w Bway, 66.8x100, 6-sty bk tnt; A\$33,000-37,000; Ladem Realty Co, 2 Rector, to Malex Realty Corp'n, 170 Bway; mtg \$148,500; Apr15; May3'18 (R S \$35.50).

160TH st, 652-4 W, see 160th, 646-50 W.

161ST st, 570 W (8:2119-15½), ss, 188.6 e Bway, 16x99.11, 3-sty & b stn dwg; Julia A Rose (Rosenbloom) to Isadore Radin, 570 W 161; mtg \$9,500; Apr29; May8'18; A\$6,000-9,000 (R S \$1.50).

162D st, 565-7 W, see Bway, 3880-8.

177TH st, 502-4 W (8:2132-106), ss, 100 w Ams av, 42.6x99.11, 5-sty bk tnt; Plattsmouth Realty Co to Roswell Davis,

186TH st, 501 W, see Ams av, 2540.
187TH st, 500 W, see Ams av, 2540.
191ST st, 567-9 W (8:2161-124), ns, 100 e St Nicholas av, 50x100, 6-sty bk tnt; Isaac Lowenfeld Realty Corp to 100 West 142d St Corp, at 100 W 142; mtg \$55,250 & AL; May1; May3'18; A\$16,000-58,000 (R S \$19,500). O C & 100
Av A, 203 (2:440-34), ws, 77.6 s 13th, 25.9x100, 5-sty bk tnt & 4-sty bk rear tnt; Louis Miller, 68 W 117, to Matilda Krekeler, 287 Decatur, Bklyn; mtg \$24,750 & AL; Apr30; May7'18; A\$16,000-22,000. nom
Av A, 203; Henry Schwartz to same; Q C & correction of deed rec Sept26'08; May4; May7'18. nom
Av A, 1602 (5:1581-52), es, 101.2 n 84th, 26x98, 5-sty stn tnt & str; Beatrice Ahrens, at Berunel Apt, Virginia & Atlantic avs, Atlantic City, NJ, to Selma Wolff, 1890 7 av; 1/2 pt; AT; mtg \$15,000; May7; May9'18; A\$10,500-19,500. nom
Av B, 131 (2:391-3), es, abt 50 n 8th, 23.6x93, 5-sty bk tnt & str & 4-sty bk rear tnt; Emma Isenberg, 138 W 116, to Frieda Hart, 59 W 119; Jan20'17; May9'18; A\$15,000-20,000. nom
Amsterdam av, 1412 (7:1934-36), ws, 24.1 s 130th, runs w47xsw35.2xsw5.1xe80 to av x25 to beg, 6-sty bk tnt & str; Frank & Wilhelmina Wokoun, of Baltimore, Md, to Mary Kunkel, 1410 Ams av; mtg \$13,000 & AL; Apr27; May3'18; A\$9,000-15,000 (R S \$5.75). O C & 100
Amsterdam av, 1435 (7:1970-30), sec 131st (No 466), 24.1x100, 5-sty bk tnt & str; Wm J Daly, heir Cornelius Daly, to Cath Daly, 454 W 34; 1/4 pt; AT; B&S; mtg \$25,000 & AL; Jan15; May7'18; A\$20,000-37,000 (R S 50c). O C & 100
Amsterdam av, 2540 (8:2156-this & parcel below, lot 83), nwc 186th (No 501), 107.5x100, vacant; also AMSTERDAM AV (8:2156), swc 187th (No 500), 107.5x100, vacant; Eleda Realty Co, 725 Bway, to Bunea Realty Corp, 120 Bway; B&S & CaG; Apr13; May4'18; A\$80,000-80,000 (R S \$5). O C & 100
Amsterdam av, swc 187th, see Ams av, 2540.
Audubon av, 227-33 (8:2132-18), sec 177th, 99.1x100, 6-sty bk tnt; Solomon Hanford, ref, to Olds Holding Corp, 217 Bway; FORECLOS Mar28; May1; May4'18; A\$47,000-155,000 (R S \$115). 115,000
Audubon av, 227-33, sec 177th; Olds Holding Corp to Brown-Gamble Realty Co, 292 Washington; mtg \$130,000; May1; May4'18 (R S \$30). O C & 100
Audubon av, 270 (278) (8:2153-16), ws, 25 s 179th, 50x100, 5-sty bk tnt & str; Berent C Gerken to Jacob Buber, 1376 St Nicholas av; mtg \$52,500; May1; May8'18; A\$23,000-60,000 (R S \$9.50). O C & 100
Broadway, 3880-8 (8:2122-48), nec 162d (Nos 565-7), 99.1x100, 6-sty bk tnt & str; mtgs \$186,000; A\$95,000-210,000; also 144TH ST, 560 W (7:2075-56), ss, 100 e Bway, 100x99.11, 6-sty bk tnt; mtgs \$141,000; A\$58,000-155,000; also 142D ST, 603-9 W (7:2089-24), ns, 100 w Bway, 100x99.11, 6-sty bk tnt; mtgs \$146,000; A\$56,000-155,000; Chamax Realty & Constn Corp to Nason Realty Co, 170 Bway; May8; May9'18 (R S \$1). O C & 100
Broadway, 3880-8 (8:2122-48), nec 162d (Nos 565-7), 99.1x100, 6-sty bk tnt & str; Irving Arms Real Estate Corp to Chamax Realty & Constn Corp, 170 Bway; mtg \$151,000; May1; May9'18; A\$95,000-210,000 (R S \$55). nom
Ft Washington av, 455-9 (8:2177-91), ws, 100 n 180th, runs n81.5xw25xw0.8xw82.7xs 82.1xe108.5 to beg, 6-sty bk tnt; Edwin H Peck, EXR & TRSTE Walter J Peck, to Edna P Jenkins, — East av, Town of Brighton, Monroe Co, NY; 1/4 pt; Apr24; May8'18; A\$50,000-140,000. nom
Haven av, 285 (8:2177-239-291-293), nec 178th (No 849), 185 to ss 179th (No 850) x 97, 3-5-sty bk tnts, str in sec; Jennie E Dubernet of Rutherford, NJ, & ano to Aries Corp, 359 Fulton, Bklyn; mtg \$222,750 & AL; May4; May7'18; A\$74,500-232,000. O C & 100
Haven av, 285, nec 178th (No 849); also 179TH ST, 850 W; Jennie E Dubernet & ano, EXTRACES Lucien A Dubernet, to same; mtg \$222,750 & AL; May4; May7'18 (R S \$10). 232,000
Haven av, 285, nec 178th (No 849); also 179TH ST, 850 W; Aries Corp to Rockville Holding Co at 170 Bway; mtg \$222,750; May6; May7'18 (R S \$23). O C & 100
Madison av, 1320 (5:1505-19), ws, 84.8 n 93d, 16x87.9, 3-sty & b stn dwg; Lawyers Mtg Co to Fairsite Realty Corp, 170 Bway; B&S & CaG; May6; May8'18; A\$17,000-19,000 (R S \$14.75). O C & 100
Riverside dr, 260 (7:1888-1), nec 98th (Nos 319-21), 106.5x130.1x100.11x96.11, 10-sty bk tnt; Edw D Dowling, ref, to Frank W Chambers, 59 Gramercy Park; mtg \$410,400; FORECLOS May1; May3; May6'18; A\$185,000-550,000 (R S \$15). 15,000
Riverside dr (7:2092-47), es, a gore begins at cl blk bet 145th & 146th & 325 w Bway, runs n24.3 to es Riverside dr xs 25.6 to cl blk xet.11 to beg, vacant; Erastus B Treat to Olds Holding Corp, 217 Bway; May1; May4'18; A\$500-500. O C & 1,000
Riverside dr, sec 146th, see 146th W, ss, 250 w Bway.
Riverside dr (8:2135-pt lt 120), ws, 106.10 n 161st, runs w162.5xw65.2xe163.2xs8.3xe25x s56.11 to beg, vacant, an undivided 1/4 pt; Douglas Mathewson, ref, to Corn Exch Bank, 13 Wm; mtg \$9,000 & AL; FORECLOS, Apr24; May1; May9'18; A\$—\$. 500
1ST av, 540 (3:963-1), nec 31st (Nos 401-5), runs e150xw98.9xw50x49.4xw100 to av xs49.5 to beg, 6-sty bk loft bldg; Chas Hoffman et al to Aries Corp, 359 Fulton, Bklyn; mtg \$34,000 & AL; May4; May7'18; A\$43,500-145,000 (R S \$42). O C & 100
2D av, 948 (5:1343-21 1/2), es, 40.5 n 50th, 20x70, 4-sty stn tnt & str; Morris Zwerling to Eliz J Vogel, 332 Stone av, Bklyn; mtg \$10,000 & AL; Apr18; May6'18; A\$9,500-14,500. nom
2D av, 1882-6 (6:1669-2-4), es, 26.6 n 97th, 75.3x74, 3-4-sty bk tnts & str; Blanche G Josias, 3 Beach 35th st, Edgemere, B of Q, to Rose Levere, 235 W 110; mtg \$30,000; Dec24'17; May6'18; A\$19,500-30,000. nom
2D av, 1882-6; Rose Levere, 235 W 110, to Theo Wice, Elm st, Township of Teaneck, Bergen Co, NJ; mtg \$30,000; Apr1; May6'18. nom
3D av, 521 (3:915-62), es, 19.4 s 35th, 18.4x60, 5-sty bk tnt & str; Abr J Dworsky, 53 E 93, to Federated Taxpayers Assn, Inc, 5 Beekman; B&S; AL; May2; May3'18; A\$11,000-16,500 (R S 50c). nom
4TH av, 181, see Union sq E, 24.
7TH av, 1831 (7:1821-64), es, 82 s 112th, 18.1x100, 5-sty bk tnt; Lina Goetz, 382 Willis av, to Emily J Lewis, 311 E 204; mtg \$15,000; Apr25; May6'18; A\$16,000-25,000 (R S \$4). O C & 100
Interior gore or strip (5:1531-pt lot 40), begins 150 e 3 av, at cl blk bet 85th & 86th, runs e0.6xs2.2xe24.6xn4.4xw25xs2.2 to beg; Laura A Creed Napier, of Bklyn, heir & co of Caroline Creed & Saml J Waldron, decd, to Musical Mutual & Protective Union, 210 E 86; QC; Mar16; May6'18; A\$—\$. (R S 50c). nom
Interior gore (5:1531); same prop; Wm R Creed, of Shrub Oaks, NY, heir & co as above, to same; QC; Feb28; May6'18 (R S 50c). nom
Interior gore (5:1531); same prop; J Alfred Creed, heir & co as above, to same; QC; Mar16; May6'18 (R S 50c). nom
Interior gore (5:1531); same prop; Matilda L Hamilton, of Highwood, NJ, heir Saml J Waldron & ano, to same; QC; Mar19; May6'18 (R S 50c). nom
Interior gore (5:1531); same prop; Gertrude E Hicks, of Bklyn, heir & co of same, to same; QC; Mar19; May6'18 (R S 50c). nom
Interior gore (5:1531); same prop; Sarah Hammare, of Mt Vernon NY, heir & co of same, to same; QC; Mar18; May6'18 (R S 50c). nom
Interior gore (5:1531); same prop; Eliz Edwards, of Bklyn, heir Edw Waldron et al, to same; QC; Mar15; May6'18 (R S 50c). nom
Interior gore (5:1531); same prop; Gilbert T Waldron, of Peekskill, NY, heir & co Benj Waldron et al, to same; QC; Mar14; May6'18 (R S 50c). nom
Interior gore (5:1531); same prop; Caroline W Bryant, of Huntington, LI, heir & co of same, to same; QC; Mar15; May6'18 (R S 50c). omitted
Interior gore (5:1531); same prop; Saml R Waldron, of Mexico, Otsego, NY, heir Saml J Waldron, & ano, to same; QC; Feb23; May6'18 (R S 50c). nom
MISCELLANEOUS CONVEYANCES.
Borough of Manhattan.
21ST st, 531-7 W (misc); power of atty; Barrington Moore to Wm M Smith at Dongan Hills, B of R & ano; Mar8; May8'18.
21ST st, 531-7 W (misc); power of atty; Wm S Moore to Wm M Smith at Dongan Hills, B of R & ano; Feb16; May8'18.
21ST st, 531-7 W (misc); power of atty; Benj Moore, son of late Clement C Moore, to same; Mar30; May8'18.
52D st, 163-5 E, see 3 av, 858.
56TH st, 421 W (4:1066-20), ns, 300 w 9 av, 25x100.5, 5-sty bk tnt; re dower; Rose Weller (formerly wife Jos Berger, decd), to Andw L Molinelli, 28 Oliver; AT; QC; May6'18; A\$11,000-17,500. nom
57TH st, 7 E, see 57th, 9 E.
57TH st, 9 E (5:1293), ns, 200 e 5 av, 28x100.5, owned by party 1st pt; also 67TH ST, 7 E (5:1293), owner by party 3d pt for life, & then to party 4th pt; agmt as to party wall, &c; Bertha R wife Fritz Achells, 550 Park av, with Wm I & Florence B Walter & Rosie Bernheimer, EXRS Fannie Bernheimer, party 2d pt; Rosie Bernheimer, 7 E 57, party 3d pt & Florence B Walter, 115 W 57, party 4th pt; Apr16; May9'18. nom
72D st, 213 E (5:1427-7), ns, 170 e 3 av, 20x102.7, 3-sty & b stn dwg; re dower; Bessie Solinsky of Bklyn to Milton Hertz, 824 E 21, Bklyn; AT; QC; Apr10; May7'18; A\$10,000-14,000. nom
99TH st, 10 W (7:1834-40), ss, 175 w Central Park W, 25x100.11; mtg \$19,000; also ANDERSON AV (Bronx), vacant land on said av & two gore lots on tax map in Bronx as lots 62 & 63, blk 2510 & lot 63, blk 2505; also 280 shares of stock Oak Realty Co & small amount of cash; agmt providing for substitution of trste, etc; Hannah M Hyde of Brodhead, Wis, et al, heirs, &c, Silas A Allen, with Title Guar & T Co as TRSTE, &c, of Silas A Allen; Nov1'17; May8'18. nom
112TH st, 68 E, see 118th, 238-40 E.
118TH st, 238-40 E (6:1667-29), ss, 110 w 2 av, 50x100.10x50x110.0(?) 6-sty bk tnt & str at \$50,250; sub to mtg \$36,000; A\$15,000-50,000; CONTRACT for exch for 112TH ST, 68 E (6:1617-41), ss, 78.9 w Park av, 26.3x100.11, 5-sty stn tnt, at \$17,800, sub to mtgs \$12,800; A\$10,500-17,500; Pershing Realty Co, 1328 Marmion av, Bronx, with Abr Lipshitz, 50 Stuyvesant; May3; May7'18.
equity over & above encumbrances 9,250
163D st, 601 W, see Bway, 3901-5.
Broadway, 3901-5 (8:2137), nwc 163d (No 601), 99.1x125; asn rents to secure mtg rec Dec10'08, for \$170,000, etc; Albert & Edythe H Blumenstiel to Metropolitan Life Ins Co; Apr12; May8'18. nom
Madison av, 1791 (6:1623-53), es, 50.5 s 118th, 25.3x60, 6-sty bk tnt & str; mtg \$15,000; CONTRACT to exch for land at Cairo, NY; Anthony Av Realty Co, 5 Beekman, with Jessie Maier, 150 E 78; Apr19; May4'18; A\$12,000-19,000. exch
Madison av, 1791 (6:1623), es, 50.5 s 118th, 25.3x60; re assign rents rec Apr18 '18; Sterling Holding Corp, 299 Bway, to Anthony Av Realty Co, 5 Beekman; Apr30; May9'18. nom
Park row, 123 (part of) (1:159), begins at line bet Nos 126 & 128, & 99 n Park row, & 247.2 from nec Duane, runs n4.6x ne5.4xn3xe14.6xs3.6xsw20 to beg; re & QC easement or right to mortgaged land; Equitable Life Assur Soc of U S to N Y Municipal Railway Corp, at 85 Clinton, Bklyn; Apr22; May4'18. nom
Park row 128 (part of); same prop; grant of easement & perpetual right in & under above; Saml Rosenthal to same; May3; May4'18 (R S \$4). nom
3D av, 858 (5:1307), nwc 52d (Nos 163-5), 25.5x106.4x25.5x107.9, owned by party 1st pt; also 3D AV, 860, adj above on n, owned by party 2d pt; agmt as to encroachment, &c; Thos H O'Brien, 146 E 52, with Isaac Fass, 226 E 53; Apr30; May3'18. nom
3D av, 1339; also WESTCHESTER AV, 940, Bronx; power of atty (misc) to conduct business, &c; Patk McHugh, NY, to Patk Dolan, NY; Nov17'17; May9'18.
Interior gore & strip (5:1531-pt lot 40), begins 150 e 3 av at cl blk bet 85th & 86th, runs e0.6xs2.2xe24.6xn4.4xw25xs2.2 to beg; re judgmt filed Dec15'15; Alpha Electric Co to Musical Mutual Protective Union, 210 E 86; May3; May6'18; A\$—\$. 47.61
Appointment of trste (misc) under estate Sibbel D Bullard; Anna M Gilford (formerly Anna M R Bullard) to E Howard George, of Boston, Mass, as TRSTE said estate; Apr30; May9'18.
Assign of all RT&I (misc) in estate of Geo J Bascom, decd, except claims for \$5,000; John C Webb, of Boston, Mass, to Geo J Bascom, 227 Langdon av, Mt Vernon, N Y; Nov1'17; May8'18. nom
Copy of order (misc) appointing Chas H Phelps, 412 West End av, under bond of \$70,000, as GDN of Rosalie de Goucuria Cameron, of Southampton, LI; Apr20; May9'18. court order
Court order (misc) appointing Randolph Perkins as TRSTE under bond of \$2,000 in matter of Prudential Real Estate Corp, bankrupt; Elmer W Demarest, ref; Apr25; May3'18.
Copy of last will (misc) of Archey Crossman, late at 466 W 20; Oct8'15; May3'18.
Declaration (misc) & agmt that trusts declared on June29, 1892, shall be reinstated, etc, & revocation of trusts dated Nov26'17; Harriet R Hill & Caroline R Pearson with Fulton Trust Co of N Y, 149 Bway, & Mary R Young at River View Manor, Hastings-on-Hudson, NY; Apr30; May8'18. nom
General power of atty (misc); Benj Moore, Captain in U S R A, to Wm M Smith at Dongan Hills, B of R & ano; Apr13; May8'18.
Power of atty (misc); Clement M Ogden of London, Eng, to Jas P Eadie, 121 Barclay st, Flushing, B of Q; Apr8; May8'18.
Power of atty (misc); Grace Le Roy of Washington, DC, to Jas P Eadie, 121 Barclay st, Flushing, B of Q; Feb23; May8'18.
Power of atty (misc); Florence, Comtesse de Gabriae et al, heirs, &c, of Jas & Chas J Phalen, to O'Brien, Boardman, Harper & Fox, 120 Bway, et al; June15'17; May8'18.
Power of atty (misc); Chas or Chas T Sloane, NY, to Nathaniel I Sloane, NY; Sept21'17; May9'18.
Power of atty (misc); Powhatan H Clarke, Reserve Officer, U S A, to Elsie C Clarke, of St Louis, Mo; Jan2; May6'18.
WILLS.
Borough of Manhattan.
Allen st, 156-66 (2:416-42-47), es, abt 130 n Rivington, —, 6-6-sty bk tnts & str; A\$72,000-144,000; also HESTER ST, 48 (1:297-14), ss, abt 50 e Ludlow, —, 3-sty fr bk ft tnt & str; A\$12,500-13,500; also HESTER ST, 90-2 on map 92 (1:300-15), ss, abt 65 e Eldridge, —, 4-sty bk loft & str bldg; A\$17,500x24,000; also LUDLOW ST, 26 (1:297-10), ws, abt 80 s Hester, —, 6-sty by tnt & str; A\$15,500-23,500; also STANTON ST, 101-3 (2:411-18), swc Ludlow, —, 2-6-sty bk tnts & str; A\$26,000-43,000; Morris Denbosky Est, Edw Denbosky, EXR, 25 W 110; (A) Marks & Marks, 61 Park row. Filed Dec14'17.
60TH st, 131 E (5:1395-13 1/2), ns, abt 90 w Lex av, —, 4-sty & b stn dwg; A\$30,000-35,000; Theo C Janeway Est, Franklin B Kirkbride, EXR, 176 E 72; (A) Whitridge, Butler & Rice, 59 Wall. Filed Jan24'18.
64TH st, 172 E (5:1398-46), ss, abt 170 e Lex av, —, 3-sty & b stn dwg; A\$19,000-24,000; also 100TH ST, 51 E (6:1606-24), ns, abt 80 e Mad av, —, 3-sty & b bk dwg; A\$5,700-7,000; Chas Palm Est, Henry F Lippold, 328 E 87, EXR & atty. Filed Nov30'17.
85TH st, 433 E (5:1565-16), ns, abt 215 w Av A, —, 3-sty & b bk dwg; A\$5,500-8,000; Chas Pfeiff Est, Marie Pfeiff, extr, 433 E 85; (A) Adolph & Henry Bloch, 99 Nassau. Filed Dec21'17.
127TH st, 273-5 W (7:1933-7-7 1/2), ns, abt 155 e 8 av, —, 2-3-sty & b stn dwgs; A\$11,200-15,300; Mary I Hart Est, Rebecca I Dempewolf, extr, 273 W 127; (A) Jacob Kerschbaum, 74 Bway. Filed Jan14'18.

Amsterdam av, 1956-68 (8:2116-37), nec 157th (Nos 501-5), —x—, 1-sty bk str & theatre; A\$120,000-145,000; Martin D Fink Est, Annie E Fink, extrs, 600 West End av; (A) Philips & Avery, 41 Park row. Filed Dec26'17.

Lenox av, 253 (7:1907-33½), ws, abt 65 s 123d, —x—, 4-sty stn dwg; A\$12,500-16,000; Bertha Spingarn Est, Hy H Cahn, exr Hotel Endicott; (A) Emanuel S Cahn, 160 Bway. Filed Jan8'18.

CONVEYANCES.

Borough of Bronx.

MAY 3, 4, 6, 7, 8 & 9.

Beck st, 894 (10:2711), ss, 163.1 ne Intervale av, 80x100, 5-sty bk tnt; Benenson Realty Co, 401 E 152, to Crown Operating Co, 320 Bway; mtg \$55,000; May3; May6 '18 (R S \$18). O C & 100

Elsmere pl, 865-9 (11:2960), ns, 210.9 w So blvd, 70x100, 2-4-sty bk tnts; Saml Garry to Ryer Bldg Corp, 836 Westchester av; B&S; mtg \$39,000; Apr25; May6'18 (R S \$10). nom

Faille st, 937-949, see Faille, 953.

Faille st, 953 (10:2746), ws, 205 s Aldus, 47.9x100, 5-sty bk tnt; mtg \$45,050; also FAILE ST, 949 (10:2746), ws, 252.9 s Aldus, 47.9x100, 5-sty bk tnt; mtg \$45,050; also FAILE ST, 945 (10:2746), ws, 300.6 s Aldus, 47.9x100, 5-sty bk tnt; mtg \$45,050; also FAILE ST, 941 (10:2746), ws, 348.3 s Aldus, 47.9x100, 5-sty bk tnt; mtg \$45,050; also FAILE ST, 937 (10:2746), ws, 396 s Aldus, 47.9x100, 5-sty bk tnt; mtg \$45,050; B & W Bldg Co to Louis Shultz, 979 Aldus; May8; May9'18 (R S \$6). O C & 100

Fairmount pl, 892 (11:2959), ss, 101 w So blvd, 50x124.8x50.1x127.10, 5-sty bk tnt; Benenson Realty Co, 401 E 152, to David Tenenbaum, 1824 Marmion av; mtg \$38,500; May1; May3'18 (R S \$11.50). O C & 100

Ford st, nec Tiebout av, see Ford, ns, 300 w Webster av.

Ford st (11:3143), ns, 300 w Webster av, 70 to Tiebout av x100, vacant; Anthony Av Realty Co, 5 Beekman, to Mary Eisenstein, 1568 Mad av; mtg \$3,000; May7; May8'18 (R S \$1). O C & 100

Giles pl, sdc Sedgwick av, see Sedgwick av, ws, 224.6 s Giles pl.

Giles pl, es, abt 683.4, 782.10 & 882.10 n curve at inters Heath av & Giles pl, see Sedgwick av, ws, 224.6 s Giles pl.

Hobart st (17:5049 & 5045), svs, 150 ne 236th, 102.1x100.5x111.10x100; Anna R Bohling to Leo Oesternei, 4311 Digney av; B&S & CaG; Nov15'17; May8'18 (R S \$3). 100

Home st, nwc Union av, see Union av, 1159.

Home st, nwc Bryant av, see Bryant av, 1201-7.

Lester st (16:4544), ns, 100 e Barker av, 25x105; Chas L Ullman to Mavageri Faust, 665 Lester; mtg \$2,000; May9'18 (R S \$1.50). O C & 100

Overing st (15:3987), nes, 280.2 ne Frisby av, 40x94.11; Geo Wilken, 4260 Bway, to Anna L Foulk, 1712 Longfellow av; mtg \$10,333; Apr29; May7'18 (R S \$1). nom

Prospect ter (17:4831), nwc 228th, 19x30; John Boyle, Jr, to Friedricke A Shettler, 700 Adeo av, piff; FORECLOS Apr25; Apr30; May4'18. 300

Rogers pl, 975 (10:2698), ws, 593.10 n Westchester av, 20x78x20x75.11, 2-sty fr dwg; Margt Quenzer, 2326 Ryer av, to Fredk Bollwage, 2940 3 av; May7; May8'18 (R S \$3). 3,000

Whittier st (10:2761), es, 225 s Garrison av, 150x97.5x150x89.9, vacant; Anthony Av Realty Co to Hy Morgenthau Co, 30 E 42; mtg \$1,274.91; May3; May4'18 (R S \$2). O C & 100

145TH st, 361 E (9:2307), ns, 231 w Willis av, 25x100, except part for st, 3-sty & b fr dwg; Loring M Black, ref, to Wm L & Mary E Marcy, 155 W 2, Mt Vernon, NY, tenants by the entirety; FORECLOS Apr23; May3; May4'18 (R S \$2). 2,000

145TH st, 806 E, see So blvd, 140-4.

146TH st, 256 E (9:2335), ss, abt 125 w Morris av, 25x100, 2-sty & b fr dwg; Theresia Bueb to Antonio Fornabai, 224 E 146; mtg \$3,500; May8'18 (R S \$1). O C & 100

147TH st, 466 E (9:2291), ss, 90 w Brook av, 25x100, 5-sty bk tnt; Ida A Smith to Lena E Batchis, 2011 Av L, Bklyn; mtg \$17,000; Apr29; May7'18 (R S \$1.50). O C & 100

149TH st, 261-3 E, see Morris av, 551-5.

149TH st, 674 E, see Trinity av, 533.

150TH st, 248 E (9:2338), ss, 150 w Morris av, 25x100, 3-sty fr tnt; Mary Fleming to Pasquale Bottiglieri, 585 Morris av; mtg \$3,000; May6; May8'18 (R S \$1.50). nom

155TH st, 803 E, see Tinton av, 704.

156TH st, 331 E (9:2416), nwc Courtlandt av (No 745), 25x100.4, 4-sty bk tnt & str; August C Friedrich, Lake Katrine, Ulster Co, NY, to Lillian, wife said August C Friedrich, same place; Apr18; May6'18 (R S \$6). O C & 100

158TH st E, nwc Forest av, see Forest av, 801.

162D st, 293-5 E (9:2422), ns, 247 se Morris av, as on map of e part of West Morrisania, 43.6x115, 5-sty bk tnt; John H Green, 311 E 204, to Lina Goetz, 382 Willis av; mtg \$31,000; Apr25; May3'18 (R S \$12). O C & 100

164TH st, 851 E, see Prospect av, 980.

165TH st, 705 E (10:2640), ns, 16.10 w Jackson av, 16.8x71, 2-sty & b fr dwg; Chas R Worthington to Constance P Simpson, 705 E 165; Dec12'17; May7'18 (R S \$2). nom

165TH st, 916 E, see Intervale av, 1012-18.

165TH st E (9:2471), ss, 44.11 w Grand blvd & concourse, 50.5x78.1, vacant; Dora P McCaffray to Lawrence C Haines, 92 Gates av, Bklyn; B&S & CaG; Apr17; May9'18 (R S \$1). nom

167TH st E, ns, 17 e Walton av, see 175th E, ss, extends from Townsend av to Walton av.

168TH st E, sec Walton av, see 175th E, ss, from Townsend av to Walton av.

171ST st, 400 E, see Webster av, 1476.

171ST st E, ss, at ws Mill Brook, also 92.4 e Webster av, see Webster av, 1476.

172D st, 961 E, see Vyse av, 1520-2.

173D st E, nwc Fordham av, see Fordham av, nwc 173d.

174TH st, 250 E, see Monroe av, sec 174.

175TH st E, ns, from Townsend av to Walton av, see 175th st E, ss, extends from Townsend av to Walton av.

175TH st E (11:2849), ss, extends from Townsend av to Walton av as on map

prop Townsend Poole, 200x200, vacant; also 175TH ST E (11:2850), ns, extends from Townsend av to Walton av on said map,

200x200, vacant; also 167TH ST E (9:2465), ns, 17 e Walton av, runs se155xne200xnw

155 to cl Walton av xsw200 to beg, except

part for 167th & Walton av, vacant; also

WALTON AV (9:2465), sec 168th, 100.9x

127.5x100x115.5, vacant; Wm W Sharpe to

Mary A Sharpe, 118 W 57; Apr27; May3'18

(R S \$60). nom

177TH st, 28 E (11:2852), ss, 235.9 se

Jerome av, 25x125, 3-sty & b fr dwg; Mad-

eline Spencer, 28 E 177, to Francis J

Brennan, 28 E 177; July23'13; May4'18 (R

S 50c). nom

178TH st, 220 W, see Cedar av, sdc 178.

179TH st, 481 E, see Washington av, 2020-2.

180TH st, 250 E, see Ryer av, sec 180.

201ST st, 201 E, see Grand blvd & concourse, 3000.

213TH st E (16:4708), ns, 100 w Elwood

pl on map Laconia Park, 50x100; Minnie

Isaacson to D Kern Einfurer, 1491 E 10,

Bklyn; Apr30; May3'18 (R S \$1). O C & 100

214TH st E (16:4697), ns, 225 w Tilden

av, on map Laconia Park, 25x100; Pas-

quale or Pascole Felice, 205 W 27th, to

Vito Carmosino, 1415 69th, Bklyn; mtg

\$400; Apr24; May7'18. nom

223D st, 769 E (17:4837), ns, 656.10 e

White Plains rd, 25x100; Classic Realty

Corpn, 600 W 181, to Hudwill Corp, 7 W

45; mtg \$2,850; May1; May6'18 (R S \$1).

nom

226TH st E (17:4878), sdc Bronxwood

av, 105x114.6; Vincenzo Palazzolo, 160 E

105, to Fanny C K Marshall, 305 W 87; May

4; May7'18 (R S 50c). nom

228TH st E, nwc Prospect ter, see Pros-

pect ter, nwc 228.

241ST st, 333 E (12:3390), ns, 252.4 w

Martha av, 25x100, 2-sty & a fr dwg;

Louis L Illich, 715 Tilden to Jos Maher,

3071 Olinville av; mtg \$2,200; May3; May

4'18 (R S \$1). O C & 100

Alexander av, 311 (9:2315), ws, 75 s

141st, 25x75.8, 4-sty bk tnt; Helen M

Kearns to Addie A Sullivan, 343 E 141;

B&S & CaG; June29'17; May9'18. nom

Anthony av, 1805 (11:2891), ws, old line,

75 s 175th, old line, 25x100, except part

for sts, 2-sty & a fr dwg; Ella V Gibney et al

heirs Fred W Shibbes, to Nettie Benenson,

255 E 174; mtg \$5,000; May2; May3'18 (R

S \$1). 100

Bear Swamp rd (15:4256 & 4257), ss, be-

ing plot bounded s & e by Lott Hunt

Farm, n by Bear Swamp rd, w by rd which

separates Lott Hunt Farm from Delancey

Farm, contains abt 6 acres, except part

for White Plains rd; Frank A Becker to

Hy C Mapes; ½ part; mtg \$25,000; Sept

13'05; May7'18. nom

Bronxdale av (15:4046), ws, 75.6 s Morris

Park av, 25.2x110.8x25x107.5, except part

for Bear Swamp rd; John Schloeder to

Helena, wife John Schloeder, 1761 Bear

Swamp rd; May7; May9'18 (R S \$3.50).

O C & 100

Bronxwood av, sdc 226th, see 226th E,

sdc Bronxwood av.

Brook av, 278-80 (9:2267), es, 25.1 n

139th, 37.6x103.7x37.6x100, 5-sty bk tnt &

strs; also BROOK AV, 282 (9:2267), es, 62.9

n 139th, 37.8x107.2x37.6x103.7, 5-sty bk tnt

& strs; Olds Holding Corp to Jas D Cock-

croft, Northport, LI; mtg \$54,000; May8;

May9'18 (R S \$15). O C & 100

Brook av, 282, see Brook av, 278-80.

Bryant av, 1201-7 (11:2993), nwc Home,

91.8x25x94.7x25.2, 1-sty bk str; Frank

Kahrs to W C P Realty Co, 406 E 149; B

& S & CaG; mtg \$10,000; May1; May3'18

(R S 50c). 100

Bryant av (11:2998), ws, 105 n 174th, 50

x100, vacant; Adele S Dodd to Mary S

Stubbe, 1166 Hoe av; May7'18 (R S \$4).

O C & 100

Bryant av (11:2998), ws, 155 n 174th,

50x100, vacant; Adele S Dodd to Chas

Horn, Youngsville, NY; May7'18 (R S \$4).

O C & 100

Cedar av (11:2883), sdc 178th (No 220),

98x20, 2-sty & a fr dwg; Railroad Co-Oper

B & L Assn to Frank McCann, 176 E 88;

May2; May3'18 (R S \$4.50). O C & 100

Commonwealth av (15:3918), es, 50 n

Mansion, 25x100, except part for Common-

wealth av; Lissie Eitner, widow, 757 E

179, to August Kneudel, 1506 Common-

wealth av; mtg \$3,000; May8; May9'18 (R S

\$2.50). O C & 100

Courtlandt av, 745, see 156th, 331 E.

Cromwell av, 1448 (11:2857), es, 481.8 n

170th, 25x111, 1-sty & b fr dwg; Ernest

Rosien, 1448 Cromwell av, to Florence K

Rosien, his wife, same address; mtg \$—;

Apr22; May3'18 (R S \$1). nom

Decatur av, 2817 (12:3284), ws, 75.8 s

Oliver pl, 18.11x99.9x18.11x99.10, 2-sty fr

dwg; Hy E Thorn to Mary A Blasdel, 2444

Valentine av; mtg \$3,500; Apr11; May8'18.

nom

Decatur av, 2817; Mary A Blasdel to

John Dowling, 168 E 90; mtg \$3,500; Apr

18; May8'18 (R S \$1.50). O C & 100

Fordham av (11:2921), nwc 173d as on

map Central Morrisania, runs ne50x1.7 to

ws 3 av xsw50 to st xw1.7 to beg; Knight

W Wheeler, 840 Divisadero st, Fresno Co,

Cal, heir Fredk M Wheeler, to Wm H

Caldwell, 162 W 121; QC; Feb28; May8'18.

nom

Fordham av (11:2921); same prop; Edith

V Diamond, Nutley, NJ, et al, heirs Lillie

L Vanderbilt, to same; QC; Feb5; May8

'18. nom

Fordham av (11:2921); same prop; Maud

MacDonald, wife Clifton H Wheeler, Phila,

Pa, to same; QC; Mar16; May8'18. nom

Fordham av (11:2921); same prop; Cot-

trell C Wheeler, Huntington, LI, heir

Fredk H Wheeler, to same; QC; Feb23;

May8'18. nom

Nelson av, ws, 75 n 164th, see Ogden av, 1008.

Ogden av, 1008 (9:2512), es, 75 n 164th, 25x127.2 to ws Nelson av x25x125.4, 3-sty fr tnt; Cath T Menton to John J Smith, 1006 Ogden av; mtg \$6,500; May2; May3 '18 (R S \$3).

Pilgrim av (15:4232), swc Wilkinson av, 100x100; Louis O Van Doren, ref, to Wm G Bumsted, 48 Glenwood av, Jersey City, NJ, pff; FORECLOS Apr18; May6; May8 '18 (R S \$2.50).

Prospect av, 980 (10:2690), nec 164th (No 851), 74.7x75, 6-sty bk tnt & str; Walter C White, Ocean Township, NJ, to Julius G Kremer, 510 W 150; B&S & CaG; Apr29; May4'18 (R S \$1).

Ryer av (11:3149), sec 180th (No 250), 34.5x65x37.9x104.6, 5-sty bk tnt; August Schumacher, 419 E 84, to Herbert G Collier, 594 E 16; mtg \$23,500; Apr26; May4'18 (R S \$23).

St Anns av, 227 (9:2266), ws, 25 s 139th, 25x101.4x25x100.8, 5-sty bk tnt; St Anns Realty Co, 420 E 141, to Jas Shea, 420 E 141; mtg \$12,000; May8; May9'18 (R S \$8).

St Anns av, 734 (10:2617), es, 75 s 156th, 25x90, 4-sty bk tnt; Louis Hausler to E John Nottebrook, 59 W 105; mtg \$11,500; May9'18 (R S \$3).

St Lawrence av (15:3897), ws, 25 n Beacon, 25x100; Edw J Walsh, 2384 Tiebout av, to Richd & Agnes Walsh, 401 E 64; Nov20'17; May6'18.

Sedgwick av (12:3255), ws, 224.6 s Giles pl, 100x90, 2-sty & b fr dwg; also SEDGWICK AV (12:3255), ws, 77.5 s Giles pl, 100x90, vacant; also SEDGWICK AV (12:3255), swc Giles pl, 124.6x90x110.8x60.2, 1-sty fr bldg; also GILES PL (12:3255), es, abt 683.4 n of curve at intersection of Heath av & Giles pl, runs e100xn-xw86.5 to pl xs99.6 to beg, 1-sty fr stable; also GILES PL (12:3255), es, 782.10 n curve at intersection Heath av & Giles pl, 100x86.5, vacant; also GILES PL (12:3255), es, abt 882.10 n curve at intersection of Heath av & Giles pl, runs e86.5xn110.8 to pl xv & s on curve 173.9 to beg, vacant; Douglas Mathewson, ref, to Corn Exchange Bank, 13 Wm, pff; FORECLOS Apr23; May1; May9'18 (R S \$25).

Sedgwick av, swc Giles pl, see Sedgwick av, ws, 224.6 s Giles pl.

Sedgwick av, ws, 77.5 s Giles pl, see Sedgwick av, ws, 224.6 s Giles pl.

South rd (18:5406), cl abt 984.1 e Eastern blvd, runs e150xs253.9 to Waterbury av xw 155.9xn211.5 to beg; also SOUTH RD (18:5408), cl 196 e from es of curve at junction of West rd & South rd, 200x325; Hjalmar H Boyesen, on South rd, Bronx; Dec24'17; May7'18.

Southern blvd, 440-4 (10:2600), sec 145th (No 806), as on map East Morrisania, 75x60, except part for 145th, 2-sty fr tnt & 1-sty fr bldg; Albert B Hubbell, 23 Lafayette st, New Rochelle, NY, to Cutler Hammer Mfg Co, 50 Church; mtg \$6,000; May2; May3'18 (R S \$3).

Southern blvd, 1563 (11:2977), ws, 435 n 172d, 40x100, 5-sty bk tnt & str; Geo Wilken, 4260 Bway, to Anna L Foulk, 1712 Longfellow av; mtg \$34,800; Apr29; May7 '18 (R S \$1).

Stebbins av, 1189 (10:2693), nws, 90.4 sw Home, 17.1x68.6x18.1x70.11, 2-sty & b fr dwg; Helen Gifford to Harold B Gifford, 1189 Stebbins av; B&S; mtg \$2,000; Apr17; May8'18.

Teller av, 1356 (11:2782), ses, 499.1 ne 169th, 25x80.7x25x80.9, 3-sty bk tnt; Fred J Holman to Saml Dikerman, 1314 Brook av; mtg \$6,480; May2; May3'18 (R S \$8.50).

Tiebout av, nec Ford, see Ford, ns, 300 w Webster av.

Tinton av, 704 (10:2665), nec 155th (No 803), 20.3x81.8x19.10x77.8, 3-sty fr tnt & str; Esther Realty Co to Clara Auerbach, 1567 Fulton av; mtg \$10,750; May7; May8'18 (R S 50c).

Townsend av, nec 175th, see 175th E, ss, from Townsend av to Walton av.

Townsend av, sec 175th, see 175th st E, ss, extends from Townsend av to Walton av.

Tremont av, 445 E (11:3034), ns, 50.6 e Park av, 25.3x90.1x24.1x94.10, 4-sty bk str; Augustus F Paulsen et al to Geo W Paulsen, 52 Whitney rd, Quincy, Mass; AT; mtg \$10,000; Apr10; May9'18.

Trinity av, 533 (10:2557), swc 149th (No 674), 100x25.6, 5-sty bk tnt & str; Olds Holding Corp to Bronx Development Co, 30 Church; mtg \$20,000; May6'18 (R S \$5).

Undercliff av (9:2537), es, 125 s Boscobel pl, 150x123.4x150.6x111.2, vacant; Douglas Mathewson, ref, to Corn Exchange Bank, 13 William, pff; FORECLOS Apr23; mtg \$10,500; May1; May9'18.

Union av, 1159 (10:2672), nwc Home, 30.5x100, except part for av & st, 2-sty fr dwg; Jas H Baker to Jos Auerbach, 1245 Boston rd; mtg \$5,000; May4; May6'18 (R S \$2).

Vyse av, 1221 (11:2986), ws, 228.10 n Home, 18.9x100, 3-sty bk tnt; Wm Sinnott to Jos Feldstein, 820 E 168; mtg \$11,000; May4; May6'18 (R S \$1.50).

Vyse av, 1520-2 (11:2996), nec 172d (No 961), 50x100, 5-sty bk tnt; Harry Cohn to Abr Dorb, 552 Riverside dr; mtg \$45,000; Apr30; May4'18 (R S 50c).

Walton av, es, 143.4 n 167th, see 175th st E, ss, from Townsend av to Walton av.

Walton av, sec 168th, see 175th E, ss, from Townsend av to Walton av.

Walton av, swc 175th, see 175th E, ss, extends from Townsend av to Walton av.

Walton av, nwc 175th, see 175th st E, ss, extends from Townsend av to Walton av.

Washington av, 1316-8 (11:2910), es, 199.10 n 169th, 51.1x109.3x51.2x107.9, 6-sty bk tnt & str; Bernstein & Kramer Real-

ty Corp, 729 7 av, to Albt Strauss, 598 W 177; May6'18 (R S \$5).

Washington av, 2020-2 (11:3046), nec 179th (No 481), 60.5x94.2, 6-sty bk tnt & str; Gotham Mtg Co, 38 Park row, to Amelia M Bauchle, 25 W 86, 10-17 part, & Thos H Bauchle, Jr, same address, 7-17 part; mtg \$65,000; Mar1; May7'18.

Waterbury av, see South rd, cl abt 484.1 e Eastern blvd.

Webster av, 1476 (11:2896), sec 171st (No 400), 25x93.8 to ws Mill Brook x35x92.4, 5-sty bk tnt & str; also all title to STRIP (11:2896), begins 171st, ss, at ws Mill Brook, also 92.4 e Webster av, 6x31.5x63.1; Edw Nicholson et al, EXRS Jos Bierhoff, to Alan F Bierhoff, 350 W 71; Jan24; May8'18 (R S 50c).

Webster av, 2985-7 (12:3280), ws, 350 n Bedford Park blvd, 25x120.11, 1-sty fr str & 1-sty fr rear bldg; Frederic H Allen of Bklyn to Frederic Allen, 3002 Perry av; Apr27; May9'18.

Westchester av, 940, see 3 av, 1339.

Wilkinson av, swc Pilgrim av, see Pilgrim av, swc Wilkinson av.

Worth av (11:2890), ws, being lot 51, blk 2890; re easement as to light, air, &c; Hy Schneider, TRSTE John P Schmenger, to Wm A Cameron, 1901 Bathgate av; July 26'15; May9'18.

Williamsbridge rd (15:4081), es, 25 n Chesebrough, 50x99.5x60.7x97.9; Douglas Mathewson, ref, to Corn Exchange Bank, 13 William, pff; mtg \$4,000; FORECLOS Apr23; May1; May9'18.

Williamsbridge rd (15:4307), es, 100.4 s Lydig av, 25.1x106.5x25x104.1; Hy Schultz to Frank C Blackman, 146 W 128; B&S & CaG; Dec26'17; May3'18 (R S 50c).

3D av, nwc 173d, see Fordham av, nwc 173d.

Plot (15:4260), begins 590 e White Plains rd & 1,245 n Morris Park av, runs e100xn50 xw100xs50 to beg, except part for Wallace av; Teasdale Realty Co, 529 Courtlandt av, to Frank Pochobradsky, 561 E 161; Apr30; May3'18 (R S \$1).

Plot (9:2369) begins 100 n 164th & 177.6 nw old Fordham rd, runs ne100xnw25xsw 100xs25 to beg, vacant; Jennie M Brennan to Saxe Realty Co, 511 E 164; May8; May9'18 (R S \$1.50).

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

Lester st (16:4544), ns, 100 e Barker av, 25x105; re mtg; Solomon Rogers, New Rochelle, NY, to Chas L Ullman, 3221 White Plains av; May8; May9'18.

Rogers pl, 975 (10:2698), ws, 593.10 n Westchester av, 20x78x20x75.11, 2-sty fr dwg; re dower; Caroline, wife Wm M Collyer, to Margt Quenzer, 2326 Ryer av; May7; May8'18.

145TH st, 483 E, see Brook av, 441.

170TH st, 661 E, see Crotona av, 1401.

Brook av, 441 (Contracts), nwc 145th (No 483), 24.1x90, 2-sty fr tnt & str; CONTRACT; Thos E Mulligan with Hermine C Meincke, 2120 Harrison av; mtg \$5,000; May8; May9'18.

Brook av, 441 (9:2290), nwc 145th (No 483), 24.1x90, 2-sty fr tnt & str; CONTRACT; Thos E Mulligan with Hermine C Meincke, 2120 Harrison av; mtg \$5,000; May8; May9'18.

Crotona av, 1401 (11:2936), nwc 170th (No 661), 40.5x100.2x37.3x116.1, 5-sty bk tnt; mtg \$36,550; CONTRACT to exch for FORD ST, 351 (11:3143), ns, 300 w Webster av, 70x100, vacant; mtg \$3,000; Frank Zebro & Co with Anthony Ave Realty Co, 1744 Anthony av; Apr11; May9'18.

Crotona av, 1401 (Contracts), nwc 170th (No 661), 40.5x100.2x37.3x116.1, 5-sty bk tnt; mtg \$36,550; CONTRACT to exch for FORD ST, 351 (Contracts), ns, 300 w Webster av, 70x100, vacant; mtg \$3,000; Frank Zebro & Co with Anthony Ave Realty Co, 1744 Anthony av; Apr11; May9'18.

Hunts Point av (10:2763 & 2765), sws, at ss Lafayette av, 16.1x65.4x81.5x6.6; also SPOFFORD AV, ns, 106 w Coster, runs w47.8 xn 42.2 xn 118.5 xn 116.7xn79.1xn129.3 xn 141.2 xn 17.4 to ws Coster xs192.5 xs131.11 xs50 xs232.10xs31.3 to beg; also SPOFFORD AV, ss, 42.2 e Manida, runs e 54.8 xs 34.10 xs 238.2 xse 22.11xs90.1 to ws Coster xs105.2xnw185.1xnw 63.11 xn 27.10 xn 41.3 to beg; order of court appointing John B Coleman, 120 Bway; Wm Bondy, 149 Bway, & John P Dunn, 41 Park row, as Commissioners of Estimate & Assessment, to condemn property to open Hunts Point rd; May3; May6'18.

Mayflower av (P A), es, 100 n Evelyn pl, runs n75xe67.5xse66.8xw12.6xs25xw100 to beg; also MAYFLOWER AV, nec Evelyn pl, 25x100; also MAYFLOWER AV, se c Evelyn pl, 75x100; also MAYFLOWER AV, es, 175 s Evelyn pl, 125x100; also MAYFLOWER AV, es, 150.2 n Liberty, 25x100; also PILGRIM AV, es, 225 n Mildred pl, runs n142.9xse156.4xs23.2xw100 to beg; also PILGRIM AV, nec Liberty, 86x 100x90.5x100; also PILGRIM AV, sec Liberty, 88.11x100x84.6x100; also PILGRIM AV, es, 163.11 s Liberty, 25x100; also PELHAM RD, ns, 25.2 w Edison av, 75.6x83x 75x93.3; also LIBERTY ST, swc Edison av, 100x86.6x100x82.2; also LIBERTY ST, ns, 50 w Edison av, 50x90.5x50x92.7; also EDISON AV, swc Mildred pl, 25x100; also EDISON AV, nwc Mildred pl, 75x100; also PELHAM RD, ws, 45.4 n Liberty, 20.5 x86.9x20x90.11; power of attorney affecting above premises as to deeds, mtgs, taxes, &c; August C Reps, Cedar Rapids, Iowa, to Leo Morse; Apr5'06; May8'18.

Willis av, 461 (9:2307), ws, 25 s 146th, 25 x106.6; consent to 3d track; Chrystine M

Rasche (owner), 536 W 150, to Manhattan Railway Co; mtg \$12,000; Mar16; May4'18 (R S \$2).

Willis av, 461; consent to 3d track; Dry Dock Savings Instn, mtgee, to same; Mar 18; May4'18.

Lots 198 to 201 (11:2998) on map entitled Commissioners Map of West Farms Parcel; re mtg; Robt S Clark, Middlefield, NY, to Adele S Dodd, individ & as EXTRN Sadie T Sturges, 6 E 82; July30'17; May7 '18.

Plot (9:2369), begins 100 n 164th & 177.6 nw old Fordham rd, runs ne100xnw25xsw 100xs25 to beg; re mtg; German Savgs Bank to Jennie M Brennan, 335 E 166; May8; May9'18.

LEASES.

Borough of Manhattan.

MAY 3, 4, 6, 7, 8 & 9.

Attorney st, 46 (2:342), all; Louis Perlstein & Jacob Rosenthal to Noho Realty Co, 842 Hewitt pl; 3yf May1; May1; May6 '18.

Barclay st, 34 (1:86); agmt that mtg for \$6,500 is a lien upon Ls dated May8'13, etc; Acme Building Co, 32 Union sq, & ano with Delux Building Corp, 15 Broad; mtg \$6,500; May2; May7'18.

Barclay st, 34; consent & agmt in relation to asn Ls dated May8'13, etc; Protestant Episcopal Society for Promoting Religion & Learning in State N Y with same et al; Apr27; May7'18.

Broome st, 182 (2:347), all; Louis Perlstein & Jacob Rosenthal to Noho Realty Co, 842 Hewitt pl; 3yf May1; May1; May6 '18.

Canal st, 33 (1:297), store; Max Garfunkel to Louis Block, 33 Canal; 5yf May 1; Feb26; May3'18.

Canal st, 43 (1:298), str, b & fl above str; Hirsh Rabinowich to Jacob Pollock & Isidor Beckoff, firm Pollock & Beckoff, 43 Canal; 3yf May1; Apr5; May7'18, 2,220

Canal st, 515-21 (2:594), nec Greenwich, all; Frank Depew et al to Borden's Condensed Milk Sales Co, 108 Hudson; 12yf May1; Dec15'17; May7'18.

Chambers st, 92 (1:135), ss, 25x75; asn Ls recorded Feb21'10; Edw H Herzog et al to Saml Burnett, 314 Union st, Jersey City, NJ, & ano, firm Saml Burnett, 98 Chambers (& consent to same by Rector, etc, of Grace Church); Apr16; May7'18.

Charles st, 98-104, see 10th, 229-35 W.

Chrystie st, 178 (2:420), all; Louis Perlstein & Jacob Rosenthal to Noho Realty Co, 842 Hewitt pl; 3yf May1; May1; May6 '18.

Delancey st, 25 (2:419), all; Louis Perlstein & Jacob Rosenthal to Noho Realty Co, 842 Hewitt pl; 3yf May1; May1; May6 '18.

Eldridge st, 210-2 (2:416), three bs; Max Bennis to Selig Rosenblum & Son, 52 Stanton; 5yf May1; May1; May9'18.

Greenwich st, nec Canal, see Canal, 515-21.

Market st, 48 & 50 (1:274), all; Ferdinand Funk, surviving partner of Funk Bros, to Nathan Burzinsky, 50 Market; 1yf May1; Apr27; May3'18.

Reade st, 30 (1:154), all of sub b & pt b; Cleveland Twist Drill Co to Jos K Larkin & Co, 34 Reade et al; 1yf May1; Apr22; May8'18.

Ridge st, 112-4 (2:344), all; 112-114 Ridge St Corp, 44 E 76, to Saml Feinstein, 237 E 112; 10yf July1; Mar20; May9'18.

Rivington st, 62 (2:416); asn Ls dated Sept23'12; Jacob Aranowitz to Harry Schneiweis, 866 So Blvd, Bronx; ½ pt; May 2; May4'18.

University pl, 121 (2:565), cor stand; Abr Abramson, 214 E 19, to Alex Tuchman, 84 Columbia; 5yf May1; Mar16; May4'18.

Washington st, 528-30 (2:596), all; Geo W Meyer of Katonah, NY, to Jas & Frank J Gilroy, firm D Gilroy & Son, 93 Worth; 5yf May1; 5y ren; Apr10; May8'18.

9TH st, 18 E (2:566), ss, 122.5 w University pl, 25x93.11, the land; TRSTES of Sailors Snug Harbour to Georgia S Slater (Kelemen), EXTRX Attila J Kelemen; 21yf May1, 1897; 2 rens of 21y each; May1, 1897; May6'18.

9TH st, 44 E (2:560), ss, 302.4 e University pl, 25x93.11, the land; TRUSTEES of Sailors Snug Harbour to Geo Bonavia, 727 E 217; 2yf May1'16; two 21y rens; Apr27 '16; May7'18.

9TH st, 44 E; asn Ls dated Apr27'16 & AT to Ls dated Apr15, 1896; Geo Bonavia, 727 E 217, Bronx, to Crescent-Star Realty Co, 211-3 E 55; mtg \$8,700 & AL; Dec13'17; May7'18.

9TH st, 15 W (2:573), all; Wm W Baldwin & ano, EXRS & TRSTES to J D Trenholm, 27 W 10; 5 5-12yf May1; Apr15; May8'18.

10TH st, 229-35 W (2:620), ns, 153.10 w Bleeker, runs w89xn100xe25xn82.3 to ss Charles (Nos 98-100) x-90.4xs80xw-x- to beg, all; Nancy Hall, 72 W 120, to Village Garage, Inc, 235 W 10; 20yf Apr1, with option for 10 5-12y ren; Feb26; May4'18.

14TH st, 433 W (3:712), str fl; John J Gillen, 433 W 14, to Stiefel O'Mara Co, 816 1 av; 5yf July1; two rens of 5y each; May 2; May7'18.

23D st, 121 E (3:879), str & pt b; asn Ls rec Mar6'18; Granick's Buffet Lunch, Inc, to Isidor, Harry & Morris Goldman, 194 Sherman av; Apr26; May3'18.

37TH st, 140 E (3:892); sur Ls rec Apr 10'17; Frederic V S Crosby, 123 E 63, to Wallace F Peck at Tuxedo, NY; AT; Mar 25; May3'18.

40TH st, 113-9 W (4:993); also 41ST ST, 114-8 W, 3d fl; Ideal Investing, Inc, to Physical Culture Publishing Co; 10yf May 1; Apr24; May6'18.

41ST st, 114-8 W, see 40th, 113-9 W.
43D st, 101 W, see 6 av, 757.
47TH st, 124-6 W (4:999), Hotel St Francis, all; 124 West 47th St Co at 35 Nassau, to Louis Winkler, 1766 Washington av, Bronx, & David Krakower, 24 W 111; 8 5-12yf May1; May3; May7'18.
taxes in excess of \$555.20 & 16,000
49TH st W, see 7 av, see 7 av, sec 49.
53D st W, see 7 av, see 7 av, sec 49.
55TH st, 628-30 W (4:1102), ss, 350 w 11 av, 50x100.5; sur Ls dated May10, 1897; also 55TH ST, 632 W (4:1102), ss, 400 w 11 av, 25x100.5; sur Ls dated Jan8'03; Jas McLaughlin to Soc of N Y Hospital; AT; Apr30; May8'18. 6,000
55TH st, 632 W, see 55th, 628-30 W.
59TH st E, sec Madison av, see Madison av, sec 59th.
59TH st, 315 W (4:1112); agmt by party 2d pt to sur Ls rec Jan5'01; Lillian L, wife Chas Remsen, with Alfred Beinhauer, 236 W 52; AT; Apr30; May7'18. nom
65TH st, 133-43 W (4:1137), Lincoln Sq Theatre; sur Ls rec July12'17; Cinema Amusements, Inc, to Empire Sq Realty Co; AT; May2; May8'18. nom
68TH st, 300 W, see West End av, 175.
68TH st, 302-4 W (4:1179), ss, 100 w West End av, 50x100.5, all; 302-304 West 68th St Co to Albert Hirst, 302 W 68; 21y f May1; Apr30; May8'18. 9,100
90TH st, 417-21 E (5:1570), all; Seitz Realty Co to Best Linen Supply & Laundry Co, 417 E 8; 19yf June1'20; Apr26; May8'18. taxes in excess of \$626.20 & 3,000
91ST st, 334 E (5:1553), all; Louis Greenfield, 49 E 88, to Chas Spaet, 117 E 88; 3yf May1; Apr26; May6'18. 1,800
125TH st, 316-20 W (7:1951), all; asn Ls dated Feb15'15; Edw Nicholson on file, EXRS & Jos Bierhoff, to Alan F Bierhoff, 350 W 71; Jan24; May3'18. O C & 100
134TH st, 254 E (10:2546), ss, 250 e St Ann's av, 50x70x50x75; agmt as to sur Ls; Karl Faerber with Paul Quandt, Inc; Paul Quandt, 679 E 132 & Fredk W Ehrsam, 525 Wales av; Apr18; May4'18. nom
134TH st, 254 E (10:2546), ss, 250 e St Ann's av, 50x70x50x75; agmt as to sur Ls; Paul Quandt, Inc, 679 E 132, with Fredk W Ehrsam, 525 Wales av; Apr18; May4'18. nom
139TH st, 19-23 W, see 140th, 18-22 W.
140TH st, 18-22 W (6:1737), ss, 575 e Lenox av, 75x199 to ns 139th (Nos 19-23), all; Cornell Garage Co, 35 Nassau, to 140th St Garage, Inc, 18 W 140; from Nov20'17 to Oct1'32; Nov23'17; May3'18. 4,750 to 5,500
140TH st, 18-22 W, also 139TH ST, 19-23 W; asn above Ls; 140th St Garage, Inc, to Anna Liebowitz, 311 Broome; Marl; May3'18. nom
Av C, 32 (2:372), n store; Oscar Baumann to David Reiff, 32 Av C; 5yf May1'17; Apr9'17; May3'18. 960
Bowery, 102½ (1:239), all; Eliz S Goodwin of Port Chester, NY, to Saml Hirsch, 102½ Bowery; 2yf May1; Mar21; May4'18. 1,200
Broadway, 1560 (4:999), str & b; Fredk K James to Harry A Rubenstein, 1606 49th st, Bklyn, & Abr J Rosenberg, 352 W 46; 8 9-12yf Aug1'17; June12'17; May3'18. 11,000
Broadway, 1560; asn Ls dated June12'17; Abr J Rosenberg to Harry A Rubenstein, 1606 49th st, Bklyn; AT; Oct17'17; May3'18. nom
Lenox av, 433-5 (7:1916), s str; Benj Ehrlich to Thos P Mitchelson, 433-5 Lenox av; 3yf May1; privilege of ren; Apr26; May7'18. 540
Madison av, 1479 (6:1607); agmt as to ext of Ls rec Mar25'16 on same terms; Morris Moses to Morris Hirsch, 1479 Mad av; ext Ls; 5yf Oct1; Apr30; May4'18. nom
Madison av (5:1294), sec 59th, space 16x 20, in Plaza Bldg; Fifty-Ninth Madison Ave Co to D A Schulte, Inc, a corp, 384-6 Bway; from June1'18 to Sept30'23; May1; May3'18. O C & 3,000 to 4,000
Madison av (3:862), nec 32d; asn Ls rec May23'11; Empire Holding Co, 20 E 32, to Geo Backer, ½ pt, & Saml Levy, ¼ pt, both at 378 West End av, & Emanuel Arnstein, 600 West End av, ¼ pt; May8'18. O C & 100
West End av, 175 (4:1179), swc 68th (No 300), str & c; Mary E Kenney to Clement Grassi, 31 W 63; 6yf May1; May4; May7'18. 1,200 to 1,380
2D av, 107 (2:462), str f & b; assign Ls rec Sept2'16; Harry L & Jacob Harmatz, firm Harmatz Bros, to Ratner's Dairy Restaurant, Inc, 107 2 av; May9'17; May6'18. nom
3D av, 163 (3:897); sur Ls rec July2'07 & bldg; Georgetown & Madaline Breiser of Bklyn, to Petersfield Realty Corp, 52 Wall; AT; Apr30; May8'18. nom
6TH av, 723 (4:994); asn Ls rec Oct18'17; Spiros D Dracopoulos to Michl J Munnhall, 723 6 av; mtg \$—; Apr23; May8'18. nom
6TH av, 757 (4:996); also 43D ST, 101 W, office 3, 1 flight up; Theo M Macy, individ & agent of New Rochelle, NY, to Louis W Lyons, 1648 Washington av, Bronx; 5yf Marl; Feb14; May3'18. 600 & 660
7TH av, 821 (4:1006), nec 53d, str & b; Emanuel J Emelin of Mamaroneck, NY, to David Robinson, 795 Col av; from Feb11'18 to Apr28'21; sub to chattel mtg for \$4,000; Feb11; May4'18. 2,000
7TH av (4:1001), sec 49th; asn Ls rec May11'15; 727 7th Ave Realty Co at 729 7 av, to Emanuel Arnstein, 600 West End av, ¼ pt, & Saml Levy, ¼ pt, & Sarah Backer, ½ pt, both at 378 West End av; May3; May7'18. O C & 100
9TH av, 535 (3:737), str, b & 2d f; Edw F Beinhauer as agent for Matilda B Beinhauer as EXTRS & TRSTE of Ferdinand Beinhauer, to Wm Schmid & Wm Kruck, individ & as co-partners, 535 9 av; 5yf Nov1'17; July16'17; May8'18. 1,680 & 1,900

LEASES.

Borough of Bronx.

MAY 3, 4, 6, 7, 8 & 9.
Home st, 850, see Prospect av, 1304.
138TH st E, nec Brook av, see Brook av, 250.
163D st, 691 E (10:2639), nec Trinity av, str & c; Benenson Realty Co to Herman Vogel, 117 W 116; 5yf Sept1; Apr17; May6'18. 780 to 900
Bathgate av, 1745-7 (11:2916), double str & c; Hy Brown to Sarah Frelich, 1747 Bathgate av; 5yf May17; Marl5; May8'18. 984
Brook av, 250 (9:2266), nec 138th, cor str; Louis Reichardt to Edwin Meyer, 667 E 164; 9 6-12yf Apr1'17; Feb2'17; May8'18. 1,800 to 3,000
Brook av, 250; asn Ls; Edwin Meyer to Ebling Brewing Co, 760 St Ann's av; May2; May8'18. nom
Prospect av, 1091 to 1113 (10:2680); sur Ls; Harry Kallman, 2840 8 av, to Barnes Realty Co, 147 4 av; Nov15'17; May4'18. O C & 100
Prospect av, 1304 (10:2693); also HOME ST, 850; asn Ls; David Kudlik & ano to Chas Stumpf, 1072 Jamaica av, Richmond Hill, NY, & ano May—18 May4'18. nom
St Ann's av, 172 (10:2548), str & c; Otto Giessler to Jos Abramson, 232 Siefert av; 5½yf Apr1; ren of 5y; Feb13; May7'18. 780 & 840
Trinity av, nec 163d, see 163d, 691 E.
3D av, 4768 (11:3033), all; John B Has- kin Estates, a corp, to Harry Krawitz, 1504 Charlotte; 3yf Oct1; Marl5; May6'18. 1,200

MORTGAGES.

Borough of Manhattan.

MAY 3, 4, 6, 7, 8 & 9.
Bank st, 46 (2:614); ext of mtg for \$20,000 & assign of rents by party 2d pt to Marl'21, 5%; Marl; May9'18; Winfield S Hoyt, 54 W 56, & ano, exrs & c Goold Hoyt, with Maurice Herrmann, 166 W 48 (R S \$10). nom
Barclay st, 34 (1:86), leasehold; ext of mtg for \$6,500 to Apr29'21, 6%; May2; May7'18; Jos E Marx with Delux Building Corp, 15 Broad (R S \$3.25). nom
Bleecker st, 144 (2:525), ss, 25 w West Bway, 25x125; pr mtg \$—; May1; May6'18; 2yf6; Placido Mori, 144 Bleecker, to John Bruschi, 211 Av N or A, Bayonne, NJ. 3,000
Broome st, 320, see Chrystie, 122.
Chrystie st, 122 (2:419), nec Broome (No 320), 25.1x62.5; PM; May6; May7'18; due & int as per bond; Giuseppe Di Cristina to Lawyers Mtg Co. 28,000
De Peyster st, 24-6, see Front, 133-7.
Front st, 133-7 (1:37), ses at sws De Peyster (No 246), 57 to Pine No 90 x 89.8x54.8x81.5; PM; May1; May8'18; due & int as per bond; Jere F Donovan, 124 S Oxford, Bklyn, to Manhattan Life Ins Co, 66 Bway. 120,000
Gouverneur st, 21, see Henry, 268.
Henry st, 47 (1:280), ns, abt 275 w Market, 25x100; pr mtg \$—; May9'18; 3y or sooner, 6%; Simon Seiden, 964 Ams av, to Sam Lieberman, 1287 Washington av. 3,000
Henry st, 268 (1:268); also GOUVERNEUR ST, 21; ext of mtg for \$19,000 to Apr 16'21, 5½%; Marl4; May4'18; Sarah Sobel, 1890 7 av, individ & extrx Elias Sobel, decd, & et al with May H Brown at Bryan Mawr, Pa, gdn of Alex Brown, Jr, et al (R S \$950). nom
Pine st, 90, see Front, 133-7.
Union sq E, 24, or 4th av, 181 (3:817), es, 52 n 15th, 26x125; PM; Apr12; May7'18; 3y or sooner, 6%; Manboro Realty Corp, 59 Pearl, to Grace R Johnson (Ruggles), 103 E 86. 50,000
Willett st, 52 (2:338), es, 100 n Delancey, 16.8x100; also AT to 10 ft strip in rear to Sheriff st; Apr29; May7'18; 3y6%; Rosie Lewis of Bridgeport, Conn, to Bessie Block at Atlantic City, NJ. 3,500
Wooster st, 186 (miscel); consent to chattel mtg \$1,000; May1; May6'18; H Kamen & Co to Israel Feinstein. —
3D st, 380 E (2:356); agmt as to ownership of bond & mtg for \$5,500, now \$5,250, rec Dec21'06; Mar3; May3'18; Mark Aaron, 105 W 119 (owns \$1,750), with Abr Klorman, 239 E 11 (owns \$3,500). nom
4TH st, 31-5 E (2:544), ns, 140 w Bowery, 75x130x75x132.3; PM; pr mtg \$—; Feb1; May7'18; 3y5%; Namsorg Realty Co of Bronx to Martin J Grossman, 1106 Jackson av, Bronx. 30,000
10TH st, 84 E (2:555), sws, 180 nw 3 av, 20x92.6; leasehold; May3'18; installs, \$150 monthly, 6%; Clara Freid, of Bklyn, to Harris D Colt, 515 Park av. 2,000
14TH st, 422 E (2:441), ss, 294 e 1 av, 25x103.8; PM; May6; May7'18; due & int as per bond; Pietro Galante to Lawyers Mtg Co. 14,500
31ST st, 401-5 E, see 1 av, 540.
38TH st, 22 E, see Madison av, 241-5.
40TH st, 121 E (5:1295); ext of mtg for \$25,000 to May1'21, 5%; Apr15; May4'18; Robt J McClenahan, 121 E 40, with Philadelphia Trust Co, 415 Chestnut st, Phila, Pa, trste for Isabel B Cox, will Alex Brown (R S \$12.50). nom
44TH st, 530-2 W (4:1072), ss, 425 w 10 av, 50x100.5; Apr30; May3'18; due & int as per bond; Martin P Lodge to Title Guar & T Co. 8,000
44TH st, 558 W (4:1072-62½), ss, bet 10 & 11 avs, assessed to Mary A O'Neill; transfer of tax lien for yrs 1913 to 1916; Oct18'17; May3'18; 3y, no int; City N Y to Jacob Talbot, 751 6 av. 586.25
46TH st, 24-6 E (5:1281); ext of mtg for \$100,000 to May1'21, 4½%; Apr26; May3'18; Henry Phipps Estates, a corp, with Bowery Savgs Bank (R S \$50). nom

46TH st, 24-6 E; ext of mtg for \$30,000 to May 1'21, 4½%; Apr26; May3'18; same with same (R S \$15). nom
47TH st, 124-6 W (4:999); hotel, & c; leasehold; PM; May3; May6'18; 1y6%; Louis Winkler, 1766 Washington av, & David Krakower, 24 W 11, to Eliz G McAllister, 962 Park av. notes 2,500
49TH st, 214 E (5:1322), ss, 160 e 3 av; 20x100.5; PM; Apr30; May3'18; due & int as per bond; Anna L & Frances E Duffy to Title Guar & T Co. 5,000
49TH st, 240-2 W (4:1020), ss, 160 e 8 av, 40x100.5; ext of mtg for \$73,000 to Feb 121, 5%; Apr24; May3'18; Builders Protective Co, 907 Bway, with Franklin Savings Bank in City N Y, 656-8 8 av (R S \$36.50). nom
50TH st, 150 E (5:1304), ss, 147.6 e 3 av, 27.6x100.5; agmt as to ownership of bond & mtg for \$19,000 rec June5'14; July2'17; May8'18; Richd T Mackay, owns \$4,000, with Margt A Beekman, owns \$15,000, nom
56TH st, 421 W (4:1066); ext of mtg for \$10,500 to Apr28'21, 5½%; May6'18; Lewis M Isaacs, 203 Cliff av, Pelham, NY, with Andw L Molinelli, 28 Oliver. nom
57TH st, 447 W (4:1067), ns, 258.4 e 10 av, 16.8x100.5; also 57TH ST, 453 W (4:1067), ns, 241.8 e 10 av, 16.8x100.5; also 57TH ST, 455 W (4:1067), ns, 225 e 10 av, 16.8x100.5; pr mtg \$27,500; Mar25; May4'18; 2y, int as per notes; Dr Richards Dyspepsia Tablet Assoc'n, 53 Worth, to Almee, wife Ramon Velez, 63 W 71. 11,000
57TH st, 455-5 W, see 57th, 447 W.
65TH st, 246 E (5:1419), ss, 100 w 2 av, runs s31.10xnw—xs68.6xw25xnl00.5 to st xe30 to beg; pr mtg \$9,000; Apr1; May9'18; 3y—; Ferdinand Reinert to Knodels Express, a corp, 86 Dey. 2,600
72D st, 446 E (5:1466), ss, 16.8 w Av A, 16.8x75; PM; Apr30; May4'18; 5y or sooner, 5%; Sarah Goldberg to Associate Alumnae of Hunter College in City N Y at nec Park av & 68th. 5,500
73D st, 25 E (5:1388); ext of mtg for \$25,000 to May3'23, 5½%; May3; May7'18; Lawyers Title & T Co, trste Naomi M Andrews, with Amelia M & Edith M Kohl-saat, c/o Nelson M Burr, 501 5 av (R S \$12.50). nom
73D st, 102 W (4:1144), ss, 25 w Col av, 19x102.2; pr mtg \$16,000; May1; May6'18; 5y6%; Harry R Roeder, Inc, 200 W 72, to Mary Roeder, 225 W 132. 10,000
73D st, 102 W; certf as to mtg \$10,000; May1; May6'18; same to same.
75TH st, 143 E (5:1412), ss, 381.3 w 3 av, 18.9x80.2; PM; Apr25; May3'18; installs, 5%; Harris R Childs, 149 E 78, to Clara Lago-witz, 307 W 93. 10,000
79TH st, 82 E (5:1393), swc Park av, 21x75; May3; May6'18; due May6'21 or sooner, 5%; Mary C Delafeld to Farmers Loan & Trust Co, 22 William. 50,000
79TH st, 421 E (5:1559), ns, 304 e 1 av, 26x102.2; Apr23; May7'18; 3y5%; Pauline Muller, widow, to Bowery Savings Bank, 128 Bowery. 7,500
80TH st, 63 E (5:1492), ns, 135.4 w Park av, 15.8x102.2; May9'18; due & int as per bond; Lizzie H Sage to Title Guar & T Co. 10,000
81ST st, 356-8 E, see 1 av, 1549.
84TH st, 306 E (5:1546), ss, 100 e 2 av, 16.8x102.2; PM; pr mtg \$1,500; May8; May9'18; 5y6%; Henry Rothstein, 236 E 82, to Susie & Jennie Hughes, 306 E 84. 2,500
86TH st, 330 W (4:1247), ss, 400 w West End av, 20x102.2; PM; pr mtg \$26,000; May7; May8'18; due Nov1'20, 6%; Honey Kar-pas, 10 W 107, to Wm H Archibald, 433 W 23. 2,000
90TH st, 250 E, see 2 av, 1739.
92D st, 338-40 E (5:1554), ss, 200 w 1 av, 50x100.8; PM; May3; May4'18; due & int as per bond; Paul R Skoluda, 316 E 92, to Franconia Realty Co, 52 Norfolk. 18,500
94TH st, 11a (15) W (4:1208), ns, 120 w Central Park W, 19x100.8; ext of mtg for \$17,000 to Mar18'23, 5%; Mar25; May7'18; Betty Hilborn with Emilie P Turner (R S \$8.50). nom
108TH st, 216 E (6:1657); ext of mtg for \$7,500 to May1'21, 5%; May3; May6'18; Michele La Sala with Viola B Huber (R S \$3.75). nom
112TH st, 68 E, see 118th, 238-40 E, Man-hattan Conveynances.
115TH st, 627 W (7:1896), ns, 300 w Bway, 25x100.11; May9'18; due & int as per bond; Lambda Association, a corp, to St Luke's Hospital, a corp. 15,000
118TH st, 238-40 E, see 118th, 238-40 E, Manhattan Conveynances.
118TH st, 521 E (6:1815), ns, 293.7 e Pleasant av, 20.5x100.11; ext of mtg for \$4,000 to May1'21, 5%; Apr30; May3'18; Araminta C Griffin, 478 E 31st st, Paterson, N J, with Julius F Streicher, 525 E 118 (R S \$2). nom
121ST st, 403 E (6:1809), ns, 73.10 e 1 av, runs n100.11xel4.3xse17.6xs88 to st xw 26.1 to beg; May8; May9'18; 5y6½%; Jacob Natter, 103 E 88, to Frank A McQuade, 572 W 141. 3,000
121ST st, 227 W (7:1927), ns, 350 w 7 av, 25x100.11; PM; Apr25; May8'18; 1y6%; An-tonie Caplan, 205 E 56, to Louisa C Schilo, at Valley Stream, LI. 1,250
129TH st, 519-27 W (7:1984), ns, 253.5 w Ams av, 82.1x99.11; certf as to mtg \$6,000; Mar22; May3'18; Rothbart Garage Opera-tors, Inc, to Isidore Jackson & Abr Stern. —
134TH st E, nec Lenox av, see Lenox av, 480.
141ST st, 201-9 W (7:2027), ns, 75 w 7 av, 100x99.11; May2; May3'18; 10y5%; Fity Per Cent Profit Sharing Co, 423 Lenox av, to Louis N Hartog, 309 Pelham rd, New Rochelle, NY. 40,000
142D st, 603-9 W (7:2089), ns, 100 w Bway, 100x99.11; PM; pr mtg \$131,500; May1; May9'18; 5y6%; Chamax Realty & Constn Corp, 170 Bway, to Halcyon Real Estate Corp. 14,500

143D st, 103-5 W (7:2012), ns, 100 w
Lenox av, 41.8x99.11; ext of mtg for \$30,-
000 to June1'21, 5%; May6; May9'18; Jenny
A Carew, at Norwich, Conn, with Tri-
Borough Investing Corp, 2127 Mad av.
nom

143D st, 311 W (7:2044), ns, 175 w 8 av,
25x99.11; PM: May2; May3'18; 5y5%; Isidor
Abraham, 8 W 103, to German Savgs Bank,
157 4 av.
11,000

144TH st, 560 W (7:2075), ss, 100 e
Bway, 100x99.11; PM; pr mtg \$128,000;
May1; May9'18; 5y6%; Chamax Realty &
Constn Corp, 170 Bway, to Halcyon Real
Estate Corp.
13,000

145TH st, 215-7 W (7:2031), ns, 230 w 7
av, 40x99.11; ext of mtg for \$38,000 to Apr
18'23, 5½%; Apr20; May7'18; Isabella Heine
et al with Martha T Sands (R S \$19). nom

160TH st, 646-50 W (8:2136), ss, 575 w
Bway, 66.8x100; PM; pr mtg \$69,250; Apr
15; May3'18; 1y6%; Malex Realty Corp,
170 Bway, to Ladem Realty Co, 2 Rector.
6,000

160TH st, 652-4 W (8:2136), ss, 641.8 w
Bway, 66.8x100; PM; pr mtg \$69,250; Apr
15; May3'18; 1y6%; Malex Realty Corp,
170 Bway, to Ladem Realty Co, 2 Rector.
4,000

162D st, 565-7 W, see Bway, 3880-8.

163D st, 600 W, see Bway, 3885-95.

177TH st W, see Audubon av, see Audu-
bon av, 227-33.

178TH st, 849 W, see Haven av, 285.

179TH st, 850 W, see Haven av, 285.

Amsterdam av, 790 (7:1870), ws, 125.9 n
98th, 14.6x84.1x17x84; pr mtg \$9,000; Apr
30; May6'18; 3y6%; Henry Grunhut to
Morris A Fox, 953 Aldus.
1,500

Amsterdam av, 807 (7:1854); ext of mtg
for \$10,000 to June1'20, 6%; May6; May8
'18; Leopold Saalberg, 267 W 89, with Geo
Ash, 109 W 45 (R S \$5). nom

Audubon av, 227-33 (8:2132); see 177th,
99.11x100; May1; May4'18; 3y or sooner,
5½%; Oids Holding Corp to N Y Title &
Mtg Co.
130,000

Audubon av, 227-33, sec 177th; certf as
to mtg \$130,000; May1; May4'18; same to
same.

Broadway, 3880-8 (8:2122), nec 162d
(Nos 565-7), 99.11x100; PM; pr mtg \$151,-
000; May1; May9'18; 5y6%; Chamax Real-
ty & Constn Corp, 170 Bway, to Halcyon
Real Estate Corp.
35,000

Broadway, 3885-95 (8:2137), swc 163d
(No 600), 157.5x101.1x142.4x100; pr mtg
\$225,000; Dec6'17; May7'18; demand, 6%;
Waunegan Realty Co to Morris Wagner,
982 Aldus st, Bronx (R S \$12.50).
25,000

Haven av, 285 (8:2177), sec 179th (No
850), 125x97; PM; May6; May7'18; due Sept
'18, 6%; Rockville Holding Co, 170 Bway,
to Chas Hoffman, 39 W 89, & ano.
4,500

Haven av, 285 (8:2177), sec 179th (No
850), 185 to ns 178th (No 849), x97; pr mtg
\$4,500 on pt of above; May6; May7'18; 1y
6%; Rockville Holding Co, 170 Bway, to
Southeastern Mills, Inc, 170 Bway.
3,200

Haven av, 285, sec 179th (No 850), also
178TH ST, 849 W; certf as to mtg \$3,200;
May6; May7'18; same to same.

Lenox av, 486 (6:1732), nec 134th, all;
leasehold; May9'18; demand, 6%; Frank
Kroger to Lion Brewery, 104 W 108.
4,156.14

Madison av, 241-5 (3:867), sec 38th (No
22), 98.9x125; ext of mtg for \$300,000 to
May1'20, 5%; May1; May3'18; Farmers
Loan & Trust Co, 22 Wm, with August
Heckscher of Huntington, LI (R S \$150).
nom

Madison av, 415 (5:1284); leasehold; pr
mtg \$—; May1; May6'18; 2y4%; Arthur
J or Jas A & Gilbert T Reeder, 144 E 48,
firm Reeder Bros, to Josephine Reeder, 47
Hecker st, Newark, NJ.
2,000

Madison av, 1320 (5:1505), ws, 84.8 n 93d,
16x87.9; May7; May8'18; due & int as per
bond; Fairsite Realty Corp to Lawyers
Mtg Co.
11,750

Manhattan av, 515 (7:1948), ws, 68.11 n
121st, 16x90; ext of mtg for \$4,500 to Apr
29'21, 5½%; May3; May7'18; Bankers Trust
Co, 16 Wall, as trste, with Melvin W Weiss,
515 Manhattan av (R S \$2.25). nom

Park av, 882-4 (5:1393), ws, 40 n 78th,
29.2x75; ext of mtg for \$35,000 to May6'28.
5%; Apr19; May8'18; Edw S Clark at Coop-
erstown, NY, & ano, trstes for the Clark
Neighborhood Asscn with Grace Williams,
884 Park av (R S \$7). nom

Park av, swc 79th, see 79th, 82 E.

Riverside dr, 24 (4:1184); ext of mtg for
\$30,000 to Nov15'22, 5%; May3; May7'18;
Geo C McKesson with Seamans Bank for
Savings, 76 Wall (R S \$15). nom

1ST av, 540 (3:963), nec 31st (Nos 401-5),
runs e150xn98.9xw50xs49.4xw100 to av xs
49.5 to beg; PM; pr mtg \$84,000; May6;
May7'18; due Aug1'21, 6%; Aries Corp, 359
Fulton st, Bklyn, to Chas Hoffman, 39 W
89, & ano.
17,000

1ST av, 1549 (5:1543), swc 81st (No 356-
8), 26.8x75; pr mtg \$20,000; Apr24; May8
'18; due May6'21, 6%; Sigmund Bermann
to Jacob Larschan, 318 E 79.
4,000

2D av, 1739 (5:1535), swc 90th (No 250),
25.8x75; ext of mtg for \$20,000 to June2
'21, 4½%; May6; May9'18; Eliz Lauter, 691
Sterling pl, Bklyn, with Carl Wilken, 238
Woodbine, Bklyn (R S \$10). nom

4TH av, 181, see Union sq E, 24.

11TH av (3:674), ws, 49.4 s 29th, 24.8x75;
ext of mtg for \$30,000 to Apr5'21, 5½%;
Apr22; May3'18; N Y Trust Co, 26 Broad,
with Erie Land & Impt Co of Jersey City,
NJ (R S \$15). nom

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis
are that of the original mortgage.
When attorney is not given it is the
party of second part.

Borough of Manhattan.

MAY 3, 4, 6, 7, 8 & 9.

Barclay st, 34 (1:86); leasehold; Bertha
M Johnson & ano, trstes, to Percy Doug-
las, at Katonah, NY; (A) Lawyers Title &
T Co (\$6,500, Nov22'09); May7'18.
6,500

Barclay st, 34; leasehold; Percy Douglas,
of Katonah, NY, to Jos E Marx, 790 River-
side dr; (A) same (same mtg); May7'18.
5,503

Christopher st, 106-10 (2:588); The Hill
Estate, Inc, to Eugene B Bennett, 423
Prospect st, New Haven, Conn; (A) Title
Guar & T Co (\$40,000, Jan5, 1899); May8
'18.
32,000

Cleveland pl, 25 (2:481); American Mtg
Co to B Aymar Sands, 58 W 48; (A) Mid-
dlebrook & B, 46 Cedar (\$18,000, July2
'14); May8'18.
16,091.11

Downing st, 29 (2:527); American Mtg
Co to B Aymar Sands, 58 W 48; (A) Mid-
dlebrook & B, 46 Cedar (\$6,450, June16'10).
May7'18.
6,028.33

Grand st, 90-4 (2:474), nec Greene, 75x
101; Lillie Freeman, 1109 Forest av,
Bronx, to Harry & Morris Rosenwasser,
322 W 100; (A) Celler & K, 51 Chambers
(\$75,000, Feb6'14); May9'18.
100

Grand st, 90-4 (2:474), nec Greene, 75x
100; Morris Rosenwasser to Harry Rosen-
wasser, both at 322 W 100; AT; (A) same
(same mtg); May9'18.
100

Greene st, 42-50 (2:474), es, 101 n Grand,
110x100; Lillie Freeman, 1109 Forest av,
Bronx, to Harry & Morris Rosenwasser,
322 W 100; (A) Celler & K, 51 Chambers
(\$60,000, Feb6'14); May9'18.
100

Greene st, 42-50 (2:474), error, asn reads
Grand st, nec Greene st, 75x100; Morris
Rosenwasser to Harry Rosenwasser, both
at 322 W 100; AT; (A) same (same mtg);
May 9'18.
100

Henry st, 31 (1:280); Lawyers Title & T
Co to Lawyers Mtg Co; (A) Lawyers Title
& T Co (\$21,000, Oct24'06); May6'18. 19,500

Lewis st, 25 (2:327); Geo W Kuchler &
ano, exrs Johanna Gunther, to Eliza Koeg-
ler, 160 W 94, extrx & trste John C Koeg-
ler; AT; (A) Amend & A, 119 Nassau
(\$21,000 (now \$20,000), May24, 1892); May
an int of 2,554.17
9'18.

Rivington st, 224 (2:339); Lawyers Mtg
Co to Isidor Simon, 209 Rodney, Bklyn,
& ano; (A) Lawyers Title & T Co (\$18,000,
May7'08); May6'18.
18,000

Suffolk st, 27 (1:312); Max Monfried to
Abr Gussow, 808 West End av, & ano; (A)
Max Monfried, 299 Bway (\$33,000, June6
'07); May3'18.
O C & 100

Water st (1:95), nwc Beekman, 56.9x63.4
x50.9x57.7; also BEEKMAN ST, 113; Lillie
Freeman, 1109 Forest av, Bronx, to Harry
& Morris Rosenwasser, 322 W 100; (A)
Celler & K, 51 Chambers (\$35,000 (now
\$22,000), June17'13); May9'18.
100

Water st (1:95), nwc Beekman, same
prop; Morris Rosenwasser to Harry Rosen-
wasser, both at 322 W 100; AT; (A) same
(same mtg); May9'18.
100

3D st, 380 E (2:356); also LEWIS ST, 150;
Mutual Life Ins Co of N Y to Abr Klorman,
239 E 11; (A) Reuben Cohen, 132 Nassau
(\$5,500, Dec21'06); May 3'18.
2,750

6TH st, 235 E (2:462); Title Guar & T
Co to N Y Investors Corp, 176 Bway; (A)
Title Guar & T Co (\$12,000, Apr30'18); May
9'18.
12,000

10TH st, 420 E (2:379); Jas H Gill & ano,
exrs Josephine W Gill, to Francis L Wan-
dell of Saddle River, NJ; (A) F M Tichenor,
38 Park row (\$3,000, Mar12, 1900); May4'18.
2,000

13TH st E (2:440), ns, 269 e 1 av, 73.11x
11reg; N Y Investors Corp to Title Guar
& T Co (\$30,000, Nov4'11); May4'18.
30,000

13TH st E (2:440), ss, 353.8 w Av A, 40
x106.6x irreg x103.3; Lawyers Title & T
Co to Lawyers Mtg Co; (A) Lawyers Title
& T Co (\$40,000, Apr3'08); May6'18. 39,000

21ST st, 40 E (3:849); Albert H Atter-
bury of Plainfield, NJ, to Fannie Shaskan
at Cedarhurst, LI; (A) Ritz Realty Corp,
920 Bway (an int of \$17,000 in mtg \$93,-
000, Mar11'07); May9'18.
nom

22D st, 52 W (3:823); Title Guar & T Co
to Blanche S Swift, 21 Williams av, East
Lynn, Mass, gdn Ernest H Swift; (A) M
A Jameson, 100 Wm (\$8,000, Apr8'18);
May6'18.
8,000

42D st, 202 W (4:1013); Emigrant In-
dust Savings Bank to Geo Ehret, 1197
Park av; (A) Edw M Burghard, 111 Bway
(\$41,000, June16'04); May6'18.
41,000

43D st, 325 E (5:1336); Jno E & W Emien
Roosevelt, as trstes, to Wm Peter Brewing
Co, 35 Hudson av, Union Hill, NJ; (A)
Blauvelt & Warren, 61 Bway (\$14,000, Mar
29, 1884); May8'18.
14,000

48TH st, 344 W (4:1038); Henry S Mat-
tern, 2240 Grand blvd & concourse, Bronx,
to Kate Nevins, 2176 8 av; (A) A W Miller
Co, 898 8 av (\$6,000 (now \$2,500), Apr7
'11); May6'18.
2,500

50TH st, 150 E (5:1304); Arzelia P
Winthrop to Archibald K Mackay, 7 Rue
Scribe, Paris, France, et al, trstes will
Mary C Mackay; (A) G B Winthrop, 111
Bway (\$22,000, June6'14); May8'18.
nom

51ST st, 409 W (4:1061); Amy A W Fran-
cis to Title Guar & T Co (\$15,000 (now
\$11,000), Apr29'09); May9'18.
11,000

51ST st, 421 E (5:1363); N Y Investors
Corp to Title Guar & T Co (\$5,000 (now
\$4,000), Dec28'06); May9'18.
4,000

56TH st, 433 W (4:1066); American Mtg
Co to Mary E Robert; (A) Augustus Halr-
land, 46 Wall (\$16,000, Mar28'06); May7'18.
16,096.71

56TH st, 433 W; Margt A Jackson & ano,
extrxcs Mary E Robert, to Adelaide R
Henry, at Cambridge, Md; (A) same (same
mtg); May7'18.
nom

72D st W (4:1164), ns, 75 e West End av,
25x100; Geo H Allen to Columbia Trust
Co, 60 Bway; (A) Lawyers Mtg Co (\$62,000,
May18'06); May8'18.
48,000

73D st, 25 E (5:1388); Mary A Dalrymple,
35 5 av, et al, exrs, &c, Emily Thorburn
to Lawyers Title & T Co (\$25,000, Oct7'07);
May3'18.
25,000

74TH st, 43 E (5:1389); Geo H Allen to
Columbia Trust Co, 60 Bway; (A) Title
Guar & T Co (\$36,000, May6'11); May6'18.
10,000

74TH st, 163 E (5:1409); Augustus H
Skillin, trste Jas Harper, to Ethel Harper,
58 E 56, & ano; (A) N Y Title & Mtg Co
(\$27,500 (now \$21,000), Aug6'10); May7'18.
nom

76TH st, 361 E (5:1451); American Mtg
Co to Anna Sands, 11 E 84; (A) Middle-
brook & B, 46 Cedar (\$2,000, May3'05); May
3'18.
1,750

93D st, 262 W (4:1240); Mary E Reed,
108 W 43, to Howard C Proctor, 220 W
107; (A) M Morgenthau Jr, Co, 206 Bway
(2d mtg of \$17,000, May15'14); May7'18.
nom

93D st, 262 W; Howard C Proctor, 220 W
107, to Chas S Reed, 108 W 43; (A) same
(same mtg); May7'18.
nom

93D st, 262 W (4:1240); Chas S Reed to
M Morgenthau Jr Co, 206 Bway; (A) same
(same mtg); May7'18.
nom

99TH st E (6:1671), ns, 137 w 1 av, 37x
100.11; American Mtg Co to B Aymar
Sands, 58 W 48; (A) Middlebrook & B, 46
Cedar (\$4,500, Feb17'16); May7'18.
4,500

99TH st E (6:1671), ns, 211 w 1 av, 37x
100.11; American Mtg Co to Amy A Sands,
58 W 48; (A) Middlebrook & B, 46 Cedar
(\$10,000, Dec27'06); May7'18.
nom

101ST st E (6:1607), ns, 175 e 5 av, 25x
100.11; Morris Weiss, 124 E 91, to York-
ville Bank, 1511 3 av; (A) Theo Schultheis,
1511 3 av (\$21,000, Aug4'09); May9'18.
10,000

112TH st, 136 W (7:1821); Lawyers Mtg
Co to Stephen H Olin, at Rhinebeck, NY, &
ano, trstes will J Hampden Robb; (A)
Lawyers Mtg Co (\$18,000, Nov16'17); May
7'18.
18,000

118TH st E (6:1795), ns, 150 w 1 av, 25x
100.10; Letitia E Fischer et al, exrs &c
Adolpho H Fischer, to Letitia E Fischer,
129 W 70; (A) Hy B Fischer, 141 Bway
(\$1,500, Dec14'11); May8'18.
1,000

120TH st, 362 W (7:1946); Jos W Teets
to Jos W & A Alonzo Teets, trstes for
Sarah F Cornish, will Louisa S Teets, 2-21
pts; (A) Frank M Tichenor, 38 Park row
(\$10,500, Dec5'06); May3'18.
1,017.62

120TH st, 362 W; A Alonzo Teets to
same, 12-21 pts; (A) same (same mtg);
May3'18.
6,105.83

120TH st, 362 W; same as sole surviving
trste of Sarah F Cornish, will Louisa S
Teets, to Annie L Woodward & Grace E
Bryson, both at Ridgewood, NJ, all; (A)
same (same mtg); May3'18.
8,000

120TH st, 362 W (7:1946); Jos W & A
Alonzo Teets, exrs Louisa S Teets, to Jos
W Teets, 2-21 pts; (A) same (same mtg);
May3'18.
1,004.17

120TH st, 362 W (7:1946); same to A
Alonzo Teets, 12-21 pts; (A) same (same
mtg); May3'18.
6,025

120TH st, 362 W; same to Jos W & A
Alonzo Teets, trstes for Sarah F Cornish,
will Louisa S Teets, ½ pt; (A) same (same
mtg); May3'18.
3,514.58

124TH st E (6:1749), ns, 160 e 5 av, 20x
100.1; American Mtg Co to B Aymar
Sandos, 58 W 48; (A) Middlebrook & B, 46
Cedar (\$8,000, Apr15'15); May7'18. 8,004.44

125TH st, 248 E (6:1789); Alfred F Hess,
& ano, exrs Selmar Hess, to Union Trust
Co, 80 Bway, trste will Selmar Hess, for
Ruth H Albert & Gertrude R H Elkus, 8-10
pts; (A) Elkus, V G & P, 111 Bway (\$15,-
000, Dec28'06); May8'18.
nom

125TH st, 248 E; same to Alfred F Hess,
16 W 86, 2-10 pts; (A) same (same mtg);
May8'18.
nom

125TH st, 250 E (6:1789); Alfred F Hess
& ano, exrs Selmar Hess, to Union Trust
Co of N Y, 80 Bway, trste will Selmar
Hess, for Gertrude R H Elkus; (A) Elkus,
V, G & P, 111 Bway (\$15,000, Dec28'16).
May8'18.

125TH st, 252 E (6:1789); Alfred F Hess
& ano, exrs Selmar Hess, to Union Trust
Co, trste same will for Ruth H Albert; (A)
Elkus, V G & P, 111 Bway (\$15,000, Dec
28'06); May8'18.
nom

127TH st, 256 W (7:1932); American Mtg
Co to B Aymar Sands, 58 W 48; (A) Mid-
dlebrook & B, 46 Cedar (\$4,500, Aug3'15);
May7'18.
4,510.31

131ST st, 131 W (7:1916); American Mtg
Co to B Aymar Sands, 58 W 48; (A) Mid-
dlebrook & B, 46 Cedar (\$4,500, Feb24'16);
May7'18.
4,506.87

133D st W (6:1730), ss, 260 e Lenox av,
17x99.11; American Mtg Co to Albert W
Pross, 304 St Johns pl, Bklyn, et al, exrs
Benj A Sands; (A) Middlebrook & B, 46
Cedar (\$3,500, Apr23'15); May9'18.
3,000

135TH st, 222-32 W (7:1940); American
Mtg Co to B Aymar Sands, 58 W 48; (A)
Middlebrook & B, 46 Cedar (\$3,000, June
29'16); May7'18.
3,000

144TH st W (7:2075), ss, 100 e Bway, 100
x99.11; Saml Heyman to Halcyon Real
Estate Corp, 52 Bway; (A) H B Davis,
52 Bway (\$20,000, Oct20'09); filed & dis-
charged May9'18.
omitted

153D st, 512 W (7:2084); D H Jackson
Co to Gustav Hoffmann, 535 1 av, L I City,
B of Q; (A) Burger & B, 233 Bway (\$1,000,
Apr2'18); May7'18.
1,000

166TH st, 457-9 W (8:2111); Israel Frei-
dus to Jas McWalters, 1497 Bway; (A)
Greenberg & Levy, 38 Park row (\$7,500,
dated May1'18); May3'18.
nom

Audubon av, 59 (8:2125); Jos W & A
Alonzo Teets, exrs Louisa S Teets, to Jos
W & A Alonzo Teets, trstes for Sarah F
Cornish, will Louisa S Teets; (A) F M
Tichenor, 38 Park row (\$14,000, Nov28'06);
May3'18.
nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Plots 24 & 74, map Lester Hill, White
Plains, NY (misc); Two certfs as to two
mtgs \$6,000 each; May1; May3'18; Jade
Contracting Co to Wm H Sage.
—

Audubon av, 59; A Alonzo Teets, surviving trustee for Sarah F Cornish, will Louisa S Teets, to Annie L Woodward & Grace E Bryson, both of Ridgewood, NJ; (A) same (same mtg); May3'18. 13,000

Audubon av (8:1322), sec 177th, 99.11x100; N Y Title & Mtg Co to N Y Life Ins Co; (A) N Y Title & Mtg Co (\$130,000, May4'18); May4'18. O C & 100

Bowery, 266½-S (2:507); Martha Josephthal, 271 Central Park W, to Julia R Ballerstein, 2 W 72; ½ pt; AT; (A) Alexander & Appel, 27 Cedar (\$53,000 (now \$45,000), Oct1'09); May9'18. 22,500

Broadway (8:2180), ws, 196 s 192d, 75x100; American Mtg Co to B Aymer Sands, 58 W 48; (A) Middlebrook & B, 46 Cedar (\$8,000 Jan31'10); May7'18. 5,535.14

Edgecombe av, 145-159 (7:2051); Natsim Corp, 55 John, to State Bank, 378 Grand (four mtgs, each \$1,000, Apr27'18); May7'18. 4 assigns, nom

Madison av, 1702 (6:1618); Tillie S Cahn (Openhym) et al, trustees will Augustus W Openhym, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; (A) Title Guar & T Co (\$18,000, Nov16'05); May7'18. 18,000

West End av, 759 (7:1887); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$5,000, Apr17'18); May9'18. 5,000

1ST av, 1474 (5:1471); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$15,000, Jan3'08); May9'18. 15,000

7TH av, 2147; Veronica J Klarenmeyer to Martin Jonas, 2090 7 av; (A) Jonas & Lippstadt, 119 Nassau (\$9,000, Nov15'17); May6'18. 100

8TH av, 113 (8:802), nwc 26th, 24.8x100; Lawyers Title Ins Co of N Y to Arthur H Elliott, trustee Kate P Elliott; (A) Rollins & R, 32 Nassau (\$90,000, Oct27'02); May7'18. 90,000

7TH av, 1970 (7:1924); Lawyers Mtg Co to Thos Pugh, 1461 Glenwood rd, Bklyn, individ & trustee will Ellen E Pugh, for Alice De Bloise Stone; (A) Lawyers Mtg Co (\$29,000, Nov15'09); May3'18. 24,000

8TH av, 2297 (7:1950); American Mtg Co to Anna Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$25,000, Nov30'04); May3'18. 25,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

MAY 3, 4, 6, 7, 8 & 9.

Bleecker st (2:525), ss, 25 w West Bway, 25x125; Placido Mori to David Lippmann, 50 Central Park W, & Harry Lippmann, 2 W 88; (A) Lawyers Title & T Co; Apr30'15; May6'18. 5,000

Croton st (8:2123), ss, 214.5 w Ams av, 25x86; Isaac Schmiedler & ano to Wm H & Chas E Sands, trustees Saml S Sands; (A) Bowers & Sands 46 Cedar; Apr26'05; May7'18. 9,000

East Broadway (1:288), nwc Scammel, 28x80.2x25x93.2; Henry & Mary A Breckwedel to Emigrant Indust Savgs Bank; (A) Stephen Philbin, 51 Chambers; Apr17'1896; May6'18. 15,000

East Broadway (1:288), nwc Scammel, 28x80.2x25x93.2; Hy & Mary A Breckwedel to Emigrant Indust Savgs Bank; (A) Stephen Philbin, 51 Chambers; Jan27'1896; May6'18. 15,000

Henry st, 47 (1:280); Simon & Rebecca Seiden, 964 Ams av, to Benj Bernstein, 617 W 141; (A) Federman & F, 115 Bway; Dec4'16; May9'18. 2,000

Leroy st, 58 (2:582); Wm J & Magdalena Rauch of Mt Vernon, NY, to N Y Savings Bank of City of N Y; (A) Jno P Pine, 63 Wall; Mar4'08; May9'18. 16,000

Lewis st (2:359), sec 5th, 93.7x100x87.7x94.4; Clinton S Harris, exr will Betsey A Fay, late of Bklyn, to Hazel S Hawkhurst (Sutton); (A) Harris, Corwin, G & M, 150 Nassau; June28'04; May6'18. 5,400

Madison st, 5 (1:118); Mary J McShane, 803 Av U, Bklyn, to Benj Cohen & Mary J McShane, trustees & exrs will Mary E Cohen, 1352 Ocean Pkway, Bklyn; (A) McQuaid & McShane, 165 Bway; July1'15; May3'18. 3,000

Mulberry st, 109 (1:206); Frank & Rose Pennacchio to Michele Berardini, 7 Hope av, Fort Wadsworth; (A) G Lordi, 62 Mulberry; May20'14; May9'18. 2,000

Rivington st, 180 (2:344); also ATTORNEY ST, 116-118; Davis & Annie Rosenkrantz to Bessie Goldberg, 611 W 152; (A) W Bennett Marx, 257 Bway; Mar11'14; May9'18. 3,000

Sheriff st, 83 (2:339); David Mann to Lawyers Mort Co, 59 Liberty; (A) Lawyers T & T Co, 160 Bway; May31'07; May9'18. 25,000

Washington st, 448 (1:224); Geo E & Emma F Ritter, 536 W 149, to Sophie Herr; (A) Derschuck & Co, 159 Bway; May5'13; May9'18. 3,000

Washington st, 796 (2:642); Alfred C Bachman to Chas Remsen, trustee, & Central Trust Co of N Y, as sub trustee will Wm Remsen, late of Southampton, LI; (A) Title Guar & T Co, 176 Bway; June1'06; May3'18. 5,000

Washington ter, 12 (8:2156); Emma G Dease to Tunis S Dutcher; (A) Herman J Wagner, 160 Bway; Nov2'08; May9'18. 1,000

8TH st, 318-20 E (2:390); Max I & Sarah Rosenbaum to Morris Fein, 1370 Lyman pl, Bronx; (A) M A Rabinovitch, 230 Grand; June11'15; May8'18. 2,000

8TH st, 318-20 E (2:390); same to Frank Gens & Co, 230 Grand; (A) M A Rabinovitch, 230 Grand; Dec11'15; May8'18. 2,200

8TH st E (2:566), ns, 100 e 5 av, 25x93.11; Chas I Vath, 130 W 10, to Caroline L Vath, 130 W 10; Jan10'14; May6'18. 2,500

9TH st E (2:464), ss, 329 w 2 av, 21x75; Reinhardt Realty Corp to Chas It Pelgram, 250 W 91st, exr will Eliza M Pelgram; (A) Lawyers T & T Co; Jan15'18; May7'18. 5,000

29TH st E (3:885), ns, 105 e Lex av, runs n98.9xe19xs48.9 xe0.6 xs50 xw19.6 to beg; Emma J De Long to the Woman's Hospital in State of N Y; (A) W Warner Hoppen, 111 Bway; Apr15, 1898; May9'18. 2,000

31ST st, 7 W (3:833); Robt A Coit to Frank H Aukamp, 532 Madison, Bklyn; (A) Cadwalader, W & T, 40 Wall; May14'15; May9'18. 5,000

33D st, 36 W (3:834); Jas M & Hannah Hanley to N Y Life Ins Co, owner, Emily B Hopkins, 1 E 56; (A) Title Guar & T Co; June18'08; May9'18. 65,000

45TH st, 141-7 W (4:998); 45th St Exchange to Manhattan Life Ins Co, 66 Bway; (A) Holmes, Rapallo & K, 66 Bway; Feb9'10; May3'18. 300,000

46TH st, 24-6 E (5:1281); Ella F & Seth W Johnson to Bowery Savgs Bank, 128 Bowery; (A) Cadwalader, W & T, 40 Wall; May3'10; May6'18. 15,000

51ST st W (5:1266), ss, 580 w 5 av, 21x100.5; Mary K Sheppard, of Jersey City, to Mary J Dennis; (A) Title Guar & T Co, 176 Bway; June1'05; May3'18. 10,000

52D st, 248 E (5:1325); Chas & Josephine Pfriemer to German Savgs Bank, 157 4 av; (A) A Henry Mosle-Curtis, M-P & Coit, 30 Broad; May26'05; May4'18. 6,000

55TH st, 118 W (4:1007); Ashbel H Barney to Augusta J Hart, 140 W 71; (A) M S & I S Isaacs, 52 Wm; Jan14'16; May7'18. 15,000

56TH st, 421 W (4:1066); Jos & Rosie Berger of Pelham, NY, to Edw Graboff, 73 W 113; (A) Emil Dickman, 87 Nassau; Aug25'15; May7'18. 2,400

62D st E (5:1397), ns, 140.6 w 3 av, 16x100.5; Max & Fannie Moses to Adelaide & Zillah Moses, 167 E 62; (A) K Richd Walach, 44 Cedar; Apr30, 1881; Mar3'18. 5,800

71ST st, 338 W (4:1182); Mary S Lestrade, on premises, to Anna B Vesey, Hazel Grove, Sparkford, Somerset, Eng; (A) D H Taylor, cor 165th & Bway; June3'15; May6'18. 2,000

72D st E (5:1427), ns, 170 e 3 av, 20x102.2; Louis & Bessie Solinsky to Matilda Hertz, 66 Middleton, Bklyn; (A) Weismann & Hertz, 44 Court, Bklyn; Dec23'16; May7'18. 2,000

79TH st, 421 E (5:1559); Fredk A & Helen I Libbey to Archibald H M Sinclair, Thurso Castle, Carthness, Scotland; (A) F de P Foster, 18 Wall; Feb16, 1891; May7'18. 11,500

80TH st E (5:1492), ns, 135.4 w Park av, 15.8x102.2; Lizzie H Sage to Wm N Harter & Union Trust Co of N Y, trustees; (A) Lawyers T & T Co; Nov20'16; May9'18. 6,000

88TH st W (4:1249), ss, 462 w West End av, 21x100.8; Emile Utard to Realty Co of America, 2 Wall; (A) Lawyers Title & T Co; Jan28'16; May6'18. 1,500

88TH st, 168 W (4:1218); Mary E Coleman to Alex P W Kinnam, 437 West End av; (A) Middlebrook & B, 46 Cedar; July25'17; May8'18. 3,500

101ST st, 121-3 W (7:1856); Rebecca Gomberg to State Bank; (A) Shapiro & S, 320 Bway; July16'06; May3'18. 6,000

101ST st, 121-3 W (7:1856); Rebecca Gomberg, of Limerock, Conn, to State Bank, Graham av & Varet st, Bklyn; May2'08; May3'18. 1,450

101ST st, 121-3 W (7:1856); Rebecca Gomberg, of Limerock, Conn, to State Bank; (A) Mortimer Surger, 40 Wall; Nov8'07; May3'18. 3,500

115TH st, 14 E (6:1620); Dora Katz to Rose Adelson, 807 E 178; (A) Bondin & L, 302 Bway; Jan6'17; May8'18. 1,600

115TH st (6:1599), ns, 125 e Lenox av, 50x100.11; also 116TH ST, 60-62 W; Fredk I & Maud Unger, 200 W 111, to the Bank of United States, 77 Delancey; (A) Sternberg, Jacobson & Pollock, 233 Bway; July3'15; May9'18. 12,000

118TH st, 506-8 E (6:1716); Hy & Louisa Tietjen et al to Hy & Kath Hutmann, 505 E 118; (A) Hildreth & Palmer, 3d av & 148th; May4'15; May7'18. 5,000

121ST st E (6:1756), ns, 150 w Park av, 25x99.11; Fredk Lindenberger, 32 Morningside av; Louis & Helena Lindenberger, 413 E 90; Rudolph & Carry Lindenberger, 2053 8 av; Louise B Sissinger, 32 Morningside av, & Richard G & Anna Lindenberger, 1112 2 av, to Helena Eberhardt; (A) Otto J Kalt, 29 Bway; Apr1'13; May9'18. 3,000

144TH st W (7:2075), ss, 100 e Bway, 100x99.11; Louis Eisenberg to Halcyon Real Estate Corp; (A) J Hersh, 47 Cedar; Oct19'09; May9'18. 20,000

Av A, 203 (2:440); Hy & Evelyn Schwartz & ano to Augusta B Fromm et al, exrs will Mina Bitterman; Sept5'06; May7'18. 3,000

Audubon av (8:2123), sec Croton, 33.3x6x irreg; also CROTON ST (8:2123), ss, 264.5 w 10 av, runs s86.4xw50xn84.6 to st x e50 to beg; also CROTON ST (8:2123), ss, 94.4 e Kingsbridge road, runs sw-xe29xn e26.6 to st xnw29 to beg; also KINGSBRIDGE RD (8:2123), nec 165th, runs n 28.10xe62.10xn26.6xe25xs50.9 to 165th xw 68.6 to beg; Arthur H Sanders to Andw J Connich; (A) N Y Title & M Co; Apr7'05; May7'18. 30,000

Broadway (8:2243), ws, 238.8 s 218th, 50x100; Mary F C Smith to Chas F Bedell, Salisbury Mills, Orange Co, NY; (A) A & H Bloch, 99 Nassau; Mar12'13; May3'18. 4,000

Broadway (6:3122), nec 162d, 99.11x100; Castleton Constn Co to Halcyon Real Estate Corp; (A) Cahn, Nordlinger & L, 160 Bway; Nov3'09; May9'18. 35,000

1ST av (3:929), ws, 20.6 s 24th, 19.9x70; Jno Krack to Venture R & C Co, 60 Liberty; (A) M B Baer, 60 Liberty; Mar2'14; May7'18. 3,300

8TH av (3:786), nec 36th, 25x100; Jas R & Mary L Howlett et al to Edw E Eriksen, of Huntington, LI; (A) W A Moore, 215 Montague, Bklyn; Apr21'16; May8'18. 2,000

9TH av, 742 (4:1041); leasehold &c; Jas McGloin to Stewart Distilling Co, 254-6 S 3, Phila, Pa; (A) Rabe & Keller, 258 Bway; Jan31'17; May6'18. 1,500

MORTGAGES.

Borough of Bronx.

MAY 3, 4, 6, 7, 8 & 9.

File st, 937-53 (10:2746), ws, 205 s Aldus, 5 lots, together in size 238.10x100; 5 PM mtgs, each \$8,700; 5 pr mtgs, \$36,350 each; May8; May9'18; 2y6%; Louis Shultz to B & W Bldg Co, 6 W 32. 43,500

Fairmount pl, 892 (11:2959), ss, 101 nw So blvd, 50x124.8x50.1x127.10; PM; pr mtg \$38,500; May1; May3'18; due &c as per bond; David Tenenbaum to Benenson Realty Co, 401 E 152. 5,500

Rogers pl (10:2698), ws, 593.10 n Westchester av, 20 x 78x20 x 75.11; PM; May7; May8'18; 3y5%; Fredk Bollwage, 2940 3 av, to Margt Quenzer, 2326 Ryer av. 3,000

136TH st, 583 E (10:2549), ns, 1050 w Home av, 25x100; pr mtg \$9,500; May2; May6'18; 5y6%; Hy C Dahnke, 583 E 136, to Dorothea Dahnke, 2007 Franklin st, San Francisco, Cal. 2,000

138TH st E, nec Rider av, see Rider av, nec 138th.

138TH st E (10:2550), ss, 187.5 e St Anns av, 25.3x100; May3'18; due &c as per bond; Wm C Hebbard, Mt Vernon, NY, to Jas Johnston, 625 St Anns av. 1,000

140TH st, 380 (6:32) E (9:2302) ext of \$13,000 mtg to Apr30'23 at 5%; Mar29; Apr9'18; Carl Bohmler with Emil Gartig, 883 Morris av. (Reprinted from issue Apr 13, when st No was 632, being the old No). nom

156TH st, 790 E (10:2665); ext of \$3,125 mtg to Mar26'21 at 5½%; Apr6; May6'18; Wm R Montgomery with Congregation of Agudath Tomchay Torah of the Bronx. nom

156TH st, 792 E (10:2549); ext of \$3,125 mtg to Mar26'21 at 5½%; Apr12; May6'18; Virginia Watson with Congregation of Agudath Tomchay Torah of the Bronx. nom

158TH st E, nwc Forest av, see Forest av, nwc 158th.

161ST st, 441 E (9:2383); ext of \$57,000 mtg to June27'23 at 6%; Apr29; May9'18; Margt D Fitzpatrick, 562 West End av, with Nealon-Sullivan Realty Co, 841 Bway. nom

162D st, 295 E (9:2422), ns, 247 se Morris av as on map e part of West Morrisania, 43.6x115; Apr25; May3'18; installs, 6%; Lina Goetz, 332 Willis av, to John H Green, 311 E 204. 5,500

165TH st, 765 E (10:2660); ext of \$5,000 mtg to May4'21 at 5%; May2; May7'18; Title Guar & T Co with Peter G Thoretz, 765 E 165 (R S 2:50). nom

166TH st E, nec Brook av, see Brook av, nec 166th.

167TH st E, swc Prospect av, see Prospect av, swc 167th.

178TH st W, swc Cedar av, see Cedar av, swc 178th.

181ST st, 747 E (11:3097), ns, 100.1 w Prospect av, 50x110; May3; May6'18; due Nov3'18, 6%; Frances Lippner to Jos Cohen, 1018 E 163. 1,000

181ST st E, swc Anthony av, see Grand blvd & concourse, sec 181.

181ST st E, see Grand blvd & concourse, sec 181st.

235TH st E (12:3365), ss, 375 w Oneida av, 25x150; May2; May3'18; 5y6%; F Theo Schoemboer to Otto Reimer, 65 W 183. 2,200

241ST st E (12:3390), ns, 252.4 w Martha av, 25x100; May3; May4'18; 3y6%; Jos Maher, 3071 Olinville av, to Louis L Illich, 715 Tilden av. 1,300

Andrews av, 2215 (11:3224); ext of \$5,000 mtg to Apr29'21 at 5½%; Apr29; May3'18; N Y Title & Mtg Co with Martin J Biehn, 2215 Andrews av. nom

Anthony av, swc 181st, see Grand blvd & concourse, sec 181st.

Beaumont av, 2282 (11:3101), es, 93 s 183d, 23.4x133x24x138; pr mtg \$2,500; May1; May3'18; 5y6%; Chas Lembach to Peter Bohn, 2284 Crotona av. 1,500

Brook av (9:2392), nec 166th, 79.7x108x92.4x100.6; May2; May3'18; 5y6%; One Hundred Sixty-Sixth St Garage, Inc, 603 W 131, to Anna Otten, 1333 Pacific, Bklyn. 8,000

Brook av (9:2392), nec 166th; same prop; certf as to above mtg; May2; May3'18; same to same.

Brook av (9:2392), nec 166th; same prop; sobrn agmt; May2; May3'18; Payne Estate, a corp, with same. nom

Brook av, es, 62.9 n 139th, see Brook av, 278-80.

Brook av, 546 (9:2276), es, 50 s 150th, 25x100; Apr29; May9'18; 3y5½%; Jos J Cermak to Lawyers Title & T Co, 160 Bway. 10,000

Brook av, 546; sobrn agmt; Apr29; May9'18; same & Maria Cermak with same.

Brook av, 278-80 (9:2267), es, 25.1 n 139th, 37.8x103.8 x 37.6 x 100; also BROOK AV (9:2267), es, 62.9 n 139th, 37.8x107.2x37.6x103.8; PM; pr mtg \$54,000; May8; May9'18; installs, 6%; Jas D Cockcroft, Northport, LI, to Olds Holding Corp, 217 Bway. 2,000

Bryant av, 1487 (11:2995), ws, 245 s 172d, 20x100; pr mtg \$5,500; Apr1; May9'18; 5y6%; Mathilda Plundeke to Patk K Mulligan, 1487 Bryant av. 2,000

Cedar av (11:2883), swc 178th, 98x20; PM; May2; May3'18; installs, 6%; Frank McCann to Railroad Co-Oper B & L Assn, 103 Park av. 3,000

Cedar av (11:2883), swc 178th; same prop; PM; pr mtg \$3,000; May2; May3'18; 3y5½%; Frank McCann, 176 E 88, to Hudson P Rose Co, 7 W 45. 1,000

Crotona av, 2067 (11:3080), ws, 50 n Oakland pl, 25x100; ¼ pt; financial statement made for purpose of securing credit to ext of \$4,000; recording tax of \$20 paid; May3'18; Caroline B Gent, 2067 Crotona av, to Pierce, Butler & Pierce Mfg Corp. 87,500

Forest av (10:2647), nwc 158th, 100x87.6; PM; May7; May9'18; 10y4½%; College Holding Co to Bklyn Savgs Bank, 141 Pierpont, Bklyn. 87,500

Franklin av, 1352 (11:2933); ext of \$4,000 mtg to May6'21 at 5½%; May6; May9'18; Title Guar & T Co with Ida T Shea, 128 W 11. nom

Grand av, 2404, see Jerome av, 2355.

Grand blvd & concourse (11:3156), sec 181st, 152.6x102.1 to ws Anthony av x 148.10x58.10; May7'18; due Dec1'20, 6%; Sarah Bergen, 130 W 180, to Mt St Vincent Co-Oper B & L Assn, 1932 Arthur av, 5,000

Hill av (17:4959), es, 375 s Randall av, 50 x100; Apr25; May7'18; 3y6%; Ernst J Larson, 3938 Hill av, to Hjalmar Benson, 3938 Hill av. 1,300

Hill av (17:4959), es, 375 s Randall av, 50 x100; Apr25; May7'18; 3y6%; same; to Emil Benson, 3938 Hill av. 1,000

Hobart av (17:5044 & 5049), sws, 150 ne 236th, 102.1x100.5x110.10x100; PM; Nov15'17; May8'18; 3y5½%; Leo Oesternal to Anna R Bohling, 2184 Old Morris av, & ano. 2,000

Jerome av, 2355 (11:3198), ws, 90 n North, 18x79.11; also JEROME AV, 2357 (11:3198), ws, 108 n North, 17x79.11; also MORRIS AV (11:3175), es, 100 s 191st, 76 x146.6x73.10x146.6; also GRAND AV, 2404 (11:3199), es, 275.3 n 184th, 15x92.11x15x94.3; pr mtg \$—; May7; May8'18; due &c as per bond; Lewis H Woods, Inc, 2355 Jerome av, to Belle Robins, 999 Freeman. 12,000

Jerome av, 2355 (11:3198); also JEROME AV, 2357; also MORRIS AV; also GRAND AV, 2404; same prop; certf as to above mtg; May7; May8'18; same to same.

Jessup av (11:2872), ws, 168.6 n Boscobel av, 100x100; May3; May6'18; 3y6%; Mary Corner to Minnie Rottenberg, 106 Lewis. 2,000

Jerome av, 2357, see Jerome av, 2355.

Monterey av (11:3061), ws, 50.9 s 179th, 50.9x98.6; ext of \$6,000 mtg to May1'21 at 6%; Apr26; May3'18; Morris Morgenstern with Crown Operating Co, 320 Bway (R S \$3). nom

Morris av, es, 100 s 191st, see Jerome av, 2355.

Nelson av (9:2517), es, 69.9 s 169th, 75.2x 70x70.4x107; ext of \$25,000 mtg to Oct1'20 at 6%; Apr1; May7'18; Virginia K White, 1080 Delaware av, Buffalo, NY, with Peter Weber, 2013 Harmon st, Ridgewood, NY. nom

Newbold av (14:3823), ns, 65.8 e Castle Hill av, 92.10x163.11x32.4x135, except part for Newbold av; May1; May9'18; 3y5%; Hy J & Jas A Jarvis, exrs Jas Jarvis, to Maggie E Ferris, at Bronxdale av & White Plains rd. 2,500

North Chestnut dr, 805 (16:4607), ns, at line 50.11 e Barnes av, 28x96.4x28x96.9; May2; May3'18; 1y6%; Eliz A Burke to Myron Straus, 144 W 118. 350

Prospect av, 1101 (10:2680); ext of \$30,000 mtg to May4'21 at 5½%; May3; May6'18; Alfred F Hess & ano, exrs Selmar Hess, with Barnes Realty Co, 147 4 av. nom

Prospect av (10:2680), ws, 80 s 167th, 40 x100; pr mtg \$30,000; May3; May4'18; 3y6%; Barnes Realty Co, 147 4 av, to Aaron Futterman, 547 W 157. 4,000

Prospect av (10:2680), same prop; certf as to above mtg; May3; May4'18; same to same.

Prospect av (10:2680); participation agmt; May6'15; May4'18; N Y Mtg & Security Co, 135 Bway, with Aaron Futterman, 867 E 164. nom

Prospect av (10:2680), same prop; agmt as to share ownership in mtg; May6'15; May4'18; Max Fine, 402 Grand, with Anna A Bradford, trste Wm H Bradford, Lenox, Mass. nom

Prospect av (10:2680), ws, 40 s 167th, 40x100; participation agmt; May6; May9'18; N Y Mtg & Security Co with Aaron Futterman, 867 E 164. nom

Prospect av (10:2680), ws, 40 s 167th; same prop; ext of \$30,500 mtg to May4'21 at 5½%; Apr25; May9'18; N Y Title & Mtg Co with Barnes Realty Co, 147 4 av. nom

Prospect av (10:2680), swc 167th, 40x 100; ext of \$45,000 mtg to May4'20 at 5½%; May31; May9'18; Edw A Kerbs & ano with Barnes Realty Co, 147 4 av. nom

Prospect av (10:2680), swc 167th; same prop; participation agmt; May3; May9'18; same with Wm F Kenny, Shore rd & 91st, Bklyn. nom

Randall av (14:3521), sec St Lawrence av, 28x66.10x28.1x64.3; bldg loan; Apr30; May3'18; due May1'21, 6%; Philipp Dietrich, Inc, 190 Sound View av, to John Muller, 1966 3 av. 3,000

Randall av (14:3521); same prop; certf as to above mtg; Apr30; May3'18; same to same.

Rider av (9:2333), nec 138th, 100x25; pr mtg \$7,000; May3; May6'18; 3y6%; Cath Leech, 1435 Longfellow av, to Eliz S Stephens, 125 E 146. 2,000

Ryer av (11:3156), ws, 470.1 n Burnside av, 50x123.9x50x132.8; May8; May9'18; 3y 5%; Fredk A Reiss to Louis Sahm, 1125 W 8, Plainfield, NJ. 3,000

St Lawrence av, sec Randall av, sec Randall av, sec St Lawrence av.

Shakespeare av (9:2520), as on map Claremont, nws, 176 ne Highbridge st as on said map, 100x100, except part for Shakespeare av; pr mtg \$—; given as collateral security for payment of mtg of \$2,000 covering land on Jessup pl, ws, 168.6 n Boscobel av, 100x100; May3; May6'18; 3y6%; Mary, Margt & John Corner & Alice C Boyd, devisees Margt Corner, to Minnie Rottenberg, 106 Lewis. 2,000

Teller av, 1356 (11:2782), ses, 499.1 ne 169th, 25x80.7x25x80.9; PM; May2; May3'18; due &c as per bond; Saml Dikerman to Fred J Holman, 1364 Teller av. 6,480

Tinton av, 600 (10:2665), es, 321.11 n 152d, 25x100x23x100; May3; May4'18; due, &c, as per bond; Mary E Waters, to Felix Staedell, 366 E 156. 5,000

Tinton av (10:2665), nec Dawson, 20.3x 81.8x19.10x77.8; PM; pr mtg \$6,500; May7; May8'18; 5y6%; Clara Auerbach, 1567 Fulton av, to Esther Realty Co. 4,250

Tremont av, 445 E (11:3034), ns, 50.6 e Park av, 25.3x90.11x24.11x94.10; pr mtg \$10,000; May4; May9'18; 3y6%; Geo W Paulsen, 52 Whitney rd, Quincy, Mass, to Otto G Sattler, 250 Echo pl. 5,000

Tremont av, 747 E (11:3093), ns, 148.4 e Clinton av, 25x145; ¼ pt; financial statement made for purpose of securing credit to ext of \$4,000; recording tax of \$20 paid; May2; May3'18; Caroline B Gent, 2067 Crotona av, to Pierce, Butler & Pierce Mfg Corp. 2,000

Tremont av, swc 3 av, see 3 av, swc Tremont av.

Union av, 975 (10:2669); agmt as to share ownership in mtg; July9'13; May8'18; Mollie Glantz, 975 Union av, & Esther Bonow, 1106 N 41st, Phila, Pa, with Hattie & Abel King, 148 E 65. nom

Valentine av, 2347 (11:3151), ws, 176.7 s 184th, 49.11x100; Apr29; May6'18; 3y5½%; Geo Gilchrist, 118 W 72, to Luise Zeller, 108 E 7. 6,000

Williamsbridge rd (15:4307), es, 100.4 s Lydig av, 25.1x106.5x25x104.1; Apr10; May3'18; installs, 6%; Frank C Blackman to Evelyn Chase, 340 Lewis av, Bklyn. 450

3D av, 4435 (11:3048); ext of \$36,000 mtg to June1'21, at 5%; May1; May4'18; Robt G Mead, Jr, as trste, Ossining, NY, with Edmund Grossman, 1089 Gipson pl, Far Rockaway, LI (R S \$18). nom

3D av (11:2924), swc Tremont av, 19.5x 91.2; ¼ pt; financial statement made for purpose of securing credit to ext of \$4,000; recording tax of \$20 paid; pr mtg \$17,000; May2; May3'18; Caroline B Gent, 2067 Crotona av, to Pierce, Butler & Pierce Mfg Corp. 2,000

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

MAY 2, 3, 4, 6, 7 & 8.

Buchanan pl, 60 (11:3208); Young Womens Christian Assn of City N Y, to Gustav F Hausser, 3714 Av D, Bklyn; (A) W T Matthies, 506 E 175 (\$3,000, Mar8'09); May2'18. 3,000

Kelly st, 871 (10:2702); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$18,500, May6'10); May2'18. 16,500

Manida st (10:2740), ws, 458.1 s Garrison av, 25x100; Jos E Fuld to Lawyers Mtg Co; (A) Lawyers Title & T Co (\$6,000, Dec3'08); May2'18. 6,000

Manida st (10:2740); same prop; Lawyers Mtg Co to Theo Fishberg, 859 Manida; & ano; (A) same (\$6,000, Dec3'08); May2'18. 6,000

Overing st, 1530 (15:3987); Lina Goetz, 382 Willis av, to Harry F L Bunting, 442 E 142; (A) R E Bergman, 3 av & 148th (\$5,000, Nov26'12); May3'18. 5,000

136TH st, 515-7 E (9:2264); Public Sq Realty Co to Benenson Realty Co, 401 E 152; (A) Jacob I Berman, 346 Bway (\$3,500, Mar1'18); May4'18. nom

150TH st E (9:2331), ss, 366.10 w Courtlandt av, 16.4x100; Wm N Robertson, exrs Milton H Robertson, to Jane R Robertson et al; (A) E A Carley, 51 Liberty (\$3,000, Feb11, 1892, & \$2,500, Apr23', 1889); May7'18. 5,500

150TH st E (9:2331); same prop; Jane R Robertson, widow, to Mary A, wife Frank D Skeel; (A) same (\$3,000, Feb11, 1892, & \$2,500, Apr23, 1889); May7'18. nom

155TH st E, nec Courtlandt av, see 1 av, es, 300 s 1st.

165TH st, 771-5 E (10:2660); Lawyers Title & T Co to Miles C Macon, 452 Ft Wash av; (A) Lawyers Title & T Co (\$6,000, Apr25'18); May2'18. 6,000

166TH st E (10:2680), nwc Prospect av, 40x100; Max Fine to Wm F Kenny, 91st & Shore rd, Bklyn; (A) Beardsley, H & T, 64 Wall (assign of all RT&I in ownership agmt dated May6'15); May4'18. nom

170TH st approach to concourse (11:2833), ns, 122.4 w Grand blvd & concourse, 70x186.7x irreg; Geo H Allen to Columbia Trust Co, 60 Bway; (A) Lawyers Mtg Co \$16,500, Apr25'17); May8'18. 16,500

181ST st, 945 E (11:3129); Benenson Realty Co to J Hy Meyer, 585 Union av, & ano; (A) Elfers & A, 277 Bway (\$9,000, Apr2'18); May7'18. O C & 100

Anderson av, 953-7 (9:2507); Morris M Sinske to Frances Lippner, 1018 E 163; (A) M Sulzberger, 38 Park Row (\$2,000, Sept28'17); May2'18. nom

Andrews av, 2215 (11:3224); Title Guar & T Co to N Y Title & Mtg Co (\$5,000, Apr29'12); May3'18. 5,000

Bainbridge av, 2847 (12:3296); Marion B Isaacs, 214 W 82, to Sadye K Greenfield, 2973 Briggs av; (A) J L Greenfield, 38 Park Row (\$8,000, May1'08); May7'18. 8,000

Bronx & Pelham Pkway (15:4222), sec Eastchester rd, 1,192x264x irreg; Granville T Emmet to Agnes M Cooley, White Plains, NY; (A) F W Steele, 56 Pine (\$40,000, May22'07); May3'18. nom

Franklin av, 1352 (11:2933); Anna C Schall to Title Guar & T Co (\$4,000, Oct25'15); May7'18. 4,000

Jackson av, 520 (10:2557); Minnie Becker, 456 W 151, to Jasmine C Schector, 1018 E 163; (A) Lawyers Title & T Co (\$2,250, Apr30'15); May2'18. 2,250

Marion av (11:2954), nwc 176th, 100x 46.5x100x46; Frieda Lewis, Rockville Centre, LI, to Christian Sprado, 1133 Teller av (\$22,000, Nov17'16); May7'18. an int of 4,000

Monterey av (11:3061), ws, 50.9 s 179th, 50.9x98.6; Morris Morgenstern to Benenson Realty Co, 401 E 152; (A) Jacob I Berman, 346 Bway (\$6,000, Apr14'14); May4'18. nom

Mott av (9:2343), es, 152 s 149th, 28x108; also SPENCER PL (9:2343), ws, 153.8 s 149th, 28x103.2x28x102.8; Equitable Trust Co to Margt Knox, 478 Mott av; (A) A Knox, 198 Bway (\$10,000, May2'06); May6'18. 10,000

Newman av (14:3456), swc O'Brien av, 100x100; Fredk W Merten to Eliz L Merten, 125 Chester, Mt Vernon, NY (\$2,000, Sept14'11); May3'18. nom

Parker av (15:3990), sws, 25 nw Rose pl, 25x100; Robt C Ten Eyck, exr Mary E Bedell, to Maude E Bedell, 464 W 152, heirs Mary E Bedell; (A) R C Ten Eyck, 310 Alex av (\$2,200, Apr20, 1900); May7'18. order of court

Prospect av, 1101 (10:2680); Bertha Goldschmidt, 1368 Brook av, to Aaron Futterman, 547 W 157; (A) N Y Title & Mtg Co (\$35,000, May4'15); May4'18. an int of 1,000

Prospect av, 1101; Aaron Futterman to Alfred F Hess, 16 W 86, & ano, exrs Selmar Hess; (A) same (\$35,000, May4'15); May4'18. an int of 5,000

Rider av (9:2333), nec 138th, 100x25; Bond, Mtg & Securities Co to Rose McGloin, 363 E 157; (A) Title Guar & T Co (\$7,000, Nov9'04); May6'18. 7,000

Road from West Farms to Hunts Point (11:3015), nws, adj land Wm Powell, 50x 284x50x280, except part for West Farms rd; Lucy A Dyer, admrx Sarah P Smith, to Lucy A Dyer, Melrose Highlands, Boston, Mass; (A) Ed Myers, Box 374, White Plains, NY (\$750, Oct9'05); May6'18. 750

Road from West Farms to Hunts Point (11:3015), same prop; same to same; (A) same (\$2,325, Sept26'05); May6'18. 2,325

Road from West Farms to Hunts Point (11:3015), nws, adj land late of I Golden, 50x149.6x50.3x155; also PROSPECT AV (11:3015), swc River rd, 152.5x121.8x irreg; Lucy A Dyer, admrx Sarah P Smith, to Lucy A Dyer, Melrose Highlands, Boston, Mass; (A) Ed Myers, Box 374, White Plains, NY (\$3,500, June17, 1891); May6'18. 3,500

Vyse av (11:2988), ws, 150 n Jennings, 50x100; Bearl W Jawitz to Annie Halpern, 252 W 148; (A) S N Tuckman, 320 Bway (\$5,000, Feb2'14); May2'18. 100

White Plains rd (16:4657), sec 212th, 100.4x33.5x100x25.4; Burchard Arens to Wm C Stewart 171 W 71; (A) N Y Title & Mtg Co (\$6,000, Feb7'11); May3'18. O C & 100

Whitlock av, 884 (10:2731); Hy Morgenthau Co to Abel King, 148 E 65, & ano; (A) A King, 31 Union sq (\$11,000, May14'14); May3'18. O C & 100

1ST av (16:4641), es, 300 s 1st, 100x100; also 155TH ST E (9:2402), nec Courtlandt av, 100x50; John H Moebus & ano, exrs John P Moebus, 259 W Lincoln av, Mt Vernon, NY, to Helena C Moebus, 259 W Lincoln av, Mt Vernon, NY; (A) Johnson & Mills, Lucas Bldg, Mt Vernon, NY (\$3,000, Dec11'08, & \$13,000, Sept24'07); May2'18. nom

3D av, 2858 (9:2294); Anderson & Price Co to J Henry Meyer, 585 Union av; (A) Title Guar & T Co (\$32,000, June23'17); May3'18. an int of 5,000

Lot 434 (15:3946), map Unionport; Lucy A Dyer, admrx Sarah P Smith, to Lucy A Dyer of Melrose, County of Middlesex, Mass; (A) Ed Myers, Box 374, White Plains, NY (\$450, Nov1'01); May6'18. 450

Lots 24 & 25 (11:2882), parcel 36, map Wm B Ogden; Grant Squires, exr Kate S Metzger, to Kate M Lare, 135 E 52; (A) G Squires, 299 Bway (\$1,592, June30'07); May3'18. 1,100

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

MAY 2, 3, 4, 6, 7 & 8.

Cheever pl (9:2344), sec Exterior, 97.11x 95.8x95.3x100; Edwards & Co to Hy W McCandless, 600 2d, Bklyn, NY; (A) Joline, L & R, 54 Wall; Nov28'14; May6'18. 10,500

Home st (11:2993), nwc Bryant av, 25.2x 94.7x25x91.8; Frank Kahrs, 1353 Clay av, to Kiesel Realty Co, 1109 Forest av; (A) G Frey, 3429 3 av; Mar1'16; May2'18. 1,500

Manida st (10:2768), ws, 150 s Randall, 50x100; Antonio Lisanti to East Bay Land & Impt Co; (A) Untermeyer, S & G, 37 Wall; Apr9'08; May6'18. 2,000

Simpson st, 1238 (11:2975); L Estelle Corner, 710 West End av, to Max Benjamin, 5904 New Utrecht av, Bklyn; (A) Max Perlman, 55 Liberty; Nov7'17; May6'18. 1,600

136TH st, 847 E (10:2549), ns, 1,050 w Home av, 25x100; Hy C Dahneke to Eliz Hartz, admrx Fritz Hartz, 1324 Clay av; (A) Clocke, K & R, 391 E 149; May3'07; May6'18. 3,000

158TH st E (9:2404), ss, 99 w Melrose av, 50x98.4; Sidonia Feltenstein to Hy S Gamp, (A) Krakower & P, 309 Bway; Nov16'05; May7'18. 1,500

172D st E (*), es, 400 n Gleason av, 25x 100; Josephine K McOwen to North N Y Savings & Loan Assn; (A) Leslie, F & Mc M, 165 Bway; Aug23'07; May3'18. 4,000

175TH st, 988 E (11:2948); Jacob Staudermann to John H Gratacap; (A) E J Martin, 507 E Tremont av; Sept23, 1899; May6'18. 2,500

176TH st, 273 E (11:2802); Cleland Realty Co to Abel King, 148 E 65, & ano; (A) Kurzman & F, 25 Broad; Apr20'16; May3 '18. 12,000

176TH st, 373 E, see Tremont av, 314 E. **176TH st E** (11:3108), ns, 120.2 e Mapes av, 25x103.1; Eva Joseph, widow, to Mendei Marcus, 548 5th, Bklyn; July24'14; May3 '18. 150

235TH st E (12:3365), ss, 375 w Oneida av; Chauncey O Middlebrook to Romonia G W Clagett, 200 W 86; (A) Lawyers Title & T Co; Feb27'11; May8'18. 3,000

Hill av (*), es, 375 s Randall av, 25x100; Ernst J Larson, 3941 Amundson av, to Railroad Co-Oper B & L Assn, 103 Park av; (A) C A Karlson, 216 E 57; Sept20'11; May7'18. 2,400

Hill av (*), same prop; same to same; (A) same; Apr6'14; May7'18. 900

Prospect av, 639 (10:2674); Max Petschek to Florence L De Young, 2430 University av; (A) M E Loewus, 5 Beekman; Mar27 '05; May2'18. 5,000

Prospect av, 1091-1113 (10:2680); Barnes Realty Co, 147 4 av, to Wm F Kenny Co, 841 Bway; (A) N Y Title & Mtg Co; Oct 15'17; May4'18. 50,000

Stebbins av (10:2698), sec 165th, 77.8x20; Fannie Faber, 1322 Prospect av, to Victor Shakin, admr Saul Shakin, (A) J Schwartz, 215 Montague, Bklyn; Jan5'14; May4'18. 1,100

Tiebout av (11:3143), es, 507.10 n 180th, 85.10x160.2; Tiebout Heights Co to John P Boyland et al; (A) Title Guar & T Co; May 11'17; May3'18. 12,000

Tinton av (10:2581), ws, 75 n 147th, 25x 100; Diedrich Fedden to Christian S Beehler; (A) C A Furthman, 3 av & 148th; Nov 1, 1897; May3'18. 2,000

Tinton av (10:2665), es, 321.11 n Kelly or 152d, 23x100; Grace L Koebel Roscoe, NY, to Annie E Ketcham, Amityville, NY; (A) W C Ostrander, 99 Nassau; May3'10; May 4'18. 2,200

Tremont av, 314 E (11:2802); also 176TH ST, 373 E (11:2802); Antremont Realty Corp to Arthur Knox, 784 Park av; (A) Title Guar & T Co; May18'17; May3'18. 7,000

Union av (10:2669), ws, 91.2 n 163d, 72.10 x132.2x72.11x132.2; Meyer M Dantzic & Mollie Glantz to Abel King & ano; (A) Fredk Lese, 35 Nassau; June19'12; May8'18. 15,000

Valentine av (11:3151), ws, 1,560.11 n land now or formerly Thos Bassford, 50x 100; Gerald C Connor to Margt D Fitzpatrick; (A) J B Coleman, 120 Bway; Apr 14'10; May7'18. 3,835

Vyse av (11:2989), swc 173d, 35x100; Bessie Kanter, 596 W 176, to Bronxbar Co, 2808 3 av; (A) Title Guar & T Co; June1'17; May6'18. 3,000

Vyse av (11:2992), ws, 204.6 s Tremont av, 50x144.11; Charlotte Constantine to Empire City Savings Bank; (A) Title Guar & T Co; Oct19'09; May6'18. 5,000

Watson av (14:3814), ns, at line bet lots 108 & 219, map Unionport, runs n108xe28xs 218 to av xw28 to beg, part lot 218 on said map; James Tyrrell to Chas P Hallock, 2070 Honeywell av; (A) C P Hallock, 999 E 180; May24'13; May6'18. 1,500

Lots 39 & 40 (*), blk 18, map Morris Park; Carmelina Arra to Mutual Life Ins Co; (A) Lawyers Title & T Co; July25'13; May6'18. 1,435

Lots 119 & 120 (11:2977, 2966 & 2967), map 300 lots Hy Morgenthau; V B Constn Corp to Alonzo Jackson; (A) Title Guar & T Co; May27'10; May3'18. 4,000

Lots 20 & 21 (*), blk 3, map Sect 1, Bathgate Estate; also PLOT (11:3108), begins 125.2 se of ses Mapes (Johnson) av & 560 ne Tremont av, runs se25xnel33.1xnw25xs w133.1 to beg; Eva Joseph, 813 E 179, to John H Curry, 327 E 58; (A) Title Guar & T Co; Mar31'16; May3'18. 360

Lot 132 (16:4660), map W F Duncan at WmsBridge; Jas F Waldron, 149 40th, No Corona, LI, to Fredk Glittenberg, 349 W 52; (A) Title Guar & T Co; Jan8'15; May 3'18. 2,500

Lot 165 (11:3108), map East Tremont, 66 x150; also 179TH ST, 813 E (11:3108); Chas B Joseph, heir Enos F Joseph, to Bronx Security & Brokerage Co, 258 E 138; (A) Title Guar & T Co; Aug14'13; May3'18. 150

Lots 217 & 218 (11:2877), map Undercliff; Harry T Cole to Daisy H Bell; (A) Title Guar & T Co; May20, 1896; May3'18. 1,398

Lots 460, 461, 497 to 500 (*), map L Spencer et al; Georgiana De Rham to Donald Harper & ano, trstes Eleanor L S Cenci; (A) Barry, W T & S, 59 Wall; June15'17; May3'18. 2,212.50

Lots 365 & 366 (*), same map; same to same; (A) same; June15'17; May3'18. 862.50

Lots 348 & 349 (*), same map; same to same; (A) same; June15'17; May3'18. 825

Lots 342 & 343 (*), same map; same to same; (A) same; June15'17; May3'18. 956.25

Lots 117 & 118 (*) map Tremont ter; Patk Cloughessy to John L Grennan, Rockville, Conn; (A) F X Kelly, 391 E 149; Apr 28'17; May2'18. 1,000

Lots 109 & 110, 113 & 114 (12:3261), map 142 lots Estate Maria Snrady; Voize, Lar- kin & Kenny Constn Co, 173 W 231, to Enot-Melville Co, at Manhasset, LI; (A) E M Strong, 18 E 34; Oct21'15; May2'18. 1,250

Lot 62 (*), map Allen Estate; Mechele Cannizzaro, 425 W 41, to Hudson P Rose Co; (A) M Cannizzaro, 432 W 17; Nov20'12; May3'18. 350

Lot 44 (*), map part Schieffelin Estate; Salvatore Bertona, 201 E 101, to Hudson P Rose Co, 7 W 45; (A) S Bertona, 201 E 101; May5'17; May7'18. 390

Plot (11:3108), begins 125.2 se old ses Mapes (Johnson) av & 560 ne Tremont av, runs se25xnel33.1xnw25xs w133 to beg; Eva Joseph, 813 E 179, to John H Curry, 327 E 58; (A) Title Guar & T Co; July26'17; May3 '18. 250

Plot (*) begins 740 e White Plains rd at point 1,120 n along same from Morris Park av, runs el00xn25xw100xs20 to beg, with right of way over strip to Morris Park av; John H Koehler to Harry Neumeyer, extrx Abt Neumeyer, (A) C H Baechler, 1126 Walker av; May29'07; May2'18. 1,250

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the state appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Amend, Wm. C.—Jan5'18 (May8'18)—64TH ST, 154 W (4:1135-56), 20x100.5, 5-sty stn tnt, \$22,000.

Ellison, Chas R.—Jan31'17 (May7'18)—116TH ST, 206 E (6:1665-47), 20x100, 3-sty & b stn dwg, \$10,000.

King, Theo F.—Oct15'17 (May2'18)—BEEKMAN ST, 63-5 (1:94-19), sec Gold, 49.7x59.2x46.6x49.7, 6-sty bk loft bldg; 1-12 pt of \$75,856, less 10%, or \$5,689.25.

McConnell, Della.—Feb14'18 (May7'18)—26TH ST, 442 W (3:723-60), 25x98.9, 4-sty bk dwg & 2-sty bk bldg on rear, \$12,000.

52D ST, 369 W (4:1043-5), 24.6x100.5, 5-sty bk bldg, \$26,000.

84TH ST, 161 W (4:1215-4½), 18x102.2, 5-sty bk & stn dwg, \$20,000.

Milligan, Edw K.—Apr6'17 (May8'18)—173D ST, 527 W (8:2130-59), 18.9x100, 3-sty fr dwg; ½ pt of \$6,500.

Pearson, Jas A.—Sept 20, 1890 (May18 '18)—27TH, 322 E (3:932-44), 25x98.9, 5-sty bk tnt; 1-6 pt of \$22,500, less 10%.

Pearson, Jos M.—Mar5'14 (May8'18)—27TH ST, 322 E; same prop; 1-5 pt of \$23,000, less 10%.

Quinlan, Isadora F.—Feb11'18 (May7'18)—71ST ST, 250 W (4:1162-54½), 20x100.5, 3-sty bk & stn dwg, \$25,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 10, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

Elizabeth st, 253 (*), ws, 255 s Houston 19.8x89x19.6x88.7, 5-sty bk tnt & str; due, \$21,432.42; T&c, \$1,113.32; Mary L Sherman. 15,000

Greenwich st, 143, nec Cedar (No 127), 60.4x40.11x60.5x35.1, 5-sty bk tnt & str; Edw F Coombs. 46,000

28TH st, 105 E (*), ns, 80 e 4 av, 22.6x 98.9, 4-sty stn tnt & str, 1-sty ext; due, \$32,410.32; T&c, \$930.60; Gouverneur M W Turnbull. 25,000

58TH st, 135 W (*), ns, 316.8 s 6 av, 50x 100.5, 9-sty stn tnt; due, \$1,134.616; T&c, \$3,112.10; sub to pr mtgs aggregating \$231,600; Saml L Ayres. 247,600

77TH st, 325 W (*), ns, 263 w West End av, 19x102.2, 4-sty bk & stn dwg; due, \$20,846.74; T&c, \$643.20; Louis S Brush. 19,000

78TH st, 176 E, ss, 120 w 3d av, 30x 102.2, 5-sty bk tnt (exrs); Frank McCormack. 24,500

132D st, 81 W (*), ns, 84 e Lenox av, 26 x99.11, 5-sty bk tnt; due, \$16,936.33; T&c, \$649.60; J. Prentice Kellogg. 15,000

Lenox av, 511 (*), ws, 99.5 n 135th, runs n25.6xw75x25x19x36x26 to beg, 5-sty bk tnt & str; due, \$7,751.09; T&c, \$241.30; sub to 1st mtg \$19,000; Aloysius Hauger et al. 20,500

Av B, 223, es, 93.9 n 13th, 22.1x88, 5-sty bk tnt (vol); Geo L Long. 9,250

5TH av, 2232, ws, 25 s 136th, 25.11x85, 5-sty bk tnt & str; adj May29.

Riverside dr, 91, es, 22.3 n 81st, 20.3x88.9 x19x85.7, 5-sty bk dwg (exrs); Harry N Setnag, a party in interest. 26,000

Nagle av, nec Thayer, 100x100, vacant (exrs); withdrawn.

Thayer st, es, 100 n Nagle av, 200x100, vacant (exrs); bid in at \$17,000.

HENRY BRADY.

Jane st, 74 (*), ss, 107.3 w Greenwich, 13.10x80, 3-sty & b bk dwg; due, \$6,790.93; T&c, \$17; Lockwood Est, Inc. 5,500

12TH st, 627 E (*), ns, 343 e Av B, 25x 103.3, 4-sty bk tnt & 4-sty bk rear tnt; due, \$10,564.42; T&c, \$576.90; Florence Ruden. 8,000

50TH st, 4 W (*), ss, 125 w 5 av, 27x 100.5, 4-sty & b stn dwg; leasehold; due, \$10,868.60; T&c, \$82; Fredk Peterson. 9,000

Park av, 629 (*), es, 80 n 65th, 22.8x80, 4-sty stn tnt & str; due, \$8,073.08; T&c, \$1,874.73; sub to 2 mtgs aggregating \$49,000; Theo H Schumann. 54,000

BRYAN L. KENNELLY.

34TH st, 148 E, ss, 175 e Lex av, 16.8x 98.9, 4-sty stn tnt; also PLEASANT AV, 430 to 436, es, 91.11 n 122d, 72x74, 1-3 & 3-4-sty bk tnts; due, \$56,302.88; T&c, \$2,716.70; Jas B Hartzell. 4,400

JOSEPH & CO.

134TH st, 109 W (*), ns, 175 w Lenox av, 25x99.11, 5-sty bk tnt; due, \$3,598.66; T&c, \$445.20; sub to mtg of \$12,000; Louis Silverstein. 13,000

M. MORGENTHAU, JR., CO.

7TH av, 567, es, 59.3 n 40th, 19.9x60, 3-sty bk hotel; due, \$31,386.10; T&c, \$1,060; Edw Berger. 35,200

J. H. MAYERS.

127TH st, 110 E (*), ss, 72 e Park av, 18 x74.10, 3-sty & b bk dwg; due, \$6,830.03; T&c, \$150; Sarah F O'Reilly. 5,000

ARTHUR C. SHERIDAN.

Jackson st, 21 (*), ws, 41.4 s Madison, 19x70, 3-sty bk str; due, \$6,330.31; T&c, \$112.10; Eliz K Upham. 3,500

Washington ter, 2 (*), swc 186th, 17.9x 62.6, 3-sty & b bk dwg; due, \$6,608.36; T&c, \$165.75; Lawyers Mtg Co. 6,000

Total \$608,450
Corresponding week, 1917..... 293,264
Jan. 1, 1918, to date..... 11,832,189
Corresponding period, 1917..... 15,327,593

Bronx.

The following are the sales that have taken place during the week ending May 10, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

Crimmins av (*), ws, 287.5 n 141st, 25x 80, vacant; due, \$2,579.54; T&c, \$62.50; Emigrant Indust Savgs Bank. 2,500

Davson st, 939, swc 163d, 72.2x100x53.7 x101, 5-sty bk tnt & str (exrs); Fredk Brown. 81,600

Gunther av (*), nwc Tillotston av, 100x 100; due, \$1,765.08; T&c, \$547.37; Frank G Banister. 1,700

Gunther av (*), ws, 100 n Tillotston av, 100x100; due, \$1,202.32; T&c, \$669.77; Frank G Banister. 1,100

Stebbins av, 1397 (*), ws, 260 n Jennings, 40x100, 4-sty bk tnt; due, \$22,086.45; T&c, \$—; Commercial Exchange Bank. 23,000

HENRY BRADY.

179TH st, 641 E (*), nec Hughes av (No 2014), 97.9 to Belmont av (No 2013) x 81.8x106.9x66.5, 2-5-sty bk unfinished tnts; due, \$5,892.89; T&c, \$604.20; sub mtg \$49,000; Stephen H Jackson. 49,500

187TH st E (*), ss, whole front bet Webster & Marion avs, runs s373.1xw132.2xn 101xw105xn290.11xe213.10 to beg, vacant; due, \$6,823.05; City N Y. 250

Walton av (*), es, 9.10 s 151st, 50x64.2 to 151st, x73.3x10.7, vacant; due, \$2,349.37; T&c, \$440.05; City N Y. 250

JAMES J. DONOVAN.

Stebbins av, 1393 (*), ws, 220 n Jennings, 40x100, 4-sty bk tnt; due, \$30,150.14; T&c, \$—; Commercial Exchange Bank. 23,000

Stillwell av (*), nwc McDonald, 29.7x 99.1x28.4x100; due, \$434.41; T&c, \$89.22; Hudson P Rose Co. 200

JOSEPH & CO.

187TH st, 415 E (*), ns, 133.4 e Webster av, 33.4x100, 4-sty bk tnt; due, \$17,511.69; T&c, \$1,586.97; Ella R Andrews. 16,000

Stebbins av, 1391 (*), ws, 180 n Jennings, 40x100, 4-sty bk tnt; due, \$20,029.76; T&c, \$—; Commercial Exchange Bank. 23,000

GEORGE PRICE.

Clinton av, 1329-31 (*), ws, 349.3 s Jefferson pl, 50x137.10x50x137.9, 5-sty bk tnt; due, \$42,519.46; T&c, \$873.60; Wm H Erskine. 40,000

ARTHUR C. SHERIDAN.

Lot 294 (*), blk 2767, sec 10; also LOT 310, blk 2767, sec 10; due, \$5,789. & T&c, \$1,335 on 1st parcel; \$2,085 & T&c, \$1,175 on 2d parcel; Jno J Hagerty. 5,000

Total \$267,100
Corresponding week, 1917..... 96,550
Jan. 1, 1918, to date..... 2,338,205
Corresponding period, 1917..... 4,635,932

VOLUNTARY AUCTION SALES.

Bronx.

SAMUEL GOLDSTICKER.

MAY 15.
MANIDA ST, 818, es, 163.10 n Lafayette av, 25x100, 2-sty & b bk dwg (exrs).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

- MAY 11.**
No Legal Sales advertised for this day.
- MAY 13.**
129TH ST, 56 W, ss, 135 e Lenox av, 27.6x99.11, 5-sty stn tnt; Pauline Levy—Anthony Bldg Corp et al; Breitbart & Breitbart (A), 300 Bway; Cornelius Huth (R); due, \$2,740.89; T&c, \$324; sub to 1st mtg \$17,350; Joseph P Day.
- 5TH AV, 2137, es, 50.5 s 131st, 16.6x75, 3-sty & b stn dwg; Cordelia Nelson—Louis H Strouse et al trstes; B W B Brown (A), 27 Cedar; Henry A Friedman (R); due, \$3,310.90; T&c, \$200; M Morgenthau, Jr, Co.
- MAY 14.**
76TH ST, 236 E, ss, 105 w 2 av, 25x102.2, 5-sty bk tnt; Emigrant Indust Savgs Bank—Abr Goldberg et al; R & E J O'Gorman (A), 51 Chambers; Nathaniel Phillips (R); due, \$14,881.52; T&c, \$532.50; M Morgenthau, Jr.
- 77TH ST, 307 W, ns, 100.6 w West End av, 18.6 x102.2, 4-sty & b stn dwg; City Real Estate Co—Delta Holding Corp et al; Harold Swain (A), 176 Bway; Harold H Herts (R); due, \$15,956.33; T&c, \$900; (o) J H Mayers (A).
- BROADWAY, ses, 546 sw Elwood, 25x150, vacant; Wm J Davison, exr—Jas A Lynch et al; Action 1; R & E J O'Gorman (A), 51 Chambers; Maunsell B Field (R); due, \$5,821.87; T&c, \$1,332.80; Samuel Marx.
- BROADWAY, ses, 571 sw Elwood, 25x150, vacant; same—same; Action 2; same (A); Abr Oberstein (R); due, \$4,177.72; T&c, \$1,332.80; Samuel Marx.
- WADSWORTH AV, sec 190th, 60x100, bk unfinished tnt; Manhattan Mtg Co—Wadsworth Associates, Inc, et al; Action 1; Carrington & Pierce (A), 200 Bway; Harry N French (R); due, \$15,553.14; T&c, \$1,900; Henry Brady.
- WADSWORTH AV, es, 60 s 190th, 59.7x100, bk unfinished tnt; same—same; Action 2; same (A); same (R); due, \$10,104.31; T&c, \$1,900; Henry Brady.
- WADSWORTH AV, 321, nec 189th, 60x100, bk unfinished tnt; same—same; Action 3; same (A); same (R); due, \$15,537.64; T&c, \$1,900 Henry Brady.
- MAY 15.**
65TH ST, 13 E, ns, 145 w Mad av, 22x100.2, 6-sty bk dwg, 3-sty ext; Margt I Hoyt—Belle Hazen Realty Co, Inc, et al; Julius H Zieser (A), 217 Bway; J J O'Connell (R); due, \$32,752.63; T&c, \$1,100; sub to 2 mtgs aggregating \$105,000; Joseph P Day.
- 105TH ST, 231 E, ns, 335 e 3 av, 25x100.11, 4-sty stn tnt; Emigrant Indust Savgs Bank—Mary A Golden O'Beirne et al; R & E J O'Gorman (A), 51 Chambers; Loring M Black, Jr (R); due, \$11,000.02; T&c, \$418.80; Henry Brady.
- 111TH ST, 177 E, ns, 120 w 3 av, 25x100.11, 4-sty stn tnt; N Y Savgs Bank—Ettie Kaufman et al; Jno A Dutton (A), 80 Maiden la; Edmund L Durkin (R); due, \$12,999.80; T&c, \$543.35; Henry Brady.
- MAY 16.**
BROOME ST, 159, swc Attorney (No 43), 19.3x 50, 7-sty bk tnt & str; Lawyers' Mtg Co—Ida Levison et al; Cary & Carroll (A), 59 Wall; Jno K Clark (R); due, \$19,564.33; T&c, \$1,259.11; Joseph P Day.
- ROSE ST, 55, ss, 142.8 w Pearl, 22.10x92.5x25.5x89.2, 6-sty bk tnt & str & 6-sty bk rear tnt; Emigrant Indust Savgs Bank—Clara Bloom et al; R & E J O'Gorman (A), 51 Chambers; Ernest E Baldwin (R); due, \$17,448.96; T&c, \$504.10; Joseph P Day.
- WILLIAM ST, 194, es, 67.2 s Frankfort, 17.4x 74.3x17x76.7, 4-sty bk loft & stn bldg; Ingraham Corp—Agatha Gantz et al; Fred Ingraham (A), 192 Bway; Samson Lachman (R); partition; Joseph P Day.
- 81ST ST, 426 E, ss, 281.6 w Av A, 25x102.2, 5-sty bk tnt & str; Sol Libman, exr—Chas A Naegeli et al; Action 1; Herbert Cracauer (A), 271 Bway; Wm A Lockwood (R); due, \$3,911.38; T&c, \$413; sub to 1st mtg of \$12,500; L J Phillips & Co.
- 81ST ST, 428 E, ss, 256.6 w Av A, 25x102.2, 5-sty bk tnt & str; same—same; Action 2; same (A); Lawrence S Greenbaum (R); due, \$2,861.89; T&c, \$413 sub to 1st mtg of \$13,500; L J Phillips & Co.
- 114TH ST, 211 E, ns, 185 e 3 av, 25x100.11, 5-sty stn tnt & str; Chas H Young et al—Rose Harris et al; Cary & Carroll (A), 59 Wall; Harold H Herts (R); due, \$17,603.76; T&c, \$684.70; Joseph P Day.
- 2D AV, 231-3, nwc 14th (No 245), 50x79.3, 6-sty bk tnt & str; Herman Rosenberg—Evarts Holding Co et al; Armin H Mittleman (A), 44 Cedar; Philip J Sinnott (R); due, \$12,183.04; T&c, \$723.67; Henry Brady.
- MAY 17.**
130TH ST, 128 W, ss, 283.4 w Lenox av, 16.8x 99.11, 3-sty & b stn dwg Walter J Torpey—Isabelle G Lowen et al; Wesselman & Kraus (A), 55 Liberty; Chas H Russell (R); due, \$9,143.07; T&c, \$225.41; Bryan L Kennelly.
- 5TH AV, 2139, es, 33.1 s 131st, 16.6x75, 3-sty & b stn dwg; Beatrice S B Ziegel—Louis H Strouse, trste, &c, et al; Sigmund Wechsler (A), 233 Bway; Wm T Van Alstyne (R); due, \$7,307.90; T&c, \$210.67; Henry Brady.
- MAY 18 & 20.**
No Legal Sales advertised for these days.
- Bronx.**
- The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:
- MAY 11 & 13.**
No Legal Sales advertised for these days.

- MAY 14.**
KATONAH AV, sec 240th, 100x110, vacant; Zoe C Price—Walter W Dowling; Rosendale & Dodd (A), 52 Bway; Jno F Frees (R); due, \$3,274.86; T&c, \$149.76; James J Donovan.
- EAGLE AV, 911-913, ws, 175 s 163d, 50x125, 2-3-sty fr trnts, str in 911; City Real Estate Co—Florence Scher et al; Harold Swain (A), 176 Bway; Theodore K McCarthy (R); due, \$9,480.85; T&c, \$365; Joseph P Day.
- BATHGATE AV, 2423, swc 188th (No 518), 89.4x 32, 5-sty bk tnt & str; Central Trust Co of N Y—Manhattan Constn Co et al; Joline, Larkin & Rathbone (A), 54 Wall; Julia A Gainey (R); due, \$28,278.68; T&c, \$301.60; James J Donovan.
- MAY 15.**
KINGSBRIDGE RD, 84 W, es, 346.9 w Grand av, runs sw86.3xse32.4xsw30xnw97.1 to University av (No 2624), xne&el50.11 to beg; 2-2-sty fr dwgs; U S Savgs Bank of City N Y—Excellent Realty Co, Inc, et al; Merrill, Rogers & Terry (A), 100 Bway; Robt J H Powel (R); due, \$9,762.94; T&c, \$869.92; Herbert A Sherman.
- MAY 16.**
DALY AV, 2117, swc 181st, 75.4x65.3x78.1x60.7, 5-sty bk tnt; Everett L Barnard—Trojan Bldg. Corp et al; Arthur Knox (A), 198 Bway; Stanhope Foster (R); due, \$8,622.18; T&c, \$732; Joseph P Day.
- NELSON AV, 1214, es, 243.4 s 168th, 25x125, 2-sty & a fr dwg; Union Trust Co of Albany, N Y, trstes—Emily B Young; Scott, Gerard & Bowers (A), 46 Cedar; Maurice S Cohen (R); due, \$3,705.46; T&c, \$507.48; L J Phillips & Co.
- TOWNSEND AV, ws, 175 s 174th, 100x100, vacant; Wm Saier et al—J L S Bldg Co et al; C Bertram Plante (A), 15 William; Algernon S Norton (R); due, \$5,599.15; T&c, \$417; Joseph P Day.
- MAY 17 & 18.**
No Legal Sales advertised for these days.
- MAY 20.**
177TH ST, 61 E, ns, 155 w Morris av, 20x100, 2-sty & b bk dwg; Louisa K Kuntz—Verdun Realty Corp et al; Ernest Hall (A), 62 William; Richard D Whiting (R); due, \$8,277.34; T&c, \$228.92; James J Donovan.
- 241ST ST, E, ns, 100 e Katonah av, 35x100, vacant; Louisa K Kuntz—Mary C Kremser; Ernest Hall (A), 62 William; Ely Neumann (R); due, \$2,877.33; T&c, \$15.60; James J Donovan.
- PARCEL of salt meadow, beg at a point of intersec of land Wm M Howe & Givans Creek, runs nel,104xnw120xw73.1xne379.6xw310xne63xs e40xnl1,599.1; Mary Manda—Gertrude D Hawes et al; Gustav Gunkel (A), 206 Bway; Thos E Flynn (R); due, \$6,673.48; T&c, \$4,964.39; Samuel Marx.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

- MAY 4.**
COLUMBIA ST, 10-2; Henry Eggert—Ella M Merrell et al; Hileman & Vaughan (A).
- 22D ST, ns, 354.6 e 1 av, 47x98; Harriet S Scott—Dorsch Real Estate Co, Inc, et al; P M Goodrich (A).
- AMSTERDAM AV, nec 215th, 99.11x150; Sarah E Cook—Atlantic Realty Co et al; L B Hasbrouck (A).
- MAY 6.**
9TH ST, ns, 168 w Av D, 25x92.3; Isaiah J Langstadter, exr—Wm H Drake et al; J O Bilder (A).
- 93D ST, ss, 124.5 w Mad av, 20x100.8; Guaranty Trust Co of N Y—Calvin Realty Corp et al; Stetson, Jennings & Russell (A).
- 18T AV, es, 103.1 ne 121st, 26x57.8; Ambrose K. Jones et al—Lillian Sarsc; W A Alcock (A).
- MAY 7.**
107TH ST, ss, 50 w 1 av, 50x63.5; Cortland Savgs Bank—Loretta Corp et al; amended; Cary & Carroll (A).
- MADISON ST, ss, 95.3 e Scammel, 24.7x96; Citizens Savgs Bank—Henry Shinsky et al; Beall & Rogers (A).
- 111TH ST, ss, 245.6 w 5 av, 99.6x71.1x irreg; Sarah Williams et al—Jno Volz et al; Krakower & Peters (A).
- CHRYSTIE ST, 195-7; N Y Life Ins Co—Minster Realty Co et al; G W Hubbell (A).
- MAY 8.**
ESSEX ST, es, 105 s Rivington, 20x100; Church of the Holy Communion—Bertha Oppenheim et al; Worcester, Williams & Saxe (A).
- 68TH ST, 37 W; City Real Est Co—Mary C T Talbot et al; H Swain (A).
- 85TH ST, 218 E; Henry T Molter—Sarah Stravitz et al; W A Kroyer (A).
- 110TH ST, 251 E; Edith B Ollive—Teresina Sorgi et al; E Fixman (A).
- MAY 9.**
5TH ST, 363 E; Richard L Suydam—Jos Schenlein et al; amended; J S Frank (A).
- 131ST ST, ss, 247.6 w Park av, 17.6x99.11; Eliz. B Anderson—Robt C Fraser; Wells & Snedeker (A).
- 3D AV, ws, 52.2 n 72d, 25x100; Henry Dreyfoos et al—Sadie Solomon et al; W R Adams (A).
- MAY 10.**
CHERRY ST, 33; Adele Kneeland—Jno B Golden et al; H L Bogart (A).
- DELANCEY ST, 314; Fanny R G Ely—Hyman Rabinowitz et al; E Smith (A).
- GRAND ST, 155; Jacob Boss—Chas W Bauschat et al; Lewis & Schaap (A).
- 112TH ST, 128 E; Mary F Jackson—Agatha Hedderich et al; T Berry (A).
- CONVENT AV, ws, 122 s 133d, 71.6x100; Richard F Weeks—Convent Park Constn Co et al; Skinner & Berman (A).
- RIVERSIDE DR, 103; Sarah A Jefferson—Amelia Bingham et al; W F S Smith (A).
- 1ST AV, 1136; Isaac L Silverberg et al—Bozzuffi Realty Co, Inc, et al; Myers & Sherwin (A).

Bronx.

- MAY 3.**
HUGHES AV, es, 200 n 188th, 50x87.6; Melissa Mead—Chas Shapiro et al; H B Bradbury (A).
- LOT 62 (part of), map of prop situated in town of Yonkers, belonging to Chas Darke; Jno H Thorn—Cora M Converse et al; T C Yarkin (A).
- MAY 4.**
FAILE ST, 1036; Chas E Adler—Jacob Broschart et al; S T Stern (A).
- 231ST ST, ns, 120 E & Paulding av, 50x114.8; Geo William von Spiegel—Wm Mensch et al; T J Evers (A).
- MAY 6.**
EAGLE AV, 820; Fredk W C Sanford et al—Henry Koch et al; M J Sullivan (A).
- UNION AV, es, 45.10 n Dawson, 20.10x92.4; Dollar Savings Bank of the City N Y—Chas Burger et al; Mackellar & Gerbracht (A).
- MAY 7.**
153D ST, 481 E; Emma Unger—Isabella Trainor et al; A & H Bloch (A).
- FULTON AV, 1175; Cruikshank Co—No 481 East 174th St Corp et al; H Swain (A).
- LOTS 65, 66 & 67, map of prop known as Waldo Hutchins Est in 24th Ward; Ess Ess Realty Co—Fordcraw Co et al; Sayers Bros (A).
- MAY 8.**
FORDHAM RD, ss, 70.7 e Loring pl, 29.6x104.8; Margt Archibald—Terrace Constn Co; H D Patton (A).
- FORDHAM RD, ss, 130.3 e Loring pl, 29.6x133.5; Gertrude W B Smit—Terrace Constn Co; H D Patton (A).
- WEBSTER AV, ss, 1,000 e 204th, 25x82.6; Chas Lutz—Herford Land Corp et al; J Krause (A).
- LOTS 15, 16 & 54, map of Village of Wakefield; also LOT 24 (pt of), map of lots at Wakefield, prop of Monatiguot Real Est Co; also LOT 35 (pt of), map of Village of Wakefield; also LOT 45 (pt of), map of Village of Wakefield; also LOT 63 (pt of), map of Village of Wakefield; Fannie Cameron—Monatiguot Real Est Co N Y et al; D E Hanlon (A).
- MAY 9.**
No Foreclosure Suits filed this day.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

- MAY 2.**
MADISON AV, 2089; Maurice Cohen et al—Hattie Wolf et al; Greenberg & Levy (A); Walter R Herrick (R); due, 3,230.17
- 3D AV, es, 41.10 s 110th, 20x85; Emigrant Industrial Savgs Bank—Fredk W Binzen et al; R & E J O'Gorman (A); Warren Leslie (R); due,10,915.76
- MAY 3.**
CHRISTIE ST, 99; Caroline G Coddington—Mendel Berman et al; Miller, King, Lane & Trafford (A); Wm Van Olstyne (R); due.....10,393.75
- 19TH ST, ns, pt of lot 299, map of land of Clement C Moore, 25x71.11; Emigrant Industrial Savgs Bank—Prudential Real Est Corp; R & E J O'Gorman (A); Bernard Naumburg (R); due, 8,331.10
- MAY 4.**
No Judgments in Foreclosure Suits filed this day.
- MAY 6.**
2D AV, swc 126th, 24.11x105; P Chauncey Anderson—Edw J Mahon et al; Anderson, Iselin & Anderson (A); Jno M Ward (R); due.....11,747.25
- MAY 7.**
No Judgments in Foreclosure Suits filed this day.
- MAY 8.**
BLEECKER ST, sec Bank, 45.3x50; Fredk P Garrettson—Denise Hogan; Harris D Colt (A); Frank J Coyle (R); due,15,917.27
- 47TH ST, 333 E; Frank M Wells—Leonardo Giallallo et al; Wells & Moore (A); David J Gallert (R); due,14,150.10
- 50TH ST, 6 W; Isabella Greacen—Sixth Leasehold, Inc; Carrington & Pierce (A); Maurice Deiches (R); due, 9,884.10
- Bronx.**
- MAY 3.**
BAILEY AV, 2882; Thos B Hidden, as trste—Jos F Merkel et al; L S Hulse (A); Wm S Evans (R); due, 5,770.56
- MAY 4.**
No Judgments in Foreclosure Suits filed this day.
- MAY 6.**
JESSUP AV, ws, 109.1 s Jessup pl, 97.6x100; Elise C Seemann—Emma De Voe et al; E M Garbe (A); R D Whiting (R); due, 8,346.66
- MAY 7.**
OGDEN AV, 9500; Thos H Reynolds—Geo A Meckes et al; Todd & St John (A); C M O'Keefe (R); due..... 6,269.00
- MAY 8.**
No Judgments in Foreclosure Suits filed this day.
- MAY 9.**
BURNSIDE AV, nec Davidson av, 49.8x 113.9; 135 Bway Hldg Corp—Harrison Av Bldg Co, Inc, et al; H M Bellinger, Jr (A); R L Morrell (R); due,18,965.47

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MAY 4.
No Lis Pendens filed this day.

MAY 6.
FULTON ST, 43; People of State N Y—Van Schaick Estates, Inc, et al; notice of levy; M E Lewis (A).

61ST ST, 208 W; Saml Ellis—Herman B Kitay; action to foreclose mechanic's lien; J B Lindner (A).

MAY 7.
53D ST, ss, 254.4 e 2 av, 23.10x100.5; Margaret Auer—Philip Auer et al; dower, &c; E L Brisach (A).

AV B, swc 7th, 28x64.2; Sara E Techt—Eliz L Hughes; partition; B H Levy (A).

MAY 8.
No Lis Pendens filed this day.

MAY 9.
67TH ST, ns, 375 w 8 av, 25x100; Hortense Tracy—Milo M Belding; action to recover dower; Thompson, Warren & Pelgram (A).

72D ST, ss, 140 w Lex av, 20x102.2; Hortense Tracy—Jno Daniel, Jr; action to recover; dower; Thompson, Warren & Pelgram (A).

72D ST, ns, 80 e Park av, 20x102.2; Hortense Tracy—Cath A Newbold et al; action to recover dower; Thompson, Warren & Pelgram (A).

78TH ST, ss, 106.3 w 9 av, 23.9x99.2; Hortense Tracy—Saml C Hine et al; action to recover dower; Thompson, Warren & Pelgram (A).

82D ST, nes, 233 nw Park av, 16x102.2; Hortense Tracy—Henry C Emmet et al; action to recover dower; Thompson, Warren & Pelgram (A).

82D ST, nes, 281 nw Park av, 16x102.2; Hortense Tracy—Sarah C Mills et al; action to recover dower; Thompson, Warren & Pelgram (A).

84TH ST, ss, 210 e 5 av, 38x102; Hortense Tracy—Mrs Fred A Constable et al; action to recover dower; Thompson, Warren & Pelgram (A).

5TH AV, sec 91st, 100.8x125; Hortense Tracy—Andrew Carnegie et al; action to recover dower; Thompson, Warren & Pelgram (A).

MAY 10.
1ST ST, 14-24; also EXTRA PL, 2-8; also 2D AV, 29; also 2D AV, 35; leasehold; Bessie Thomashefsky—Jos Edelstein et al; action to determine interest, &c; Wahle & Kringel (A).

Bronx.

MAY 3.
INTERVALE AV, es, 194.2 n 165th, 75x100; Theo C Wood—Bronx Maternity Hospital et al; action to foreclose mechanic's lien; Phillips & Avery (A).

MAY 4.
BRONX BLVD, nwc 213th, 51.1x124xirreg; matter of application of Bronx Parkway Commission to acquire title of lands of Filomena Cipolla et al; action to acquire title; T S Stevens (A).

MAY 6.
BURNSIDE AV, 282 E; Jno B Dunn—Lillian A Rossman et al; partition suit; J L Zoetzi (A).

MAY 7.
106TH ST, ss, 97 e Park av, 50x239x irreg; Chas Leitzgeb—United Bohemian Society of the Bronx, Inc; warrant of attachment; F Motl, Jr (A).

MARION AV, 2581; Margt Auer—Philip Auer et al; action to obtain dower rights; E L Brisach (A).

3D AV, 4175; Louis I Bregman—Caroline Josephine Dick; action to foreclose mechanics liens; B Bag (A).

MAY 8.
HOME ST, 835; Nathan Kissel—Myer J Franklin; action for specific performance of agreement; Goldfein & Weltfisch (A).

MAY 9.
CORLEAR AV, 3404; Alfred B. Carucci—Mary E Leddy Day; action to foreclose mechanic's lien; J Rosenzweig (A).

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 4.
4TH ST, 355 E; Max Shatz—Katie Cohen; Dora Silberblatt (22)..... 110.50

25TH ST, 416 W; Jos Braunstein—Mrs Annie Greshowitz (21)..... 57.63

45TH ST, 121 W; Melrose Plumbing Co—Jas P Hebron (23)..... 1,675.00

AV C, 35; Max Shatz—Katie Cohen; Dora Silberblatt (20)..... 51.75

MAY 6.
BANK ST, 108-10, & GREENWICH ST, 760-2; Paletz & Zucker, Inc—Greenwich Associates, Inc, & Ames & Co (26)..... 3,186.00

2D ST, 126; Isidor Goldberg—Geo Wolf (24)..... 463.30

AV A, 1598; Ira Rosenthal—Seymour Realty Co; Jos E Mautner (25)..... 100.00

MAY 7.
3D AV, 1271-3; also 73D ST, 201-3 E; Wm A White & Sons—Casualty Co of America; renewal (27)..... 2,223.19

3D AV, 1804; Jno Yager Mary B Slevin & Walter Ewoll (28)..... 85.00

RIVERSIDE DR, ns, 369.1 w 158th & Audubon pl, 129.11x327; V F Berneser, Inc—Mary Keating (29)..... 298.80

BROADWAY, 1160; Philip Levitt, Inc—Jno S Melcher et al; renewal (30)..... 155.00

83D ST, 233 W; Gustave T Freeman—Gramont Holding Co, Inc (31)..... 1,357.00

MAY 8.
ELWOOD ST, ss, 325 w Nagle av, 125x100; Ignazio F Cavalluzzo—Jos Son-sin & Co (32)..... 3,785.47

60TH ST, 143 E; Shanker Steel Ceiling Co—Emma Spieler et al; Frank Seery (37)..... 110.00

74TH ST, 323 E; Fredk H Meier—Ronald E Curtis & Jas Kyle & Sons (34)..... 129.07

BROADWAY, 170; Ring & Kenneke, Inc—Edw W Martin Co & Broadway Bldg Co; renewal (33)..... 275.00

MANHATTAN AV, 58-60; Jno J Riley—Est Nellie Downey & Morgan T James (36)..... 265.50

3D AV, 1222-6; Fredk H Meier—Est Jas Kelly & Jas Kyle & Sons (35)..... 35.87

MAY 9.
15TH ST, 433 E; Chas Renzland—Thos C Martin (38)..... 120.22

58TH ST, 49 W; Elias Roth—John R Rebarer; Morris Kalish (39)..... 103.00

50TH ST, 57 W; Elias Roth—Lawrence Bergere; Morris Kalish (40)..... 105.00

MAY 10.
E HOUSTON ST, 240-40½; Louis Pollinger—Minsker Realty Co & Louis Minsky (42)..... 129.50

LENOX AV, 145-7; Morris Wolf—145 Lenox Av Corp (41)..... 1,163.40

Bronx.

MAY 3.
No Mechanics' Liens filed this day.

MAY 4.
No Mechanics' Liens filed this day.

MAY 6.
140TH ST, 262-4 E; also MORRIS AV, AV, 306; Theo Sculthorpe—Ellen M Smith; Ellen M Smith & Thos J Smith; renewal (3)..... 389.00

WEBSTER AV, w of existing 3 av line of Manhattan Elevated R R, opposite Bend, 635, —x— (Interborough Rap Transit prop); Patterson Sargent Co—Interborough Rap Transit Co; Lucius Engineering Co (2)..... 4,275.00

MAY 7.
No Mechanics Liens filed this day.

MAY 8.
No Mechanics Liens filed this day.

MAY 9.
TINTON AVE, 747; Richd Izmirian—Jos Dondero (4)..... 70.57

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 4.
No Satisfied Mechanics' Liens filed this day.

MAY 6.
No Satisfied Mechanics' Liens filed this day.

MAY 7.
No Satisfied Mechanics Liens filed this day.

MAY 8.
SOUTH ST, 181; Abram J Schlesinger—Nicola Colabello et al; Feb16'18... 675.00

SAME PROP; same—same; Nov1'17, 1,075.00

SAME PROP; same—same; Dec10'17, 675.00

SAME PROP; same—same; Feb16'18, 396.00

MADISON AV, 253; Wagle Plumbing Co—J Harleston Parker et al; Apr13'18..... 478.75

5TH AV, 1053; Geo S Walsh—Geo Leary et al; Nov20'16..... 55.00

MAY 9.
26TH ST, 507-11 W; Theo Eckelsson, Inc—Central Consumers Wine & Liquor Co et al; Apr12'18..... 175.00

MAY 10.
76TH ST, 149 W; Abr Sacks—Max Demosh et al; May'18..... 295.00

Bronx.

MAY 3.
TIEBOUT AV, 2130; P A Jewell—Tiebout Heights Co, Inc, et al; March 12'18..... 250.00

TIEBOUT AV, 2130; Lockwood Co—Tiebout Heights Co, Inc, et al; April 13'18..... 500.00

MAY 4.
No Satisfied Mechanics' Liens filed this day.

MAY 6.
No Satisfied Mechanics' Liens filed this day.

MAY 7.
TIEBOUT AV, es, 507.8 n 180th, 63.6x160; Benj Caro—Tiebout Heights Co et al; Apr8'18..... 90.00

TIEBOUT AV, es, 507.8 n 180th, 63.6x160; Max Brenner—Tiebout Heights Co et al; Mar30'18..... 200.00

MAY 8.
No Satisfied Mechanics Liens filed this day.

MAY 9.
No Satisfied Mechanics' Liens filed this day.

1 Discharged by deposit.
2 Discharged by bond.
3 Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

MAY 2 & 3.
No Attachments filed these days.

MAY 4.
CAROLINA WOOD PRODUCTS CO; Wolf Ber-man; \$25,355.67; J Marx.

PENN MILK PRODUCTS CO; Edw B Muns; \$10,246; S D Jones.

MAY 6.
CROSSETT WESTERN LUMBER CO Hammond Talbot; \$26,311.80; Fitzgerald & Stapleton & Mahon.

MAY 7 & 8.
No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 3, 4, 6, 7, 8 & 9.
Plaza Contracting Co. 159-61 Bleecker st..A H Andrews Co..... 825.00

Bronx.

MAY 2, 3, 4, 6, 7 & 8.
Jardin Co, 149th st, ss, bet Walton & Gerard avs—Raisler Heating Co; heating apparatus..... 65.50

BUILDING LOAN CONTRACTS.

The first name is that of the Lender; the second that of the Borrower.

Manhattan.

MAY 6.
THOMPSON ST, es, 45.7 n W 3d, 44.4 x74.2xirreg; Agostino Gazzelo loans Elena Realty Corp to erect 1-sty garage; 4 payments..... 15,000.00

Bronx.

MAY 3.
No Building Loan Contracts filed this day.

MAY 4.
RANDALL AV, sec St Lawrence av, 28.1x64.2; Jno Muller loans Philipp Dietrich, Inc, to erect 1fam bk & fr dwg; 2 payments..... 3,000.00

MAY 6.
No Building Loan Contracts filed this day.

MAY 7.
No Building Loan Contracts filed this day.

MAY 8.
No Building Loan Contracts filed this day.

MAY 9.
No Building Loan Contracts filed this day.

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
11TH ST, 11 E, 6-sty bk tnt, 18x88, slate rf; \$65,000; (o) John L Fogliasso, 197 Bleecker; (a) Frank E. Vitolo, 56 W 45th (70).

FACTORIES AND WAREHOUSES.
72D ST, W, 14 e 12 av, 1-sty bk storage, 16x16, corrugated iron rf; \$1,500; (o) N. Y. C. R. R. Co., A. H. Smith, Pres., 570 Lexington av; (agt) John P. Gallagher, 70 E 45th (69).

STABLES AND GARAGES.
DYKMAN ST, 283, 1-sty bk garage & storage, 25x100, tar rf; \$3,500; (o) Mrs. Gussie Strauss, 30 Vermilyea av; (a) Sol S. Sugar, 307 Haven av (68).

32D ST, s s, 206 w 1 av, 2½-sty bk garage & apt, 54x98, slag rf; \$20,000; (o) Henry H. Jackson, 106 Lexington av; (a) J. M. Felson, 1133 Bway (71).

131ST ST, 641-5 W, 4-sty f. p. garage, 75x99, slag rf; \$50,000; (o) Weber McLoughlin Co., Louis Weber, 131st & N. R.; (a) J. M. Felson, 1133 Bway (72).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
BRYANT AV, e s, 105 n 174th, 5-sty bk tnt, 75x86, slag rf; \$65,000; (o) Eckman Bldg. Co., Hyman Eckman, 2134 Daly av, Pres; (a) Chas. Kreymborg, 2240 Quimby av (72).

UNIVERSITY AV, n e c 192d, 5-sty bk tnt, 78x97.25, plastic slate rf; \$78,000; (o) Wm. M. Moore Holding Co., Wm. M. Moore University av & 190th Pres; (a) Irving Margon, 355 E 149th (77).

DWELLINGS.
MINNEFORD AV, n w c Bowne, 1-sty fr dwg, 24x24, felt & asphalt rf; \$800; (o & a) Chas. Barson, 2366 Crotona av (78).

SCHOOLS AND COLLEGES.
UNIVERSITY AV, e s, 302 s Burnside av, 1-sty stn school, 50x133.4, slag rf; \$40,000; (o) R. C. Church of the Holy Spirit, Rev. John B. Roach, on prem, rector; (a) Walter C. Martin, 260 E 16th (80).

STABLES AND GARAGES.
FERRY POINT LA, s s, 1,200 s Eastertt blvd, 1-sty fr stable, 24x120, shingle rf; \$1,500; (o) John Gotsch, 14 Division, New Rochelle, N. Y.; (a) Henry Nordheim, 1087 Tremont av (68).

(a) Henry Nordheim, 1087 Tremont av (68).

OLMSTEAD AV, w s, 50 n Blackrock av, 1-sty strn garage, 25x20, slag rf; \$500; (o) Fred Mulhan, 1316 Odell; (a) Anton Pirner, 2069 Westchester av (74).

STORES, OFFICES AND LOFTS.

177TH ST, E, s s, from Bronx River to N. Y. B. & W. R. R., 1-sty fr office, 60x110, felt & gravel rf; \$20,000; (o) Est of W W Astor, 23 W 26th; lessees, Bronx Exposition Co., on prem; (a) F. M. Williams, 541 W 123d (75).

THEATRES.

SOUTHERN BLVD, s s, 448.6 s Aldus, 1-sty fr open air theatre, 151.05x200; \$6,000; (o & a) City Estates Co., J. Bowie Dash, 32 Nassau, Pres. (73).

MISCELLANEOUS.

177TH ST, E, s s, from Bronx River to N. Y. B. & W. R. R., 1-sty fr band stand, 30x30, shingle rf; \$5,000; (o) Est of W. W. Astor, 23 W 26th, lessees, Bronx Exposition Corp., on prem; (a) F. M. Williams, 541 W 123d (71).

BAILEY AV, w s, 183 n 192d, 1-sty steel transformers, 24x14, slag rf; \$450; (o & a) Gryphon Rubber & Tire Corp., 2541 Bailey av (70).

BROOK AV, w s, 227.9 s 167th, 1-sty bk shop, 27.8x39.2, plastic slate rf; \$1,000; (o) Wardwin Realty Co., Jacob Falter, 400 E 167th, Pres; (a) Harry T Howell, 3 av & 149th (69).

177TH ST, E, s s, from Bronx River to N. Y. B. & W. R. R., 1-sty fr ski alleys, 48x54, rubberoid rf; \$3,000; (o) Est of W. W. Astor, 23 W 26th; lessees, Bronx Exposition Co., on prem; (a) F. M. Williams, 541 W 123d (76).

177TH ST, E, s s, from Bronx River to N. Y. B. & W. R. R., 1-sty fr circle swing, 20x60; \$1,500; (o) Est W. W. Astor, 23 W 26th; lessees, Bronx Exposition Co., on prem; (a) Richard Garvey, 20 Clinton, Bklyn (79).

bdg. Remove partitions & connect stairs to 35th st bldg, to 5 & 7-sty bk str & hotel; \$20,000; (o) 34th st, Chas E. Johnson, 1333 Bway; 35th st, N. Y. Life Insurance Co., D. P. Kingsley, Pres, 346 Bway; (a) Buchman & Kahn, 56 W 45th (879).

34TH ST, 210 E, f. p. boiler room to 5-sty bk str & tnt; \$600; (o) Dudley S. Rosenbaum, 28 E 85th; (a) W. H. Birkmier's Sons, 1133 Bway (874).

38TH ST, 21-23 W, new stairs to 16-sty f. p. lofts; \$500; (o) A. B. S. Co., Inc., 224 William; (a) John Brant, 271 W 125th (873).

36TH ST, 343-345 W, new stairs, floors & remove court to 6-sty bk warehouse; \$9,000; (o) Ida A. Poth, 1 W 104th; (a) Benj. Ascher, 57 2 av (886).

30TH ST, 425 W, new partitions & w. c. compartments to 4-sty bk str & dwg; \$350; (o) Kate Johnson & Maggie Hettler, on prem; (a) De Rose & Cavalieri, 500 Willis av (851).

44TH ST, 45 W, elevator shaft & stairs to 2-sty bk str & loft; \$3,500; (o) Abraham Ives, deceased, Farmers' Loan & Trust Co., trsts, 22 William; (a) Louis A. Sheinart, 194 Bowery (861).

41TH ST, 126 W, remove stoop & concrete floor to 5-sty bk tnt; \$1,500; (o) Edmund Francis Realty Co., 20 Nassau; (a) F. Savignano, 6005 14 av, Bklyn (865).

57TH ST, 2 W, new stairs to 3-sty bk factory & office; \$150; (o) August Heckscher, 50 E 42d; (a) Samuel Rosenblum, 51 Chambers (858).

58TH ST, 131 W, new windows & ext to 3-sty bk str & dwg; \$1,500; (o) Jos. H. Goldblatt, 231 E 77th; (a) M. A. Ryan, 923 Boulevard, Astoria, L. I. (870).

59TH ST, 438 W, new rf & remove wall to 1-sty f. p. carpenter shop; \$7,500; (o) Roosevelt Hospital Corp., J. Emlen Roosevelt, Pres., 438 W 59th; (a) Louis P. Fluhrer, 220 W 42d (866).

61ST ST, 50 E, raise beams & lower rf to 4-sty bk dwg; \$9,500; (o) Harold C. Matthews, 1036 6 av; (a) Gronenberg & Leuchtag, 303 5 av (857).

62D ST, 148 W, new toilets & remove to 2-sty str & dwg; \$2,000; (o) Ellen T Linden, care Rev. A. A. Amas, 435 Waverly av, Bklyn; (a) M. R. Strong, 7 Wall (881).

70TH ST, 5 E, extend str front, new windows to 5-sty f. p. res; \$9,000; (o) Mrs. Marian P. Brookman, on prem; (a) Lord & Hewlett, 345 5 av (850).

72D ST, 446 E, new bathrooms & partitions to 3-sty bk dwg; \$2,000; (o) Samuel Goldberg, 437 E 72d; (a) Samuel Levingson, 101 W 42d (889).

77TH ST, 44 W, new stairs to 14-sty f. p. tnt; \$100; (o) Manhattan Apartment House Assn., 44 W 77th; (a) Chas. Volz, 2 W 45th (882).

78TH ST, 149-151 E, new gutters & remove wall to 3-sty bk dwg; \$25,000; (o) Harris R. Childs, 149 E 78th; (a) Arthur C. Nash, 345 5 av (855).

84TH ST, 306 E, new partitions & remove stoop to 2½-sty bk dwg; \$1,000; (o) Mary Hughes, on prem; (a) Henry Rothstein, 1593 2 av (844).

100TH ST, 36 W, new iron staircase to 3-sty bk stable & str; \$500; (o) Schinasi Bros., 32-34 W 100th; (a) Chas H. Gillispie, 1123 Bway (860).

119TH ST, 34 W, new partitions to 3-sty bk dwg; \$500; (o) H. M. Greenberg, on prem; (a) Irving Margon, 355 E 149th (847).

124TH ST, 263-5 W, new columns & girders to 2-sty bk garage; \$8,000; (o) Sarah L. & Fredk K. Johnston, 1534 Anacapa, Santa Barbara, Cal.; (a) Leonidas Denslow, 44 W 18th (855).

125TH ST, 350-60 W, new skylights to 2-sty bk str & office; \$100; (o) Gustave L. Lawrence, 2228 Bway; (a) John H. Knubel, 305 W 43d (875).

126TH ST, 402-4 W, new runways, beams & piers to 3-sty bk factory & stable; \$6,000; (o) Anton Liebler Est., Jos. A. Liebler, exr., 404 W 126th; (a) Jacob Fisher, 25 Av A (845).

184TH ST, 523 W, kitchen to 2-sty bk garage & dwg; \$250; (o) Washington B. Reed, on prem; (a) Chas. H. Dietrich, 44 W 128th (878).

BROADWAY, 2915, new vault to 12-sty f. p. str & tnt; \$250; (o) Morewood Realty Holding Co., 61 Bway; (a) Frank Hausle, 81 E 125th (880).

BROADWAY, 902-10, new stairway to 20-sty f. p. str & office; \$600; (o) Glenbrook Co., Inc., 119 W 40th; (a) Emery Roth, 119 W 40th (842).

BROADWAY, 2415, new bathrooms & rearrange partitions to 2-sty bk str & dwg; \$2,000; (o) J. Adolph Mollenhause, 177 Montague, Bklyn; (a) John C. W. Ruhl, 3207 Hull av, Bklyn (863).

BROADWAY, 2079, new partitions & toilets to 8-sty f. p. str & hotel; \$1,200; (o) Morris Schinasi, n w c Bway & 72d; (a) Chas. H. Gillespie, 1123 Bway (891).

COLUMBUS AV, 440-452, new partitions & enlarge kitchen to 7-sty f. p. str & hotel; \$500; (o) Jos. Menger, Grand Hotel, Bway & 31st; (a) Gronenberg & Leuchtag, 303 5 av (856).

LEXINGTON AV, 2052, new toilets & windows to 2-sty f. p. office & str; \$1,500; (o) Provident Loan Society of N. Y., 346 4 av; (a) Renwick Aspinwall & Tucker, 8 W 40th (862).

MADISON AV, 127, f. p. doors & stairs & fire-escape to 7-sty f. p. str & lofts; \$2,000; (o) Woodbury Langdon, 320 Bway; (a) T. C. Visscher, 299 Madison av (871).

MADISON AV, 1471, new partitions to 5-sty bk str & tnt; \$250; (o) Salvin Realty Corp., 1600 Bway; (a) Frank Hausle, 81 E 125th (900).

RIVERSIDE DR, 331, enlarge windows & elevator to 4-sty bk dwg; \$4,000; (o) Marion Douras, 924 West End av; (a) Chas. H. Birge, 29 W 34th (897).

1ST AV, 400, new partitions & windows to 5-sty bk tnt; \$2,500; (o) Magdalena Sieke, 185 Amhurst av, Jamaica, L. I.; (a) Henry Klein, 505 E 15th (849).

1ST AV, 26th, 29th sts, new runway & openings to 7-sty f. p. hospital; \$1,000; (o) Bellevue & Allied Hospital & City of N. Y., on prem; (a) John J. Kenny, 435 73d, Bklyn (859).

1ST AV, 287-9, new toilets & enlarge windows to 4-sty bk str & tnt; \$3,000; (o) Julius Maier, 309 1st av; (a) Otto L. Spannhake, 13 Park Row (843).

4TH AV, 285, 3,500-gal. standpipe tank to 9-sty f. p. office; \$500; (o) United Charities Bldg., on prem; (a) Jas. B. Baker, 156 5 av (888).

4TH AV, 323, extend sign to 3-sty bk str & dwg; \$100; (o) Walter H. Saltzseider, 654 8 av; (a) Martin Ford, 501 W 174th (898).

5TH AV, 769, remove elevator shaft & new dumbwaiter to 17-sty f. p. hotel; \$1,000; (o) Jos. Menger, Grand Hotel, Bway & 31st; (a) Gronenberg & Leuchtag, 303 5 av (887).

5TH AV, 721, new partitions & toilets to 5-sty bk str & tnt; \$250; (o) Wm. Waldorf Astor, 23 W 26th; (a) Sylvester Froehock, 1 Mad av (883).

5TH AV, 479-85, partitions to 10-sty f. p. str & lofts; \$1,000; (o) Rogers, Peet & Co., F. P. Chambers, Pres., 842 Bway; (a) J. F. Gavigan, Grand Central Term (901).

6TH AV, 430-434, fire escape & partitions to 6-sty bk str & lofts; \$4,700; (o) Harriett G. Coogan, 604 Bway; (a) Wm. P. Ellison, 357 W 23d (867).

6TH AV, 685, build 2-sty ext to 4-sty bk str & dwg; \$7,000; (o) Est Pienpo Maresi, U. S. Trust Co., trste, 45 Wall; (o) Adolph E Nast, 546 5 av (868).

6TH AV, 781, new toilets & remove bk wall to 4-sty bk str & dwg; \$1,500; (o) Chas. A. Belden, 299 Bway; (a) Jno. B. Snooks Sons, 261 Bway (899).

7TH AV, 2226, remove partitions, new bk wall & toilets to 2-sty f. p. theatre; \$9,800; (o) Shiloh Baptist Church, Rev. Edward W. Wainright, Pastor, 2 Columbus Circle; (a) V. Hugo Koehler, 2 Columbus Circle (853).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.

(b) builder; (200) plan No.

fr—frame.

bk—brick.

tnt—tenement.

ext—extension.

str—store.

apt—apartment.

dwg—dwelling.

rf—roof.

Manhattan.

BARCLAY ST, 27-29, extend stairs to 5-sty bk str & loft; \$300; (o) Corp. of Trinity Church, Geo. F. Crane, comptroller, 187 Fulton; (a) Geo. W. Van Valen, 81 King (854).

ELIZABETH ST, 87, new toilets to 4-sty bk str & tnt; \$100; (o) Emma C. Rueff, on prem; (a) F. Savignano, 18 E 41st (863).

GREENE ST, 204-06, install shute to 7-sty bk lofts; \$150; (o) Abramson Bronstein, on prem; (a) Samuel Cohn, 32 Union sq (852).

HOUSTON ST, 370-72 E, enclose stairs & new fire escape to 5-sty bk str & loft; \$2,500; (o) Popie Carl-Antoinette Altman, 555 W 151st; (a) Jacob Fisher, 25 Av A (846).

LEWIS ST, 60-64, remove wall & columns to 4-sty bk garage & tnt; \$5,000; (o) Samuel Fensterhelm, on prem; (a) Horenberger & Bards, 122 Bowery (902).

PEARL ST, 107-111, fire escapes and f. p. windows to 6-sty bk office; \$10,000; (o) N. Y. Cotton Exchange, Geo. M. Shupp, Pres., on prem; (a) G. C. Kues Bros., 175th & Carter av (884).

PEARL ST, 224, steel beams & partitions to 3-sty bk storage; \$1,000; (o) Edw. A. Jackman, 35 W 35th; (a) J. Odell Whitenack, 231 W 18th (885).

PEARL ST, 371, new windows & 1-sty add to 3-sty bk str & office; \$2,500; (o) Est Herman Behlen, Kath. Behlen, extrx, 371 Pearl; (a) P. J. Murray, 141 E 40th (896).

READE ST, 127, girders & elevator shaft to 5-sty bk str & lofts; \$7,500; (o) Grace Church, care Cruikshank Co., 141 Bway; (a) Wolins & Bull, Inc, 214 Fulton (894).

RIVINGTON ST, new partitions to 3-sty bk str & tnt; \$700; (o) Morris Greiff, on prem; (a) J. M. Felson, 1133 Bway (893).

ST MARKS PL, 67, remove stoop & new ext to 4-sty bk str & club; \$1,000; (o) Andrew Greis, 337 W 19th; (a) Max Muller, 115 Nassau (876).

WATER ST, 441, new columns & girders to 5-sty bk stable; \$5,000; (o) Paul Viane, 39 Beekman; (a) Louis A. Sheinart, 194 Bowery (877).

WEST ST, 271, new stairs & remove walls to 5-sty bk str & lodging house; \$3,500; (o) Isaac Cohen, 12 W 27th; (a) M. Jos. Harrison, World Bldg (872).

WORTH ST, 33-37, new door openings to 4-sty bk str, office & lofts; \$400; (o) Central Baving Co., 68th & East River; (a) James Gavigan, Grand Central Terminal (848).

9TH ST, 31 W, new bathrooms, partitions & skylight to 4-sty bk res; \$5,000; (o) Emanuel Cainein de Bonilla, 31 W 9th; (a) Samuel Levingson, 101 W 42d (890).

12TH ST, 17 E, new f. p. partitions to 4-sty bk tnt & factory; \$750; (o) Julius C. S. Grant, Tarrytown, N. Y.; (a) Max Muller, 115 Nassau (844).

21ST ST, 200 W, new partitions to 4-sty bk fur rooms; \$1,000; (o) Rebecca Stemmerman, 189 7 av; (a) J. M. Felson, 1133 Bway (892).

34TH ST, 25-27 W; 35th st, 36-38 W, f. p. stairs & elevator shaft, new toilets to 34th st

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1916.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all Mens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indivd—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torren System.

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RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. CI No. 2618 New York, May 18, 1918 PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

MAY 10, 11, 13, 14, 15 & 16.

Academy st, 674 (8:2237-47), ws, 125 n Bway, 50x129.7x50.7x121.8, 5-sty bk tnt; Frederic N Gilbert, of Mamaroneck, NY, to Greenbrook Investing Co, 80 Maiden la; B&S; mtg \$44,000 & AL; May3; May13'18; A\$10,000-55,000. nom

Bedford st, nec Grove, see Grove, 17.

Bleecker st, 146 (2:525-46), ss, 50 w West Bway, 25x125, 3-sty bk loft & str bldg; Julius Hallheimer, ref, to Hobart Guion of Litchfield, Conn, TRSTE will Eliz J Guion, plff; FORECLOS April; May10; May15'18; A\$17,000-18,000 (R S \$24). 24,000

Canal st, 497 (2:594-112), nes, 78.4 nw Watts, runs ne32 xn38.9xw6.11 xs24.9 xsw 36.10 to st xsel7.1 to beg, 3-sty bk tnt & str; Chas E Gremmels, 296 Fisk av, West-terleigh, SI, to Providential Realty & Investing Co, 233 Bway; mtg\$4,500; Feb1; May10'18; A\$5,000-6,000 (R S \$1). O C & 100

Elizabeth st, 287-9 (2:521-54), ws, 67.2 n Houston, 40.9x83.5x41.9x83.11, 2-6-sty bk tnts & str; Salvatore & Appolonia Bordonaro to Ignazio Vonoferio, 12 Stanton; ½ pt; AL; May11; May15'18; A\$20,000-45,000 (R S 25c). nom

Forsyth st, 153 (2:420-23), ws, 125 s Riv-ington, 25x100, 5-sty stn tnt & str; Jacob Cohen, of Arverne, LI, to Mary Levenstein, 207 W 110; ½ pt; AT; AL; Mar19; May13 '18; A\$17,000-27,000. O C & 100

Grand st, 581 (1:265-34), ss, 76.1 w Cor-lears, 17.1x80.6x15.4x72.7, 5-sty bk tnt & str; Pendant Realty Co to Sarah G Stark- man, 201 E 103; AL; May13; May15'18; A \$4,500-6,000. O C & 100

Greene st, 137 (2:514-26), ws, 170 s Hous- ton, 36.9x100x36.11x100, 6-sty bk loft & str bldg; Greenwich Savings Bank to Wm C Hart, 119 Onslow pl, Kew Gardens, B oi Q; May15'18; A\$22,000-37,000 (R S \$33). O C & 100

Greenwich st, 400 (1:216-30), ws, 73.1 n Beach, 27x100, 5-sty bk tnt & str, 2-sty ext; Artemas B Smith, 150 Gates av, Bklyn, EXR Susan A R Moses, to Edwin C Schlecht, 1350 53d, Bklyn; mtg \$18,000 & AL; May15; May16'18; A\$17,000-25,000 (R S \$14). O C & 1,000

Grand st, 276 (2:418-56), ns, 50 e Forsyth, 25x87.6, 5-sty bk tnt & str; Edw J Sparen- berg, Inc, a corpn, to Edw J Sparenberg, 301 W 108; mtg \$12,000; May9; May10'18; A\$26,500-35,000 (R S \$7.50). nom

Grove st, 17 (2:588-81), nec Bedford, 25 x62, 3-sty fr dwg; Jere T Simonson et al to German Savgs Bank, 157 4 av; B&S & CaG; mtg \$10,000; Dec10'17; May13'18; A \$12,000-12,500. O C & 100

Jane st, 74 (2:641-49), ss, 107.3 w Green- wich, 13.10x80, 3-sty & b bk dwg; Geo W Clune, ref, to Lockwood Estate, Inc, 46 Cedar, plff; FORECLOS May8; May10'18; A \$4,500-5,500 (R S \$5.50). 5,500

Macdougall st, 112 (2:540-5), es, abt 170 n Bleecker, 25x100, 5-sty bk tnt & str; Giuseppe De Maria, widow of Anthony De Maria, to Theresa De Maria, her daughter, both at 342 E 121; AL; Dec20'17; May16'18; A\$16,000-21,000. gift

Monroe st, 116 (1:255-32), ss, 75.7 w Rut- gers, 31.2x17.3x31.2x17, 4-sty bk tnt & str; Lena Ginzburg to Jennie Karle, 65 Gou- verneur; mtg \$4,000 & AL; May9; May10 '18; A\$4,000-5,000 (R S 50c). nom

Orchard st, 196 (2:412-13), es, 63.10 s Houston, 24x10x87.10x24.9x87.10, 5-sty bk tnt & str; Emma Ziegel to Pauline Gold- fisher, 90 Sheriff; QC; May9; May10'18; A \$16,500-25,000 (R S 50c). O C & 100

South st, 20 (1:5-25), ns, abt 75 w Coen- ties st, 28.6x125.5x28x123.11, es, 5-sty bk storage; Rector & Co of Calvary Church, a corpn, to 210 W 56th St Co, 135 Bway; May10; May16'18; A\$25,000-30,000 (R S \$41). 41,000

South st, 20; 210 West 56th St Co to Seaboard Trading Co, 12 Water; B&S; mtg \$30,000; May15; May16'18. O C & 100

THE SUPREME COURT

has permitted real estate appraisers to qualify as experts and testify in court proceedings from their knowledge of real estate values obtained from the records as published in the Record and Guide. Why? Because, they are absolutely authentic, for these records are carefully abstracted from the original instruments, veri- fied and edited by experts with years of experience, thus making them accurate, dependable and reliable, having no equal, and their value never decreasing.

With additional information not given in the Record and Guide weekly, these records are also pub- lished in the Quarterly, the final one, making in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscel- laneous Conveyances such as Rele- ase of Mortgages and Dowers, Con- tracts, Agreements, Consents, As- signments of Rents, Power of At- torneys Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Ex- tension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mort- gages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auc- tion Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Man- hattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the ap- praised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demon- strated that by using the Record and Guide Quarterly time and an- noyance are saved. It is equally valuable to the broker who main- tains an elaborate system of keep- ing records, or the man who must condense his plant.

Washington ter, 12 (8:2156-42¼), ws, 88.9 s 186th, 17.9x62.6, 3-sty & b bk dwg; Tunis S Dutcher to Margt A Byers, both at South Nyack, NY; mtg \$4,500 & AL; Apr12; May13'18; A\$2,000-5,000 (R S \$1). O C & 250

Water st, 592 (1:245-45), ns, abt 45 w Montgomery, 22.7x56.3, 3-sty bk tnt; Elemco Realty Co, 59 Liberty, to John J Fenton, 794 President, Bklyn; B&S; AL; Mar15; May16'18; A\$4,000-4,800 (R S \$2.60). O C & 100

West st, 146 (1:84-19), es, 21.7 s Barclay, 21x43x19.10x50.2, 4-sty bk tnt & str; Emily C Stevens, widow, et al, individ & heirs Edwin A Stevens, to Edwin A S Brown, of Montclair, NJ; B&S; Mar12; May11'18; A \$25,000-28,000. nom

2D st, 126 E (2:430-43), ns, 341.7 e 1 av, 24.8x121.11, 6-sty bk tnt & str; Theo K McCarthy, ref, to Geo Wolf, 2310 Valentine av; mtg \$33,000; FORECLOS Jan28; Mar4; May16'18; A\$18,000-37,000. 3,500 over & above mtg

2D st, 126 E (2:430-43), ns, 341.7 e 1 av, 24.8x121.11, 6-sty bk tnt & str; Geo Wolf, of Bronx, to Griana Realities, Inc, 63 Wall; B&S; AL; Apr30; May16'18; A\$18,000-37,000 (R S \$1). nom

4TH st, 31-5 E (2:544-68), ns, 140 w Bow- erty, 75x130x75x132.3, 3-4-sty bk loft & str bldgs & 2-sty bk rear theatre; Namsorg Realty Co, of Bronx, to Nitram Realty Co, 3219 3 av; this deed given to correct error in deed rec May7'18; mtg \$55,000; May9; May11'18; A\$70,000-85,000. nom

4TH st, 228 W (2:619-69), ws, 26.5 s of W 10th, 26.5x101, 5-sty bk tnt & str; Jos L Buttenwieser to Louise Fox, 520 Ocean av, Jersey City, NJ; B&S; mtg \$30,000; May9; May15'18; A\$16,000-34,000. nom

5TH st, 729 E (2:375-55), ns, 341.1 e Av C, 16.9x83x16.8x83, 4-sty bk baths; Rosie Resler, 206 Rodney, Bklyn, to Jonas Recht- schaffner, 52 Ludlow; mtg \$14,500 & AL; May15; May16'18; A\$8,000-16,000 (R S \$9.50). O C & 100

12TH st, 501 E, see Av A, 194.

12TH st, 66 (94) W (2:575-22), ss, 246.2 e 6 av, 19.4x103.3, 3-sty & b bk dwg; But- ler Estates, 142 W 21, to Raljan Holding Corp, 55 Liberty; mtg \$15,000; May15; May16'18; A\$13,500-16,000 (R S \$2.50). O C & 100

13TH st, 737-9 E, see 14th, 738-40 E.

13TH st, 741 E, see Av D, 199-207.

14TH st, 607 E (3:982-8), ns, 131.9 e Av B, 21.10x103.3, 5-sty bk tnt & str; Gold- berg & Greenberg, Inc, 134 W 26, to Chas Goldberg, 320 Central Park W; AL; Mar20; May16'18; A\$8,000-12,000. O C & 100

14TH st, 609 E (3:982-9), ns, 153.7 e Av B, 21.10x103.3, 5-sty bk tnt; Goldberg & Greenberg, Inc, 134 W 26, to Chas Gold- berg, 320 Central Park W; AL; Mar20; May 16'18; A\$8,000-12,000. O C & 100

14TH st, 738-40 E (2:383-27), ss, 88 w Av D, 50x206.6 to ns 13th (Nos 737-9), 1 & 2-sty bk shop; Herbert C Pell, Jr, et al, TRSTES Kath L K Pell, et al, to Eagle Pencil Co, 703 E 13; AL; Apr8; May16'18; A\$26,000-35,000 (R S \$65). 65,000

14TH st, 742-4 E, see Av D, 199-207.

21ST st, 300 E, see 2 av, 356-60.

28TH st, 105 E (3:834-5), ns, 80 e 4 av, 22.6x98.9, 4-sty stn tnt & str, 1-sty ext; Henry A Friedman, ref, 1974 University av, Bronx, to Gouverneur M W Turnbull, 15 Beach av, Larchmont, NY, plff; FORECLOS May6; May9; May15'18; A\$32,000-39,000 (R S 25c). 25,000

28TH st, 330 E (3:933-40), ss, 360 e 2 av, 20x98.9, 4-sty bk tnt & 2-sty fr rear tnt; Goldberg & Greenberg, Inc, 134 W 26, to Chas Goldberg, 320 Central Park W; AL; Mar20; May16'18; A\$8,000-11,500. O C & 100

30TH st, 313 E (3:936-11), ns, 158.4 e 2 av, 19.5x98.9, 3-sty & b stn dwg; Miles M O'Brien, ref, to Theo Jantzer & Hilde- garde Taylor, both at 66 Henry st, Bklyn, plffs; FORECLOS Apr10; Apr12; May10'18; A\$7,800-11,000 (R S \$12). 11,600

30TH st, 313 E; Theo Jantzer & Hilde- garde or Hildgarde B or Hildgarde Taylor to Thos Daly, 333 E 30; May6; May 10'18 (R S \$11.50). O C & 100

34TH st, 459 W (3:732-7), ns, 104.2 e 10 av, 20.10x98.9, 3-sty & b bk dwg; Rose Jones et al, heirs, &c, Cornelius Daly, to Eliza Daly, 459 W 34; undivided RT&L; B & S; May9; May10'18; A\$15,000-18,000 (R S \$14.50). O C & 100

36TH st, 510 W (3:707-44), ss, 150 w 10 av, 25x98.9, 4-sty bk tnt & str; Abr Levisky to Ida Levisky, his wife, 326 10 av; AL; May14'18; A\$10,000-13,000 (R S 50c). nom

37TH st, 437-9 W (3:735-13-14), ns, 275 e 10 av, 50x98.9, 3-sty bk tnt & str, 1 & 2-sty ext & 4-sty bk tnt & str, 1-sty ext; A \$22,000-28,500; also 37TH ST, 522 W (3:708-48), ss, 325 w 10 av, 25x98.9, 2-sty bk garage; A\$10,000-14,000; also AMSTERDAM AV, 1435 (7:1970-30), sec 131st (No 466), 24.11x100, 5-sty bk tnt & str; A\$20,000-37,000; Eliza Daly, widow of Cornelius Daly, to Rose Jones, 722 Columbus av; Cornelius Daly, 439 W 37, & Cath D Berry, 735 Palisade av, West New York, NJ, heirs Cornelius Daly, decd, & Cath Daly, 454 W 35; AT; QC; AL; May9; May10'18 (R S \$11.50). O C & 100

37TH st, 522 W, see 37th, 437-9 W.

39TH st, 432 W (3:736-52), ss, 350 e 10 av, 25x98.9, 5-sty bk tnt & str; Abr Levisky to Ida Levisky, 326 10 av; mtg \$15,000; May14'18; A\$11,000-19,000 (R S 50c). nom

47TH st, 129 E (5:1302-24), ns, 100 e Lex av, 20x100.5, 3-sty & b stn dwg; Jessica E Smith (Snyder), 129 E 47, to Olds Holding Corp, 217 Bway; AL; May16'18; A\$14,500-20,000 (R S \$20). nom

47TH st, 129 E; Olds Holding Corp to Morris Wetzler, 657 E 222; May16'18 (R S \$17). O C & 100

48TH st, 253 E (5:1322-22), ns, 60 w 2 av, 20x70.5, 3-sty & b stn dwg; Sidney Ankel et al, heirs &c Henrietta Ankel, to Jacob Ankel, 253 E 48, husband Henrietta Ankel, decd; Jan4; May13'18; A\$6,500-9,500 (R S 50c). nom

48TH st, 10 W (5:1263-45), ss, 175 w 5 av, 25x100.5, 5-sty & b bk dwg; Linzee Blagden et al, EXRS Sally P Sampson, to Phillips B Thompson, of Southampton, LI; AL; May13; May16'18; A\$80,000-93,000 (R S 50c). nom

48TH st, 10 W; Phillips B Thompson, of Southampton, LI, to Laura E Walker, 538 W 179; AL; May13; May16'18 (R S \$79.50). O C & 100

49TH st, 320-4 E (5:1341-40), ss, 263.4 e 2 av, 56.7x100.5, 6-sty bk tnt & str; Henry P Adams to Harold D Greenwald, 1239 Mad av; B&S; mtg \$68,000 & AL; May7; May10'18; A\$22,000-67,000. nom

50TH st, 520 W (4:1078-45), ss, 300 w 10 av, 25x100.5, 5-sty bk tnt & str; Wm Kreisberg, 14 Edison pl, B of Q, to Morris Farbman, 42 W 60; ½ pt; mtg \$10,000 & AL; May15; May16'18; A\$10,000-16,000 (R S \$3). nom

55TH st, 327 W (4:1046-20), ns, 306.3 w 8 av, 18.9x100.5, 3-sty & b stn dwg; Robt A Potter, 564 W 160, EXR Mary J Potter, to Susan E Winternitz, 564 W 160; mtg \$12,000 & AL; May7; May13'18; A\$14,000-16,500 (R S 50c). O C & 12,100

58TH st, 135 W (4:1011-18), ns, 316.8 w 6 av, 50x100.5, 9-sty stn tnt; Ralph T Stanton, ref, to Saml L Ayres, of Dedham, Mass; mtg \$231,600; FORECLOSED & drawn May8; May10'18; A\$120,000-260,000 (R S \$5). 5,000

65TH st, 13 E (5:1380-11), ns, 145 w Mad av, 22x100.2, 6-sty bk dwg, 3-sty ext; John J O'Connell, ref, to Olds Holding Corp, 217 Bway; mtg \$105,000; FORECLOSED & drawn May15; May16'18; A\$64,000-98,000 (R S \$1). 1,000

65TH st, 13 E; Olds Holding Corp to Jessica E Smith, 129 E 47; mtg \$55,000; May16'18 (R S \$30). O C & 100

68TH st, 16 W (4:1120-40), ss, 175 w Central Park W, 18x100.5, 5-sty bk dwg; Jessica E Smith, 129 E 47, to Olds Holding Corp, 217 Bway; mtg \$10,000 & AL; May16'18; A\$19,000-24,000 (R S \$10). nom

68TH st, 16 W; Olds Holding Corp to Harry E Mowen, 65 Central Park W; mtg \$10,000 & AL; May16'18 (R S \$8.50). O C & 100

68TH st, 243 W (4:1160-13), ns, 475 w Ams av, 25x100.5, 2 & 3-sty bk garage; Wm S Prankard to Chas A Miller, 37 W 72; AL; Mar20'17; May16'18; A\$12,000-19,000. O C & 100

73D st, 134 E (5:1407-60½), ss, 95 w Lex av, 15x102.2, 3-sty & b stn dwg; Edith W Turton, of Richmond Hill, LI, to John K Turton Corp, 101 Park av; mtg \$20,000 & AL; Mar9; May16'18; A\$21,000-24,000 (R S \$13). nom

74TH st, 168-72 E (5:1408-41-44), ss, 104.10 w 3 av, 90.2x102.2, 3-4-sty stn tnts; Halcott Land Co to Jos W Sandford, 443 Stelle av, Plainfield, NJ; ½ pt; B&S; mtg \$87,000 & AL; Apr25'16; May11'18; A\$63,000-87,000 (R S 50c). nom

74TH st, 168-72 E; same to Wm G Green, 39 Claremont av; ½ pt; B&S; mtg \$87,000 & AL; Apr25'16; May11'18 (R S 50c). nom

74TH st, 168-72 E; Jos W Sandford, 443 Stelle av, Plainfield, NJ, et al, to Simon Lewald, 251 W 89; B&S; mtg \$87,000 & AL; May10; May11'18 (R S 50c). nom

75TH st, 237 E (5:1430-18), ns, 151.8 w 2 av, 26.8x101.7, with AT to strip in rear 26.8x0.7, 4-sty stn tnt; Girolamo Meli to Antonino Caltabellotta, 301 E 39; ½ pt; mtg \$12,000 & AL; May8; May11'18; A\$10,500-16,500. nom

75TH st, 239 E (5:1430-19), ns, 125 w 2 av, 26.8x101.7, with AT to strip in rear 26.8x0.7, 4-sty stn tnt & str; Antonio Caltabellotta to Girolamo Meli, 20 Stanton; ½ pt; mtg \$15,500 & AL; May8; May13'18; A\$10,500-17,000 (R S 50c). nom

75TH st, 238 W (4:1166-54½), ss, 240 e West End av, 20x102.2, 3-sty & b bk dwg; Thos P Whitaker of Frankford, Pa, to Susan E Fuller, 245 W 51; mtg \$23,000 & AL; May9; May15'18; A\$21,500-24,000 (R S \$1). O C & 100

77TH st, 109 W (4:1149-28), ns, 100 w Col av, runs n100.8xw3.2xn3.2xw15.4xsl04 to st xel18.6 to beg, 4-sty & b stn dwg; Mutual Life Ins Co of N Y to Doro Realty Co, 2447 Morris av; B&S & Ca; May15; May16'18; A\$17,000-22,000 (R S \$20). 20,000

80TH st, 240 E (5:1525-30), ss, 127.1 w 2 av, 20x102.2; John Dannecker, devisee Eliz Dannecker, to Mary Goldhammer, 1864 Putnam av, B of Q; AL; May10; May13'18; A\$8,500-13,000. nom

80TH st, 240 E; Mary Goldhammer, B of Q, to John Dannecker, 550 Brook av; AL; May13'18. nom

82D st, 15 W (4:1196-22), ns, 244 w Central Park W, 23x102.2, 4-sty & b stn dwg; Estelle V Pearsall to Margt W Geisinger, 300 Central Park W; mtg \$15,000 & AL; Nov20'17; May16'18; A\$22,900-28,000. nom

87TH st, 131 W (4:1218-22), ns, 258.4 w Col av, 16.8x100.8, 3-sty & b stn dwg; Nicholas F Walsh, ref, to Raye P Terrell, 322 W 46; FORECLOSE Feb14; May16'18; A\$13,500-18,500 (R S \$15). 15,000

87TH st, 131 W; Boyertown Burial Casket Co at Boyertown, Pa, to same; QC; Mar9; May16'18. 50

87TH st, 131 W; Raye P Terrell to City Real Estate Co, 176 Bway, who was plff in foreclosure in deed above; B&S & Ca; May16'18. O C & 100

93D st, 46-S W (4:1206-50-51), ss, 325 e Col av, 55x100.8, 2-5-sty stn tnts; Ann Monaghan, widow of Martin C Monaghan, to Mary Monaghan & Anna V Monaghan; mtg \$55,000; Aug31'09; May15'18; A\$42,500-69,000. O C & 100

94TH st, 231-3 E (5:1540-14-15), ns, 234.1 w 2 av, 51.5x100.8, 2-5-sty bk tnts; Gold-berg & Greenberg, Inc, 134 W 26, to Chas Goldberg, 320 Central Park W; AL; Mar20; May14'18; A\$16,000-32,000. O C & 100

95TH st, 251-7 W, see Bway, 2541-7.

100TH st, 206 E (6:1649-43), ss, 130 e 3 av, 25x100.11, 6-sty bk tnt & str; Austin B Fletcher, 1 E 60, & ano, TRSTES will Jackson S Schultz, to Louis Cohen, 953 Whitlock av; May11; May16'18; A\$7,000-22,500 (R S \$19.50). O C & 100

101ST st, 209-11 E (6:1651-7-8), ns, 160 e 3 av, 50x100.11, 2-4-sty bk tnts; A\$19,000-26,000; also 101ST ST, 229 E (?), deed reads 209 (6:1651-17), ns, 175 w 2 av, 25x100.11, 4-sty bk tnt; A\$9,500-13,000; Thos F Featherstone to Marcella Featherstone, both at 209 E 101; B&S; AL; May9; May10'18. O C & 100

101ST st, 229 E, see 101st, 209-11 E.

105TH st, 72-4 E (6:1610-42-43), ss, 80 w Park av, 50x100.11, 2-5-sty bk tnts & str; Bertha Galanty to Annie Schreiber, 231 E 85; mtg \$46,000; Apr1'16; May16'18; A\$20,000-37,000. nom

105TH st, 72-4 E; Annie Schreiber to Rose Urbach, 956 Fox, Bronx; mtg \$44,000; Sept21'16; May16'18. nom

112TH st, 327 E (6:1684-15), ns, 258.6 w 1 av, 27x100.11, 6-sty bk tnt & str; Rose Eckert, of Bronx, to Panama Holding Corp, 391 E 149, or R 319, 350 Bway; AL; Dec30'17; May13'18; A\$7,500-24,000 (R S \$1). O C & 100

112TH st, 327 E; Panama Holding Corp to Rosie Klein, 1081 Simpson; AL; May13'18 (R S \$1). O C & 100

114TH st, 20 E (6:1619-63), ss, 225 e 5 av, 25x100.11, 5-sty stn tnt & str; Jacob Manne, of Bklyn, to Laura Thorn, 601 W 140; mtg \$21,500 & AL; Nov16'17; May13'18; A\$13,000-26,000. nom

116TH st, 66 W (6:1599-68), ss, 75 e Lenox av, 25x100.11, 5-sty bk tnt & str; Jos B Bender Co to Saml Ritter, 1451 Wilkins av, Bronx; mtg \$34,500 & AL; May14; May15'18; A\$18,000-33,000 (R S 50c). O C & 100

118TH st, 6 W (6:1601-42), ss, 125 w 5 av, 25x100.11, 5-sty bk tnt; Schuyler E Day, ref, to Julia E Cameron, 31 E 38, plff; FORECLOSE Mar28; May10'18; A\$12,000-26,000 (R S \$23). 23,000

118TH st, 8 W (6:1601-43), ss, 150 w 5 av, 25x100.11, 5-sty bk tnt; Harry N French, ref, to Julia E Cameron, 31 E 38, plff; FORECLOSE Mar28; May10; May11'18; A\$12,300-26,000 (R S \$23). 23,000

118TH st, 31 W (6:1717-8), ns, 410 e Lenox av, 25x100.11, 5-sty bk tnt; Anna E Donald, 6 E 92, to Olga Schultheis, 128 Cornelia, Bklyn; Ca; mtg \$16,000 & AL; Apr 25; May16'18; A\$12,000-24,000 (R S \$3). O C & 100

118TH st, 31 W; Olga Schultheis of Bklyn to Ethel Himler, 968 Tiffany, Bronx; Ca; mtg \$16,000 & AL; May14; May16'18 (R S \$3.50). O C & 100

119TH st, 280 W (7:1924-60½), ss, 80 e 8 av, 20x100.11, 5-sty bk tnt; German Savings Bank to Laura E Walker, 538 W 179; B&S; mtg \$9,000 & AL; May13; May16'18; A\$8,500-15,500 (R S \$5). 14,000

121ST st, 210 W (7:1926-39½), ss, 143 w 7 av, 15x100.11, 3-sty & b stn dwg; Phoenix Ingraham, as COMMITTEE Edw A Moynihan, to Bessie J Moynihan, 121 E 126; QC & Ca; Dec21'14; May13'18; A\$5,700-6,800. nom

122D st, 68 E (6:1747-63), ss, 120 w Park av, 20x100.11, 5-sty stn tnt; Emma L Wagner, 559 W 152, to Adelia Runyon, of Plainfield, NJ; mtg \$10,000 & AL; May10; May16'18; A\$6,400-14,500 (R S \$2.50). nom

126TH st, 227 E (6:1791-12), ns, 271.6 e 3 av, 33.6x99.11, 5-sty bk tnt; Edw J Sparenberg, Inc, a corp, to Edw J Sparenberg, 301 W 108; ½ pt; mtg \$16,000; May9; May10'18; A\$11,000-25,000 (R S \$2). nom

127TH st, 208 & 210 E (6:1791-43-44), ss, 105 e 3 av, 46.3x99.11x46.4x99.11, 2-5-sty bk tnts & str; Candace S Coffin to Ambrose Realty Co, 135 Bway; B&S; AL; May9; May10'18; A\$13,000-26,000 (R S \$10). O C & 100

127TH st, 208-210 E; Ambrose Realty Co to Geo Kerner, 56 E 122; mtg \$10,000; May 9; May10'18 (R S \$3). nom

127TH st, 229 E (6:1792-13), ns, 300.6 e 3 av, 29.6x99.11, 5-sty bk tnt; Isaac Levine,

1469 Hoe av, Bronx, to Milton Klein, 1058 So Blvd, Bronx; mtg \$18,000 & AL; May15'18; A\$8,000-18,000 (R S 75c). O C & 100

127TH st, 630 W, see Riverside dr, 549.

129TH st, 56 W (6:1726-66), ss, 135 e Lenox av, 27.6x99.11, 5-sty stn tnt; Cornelius Huth, ref, to Pauline Levy, 470 Coney Island av, Bklyn, plff; mtg \$17,350 & AL; FORECLOSE May13; May16'18; A\$9,500-25,000 (R S \$2). 2,000 over & above said mtg

131ST st, 254 W (7:1936-54), ss, 250 e 8 av, 17.6x99.11, 3-sty & b stn dwg; Walter V Reynolds, of Sound Beach, Conn, to Mary E Curtis, 2157 Mad av; mtg \$4,437.50 & AL; May15; May16'18; A\$4,500-5,800 (R S \$2). nom

131ST st, 466 W, see 37th, 437-9 W.

132D st, 81 W (6:1730-5), ns, 84 e Lenox av, 26x99.11, 5-sty bk tnt; Jerome A Kohn, ref, to J Prentice Kellogg of Monmouth Beach, NJ; FORECLOSE May7; May14; May15'18; A\$6,700-19,000 (R S \$15). 15,000

132D st, 138 W (7:1916-49), ss, 375 w Lenox av, 16x99.11, 3-sty & b stn dwg; Geo Knipe, 353 W 24, to Sadie K Herrmann, of Autenrieth rd, Scarsdale, NY; mtg \$4,500; Jan17; May16'18; A\$4,300-5,400. nom

132D st, 265 W (7:1938-10), ns, 225 e 8 av, 14x99.11, 3-sty & b stn dwg; Dorothy McC Symes (McCallagh) of Jersey City, NJ, to Hudson P Rose Co, 7 W 45; mtg \$5,000; May10'18; A\$3,600-4,700 (R S \$1). O C & 100

132D st, 270 W (7:1937-58), ss, 150 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Merit Realty Corp to Louis Boehm, 306 W 94; ½ pt; B&S; mtg ½ of \$4,000; Oct8'17; May15'18; A\$4,300-5,800. O C & 100

133D st, 312 W (7:1958-37), ss, 150 w 8 av, 25x99.11, 5-sty bk tnt; Jas H Cruikshank, to Janet E Littell, 46 Prospect st, Summit, NJ; mtg \$12,000 & AL; May8; May14'18; A\$7,000-18,000 (R S \$8). nom

139TH st, 215 W (7:2025-23½), ns, 194.11 w 7 av, 19.2x99.11, 4-sty bk dwg; Carrie Fuhs to Martha Jordan, 108 W 142; mtg \$8,000; May11; May13'18; A\$5,400-7,500 (R S \$3.50). nom

139TH st, 215 W; Martha Jordan to Right Realty & Security Co, 35 Nassau; mtg \$3,000; May11; May13'18 (R S 50c). O C & 100

139TH st, 239 W (7:2025-13½), ns, 313.4 e 8 av, 18.2x99.11, 4-sty bk dwg; Alice A Curtis, 239 W 139, to Hudson P Rose Co, 7 W 45; mtg \$8,400 & AL; May15; May16'18; A\$6,100-8,000 (R S \$1). nom

142D st, 66 W (6:1739-65), ss, 150 e Lenox av, 25x99.11, 5-sty bk tnt; Kath L Minifie to Francis A Williams, 63 W 139; mtg \$11,500; May9; May11'18; A\$3,000-10,500 (R S \$6.50). O C & 100

142D st, 147 W (7:2011-12), ns, 242 e 7 av, 27x99.11, 5-sty bk tnt; H & F Realty Co to Ignaz Herman, 1284 Grant av, & David Fried, 2215 5 av; mtg \$10,000; May16'18; A\$6,000-19,500 (R S \$1). O C & 100

143D st, 525-7 W (7:2075-8), ns, 170.10 e Bway, 70.10x99.11, 6-sty bk tnt; Sylvain Werdenschlag, 515 W 143, to Edhill Realities, Inc, 1400 5 av; B&S; AL; May16'18; A\$39,000-105,000 (R S 50c). O C & 100

144TH st, 222-6 W (7:2029-37-39), ss, 75 w 7 av, 75x99.11, 2-6-sty bk tnts; John Bloch to F D Onofrio, Inc, 157 W 118; mtg \$76,750 & AL; May14; May16'18; A\$21,000-64,000 (R S \$6). O C & 100

160TH st, 554 W (8:2118-15), ss, 212.6 e Bway, 37.6x99.11, 5-sty bk tnt; Harry L Bloch to Louis H Perlman, 1988 Mad av; A L; May8; May15'18; A\$17,000-40,000. nom

172D st, 570 W (8:2128-12), ss, 100 w Audubon av, 62.6x95, 5-sty bk tnt; John J Dillon to Olds Holding Corp, 217 Bway; mtg \$62,000; Mar1; May10'18; A\$23,000-66,000. O C & 100

182D st, 555-7 W (8:2154-58-59), ns, 50 w Audubon av, 50x79.9, 2-sty fr dwg, 1-sty fr rear bldg & 1-sty bk academy; Universalist General Convention, Inc, Cleveland Bldg, Watertown, NY, to Washington Heights Universalist Church, Inc; mtg \$15,000 & AL; Mar26; May15'18; A\$16,000-18,000 (R S \$3). nom

Av A, 194 (2:406-1), nec 12th (No 501), 28.8x51.0, 4-sty bk tnt & str; Max D Greenberg, of Chicago, Ill, to R K Realty Corp, 22 W 15; AT; QC; AL; May7; May16'18; A\$16,000-21,000. nom

Av D, 199-207 (2:383-29-35), nwc 13th (No 741), 206.6 to ss 14th (Nos 742-4) x88, 1 & 3-sty bk mill; Midcity Realty Corp to Eagle Pencil Co, 703 E 13; AL; May13; May16'18; A\$64,000-83,200 (R S \$125). 125,000

Amsterdam av, 1435, see 37th, 437-9 W.

Bowery, 351 & 351½ (2:459-3), ss, 51.2 n 3d, 26.2x100.3x27.2x93.9, 2-5-sty bk tnts & str; Henry Elsnor of Bklyn to Archibald W McEwan, 2161 Bathgate av, Bronx; B&S; AL; May15; May16'18; A\$21,000-27,000 (R S 50c). O C & 100

Bradhurst av, 114 (7:2045-61), ss, 25 s 148th, 25x75, 5-sty bk tnt; John Wendt of Montclair, NJ, et al to Geo M Fawcett of Amityville, LI; AL; Apr30; May16'18; A\$7,500-13,500 (R S 50c). nom

Broadway, 2541-7 (4:1243-10), nwc 95th (No 251), 75.6x100, 7-sty bk tnt & str; A \$275,000-350,000; also 95TH ST, 253-5 W (4:1243-8), ns, 100 w Bway, 50x100.8, 6-sty bk tnt; A\$38,000-90,000; also 95TH ST, 257 W (4:1243-7), ns, 150 w Bway, 25x100.8, vacant; A\$17,500-17,500; Chas Hirschhorn, 23 W 76, to Isadore Levy, 105 W 72; ½ pt; mtg \$229,000; May8; May16'18 (R S \$90.50). O C & 100

Broadway, ws, 75.11 n 106th, see West End av, 947-53.

Lenox av, 511 (7:1920-33), ws, 99.5 n 135th, runs w56xw0.6xw19xn25xw75 to av x25.6 to beg, 5-sty bk tnt & str; Francis D Gallatin, ref, to Aloysius Hauger & Antonie K, his wife, 556 Cortlandt av, Bronx, as tenants by entirety, plffs; mtg \$19,000; FORECLOSE & drawn May7; May10'18; A\$12,000-20,000 (R S \$1.50). 1,500

Lexington av, 101 (3:383-27), es, 24.8 n 27th, 24.8x100, 5-sty stn tnt; Jos L Buitenenwieser to Louise Fox, 520 Ocean av, Jersey City, NJ; B&S; mtg \$27,000 & AL; May9; May15'18; A\$27,300-40,000. nom

Madison av, 1791 (6:1623-53), es, 50.5 s 118th, 25.3x60, 5-sty bk tnt & str; Anthony Ave Realty Co, 5 Beekman, to Lina Maier, 1 W 102; mtg \$15,000; Apr30; May 15'18; A\$12,000-19,000 (R S \$2.50). O C & 100

Park av, 43 (3:892-4), es, 73.9 n 36th, 25x 105, 4-sty & b stn dwg; Wm A Street, of White Plains, NY, to John E Berwind, 102 E 39; mtg \$40,000 & AL; May11; May16'13; A\$72,500-86,000 (R S \$35). nom

Park av, 629 (5:1400-4), es, 80 n 65th, 22.8x80, 4-sty stn tnt & str; N Taylor Phillips, ref; to Theo H Schumann at Harvard Club, 374 Commonwealth av, Boston, Mass, plff; mtg \$49,000 & AL; FORECLOS May7; May9; May10; A\$50,000-56,000 (R S \$3.50). 54,000

Park av, 1063 (5:1516-2), es, 25.8 n 87th, 25x80, 5-sty bk tnt & str; John T Meyer to Emma M E Platt, 219 E 89; ½ pt; mtg \$16,000 & AL; May16'18; A\$40,000-43,000 (R S \$7). O C & 100

Riverside dr, 549 (7:1994-81), sec, 127th (No 630), 116x95, 6-sty bk tnt & str; Dorlinton Corp to 549 Riverside Drive Corp, at 636 W 127; mtg \$150,000 & AL; May9; May10'18; A\$105,000-230,000 (R S \$80). nom

St Nicholas av, 206 (7:1926-6), es, 89.1 n 120th, 29.4x118.11x25x103.7, 5-sty bk tnt; Cyrille Carreau et al, EXRS & Cyrille Carreau, to Chas Schwartz, 1235 Hoe av; mtg \$20,000 & AL; May2; May11'18; A\$15,000-25,000 (R S \$4). 24,000

West Broadway, 541-9 (2:536-5-10), es, 200 n Bleecker, runs e100xn100.5 to former cl Amity lane (closed) xse29.2xn35.11xw 128.7, to st xsl29.5 to beg, 2-3 & 2-2-sty bk tnts & str & 1-sty fr str; Elmathan Thorn Estate Corp to Lorenzo A Cuneo, 21 W 8, & Wm E Podesta, 114 Waverly pl; mtg \$25,000 & AL; May10'18; A\$70,000-74,500 (R S \$37). nom

West End av, 947-53, or Broadway (7:1892-16), ws, 75.11 n 106th, 75x100, 12-sty bk tnt; Schuyler Sq Realty Co, 2520 Bway, to B Rush Stoddard, 66 Sound View av, New Rochelle, NY; AL; May15'18; A\$135,000-420,000 (R S \$23). O C & 100

2D av, 356-60 (3:926-69), sec 21st (No 300), 65.6x90, 4-sty bk office bldg; Hebrew Charities Building, a corp, to United Charities, a corp, 356 2 av; B&S; May8; May15'18; A exempt-exempt. nom

2D av, 812 (5:1336-4), es, 75.5 n 43d, 25x 100, 5-sty bk tnt & str; Sofie Bermann to Sigmund Bermann, 319 E 57; ½ pt; mtg \$22,500; June10; June18'13; A\$15,000-27,000; reprinted from 1913, when this deed appeared under leases. nom

2D av, 812; Sigmund Bermann to Leo M Baum, 112 E 89; all of; mtg \$20,000; June 16; June18'13; reprinted from 1913, when this deed appeared under leases. nom

2D av, 812; Leo M Baum to Sigmund Bermann & Elsie, his wife, 319 E 57; mtg \$20,000; June16; June18'13; reprinted from 1913, when this deed appeared under leases. nom

2D av, 1542 (5:1543-3), es, 51.1 n 80th, 25.6x100, 4-sty bk tnt & str; David Greenspan to Laura Greenspan, his wife, both at 1034 Tiffany, Bronx; ½ pt; mtg \$15,000; Apr1; May14'18; A\$14,000-19,000 (R S \$1.50). O C & 100

3D av, 1968 (6:1636-34), ws, 25.5 n 108th, 25x100, 5-sty stn tnt & str; Chas P Foster to American Mtg Co, 46 Cedar; mtg \$24,000 & AL; May6; May11'18; A\$16,000-27,000. 125

5TH av, 418 (3:839-49), ws, 20 s 38th, 18x 83, pt 7-sty bk str; Sherman Flint to Margt O Flint, 791 Madison av; undivided int; B&S & to correct deed rec Feb23'16; May 15; May16'18; A\$270,000-285,000. nom

8TH av, 2364 (7:1932-62), es, 25 s 127th, 24.11x100, 5-sty bk tnt & str; John Preusser to Lucia C Preusser, both at 302 W 122; ½ RT&I; QC; May10; May11'18; A\$16,000-24,000 (R S \$7). nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Cooper sq, 30, see 5 av, 72.

Division st, 26 (1:289), ns, 200.7 e Bowery, 24.11x85.3x25x97.6; consent to 3d track; Meyer S Scheinman, 1048 Union av, Bklyn, to Manhattan Railway Co & ano; mtg \$32,000; Apr15; May15'18 (R S 50c). 333.58

Division st, 26; consent to 3d track; Philomena Koempel, now Spies, mtgee, to same; mtg \$26,000; Apr30; May15'18. nom

Division st, 26; consent to 3d track; same, mtgee, to same; mtg \$6,000; Apr30; May15'18. nom

Greenwich st, 400 (1:216), ws, 73.1 n Beach, 27x100; consent to 3d track; Artemas B Smith, 150 Gates av, Bklyn, ELR, & Susan A R Moses, to Manhattan Railway Co & ano; mtg \$20,000; Apr19; May15'18 (R S \$1). 772.20

Greenwich st, 400; consent to 3d track; Emigrant Indust Savings Bank, mtgee, to same; mtg \$20,000; May2; May15'18. nom

Rende st, 187, see 5 av, 72.

13TH st W, nwc 5 av, see 5 av, 72.

16TH st, 43-7 W (3:818), ns, 155 e 6 av, 65x92; asn rents to receive \$227,500 int, taxes, &c; Louise C O'Reilly to Metropolitan Life Ins Co; May9; May16'18. nom

94TH st, 25 E (5:1506-15), ns, 42.9 W Mad av, 21.1x100.8, 4-sty & b stn dwg; Chas E Gremmels, 296 Fisk av, Westerleigh, SI, to Providential Realty & Investing Co, 233 Bway; mtg \$20,000 & AL; Feb 18; May14'18; A\$38,000-45,000 (R S \$1). O C & 100

99TH st, 10 W (7:1834), ss, 175 w Central Park W, 25x100.11; mtg \$19,000; also AN- DERSON AV (9:2505-2510), vacant land on said av & two gore lots known as lots 62 & 62, blk 2510; also lot 63, blk 2505 tax map; also 280 shares of stock Oak Realty

Co., & small amount of cash; agmt providing for substitution of trste, &c; Hannah M Hyde, of Brodhead, Wis, et al, heirs Silas A Allen, with title Guar & T Co as TRSTE, &c, of Silas A Allen; Nov1'17; May 16'18. nom

107TH st, 114 E (misc); agmt that party is to get & retain ½ pt of AT in fund as at present invested in mtg for \$22,000 secured by mtg on above, &c; John Macri with Oscar Goettel, 456 Riverside dr, heir of August Goettel, his father; May19'17; May11'18. nom

140TH st, 57 W (6:1738); examination & testimony of Abr A Silberberg before Chas S Guggenheimer, ref, 120 Bway, in relation to deed from Star Mtg Co to Mildred S Helm on Aug12'14 & a re-conveyance from her to Abr A Silberberg, 16 E 96, office 256 Bway, & also as to bonds, mtgs, jdgt, etc, outstanding against the Star Mtg Co; Apr 26; May15'18. 3,599.49

142D st W, nwc 8 av, see 8 av, 2667-85.

Bowery, 390, see 5 av, 72.

3D av, 2351-7 (6:1792), es, 25 s 128th, 74.10x105; consent to new upper deck tract, &c; Geo C D Brand, individ & EXR Christian Brand et al, to Manhattan Railway Co & ano; Feb2; May14'18 (R S \$4). 3,599.49

5TH av, 72 (2:577), nwc 13th, 51.7x100; also COOPER SQ, 30, or BOWERY, 390 (2:544), ws, runs n22.3xw36xw78.5 to alley x23.3xse78.10x43 to beg, with rights to alley; also READE ST, 187 (1:139), es, 113 w Washington, 22.6x52.6; also stocks, bonds, &c; appointment of TRSTES; Kath B & Louis L Lorillard, of Newport, RI, TRSTES under deed of trust rec Aug26'14, to Wm R Buchanan, 955 East Jersey st, Elizabeth, NJ, as TRSTE; May1; May11'18. 617.80

7TH av, 867-71 (4:1008), es, 50.5 n 55th, runs e100xs50.5 to ns 55th (No 151) xe25xn 117.2xw25.1xn10.3xw100 to av xs75 to beg; re assign rents rec July11'14; Metropolitan Life Ins Co to Welham Co; Apr30; May15'18. O C & 100

8TH av, 2667-85 (7:2043), nwc 142d, runs n49.11xw100xs50xe28xs99.11 to st xe72 to beg; consent to 3d track, &c; Geo C D Brand, individ & EXR Christian Brand, et al, to Manhattan Railway Co & ano; Feb4; May14'18 (R S \$1). 617.80

Ante nuptial agmt (misc) and agmt as to deposit of \$500 in lieu of dower; Salvatore Lopez, 316 E 39, with Giovannina Gerbia Spalletta, 325 Broome, his intended wife; Sept23'15; May13'18. nom

Appointment of sub trste (misc); Helen T Orvis, of Scarsdale, NY, as widow & TRSTE &c will Paul W Orvis, to Thos H Tarbox, of East Providence, RI, as sub TRSTE same will; May3; May14'18. nom

Copy of last will (misc); Eliz B Baker (widow of Jas Baker), late of Carmichael, Md; Feb27'14; May16'18. nom

General release of dower (misc); Giovannina Gerbia Spalletta to Salvatore Lopez, 316 E 39; AT; QC; Sept23'15; May13'18. nom

Power of atty (misc); Clarence Shoninger, NY, to Dr Chas H May, NY; June5'16; May15'18. nom

Power of atty (misc); Henrietta Lazarus to Lewis H Lazarus, 23 E 20; Feb14'08; May13'18. nom

WILLS.

Borough of Manhattan.

Henry st, 258-60 (1:268-55-56), ss, abt 125 e Montgomery, —x—, 2-2-sty bk tnts; A\$25,000-27,000; also 126TH ST, 9 E (6:1751-5½), ns, abt 120 e 5 av, —x—, 3-sty & b stn dwg; A\$5,600-7,400; Emma M Aims Est, Walton I Aims, EXR, 9 E 126; (A) Bergen & Prendergast, 25 Broad. Filed Feb18'18.

17TH st, 328 W (3:740-47), ss, abt 325 w 8 av, —x—, 5-sty bk tnt & 4-sty bk rear tnt; A\$12,000-24,000; also 17TH ST, 344 W (3:740-54), ss, abt 270 e 9 av, —x—, 5-sty bk tnt & str & 3-sty bk rear tnt; ½ pt; A\$13,500-26,000; Louise Maurer Est, Eugenie Furstenberg, EXTRX, 404 W 43; (A) Albt W Venino, 59 Wall. Filed Dec26'17.

53D st, 12 W (5:1268-47), ss, abt 225 w 5 av, —x—, 5-sty & b stn dwg; A\$66,000-82,000; also WOOSTER ST, 208-10 (2:534-5), es, abt 170 n Bleecker, —x—, 6-sty bk loft & str bldg; A\$27,000-50,000; also 3D AV, 1152-4 (5:1402-34-35), ws, 25 n 67th, —x—, 2-5-sty bk tnts & str; A\$42,000-72,000; Hy Lewis Morris Est, Anna R Morris, EXTRX, 12 W 53; (A) Morris & McVeigh, 32 Liberty. Filed Jan12'18.

63D st, 118 W (4:1134-44), ss, abt 280 w Col av, —x—, 5-sty stn tnt; A\$15,000-24,500; Delia B Burke Est, Thos J F Duffy, EXR, 150 W 91; (A) John M Ruck, 99 Nassau. Filed Jan15'18.

76TH st, 329 W (4:1185-53), ns, abt 145 e Riverside dr, —x—, 4-sty & b bk dwg; A\$23,500-31,000; Emeline C Smith Est, Emmie L Carpenter, EXTRX, 324 W 163; (A) Merrill, Rogers & Terry, 100 Bway. Filed Jan9'18.

93D st, 122 E (5:1521-63½), ss, abt 215 e Park av, —x—, 3-sty & b stn dwg; A\$9,000-12,000; also 2D AV, 1325 (5:1424-27), ws, 25 s 70th, —x—, 5-sty stn tnt & str; A\$13,000-20,000; Pinkus Turk Est, Abr I Elkus, EXR, 2 W 55; (A) Saml C Worthen, 111 Bway. Filed Jan4'18.

3D av, 731 (5:1319-50), es, abt 80 s 46th, —x—, 5-sty bk tnt & str; A\$12,500-17,500; Mary W Montgomery Est; (A) Root, Clark, Buckner & Howland, 31 Nassau. Filed Apr2'18.

CONVEYANCES.

Borough of Bronx.

MAY 10, 11, 13, 14, 15 & 16.

Banta la (18:5643), ns, abt 275 e Billar pl, 84x45, City Island; Jas McClymont to Mary T Kyle, 63 Bay, City Island; B&S & CaG; May9; May16'18 (R S 50c). nom

Brown pl, sec 133d, see 133d, 490 E.

Crotona Park N, 731, see Clinton av, 1790.

Crotona Park N, 747 (11:2948), ns, 141.3 e Clinton av, 23x100, 2-sty & b fr dwg; Mary Gabel to Wm J Gabel, 772 E 175; ½ pt; mtg \$3,750; May10'18 (R S \$1). O C & 100

Falle st, 638 (10:2766A), es, 341.8 s Spoford av, 20.10x100, 2-sty bk dwg; Lawrence Davis, Newark, NJ, to Pauline Lubitz, 919 Fox; mtg \$4,500; May14; May16'18 (R S \$1.50). O C & 100

Falle st, 638 (10:2766A), es, 341.8 s Spoford av, 20.10x100, 2-sty bk dwg; Julia C S Grant, Tarrytown, NY, to Lawrence Davis, 76 Green, Newark, NJ; mtg \$4,500; Apr30; May10'18 (R S \$1). O C & 100

Freeman st (11:3006), ss, 334.5 w Westchester av, 100x100, vacant; Max Cohen et al to Isidor Langner, 700 Trinity av, & Jacob Lazere, 1345 Wash av; May15; May 16'18 (R S \$17.50). O C & 100

Glover st (16:3971), es, 150 n Lyon av, 25 x130, except part for sts; Alice V Konklin to Marie Lang, 2019 Powell av; mtg \$—; Jan12'17; May15'18. nom

Jennings st, 775, see Prospect av, 1405-7.

Kimberly pl, swc Bway, see Bway, sec Verveelen pl.

Kingsbridge ter (12:3256), ws, 39.9 n land now or formerly Tecca N Reed, 250x 118.10 x 250 x 122.8; Chas E Gremmels, 296 Fisk av, Westerleigh, SI, to Providential Realty & Investing Co, 233 Bway; mtg \$4,750; Feb1; May11'18 (R S \$1). O C & 100

McClellan st, sec Sherman av, see Sherman av, sec McClellan.

Odell st, 1346 (15:3934), es, 25x108, except part for st; Julia Williams, 1987 Clinton av, to Odell St Realty Co, 2069 Westchester av; AL; Jan31; May14'18. O C & 100

Paine st, 1246 (18:5336), ss, 100 w Crosby av, 25x68.6x25x66.4; Philip J Sinnott, ref, to Amo Realty & Constn Co, 342 E 120, plff; FORECLOS May3; May13; May14'18 (R S \$2). 2,000

Roselle st (15:4079), es, 57 s Poplar, 28x 100; Frank Gass, Inc, 2215 Westchester av, to Jos & Kath Hlawatsch, joint tenants, 967 Sherman av; mtg \$4,000; Apr22; May 14'18 (R S 50c). nom

Verveelen pl, sec Bway, see Bway, sec Verveelen pl.

Wyatt st, 1138 (15:3906), ss, 125 w Bronx Park av, 28.11x100; Louis A Schwartz et al to Alfredo Cappelletti, 1178 E 178; mtg \$2,500; Apr30; May16'18 (R S \$3.50). O C & 100

133D st, 400 E (9:2277), sec Brown pl, vacant; Chas S Brown et al, EXRS, &c, of Lewis B Brown, to Champion Realty Co, 500 E 133; May2; May16'18 (R S \$10). 10,000

135TH st, 313 E (9:2311), ns, 100 w Alex av, 25x100, 4-sty bk tnt; Louis Wagner to Forest T Horton, South Sterling, NJ; mtg \$4,000; Apr29; May11'18 (R S \$7.50). nom

136TH st, 288-90 E (9:2311), ss, 175.3 e Lincoln av, runs e49.9xsl00xw50xn71.11xe 0.1xn28.1 to beg, vacant; Harlem Swedisa Evangelican Lutheran Church to E Louise Sands, 11 E 84; B&S; mtg \$8,500; Apr30; May11'18. nom

138TH st, 574-6 E (10:2550), ss, 62.3 e St Anns av, 50x100, 6-sty bk tnt & str; Clara Ellner to Ellner-Richard Realty Co, 86 2 av; May1; May10'18. nom

141ST st, 441 E (9:2286), ns, 418.9 e Willis av as in 1866, 18.9x100, 2-sty & b bk dwg; also 141ST ST, 479 E (9:2286), ns, 775.9 e Willis av as in 1866, 18.9x100, 2-sty & b bk dwg; Agnes F May to Nellie Clancy, 1124 Flinday av; QC & correction deed; Apr29; May14'18. nom

141ST st, 479 E, see 141st, 441 E.

142D st, 421 E (9:2287), ns, 225 e Willis av, 25x100, 4-sty bk tnt; Therese Weil to Bertha Kahn, 421 E 82; B&S & AL; Mar11; May15'18 (R S \$1). 50

148TH st, 236 E (9:2336), ss, 361.10 e Park av, 25x100, 4-sty bk tnt; Saml Geib, 1074 2 av, to Albino Papa, 281 E 155; mtg \$6,750; May9; May10'18 (R S \$3.50). O C & 100

150TH st E, nec Mott av, see Mott av, 586.

161ST st, 764 E (10:2657), ss, 100 e Forest av, 48.6x101.2, 6-sty bk tnt; Turnau Realty Co to Benenson Realty Co, 401 E 152; mtg \$30,000; May14; May16'18 (R S \$12.50). O C & 100

165TH st, 656 E (10:2632), ss, 146 w Trinity av, 18x120, 2-sty & b fr dwg; Louis Wagner to Forest T Horton, South Sterling, NJ; Apr29; May11'18 (R S \$7.50). O C & 100

165TH st, 860 E (10:2690), ss, 55.5 w Stebbins av, 18.3x91, 3-sty fr tnt; Jos F Wagner to Josephine H Jenny, 860 E 165; mtg \$5,800; May14; May16'18 (R S \$3.50). O C & 100

174TH st E, swc Weeks av, see Weeks av, swc 174.

182D st W, sec Grand av, see Grand av, sec 182d.

187TH st, 415 E (11:3032), ns, 133.4 e Webster av, 33.4x100, 4-sty bk tnt; Saml W Phillips, ref, to Ella R Andrews, 225 W 86, plff; FORECLOS May6; May15; May16'18 (R S \$16). 16,000

190TH st, 58 E (11:3174), ss, 395 e Jerome av, 43.6x175, except part for 190th, 2-sty & a fr dwg; Josiah A Briggs, 2305 Andrews av, et al, to Chas E Nessle, 2264 Grand av; mtg \$6,000; Apr1; May13'18 (R S \$8). O C & 100

192D st E, swc Grand blvd & concourse, see Grand blvd & concourse, swc 192.

192D st E, sec Croton av, see Grand blvd & concourse, swc 192.

221ST st E (16:4655), ss, 255 w White Plains rd, 50x114; Mary O'Connell, 711 E 220, to Frank Oliva, 2333 Beaumont av; May14'18 (R S \$5.50). O C & 100

222D st, 847 E (17:4847), ns, 506.7 e Barnes av, old line, 25x88.10; Royal Bronx Realty Co to John R Flippin, 2448 Wash av; mtg \$3,200; May15'18 (R S \$2.50).
O C & 100

230TH st E (17:4877), ws, 185 n Paulding av, 50x114.10; Luigi Criscuolo, 610 E 191, to Gaetano Milo, 338 E 106; May11; May13'18 (R S 50c).
nom

232D st, 849 E (17:4857), ns, 1322.10 e White Plains rd, 50x114; Wm J Smyth, East Orange, NJ, to Hy F Hanf, 890 Forest av; mtg \$2,700; May1; May11'18 (R S \$5).
O C & 100

239TH st W, nwc Riverdale av, see Riverdale av, nwc 239.

242D st E (17:5115), ns, 170 w Baker av, 50x100; Domineck Leggiere & Amy Leggiere, individ & as wife said Domineck Leggiere, to Emidio Miccio, 351 S 9 av, Mt Vernon, NY; mtg \$2,500; May2; May14'18 (R S \$2).
O C & 100

261ST st W, nec Tyndall av, see Tyndall av, nec 261st.

Av St John, 915 (10:2686), es, 170.4 n Kelly, 15.8x105.10x2.8x105, 1-sty bk str; City Real Estate Co to Title Guar & T Co; B&S; May13; May15'18.
nom

Bailey av (12:3261), es, 150 n Albany Crescent, 75x82.5x75.2x77.3, except part for Bailey av, vacant; also HEATH AV, 3045 (12:3261), ws, 140 n Albany Crescent, 75x 95x75x95, 2-sty & b fr dwg & vacant; Archibald Douglas to Stadacona Co, 99 John; May13; May14'18 (R S 50c).
nom

Bainbridge av, 2700 (12:3287), ses, 379.1 sw 196th, 25.6x108.9x25.7x106.2, 2-sty & a fr dwg; Sarah F Dudley, 2700 Bainbridge av, to Clement H Smith, 1884 Mt Hope av, & Ferdinand Hecht, 380 Riverside dr; mtg \$6,500; May14; May15'18.
nom

Baisley av (18:5344), nwc Valentine av, 30x100; Geo Baldwin, 124 W 99, to Michi A Bonomo, 156 Sullivan; Apr29; May13'18 (R S 50c).
O C & 100

Bathgate av (11:3055), ses, 153.2 sw 187th, 25x90, vacant; Rosa Schleissner, 171 E 64, to L Cecilia Decker, 47 W 46; B&S & CaG; May10; May13'18 (R S \$3.50).
3,250

Benedict av (15:3931), ns, 226.11 e Storrow, 25x90; Agnes Ryan & ano to John T Dooling, 179 E 80; mtg \$5,500; May13; May 15'18 (R S \$1).
O C & 100

Boston rd, 1437-9 (11:2938), ns, 38 e Prospect av, runs n109.10xne33.6xe26.10xs 130 to rd xw53 to beg, 2-6-sty bk tnnts & str; 183d St Holding Corp et al to Isidor D Brokaw, 66 Ft Wash av; mtg \$35,000; Apr17; May14'18 (R S \$12).
O C & 100

Boston rd, 1437-9 (11:2938), ns, 38 e Prospect av, runs n109.10xne33.6xe26.10xs130 to rd xw53 to beg, 2-6-sty bk tnnts & str; Isidor D Brokaw, 66 Ft Wash av, to Millie Rosenberg, 894 Riverside dr; May14; May15'18.
nom

Broadway (12:3266 & 13:3404), sec Veveleen pl, 50x100, vacant; also BROADWAY, swc Kimberly pl, 100x100, vacant; Wm F Vidal, 121 No Columbus av, Mt Vernon, NY, to Margt V Vidal, his wife, same address; B&S; mtg \$8,790; May9; May13'18 (R S \$6).
O C & 100

Broadway, swc Kimberly pl, see Bway, sec Veveleen pl.

Bronxwood av (17:5005), es, 252.7 n Kingsbridge rd, 25x102.6; Hy F Hanf to Wm J Smyth, 241 S Clinton, East Orange, NJ; May10; May11'18 (R S \$2).
O C & 100

Brook av, 423 (9:2289), ws, 25 s 145th, 25x90, 5-sty bk tnt & str; Mary C Kremser to Elise M Lowitz, 3810 Bway; mtg \$16,500; Oct1'17; May16'18.
nom

Brook av, 1251-3 (9:2396), ws, 238.1 n 168th, runs w56.11xs0.2xw33xn41.1lx90 to av xs41.9 to beg, 5-sty bk tnt; Samson Rosenfeld to Annie Bernstein, 900 River side dr, & Isaac Levy, 18 W 112; mtg \$26,500; May15; May16'18 (R S \$5).
O C & 100

Bryant av, 1431 (11:2994), ws, 225 s Jennings, 25x100, 3-sty sta tnt; Betty Gersmann to Bertha Block, 12 So Summerfield av, Arverne, LI; mtg \$7,500; May15; May 16'18.
nom

Castle Hill av (15:3948), nwc Starling av, 180x108; Wm Reinhardt, 11 Crescent pl, Bklyn, to Odell St Realty Co, 2069 Westchester av; ½ pt; AL; Jan31; May14'18.
O C & 100

Chatterton av, ss, 205 w Olmstead av, see Havemeyer av, sec Hermany av.

Chatterton av, ns, 305 w Castle Hill av, see Havemeyer av, sec Hermany av.

Cly av, 1056 (9:2425), es, 249 n 165th, 27x80, 2 & 3-sty bk dwg; Martha Tetzlaff to Martha Groll, 1056 Clay av; mtg \$5,500; July18'17; May13'18 (R S \$1).
nom

Clinton av, 1329-31 (11:2933), ws, 349.3 s Jefferson pl, 50x137.10 x50x137.9, 5-sty bk tnt; John Davis, ref, to Wm H Erskine, 2998 Perry av, pft; FORECLOS May9; May 13; May16'18.
40,000

Clinton av, 1790 (11:2948), nec Crotona Park N (No 731), 100x26, 5-sty bk tnt; Chas V Halley, 756 E 175, to Mary Halley, 756 E 175; mtg \$22,000; Apr18; May13'18.
O C & 100

Courtlandt av, 904 (9:2408), es, 27.10 s 162d, 28.1x90.2x25x77.6, 3-sty fr tnt & str; John H Scheffer to Geo Rahm, 750 Melrose av; mtg \$3,000; May15; May16'18 (R S \$4.50).
O C & 100

Creston av, sec 192d, see Grand blvd & concourse, swc 192.

Crimmins av (10:2556), ws, 287.5 n 141st, 25x80, vacant; Thos F Dougherty, ref, to Emigrant Indust Savgs Bank, pft; FORECLOS May6; May10; May11'18.
2,500

Eastern blvd (15:4199), nws, 284.3 n Willow la, 175x307.6 to nes Willow la x100 x200 to beg; Newport Holding Co, 5 Beckman, to Lewis R H Adams, 1004 Woodycrest av; AL; Oct29'17; May10'18.
O C & 100

Eastern blvd (15:4199), same prop; Lewis B H Adams to Commonwealth Savgs Bank, 2007 Ams av; AL; Mar19; May10'18 (R S \$1.50).
O C & 100

Ellis av (14:3831), ns, 138.4 e Havemeyer av, 33.4x108, Unionport, except part for Ellis av; Robt A Newman to Sarah A Newman, 175 E Carroll, City Island; mtg \$4,000; Mar28; May11'18 (R S \$1).
rom

Grand av (11:3195), sec 182d, 25x100, vacant; also GRAND AV (11:3195), es, 50 s 182d, 50x100, vacant; Edith A Jackson, 16 St Nicholas pl, to Robt A Adams, 92 N 8 av, Whitestone, LI; mtg \$2,500; Sept13'17; May10'18.
nom

Grand av, es, 50 s 182d, see Grand av, sec 182.

Grand blvd & concourse (11:3167), swc 192d, 202.7x198.1 to Creston av, 203.2x211.6, 2-sty & a fr dwg & 1-sty fr stable & vacant; Geo W Short to Absar Realty Co, 2133 Daly av; mtg \$45,000; May14; May16 '18 (R S \$35).
O C & 100

Havemeyer av (14:3697), sec Hermany av, 108x105, Unionport; also CHATTERTON AV (14:3797), ss, 205 w Olmstead av, 100x216 to Ludlow av, Unionport; also CHATTERTON AV (14:3807), ns, 305 w Castle Hill av, 100x108, Unionport, except part for st or avs; Jas M Duffy, 16 Redfield st, Rye, NY, to Richd Morrison, 3446 Station pl; May10; May11'18 (R S 50c).
nom

Heath av, 3045, see Bailey av, es, 150 n Albany Crescent.

Hermany av, sec Havemeyer av, see Havemeyer av, sec Hermany av.

Honeywell av, 2083 (11:3123), nws, 133.2 sw 180th, old lines, 33x150.2, 2-sty & b fr dwg; John A Webb, 2085 Honeywell av, to Mary A Webb, 2085 Honeywell av, his sister; May11; May13'18 (R S \$5.50).
O C & 100

Jackson av, 995 (10:2639), ws, 180.7 s 165th, 18.3x75, 3-sty bk tnt; Wm L Straub et al to Rose Greehey, 463 Vanderbilt av, Bklyn; QC; Mar21; May9'18 (R S \$4); corrects error in last issue, when revenue stamp was omitted.
nom

Jerome av (11:3179), es, 225.6 s 181st, 114.8x104.5x84.6x100, vacant; Bernstein & Kramer Realty Corp, 729 7 av, to Jos Zorn, 760 11 av; mtg \$21,000; May10'18 (R S 50c).
O C & 100

Katonah av, 4282 (12:3384), es, 48 s 236th, 25x85, 3-sty fr tnt; Ida Stroh, 4282 Katonah av, to Louis F Hofman, 100 Hyatt av, Yonkers, NY; May10'17; May11'18 (R S 50c).
200

Layton av (18:5328), ns, 25 e Dean, 75x 100; Ernest A Tappert, 119 Jackson, Johnstown, Pa, to Michl Vessio, 312 Av A; May 9; May15'18 (R S \$1).
O C & 100

Ludlow av, ns, 205 w Olmstead av, see Havemeyer av, sec Hermany av.

Mohegan av, 1830 (11:2958), es, 120 s 176th, 25x70, 2-sty & a fr dwg; Concrete Realty & Holding Corp to John F Fetzter, 2012 Quarry rd; mtg \$3,150; May14'18 (R S \$1.50).
nom

Mohegan av, 2082 (11:3123), ses, 133 sw 180th, 66x150, 2-sty & a fr dwg & vacant; John A Webb, 2085 Honeywell av, to Mary A Webb, 2085 Honeywell av, his sister; May11; May13'18 (R S \$10).
O C & 100

Mott av, 586 (9:2443), nec 150th, runs n 18x100xns82xe40xs100 to st xw140 to beg, 3-sty & b bk dwg; Frank G Wilkin to Frances G, Julie E & Moe E Wilkin, 586 Mott av; mtg \$3,500; Mar18; May15'18, 100

Muliner av (15:4324), es, 160.9 s Bronx & Pelham Pkway, 225x100; Benenson Realty Co, 401 E 152, to Jennie Schaffner, 524 Wales av; May10; May11'18 (R S \$12).
O C & 100

Nelson av (9:2517), es, 295.2 s 169th (late Orchard), 50.1x117.2x50.6x106.1, vacant; also NELSON AV (9:2517), es, 120.2 n 168th, 75 x116x85.10x135.2, vacant; Nicholas Downey, 662 W 34, to John F Maguire, Rockaway Beach, LI; mtg \$5,500; Mar9; May16'18 (R S \$5).
5,000

Nelson av, es, 120.2 n 168th, see Nelson av, es, 295.2 s 169th.

North Oak dr (16:4602), ns, 123.8 w from ws of curve at North Oak dr & Hickory av, runs w75.1xni135xe25.8 xn 52xe—xs16.4x e13.1xs35.4xe15.8xs153 to beg; Chas Williams to Mark Sackler, 2 Av A; May15; May16'18 (R S \$2).
O C & 100

Palisade av el, see Spuyten Duyvil Pkway, es, 50 n 236th.

Park av, 4683 (11:3032), ws, 100 n 187th, 40.4x100, 4-sty bk tnt; Michl J Conway, 476 E 187, to Jane Conway, 476 E 187; May14; May15'18.
nom

Plimpton av (9:2522), ws, 300 n 170th, 75x100, vacant; Filrose Constn Co to Rene Constn Co, 120 Haven av; mtg \$5,000; May 6; May13'18.
nom

Prospect av, 791 (10:2676), ws, 267.6 s Westchester av, runs w92.11xw32.2xs15x e92 to av xn40 to beg, 5-sty bk tnt; John H Green, 311 E 204, to Jas J Raisbeck, 1861 Morris av; ½ pt; mtg \$25,000; Apr19; May 14'18 (R S \$3).
nom

Prospect av, 1405-7 (11:2962), nwc Jennings (No 775), 43x90.10x67.7x74.4, 5-sty bk tnt & str; Julius A Schulze to Saml Reznick, 827 Union av; mtg \$41,250; May 14; May15'18.
O C & 100

Radeliff av (15:4267), nec Rhinelander av, 275x100; Esplanada Realty Co, 43 Exch pl, to Leonard Harrison, Horace B Packer & Fredk W Siemens, all at Wellsboro, Pa; Apr26; May13'18 (R S \$6.50).
nom

Rhineland av, nec Radeliff av, see Radeliff av, nec Rhinelander av.

Rhineland av, swc Williamsbridge rd, see Williamsbridge rd, swc Rhinelander av.

Riverdale av (13:3417), nwc 239th, runs w206.5xnw55.7xnw31.10 xnw240.5 xs714 xse 232.4xnel134.8xsel.3 xne75 xse200 to st xne 418.3 to beg, vacant, except Northern ter, ns, 416.8 w Riverdale av, runs w2xn290xe2 xs200; Emma L Harden, 45 Walworth av, White Plains, NY, et al, EXRS Jas Harden, to Emma L Harden, 45 Walworth av, White Plains, NY, individ & as EXTRX, &

Francis A Harden, 11 E 45, & Jas Harden, Jr, EXRS Jas Harden, for Dorothea Harden; May4; May15'18.
nom

St Peters av, 1722 (15:4001), ns, 275 w Maclay av, 25x96.7x25x96.10; Karl Schmidt, 1722 St Peters av, to Karl & Mary Schmidt, 1722 St Peters av, tenants by the entirety; mtg \$4,000; July17'17; May14'18. O C & 100

Sherman av (9:2452), sec McClellan, 100 x100x200x100, vacant; Delco Holding Co, to John S Appieby, Glen Cove, LI; mtg \$11,090; Apr30; May11'18.
nom

Southern blvd, 1292 (11:2980), es, 115.5 n Freeman, runs n17.9xe101.5xs13.11xw102.7 to beg, 2-sty fr dwg & str; Winifred Dettmer, 1292 So blvd, et al, heirs Cath Doyle, to Margt Meehan, 1875 Cropsey av, Bklyn; all RT&I; B&S & CaG; Mar—; May11'18 (R S \$2).
O C & 100

Spuyten Duyvil Pkway (13:3412 & 3417), es, 50 n 236th, runs e432.2xe30.6 to cl Palisade av xsel104.9xs47.10 to prolongation of ss 236th xse251.9 to ns 235th xse36.4xw333.6 xs233.6 xw 184 xn 200 xn 376 xe 20.11 to beg, contains 5 5401-10,000 acres, vacant; Stadacona Co, 99 John, to Archibald Douglas, ss 237th, w Palisade av; Mar14; May16'18 (R S 50c).
nom

Starling av, nwc Castle Hill av, see Castle Hill av, nwc Starling av.

Theriot av (14:3559), ws, 146.3 n Davis, 50x100; Donato Ungaro to Gabriele Salvia, 731 3 av; mtg \$300; May14'18 (R S \$1).
O C & 100

Tyndall av (13:3423Q), nec 261st, 114.9x 50, vacant; Annie M Kenney, 5 Lawrence, Yonkers, NY, to Marclar Realty Corp, 103 Park av; May10; May11'18 (R S \$3).
nom

Union av, 1230 (10:2682), es, 151.6 s 169th, 20x168.3, 2-sty & b fr dwg; Wilhelmina J Dickert & ano to Herman Sandler, 162 E 114; mtg \$4,500; May15; May16'18 (R S \$1.50).
O C & 100

Valentine av, 2868 (12:3302), ses, 180.9 n e 198th, 25x99, 2-sty & b fr dwg; Mary E Merrill to Aline E De Passe, 205 W 107; Apr10; May14'18.
100

Valentine av, nwc Baisley av, see Baisley av, nwc Valentine av.

Washington av, 1635 (11:2906), ws, 50 n 173d, 25x90, 4-sty bk tnt & str; Goldberg & Greenberg, Inc, 134 W 26, to Chas Goldberg, 320 Central Park W; AL; Mar20; May15'18.
100

Washington av, 1178-80 (9:2372), es, 148.4 n 167th, 41.8x127.2x41.8x127.1, 6-sty bk tnt; Geo Herold, 356 S 3 av, Mt Vernon, NY, to Frank Gass, 2248 Powell av; ½ pt; mtg \$30,000; Apr23; May15'18 (R S \$1.50).
O C & 100

Washington av, 1178-80; Frank Gass to Lina Hoffmann, 1018 Havemeyer av; ½ pt; mtg \$30,000; Apr30; May15'18 (R S \$1.50).
O C & 100

Washington av, 2163 (11:3037), ws, 374 s 182d, old lines, 18x115, 2-sty fr dwg; Kath Schlatter, 2163 Wash av, to Fredk W Schlatter & Frieda Lavery, 2163 Wash av; June29'17; May14'18.
O C & 100

Washington av, 2163 (11:3037), ws, 374 s 182d, old lines, 18x115, 2-sty fr dwg; Fredk W Schlatter, 2163 Wash av, to Frieda Lavery, 2163 Wash av; QC; May2; May15'18 (R S \$1).
100

Weeks av (11:2792), swc 174th, as on map Mt Hope, 100x100, vacant; Lanty Ryan to Gertrude Ryan, 1689 Weeks av; Mar9; May15'18.
nom

West Farms rd, 1071 (10:2744), ns, 47.8 sw Hoe av, 23.10x61x20x74, 3-sty bk tnt; Jas C McCarthy, 1071 West Farms rd, to Cath McDonough, 1071 West Farms rd; mtg \$4,000; May15; May16'18 (R S \$10.50).
O C & 100

Williamsbridge rd (15:4132), swc Rhinelander av, 25x100; Esplanade Realty Co, 43 Exch pl, to Horace B Packer & Fredk W Siemens, Wellsboro, Pa; Apr26; May13 '18 (R S \$1.50).
nom

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

Victor st, 1813 (15:4048); consent to payment of award; Geo B Hall, 473 W 140, to City N Y; June12'17; May14'18.

Anderson av, see 99th, 10 W, Manhattan Conveyances.

Appleton av (18:5381), es, 14.11 n Ft Schuyler rd, 52.11x100.7 to Erickson pl x 62.1x100; re judgmt; Lizzie Wallis, on Rural Free Delivery Route No 2, Allentown, Pa, to Eugene Boesch, 1508 Appleton av; Mar12; May10'18.
100

Appleton av (18:5381); same prop, owned by party 1st pt; also APPLETON AV (18:5381), es, adj above on n, owned by party 2d pt; boundary line agmt; Eugene Boesch with Mary L Heffernan, 1510 Appleton av; Mar9; May10'18.
nom

Bergen av, 538 (9:2293), ses, 46 s 149th, 50x100; consent to 3d track; Isabella Becker, 664 E 164, & Friedericka L Zimpel, Harrison, NY (owners) to Manhattan Railway Co; mtg \$15,000; Mar—'18; May14'18 (R S \$7).
6,750

Bergen av, 538; consent to 3d track; Broadway Savings Instn (mtgee) to same; Apr25; May14'18.
nom

Parcels 70 to 74 (15:4256), on damage map to open Sagamore st from Unionport rd to Hunt av; also PARCEL 54 on damage map to open Birchall av from Unionport rd to White Plains rd; consent to payment of award; Frank Peterson to City of N Y; Feb13; May14'18.
nom

Lot 32 (16:4664), blk 4664 on land map; consent to payment of award; Mary A Ferris to City of N Y; Mar19; May14'18.

Lot 63, blk 2505, see 99th, 10 W, Manhattan Conveyances.

Lots 62 & 63, blk 2510, see 99th, 10 W, Manhattan Conveyances.

Parcel 112 (14:3829) on damage map to open Havemeyer av, bet Lacombe av & Westchester av; re mtg; Chas E Bolton, 65 W 125, to City N Y; Feb24'16; May14'18.

Parcel 1BB (16:4665), on damage map to open 218th st from White Plains rd to Oakley; re mtg; consent to payment of award; Title Guar & T Co to City N Y; Jan16'17; May14'18.

Parcel 290B (14:3755) on damage map to open Haviland av from Virginia to Zerega av & consolidated proceedings; re mtg; Alice V Conklin to City N Y; July20'17; May14'18.

LEASES.

Borough of Manhattan.

MAY 10, 11, 13, 14, 15 & 16.

Bleecker st, 260 (2:586), all; Alfred Chirney to Wm E Howard, 260 Bleecker; 5yf May1; Mar1; May10'18.

Hudson st, 581 (2:634), n str; Cath G Gwyer, individ & EXTRX Geo W Gwyer & et al to Bessie Minkoff, 90 Bank; 5yf May1; Apr25; May10'18.

Madison st, 28 (1:116), basement; Gust Cotralis, 28 Mad st, to Nicola Rodosta, 205 Barbey st, Bklyn; 4 5-12yf Junel; May9; May15'18.

Ridge st, swc Rivington, see Rivington, 193.

Rivington st, 193 (2:343), swc Ridge, str & pt b; Fannie Dubowsky et al to Neal Goodman, 169-171 Rivington; 5yf May1; Feb27; May10'18.

Stanton st, 243-5 (2:339), all; Lewis A London to Isaac Stanislawas, 243 Stanton; 5yf Decl'17; Nov21'17; May10'18.

Warren st, 60-2 (1:136), nec West Bway, str & sub-b; Robt L Morrell et al to The Peters Cartridge Co, a corpn of Ohio, & at 60 Warren st, NY; 5yf May1; Mar8; May 15'18.

Washington st, 873 (2:646), street fl & b; also WASHINGTON ST, 875-7, sec 14th st, street fl, 1st loft & b; Henry Meinken et al, EXRS, &c, Henry Meinken, to Metropolitan Hotel Supply Co, 877 Washington; 2yf May1; Mar22; May10'18.

Washington st, 875-7, see Washington, 873.

West st, 388 (2:636), all; Isaac Cohen & ano to Louis Sadoff, 1547 Pitkin av, Bklyn, et al; 9 8-12yf Apr1; Apr1; May16'18.

Whitehall st, 49 (1:8); sobrn of Ls to mtg for \$14,000; Herman & Fredk Fajen, individ & as firm Fajen Bros, lessees, with Saml Goldstickler, 171 E 64; pr mtg \$20,000; May9; May13'18.

4TH st, 203 E (2:400), ns, 225 e Av A, 25 x96.2, the land; Wm W Astor, of London, Eng, to Gisella & Morris Lang, 58 E 96; 10yf May1'19; Mar20'17; May16'18.

8TH st, 39 E (2:560), ns, 115.10 e University pl, 25x93.11; assign Ls; Kate & Frank Schruth, 1289 Putnam av, Bklyn, to Louisa Streicher, 523 E 118; ½ pt; AT; QC; May1; May16'18.

14TH st W, see Washington, see Washington, 873.

16TH st E, nwc Av B, see Av B, nwc 16.

19TH st, 452-4 W (3:716), all; Richd Fitzgerald to Wilbur Stores, Inc, 452-4 W 19; 10yf July1; May11; May13'18.

24TH st, 524-6 W (3:695), ss, 350 w 10 av, 2 lots, 25x98.8 each, leasehold; asn rents due under Ls to Fredk W Reichman, lessee, to secure notes \$7,000; John J O'Connor, Nathan Richman & O'Connor & Richman, Inc, 524-6 W 24, lessors, to Sidney B Erlanger, 219 W 81, TRSTE Estate Nathan Erlanger, decd; AT; May10; May14'18.

24TH st, 524-6 W; leasehold; asn rents to secure mtg \$4,000; same to Emily S Crow, 107 Park st, Montclair, NJ; AT; sub to above asn rents for \$7,000; May14; May 15'18.

29TH st, 205 W (3:779), all; Wm & Hannah Kohlmeier, 318 S 1, Bklyn, EXRS Wm Kohlmeier, to Alfred Nadig, 205 W 29; 5yf May1; June9'15; May16'18.

32D st, 32 E (3:861); asn Ls rec Mar27 '12; Jos Poppe of Park Ridge, NJ, to Michl McGuinness, 720 W 180; mtg \$7,500; May9; May10'18.

50TH st, 4 W (5:1265), ss, 125 w 5 av, 27x 100.5, 4-stry & b stn dwg; leasehold; Jas A Lynch, ref, to Fredk Peterson, 535 Park av, plff; mtg \$—; FORECLOS May8; May 10; May11'18 (R S \$9).

55TH st W, see Bway, see Bway, 1724-S.

56TH st, 543-51 W, see 11 av, 806-20.

57TH st, 550-4 W, see 11 av, 806-20.

59TH st E, swc 2 av, see 2 av, 1121.

75TH st, 188-90 E (5:1409), all; Olds Holding Corpn, 217 Bway, to Fritz Kerbstat, 188 E 75; 3yf Aug1; May7; May13'18.

100TH st, 401-9-13 (6:1694); assign Ls rec Nov20'16; Saml Silverstein to Lena Silverstein, 415 E 100; May11; May13'18.

101ST E, nwc Madison av, see Madison av, 1470.

115TH st, 75-9 W, see 116th, 60-2 W.

116TH st, 60-2 W (6:1599); also 115TH ST, 75-9 W, all except an office; Fredk I Unger, 1851 7 av, to Chas Steiner, 243 E 18, & Alfred L Harstn, 237 W 111; 18yf May1; May1; May1'18.

116TH st, 60-2 W (6:1599); also 115TH ST, 75-9 W, asn Ls rec May11'18; Chas Steiner, 243 E 18, & Alfred L Harstn, 237 W 111, to Regun Amusement Co, 60-2 W 116; May13; May14'18.

118TH st, 310 E (6:1689), all; Ignatz Roth to Pashe Rothstein, 67 Eldridge; 3yf Junel; May8; May11'18.

118TH st, 516-22 E (6:1716), all; John Staadt, EXR Jos Huber, to Max Perlman & Max Lefkowitz, 52 E 132; 3yf Apr1; Apr 6; May13'18.

125TH st, 117 W (7:1910), str & b; Lucy S Hanscom et al to Alex Migdall & Jacob A Dolgoff, 854 E 175; 5yf May1; May2; May16'18.

125TH st, 27 E (6:1750), str & b; Margt S Ives to Dilg Mfg & Trading Co, 401 E 163, Bronx; 3 2-12yf Aug1; 7y ren; Apr 26; May10'18.

138TH st, 60-71 W (6:1736), nec Lenox av, all; Laura J Wells to Lilly H Dean, 69 W 138; 2 4-12yf Oct1; May3; May13'18.

143D st, 259 W (7:2029), all; Matilda Henry to Isaac V Cohen, 600 W 178; 3yf Sept1'16; Aug14'16; May14'18.

147TH st W, swc 8 av, see 8 av, 2753.

174TH st, 552-8 W (8:2130); assign Ls rec May2'17 & deposit & bill of sale of fixtures, &c; 174th St Garage Co, 552-8 W 174, et al, to Murray Hurwitz, 1580 President, Bklyn; AT; May3; May13'18.

174TH st, 552-8 W; assign all RT & I in above Ls, bill of sale, &c; Murray Hurwitz to Reliable 174th St Garage, Inc, at 552-8 W 174; May10; May13'18.

174TH st, 552-8 W, ss, 50x—, 2-stry bk garage; assign Ls rec May2'17, & deposit; 174th St Garage Co, 558 W 174, to Reliable 174th St Garage Co; May10; May13'18.

174TH st, 558 W (8:2130); consent by Thos F McAvoy, 430 W 154, that the 174th St Garage Co may asn Ls rec May2'17, to Reliable 174th St Garage Co; May10; May 15'18.

Av B (3:974), nwc 16th, cor str & c, also store on 16th st; Isaac Isaac to Nathan Rogin, 272 Av B; 5yf May1'19; May13; May 14'18.

Broadway, 1724-8 (4:1026), sec 55th, 51x —x—x44, str; Hotel Woodward Co at Bway & 55th, to Corn Exch Bank, 13 Wm; 10yf Oct1; May9; May15'18.

Broadway, 3550-2 (7:2077), str, 39x50.2x 44.11x50.2 & pt c 21x56.4; from Oct1'17 to Oct1'18 at \$583.33 monthly & with additional space in rear of str 44.11x46.10, & in cellar 21x40.8, for 10yf Oct1'18, at \$8,500 per annum; Chas D Donohue to Andw Geller, 68 Lenox av; Oct16'17; May13'18.

Columbus av, 127 (4:1118), str & b; Albt Crane, at Stamford, Conn, to Louis Strangas, 136 E 37; 5yf May1; Apr23; May13'18.

Lenox av, nec 138th, see 138th, 69-71 W.

Lexington av, 725 (5:1313), str & 1st fl; Armand Paul to Eugen or Eugene Wingler, 725 Lex av; 5yf May1; Apr18; May11'18.

Madison av, 1470 (6:1607), nwc 101st, str & pt b; Chas Paland, 21 E 101, to Jas Picker, 25 E 99; 5yf May1; May1; May13 '18.

2D av, 1010 (5:1346), str & b & 6 rooms above str; Christian Gommel to Paul Pfund, 1010 2 av; 5yf Apr15; 5y ren; Apr 15; May16'18.

2D av, 1121 (5:1332), swc 59th, all; Josephine Del Drago to Thos Kelly, 246 E 59; 3yf May1; Apr30; May10'18.

2D av, 1390 (5:1446), str, pt b & 4 rooms on 2d fl; Green Holding Co, 48 W 27, to Alfonso Stella, 1390 2 av; 5yf May1; 2y ren; Apr30; May16'18.

2D av, 1968 (6:1673), cor str & b; Bernard Frankel to Michl Halpern, 177 E 102; 5yf May1; May1; May16'18.

8TH av, 2753 (7:2045), swc 147th, str; E A & G S Holding Co to Saml H Hurwitz, 2755 8 av; 3yf May1; 2y ren at \$1,620; May 8; May13'18.

11TH av, 806-20 (4:1085), es, from 36th (Nos 543-51) to 57th (Nos 550-4), 200.13x 200, all; Annis M Sloane, 137 Riverside dr, to Chevrolet Motor Co of N Y, at 600 W 57th; 15yf May1'19; Nov30'15; May2'18. (Corrects error in issue May 4 as to Nos on 56th st & 57th st).

LEASES.

Borough of Bronx.

MAY 10, 11, 13, 14, 15 & 16.

134TH st E (10:2546), ss, 250 e St Anns av, 50x70x50x75; agmt as to sur Ls; Karl Faerber with Paul Quandt, Inc; Paul Quandt, 679 E 132, & Fredk W Ehrsam, 525 Wales av; Apr18; May4'18; reprinted from last issue, when this appeared under Manhattan leases.

134TH st E (10:2546), ss, 250 e St Anns av, 50x70x50x75; agmt as to sur Ls; Paul Quandt, Inc, 679 E 132, with Fredk W Ehrsam, 525 Wales av; Apr18; May4'18; reprinted from last issue, when this appeared under Manhattan leases.

172D st, 941 E (11:2989); apartment on 2d fl; John D Kroog, 1496 Vyse av, to Max Schein, 941 E 172; 2yf Oct1; May9; May13 '18.

172D st, 941 E, str; same to Danl Paul, 412 E 5; 3yf May1; May8; May13'18.

172D st, 941 E (11:2989), butcher store; John D Kroog, 1496 Vyse av, to Danl Glaser, 1499 Bryant av; 3yf May1; May9; May14'18.

Fordham rd, 303-5 E (11:3154), all; Giuseppe Cosenza, 2051 Grand av, to Emanuel Blout, 2799 Bway; 5yf May1'18; privilege 5y renewal at \$3,500; Apr20; May10'18.

Intervale av, 884 (10:2711), str; Jacob Berlin, 876 Intervale av, to Jacob Landau-884 Intervale av; 5yf May1; May16'18.

Prospect av, 888 (10:2690), str; Jas G Carlaftes to Eduard S Low, 878 Bushwick av, Bklyn; 5yf Decl; Apr1; May16'18.

Prospect av, 1322 (10:2694), es, 181 n Home, 37.6x100; Ella A Thomas, 89 W 134, to Herman Goldfarb, 1320 Prospect av; 6yf May1; May6; May11'18.

Prospect av, 1325 (10:2682), all; Tobias Realty Co to Saml Reznick, 827 Union sv; 3yf May1; Apr—'18; May15'18.

Washington av, 1728 (11:2915), all; Adele Pollak to Bernhard Schwartz, 1728 Wash av; 5yf May1; privilege 5y renewal at \$2,100; Apr24; May14'18.

MORTGAGES.

Borough of Manhattan.

MAY 10, 11, 13, 14, 15 & 16.

Bleecker st, 352 (2:620), ws, 28.11 n 10th, 22x54.6; May15'18; 3y5½%; Mary A & Anna E Mortimer to Fredk Schmidt, 335 2 av.

Cannon st, 97-9 (2:334), ws, 275 n Rivington, —x—; ext of mtg for \$34,500 to Apr22'21, 5½%; May3; May14'18; Geo G Kip of Morristown, NJ, with Henry Edel-muth at Hotel Knickerbocker, Bway & 42d (R S \$15.75).

Front st (1:8), nec Whitehall (No 49), 28.6x38x31.6x38; pr mtg \$20,000; May11; May13'18; 3y, int as per bond; Laura C Decker, 47 W 46, to Saml Goldstickler, 171 E 64.

Greene st, 137 (2:514), ws, 170 s Hous-ton, 36.9x100x36.11x100; May15'18; 3y int as per bond, with agmt to extent of 2y at 5%; Wm C Hart of Kew Gardens, B of Q, to Greenwich Savings Bank, 246 6 av.

Houston st, 204 E, see Av B, 2-4.

Lafayette st, 106-10 (1:196), nwc Wal-ker (Nos 92-4), 76.9x54.5x82.7x48.6; ext of mtg for \$110,000 to Apr12'23, 4½%; May 10; May14'18; John S Melcher with Bow-ery Savings Bank, 128 Bowery (R S \$55).

South st, 20 (1:5), ns, abt 70 w Coenties sl, 28.6x125.5 x28 x123.11, es; PM; May10; May16'18; due May1'23, 5½%; 210 West 56th St Co to Rector & c of Calvary Church, 102 E 22.

Walker st, 92-4, see Lafayette, 106-10.

Water st, 592 (1:245), ns, abt 45 w Mont-gomery, 22.7x56.3; PM; Apr1; May16'18; 5y 5%; John J Fenton, of Bklyn, to Lawyers Mtg Co.

Whitehall st, 49, see Front, nec White-hall.

4TH st, 147 W (2:552), ns, 99.9 e 6 av, 23.6x96.6; ½ pt; pr mtg \$3,000; May15'18; 3y6%; Anna M Pisarra of White Plains, NY, to Thos A Cashman, 838 President, Bklyn.

5TH st, 729 E (2:375), ns, 341.1 e Av C, 16.9x83x16.8x83; PM; pr mtg \$8,000; May 15; May16'18; 5y6%; Jonas Rechtschaffner, 52 Ludlow, to Rosie Resler, 206 Rodney, Bklyn.

5TH st, 729 E; ext of mtg for \$8,000 to May15'21, 5%; May15; May16'18; Harlan F Stone, 2 Chestnut st, Englewood, NJ, trste will David Stevenson, for Marion S Buckler, with Rosie Resler & Anna Levko-witz, both at 206 Rodney, Bklyn (R S \$4).

10TH st, 234 E (2:451), ss, 153 w 1 av, 22x92.4; ext of mtg for \$12,000 to June15 '21, 5½%; May11; May16'18; Bankers Trust Co, trste, Rebecca E Cornell, with Louis Mayer, 234 E 10 (R S \$5.50).

11TH st, 623 E (2:394), ns, 333 w Av C, 25x103.3; May9; May10'18; due & int as per bond; August Weber, Sr, B of R, to Title Guar & T Co.

15TH st, 328 E (3:921); ext of mtg for \$34,000 to May16'21, 5%; May8; May16'18; Flora Ehrmann with Laird Realty Co, 587 Hudson (R S \$13.50).

15TH st, 625-7 E (3:983), ns, 288 w Av C, 50x103.3; May10; May15'18; due & int as per bond; H Putnam Allen at Fulton, NY, to Walter M Keck, at Easthampton, LI, as trste.

18TH st, 157-9 W (3:794), garage, etc; leasehold; May11; May14'18; due & int as per note; Saml Raines & Barnet Miller to Jos Nelson, 74 Norfolk, & Isaac Davidoff, 354 S 2d, Bklyn, & Selig Tarter, 74 Nor-folk.

19TH st, 144-6 W (3:794), sws, 197 se 7 av, 44x93.3x46.3x93.6; pr mtg \$—; May 10; May14'18; 1y6%; Farles Realities, Inc, to St Luke's Realty Co, 320 Bway.

19TH st, 144-6 W; certf as to mtg \$2,700; May10; May14'18; same to same.

23D st, 149 E (3:879); ext of mtg for \$28,500 to Apr15'21, 6%; May1; May15'18; Julia D Brown, 35 W 130, & Elias G Brown at Glenburnie, NY, exrs, &c, Elias G Brown, with Fiss, Doerf & Carroll Horse Co, 155 E 24 (R S \$14.25).

23D st, 202 W (3:772); ext of mtg for \$31,000 to May1'21, 5%; May14; May15'18; Israel Miller with Saml Woolvorton, at Scarsdale, NY, trste will Ann E Cairns (R S \$15.50).

23D st, 202 W; ext of mtg for \$2,000 to July1'18, 5%; pr mtg \$31,000; May14; May 15'18; same with same (R S \$1).

29TH st, 122-6 E (3:884), ss, 81 w Lex av, 62.8x98.9; Mar5; May10'18; due Marl '05, 5%; Allen W Evarts, 124 E 29, to Helen C Butler, 555 Park av.

41ST st, 129 W, see 42d, 126 W.

42D st, 229 E (5:1316), ns, 205 w 2 av, 20 x100.5; May7; May10'18; due May9'21, or sooner, 5%; Sarah A Kerr of Morris-town, NJ, to Jas A Benedict at Katonah, NY.

42D st, 126 W (4:994); also 41ST ST, 129 W; ext of mtg for \$125,000 to May15'21, 5%; May15; May16'18; Margt A Shayne, widow, with Seamans Bank for Savgs, 76 Wall (R S \$62.50).

46TH st, 146 W (4:998), ss, 265 e 7 av, 15x100.4; ext of mtg for \$21,000 to Oct1'16, 5½%; Oct12'15; May13'18; Ada L Westcott, 787 5 av, et al, exrs &c Robt E Westcott, with Lawrance J Osborne, 146 W 46.

47TH st, 129 E (5:1302), ss, 100 e Lex av, 20x100.5; PM; May16'18; 5y5½%; Morris Wetzler, of Bronx, to Olds Holding Corpn, 217 Bway.

48TH st, 10 W (5:1263), ss, 175 w 5 av, 25x100.5; PM; May13; May16'18; 5y5%; Laura E Walker to German Savgs Bank, 157 4 av. 50,000

49TH st, 410 W (4:1058), ss, 137.6 w 9 av, 18.9x46.9x19.2x51.1; May16'18; due & int as per bond; Jane B Gorman to Title Guar & T Co. 1,500

50TH st, 520 W (4:1078), ss, 300 w 10 av, 25x100.5; ½ pt; PM; pr mtg \$9,000; May15; May16'18; 1y6%; Morris Farban, 42 W 60, to Wm Kreisberg, 14 Edison pl, Glendale, B of Q. 1,000

56TH st, 218 E (5:1329); ext of mtg for \$12,000 to Apr21'21, 5½%; May8; May16'18; Caroline A Bartels, 147 Halleck av, Ridge-wood, B of Q, with Lora Lowy, 985 3 av, & Hannah Cohn, 200 W 112 (R S \$6). nom

59TH st E, swe 2 av, see 2 av, 1121.

60TH st, 221-3 W (4:1152), ns, 300 w Ams av, 50x100.5; May15; May16'18; 3y6%; Thos J Malloy to Arthur F Schaefer & Mary F, his wife, 326 W 42, as joint tenants. 6,000

71ST st, 136 W (4:1142), ss, 350 w Col av, 20x100.5; May4; May10'18; due & int as per bond; Realty Mtg Co to Frances J Gottschalk, 521 W 112. 12,000

71ST st, 136 W; certf as to mtg \$12,000; May4; May10'18; same to same.

74TH st, 522 E (5:1485), ss, 323 e Av A, 25x102.2; May15'18; 3y5½%; Frank Opitz to John Hyslop, 4 Riverview ter. 2,500

77TH st, 109 W (4:1149), ns, 100 w Col av, runs n100.8xw3.2xn3.2xw15.4xs104 to st xsl18.6 to beg; PM; May15; May16'18; due June1'21, 5%; Doro Realty Co to Mutual Life Ins Co of N Y. 15,000

80TH st, 66 E (5:1491), ss, 100.6 w Park av, runs s81.2xe0.6xs21xw25xn102.2 to st xe 24.6 to beg; May15'18; 3y5½%; Lillie G, wife of & Augustus B Field, of Sterlington, Rockland Co, NY, to Farmers Loan & Trust Co, 224 William. 25,000

82D st, 234 E (5:1527), ss, 203.3 w 2 av, 25.5x102.2, given to secure mtg for \$5,000 on 4 to 44-100 acres at Clarkstown, NY; Mar 22; May11'18; due & int as per bond; Fred Torkler, at Congers, NY, to Provident Bldg & Loan Assn of Haverstraw, NY. 2,000

87TH st, 131 W (4:1218), ns, 258.4 w Col av, 16.8x100.8; PM; May16'18; due & int as per bond; Raye P Terrell to Title Guar & T Co. 2,500

93D st E, nwe Park av, see Park av, 1180-2.

100TH st, 206 E (6:1649), ss, 130 e 3 av, 25x100.11; May16'18; 5y5%; Louis Cohen, 953 Whitlock av, to Austin B Fletcher, 1 E 60, & ano, trsts will Jackson S Schultz. 17,500

101ST st, 301 E, see 2 av, 1968.

104TH st, 439 E (misc); certf as to chat-tel mtg —; May13; May14'18; Eagle Ash Can Co, 439 E 104, to Beckie Kleinsinger, 2320 Westchester av, Bronx.

105TH st, 25-7 E (6:1611), ns, 300 e 5 av, 50x100.11; pr mtg —; May15; May16'18; due Jan3'21, 6%; Saml L Ettlinger, 225 W 109, to Jos Rothfeld, 1051 2 av. 4,000

109TH st, 132 W (7:1863), ss, 300 e Ams av, 25x100.11; May15'18; due Apr1'21 or sooner, 5½%; Sarah Bauer to Baron De Hirsch Fund, a corpn, 80 Maiden lane, 8,000

112TH st, 71-3 E (6:1618); sobrn of mtg for \$9,500 to mtg \$20,500; Apr24; May13 '18; The Clergymen's Retiring Fund Soc of the P E Church in U S, 281 4 av, mtgee (Keats Co, a corpn, 135 Bway, owners), with Milton Stern, 52 E 61, mtgee. nom

115TH st, 280½-82 W, see 8 av, 2120-8.

116TH st, 110 E (6:1643), ss, 125 e Park av, 25x100.11; PM; May14; May15'18; due & int as per bond; Hubert T Hyland, 29 W 104, to Harry D Cox, 401 W 152. 2,000

118TH st, 7 W (6:1717); ext of mtg for \$18,000 to Nov1'21, 5%; Apr30; May14'18; Gustav Beyer, 310 Summit av, Mt Vernon, NY, with Annie S Arnold at Islip, LI, nom

118TH st, 29 W (6:1717), ns, 435 e Lenox av, 25x100.11; pr mtg \$20,000; May11; May 13'18; due as per bond, 6%; Kathie Ihrig to John Doerflin, both at 772 8 av. 2,000

119TH st, 280 W (7:1924), ss, 80 e 8 av, 20x100.11; PM; May13; May16'18; 5y5%; Laura E Walker to German Savgs Bank, 157 4 av. 9,000

125TH st, 63-5 W (6:1723); ext of mtg for \$35,000 to Mar28'20, 5%; Mar28; May 15'18; Wm Crawford at Monroe, NY, with Bank for Savings, 280 4 av (R S \$17.50). nom

126TH st, 326-S E (6:1802); priority agmt as to mtg rec July1'06 for \$34,000; July17 '06; May13'18; Metropolitan Trust Co of NY (owns \$29,000), with Real Estate Mtg Co of N Y (owns balance). nom

127TH st, 208 E (6:1791), ss, 105 e 3 av, 17.10x99.11; May9; May10'18; 3y5½%; Am-brose Realty Co to Leo Buerger, 1312 Mad av. 3,000

127TH st, 208 E; certf as to mtg \$3,000; May9; May10'18; same to same.

127TH st, 208 E; pr mtg \$3,000; May9; May10'18; due & int as per bond; Geo Ker-ner to Henry Trenkmann, 2019 Ocean av, Bklyn. 1,000

127TH st, 210 E (6:1791), ss, 122.10 e 3 av, 28.6x99.11; May9; May10'18; due & int as per bond; Ambrose Realty Co to Flor-ence C Speranza at Irvington, NY, trste will Frances E Colgate. 7,000

127TH st, 210 E; certf as to mtg \$7,000; May9; May10'18; same to same.

127TH st, 210 E; pr mtg \$7,000; May9; May10'18; due & int as per bond; Geo Ker-ner to Henry Trenkmann, 2019 Ocean av, Bklyn. 2,650

131ST st, 254 W (7:1936), ss, 250 e 8 av, 17.6x99.11; pr mtg \$4,437.50; May15; May 16'18; installs, \$100 semi annually, 6%; Mary E Curtis, 2157 Mad av, to Walter V Reynolds, of Sound Beach, Conn. 661

139TH st, 215 W (7:2025); ext of mtg for \$7,500 to July22'20, 5%; July2'17; May 13'18; Henry Gottgetreu, 2 W 89, with Carrie & Louis Fuhs, 215 W 139. nom

139TH st, 215 W (7:2025); certf as to re-duction of above mtg from \$8,500 to \$6,000, May11; May13'18; Henry Gottgetreu, mtgee, to Carrie & Louis Fuhs.

139TH st, 215 W (7:2025), ns, 194.11 w 7 av, 19.2x99.11; PM; pr mtg \$6,000; May 11; May13'18; installs, \$300 semi-annually of sooner, 6%; Martha Jordan, 108 W 142, to Carrie Fuhs, 215 W 139. 2,000

142D st, 66 W (6:1739), ss, 150 e Lenox av, 25x99.11; PM; pr mtg \$7,500; May9; May11'18; 5y6%; Francis A Williams, 63 W 139, to Kath L Minifie, 284 Willis av. 4,000

142D st, 603-9 W, see Bway, 3880-8.

144TH st, 560 W, see Bway, 3880-8.

162D st, 565-7 W, see Bway, 3880-8.

172D st, 570 W (8:2128), ss, 100 w Audu-bon av, 62.6x95; PM; Mar1; May10'18; due May1'23, 5%; Olds Holding Corp, 217 Bway, to John J Dillon, 404 Riverside dr. 62,000

178TH st, 511-3 W (8:2152); ext of mtg for \$32,000 gold to May1'21, 5%; May8; May15'18; Irma H Schwarz of Greenwich, Conn, with Alonzo L Tuska, — Healy av, Far Rockaway, LI (R S \$16). nom

188TH st, 550 W (8:2158); ext of mtg for \$4,000 to Mar1'21, 5½%; Mar7; May10 '18; Frieda Spahlinger with Wm Webber (R S \$2). nom

Av B, 2-4 (2:397), nws, at nes Houston (No 294), 75x25; leasehold; pr mtg \$—; May10'18; 5y6%; Saml Kamlet to Jos Schiff, 867 St Marks av, Bklyn. 11,000

Amsterdam av, 1948 (8:2115); ext of mtg for \$14,000 to Nov16'23, 5%; May10; May 15'18; Sarah L Horn with Frank P Schimpf (R S \$7). nom

Broadway, 3880-8 (8:2122), nec 162d (Nos 565-7), 99.11x100; also 144TH ST, 560 W (7:2075), ss, 100 e Bway, 100x99.11; also 142D ST, 603-9 W (7:2089), ns, 100 w Bway, 100x99.11; May8; May11'18; due Oct30'18, 6%; Nason Realty Co to Jacob Rosenthal, 530 West End av. 27,000

Broadway, 3880-8, nec 162d (Nos 565-7); also 144TH ST, 560 W; also 142D ST, 605 W; certf as to assn rents & mtg \$27,000; May8; May11'18; same to same.

Park av, 1005 (5:1513), es, 52.2 n 84th, 25.2x57.2; May16'18; due & int as per bond; Marcus F Fitz Gibbon, of Cordova, Md, to Title Guar & T Co. 11,000

Park av, 1003 (5:1516), es, 25.8 n 87th, 25 x80; May16'18; due & int as per bond; John T Meyer & Emma M E Platt to Title Guar & T Co. 18,000

Park av, 1180 (5:1505); ext of mtg for \$80,000 to May15'23, 5%; May14; May15'18; Francis F Palmer, of Portchester, NY, with Seamens Bank for Savgs, 76 Wall (R S \$40). nom

Park av, 1180; ext of mtg for \$27,000 to may15'23, 5%; May14; May15'18; same with same (R S \$13.50). nom

Park av, 1180-2 (5:1505), nwe 93d, 64x 100; May14'18; 5y5%; Francis F Palmer of Portchester, NY, to Seamens Bank for Savings, 76 Wall. 23,000

St Nicholas av, 206 (7:1926), es, 89.1 n 120th, 29.4x118.11x25x103.7; PM; pr mtg \$16,500; May2; May11'18; due May10'21 or sooner, 5%; Chas Schwartz, of Bronx, to Cyrille Carreau, 654 Mad av, et al, exrs &c Cyrille Carreau. 2,500

West Broadway, 541-9 (2:536), es, 200 n Bleecker, runs e100xn100.5 to former cl Amity lane (closed) xse29.2xn35.11xw128.7 to st xsl29.5 to beg; PM to extent of \$27,000; pr mtg \$25,000; May10'18; 4y5½%; Lorenzo A Cuneo & Wm E Podesta to El-nathan Thorn Estate Corp, 22 Exch pl. 32,600

West End av, 949 (7:1892); ext of mtg for \$30,000 to Apr12'26, 6%; pr mtg \$390,000; May15'18; Wm F Armstrong, 118 W 57, with B Rush Stoddard, 66 Sound View av, New Rochelle, NY. nom

2D av, 141-3 (2:464), n str fl & b; lease; Apr26; May16'18; monthly installs as per notes, 3%; State Lunch Co, 143 2 av, to Max Chafkin & Philip Mankowsky, both at 147 2 av. 14,800

2D av, 1121 (5:1332), swe 59th; Sal Ls; May8; May10'18; demand, 6%; Thos Kelly to Lion Brewery, 104 W 108. 3,985 50

2D av, 1968 (6:1673), nec 101st (No 301), 25.11x75; pr mtg \$31,500; May1; May16'18; due Apr1'22, 6%; Bernard Frankel, land-lord, to Michl Halpern, 177 E 102, tenant (R S \$2). 2,000

5TH av, 160 (3:823), nwe 21st; agmt that int shall be 6% in mtg for \$900,000, now \$821,000, dated Mar4'04; May13; May16'18; Title Guar & T Co, mtgee, with Hudson Realty Co, grantor in deed dated Mar4'14, to 21st St & 5th Av Corp, grantee. 100

8TH av, 2120-8 (7:1830), sec 115th (Nos 280½-82), 100.11x80; May11; May16'18; due Feb5'21, 6%; Florence B Dike Reynolds & Alice M Dike, exrs &c Lizzie M Dike, to Fredk A Schermerhorn, 101 University pl. 2,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Resolution (misc) of stockholders to execute chattel mtg \$1,000; May9; May13 '18; Jos Costume Co, at 40 E 22, to Saml E Bernstein, 590 W 172.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

MAY 10, 11, 13, 14, 15 & 16.

Bleecker st, 149 (2:537); Edw McCoy to Martha B Mosher, 1925 7 av; ½ pt; AT; (A) Leo Schafran, 51 Chambers (\$12,000, Sept20'10); May13'18. nom

Cooper sq, 33 (2:461); N Y Title & Mtg Co to Henriette Fibel, 1871 7 av, & ano, trstes Jacob Fibel, deed; (A) N Y Title & Mtg Co (\$13,000, Apr3'17); May16'18. 13,000

Goerck st, 6 (2:321); American Mtg Co to E Louise Sands, 11 E 84; (A) Middle-brook & B, 46 Cedar (\$20,000, Aug26'08); May16'18. 17,000

Houston st E (2:523), nec Greene, 20x83; American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$16,500, June22'16); May16'18. 16,731.46

Hudson st, 627 (2:626); American Mtg Co to B Aymar Sands, 58 W 48; (A) Mid-dlebrook & B, 46 Cedar (\$14,000, Dec13'09); May16'18. 11,010.69

Mitchell pl, 14 (5:1361); Isaac Gross, of Jersey City, NJ, to Abr Wolff, 303 E 55; (A) Julius L Wolff, 21 W 4 (\$1,000, Apr 30'14); May14'18. 600

Oak st, 27 (1:111); also WEST ST, 419 (2:637); Edw M Scudder & ano, exrs Hey-ward Scudder, to Henry T Scudder, 306 W 80, et al, heirs &c Heyward Scudder; ½ pt; (A) Edw M Scudder, 59 Wall (2 mtgs, \$9,000, July16, 1886, & \$9,000, Oct26'15); May15'18. nom

Oak st, 27 (1:111); also WEST ST, 419 (2:637); Henry T Scudder, 306 W 80, heir Heyward Scudder, to Edw T Scudder, 107 E 34, also heir Heyward Scudder; (A) same (1-5 of ½ pt AT in above mtg); May 15'18. nom

Rivington st, 126 (2:354); Rosa War-show to Majestic Mills Paper Co, 462 Broome (\$8,000, Oct15'15); May10'18. nom

Sullivan st, 156-8 (2:518); Chas Zerbarini to Cath & Jennie Barrett, 949 Gates av, Bklyn; (A) Chas Zerbarini, 346 Bway (\$35,000 (now \$15,000), Feb26'13); May14 '18. nom

Willett st, 52 (2:338); Bessie Block, of Atlantic City, LI, to Wm B Codling at Northport, LI (\$3,500, May7'18); May16'18. nom

14TH st, 534 E (2:407); Julie G Wolff to Max Wolff, 26 W 87; (A) Albt Erdman, 35 Nassau (\$20,000, Mar27'07); May11'18. 100

14TH st, 534 E; Max Wolff to Isaac Pfeiffer, 88 Central Park W, as collateral for note \$15,000; (A) same (same mtg); May11'18. nom

19TH st, 144-6 W (3:794); Morris & Saml Bergmann, of Bklyn, to St Luke's Realty Co, 320 Bway; (A) Kantrowitz & E, 320 Bway (\$10,000, May23'17); May14'18. 100

19TH st, 144-6 W; Jacob Kottek to same; (A) same (\$2,500, June5'15); May14'18. O C & 100

24TH st, 140 W (3:799); American Mtg Co to E Louise Sands, 11 E 84; (A) Mid-dlebrook & B, 46 Cedar (\$15,000, Oct7'13); May16'18. 15,000

25TH st, 27-31 W (3:801); N Y Title & Mtg Co to Land Estates, Inc, 135 Bway; (A) N Y Title & Mtg Co (\$50,000, Oct21 '13); May16'18. 100

27TH st W (3:802), ss, 200 w 6 av, 43.9x 98.9; Manhattan Life Ins Co, 66 Bway, to Walter T Candler of Druid Hill Park, Atlanta, Ga; (A) Henry C Quinby, 165 Bway (two mtgs \$90,000, May24'07, & \$100,000, Aug10'07); May16'18. 160,000

44TH st, 320 E (5:1336); American Mtg Co to E Louise Sands, 11 E 84; (A) Mid-dlebrook & B, 46 Cedar (\$15,000, June29 '08); May16'18. 15,066.67

47TH st, 129 E (5:1302); Olds Holding Corp, 217 Bway, to Lawyers Title & T Co (\$12,000, May16'18); May16'18. nom

48TH st, 111 W (4:1001); Jos Kandell to Geo W Short, 410 Riverside dr; (A) Title Guar & T Co (\$35,000, Jan15'13); May16'18. 35,000

53D st, 55 W (5:1269); Anna Alexander (Ward), extrx David L Ward, late of Township of Lower Merion, County of Montgomery, Pa, to D L Ward Co, a corpn of Penn; (A) Cadwalader W & T, 40 Wall (\$7,000, Jan7'03); May16'18. nom

58TH st, 243 E (5:1332); Title Guar & T Co to Margt Harriman, 14 Prospect Park W, Bklyn; (A) Title Guar & T Co (\$10,000 (now \$5,000), Oct1'07); May10'18. 5,000

71ST st, 243 W (4:1163); Bankers Trust Co, trste Oscar W Brady, to Bankers Trust Co, 16 Wall, trste will John H Cahill, for Anna L Collins; (A) White & Cast, 14 Wall (\$11,000, May12'15); May14'18. 11,000

71ST st, 311 W (4:1183); Title Guar & T Co to Lottie E Grady, 302 W 86; (A) Title Guar & T Co (\$17,000, Apr2'07); May10'18. 15,000

74TH st, 410 E (5:1468); Harry Holden, Jr, 451 Greene av, Bklyn, as admr Wm T Betts, & as exr Margt A Betts, to Mabel L Bull, 439 7th, Bklyn, as legatee Margt A Betts; (A) John Reis Co, 805 Flatbush av, Bklyn (\$21,000, Dec30'04); May14'18. int of 1,500

74TH st, 410 E (5:1468); Harry Holder, Jr, 451 Greene av, Bklyn, as admr Wm T Betts, & as exr Margt A Betts, to Wm A Steel, 220 Newark av, Bloomfield, NJ, a legatee Margt A Betts; (A) Matthew W Wood, 233 Bway (\$21,000, Dec30'04); May 11'18. an int of 1,500

74TH st, 410 E; same to Harry Holder, Jr, 451 Greene av, Bklyn, individ, a legatee same will; (A) Chas Schwick, 15 Park Row (same mtg); May11'18. an int of 1,500

74TH st, 410 E; same to Caroline A Holder, 451 Greene av, Bklyn, a legatee same will; (A) same (same mtg); May11 '18. an int of 1,500

75TH st, 13 E (5:1390); Helen E Heck to Geo E Heck, both at 30 E 60; (A) Yorke Allen, 55 Liberty (\$40,000, Apr25'18); May 15'18. 40,000

80TH st, 66 E (5:1491); Maurice M Stern-berger, exr Mayer Sternberger, to Maurice M Sternberger, 115 W 74, as trste for Chas Sternberger, under will Mayer Sternber-ger; AT; (A) Lawyers Title & T Co (\$35,000, June21, 1886); May14'18. 4,000

82D st, 61 W (4:1196); Emily M Codington to City Real Estate Co, 176 Bway; (A) Title Guar & T Co (\$16,000, July16'08); May15'18. 14,000

89TH st E (5:1534), ss, 160 e 3 av, 25x 100.8; German Savgs Bank to Hedwig Engel, 38 W 92; (A) Lewis S Goebel, 41 Park Row (\$12,000, Jan27'14); May14'18. 12,000

92D st, 33S-40 E (5:1554); Franconia Realty Co, 52 Norfolk, to State Bank, 378 Grand (\$18,500, May4'18); May10'18. nom

94TH st, 274 W (4:1241); John A & Andw J Phillips to Jeanne R Kalish, 1 W 85; collateral for note \$3,000 & for B & M for \$5,000 in 1 338, mp 200, sec 7 (\$15,000, Sept18'17); May13'18. nom

100TH st, 317 E (6:1672); Esther Lengel, 615 W 162, & ano, to Adolph Press, 171 E 105; (A) W F Stanhope, c/o Lawyers Mtg Co (\$2,500, Nov15'12); May13'18. nom

100TH st E (6:1650), ns, 100 w 2 av, 10x 100.11; American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$1,200, June23'11); May16'18. 1,201.83

104TH st, 308 W (7:1890); Adolphus A Newman & ano, trstes Estate Moses Selig, to Lawyers Mtg Co (\$15,000, Nov1, 1898); May11'18. 10,000

115TH st, 31-5 W (6:1599); Harry Bachrach to State Bank, 376 Grand; (A) Max Silverstein, 309 Bway (\$7,500, July22'10); May15'18. O C & 100

125TH st, 109 E (6:1774); leasehold; Max Bernstein to Alex A Salop, 1532 Charlotte st of Bronx; (A) Benj Bernstein, 299 Bway (\$6,500, May24'16); May16'18. nom

126TH st, 326-S E (6:1802); Real Estate Mtg Co of N J to Chas J Townsend, of Lockport, NY; (A) John B Pine, 63 Wall (\$34,000, July11'06); May13'18. an int of 5,000

127TH st, 208 E (6:1791); Henry Trenkmann, of Bklyn, to Adolph C Schieffer, 105 Linden av, Bklyn; (A) Lawyers Title & T Co (\$1,000, May10'18); May10'18. nom

127TH st, 210 E (6:1791); Henry Trenkmann, of Bklyn, to Malvina Hoeland, 1980 Morris av, Bronx; (A) Lawyers Title & T Co (\$2,650, May10'18); May10'18. nom

133D st, 27-9 E (6:1758); American Mtg Co to E Louise Sands, 11 E 84th; (A) Middlebrook & B, 46 Cedar (\$10,000, Apr22'09); May16'18. 10,029.16

135TH st, 236 W (7:1940); American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$4,000, June29'16); May16'18. 4,056.11

141ST st, 79-81 W (6:1739); Lenox-Columbus Co, 42 Bway, to State Bank, 378 Grand (\$1,250, Apr22'18); May15'18. nom

160TH st W (8:2118), ss, 212.6 e Bway, 37.6x99.11; Malvin Gutman to Louis H Perlman, 1988 Mad av; (A) Arthur L Davis, 256 Bway (\$10,000, Feb9'07); fled & discharged May15'18. nom

Av A (2:437), nwc 9th, 26.4x113; Wm Prager, individ & et al, exrs, cc, Pincus Lowenfeld, to Saml Levy, 57 2 av; AT to extent of an int of \$6,523.33; (A) Myron S Yodelsen, 320 Bway (\$21,500 (now \$10,815), Apr17'07); May16'18. 5,300

Amsterdam av (7:2079), nwc 147th, 40x 100; Wm R Caminoni to Loretta Caminoni, both of Oyster Bay, LI; (A) Chas L Livingston, 149 Bway (\$5,500, Apr26'17); May 10'18. nom

Audubon av, 384 (8:2157); Elmer S Prather to Chas F Angell, 87 Benefit st, Providence, RI; (A) Strauss, R & B, 141 Bway (\$5,000, Feb13'09); May14'18. nom

Broadway, 4322 (8:2167); American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$6,500, Jan26'14); May16'18. 6,558.68

Columbus av (7:1841), es, 25.8 n 105th, 25.3x100; American Mtg Co to B Aymar Sands, 58 W 48; (A) Middlebrook & B, 46 Cedar (\$3,500, June14'09); May16'18. nom

Haven av, 285 (8:2177); also 179TH ST, 850 w; Chas Hoffman & ano to Julius H Albert, 435 Ft Washington av, & ano; AT; (A) Saml Wacht, Jr, 170 Bway (\$4,500, May 7'18); May10'18. 1,000

Haven av, 285; also 179TH ST, 850 W; Julius H Albert & ano to Saml Wacht, Jr, 170 Bway; (A) same (same mtg); May10'18. 4,250

Madison av, 2078 (6:1755); Albro Akin & ano, trstes will Sarah Akin, to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$4,500, June27'12); May16'18. 4,590.63

Manhattan av, 196-S (7:1844), nec 108th (Nos 17-9); Harry Holder, Jr, 451 Greene av, Bklyn, as admr Wm T Betts, & as exr Margt A Betts, to Mabel L Bull, 439 7th, Bklyn, as legatee Margt A Betts; (A) John Reis Co, 805 Flatbush av, Bklyn (\$68,000, May24'07); May14'18. int of 3,000

Manhattan av, 196-S (7:1844), nec 108th (Nos 17-9); Harry Holder, Jr, 451 Greene av, Bklyn, as admr Wm T Betts, & as exr Margt A Betts, to Wm A Steel, 220 Newark av, Bloomfield, NJ, a legatee Margt A Betts; (A) Matthew W Wood, 233 Bway (\$68,000, May24'07); May11'18. an int of 3,000

Manhattan av, 196-S, nec 108th (Nos 17-9); same to Harry Holder, Jr, 451 Greene av, Bklyn, individ, a legatee same will; (A) Chas Schwick, 15 Park Row (same mtg); May11'18. an int of 3,000

Manhattan av, 196-S, nec 108th (Nos 17-9); same to Caroline A Holder, 451 Greene av, Bklyn, a legatee same will; (A) same (same mtg); May11'18. an int of 3,000

Park av (5:1505), nwc 93d, 64x100; Susanna S Minturn to Seamens Bank for Savings, 74 Wall; (A) Cadwalader, W & T, 40 Wall (\$27,000, Jan17'07); May15'18. 27,000

Park av (5:1505), nwc 93d, 64x100; U S Trust Co of N Y to Seamens Bank for Savgs, 74 Wall; (A) Cadwalader, W & T, 40 Wall (\$80,000, June1'16); May15'18. 80,000

1ST av, 290 (3:949); also 17TH ST, 403 E; Sadie L Levy to Gertrude Lilienfeld, 3541 Neptune av, Seagate, Bklyn; (A) Isadore M Levy, 233 Bway (\$5,000, Mar26'09); May 14'18. nom

1ST av, 1162 (5:1458); N Y Title & Mtg Co to Jas A Trowbridge at Noroton, Conn; (A) N Y Title & Mtg Co (\$3,500, Jan10'17); May16'18. 3,500

1ST av, 2428 (6:1812); American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$11,000, Feb19'09); May16'18. 11,000

2D av, 91 (2:461); Title Guar & T Co to Tillie S Cahn, 2170 Bway, et al, trstes will Augustus W Openhym; (A) Title Guar & T Co (\$22,000 (now \$19,000), Jan25'10); May13'18. an int of 18,000

3D av, 860 (5:1307); Title Guar & T Co to U S Trust Co of N Y, 45 Wall; (A) Title Guar & T Co (\$14,000, May1'18); May 15'18. 14,000

3D av, 1358 (5:1412); American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$18,500, April1'12); May16'18. 18,543.68

3D av, 1360 (5:1412); American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$18,000, April5'12); May16'18. 18,000

7TH av (7:2030), nwc 144th, 40x100; Harriet E Doll of New Rochelle, NY, to Anthony Doll, Jr, 14 Manhattan av, New Rochelle, NY, & ano; (A) Title Guar & T Co (\$55,000, Apr23'18); May16'18. nom

7TH av (7:2030), nwc 144th, 40x100; Anthony Doll, Jr, & ano to Title Guar & T Co, trste Anthony Doll, Jr, & ano; (A) same (same mtg); May16'18. nom

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

MAY 10, 11, 13, 14, 15 & 16.

Allen st, 157-159 (2:416); Julius Meyer to Paulina Goodman (now Heller); (A) Isidor Cohn, 5 Beekman; Oct1'05; May14'18. 20,000

Columbia st, 57 (2:333); Julius Braun to Jesse G Keys & John H Stitt, exrs will John Keys, decd; (A) Stitt & Phillips, 113 Fulton; July1'05; May11'18. 26,500

Columbia st, 59 (2:333); Julius Braun to Jesse G Keys & John H Stitt, exrs will John Keys, decd; (A) Stitt & Phillips, 113 Fulton; July1'05; May11'18. 26,500

Grove st, 17 (2:588); Mary S & Wm H Simonson to German Savgs Bank, 157 4 av; (A) A Henry Mosle, of Curtis, M-P & C, 50 Broad; May26, 1900; May15'18. 10,000

John st, 45-49, & Dutch st, 3 & 5 (1:78); North Ward Realty Co to Title Guar & T Co; May16'08; May14'18. 200,000

Ludlow st, 121 (2:410); Chebra Kadischer Anshai Sochochow, by Hyman Slontack, pres, to Rachel Fox, 114 1/2 Essex; (A) Simon Berg, 714 Bway; Jan12'14; May10'18. 3,300

Water st, 592 (1:245); Sheba Bldg Corp to Lawyers Mort Co, 59 Liberty; (A) Lawyers Mort Co, 59 Liberty; Dec22'15; May16'18. 2,500

4TH st, 203 E (2:400); Harry Wilk to Emily Falkenstein (Moethan) of Brooklyn; (A) Theo Sattler, 56 Bond; Mar1'04; May16'18. 1,500

4TH st, 321 E (2:374); Elias & Reisel Sent to Lillie Greif; (A) Albert W Seaman, 16 Exch pl; Mar18'07; May14'18. 6,683.30

9TH st, 714 E (2:378); Saml S & Henrietta Manheimer to Benj J Lipschitz, 56 Lenox av; (A) Lawyers Title & T Co; Apr 30'13; May10'18. 4,000

11TH st E (2:394), ns, 333 w Av C, 25x 103.3; August & Wilhelmna Weber to Eliz M Fleming, & ano; (A) Lewis S Goebel, 41 Park Row; July5'17; May10'18. 2,500

13TH st, 511 E (2:407); Stella Bonomolo & ano to August Bonomolo, 242 Elizabeth; (A) Lorenzo C Carlus, 190 Bowery; Sept 5'16; May15'18. 500

24TH st E (3:880), nes, 250 se 4 av, 25x 98.9; also 24TH ST E (3:880), nes, 275 se 4 av, 25x98.9; Ewald Mommer to Benj Mordecai; (A) Stoddard & Mark, 125 Bway; May14'11; May16'18. 47,500

28TH st, 219 W (3:778); Oscar Oestreich to Oscar, Carl, Isaac, Moritz & Wm Oestreich, 1409 Bway; (A) Louis W Osterweis, 200 5 av; July17'06; May15'18. 18,000

28TH st, 228 W (3:777); Eliphalet L Davis to Oscar, Carl, Isaac, Moritz & Wm Oestreich, 1409 Bway; (A) R & E J O'Gorman, 51 Chambers; Jan18'06; May 15'18. 18,000

28TH st, 230 W (3:777); Thos F & Annabella McCool Kaughan, to Oscar, Carl, Isaac, Moritz & Wm Oestreich, 1409 Bway; (A) Hoadly, L & J, 22 William; Jan8'07; May15'18. 11,000

28TH st W (3:778), ns, 222.3 w 7 av, 24.10x98.9; Isaac Oestreich to Oscar, Carl, Isaac, Moritz & Wm Oestreich; (A) Louis W Osterweis, 200 5 av; Oct30 '06; May15'18. 22,000

31ST st E (3:912), ns, 280 w 2 av, 20x 98.9; Frances wife of Linneaus J Hunter to Union Square Savgs Bank; (A) M A Weeks, 229 E 31; May25'05; May14'18. 7,000

39TH st, 143-5 E (3:895); Earl G Pler to Union Dime Savgs Bank, 699 6th av; (A) Butcher, T & F, 1 Mad av; Dec5'11; May 11'18. 39,000

46TH st, 47 W (5:1262); also WHITEHALL ST, 49 (1:11); also WHITEHALL ST, 55 (1:11); Laura Cecilia Decker, 47 W 46, to Abr A Silberberg, 64 E 91; (A) A Silberberg, 256 Bway; June28'17; May13'18. 6,000

60TH st W (4:1152), ns, 325 w 10 av, 25 x100.5; Michael & Julius Maier to Hy Dreyfoos, 60 W 76; (A) Lawyers T & T Co, 176 Bway; June17'09; May16'18. 8,000

65TH st E (5:1419), ss, 100 w 2d av, runs s31.1xnw-x86.6xw 25xn100.5xe30 to beg; Ferd & Mathilde Reinert to Adam Unger, 1429 2d av; (A) Leon Forst, 135 Bway; Aug29'13; May10'18. 1,600

67TH st, 14 E (5:1381); Edw C Hoyt, Stamford, Conn, to Title Guar & T Co; Feb11'01; May13'18. 50,000

69TH st E (5:1419), ss, being lots 30 & 31 partition map estate of Wm & Abr K Beekman; Ferd & Mathilde Reinert to Adam Unger, 1429 2d av; (A) Leon Forst, 135 Bway; Aug29'13; May10'18. 1,600

72D st, 172 E (5:1406); Arthur J & Jessica H Slade to Cornelia W Slade, 49 E 75; (A) N Y T & M Co, 135 Bway; May17'04; May15'18. 14,000

72D st E (5:1406), ss, 166.8 w 3 av, 16.8x 102.2; Thos Crimmins, Noroton, Conn, to A Le Roy Hull, 272 Livingston st, New Haven, Conn; (A) C H Beckett, 135 Bway; May12'15; May13'18. 15,000

74TH st E (5:1485), ss, 323 e Av A, 25x 102.2; Frank Opitz to Hugh Fitzpatrick, 145 Beach st, Flushing, LI; (A) Harrison, E & B, 59 Wall; Apr5'13; May15'18. 5,000

80TH st E (5:1491), ss, 100 w Park av, 25x102.2; Sigmund & Babette Oppenheimer to Morris M Sternberger, 117 W 74, trste for Chas Hunter (formerly Sternberger), Florence S Koshland (Sternberger), Hotel Essex, Mad av & 56th, & Clare B Sternberger, 2 W 86; (A) Chas Putzel, 140 Nassau; June17, 1886; May14'18. 35,000

87TH st W (4:1217), ss, 287.9 e Amsterdam av, 82.3x100.8; Princeton Constn Co to David Bernstein, on Harriman av, Edgemere, LI; (A) Marks & Marks, 63 Park Row; Aug20'17; May14'18. 17,500

100TH st, 317 E (6:1672); Jennie Glekie to Ernestine Harris, 777 Beck st, Bronx, & Esther Lengel, 860 E 161; (A) Rosansky & Goldberg, 41 Park Row; Sept10'13; May 13'18. 1,000

105TH st, 25-27 E (6:1611); Saml L Ettlinger, 171 Manhattan av, to Parker K Deane, Cornwall, NY, trste for Cath A & Jean G Deane et al under deed of trust; (A) Lawyers T & T Co; June17'13; May16'18. 16,000

110TH st, 4-6 E (6:1615); N Y State Investing Co to Saml Kadin; (A) M A Rabinovitch, 230 Grand; Jan30'14; May14'18. 2,000

114TH st, 306 E (6:1685); Nicola Pecoraro to Jennie Soraci, 327 E 113; (A) Jacob I Berman, 346 Bway; Dec1'11; May15'18. 1,500

115TH st W (7:1896), ns, 300 w Bway, 25x100.11; Lambda Assn of City N Y to Equitable Life Assur Soc of U S; (A) Alexander & Green, 120 Bway; Mar1'01; May10'18. 36,500

116TH st, 66 W (6:1599); Bessie A Wilson to Hy Broder, 391 Sterling pl, Bklyn; (A) Lawyers Title & T Co; Jan31'10; May 15'18. 6,300

118TH st, 29 W (6:1717); Kathie Irlbig, 772 8 av, to Wm A Numann, 50 W 129; (A) Jos J Harris, 99 Nassau; Jan2'17; May13'18. 1,500

124TH st, 67 E (6:1749); Annie Regan to Title Guar & T Co; May19'15; May15'18. 3,000

127TH st, 208-10 E (6:1791); Candace S Coffin to Bowery Savgs Bank; (A) Title Guar & T Co; Mar20'07; May10'18. 10,000

160TH st W (8:2118), ss, 212.6 e Bway, 37.6x99.11; Roosevelt Realty & Constn Co to Louis H Perlman; (A) Saul Bernstein, 149 Bway; Feb8'07; May15'18. 10,000

172D st W (8:2128), ss, 100 w Audubon av, 62.6x95; Paterno & Son Contracting Co to Wm F Wade, 57 W 96; (A) Kelly & Connelly, 27 Cedar; Oct31'11; May10'18. 60,000

Lenox av (6:1720), es, 21 s 121st, 20x80; Rutgers Club to Caroline Mayne, extrx will Chas Mayne; (A) C Mayne, 154 Nassau; Apr5'07; May15'18. 11,000

Northern av (8:2177), swc 178th, 125x105; Jacob Hertzberg, 223 W 121, to Hermione H Sommersville; (A) Blandy, Mooney & S, 37 Wall; May14'13; May14'18. 21,500

Park av (5:1505), nwc 93d, 64x100; Ursuline Convent of St Teresa's, NY, to U S Trust Co of N Y; (A) R & E J O'Gorman, 51 Chambers; Feb25'10; May15'18. 8,000

1ST av (5:1470), nec 75th, 23x68; Ernest N Adler, 1506 1 av, to Jacob & Sarah Larschan, 214 E 79; (A) J Larschan, 214 E 79; May15'15; May16'18. 6,000

2D av, 2071 (6:1656); Vito & Emilia di Palma Cardella, 2071 2 av, to Max Marx, 419 Convent av; (A) Max Marx, 128 Bway; Sept27'15; May13'18. 1,000

2D av (5:1439), es, at point 50.5 n from nwc 64th, 25x100; Fidelius & Konigunda Oswald to Jacob J Hausman, 2632 Richmond ter, B of R; (A) Wolf, Kohn & Ullman, 203 Bway; Jan29'07; May13'18. 500

MORTGAGES.

Borough of Bronx.

MAY 10, 11, 13, 14, 15 & 16.

Erickson pl, see Appleton av, 1508.

Exterior st (12:3265), ws, bet Kingsbridge rd & Bway, lot 31, blk 3265, tax map; transfer of tax lien for yrs 1906 to 1908, assessed to Jos Goodwin; Feb19'12; May16'18; 3y12%; City N Y to City N Y, 5,652.04

Faille st, 638 (10:2766A), es, 341.8 s Spofford av, 20.10x100; PM; May15; May16'18; due Nov15'18, 6%; Pauline Lubitz, 919 Fox, to Lawrence Davis, 76 Green, Newark, NJ. 500

Faille st, 638; ext of \$4,500 mtg to May 20'21 at 5%; Apr30; May16'18; Julia C S Grant with same. nom

Fairmount pl, 892 (11:2959); ext of \$4,500 mtg to Jan21'21 at 6%; Mar12; May16'18; T Emory Clocke, 860 Riverside dr, with Benenson Realty Co, 401 E 152. nom

Fillmore st (15:4029), ws, 325 s Morris Park av, 50x100, except part for Fillmore; May10'18; 3y6%; Malvina, wife Herman Singer, 336 Lenox av, to Eliz C Hardy, 82 Decatur, Bklyn. 4,000

Fillmore st (15:4029); same prop; pr mtg \$4,000; May10'18; due Apr1'19, 6%; same to David Scott, 28½ Windsor pl, Bklyn. 438

Fillmore st (15:4029); sobrn agmt; May 9; May11'18; Albt A Robert with Eliz C Hardy, 82 Decatur av, N Y City, & David Scott, 28½ Windsor pl, Bklyn. nom

Freeman st (11:3006), ss, 334.5 w Westchester av, 100x100; bldg loan; May15; May 16'18; due July1'21, 6%; Isidor Langner & Jacob Lazere to Max Cohen, 790 Riverside dr, et al. 25,000

Jennings st, nwc Prospect av, see Prospect av, nwc Jennings.

Manida st, 848 (10:2740), nes, 463.10 nw Lafayette av, 25x100; pr mtg \$5,500; May 13; May14'18; due as per bond, 6%; Emma C Howe to Kath L Ward, 21 Ft Wash av. 700

North st, nec Grand av, see Grand av, n ec North.

137TH st E (9:2313), ns, 225 e Lincoln av, 75x100; deed recorded as a mtg; statement filed with Register; recording date of \$100 paid; July17'13; May15'18; Jas Pringle to Christian F Bode, 424 W 147. O C & 100

138TH st E (9:2332), ss, bet Park & Rider avs, being lot 98, blk 2332, tax map; transfer of tax lien for yrs 1887 to 1912, assessed to —; Dec22'13; May16'18; 3y 12%; City N Y to City N Y. 17,695

141ST st, 441 E (9:2286), ns, 418.9 e Willis av as in 1866, 18.9x100; also 141ST ST, 479 E (9:2286), ns, 775.9 e Willis av as in 1866, 18.9x100; pr mtg \$ —; May7; May 14'18; 3y6%; Nellie Clancy to Hy A Hovet, 611 W 146. 1,933.16

141ST st, 479 E, see 141st, 441 E.

142D st, 304 E (9:2304), ss, 206 w Willis av, 25x100; May14'18; 3y6%; Sidney H Nash, 364 E 142, to John Muller, 1966 3 av. 2,000

146TH st E, nwc Morris av, see Morris av, nwc 146th.

148TH st, 236 E (9:2336), ss, 361.10 e Park av, 25x100; PM; pr mtg \$6,750; May 9; May10'18; 3y6%; Albino Papa, 281 E 155, to Saml Gelb, 1074 2 av. 1,400

165TH st, 771-5 E (10:2660), ns, 21.10 w Tinton av, 45x102.2x45x102; Apr25; Apr26 '18; 3y5½%; Daisy H Bell to Lawyers Title & T Co. (Corrects error in issue May 4 when property was 105th st, 771-5 E). 6,000

168TH st E (10:2615), ns, bet Boston rd & Franklin av, lot 67, blk 2615, tax map; transfer of tax lien for yrs 1880 to 1908, assessed to E Fowler; Apr18'12; May16'18; 3y12%; City N Y to City N Y. 9,914.89

173D st E (11:2823), ss, bet Eden av & Concourse, lot 16, blk 2823, tax map; transfer of tax lien for yrs 1875 to 1911, assessed to unknown; Dec16'12; May16'18; 3y 12%; City N Y to City N Y. 4,137.46

178TH st E, nec Mapes av, see Mapes av, nec 178th.

181ST st E (11:3083), ns, 66.2 e Belmont av, 25x80.1x25x76.1; certf as to satisfaction of interest of \$1,000 in mtg of \$5,500; May —18; May15'18; Italia Giordano to Tommaso Giordano, 864 E 180. 5,000

183D st, 68 E (11:3208), ss, 150 w Grand av, 50x100; equal lien with mtg for \$40,000 recorded Aug31'17; May9; May10'18; 5y 5½%; Kearns Realty Co to N Y Mutual Benevolent Soc, 393 2 av. 5,000

183D st, 68 E; certf as to above mtg; May9; May10'18; same to same.

183D st, 68 E; ext of \$40,000 mtg to May 9'23 at 5½%; May9; May10'18; N Y Mutual Benevolent Soc with Kearns Realty Co. nom

190TH st, 58 E (11:3174), ss, 395 w Jerome av, 43.6x175, except part for st; PM; May2; May13'18; due Nov2'18, 6%; Chas E Nessel to Christopher H Steinkamp, 570 W 172. 6,000

192D st E, sec Creston av, see Creston av, sec 192d.

192D st E, sec Creston av, see Creston av, sec 192d.

221ST st E (16:4655), ss, 255 w White Plains rd, 50x114; May14; May15'18; 3y5%; Frank Oliva, 2338 Beaumont av, to Mary O'Connell, 711 E 220. 1,500

222D st, 847 E (17:4847), ns, 506.7 e Barnes av, old line, 25x88.10; PM; May15 '18; due Feb15'21, 6%; John R Flippin to Geo Hauser, 1379 Taylor av. 1,600

232D st E (17:4857), ns, 1322.10 e White Plains rd, 50x114; PM; May1; May11'18; installs, 6%; Hy F Hanf to Railroad Co-Operative B & L Assn, 103 Park av. 800

232D st E (17:4857); same prop; pr mtg \$3,500; May10; May11'18; due Nov1'20, 6%; same to Wm J Smyth, 241 So Clinton, East Orange, NJ. 500

235TH st E (12:3369), ss, 100 w Kepler av, 25x100; Mar4; May15'18; due Jan1'21, 6%; Magdalena Hamann, 151 Eldert, Bklyn, to Edw H Erchmann, 1367 Bway, Bklyn. 750

Appleton av, 1508 (18:5381), es, 14.11 n East Tremont av, 82.11x100.7 to Erickson pl x62.1x100; May9; May10'18; due July1'21, 6%; Eugene Boesch to Minnie Eichmann, 1480 Rosedale av. 2,500

Barker av (16:4622), ws, 50 n Rosewood, 50x100; May11; May15'18; 3y6%; Jeannette Kingston to Anton Suske, 301 E 152. 1,250

Boston rd, 1437-9 (11:2938), ns, 38 e Prospect av, runs n109xne33.6xe26.10xsl30 to rd xw53 to beg; PM; pr mtg \$35,000; May13; May14'18; installs, 6%; Isidor D Brokaw to 183d St Holding Corp, 135 Bway & ano. 5,000

Brook av, 546 (9:2276), es, 50 s 150th, 25 x100; pr mtg \$10,000; Apr1; May11'18; 3y 6%; Jos J Cermak to Peter Sluka, 355 E 72. 3,000

Brook av, 1251-3 (9:2396), ws, 238.1 n 168th, runs w56.11lx90.2xw33xnl1.11xe90 to av xsl41.9 to beg; PM; pr mtg \$ —; May 15; May16'18; 4y6%; Annie Bernstein & Isaac Levy to Samson Rosenfeld, 485 Central Park W. 1,500

Caldwell av (10:2623), ws, 113 n 149th, 3 lots, each 51.9x100; 3 exts of 3 mtgs for \$34,000 each to Apr18'23 at 5½%; Apr18; May11'18; N Y Trust Co with St Marys Park Realty & Constn Co, 644 Mad av. nom

Creston av (11:3167), sec 192d, runs e 211.6 to Grand blvd & concourse xst736.5 to Fordham rd xsw128.9 to Creston av xnw 88.4xnl761.2 to beg; ext of \$45,000 mtg to Nov1'19 at 5½%; Nov14'16; May16'18; Bowery Savgs Bank with John B Haskin Estate, Inc, 140 Nassau. nom

Ellis av (14:3831), ns, 138.4 e Havemeyer av, 33.4x108, Unionport, except part for Ellis av; Mar28; May11'18; 3y5½%; Robt A Newman, Manhattan Borough, & Sarah A Newman, 175 E Carroll, City Island, to Anna Herwig, 1515 Appleton rd. 1,400

Ellis av (14:3831), ns, 171.8 e Havemeyer av, 33.4x108, Unionport, except part for Ellis av; May10; May11'18; 3y5½%; Jos Newman, 1543 Benson av, to Anna Herwig, widow, 1515 Appleton rd. 1,500

Ellis av (14:3831), ns, 105 e Havemeyer av, 33.4x108, except part for Ellis av; May 10; May11'18; 3y5½%; Julia Newman, 32 Woodbury av, New Rochelle, NY, to Anna Herwig, widow, 1515 Appleton rd. 1,400

Fairmount av (18:5314), swc Kearney av, 50x100, lots 346 & 347, map Lohbauer Park; pr mtg \$400; May10; May15'18; due July1 '21, 5½%; Frank Glanz, Hollis, LI, to Frank L Landsiedel, 1468 St Lawrence av. 500

Fordham rd E, nec Morris av, see Morris av, nec Fordham rd.

Grand av (11:3198), nec North, 25x100; May9; May10'18; due, &c, as per bond; Chas E Nessel to Title Guar & T Co. 3,500

Grand blvd & concourse, sec 192d, see Creston av, sec 192d.

Kearney av, swc Fairmount av, see Fairmount av, swc Kearney av.

Lafontaine av (11:3061), ws, 187.6 n 178th, 37.6x100; ext of \$22,500 mtg to May 12'21 at 5½%; Apr28; May15'18; Arthur D Meeks, Meriden, Conn, with Forsythe Holding Co, 87 Nassau. nom

Mapes av (11:3107), nec 178th, 114.6x46x 114.7x46; ext of \$43,000 mtg to May9'21 at 5%; Apr13; May10'18; Chas H Newcomb at Vaughan, Miss, with Sarah Miller, 914 So Blvd, & Dora Abramowitz, 43 W 112. nom

Morris av (9:2336), nwc 146th, 111.8x 27.11x108x8.9; Dec7'17; May13'18; 5y5½%; Aquilano, Inc, 703 E 187, to Carolina Pierantozzi, 236 E 148. 7,700

Morris av (11:3174), nec Fordham rd, runs e165.8xnl56.5xw40x25 xw 43.6 xnl8 xw 74.11 to av xsl73.9 to beg; May15; May16 '18; due &c as per bond; Doro Realty Co to Mutual Life Ins Co of N Y, 34 Nassau. 25,000

Morris av (11:3174), nec Fordham rd; same prop; certf as to above mtg; May15; May16'18; same to same.

Mott av, 354 (9:2341); ext of \$30,250 mtg to May1'21 at 5½%; May8; May15'18; Geo F Schwartz, Brookline, Mass, with Jermay Realty Co, 860 E 161 (R S 15.15). nom

Mott av, 354; consent to above ext; May 2; May15'18; Milton Mayer, 97 Lockwood av, New Rochelle, NY, to Geo F Schwarz, 1470 Beacon, Brookline, Mass. nom

Mott av, 604 (9:2448), es, 150 n 150th, 25 x 98.2x29.7x114.10; May9; May13'18; installs, 6%; Arthur S Warren to Bronx Security & Brokerage Co, 258 E 133. 200

Mullner av (15:4324), es, 160.9 s Bronx & Pelham Pkway, 225x100; May10; May11 '18; 1y6%; Jennie Schaffner, 524 Wales av, to Benenson Realty Co, 401 E 152. 1,850

Prospect av, 1095 (10:2680), ws, 40 n 166th, 40x100; agmt as to share ownership in mtg; May6; May13'18; Lena G Rosenstein, 602 W 157, with City Real Estate Co, 176 Bway. nom

Prospect av (11:2962), nwc Jennings, 43x 90.10x67.7x74.4; PM; pr mtg \$35,000; May14; May15'18; due June1'24, 6%; Saml Reznick to Julius A Schulze, 1305 Bristow. 6,250

St Anns av (9:2260), ws, 25 n 132d, 25x 74.11; pr mtg \$ —; May10; May11'18; 3y 6%; Geo Bockhaus, Inc, to Saml L Hewlett, Roslyn, NY, & ano, trstes for Geo Y MacMurphy. 2,000

St Anns av (9:2260), ws, 25 n 132d; same prop; certf as to above mtg; May10; May 11'18; same to same.

St Anns av (9:2260), ws, 50 n 132d, 25x 74.11; pr mtg \$ —; May10; May11'18; 3y 6%; Geo Bockhaus, Inc, to Anna N Rogers, 19 E 56. 2,000

St Anns av (9:2260), ws, 50 n 132d; same prop; certf as to above mtg; May10; May 11'18; same to same.

Taylor av (15:3878), es, 150 s McGraw av, 2 lots, each 25x100; 2 exts of 2 mtgs for \$3,000 each to Apr1'21 at 5½%; Apr1; May15'18; Peter A Connelly, 216 E 45, with Agnes C Murray, 274 E 194. nom

Theriot av (14:3559), ws, 141.3 n Davis, 50x100; PM; May14; May15'18; due Aug1 '19, 3½%; Gabriele Salvia to Donato Unigaro, 214 E 126. 300

Tremont av, 228 E (11:2804); ext of \$23,000 mtg to Nov15'20, at 5%; Feb28; May16'18; Geo W Murray, trste Jas Hedges, with Tremont-Morris Realities, Inc (R S \$11.50). nom

Union av, 1230 (10:2682), es, 151.6 s 169th, 20x168.3; PM; pr mtg \$4,500; May15; May 16'18; 3y6%; Herman Sandler, 162 E 114, to Wilhelmina J Dickert, 1230 Union av, & ano. 1,000

Washington av, 1728 (11:2915); sal Ls; Apr24; May14'18; demand, 6%; Bernhard Schwartz to Lion Brewery, a corp, 104 W 108. 1,370.36

West Farms rd (10:2744), ns, 47.8 sw Hoe av, 23.10x61x20x74; PM; May15; May 16'18; 5y5%; Cath McDonough, 1071 West Farms rd, to Jas A McCarthy, 1071 West Farms rd. 4,000

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

MAY 9, 10, 11, 13, 14 & 15.

Chisholm st (11:2971), ws, 120 n Freeman, 24.6x106x17.10x irreg; Rector & St Ann's Church, of Morrisania, to Lawyers Mtg Co (\$5,000, June19'12); May10'18. 4,500

Home st, 960 (10:2745); Title Guar & T Co to Arthur H Elliott, —, trste under deed of trust; (A) Title Guar & T Co (\$5,000, Apr10'08); May15'18. 5,000

Teasdale pl, 580 (10:2621); Sarah E Van Riper to Margt McKeon, 980 Trinity av; (A) Hiram & V, 391 E 149 (\$1,300, Nov 7'13); May15'18. O C & 100

Timpson pl, 436 (10:2600); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co, 176 Bway (\$2,000, Mar1'17); May9'18. 2,000

Victor st, 1813 (15:4048); Mary B Hall, 473 W 140, gdn Geo B Hall, to Geo B Hall, 473 W 140; (A) Bureau of Awards, room 737, Municipal Bldg, NY (\$4,000, Aug10 '09); May14'18. nom

139TH st, 430 E (9:2283); Edna A Rothwell, 168 W 81, to Frances H Allers, 594 11th, Bklyn; (A) Lawyers Title & T Co (\$12,000, Feb27, 1894); May11'18. 11,000

149TH st, 153 E (9:2347); Geo C McMurry, 21 Brinckerhoff av, Freehold, NJ, to Board of Domestic Missions of Reformed Church in America, 25 E 22; (A) Dunn & D, 261 Bway (\$4,500, Oct29'01); May13'18. 4,000

183D st, 68 E (11:3203); City Mtg Co to N Y Mutual Benevolent Society, 393 2d av; (A) same (\$46,000, Aug30'17); May10'18. 40,000

183D st, 68 E (11:3208); N Y Trust Co to City Mtg Co; (A) Lawyers Title & T Co (\$40,000, Aug30'17); May10'18. nom

Albany Crescent (12:3257), nws, at sws lot 67, runs n w 191.6 x s w 75 x s e 184.6 to Crescent x n e 75 to beg, part lot 62, map Charles Darke; John H Thorn, Chelsea, NY, to Fred Schulerich, 1294 Intervale av; (A) Title Guar & T Co (\$7,000, Mar1, 1900); May9'18. 7,000

Anderson av (9:2507), ws, 200 s 164th, 37.6x100; Edw E Black, at Yonkers, NY, to Nina H Petrie, —, & ano, trstes Louise P Jordan; (A) Ver Planck & P, 149 Bway (\$1,274.70, Feb28'08); May15'18. 1,274.70

Andrews av, 2215 (11:3224); N Y Title & Mtg Co to Eliz K Upham, 247 5 av; (A) N Y Title & Mtg Co (\$5,000, Apr29'12); May14'18. 5,000

Arlington av (13:3407F), sec 230th, 60x 125x87.5x127.11; Hy Kroger, 468 Greenwich, to Estate Isaac G Johnson on Spuyten Duyvil rd; (A) J J McKelvey, 43 Cedar (\$6,000, Dec3'09); May13'18. nom

Arthur av (11:3065), ws, 244 n Kingsbridge & West Farms rd, 25x125, except part for av; Pietro Pennella, 124 Thompson, to Domenico A Silvestro, 327 Talmage av, Bound Brook, NJ (\$1,000, Oct25 '16); May14'18. 1,000

Boston rd, 1437-9 (11:2938); 183d St Holding Corp & ano to Dividend Realty Corp, 215 Montague, Bklyn; (A) N Y Title & Mtg Co (\$5,000, May13'18); May14 '18. O C & 100

Brook av, 546 (9:2276); Lawyers Title & T Co to Helena N Dryfoos, 1 W 81; (A) Lawyers Title & T Co (\$10,000, Apr29'18; May15'18. 10,000

Brook av, 741 (9:2364); Wm Horrmann et al, exrs Pauline Horrmann, to Paula Uhl, Switzerland; (A) E Cossman, Stapleton, S I (\$14,000, Nov18'10); May13'18. nom

Brook av, 1100 (9:2392); John Wiehe & ano, exrs Christina Wiehe, to Jacob Wiehe, 2 Bay st, City Island, & ano; (A) E J Krug, Jr, 150 Nassau (\$20,000, Nov15'10); May11'18. 20,050

Brook av (9:2276), es, 50 s 150th, 25x100; Louisa Cermak, 417 E 69, to Maria Cermak, 417 E 69; (A) Lawyers Title & T Co (\$6,000, Nov9'17); May10'18. 100

Fulton av, 1199 (10:2609); Louis Finkelstein, 134 W 26, to Sim Simons, 226 W 97; (A) Fluegelman & T, 52 Bway (\$10,000, Feb1'12); May13'18. 6,000

Jackson av, 827 (10:2637); J Strawbridge Van Alen, exr Cornelius G Van Alen, to Meyer Boskey, 623 Sanford av, Flushing, LI; (A) M Boskey, 55 William (\$4,500, Mar 14'13); May13'18. 3,500

Jackson av (10:2652), ws, 81.6 n Home, 27x54.1x29.5x65.10; Morris Rosenwasser, 322 W 100, to Harry Rosenwasser, 322 W 100; AT; (A) Celler & K, 51 Chambers (\$10,000, Feb27'03); May10'18. 100

Longwood av, 882 (10:2688 & 2695); Edwin H Peck, exr Walter J Peck, to Edna P Jenkins, on East av, Brighton, NY; (A) Wm W Cook, 44 Wall (\$28,000, June20'10); May9'18. nom

Morris av (11:2829), nwc 179th, 100x100; Naomi Lehman, 445 Riverside dr, to Bertha Jackson, 118 W 57; (A) Lawyers Title & T Co (\$10,000, Apr1'17); May14'18. 9,000

Newbold av (14:3832), ns, lot 461, map Unionport, 100x108; Eliz K Dooling to Madeline J Nack, 2075 Haviland; (A) Knox & D, 27 Cedar (\$1,200, Dec19'13); May15'18. 1,200

Perry av (12:3299), ws, 85 s Moshulu Pkway S, 31.3x125; Mary O Maxwell to N Y Title & Mtg Co (\$2,500, Sept27'06); May11'18. 2,500

Pratt av, 4061 (17:4991); Henrietta J Cowley et al to Cornelia A Thorn, 2789 Morris av; (A) Arthur Bell, 391 E 149 (\$2,700, May11'15); May13'18. 2,300

Prospect av, 1095 (10:2680); Lena G Rosenstein, Freeport, LI, to Wm F Kenny, Shore rd & 91st, Bklyn; (A) Beardsley, H & T, 64 Wall (\$35,000, May6'15); May13'18. an int of 1,000

Prospect av, 1107 (10:2680); Aaron Futterman to Harry Futterman, 328 W 51; (A) N Y Title & Mtg Co (\$35,000, May4'15); May9'18. an int of 4,000

Prospect av, 1107; Bertha Goldschmidt, 1368 Brook av, to N Y Title & Mtg Co (\$35,000, May4'15); May9'18. an int of 1,000

Prospect av, 1328 (10:2694); Morris Rosenwasser, 322 W 100, to Harry Rosenwasser, 322 W 100; AT; (A) Celler & K, 51 Chambers (\$13,000, Sept8'08); May10'18. 100

Prospect av, 1328 (10:2694); Lillie Freeman, 1109 Forest av, to Harry Rosenwasser, 322 W 100; (A) Celler & K, 51 Chambers (\$13,000, Sept8'08); May10'18. 106

Prospect av (10:2680), ws, 80 n 166th, 120 x100; Abr Leipzig to Wm F Kenny, Shore rd & 91st, Bklyn; (A) N Y Title & Mtg Co (\$97,500, May15'14); May9'18. an int of 5,000

Summit av (9:2526), es, 120 n 165th, 50x190 to Ogden av; Edw E Black, Yonkers, NY, to Nina H Petrie, —, and ano, trstes Louise P Jordan; (A) Ver Planck & P, 149 Bway (\$5,600, May24'05); May15'18. 5,600

Tinton av, 625 (10:2653); Augustus H Skillin, trste Jas Harper, to Jas Harper, 312 W 99, and ano; (A) Alexander & G, 120 Bway (\$24,000, Nov23'09); May10'18. nom

Union av, 762 (10:2676); Vincent Greubel, exr Anna C Bagger, to Jos Scholz, 465 E 143; (A) Frees & McE, 3029 3 av (\$4,000, Dec31'06); May11'18. 2,000

Union av, 766 (10:2676); same to Clara Scholz, 465 E 143; (A) same (\$2,500, Dec31'06); May11'18. 2,500

Lot 152 (17:4878), map Monatiquot Real Estate Co; Margt B Niles, of Topsham, Me, to Fanny C K Marshall, 305 W 87; (A) Title Guar & T Co (\$415, Oct27'10); May10'18. 393

Lots 42 to 44 (15:4274, 4275, 4276, 1277, 4307, 4308, 4311, 4312, 4313, 4314, 4315, 4316), 80, 88, 89, 91, 113, 134, 146, 181 to 184, 192, 210 to 212, 247, 248, 264, 282, 283, 299 to 303, 327 to 330, 333 to 335, 342, 555, 364, 373, 376 to 378, 387, 388 & 407, 402, 405, 406, 409 & 411, map Pearsall Estate; Leonard B Schoenfeld & Co to Fredk Joseph, 47 W 86; (A) M H Joseph, 26 Exch pl (assign 35 mts aggregating \$23,182.50, all dated June29'14); May11'18; corrects error in issue, May 4, when property was given as on map Morris Park. 23,182.50

Lot 386 (15:4044), map portion Hunt Estate; Grant Squires to Mary Monahan, 1840 58th, Bklyn; (A) M Monahan, 5805 17 av, Bklyn (\$1,000, Dec31'10); May14'18. 1,000

Lots 282 & 283 (11:2865), map Moss Estate; N Y Trust Co to Annie Kelly, 445 W 57; (A) A Kelly, 439 W 57 (\$2,030, Nov25'13); May15'18. O C & 100

Harlem River (11:2882), es, 150 s 177th, 200.11x382.10x200x401.7; Title Guar & T Co to Jos A Nickelson, 16 E 177; (A) Title Guar & T Co (\$60,000, May9'10); May10'18. 5,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

MAY 9, 10, 11, 13, 14 & 15.

Falle st, 638 (10:2764 & 2769), es, 341.8 s Spofford av, 20.10x100; Lazar Goldberg to Julius Fishman, 310 W 4; (A) Title Guar & T Co; Aug3'15; May10'18. 1,000

Minford pl, 1535 (11:2977); Riedt Realty Co to Ettie Anderson; (A) Lawyers Title & T Co; Apr21'13; May14'18. 2,250

Parkside pl (12:3354), ns, 293.4 w 207th, 25.5x112.8x25x111.2; Hy Seebeck to Mary S Todd; (A) Todd & St John, 258 Bway; Mar25'08; May14'18. 5,006

Seaford st (*), ss, at mean high water mark on es City Island, 400x100; Jos Bishop, Jobstown, NJ, to City Island Land & Dock Co, 27 Cedar; (A) Kellogg & R, 115 Bway; May2'16; May15'18. 2,006

146TH st E (9:2338), ss, w 1/2 lot 236, map Mott Haven, 25x100; Casper Buberl to Ernst Hall & ano, exrs Stanley Gifford; (A) Title Guar & T Co; Sept21, 1898; May9'18. 1,500

162D st E (10:2690), ns, 172 e Prospect av, 25x42.3; Jas C Gaffney to Farmers Loan & T Co, trste Wm Browning; (A) Title Guar & T Co; Mar28'11; May15'18. 3,500

164TH st, 656-8 E (10:2632); Wm J Timmons to Bronx Security & Brokerage Co, 258 E 138; (A) J W Bryant, 258 E 138; Apr4'17; May11'18. 500

Bailey av (12:3261), es, 150 n Albany Crescent, 75x82.5x75.2x77.3; also HEATH AV (12:3261), ws, 140 n Albany Crescent, 75 x95; Geo L Lucas, NY; Walter H Lucas, Chicago, Ill, & Ellis L, wife Geo H Scofield, NY, to Jas Douglas, on w Spalidse av, s of 239th; (A) Title Guar & T Co; June25'14; May14'18. 10,000

Bathgate av (11:3050), ws, old line, 67.3 s 183d, 25x100, except part for av; Anna J McSweeney, 4409 3 av, to Geo Munk, 2279 Bathgate av; (A) Lawyers Title & T Co; June10'13; May13'18. 500

Brook av (9:2276), es, 50 s 150th, 25x100; Lorenz F J Weiher to Chalmers Wood, admr Stephen D Pringle; (A) Lawyers Title & T Co; June5, 1899 (discharged by court order dated May6'18); May9'18. 16,500

Brook av (9:2364), nwc 156th, 100x23.9x 99.11x24.11; Gustav W Beck, 588 Lenox av, to Rosa Schulhof, 348 W 57; (A) Title Guar & T Co; June21'11; May9'18. 2,500

Brook av (9:2291), ws, 75 n 146th, 25x90; Christian A Gillmeister to Anna M Gehlen, 132 E 60; (A) Roeder & R, 119 Nassau; Oct31'13; May11'18. 4,500

Clinton av (11:2959), swc Fairmount pl, 98.11x50.1x96.9x50; Francis Frey, 158 E 179, to August Ganzenmuller, 2983 Marion av; (A) F H Schweyler; Oct2'12; May10'18. 8,000

Eastern blvd (*), nws, 284.2 ne Willow la, 175x307.6 to nes Willow la 100x200; Newport Holding Co, 5 Beekman, to Jos L Feinberg, 215 W 98, & ano; (A) Geo H Hyde, 41 Park Row; Oct1'16; May10'18. 10,000

Ellis av (14:3831), ns, lot 351, map Unionport, 100x108; Kilner Newman to Hy Dilg; (A) Lawyers Title & T Co, 160 Bway; Aug3, 1900; May11'18. 4,000

Findlay av, 1324 (11:2782); David E Calahan, 444 E 152, & Michl S Claffey, 365 E 169, to Thornton Brothers Co, 1320 Clay av; (A) Title Guar & T Co; Apr23'13; May13'18. 1,456

Harrison av (11:2868), sw, 175.3 n Morton pl, 56.4x122x56.9x130.10; Pauline Frank, 321 E 166, to Valentine Wille, 1839 Harrison av, et al; (A) John J Weiss, 233 Bway; Nov30'17; May15'18. 1,750

Houghton av (*), ss, 205 w Castle Hill av, 24.11x108; Baxter-Howell Bldg Co to Geo Brown, —, et al; (A) Knox & D, 27 Cedar; Jan5'12; May15'18. 3,500

Kingsbridge rd (11:3070), sws, lot 102, map Saml Ryer, Homestead, 50x165x50x185; Louis Joseph to Blanche F Joseph; (A) S Goldstickler, 158 Bway; May12, 1897; May13'18. 3,000

Newbold av (*), ns, 65.8 e Castle Hill av, 92.10x166.10x32.4x135; Jas Jarvis to Eliz Rohr, 353 W 46; (A) A & C E Hally, 2069 Westchester av; July1'04; May9'18. 2,500

Tinton av (10:2665), es, 321.11 n Kelly or 152d, 25x100x23x100; Mary E Waters to Grace L Koebel, Roscoe, NY; (A) Title Guar & T Co; May3'10; May9'18. 4,300

Walton av, 1762 (11:2825); Hy Weiss to Nathan B Levin Co, 1910 Webster av; (A) Hy Weiss, 1762 Walton av; Sept2'11; May11'18. 1,000

Lots 15 & 45 (*), map Harrington Estate; Chester Impt Co to Frank Gass, —, (A) Frank Gass, Inc, 2215 Westchester av; May12'10; May15'18. 800

Lots 396 & 397 (15:4029), map Van Nest Park; Malvina Singer to Augusta L Duval; (A) Title Guar & T Co; July8'03; May10'18. 4,000

Lot 67 (*), map Allen Estate; Nunziata Fasulo, 255 E 152, to Hudson P Rose Co, 7 W 45; (A) N Fasulo, 255 E 152; May4'15; May11'18. 307.52

Lots 164 to 166 (11:3221), map Estate L G Morris; Francis G Cart to Lizzie D Baruch, 166 W 86; (A) Title Guar & T Co; Sept17'10; May14'18. 2,310

Plot (*) begins 340 e White Plains rd at point 295 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; C Frank Rumpeltin to Bronx Security & Brokerage Co, 258 E 138; (A) I Levison, 258 E 138; Dec8'15; May15'18. 180

Plot begins 590 e White Plains rd at point 1,245 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, except part for Wallace av; Teasdale Realty Co to Frank Pochobradsky, 653 E 161; (A) Title Guar & T Co; Mar14'16; May13'18. 1,500

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Conway, Alice M.—Jan1'18 (May14'18)—61ST ST, 129 W (4:1133-20), 20x100.5, 4-sty stn tnt, \$11,000.

Ehlers, Edw M L.—May28'17 (Apr23'18)—94TH ST, 23 W (4:1208-24), 17.6x100.8, 3-sty & b bk dwg, \$15,500.

Benfield, David J.—Mar13'15 (Apr30'18)—AV B, 202 (2:106-36), 18.4x60, 4-sty bk tnt & str, \$13,000.

Gaunt, Jas.—Dec2'16 (Apr23'18)—73D ST, 156 W (4:1144-55), 19.1x102.2, 4-sty & b stn dwg, \$25,000.

Janeway, Theo C.—Dec27'17 (Apr23'18)—60TH ST, 131 E (7:1935-134), 20x100.5, 4-sty bk dwg, \$34,500.

Kleinsinger, Frank.—Jan10'18 (May13'18)—AV C, 124 (2:377-8), 19x70, 4-sty bk & stn tnt, \$21,000.

Mount, Maria L.—Oct17'17 (Apr30'18)—31 AV, 1111 (5:1526-1), nec 80th, 17.5x48, 3-sty bk tnt & str, \$18,500.

Rothschild, Regina.—Aug21'16 (Apr30'18)—57TH ST, 31 W (5:1213-16), 27x100.5, 4-sty bk & stn dwg, \$115,000.

Schramm, Mary B Von H.—Mar30'16 (Apr23'18)—121ST ST, 168 W (7:1905-62), 21 x100, 5-sty bk tnt, \$17,000.

Seasongood, Emma.—Dec15'16 (May15'18)—GREENE ST, 83-5 (2:486-17), swc Spring, 51x96.11x irreg x100, 6-sty bk str & lofts, 1-15 pt of \$72,000, less 15%, or equity \$4,080.

GREENE ST, 58-60 (2:485-1 & 2), 50.3x 100, 5-sty bk loft & str, 1-10 pt of \$50,000, or \$4,250.

48TH ST, 154-60 E (5:1302-41-42), 4 lots, each 17.6x100.5, 4-4-sty bk tnts, 1-10 pt of \$17,000 each, or \$1,487.50 each.

47TH ST, 149-55 E (5:1302-31-32), 4 lots, each 17.6x100.5, 4-4-sty bk tnts, 1-10 pt of \$19,000 each, or \$1,615 each.

3D AV, 760 (5:1302-33), nwc 47th, 25.5x75, 5-sty bk tnt & str, 1-10 pt of \$45,000, or \$3,825.

3D AV, 762-772 (5:1302-34-9), 6 lots, each 25x75, 6-5-sty bk tnts & str, 1-10 pt of \$25,000 each, or \$2,125 each.

3D AV, 774 (5:1302-40), swc 48th, 25.5x75, 5-sty bk tnt & str, 1-10 pt of \$40,000, or \$3,500.

Tucker, Julia A.—Aug21'16 (Apr30'18)—123D ST, 162 W (7:1907-58 1/2), 14x100.11, 4-sty stn tnt, \$8,500.

Washburn, Ellen B.—June17'17 (Apr30'18)—23D ST, 134 W (3:798-62), 13.9x98.9, 4-sty bk & stn bldg; 1/2 pt of \$30,000.

Weiss, Tillie.—Feb9'18 (May13'18)—ST NICHOLAS AV, 222 (7:1927-2), 29.4x84x 25x100, 5-sty bk tnt, \$26,000.

8TH AV, 2192 (7:1924-2), 25x100, 5-sty bk str & tnt, \$22,000.

126TH ST, 239 W (7:1932-18), 25x100, 4-sty stn tnt, \$14,000.

8TH AV, 2200 (7:1924-63), 20x100, 5-sty bk str & tnt, \$22,000.

Wiener, Chas.—Feb6'18 (May14'18)—135TH ST, 24 W (6:1732-50), 5-sty bk tnt, \$15,000.

135TH ST, 26 W (6:1732-51), 5-sty bk tnt, \$15,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 17, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

Broome st, 159 (*), swc Attorney (No 43), 19.3x50, 7-sty bk tnt & str; due, \$19,564.33; T&c, \$1,259.11; Lawyers Mtg Co. 15,000

Rose st, 55 (*), ss, 142.8 w Pearl, 22.10x 92.5x25.5x89.2, 6-sty bk tnt & str & 6-sty bk rear tnt; due, \$17,448.96; T&c, \$504.10; Emigrant Indust Savgs Bank. 17,000

William st, 194 (*), es, 67.2 s Frankfort, 17.4x74.3x17x76.7, 4-sty bk loft & str bldg; partition; Ingraham Corp. 25,000

65TH st, 13 E, ns, 145 w Mad av, 22x 100.2, 6-sty bk dwg, 3-sty ext; due, \$32,752.63; T&c, \$1,100; sub to 2 mts aggregating \$105,000; Fredk Brown. 106,000

114TH st, 211 E (*), ns, 185 e 3 av, 25x 100.11, 5-sty stn tnt & str; due, \$17,603.76; T&c, 684.70; Chas H Young et al. 15,000

129TH st, 56 W (*), ss, 135 e Lenox av, 27.6x99.11, 5-sty stn tnt; due, \$2,740.89; T&c, \$324; sub to 1st mtg \$17,350; Pauline Levy. 19,350

HENRY BRADY.

105TH st, 231 E (*), ns, 335 e 3 av, 25x 100.11, 4-sty stn tnt; due, \$11,000.02; T&c, \$418.80; Emigrant Indust Savgs Bank. 11,000

111TH st, 177 E (*), ns, 120 w 3 av, 25x 100.11, 4-sty stn tnt; due, \$12,999.80; T&c, \$543.35; N Y Savgs Bank. 10,000

Wadsworth av (*), sec 190th, 60x100, bk unfinished tnt; due, \$15,553.14; T&c, \$1,900; Manhattan Mtg Co. 10,000

Wadsworth av (*), es, 60 s 190th, 59.7x 100, bk unfinished tnt; due, \$10,104.31; T&c, \$1,900; Manhattan Mtg Co. 8,000

Wadsworth av, 321 (*), nec 189th, 60x 100, bk unfinished tnt; due, \$15,537.64; T&c, \$1,900; Manhattan Mtg Co. 18,000

2D av, 231-3, nwc 14th (No 245), 50x79.3, 6-sty bk tnt & str; adj sine die.

5TH av, 2139 (*), es, 33.11 s 131st, 16.6x 75, 3-sty & b stn dwg; due, \$7,307.90; T&c, \$210.67; Beatrice S B Ziegler. 4,000

M. MORGENTHAU JR. CO.

76TH st, 236 E (*), ss, 105 w 2 av, 25x 102.2, 5-sty bk tnt; due, \$14,881.52; T&c, \$532.50; Emigrant Indust Savgs Bank. 15,950

5TH av, 2187, es, 50.5 s 131st, 16.6x75, 3-str & b stn dwg; due, \$3,310.90; T&c, \$200; Bernhard Freund. 3,850

SAMUEL MARX.

Broadway (*), ses, 546 sw Elwood, 25x 150, vacant; due, \$5,821.87; T&c, \$1,332.80; Wm J Davison, exr. 6,880

Broadway (*), ses, 571 sw Elwood, 25x 150, vacant; due, \$4,177.72; T&c, \$1,332.80; Wm J Davison, exr. 5,230

L. J. PHILLIPS & CO.

81ST st, 426 E (*), ss, 281.6 w Av A, 25x 102.2, 5-sty bk tnt & str; due, \$3,911.38; T&c, \$413; sub to 1st mtg of \$12,500; Sol Libman, exr. 12,700

81ST st, 428 E (*), ss, 256.6 w Av A, 25x 102.2, 5-sty bk tnt & str; due, \$2,861.39; T&c, \$113; sub to 1st mtg of \$13,500; Sol Libman, exr. 13,700

J. H. MAYERS.
77TH st, 307 W (*), ns, 100.6 w West End av, 15.6x102.2, 4-sty & b stn dwg; due, \$15,956.33; T&c, \$900; City Real Estate Co, 15,900
BRYAN L. KENNELLY.
130TH st, 128 W (*), ss, 233.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, \$9,143.07; T&c, \$225.41; Walter J Torpey, 8,000
Total \$339,660
Corresponding week, 1917..... 638,750
Jan. 1, 1918 to date..... 12,171,849
Corresponding period, 1917..... 15,966,343

Bronx.

The following are the sales that have taken place during the week ending May 17, 1918, at the Bronx Salesrooms, 3208-10 Third av.
JAMES J. DONOVAN.
Bathgate av, 2423 (*), swc 188th (No 518), 89.4x32, 5-sty bk tnt & str; due, \$28,278.68; T&c, \$301.60; Central Trust Co of N Y, 27,900
Katonah av (*), sec 240th, 100x110, vacant; due, \$3,274.86; T&c, \$149.76; Zoe C Price, 3,000
JOSEPH P. DAY.
Daly av, 2117, swc 181st, 75.4x65.3x78.1x 60.7, 5-sty bk tnt; due, \$8,622.18; T&c, \$732; sub mtg \$40,000; Herman Gottlieb, 49,360
Eagle av, 911-913, ws, 175 s 163d, 50x 125, 2-3-sty fr tnts, str in 911; due, \$9,480.85; T&c, \$365; Greek American Instn, 10,025
Townsend av (*), ws, 175 s 174th, 100x 100, vacant; due, \$5,599.15; T&c, \$417; Wm Saier et al, 6,000

HERBERT A. SHERMAN.

Kingsbridge rd, 84 W (*), ss, 346.9 w Grand av, runs sw86.3xse32.4xsw30xnw97.1 to University av (No 2624), xne & e150.11 to beg, 2-2-sty fr dwgs; due, \$9,762.94; T&c, \$869.92; U S Savings Bank of City N Y, 9,000
SAMUEL GOLDSTICKER.

Manida st, 818, es, 163.10 n Lafayette av, 25x100, 2-sty & b bk dwg (exrs); Fiesel Fishberg, 7,950
L. J. PHILLIPS & CO.

Nelson av, 1214 (*), es, 243.4 s 168th, 25x 125, 2-sty & a fr dwg; due, \$3,705.46; T&c, \$507.48; Union Trust Co of Albany, NY, trstes, 2,500
Total \$114,775
Corresponding week, 1917..... 187,775
Jan. 1, 1918 to date..... 2,452,980
Corresponding period, 1917..... 4,823,707

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

MAY 22.
52D ST, 350 W, ss, 300 e 9 av, 25x100.5, 4-sty bk tnt (exrs).
81ST ST, 20 E, ss, 115.7 w Madison av, 20.5x 102.2, 4-sty & b stn dwg (vol).
94TH ST, 65 W, ns, 200 e Columbus av, 18x 100.8, 3-sty & b stn dwg (exrs).
2D AV, 387, ws, 98.3 s 23d, runs w49x6'xw51 xs24.8x100xn25.2 to beg, 4-sty bk tnt & str (exrs).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAY 18 & 20.

No Legal Sales advertised for these days.

MAY 21.

GREENE ST, 136, es, 187.4 n Prince, 38.1x100x 38.3x100, 6-sty bk loft & str bldg; Greenwich Savgs Bank—Louis Schoolherr et al; Middlebrook & Borland (A), 46 Cedar; Saml C Herriman (R); due, \$48,177.08; T&c, \$1,220.40; Henry Brady.
GREENE ST, 132-4, es, 150.6 n Prince, 36.10x 100, 6-sty bk loft & str bldg; Greenwich Savgs Bank—Ella Flato et al; Middlebrook & Borland (A), 46 Cedar; Jno R McMullen (R); due, \$4,513.53; T&c, \$1,219.60; Henry Brady.
SULLIVAN ST, 96 to 100, ws, 56.2 n Spring, runs n69.5xw100xe—xw24x13.8x129.7 to beg, 6-sty bk stable; Geo N Kanenbley et al, exrs—Thos H Steers et al; Geo H Hyde (A), 41 Park Row; Donald B Abbott (R); due, \$75,754.46; T&c, \$2,651.92; Herbert A Sherman.
STANTON ST, 328, ns, 59.8 e Goerck, 19.11x 70, 3-sty bk tnt; Union Trust Co of N Y—Michl Wieder et al; Miller, King, Lane & Trafford (A), 80 Bway; Wm A Sweetser (R); due, \$7,785.55; T&c, \$337; Henry Brady.
19TH ST, 439 W, ns, 425 w 9 av, 25x71.4, 3-sty bk tnt; Farmers' Loan & Trust Co, exr. &c—Prudential Real Estate Corp et al; Geller, Rolston & Horan (A), 22 Exch pl; Geo F Harriman (R); due, \$8,591.80; T&c, \$220.65; Bryan L Kennelly.
22D ST, 133 W, ns, 353.6 w 6 av, 21.6x98.9, 3-sty bk tnt & str; Emigrant Industrial Savgs Bank—Ambrose A Rowan; R & E J O'Gorman (A), 51 Chambers; Jno H Rogan (R); due, \$15,927.95; T&c, \$1,106.26; Arthur C Sheridan.
117TH ST, 220 E, ss, 225 e 3 av, 18.9x100.10, 3-sty fr dwg; Anna E Morrison—Ureilla Mackellar et al; Action 1; Robt Gerbracht, Jr (A), 43 Cedar; Maurice Deiches (R); due, \$1,144.19; T&c, \$475.19; James L Wells.
117TH ST, 222 E, ss, 243.9 e 3 av, 18.9x100.10, 3-

sty fr dwg; same—same; Action 2; same (A); same (R); due, \$1,144.49; T&c, \$474.04; James L Wells.
117TH ST, 224 E, ss, 262.6 e 3 av, 18.9x100.10, 3-sty fr dwg; same—same; Action 3; same (A) same (R); due, \$1,144.49; T&c, \$475.19; James L Wells.
117TH ST, 226 E, ss, 281.3 e 3 av, 18.9x100.10, 3-sty fr dwg; same—same; Action 4; same (A); same (R); due, \$1,144.49; T&c, \$477.49; James L Wells.

MAY 22.

MAIDEN LA, 44-46, ss, 221.4 e Nassau, runs s118.7 to Libert' (Nos 37-9), xw47.2xnb0.10xe 10'x65.7xet4.2 to beg, 13-sty & stn office & str bldg Lawyers' Title & Trust Co—Liberty St Holding Corp et al; Dean, Tracy & McBaron (A), 160 Bway; Saul E Rogers (R); due, \$844,435.28; T&c, \$15,986.60; Joseph P Day.
49TH ST, 333 W, ns, 475 w 8 av, 25x100.5, 3-sty bk stable; Sheriff's Sale of all right, title, &c, which Walter S Edelmeier had on Mar 18, 1918, or since; Jno F Cronin (A), 115 Bway; David H Knott, sheriff; Henry Brady.
MAY 23.
ARLINGTON ST, 16, ws, 169.6 n Nagle av, 40x130, 5-sty bk tnt; Cora B Rutherford—Brown Bros, Inc, et al; Clarence A Sparks (A), 55 Liberty; Wm H Ford (R); due, \$39,456.43; T&c, \$648.40; Bryan L Kennelly.
ARDEN ST, 12, ws, 160.6 n Nagle av, 40x130, 5-sty bk tnt; Cora B Rutherford—Brown Bros, Inc, et al; Clarence A Sparks (A), 55 Liberty; Wm H Ford (R); due, \$39,457.67; T&c, \$648.40; Bryan L Kennelly.
STUYVESANT ST, 33, ns, 94.10 w 10th, 32x16x irreg, 5-sty bk tnt; STUYVESANT ST, 35, ns, 62.10 w 10th, 32x16, 5-sty bk tnt; 10TH ST, 126 E, ss, 301.4 e 3 av, 23x37.7xirreg, 5-sty bk tnt; Annie R Greenberg—Charlotte S Istel et al; Kurzman & Frank (A), 25 Broad; Wm Allen (R); partition; Samuel Marx.
STUYVESANT ST, 35, see Stuyvesant et al, 33.
14TH ST, 501 W 10TH AV, 61-71; 15TH ST, 500-12 & 11TH AV, whole blk, 79.8x206.6x 159.5x221.4, 2-sty fr tnt & str, 2-2-sty bk stables & vacant; Margt L Aldrich et al—Winthrop A Chanler et al; Morris & McVeigh (A), 32 Liberty; Chas F Brown (R); partition; J Clarence Davies.
10TH ST, 126 E, see Stuyvesant et al, 33.
108TH ST, 302-4 E, ss, 100 e 2 av, 39.3x125, 6-sty bk tnt & str; Geo E Chisholm et al, trstes, &c—Winifred A Fletcher et al; Stewart & Shearer (A), 45 Wall; Lucille Pugh (R); due, \$31,237.46; T&c, \$1,845.20; Joseph P Day.
MAY 24.
15TH ST, 158 W, ss, 100 e 7 av, 25x103.3, 5-sty stn tnt; Alfred M Heinsheimer et al, trstes—Grace Safian et al; Stroock & Stroock (A), 141 Bway; Vance Hewitt (R); due, \$25,418.30; T&c, \$1,375; Joseph P Day.
75TH ST, 311 E, ns, 175 e 2 av, 25x102.2, 4-sty stn tnt & str; Alfred M Heinsheimer et al, trstes—53d Realty Co est al; Stroock & Stroock (A), 141 Bway; Abr B Keve (R); due, \$10,276.38; T&c, \$637; L J Phillips & Co.
MAY 25 & 27.
No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

MAY 18.

No Legal Sales advertised for this day.

MAY 20.

177TH ST, 61 E, ns, 103 w Morris av, 20x100, 2-sty & b bk dwg; Louise K Kuntz—Verdun Realty Corp et al; Ernest Hall (A), 62 William; Richard D Whiting (R); due, \$8,277.34; T&c, \$228.92; James J Donovan.
241ST ST, 61 E, ns, 100 e Katonah av, 35x100, vacant; Louisa K Kuntz—Mary C Kremser; Ernest Hall (A), 62 William; Ely Neumann (R); due, \$2,877.33; T&c, \$15.60; James J Donovan.
PARCEL of salt meadow, beg at a point of intersec of land Wm M Howe & Givans Creek, runs nel.10xwn120xn73.1xne37.6xn310xne63xs e400xn1.599.1; Mary Manda—Gertrude D Hawes et al; Gustav Gunkel (A), 206 Bway; Thos E Flynn (R); due, \$6,673.48; T&c, \$4,964.39; Samuel Marx.
MAY 21.
MT HOPE PL, 253, ns, 133.9 w Anthony av, 18.9x100, 3-sty bk tnt, & other prop in Westchester Co, N Y, & Bergen County, N J; Assignee's Sale of prop of Henry Helmcke; Frank P Woglom (A), 280 Bway; Leon W Doscher, assignee; J H Mayers.
FORDHAM RD, swc Crotona av, 52.1x204.7x 89.2x209.4, vacant; N Y Title & Mtg Co—Jefferson M Levy; Morris A Hulett (A), 135 Bway; Wm G Keir (R); due, \$9,564.32; T&c, \$329.54; James J Donovan.
143D ST, 268 E, swc Morris av, runs w10.7xs 100xe20xn85xw20, 3-sty fr dwg; Wm T Kennelly et al—Pierce A Kennelly et al; Williamson & Bell (A), 364 Alex av; Raymond M Lowes (R); partition; James L Wells.
MAY 22.
166TH ST, 823, ns, 180 e Union av, 40x100, 5-sty bk tnt; East River Savgs Inst—Adolph Martin et al; Edw R Vollmer (A), 293 Bway; Jno J Brady, Jr (R); due, \$28,919.74; T&c, \$45; James J Donovan.
BAY ST, 106, ss, 150 w Main, 60x100; City Island; H Schieffelin Sayers, trste—Florence Pell et al; Wm L Sayres (A), 31 Nassau; William Bondy (R); due, \$3,906.60; T&c, \$525 Joseph P Day.
ARTHUR AV, 2349-51, ws, 350 s 187th, 45x125, 3-sty fr tnt & str—1-sty fr str; Mary Fox et al—Jas Raggio et al; Edw F Moran (A), 51 Chambers; Edw R Koch (R); due, \$4,654.45; T&c, \$1,329.97 James J Donovan.
MAY 23, 24 & 25.
No Legal Sales advertised for these days.
MAY 27.
BRONX BLVD, ws, 117.3 n 241st, 50x100 Harriet E Archer et al, exrs—Eliz A Riedlinger et al; Jos F Lamden (A), 230 Huguenot, New Rochelle, N Y; Michl T Tierney (R); due, \$1,682.18; T&c, \$120.33; J Clarence Davies.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MAY 11.
22J ST, 332 W; Morris E Webber—Anna Wood et al; S P Savage (A).
LEXINGTON AV, 799; Morgan J O'Brien et al—Richard F Burke et al; H M Bellingier, Jr (A).
MAY 13.
EMERSON ST, swc Seaman av, 100x100; Jas Forbes—Mary A McNulty et al; Goldman, Unger & Kohlman (A).
LAFAYETTE AV, sec Garrison av, 222.4x51.5x irreg; Martha B Munn—Edw S Churchill et al; amended; A Knox (A).
8TH AV, 391 & 393; Jno Corse—Elysee Realty Co et al; 2 actions;; G E Miner (A).
MAY 14.
MADISON ST, ss, 95.3 e Scammel, 24.7x96; Citizens' Savgs Bank—Max Markel et al; amended; Beall & Rogers (A).
17TH ST, 17 & 19 W; Lawyers' Mtg Co—19 W 17th St Corp et al; amended; Cary & Carroll (A).
MAY 15.
GREENWICH ST, nec 11th, 59.10x78.5; Ida L Brower—Josephine G Fritz et al; R L Scott (A).
113TH ST, 207 E; Amy A W Francis—Sophie Weisbecker et al; C J Hand (A).
7TH AV, nwc 49th, 25x96; Garfield Natl Bank of the City N Y—Gallatin Operating Co et al; T D Adams (A).
MAY 16.
31ST ST, 106 W; Emigrant Indus Savgs Bank—Geo L Donellan, trste, et al; amended; R & E J O'Gorman (A).
71ST ST, 314 W; Herbert P Whitlock et al, exrs—Stanley J Murphy et al; Alexander & Green (A).
106TH ST, ns, 111.3 w 3 av, 28.3x100.11; Pauline Myers et al—Rae Lefocourt et al; W C Orr (A).
BRADHURST AV, sec 150th, 99.11x25; City Savgs Bank of Bklyn—Harry L Toplitz et al; Butcher, Tanner & Foster (A).
WEST END AV, 48, trstes of the Leake and Watts Orphan House in the City N Y—Albert E Hartcorn et al; W A Kirk (A).
MAY 17.
SUFFOLK ST, 95; Richard M Bruno—Loretta Corp et al; Cary & Carroll (A).
16TH ST, 330 W; Commonwealth Ins Co of N Y—Goldberg & Greenberg, Inc, et al; Middlebrook & Borland (A).
83D ST, ss, 225 e Columbus av, 100x102.2; New Netherland Bond & Mtg Co—Hennessey Realty Co et al; Alger & Coughlin (A).
102D ST, ns, 47.6 e Lexington av, 27x100.11x irreg; Bankers Trust Co, trste—Joachim Spiro et al; L W Wallstein (A).
117TH ST, ss, 294 e 1 av, 43x100.10; Tennent Ronalds et al, exrs—Loretta Corp et al; Cary & Carroll (A).

Bronx.

MAY 10.
LOTS 19, 20 & 21, blk 67A, map of Morris Park; Jno J Tierney—Chas M McGuire et al; Sullivan & Cromwell (A).
LOTS 20, 21 & 26, blk 65, map of Morris Park; Jno J Tierney—Chas M McGuire et al; Sullivan & Cromwell (A).
MAY 11.
BRIGGS AV, es, 215.5 n 194th, 22.6x74.9; Wm H Valentine—Chas F Wagner et al; Saiter & Steinkamp (A).
MAY 13.
CROTONA AV, es, 336.6 n 181st, 40.7x101.3; Manhattan Mtg Co—Hoffman Co Builders, Inc.; Carrington & Pierce (A).
LAFAYETTE AV, sec Garrison av, 51.5x125; Martha B Munn—Edw S Churchill et al; A Knox (A).
PROSPECT AV, ws, 71 s Dawson, 23x95; Caroline Fleischman—John Clancy et al; Ferriss & Storck (A).
WASHINGTON AV, 946; Anna Pekowsky—Walter B Murphy et al; M Monfried (A).
MAY 14.
No Foreclosure Suits filed this day.
MAY 15.
No Foreclosure Suits filed this day.
MAY 16.
CROTONA AV, 2104; Amelia M Christie—Loretta F Coogan; B E Rabell (A).
JACKSON AV, ws, 188.5 n 163d, 25x75; Chas P Sias—Loyal Bldg Co et al; B G Bain (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MAY 9.
134TH ST, 121 W; Morris Aron—Irene Sachs et al; McLaughlin & Stern (A); Louis E Miller (R); due.....12,017.50
MAY 10.
76TH ST, 432 E; Mar Peroutka—Frank Beck et al; Arnstein & Levy (A); Richard C Babbage (R); due 4,605.56
122D ST, 324 E; Phebe W McConihoe—Loretta Corp et al; Warren McConihoe (A); Jno W Smith (R); due17,169.10
MAY 11.
No Judgments in Foreclosure Suits filed this day.
MAY 13.
ALLEN ST, 189; N Y Trust Co—Theresa Dorfman; Middlebrook & Borland (A); Henry A Friedman (R); due20,971.81

MULBERRY ST, 132-8; Frederic E Lewis—Gustav L Jaeger et al; Dean Tracy & McBarron (A); Edmond Huerstel (R); due.....77,270.83

54TH ST, ns, 510 w 8 av, 20x102.2; Louis Marshall, adm—Elliot C Clark et al; Guggenheimer, Untermyer & Marshall (A); Jos P Morrissey (R); due22,184.15

MAY 14.
170TH ST, 531-3 W; Eliz H Gates—Wallach, Reisler & Co; Albert F Hagar (A); Cambridge Livingston (R); due49,918.12

MAY 15.
RIGHTS, FRANCHISES, &c, to street surface railroad commencing at the foot of 23d at East River, running thence to Av A to 17th, to Bway & Union sq, to 14th, to 7 av, to West 11th to West to Christopher to North River & returning from ft of Christopher at North River to Greenwich av to West 11th, to 7 av to 14th to Bway & Union sq to 18 to Av A to 23d to beg, & leasehold interests of Central Crosstown R R Co commencing at Christopher St Ferry, running to Greenwich av as to 6 av to 8th to Astor pl to Av A to 10th to East River; also commencing at Greenwich av & Christopher, thence along Greenwich av to W 10th to West to Christopher St Ferry; Guar Trust Co of N Y, trste—Central Crosstown R R Co of N Y et al; Stetson, Jennings & Russell (A); Lytleton Fox (R); due3,545,434.94

Bronx.

MAY 10.
MOSHOLU PKWAY, n e c Webster av, 75x122.4; Bronx Investment Co—Waynor Constn Co, Inc, et al; Merrill, Rogers & Terry (A); C Ehlermann, Jr (R); due10,437.83

162D ST, swc Anderson av, 100x115.9; Margt Ann Gants—Geo A Meckes et al; Todd & St John (A); T K McCarthy (R); due16,065.00

MAY 11.
BRYANT AV, ws, 150 n Jennings, 25x100; Cornelia H Hughes—Silvia Falter et al; E D Loughman (A); R J H Powell (R); due8,925.00

CAULDWELL AV, 715; also CAULDWELL AV, 717; Anna L Allen—Adolf Alper et al; M Cukor (A); R T Stanton (A); due3,599.75

MAY 13.
LOT 27, map of lands, houses and lots in Village of West Farms, belonging to Est of William Crowther; Harlem Savgs Bank—Edw Bernstein et al; E S Clinch (A); M P Doyle (R); due4,217.78

171ST ST, ss, 172 w 3 av, 72x100; Richard B Kelly, as exr—Henry Hill et al; R Kelly (A); E D Dowling (R); due. 6,411.00

MAY 14.
LOT 206, plot 42, Ward 24, City Island; Daniel London—Mary Eva Underhill et al; Gans, Davis & O'Neil (A); M C Griffin (R); due681.64

MAY 15.
177TH ST, swc Vyse av, 103x127.7; Chas Purdy—Frank A Becker et al; A K Griffen (A); J F Fries (R); due.33,407.17

LOTS, 39 & 40, map of 51 extra choice lots belonging to Eliza O Ketchum, situated near Unionport; Wm D Reilly et al as admsrs—Jno J Bell et al; J P Niemann (A); J V Sheridan (R); due.1,597.00

MAY 16.
KEPLER AV, es, 50 s 235th, 50x100; Mary A Tower—Hiram B Varian et al; E S Clinch (A); S S Koenig (R); due.3,559.30

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MAY 11.
PIER 69, North River; Hudson Dock & Terminal Corp—City N Y et al; specific performance; Crim & Wemple (A).

MAY 13.
79TH ST, 169 W; Mt Vernon Trust Co—Theodore A Stephenson et al; notice of attachment; A F Gescheidt & J D Toomey (A).

MAY 14.
MADISON ST, 223; Max Hurwitz—Sarah Shapiro; action to foreclose mechanic's lien; Gallert & Heilborn (A).

138TH ST, 105 West; Max Hurwitz—105 W 138th St Co et al; action to foreclose mechanic's lien; Gallert & Heilborn (A).

143D ST, ns, 260 e Lenox av, 100x99.11; Wm Levine & Co—Non Column Garage Co et al; action to foreclose mechanic's lien; A J Hatprin (A).

MAY 15.
57TH ST, 315 W; LENOX AV, 465; 8TH AV, 516; 9TH AV, 464; 36TH ST, W 364, & 6TH AV, 655, & other PROP in Dutchess & Queens Counties; Louisa Finck et al—Theo Finck et al; partition; Esselstyn & Haughwout (A).

MAY 16.
29TH ST, ns, 243 e 12 av, 25x100; Hyman Herman—Robt Ray et al; action to foreclose mechanic's lien; W E Godfrey (A).

68TH ST, ss, 113 e 1 av 25x55.4 & 69TH ST 405 E; Maria C Basse—Eliese Ropke et al; partition; A J Westermayr (A).

MAY 17.
PITT ST, 94; Albina Goldstein—Jacob Goldstein et al; admeasurement of dower, &c; Kornblueh & Hutter (A).

Bronx.

MAY 10.
No Lis Pendens filed this day.

MAY 11.
No Lis Pendens filed this day.

MAY 13.
BRIGGS AV, 2884; Catherine Clark—Wm E Robertson et al; action to set aside deed; R S Mullen (A).

MAY 14.
SOUND VIEW AV, ns, 100 nw from boundry line between lands formerly of Jas H Benedict & Margt D Kane, 100xirreg; Alida A Bliss—Chas W Benedict et al; partition suit; R B Cowing, Jr (A).

MAY 15.
No Lis Pendens filed this day.

MAY 16.
LOT 98, blk 2332, sec 9, tax map; City N Y—Mott Haven Canal Docks et al; action to foreclose tax lien; W P Burr (A).

LOT 420, map Adece Park, 24th Ward; City N Y—Warwick Realty & Constn Co; action to foreclose tax lien; W P Burr (A).

LOT 67, blk 2615, sec 10, tax map; City N Y—Sarah J Downes et al; action to foreclose tax lien; W P Burr (A).

LOT 40, blk 2792, sec 11, on tax map; City N Y—Edw T Hallinan et al; action to foreclose tax lien; W P Burr (A).

LOT 31, blk 3265, sec 12, tax map; City N Y—Emma L Moller et al; action to foreclose tax lien; W P Burr (A).

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 11.
S. MARKS PL, 113; Noah Fells—Chas Rubinger; Chas Olsen (43).... 165.50

WATER ST, 273; Jesse Williamson—Julius A Zibell; Extensive Bldg Co, Inc (46)..... 150.00

43D ST, 124-30 W; Superior Skylight Co, Inc—Henry W Miller; Jno Morrow Co (45)..... 245.00

CENTRAL PARK W, 236; Robt M Hull—Excellent Realty Co; Eliz Robertson (44)..... 60.20

MAY 13.
124TH ST, 124-6 W; Milton Schnaier Cont Corp—Mary Frank (48)..... 513.28

3D AV 1271-3, & 73D ST, 201 E; Herman Kolkmann—Casualty Co of America; renewal (47)..... 362.15

MAY 14.
57TH ST, 633-5 W; Saml A Green—Eggar S Appleby & Jno S Appleby; Tepper Fuel Corp (50)..... 1,171.60

105TH ST, 207-9 E; Abr Pomerantz—Morris Steiner (49)..... 75.00

5TH AV, 509; Zouri Drawn Metals Co—Thos T Sturges et al; Chas T Willis, Inc; renewal (51)..... 200.66

MAY 15.
3D AV, nec 12th, 129.6x100; Graham & Olsen—Petersfield Realty Corp; Trow Directory Printing & Bookbinding Co (52)..... 440.00

MAY 16.
FRONT ST, 181; H Aizer Sons—Fredk H Cone & Co, Inc; Wm Higginson (53)..... 100.00

5TH ST, 325 E; Abr Drescher—Juliana Lyding et al (55)..... 188.45

57TH ST, 327 W; Philip Levitt, Inc—Henry Moeller; Regwald Constn Co & Harry & David Greenwald (54)..... 765.00

6TH AV, swc 59th, 100.7x71.6; Pittsburg Plate Glass Co—105 W 55th St, Inc (56)..... 2,365.84

MAY 17.
FORSYTH ST, 83-5; Giorgio Tenanova—Francis J Dominick et al, Edelstein & Margus (59)..... 305.00

FRONT ST, 181; also BURLING SLIP, 27; Edw Muller—Frederic H Cone & Co, Inc, & Wm Higginson (57)..... 175.00

57TH ST, 327 W; Jas McBride Flooring Corp—Henry Moeller & David Greenwald & Son (58)..... 301.81

3D AV, 1271; Wm A Burr—Casualty Co of America & Wm A White & Sons; renewal (60)..... 78.15

3D AV, 1273; same—same; renewal (61) 99.01

Bronx.

MAY 10.
No Mechanics Liens filed this day.

MAY 11.
No Mechanics' Liens filed this day.

MAY 13.
LINCOLN AV, nwc 135th, 25x100; Fireproof Products Co, Inc—A Laird; Carmine Altieri (6) 16.13

TINTON AV, 747; Frances J Neuberger—Jos Dandero (5)..... 39.17

MAY 14.
180TH ST, nec Vyse av, 691x78.8; Arthur M Oesterheld—Arc Realty Co; Chas Klapouch & Louis Citron (7)..... 142.00

MAY 15.
149TH ST, ss, bet Walton av & Girard av, 217.9x221.8; Jas J McAvoy—Edith C Bryce; Jardin Co, Inc (9) 1,332.50

168TH ST, 801 E; Abr Jacobson—Irene W Hartt (10)..... 185.08

180TH ST, nwc Vyse av, 75.1x94.7; Arthur H Oesterheld—Jacob Sanders; Chas Klapouch & Louis Citron (8)..... 142.00

MAY 16.
PARK AV, 4130; Abr Miller—Greenhut Co; Greenhut Co & Interboro Delivery Co (11)..... 1,200.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 11.
3D ST, 60 E; Albert Sigel—Jan Eff Realty Co et al; Mar22'18..... 304.70

MAY 13.
No Satisfied Mechanics' Liens filed this day.

MAY 14.
99TH ST, 49 W; Jos Weiss—Helen Kehrman et al; Oct1'17..... 143.00

114TH ST, 24-8 W; Nassau Iron Works, Inc—Congregation Kol Israel Anshe Poland et al; Jan23'17..... 388.96

MAY 15.
42D ST, 229-31 W; Chas H Schumann, Jr—Selwyn Realty Corp et al; Apr 24'18..... 180.00

43D ST, 240-8 W; Chas H Schumann, Jr—Selwyn Realty Corp et al; Apr 24'18..... 200.00

MAY 16.
11TH ST 615 E; David Coviansky—Francis Bibber et al; Sept22'17..... 25.00

74TH ST 129-31 W; Potterton Bros—Guy B Radford; Nov28'16..... 3,374.87

MAY 17.
MAIDEN LA, 37-9; J Davies Co, Inc—Albert Losch et al; May2'18..... 119.50

67TH ST, 2 W; Chr J Jeppesen, Inc—2 W 67th St et al; Apr23'18..... 780.00

MADISON AV, nec 48th; Larkin Lumber Co—Francis Hustace et al; Dec 27'17..... 221.42

Bronx.

MAY 10.
No Satisfied Mechanics Liens filed this day.

MAY 11.
TIEBOUT AV, es, 507.8 n 180th, 85.8x160.1; Mayer Malbin—Tiebout Hghts Co, Inc, et al; Feb15'18..... 1,000.00

WEBSTER AV, es, 160 n 168th, 60x100; Ignazio F C Phelock—Dodge Realty Corp et al; Oct6'17..... 367.00

MAY 13.
No Satisfied Mechanics' Liens filed this day.

MAY 14.
No Satisfied Mechanics' Liens filed this day.

MAY 15.
180TH ST, nec Vyse av, 69.1x78.8; Arthur H Oesterheld—Arc Realty Co et al; May14'18..... 142.00

MAY 16.
No Satisfied Mechanics Liens filed this day.

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

MAY 9.
BRADSHAW, Geo B; Queens County Trust Co; \$25,001.30; Townley, Foster & Chambers. PERMALITE CORPN; Jno H Redmond; \$20,-466.24; Winter & Winter. TURNER MFG CO; Baer Bros; \$3,905; Kurzman & Frank.

MAY 10.
THOMPSON, Louise G; Benj H Conner; \$11,-154.27; Worcester, Williams & Saxe.

MAY 11.
No Attachments filed this day.

MAY 13.
ZUBIAGA, Juan; Yglesias & Co; \$8,498.32; Johnson & Galston.

MAY 14.
DAVIDSON, Chas; Max Moscovitz; \$4,400; M Rudich.

DUNN, Jno C; Littlefield-Shepperd Co, Inc; \$20,-448; J A Arnold.

INGHAM, Lizzie W; M Gruninger et al; \$9,000; F P Pace.

GRUICH, Annie; Mary H Alberthy; \$50,000; J Jurin.

MAY 15.
SAUNDERS, Claude W T, Joao F Joy & Arthur Davis; N Y Merchandise Co; \$8,232.66; B H Lieberman.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 10, 11, 13, 14, 15 & 16.
Joseph Sonsin Co, Inc, Elwood st, ws, 225 n Nagle av..Donohue & Goeltz(R) 8,500.00

Lee, Harry D, 200 5th av..L A Prouty Co, Inc..... 2,100.00

229 West 46th St Corp, at 229 W 46th st..Shipley Constn & Supply Co. 5,500.00

Bronx.

MAY 9, 10, 11, 13, 14 & 15.
Dodge Realty Co. 1242-46 Webster av ..General Oven Co. Ranges..... 5,500.00

Newman, S. 1037 Prospect av..General Oven Co. Ranges(R) 1,000.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender;
the second that of the Borrower.

Bronx.

MAY 10.
No Building Loan Contracts filed this day.

MAY 11.
No Building Loan Contracts filed this day.

MAY 13.
No Building Loan Contracts filed this day.

MAY 14.
No Building Loan Contracts filed this day.

MAY 15.
No Building Loan Contracts filed this day.

MAY 16.
FREEMAN ST, ss, 334.4 w Westchester av, 100x100; Max Cohen, Emanuel Glauber & Harris Ratner loans Isidor Langner and Jacob Lazere to erect 1-sty garage; 3 payments.25,000.00

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

STABLES AND GARAGES.
SUTTON PL, 23, 1-sty f. p. garage, 17x18, tar rf; \$850; (o) Jas. M. Duggan, 336 E 59th; (a) John P. Voelker, 979 3 av (73).

BROADWAY, w s, 145 s 190th, 1-sty bk garage, 50x100, tar rf; \$10,000; (o) Lawrence Park Realty Co., Wm. Lawrence, Pres., 172 Fulton; (a) Louis A. Sheinart, 194 Bowery (75).

11TH AV, 778-88, & 54th st, 559-63 W, 2-sty bk garage, 100x100, tar rf, slag fn; \$35,000; (o) Mrs. Ruth A. Wallace, 245 W 55th; (a) Albert E. Straker, 191 9 av (74).

30TH ST, 628 W, 4-sty bk garage & stable, 40x98, slag rf; \$7,000; (o) John T. Stanley Co., John Stanley, Pres, 642 W 30th; (a) Wm. H. Rahmanns Sons, 95 Liberty (76).

Bronx.

DWELLINGS.
MOSHOLU PKWAY N, e s, 78.7 s Jerome av, 1-sty bk dwg, 20x38, shingle rf; \$3,000; (o) Patrick White, 161 W 20th; (a) Anton Pirner, 2069 Westchester av (83).

VERIO AV, w s, 56 n 236th, 2-sty fr dwg, 27.6x31, shingle rf; \$5,000; (o) J. & P. O'Hara, 2873 Webster av; (a) Lewis V La Velle, 261 E 201st (82).

STABLES AND GARAGES.
OLMSTEAD AV, e s, 50 s Lafayette av, 2-1-sty fr stable & dwg, 20x14, 20x41, slag rf; \$1,000; (o) C. V. Turnbull, Olmstead & Watson av; (a) Anton Pirner, 2069 Westchester av (86).

MISCELLANEOUS.
SEDGWICK AV, e s, 446 n 180th, 1-sty bk laboratory, 60.8x105.10, slag rf; \$20,000; (o) N. Y. University, on prem; (a) Day & Klauder, Philadelphia, Pa (85).

177TH ST E, s s, from Bronx River to N. Y., B. & W. R. R., 1-sty fr lunch room, 80x49, slag rf; \$3,500; (o) Est of W. W. Astor, 23 W 26th; lessees, Bronx Exposition Co., on prem; (a) Chas. E. Silkworth, Jr., 423 76th, Bklyn (84).

177TH ST E, s s, from Bronx River to N. Y., B. & W. R. R., 1-sty fr exhibition bldg, 52x94, rubberoid rf; \$10,000; (o) Est of W. W. Astor, 23 W 26th; lessees, Bronx Exposition Co., on prem; (a) F. M. Williams, 541 W 123d (81).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

BLEECKER ST, 208, strengthen floors to 3-sty bk str & factory; \$250; (o) Estate N Low (Corp.), Wm. Benjamin, Pres, 5 Beekman; (a) Robt. Teichman, 10-12 Old Slip (934).

BROAD ST, 86, girders & doors & dumbwaiter shaft to 5-sty bk storage & factory; \$10,000; (o) S. M. Robins Co., Edw. L. C. Robins, 54 Broad; (a) Townsend, Steinle & Haskell, Inc., 1328 Bway (932).

CHRISTIE ST, 157, stairs to 4-sty bk tnt; \$750; (o) Ernest Plath, 39 7th; (a) Max Muller, 115 Nassau (951).

EAST BROADWAY, 205, new partitions to 4-sty bk tnt; \$1,500; (o) Jos. C. Scal, 213 East Bway; (a) Samuel Cohn, 32 Union sq (954).

GRAND ST, 374, stairs & str front to 3-sty bk str & dwg; \$3,000; (o) Lulu A. Griffin, 401 Grand; (a) Geo. Dress, 1931 Madison av (905).

LEROY ST, 65, new cornice & partitions to 3-sty bk dwg; \$2,500; (o) Josephine L. Brokaw, 109 W 11th; (a) Edgar L Kirby, 17 W 42d (919).

MACDOUGAL ST, 15, alter garage to 1-sty bk str; \$300; (o) S. H. Van Aken Co., 148 W 4th; (a) Robt Teichman, 10-12 Old Slip (933).

NORFOLK ST, 55, new stairs to 5-sty bk tnt & str; \$250; (o) Rose Tillman, 70 Lenox av; (a) Geo. Dress, 1931 Madison av (957).

ORCHARD ST, 71, new windows to 3-sty bk str & lofts; \$400; (o) Morris Cadwalter, care J. M. Adrian, 137 E 34th; (a) Rorenburger & Barde, 122 Bowery (944).

PEARL ST, 534, Elm st, 42, elevator & bk vault to 5-sty f. p. printing establishment; \$3,000; (o) Chas. Barsotti, 42 Elm; (a) John Caggiano, 2470 Hoffman (921).

PERRY ST, 140, 550-gal. gasoline tank to 4-sty f. p. garage; \$850; (o) Freischman Co., 693-701 Washington; (a) O. A. Jackson, 693 Washington (950).

RIVINGTON ST, 126, new partitions to 3-sty bk str & tnt \$700; (o) Morris Greiff, on prem; (a) J. M. Felson, 1133 Bway. Corrects error in last issue, when st No was omitted (893).

44T HST, 161 W, fire escape to 4-sty bk str & clubrooms; \$500; (o) Alfred M Rau, 505 5 av; (a) J. M. Felson, 1133 Bway (938).

TOMPSON ST, 91-3, new elevator to 7-sty bk storage; \$5,000; (o) Louis Harburger, 37 Liberty; (a) John H. Knubel, 305 W 43 (911).

WATER ST, 386, new stairs & partitions to 2-sty bk storage; \$1,200; (o) Antonio Borelli, on prem; (a) Jos. Martine, 4706 18 av, Bklyn (930).

WILLIAM ST, 45, fire-escape to 8-sty f. p. office; \$3,000; (o) Liverpool & London & Globe Ins. Co., Ltd., H. N. Eaton, Pres., 45 William; (a) Adolph E. Nast, 546 5 av (904).

10TH ST, 126-30 W, mezzanine floor to 6-sty bk str & office; \$400; (o) Emigrant Industrial Savings Bank, 51 Chambers; (a) Alexander Baylies, 33-34 Bible House (923).

10TH ST, 92-4 E, new stairs, fire-escape & partitions to 3-sty bk dwg & business house; \$10,000; (o) Petersfield Realty Co., Hamilton Fish, Pres., 14 Wall; (a) Adolph E. Nast, 546 5 av (946).

22D ST, 9 E, reset stoop & coping to 4-sty bk dwg; \$500; (o) Clara N. Tillman, West Point, N. Y.; (a) J. Hoffmann, 188 St. Nicholas av (940).

23D ST, 32-46 W, stairs & w. c. compartments to 5-sty bk str & show room; \$1,000; (o) A. Lowenstein & Son, 40 W 23d; (a) Geo. & Edw. Blum, 505 5 av (955).

28TH ST, 260 W, new stairs to 4-sty bk business bldg; \$350; (o) Miss Mary O'Keefe, 2055 Bway; (a) J. D. Harrison, 52 Vanderbilt av (927).

38TH ST, 235 W, new partitions, beams & girders to 4-sty bk rest; \$250; (o) Jas. J. Etchingham, 131 Columbus av; (a) Eli Benedict, 352 Convent av (924).

43D ST, 103 W, raise 1st sty to 3-sty bk rest & dwg; \$1,000; (o) John Dunston, 763 6 av; (a) Max Muller, 115 Nassau (912).

45TH ST, 116-118 W, reset curb to 9-sty f. p. hotel; \$800; (o) Bway Mfg. Co., 200 Bway; (a) A. G. C. Fletcher, 103 Park av (914).

45TH ST, 506-08 W, increase boiler room to 1-sty bk garage; \$500; (o) N. Y. Bottling Co., 502 W 45th; (a) Jas. J. F. Gavigan, Grand Central Terminal (925).

45TH ST, 24 W, f. p. windows to 9-sty bk apts; \$1,000; (o) Samuel Emery, 3 E 44th; (a) De Rose & Cavalieri, 509 Willis av (952).

47TH ST, 613-15 W, new girders & beams to 3-sty bk str & factory; \$1,000; (o) Beinhauer Bros. Realty Corp., 617 W 47th; (a) Volckening & Holler, Jr., 82 Wall (906).

49TH ST, 122-124 W, remove water tanks, new ventilating fan to 11-sty f. p. hotel; \$1,000; (o) Bristol Realty Corp., 129 Front; (a) Chas. F. Winkelman, 103 Park av (918).

52D ST, 306-10 W, new windows to 2-sty bk loft \$200; (o) Ralph Voorhis, 120 Bway; (a) J. M. Felson, 1133 Bway (939).

54TH ST, 5 W, new windows & openings to 5-sty bk res; \$3,000; (o) Dr. Allen Star, on prem; (a) Samuel H. Baker, 30 E 42d (956).

56TH ST, 129 E, 1-sty add to 3-sty bk dwg; \$2,000; (o) Elizabeth H Stanton, on prem; (a) Jas. A. Lynch, 2314 Bway (922).

59TH ST, 110-112 E, new partitions & elevator shaft to 3-sty bk res; \$4,500; (o) Nathan & Carrie Kaufman, 527 5 av; (a) P. J. Murray, 141 E 40th (943).

72D ST, 244-6 W, fire escape to 4-sty bk res; \$500; (o) Mrs. Mary Geer, 401 Vernon av, L. I. C.; (a) De Rose & Cavalieri, 509 Willis av (915).

86TH ST, 330 W, remove stoop & new bathrooms to 4-sty bk dwg; \$6,500; (o) Florence Cahen, 327 Central Park West; (a) Samuel Cohn, 32 Union sq (913).

91ST ST, 415 E, new balcony & remove wall to 2-sty bk garage \$2,000; (o) Louis Oppenheimer, 415 E 91st; (a) Jacob Gescheidt, 142 E 43d (941).

108TH ST, 100-102 W, stairs & partitions to 2-sty bk stable & storage; \$2,500; (o) Hugh A. Murray, 150 W 108th; (a) P. J. Murray, 141 E 40th (917).

112TH ST, 328 E, ext. windows & floors to 3-sty bk stable & slaughter house; \$12,000; (o) Alexandria Cioffi, 314 E 112th; (a) Ferdinand Savignano, 6055 14 av, Bklyn (958).

123D ST, 170-4 E, stairs & alts to garage & storage to 3-sty bk stable & storage; \$9,000; (o) Adolph & Jos. Deutsch, 58-60 Av A; (a) Jacob Fisher, 25 Av A (929).

177TH ST, W, n w c Northern av, veranda to 3-sty fr hotel; \$2,000; (o) Benj. C. Riley, on prem; (a) Euell & Euell, 200 E 38th (905).

BOWERY, 125-127, new partitions & toilets to 5-sty bk str & lodging house; \$3,000; (o) Pauline Myers, Leah King & Louis Brush, 10 E 43d; (a) Chas. B. Meyers, 1 Union sq (928).

BROADWAY, 1392-1400, alter sidewalk to 6-sty f. p. theatre & office; \$1,500; (o) Robt. W. Goelet, Newport, R. I.; (a) Albt. M. Gray, 1400 Bway (903).

BROADWAY, 80, new toilets & partitions to 10-sty f. p. office; \$4,500; (o) Union Trust Co., Edwin C. Merrill, Pres., on prem; (a) T. Kennard Thompson, 50 Church (909).

BROADWAY, 56, toilets & stairs to 8-sty f. p. office; \$5,000; (o) Astor Estate, Wm. Decker, on prem; (a) Frank Freeman, 132 Nassau (926).

BWAY, 2527-37, new marquise to 1-sty f. p. rest; \$500; (o) Thos. Healy, 66th & Columbus av; (a) J. M. Felson, 1133 Bway (940).

LEXINGTON AV, 777, 1-sty ext, skylight & toilets to 3-sty bk office & dwg; \$3,000; (o) Frank Sokol, 788 Lexington av; (a) Wm. Shary, 369 E 207th (931).

OLD BWAY, 28-30, new flues & toilets to 6-sty bk str & tnt \$500; (o) Sadie Moses, 562 W 113th; (a) Jobst Hoffman, 188th & Nicholas av (937).

PARK AV, 375, remove partitions to 12-sty f. p. apt; \$1,000; (o) Montana Realty Co., 30 E 42d; (a) Wm. F. Staab, 80 E 42d (907).

RIVERSIDE AV, 145, remove partitions & girders & beams to 4-sty bk dwg; \$1,000; (o) Dr. John A. Harris, 140 Riverside dr; (a) John H. Knubel, 305 W 43d (962).

1ST AV, 1485, new partitions & plumbing fixtures to 4-sty bk rest & dwg; \$500; (o) K. E. Hallack, 240 E 79th; (a) Irving Kudroff, 139 W 28 (916).

1ST AV, 2001, new bk wall, partitions & girders to 1-sty bk bank; \$4,000; (o) N. Y. Produce Exchange Bank, G. W. McGarrat, Vice-Pres, on prem; (a) Samuel H. Baker, 30 E 42d (910).

3D AV, 1250, new partitions to 3-sty bk str & meeting room; \$1,500; (o) Greek Amer. Boy Scouts, Inc., 3 av & 72d; (a) M. Jos. Harrison, World Bldg (942).

3D AV, 38-44, partitions, windows & w. c. compartments to 3-sty bk bus house & dwg; \$12,000; (o) Petersfield Realty Co., Hamilton Fish, Pres., 14 Wall; (a) Adolph E. Nast, 546 5 av (947).

3D AV, 46, new partitions & windows to 3-sty bk str & hotel; \$5,000; (o) Petersfield Realty Corp., Hamilton Fish, Pres., 14 Wall; (a) Adolph E. Nast, 546 5 av (945).

3D AV, 518, new str fronts to 5-sty bk tnt; \$400; (o) Est of Daniel & Nowold Edgar, 84 William; (a) Jean Jesume, 37 Sullivan (953).

4TH AV, 234, windows & ext to 4-sty bk saloon & club \$15,000; (o) Albert Attes, 178 E Front, Plainfield, N. J.; (a) F. A. Wright, 110 E 23d (936).

4TH AV, 242-50, mezzanine to 12-sty f. p. lofts; \$500; (o) Harry H. Martin, 16 Wall; (a) W. L. Rouse & L. A. Goldstone, 512 5 av (960).

5TH AV, 589, f. p. elevator shaft to 4-sty bk millinery str; \$1,000; (o) Robt. W. Goelet, 9 W 17th; (a) J. Odell Whitenack, 231 W 18th (948).

5TH AV, 570, new str front to 6-sty f. p. office; \$800; (o) Elizabeth I. Howe, 565 Park av; (a) Chas. I. Berg, 331 Madison av (961).

8TH AV, 2652 new str fronts to 5-sty bk str & tnt; \$800; (o) Andrew Kane, 151 W 120th; (a) Max Hirsch, 215 Montague, Bklyn (920).

8TH AV, 2155, new door to 5-sty bk str & tnt; \$25; (o) Edw. Huges, 301 W 116th; (a) Gronenberg & Leuchtag, 303 5 av (959).

Bronx.

AMETHYST ST, 1920, new front bk walls & steps to 2-sty fr dwg; \$500; (o) Thos. J. Larkin, on prem; (a) M. W. Del Gaudio, 401 Tremont av (121).

BAILEY PL, e s, 78 s Independence av, new toilets, partitions to 2½-sty fr dwg; \$250; (o) Sinclair H. Kirby, on prem; (a) Edgar L. Kirby, 17 W 42d (124).

149TH ST, E, s s, 228 e Bergen av, new elevator & shaft to 4-sty str & theatre; \$6,000; (o) Fredk. Schnauer, 440 E 149th; lessees, Bronx & 149th St Realty Co., Sam. H. Harris, 1482 Bway, Treas; (a) Montgomery & Riggs, 105 W 40th (120).

PROSPECT AV, 635, new partitions to 2-sty fr dwg & synagogue; \$200; (o) Daniel Huebner, 550 Union av; (a) Gross & Kleinberger, Bible House (126).

SEDGWICK AV, w s, 175 s 171st, 1-sty of bk, 45.6x50, built upon 1-sty bk office & factory; \$2,500; (o) Edw R Poerschke, 1405 Sedgwick av; (a) Lloyd I. Phyte, 1451 University av (123).

SOUTHERN BLVD, n w c St Marys, new water closets to 4-sty bk factory; \$5,000; (o) Murray & Hill, 1138 St Nicholas av; (a) Robt Teichman, 10 Old Slip (122).

SOUTHERN BLVD, 952-60, 1-sty fr & bk str, nicollette & open air theatre; \$500; (o) Jos. Corn, 121 W 27th; (a) J. M. Felson, 1133 Bway (119).

3D AV, 4133, 1-sty bk ext, 27x23, to 1-sty bk str & storage; \$750; (o) H. Krakauer, on prem; (a) Wm. H. Meyer, 1861 Carter av (125).

RECORDS SECTION

of the

REAL ESTATE BUILDERS

RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. CI No. 2619 New York, May 25, 1918 PRICE 20 CENTS

CONVEYANCES.
Borough of Manhattan.
MAY 17, 18, 20, 21, 22 & 23.
Barclay st, 113-7, see Washington, 248.
Beach st, 74, see Washington, 248.
Broad st, 113-5, see Front, 27.
Broome st, 103 (formerly 109 & 109½) (2:336-42), ss, 50 e Willett, 25x75, 5-sty bk tnt & str; Broome Clinton Co, 17 Av A, to Onyx Court Realty Corp, 378 Grand; AT; Apr15; May18'18; A\$10,000-16,000 (R S \$1). O C & 100
Broome st, 109-109½, see Broome, 103.
Broome st, 507-15, see Thompson, 5-15.
Cherry st, 140 (1:253-14), ns, 289.10 e Cath, runs n108.6xw0.6xn51.3xe25xs156.7 to st xw24.6 to beg, 5-sty bk tnt & str & 6-sty by rear tnt; Caspar Trumpy et al, heirs Benj F Trumpy, to Augustus E Kissam, at Salem Center, NY, & Philip H Many, 131 Park st, Westfield, NJ, EXRS & C Wm Aymar; QC; mtg \$25,500; Mar7; May23'18; A\$9,000-16,000. nom
Cross la, see Bway, 650.
Eldridge st, 214-6 (2:416-10), es, 73.11 s Stanton, 31.2x88.6, 6-sty bk tnt & str; Emily L Munn, 103 Plymouth av, Rochester, NY; heir, &c, Wm S Munn, to Erminia Modesta Schroen at 45 E 82, in year 1916 & now at Park Av Hotel, 482 4 av; AT; QC; June22'16; May17'18; A\$21,000-38,000. nom
Eldridge st, 214-6; E Smith Dunn, 103 Plymouth av, Rochester, NY, heir Wm S Munn, to same; AT; QC; June19'16; May17'18. nom
Eldridge st, 214-6; Jessie I Munn, 125 Meigs st, Rochester, NY, heir Wm S Munn, to same; AT; QC; May18'16; May17'18. nom
Eldridge st, 214-6; Susan Edmonds, 479 Flower City Park, Rochester, NY, heir Wm S Munn, to same; AT; QC; Oct24'16; May17'18. nom
Eldridge st, 214-6; Jennie A Griffith, 333 Park av, Rochester, NY, heir Wm S Munn, to same; AT; QC; Apr24'16; May17'18. nom
Eldridge st, 214-6; Fred M Munn at Fallon, Nev, heir Wm S Munn, to same; AT; QC; Oct16'16; May17'18. nom
Eldridge st, 214-6; Edw D Munn at Soldiers Home, Sawtelle, Cal, heir Wm S Munn, to same; AT; QC; Oct16'16; May17'18. nom
Eldridge st, 214-6; Eliz Nixon at Avon, NY, heir Wm S Munn, to same; AT; QC; Mar15; May17'18. O C & 200
Eldridge st, 214-6; Sarah Bernhardt Porter of Sullivan Co, NY, to same, also known as Erminia M Casanova Schroen, 482 Park av; AT; QC; Feb14; May17'18. O C & 50
Elizabeth st, 253 (2:508-35), ws, 255 s Houston, 19.8x89x19.6x88.7, 5-sty bk tnt & str; Emmet J Murphy, ref, to Mary L Sherman, 850 Park av, plfr; FORECLOS May8; May16; May22'18; A\$11,000-18,500 (R S \$15). 15,000
Front st, 25, see Front, 27.
Front st, 27 (1:5-10), ss, abt 50 e Broad, 28.5x67.6x28.4x65.4 on ws, 4-sty bk loft & str bldg; A\$15,000-18,000; also 7 ft sq lying in nec lot on which stands the 4-sty bk store, No 117 Broad st, & adj the sec of premises on Front st above; also BROAD ST, 113-115 (1:5-8-9), sec Front (No 25), 62.7x47x65.4x48, 3 & 4-sty bk tnt & str; A\$45,000-61,000; Chas H Phelps, 412 West End av, EXR John G Butler, to Carl Platon Realty Corp, 27 Front & 113-5 Broad; AL; May21'18 (R S \$76). 76,000
Grand st, 343 (1:310-14), ss, abt 22 e Ludlow, 21.10x75, 3-sty bk tnt & str, 1-sty ext; Howard Conkling of Providence, RI, et al to Israel W Schenker, 930 Park av; AL; May9; May21'18; A\$25,000-28,000 (R S \$27). O C & 100
Hester st, 57 (1:310-37), ns, 63.6 e Ludlow, 24x75, 5-sty bk tnt & str; Equality Constn Co to Carrie Block, 272 Manhattan av; AL; Apr1; May21'18; A\$21,500-28,000 (R S \$1). O C & 100
Manhattan pl, see Bway, 290-4.
Manhattan pl, see Reade, 32.
Mitchell pl, 1, see 1 av, 876-80.
New Chambers st, 82-4 (1:111-31), ss, 125.3 w from ns Cherry, runs w40.10xs75.2 xe20.11xn43.8xe10xn— to beg, 4-sty bk tnt

THE SUPREME COURT
has permitted real estate appraisers to qualify as experts and testify in court proceedings from their knowledge of real estate values obtained from the records as published in the Record and Guide. Why? Because, they are absolutely authentic, for these records are carefully abstracted from the original instruments, verified and edited by experts with years of experience, thus making them accurate, dependable and reliable, having no equal, and their value never decreasing.
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& str; Gramont Constn Co to Mona Realty Corp, 631 Nostrand av, Bklyn; mtg \$13,000; May17; May22'18; A\$11,000-15,000 (R S \$1.50). nom
Park pl, 105, see Washington, 248.
Reade st, 32 (1:154-31), ns, 25 e Manhattan pl, 20x39.5x20x39.7, 5-sty stn loft & str bldg; A\$27,500-32,000; also READE ST, 34 (1:154-32), nec Manhattan pl, 25.3x78.1 to ss Manhattan pl x25.3x78.5, 5-sty stn loft & str bldg; A\$62,000-69,000; Geo Douglass, of Milwaukee, Wis, et al, TRSTES Geo Douglass et al, to Robt D & Benj Douglass, Jr, of Orange, NJ; Wm A Douglass, of Oak Park, Ill; Lucy J Dun, of Catonsville, Md; Jane J Cook, 1001 St Paul st, Baltimore, Md, & Lucy J Wilson, of Chicago, Ill, now temporarily at 1608 K st, Wash, DC; 1-10 pt; July1'12; May23'18. nom
Reade st, 34, see Reade, 32.
Reade st, 36-40, see Bway, 290-4.
Rose st, 55 (1:114-21), ss, 142.8 w Pearl, 22.10x92.5x25.5x89.2, 6-sty bk tnt & str & 6-sty bk rear tnt; Ernest E Baldwin, ref, to Emigrant Indust Savings Bank, plfr; FORECLOS May16; May22'18; A\$13,000-21,000 (R S \$17). 17,000
South st, 1 (1:4-7), nec Whitehall (Nos 59-64), 43.4x103.4x40.7x107.3, 5-sty bk hotel; Augustus N Hand, EXR & TRSTE Alex Coles, to John-Bitt Realty Co, Inc, 64 Whitehall; ¼ pt; May18; May21'18; A\$250,000-275,000 (R S \$87.50). 87,500
South st, 1, nec Whitehall (Nos 59-64), same prop; same as EXR & TRSTE Geo Coles to same; ½ pt; mtg \$10,000; May18; May21'18 (R S \$165). 165,000
South st, 1, nec Whitehall (Nos 59-64); Alex Coles at Shawnee-on-Delaware, Pa, to same; AT; May14; May21'18 (R S 50c). nom
South st, 1 (1:4), nec Whitehall (Nos 59-64); Chas M Blecker, EXR & TRSTE Wm F Coles, to same; ¼ pt; mtg \$15,000; May18; May21'18 (R S \$72.50). 72,500
Stanton st, 328 (2:325-38), ns, 59.8 e Goerck, 19.11x70, 3-sty bk tnt; Wm A Sweetser, ref, to Union Trust Co of N Y, 80 Bway, plfr; FORECLOSED & drawn May 21; May22'18; A\$5,500-6,500 (R S \$9). 8,250
Thompson st, 5-15, or Broome st, 507-15 (2:476-62), sec Watt, runs sel00.1xne20.4x sel8xne20.4 to ss Watt xw125.2 to beg, 6-sty bk loft & str bldg; Susan H Geissenhainer, NY, to Jacob A Geissenhainer, NY; May—'07; May23'18; A\$13,000-21,000. nom
Washington st, 84-86, see West, ws, 31 s Rector.
Washington st, 224, see Washington, 248.
Washington st, 248 (1:129-39), ws, 54.4 n Park pl, 20.8x93.2x20.1x93, 4-sty bk loft & str bldg; A\$18,500-23,000; also WASHINGTON ST, 224 (1:128-51), nwc Barclay (Nos 113-7), 32.11x55.2x15.2x57.1, 5-sty bk loft & str bldg; A\$36,000-43,000; also WEST ST, 153 (1:128-33), es, 63.2 n Barclay, 19.9x 83.9x20x83.3, 4-sty bk loft & str bldg; A \$21,000-26,000; also PARK PL, 105 (1:129-22), ns, 50.1 e West, 23.5x79.11x22.11x78.4, 5-sty bk loft & str bldg; A\$20,000-23,000; also BEACH ST, 74 (1:186-15), ss, 75 w Washington, 50.4x75.2x50.5x74.11, 5-sty bk tnt & str; A\$28,000-37,000; also 12TH ST, 122-8 W (2:607-28-31), sws, 212.6 nw 6 av, 88x103.3, 4-3-sty & b bk dws; A\$52,000-64,000; also 12TH ST, 132 W (2:607-27), sws, 300 nw 6 av, 25x103.3, 5-sty stn tnt; A\$16,000-33,000; also 14TH ST, 212 W (2:618-26), ss, 225.1 w 7 av, 24.11x131.6x26.8x 131.5, 5-sty bk tnt; A\$21,000-31,000; also 38TH ST, 66 W (3:839-82), ss, 120.10 e 6 av, 20x98.9, 4-sty stn tnt & str & 2-sty bk rear bldg; A\$58,000-66,500; also 50TH ST, 114 W (4:1002-40), ss, 175 w 6 av, 25x100, 3-sty bk garage; A\$32,000-36,000; also 2D AV, 1681 (5:1533-20-22), nwc 87th (Nos 241-7), runs n25.8xw75xn75xw75x100.8 to st xe150 to beg, 4-5-sty stn tnts, str on cor; A\$53,000-97,500; also 88TH ST, 153-7 E (5:1517-24-25), ns, 100 e Lex av, 75x 100.8, 4-sty bk tnt & 2-sty bk court house; A\$47,000-73,000; also LEXINGTON AV (5:1517-52-53), es, 50.8 s 89th, 50x100, vacant; A\$38,000-38,000; also LEXINGTON AV, 1333-5 (5:1517-50½-51 & 49-49½), es, 25.8 s 89th, runs s25xe100xs50xe25xn100.8 to ss 89th (Nos 146-8) xw25xs25.8xw100 to beg,

124TH st, 267-9 W (7:1930-5), ns, 100 e 8 av, 50x100.11, 5-sty bk warehouse; Charles Weisbecker, a corp, 2833 Bway, to Matilda Weisbecker, 181 W 126; Arthur Weisbecker, 601 W 113, & Chas Weisbecker, 205 W 89, as EXRS & TRSTES of Chas Weisbecker, decd; mtg \$37,000; May 16; May17'18; A\$47,000-70,000 (R S \$25).
O C & 100

127TH st, 110 E (6:1775-69), ss, 72 e Park av, 18x74.10, 3-sty & b bk dwg; David L Weil, ref, to Sarah F O'Reilly, 256 E 68, plff; FORECLOS May10; May22; May23'18; A\$4,700-6,000 (R S \$5).
5,000

128TH st, 58 W (6:1725-63), ss, 210 e Lenox av, 25x99.11, 5-sty bk tnt; German Savings Bank to Charles Weisbecker, a corp, 2833 Bway; B&S; mtg \$17,000 & A L; May14; May17'18; A\$7,500-20,000 (R S \$5).
22,000

129TH st, 107 W (7:1914-28), ns, 75 w Lenox av, 25x99.11, 5-sty bk tnt; Sol Cohen et al to Jas H Cruikshank at Freeport, L I; mtg \$17,000 & A L; May15; May18'18; A\$8,500-20,000 (R S \$3).
O C & 100

136TH st, 159 W (7:1921-9), ns, 187.6 e 7 av, 12.6x99.11, 4-sty bk dwg; Emily Steber, 159 W 136, to Kath S Galbraith, 76 William; B&S; AL; May17; May23'18; A \$3,000-5,000.
nom

138TH st, 69-71 W, see Lenox av, 554-6.

139TH st, 241 W (7:2025-13), ns, 295.2 e 8 av, 18.2x99.11, 4-sty bk dwg; Thos H Chalmers et al to Equitable Life Assur Soc of U S; B&S; AL; May17; May21'18; A\$5-100-7,100.
nom

141st st, 208-210 W (7:2026-41), ss, 165 w 7 av, 60x99.11, 6-sty bk tnt; John Block to Ivanhoe Holding Corp, 772 St Nicholas av; mtg \$52,500; May14; May21'18; A\$17-500-58,000 (R S \$12).
O C & 100

142D st, 206 W (7:2027-38), ss, 108.5 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Cath Gallagher to Gertrude S Davis at Huntington, LI; mtg \$8,000 & A L; May13; May 21'18; A\$3,700-5,800 (R S 50c).
nom

142D st (7:2089-13 & 14), ns, 425 w Bway, runs n80.1 to es Riverside dr xsw 91.4 to st x41.2 to beg, gore, vacant; Marie N Hoguet, widow, et al to Oaklawn Corp, 27 Wm; May8; May22'18; A\$18,000-18,000 (R S \$18).
nom

142D st W, nec Riverside dr, see 142d W, ns, 425 w Bway.

144TH st, 201 W, see 7 av, 2480-2.

145TH st, 163-5 W (7:2014-6), ns, 100 e 7 av, 40x99.11, 6-sty bk tnt & str; Bertha, wife of & Saml Lukia, to Nellie Reilly, 1400 Grand blvd & concourse; mtg \$42,000; May 23'18; A\$13,000-40,000 (R S \$4).
O C & 100

157TH st, 602-S W (8:2134-85), ss, 101.9 w Audubon pl or Bway, 112.6x99.11, 6-sty bk tnt; Sarah Harris of Long Branch, NJ, to Hortense Arms Realty Corp, 220 Washington st; mtg \$175,000 & A L; May 16; May18'18; A\$75,000-190,000.
O C & 100

160TH st, 652-4 W (8:2136-43), ss, 641.8 w Bway, 66.8x100, 6-sty bk tnt; Malex Realty Corp to Robt Rankin, 203 W 81; mtg \$57,500; May17; May20'18; A\$33,000-87,000 (R S \$32.50).
O C & 100

173D st, 517 W (8:2130-55), ns, 163 w Amst av, 18x100, 4-sty & b bk dwg; Alvin L Wachman to Sallie W Wachman, 319 W 100; B&S; AL; May17; May18'18; A\$5-500-8,500 (R S 50c).
gift

212TH st W, nec Bway, see Bway, 5000.

Av A, 307 (3:950-35), swc 19th (Nos 440-4), 22x90, 4-sty bk tnt & str & 2-sty bk stable; Diedrich Katt to Sophia, wife Diedrich Katt at Clarkstown, NY; AL; May20; May22'18; A\$14,300-17,000 (R S 50c).
nom

Av B, 40 (2:399-37), nws, 24.2 ne 3d, 24 x80, 5-sty bk tnt & str; 40 Av B Corp to Sam Berkowitz, 29 Av B; mtg \$25,500 & A L; May23'18; A\$21,000-28,000 (R S \$11.50).
O C & 100

Broadway, 290-4 (1:154-1), nec Reade (Nos 36-40), 60.1x130.1 to Manhattan pl x 59.3x130.1, 15-sty bk office & str bldg; A \$550,000-1,075,000; Geo Douglass, of Milwaukee, Wis, et al, TRSTES Geo Douglass et al, to Robt D & Benj Douglass, Jr, of Orange, NJ; Wm A Douglass, of Oak Park, Ill; Lucy J Dun, of Catonsville, Md; Jane J Cook, 1001 St Paul st, Baltimore, Md; & Lucy J Wilson, of Chicago, Ill, now temporarily at 1608 K st, Wash, DC; 1-10 pt; July1'12; May23'18.
nom

Broadway, 650 (2:529-4), es, 116.3 s Bond, 29x130 to ws of Cross la or alley, with AT in alley, 5-sty bk loft & str bldg; Henry W Berg, 245 7 av, to Bergson Corp, 10 E 73; mtg \$30,000 & A L; May22; May23'18; A\$65,000-73,000 (R S \$1.50).
O C & 1,500

Broadway, 5000 (8:2230-1), nec 212th, 118.7x133.10x99.11x197.9, 6-sty bk tnt; Columbus Realty Co of Mt Vernon, NY, at Mt Vernon, NY, to 5000 Broadway, Inc, at 3733 Grand Central Terminal (corrects deed rec Nov30'17); mtg \$181,000 & A L; May1; May17'18; A\$55,000-235,000.
nom

Columbus av, 1-7, see 6 av, 978-84.

Columbus av, 398-408 (4:1210-29), nwc 79th (Nos 101-15), 102.2x120.11x120.2x117.9, 2-sty bk office & str bldg; Edw C Van Derlip, of Bklyn, to Louis T Romaine, 290 West End av; mtg \$160,000 & A L; Jan9'14; May23'18; A\$170,000-190,000.
nom

Lenox av, 471 (7:1918-32), ws, 91.2 s 134th, 33.8x100, 5-sty bk tnt & str; David Lichtenstein, 929 West End av, & Max Lichtenstein, 44 Ft Washington av, to Carrie Block, 272 Manhattan av; mtg \$36,500; May10; May17'18; A\$19,000-35,000.
nom

Lenox av, 554-6 (6:1736-1), nec 138th (Nos 69-71), 49.11x85, 6-sty bk tnt & str; United Realty & Mtg Co to Laura J Wells, 24 E 63; QC & corrects deed rec Sept5'13; Feb18; May21'18; A\$26,000-62,000.
nom

Lexington av, 748 (5:1394-15½), ws, 60.5 n 59th, 20x65, 3-sty stn tnt & str; Saml J Bloomingdale et al to Commission Merchants Assoc, 155 E 59; mtg \$35,000; Feb 16; May21'18; A\$32,000-40,000 (R S \$11.50).
nom

Lexington av, 1333-5, see Washington, 248.

Lexington av, es, 50.8 s 89th, see Washington, 248.

Madison av, 699 (5:1377-22¾), es, 80 n 62d, 20.5x50, 5-sty stn tnt & str; L G Company, 111 Bway, to Harry W Vogel, 525 West End av; ½ pt; mtg \$27,500; May8; May21'18; A\$31,000-41,000.
nom

Madison av, 699; same to Bernard W Vogel, 697 Mad av; ½ pt; mtg \$27,500; May 8; May21'18.
nom

Pleasant av, 430-6, see 34th, 148 E.

Riverside dr, 547 (7:1994-88), es, 224 s 127th, runs s108.2xe86xn32xe9xn76.2xw95 to beg, 6-sty bk tnt; Geo Rugee of Jersey City, NJ, to Wilmore Realty Co, 299 Mad av; B&S & CaG; mtg \$145,000 & A L; May 15; May17'18; A\$85,000-190,000 (R S \$15).
O C & 100

Riverside dr, 865 (8:2135-28), ws, 130.8 n on curve from cl 159th if extended, 24.9 x59.11x20.6x70.3, 3-sty & b bk dwg; Minnie Shenk to Manuel G Casseres, 57 W 57; mtg \$7,500 & A L; May16; May20'18; A\$6-000-9,000 (R S \$6).
nom

Riverside dr, nec 142d, see 142d W, ns, 425 w Bway.

1ST av, 876-80 (5:1361-1), nec Mitchell pl (No 1) (49th st), 80.10x18, 3-sty stn tnt & str; Goldberg & Greenberg, Inc, 134 W 26, to Chas Goldberg, 320 Central Park W; AL; Mar20; May20'18; A\$10,000-15,000.
O C & 100

1ST av, 1773-5, see Washington, 248.

1ST av (5:1361-50), sec 50th (No 400), 90x20, 4-sty & b stn dwg; Goldberg & Greenberg, Inc, 134 W 26, to Chas Goldberg, 320 Central Park W; AL; Mar20; May 20'18; A\$11,000-15,000.
O C & 100

2D av, 1681, see Washington, 248.

3D av, 1646 (5:1521-34), ws, 25.8 n 92d, 18.9x100, 5-sty bk tnt & str; A\$11,000-16,000; also 3D AV, 1648 (5:1521-34½), ws, 44.5 n 92d, 18.9x100, 5-sty bk tnt & str; A \$11,000-16,000; Chas E Haskell to Sol Cohen, 180 St Nicholas av, & Jennie Kalski, 542 W 147; mtg \$18,000 & A L; May 17; May18'18 (R S \$6).
O C & 100

3D av, 1646 (5:1521-34), ws, 25.8 n 92d, 18.9x100, 5-sty bk tnt & str; Bennett J King to Chas E Haskell, 221 Main st, Orange, NJ; B&S; AL; May13; May17'18; A \$11,000-16,000 (R S \$9).
nom

3D av, 1648 (5:1521-34½), ws, 44.5 n 92d, 18.9x100, 5-sty bk tnt & str; Edw J King to Chas E Haskell, 221 Main st, Orange, NJ; B&S; AL; May13; May17'18; A\$11,000-16,000 (R S \$9).
nom

3D av, 1648, see 3 av, 1646.

3D av, 1695 (5:1541-1), nec 95th (Nos 201-3), 25.8x100, 5-sty bk tnt & str; Pesse Satzmann, 1695 3 av, to Pearl Niles, at Town of Union, NJ; mtg \$36,350 & A L; May21; May23'18; A\$22,500-40,000.
nom

5TH av, 824 (5:1378-72), es, 75 s 64th, 25.5x120, 6-sty stn dwg; Herbert C Pell, Jr, et al TRSTES Kath L K Pell, to Marie C, wife Henry W Lowe at Wheatley Hills, LI; Apr25; May22'18; A\$195,000-245,000 (R S \$165).
165,000

5TH av, 1346 (6:1596-34), ws, 25.11 n 112th, 25x100, 5-sty bk tnt & str; Isaac Litowich to Rose A Kalter, 6575 Bway; mtg \$26,000 & A L; May15; May17'18; A \$20,000-31,500.
nom

5TH av, 1346; Rose A Kalter to Eliz G Litowich, 135 2d st, Troy, NY; mtg \$26,000 & A L; May13; May17'18.
nom

5TH av, 1412 (6:1599-37), ws, 80.11 s 116th, 20x100, 5-sty stn tnt & str; Barnett Goldstein, 1412 5 av, to Hyman Goldstein at South Grove st & Clinton av, Irvington, NJ; mtg \$25,000; May16; May17'18; A\$17-200-26,500.
nom

5TH av, 2137 (6:1755-71), es, 50.5 s 131st, 16.6x75, 3-sty & b stn dwg; Henry A Friedman, ref, to Minnie Alsberg, widow, 86 W 119; FORECLOS May13; May21'18; A\$4,600-5,600 (R S \$4).
3,850

5TH av, 2137; Minnie Alsberg, widow, 86 W 119, to Bernhard Freund, 201 W 85; mtg \$3,000; May21'18 (R S \$1).
O C & 100

5TH av, 2139 (6:1755-70½), es, 33.11 s 131st, 16.6x75, 3-sty & b stn dwg; Wm T Van Alstyne, ref, to Beatrice S B Ziegel, 8 W 86, plff; FORECLOS May17'18; May23'18; A\$4,600-5,600 (R S \$4).
4,000

6TH av, 978-84 (5:1271-1-4½), nec 55th (Nos 75-7), 100.5x100, 5-5-sty stn tnts & str on av; A\$202,000-260,000; also COLUMBUS AV, 1-7 (4:1112-1-4), nec 59th (Nos 351-5), 100.5x100, 2-4 & 3-3-sty bk tnts & str & 5-sty bk hotel; A\$195,000-226,000; 75 West 55th St Corp to Mary J Odell, 48 W 33; May16; May17'18.
nom

7TH av, 2480-2 (7:2030-29), nwc 144th (No 201), 40x100, 6-sty bk tnt & str; Saml Newman & Aaron Alper to Newalp Realty Co, 86 W 119; mtg \$55,000 & A L; May14; May17'18; A\$27,000-62,000 (R S \$5).
O C & 100

11TH av, 778-86½ (4:1033-1-4½), nec 54th (Nos 559-63), 100.5x100, 4-2 & 5-3-sty fr tnts & str; A\$44,500-47,100; also 54TH ST, 549-57 W (4:1083-9), ns, 100 e 11 av, 125x56x—x72.9, 5-sty bk storage; A\$35-000-85,000; Ruth A Wallace of Amesbury, Mass, to 233 West 25th St Co, 245 W 55; mtg \$175,000 on this & other property; May21; May23'18 (R S 50c).
O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Greenwich st, 816 (2:642); consent to 3d track; Edith F Randolph et al, mtgees, to Manhattan Railway Co & ano; mtg \$4,400 on ½ pts; Dec15'17; May23'18.
nom

Greenwich st, 816; consent to 3d track; Fredk R Morse, ADMR Marietta A Morse, mtgee, to same; mtg \$3,000 on all; Dec15'17; May23'18.
nom

134TH st W (7:2000-58 & 59), ss, 125 e 12 av, 50x99.11, vacant; notice of petition to register title; John J Hopper, petitioner, to Edson P Gilson, John N Woodfin, Chas A O'Donohue, Charlotte A Hopper & People of State N Y; May20; May21'18; A \$6,000-6,000.
T S

134TH st W (7:2000-58-59); same prop; above amended by addition of address of John Hopper, 352 W 121; May20; May23'18.
Torrens System

Riverside dr, 547 (7:1994), es, 224 s 127th, runs s108.2xe86xn32xe9xn76.2xw95 to beg; asn rents; Wilmore Realty Co, 299 Mad av, to John Goodwin, 808 West End av; mtg \$—; May16; May17'18 (R S \$2.75).
5,500

Power of atty (misc); Arthur Payne to M Pauline Payne, both of county of San Mateo, Cal; July9'17; May17'18.

WILLS.

Borough of Manhattan.

22D st, 11 E (3:851-12), ss, 120 e Bway, —x—, 8-sty bk office & str bldg; A\$52,000-90,000; Robt S Minturn Est, U S Trust Co, EXR, 45 Wall. Filed Apr19'18.

60TH st, 5 E (5:1384-9), ns, abt 205 e 5 av, —x—, 4-sty & b bk dwg; A\$115,000-145,000; also HESTER ST, 126-8 (1:303-18-19), ss, 45 w Chrystie, —x—, 2-6-sty bk tnts & str; A\$28,000-36,000; also PEARL ST, 259 (1:75-23), ws, abt 55 s Fulton, —x—, 5-sty bk loft & str bldg; A\$17,000-25,000; also 68TH ST, 166 E (5:1402-42), ss, abt 115 w 3 av, —x—, 2 & 3-sty bk garage; A\$14,000-26,000; also COLUMBUS AV, 372-4 (4:1149-34-35), ws, 25 s 78th, —x—, 2-5-sty bk tnts & str; A\$53,000-73,000; also 6TH AV, 649 (3:813-38), ws, 25 s 38th, —x—, 4-sty stn tnt & str; A\$65,500-68,500; also 6TH AV, 663 (3:814-38), ws, abt 80 n 38th, —x—, 4-sty stn tnt & str; A\$50,500-52,500; Teresa M J O'Donohue Est, Jos J O'Donohue, Jr, EXR, 262 W 73; (A) John Delahunty, 32 Nassau. Filed Feb4'18.

126TH st, 239 W (7:1932-18), ns, abt 330 w 7 av, —x—, 4-sty stn tnt; A\$10,000-14,000; also ST NICHOLAS AV, 222 (7:1927-2), es, 35 n 121st, —x—, 5-sty bk tnt & str; A\$16,500-26,000; also 8TH AV, 2192 (7:1924-2), es, 25 n 118th, —x—, 5-sty bk tnt & str; A\$14,000-22,000; also 8TH AV, 2200 (7:1924-63), es, 50 s 119th, —x—, 5-sty bk tnt & str; A\$14,000-22,000; Tilly Weiss Est, Sigmund Lippstadt, EXR, 65 Ft Washington av; (A) Benno Lewinson, 119 Nassau. Filed Feb27'18.

CONVEYANCES.

Borough of Bronx.

MAY 17, 18, 20, 21, 22 & 23.

Crotona Park N, 733 (11:2948), ns, 26 e Clinton av, 24.2x100, 2-sty fr dwg; Geo L Sullivan to Morris Steinberg, 2132 Prospect av; mtg \$3,750; May22; May23'18 (R S \$2).
O C & 100

Deane pl, swc Hilton av, see Hilton av, swc Deane pl.

Fairmount pl (11:2959), ss, 200.10 e Mar-mion av, 175x123.1x—x110.6, vacant; Wm Mahler, ref, to City N Y, plff; FORECLOS Apr12; May17; May21'18 (R S \$2).
2,000

Fairmount pl (11:2959), ss, 151.1 w Southern blvd, 25x123.1x25.1x124.7, vacant; Wm Mahler, ref, to City N Y, plff; FORECLOS Apr12; May17; May21'18 (R S 50c).
250

Ford st, 351 (11:3143), ns, 300 w Webster av, 70x100, vacant; Mary Eisenstein, 1568 Mad av, to Isaac Lowenfeld Realty Corp, 37 Liberty; mtg \$3,000; May16; May 17'18 (R S \$2.50).
O C & 100

Freeman st, 839 (11:2971), ns, 149.7 w Chisholm, runs n107.10xsw32.1xs87.9 to st x25 to beg, 2-sty & b fr dwg; Mary Sullivan to Julia O S Collins, 839 Freeman; ½ pt; mtg \$5,500; Aug5'13; May22'18.
O C & 100

Grote st, 764-72, see Hoe av, 1110.

Irvine st, 881 (10:2761A), ws, 100 n Seneca av, 25x38.2, 3-sty bk tnt; Giuseppe Tuzzolino to Frank J Russo, 24 E 97; ½ pt; mtg \$6,000; Apr24; May20'18.
nom

Jennings st, 741, see Union av, nec Jennings.

Light st, nec Rombouts av, see Rombouts av, nec Light.

Manida st, 656 (10:2765D), es, 206.8 s Spofford av, 20x70.10 to ws Old Hunts Point rd x20.2x67.11, 3-sty bk tnt; Clara Majewsky, 1007 Union av, to Victor Gerhards, 806 E 169; B&S & CaG; mtg \$5,700; Apr29; May22'18.
200

Manida st, 859 (10:2740), sws, 183.1 se Garrison av, 25x100, 2-sty & b bk dwg; Theo Fishberg to Pincas Glantz, 859 Manida; mtg \$5,000; May22; May23'18.
O C & 100

Marrin st, nwc Balcom av, see Balcom av, nwc Marrin.

North st, swc Jerome av, see Jerome av, swc North.

Parkside pl, 3253-5 (12:3355), ws, 104.11 n 207th, 50x90, 2-2-sty bk dwgs; Peter S O'Hara to Martin L O'Hara, 396 Bedford Park blvd; May1; May21'18.
gift

Tompkins st (14:3562), es, 107.2 n Davis, 50x100; Hudson P Rose Co, 7 W 45, to Ralph Federico, 229 E 96; May20; May23'18 (R S 50c).
nom

134TH st, 539 E (9:2262), ns, 200 w St Anns av, 25x100, 6-sty bk tnt; Taxpayers & Store Leasing & Impt Co to Sophie Knepper, 199 Mt Eden av; Dec17'17; May 18'18.
O C & 100

137TH st, 248-54 E (9:2320), ss, 100.2 e Rider av, 67x100x60.7x100, 1-sty bk garage; Hy H Meyer to Hy Meyer, 1000 Woodycrest av; mtg \$6,500; Feb9; May21'18 (R S \$5).
O C & 100

137TH st, 406 E (9:2281), ss, 80 e Willis av, 18x100, 5-sty bk tnt & str; Emanuel J Leavitt, Bklyn, to Jennie Wainer, 261 W 19; mtg \$10,500; Feb26; May20'18 (R S \$5.50).
O C & 100

137TH st, 626 E (10:2549), ss, 214.5 w Cypress av, 37.6x100, 5-sty bk tnt & str; Marco Realty Co to Anthony Av Realty Co, 5 Beekman; mtg \$30,000; May15; May 18'18 (R S \$1).
nom

138TH st, 602-4 E (10:2550), ss, 476.11 w Cypress av, 37.6x100, 5-sty bk tnt & str; Sylvain Werdenschlag, 515 W 143, to Hortense W Kahn, 210 W 110; B&S & Ca; May15; May18'18 (R S 50c). 100

140TH st, 596-S E (10:2552), ss, 354.9 e St Anns av, 38x100, 5-sty bk tnt; Hannah Rankin, 203 W 81, to Isaac Schneider, 695 E 139; May13; May18'18 (R S \$7). O C & 100

140TH st, 618 E (10:2552), ss, 543.3 e St Anns av, 37.6x100, 5-sty bk tnt; Robt Rankin, 203 W 81, to Benenson Realty Co, 401 E 152; May13; May22'18 (R S \$30). O C & 100

147TH st, 437 E (9:2292), ns, 340 w Brook av, 47.9x100x42.11x99.11, 5-sty bk tnt; Hannah J Rankin, 203 W 81, to Ada I Smith, 609 W 177; mtg \$27,500; May13; May18'18 (R S \$5). O C & 100

148TH st, 369 E (9:2327), ns, 125 e Courtlandt av, 25x106.6, except part for st, 5-sty bk tnt; Crotona Realty Co to Lena Messenkopf, 782 Home; ½ pt; mtg \$16,000; May22; May23'18 (R S \$3). O C & 100

148TH st, 369 E; Lena Messenkopf to John P Messenkopf, 782 Home; mtg \$16,000; May22; May23'18. nom

148TH st, 369 E; John P Messenkopf to Philipp Messenkopf, 782 Home; mtg \$16,000; May22; May23'18. nom

150TH st, 232 E (9:2338), ss, abt 235 e Park av, 25x100, 2-sty fr tnt & str; Thos J Cunningham to Josie Cunningham, his wife, 768 Tinton av; mtg \$2,750; Jan17; May21'18 (R S \$2). gift

154TH st, 378-82 E (9:2400), ss, 225 e Courtlandt av, 50x100, 5-sty bk tnt; J T Constn Co, 584 E 169, to Maria Ruff, 380 E 155; mtg \$35,000; May20'18 (R S \$20.50). O C & 100

159TH st, 467 E (9:2381), ns, 150.1 e Elton av, 16.11x102x23.6x100, 2-sty fr dwg; Geo Graff, Jr, 467 E 158, to Geo Lodes, 369 E 140; May11; May23'18. nom

159TH st, 467 E; Geo Lodes, 369 E 140, to Geo Graff, Jr, 467 E 159; May11; May23'18. nom

161ST st, 766 E (10:2657), ss, 148.6 e Forest av, 24.3x101.2, 3-sty fr tnt & str; Bronx Development Co, 391 E 149, to Olds Holding Corp, 217 Bway; mtg \$6,000; May6; May20'18 (R S \$3). O C & 100

164TH st, 868 E (10:2690), ss, 39 w Stebbins av, 23x73.6, 3-sty bk tnt; Geo Balsam, Bklyn, to Saml Kaval, 29 E 104; mtg \$6,750; May21'18 (R S \$1). O C & 100

167TH st, 900 E (10:2716), ss, 94.1 w Tiffany, 50x100, 6-sty bk tnt & str; Wm Korn et al to Jennie Paley, 696 Cauldwell av; B&S & AL; May4; May17'18. nom

167TH st, 936 E, see Hoe av, 1110.

167TH st E, see Hoe av, see Hoe av, 1110.

169TH st E, swc Fulton av, see Fulton av, 1287.

170TH st W, swc Ogden av, see Ogden av, swc 170th.

170TH st W, swc Ogden av, see Jerome av, swc North.

175TH st, 756 E (10:2948), ss, 25 w Prospect av, 75x93.6, 2-sty & a fr dwg, 2-sty fr rear garage & vacant; Mary E Halley, 756 E 175, to Alpha Investing Co, 27 Cedar; B&S; May17; May22'18. nom

176TH st, 260 E, see Clay av, es, 145 n 175.

176TH st E (11:3004), ns, 197.10 se Boston rd as on map land Wm Armstrong, 25x127.4x25x127.8 or nec Bryant av (No 1872), except part for 176th & Bryant av, 3-sty fr tnt & str; also BRYANT AV (11:3004), nec 176th, runs e1.6xwn9.3 to es Bryant av xs9.4 to beg; Laura F Leddy, 643 Av E, Bayonne, NJ, to Benenson Realty Co, 401 E 152; mtg \$11,000; May17; May18'18 (R S \$2). nom

176TH st E, nec Bryant av, see 176th E, ns, 197.10 se Boston rd.

177TH st, 61 E (11:2828), ns, 155 w Morris av, 20x100, 2-sty & b bk dwg; Richd D Whiting, ref, to Louisa K Kuntz, 261 E Kingsbridge rd, plfr; FORECLOS May20; May21'18 (R S \$6). 6,000

180TH st, 351 E, see Tiebout av, nec 180th.

182D st, 416 E (11:3030), ss, 15.8 w Park av, runs s76.4xw16.8xw77.9 to st xel8.8 to beg, 2-sty fr dwg; also ARTHUR AV (11:3070), es, 217 s 182d, late rd from West Farms to Fordham & Kingsbridge, 25x100, 2-sty fr dwg; John Leddy to Jane L Leddy, 2166 Arthur av, his wife; B&S & Ca; Dec 17'17; May18'18. nom

186TH st, 600 E, see Arthur av, 2356.

188TH st, 516 E (11:3057), ss, 32 w Bathgate av, 20x89.4, 3-sty bk tnt; Sarah A Sutter to Carmela Bertini, 550 E 187; mtg \$4,000; May16; May17'18 (R S \$3.50). O C & 100

198TH st, 24 E (12:3318), ss, 116.9 w Creston av, 16.8x100.1, 2-sty fr dwg; Regina F Farley, Bklyn, to Patk M Burke, 434 Central Park W; mtg \$2,019.76; May 2; May17'18 (R S \$1). O C & 100

210TH st E (12:3327), cl 80 e cl Kossuth av, runs n130xe25x130 to cl 210th xw25 to beg, vacant; Leopold Kohn to Marcus Kohn, 1214 Wheeler av; Feb13; May18'18. nom

214TH st E (16:4685), nes, 300 nw Paulding av, 100x100; Marcella M Oakes et al to Geo H Shell, 933 E 214; mtg \$3,500; Jan10; May17'18 (R S \$1). O C & 100

221ST st E (16:4655), ss, 255 w White Plains rd, 50x114; Mary O'Connell, 711 E 220, to Frank Oliva, 2338 Beaumont av; May14'18 (R S \$5.50); corrects error in last issue, when address of grantee was 2333 Beaumont av. O C & 100

232D st, 769 E (17:4837), ns, 656.10 e White Plains rd, 25x100; Hudwilt Corp, 7 W 45, to Saverio Tangredi, 2226 Adams pl; mtg \$2,850; May16; May21'18 (R S \$3). nom

234TH st E, nwc Webster av, see Webster av, 4251.

234TH st E, ns, 700 w Katonah av, see 235th st E, ss, 700 w Katonah av.

235TH st E (12:3375), ss, 700 w Katonah av as on map Woodlawn Heights, 50x200 to 234th, 2-sty fr dwg & 2-sty fr bldg; Richd B Parsons, Gloversville, NY, to John T MacCrea, 133 Prospect av, Middletown, NY; B&S & Ca; Mar—; May23'18. O C & 100

236TH st, 277 E (12:3377), ns, 135 w Katonah av, 25x100, 2-sty fr dwg; Bertha F Smith to Florence I Richter, 277 E 236; mtg \$3,000; May17; May20'18 (R S \$2.50). nom

239TH st, 320 E (12:3387), ss, 200 e Katonah av, 25x100, 2-sty fr dwg; Louis Eickwort, Mt Vernon, NY, to Vincenzo Natale, 2912 8 av; mtg \$2,750; May13; May17'18 (R S \$1.50). nom

241ST st E (12:3394), ss, 150 e Martha av, runs s100xe15 to cl of creek xne—xnw—to st xw—to beg, vacant; Jos Feldmann, 419 E 71, to Bank of Europe, 1429 1 av; B&S; Mar16; May23'18 (R S \$2). nom

Allerton av (16:5417), nec Colden av, 100 x100.2; Kaspar Lindenfeld to Alvina wife Hy Potthast, 499 3 av; May16; May21'18 (R S \$1). O C & 100

Arnaw av (16:4517), swc Paulding av, 100x100; Kaspar Lindenfeld to Sophie Hagedorn, widow, 499 3 av, Astoria, LI; May16; May21'18 (R S \$1). O C & 100

Arthur av, 2176 (11:3070), es, 150 n Oak Tree pl, 25x90, 2-sty & b fr dwg; Jas A Sullivan, ref, to Lizzie Hamilton, Rockland av; Port Richmond, SI, plfr; FORECLOS Apr30; May9; May21'18. 100

Arthur av, 2356 (11:3073), sec 186th (No 600), 25x87.6, except part for av, 2-sty fr market; Louis Stang to Max Rothberg, 161 Clinton, & Barney Abramowitz, 874 Longwood av; mtg \$7,500; May14; May21'18 (R S \$1). nom

Arthur av, es, 217 s 182d, see 182d, 416 E.

Bailey av, 2876 (11:3260), es, 225 s 230th, 25 x 100.10x25x100.7, 3-sty bk tnt; Harry Cann et al to Patk Dillon, Franklin Township, NJ; mtg \$6,000; May15; May20'18 (R S \$5). O C & 100

Balcon av (18:5347), nwc Marrin, runs n200xw100xsl100xe8xsl100 to st x92 to beg; Waldemar F Timme, 593 Riverside dr, to Arcadia Realty Co, 189 Montague, Bklyn; mtg \$15,000; Apr15; Mar22'18 (R S \$3.50). nom

Bathgate av, 1688 (11:2921), es, 125.7 w 173d, 25x115.7, 2-sty fr dwg; Alex Wolfe, EXR Matilda C Jennings, to Timothy F Sullivan, 270 E 147; mtg \$2,500; Apr20; May17'18 (R S \$1.50). nom

Bathgate av, 1688; Timothy F Sullivan to Bingle Realty Co, 2796 3 av; mtg \$2,500; May16; May17'18. O C & 100

Bedford Park blvd (12:3320), sws, 252.2 nw Anthony av (now Grand blvd & concourse), 50x125, vacant; Chas V Halley, 756 E 175, to Mary E Halley, 756 E 175; mtg \$4,000; May15; May18'18. 100

Belmont av, 2461-3 (11:3076), ws, 95 n 188th, 33.4x87.6, 2-2-sty & b fr dwgs; Chas C Manning, 312 47th, Bklyn, to Angelina, wife Michele Morreale, 2465 Belmont av; May15; May17'18 (R S \$5). 100

Belmont av, 2539 (12:3273), ws, 270.5 n Fordham rd, 25x87.6, 3-sty bk tnt; Rose Toher, 457 E 184, to Genevieve J Hack, 2539 Belmont av; mtg \$5,000; May18; May22'18 (R S \$2.50). O C & 100

Boston rd, 1440 (11:2963), ss, 69.5 e Prospect av, 25x90, 4-sty bk tnt & str; Mary E McLaughlin et al, heirs Robt B McLaughlin, to Mary L Ryan, 1440 Boston rd; QC; Oct9'14; May18'18. nom

Boston rd, 1440; Leona, wife Richd W McLaughlin, 532 Neptune av, Bklyn, et al, to same; QC; Oct14; May18'18. nom

Bronxdale av (15:4263, 4262, 4264), ns, 31.11 w Matthews av, 31.11x118.2x25x98.3; also MULINER AV, ws, 176.3 n Bronxdale av, 50x109.11x50x111.6; also BRONXDALE AV, nwc Matthews av, 90x97.5x55.8x143.4; also BRONXDALE AV, ns, 118.8 w Matthews av, runs w81.8x115.10xe25x50xe25 xs25xe25x108.4 to beg; also MULINER AV, es, 145.8 s Bronx & Pelham Pkway, 250x100; Longdale Realty Co to Owners Syndicate Co, 30 E 42; Jan15; May22'18 (re-recorded from Jan29'18) (R S \$7.50). O C & 100

Bryant av, 1503 (11:2995), ws, 80 s 172d, 20x100, 3-sty bk tnt; John F Murtha, 1451 Bryant av, to Ella B Bissell, 477 W 142; mtg \$8,000; May6; May22'18 (R S \$2). O C & 100

Bryant av, nec 176th, see 176th E, ns, 197.10 se Boston rd.

Clay av (11:2891), es, 145 n 175th, 65.11 to 176th (No 260), x95.3x59x95, 5-sty bk tnt; C & C Constn Co, 130 W 180, to Saml L & Hy Kahn, 51 W 113; mtg \$59,000; May 20; May21'18 (R S \$10.50). O C & 100

Clinton av, 2008 (11:3094), es, 91.8 n 179th, 16.8x100, 2-sty & b fr dwg; Sparta Realty Co, 406 E 149, to Patk Dillon, Franklin Township, NJ; mtg \$3,250; May 15; May20'18 (R S \$2.50). O C & 100

Colden av, nec Allerton av, see Allerton av, nec Colden av.

Colden av (15:4098), sws, 300.2 ne Pierce av, 25x100; Randolph Adams to Leah Adams, his wife, 509 W 110; Mar14; May20'18 (R S \$1). gift

College av, ws, 125 & 200 s 170th, see College av, es, 152.7 n 169th.

College av, ws, 190.4 n 169th, see College av, es, 152.7 n 169th.

College av (11:2783), es, 152.7 n 169th, 50x100, vacant; also COLLEGE AV (11:2785), ws, 125 s 170th, 25x92.6, vacant; also COLLEGE AV (11:2785), ws, 200 s 170th, 400x92.6, vacant; also COLLEGE AV (11:2785), ws, 190.4 n 169th, 50x92.6, vacant; Percy D Bogue, TRSTE, to M & G Properties Co, 16 Wall; B&S; May4; May17'18 (R S \$30). nom

Courtlandt av (9:2409), ws, 100 n 162d, 25x140, 2-sty & b fr dwg; Selena McBrien to Elway Co, 2 W 45; May15; May22'18 (R S 50c). 100

Crotona Pkway, 2150 (11:3119), es, 39.9 s Bronx Park S, 39.11x69.3x35x89, 5-sty bk tnt; Frazer & Berau Inc, 1761 Fulton, Bklyn, to Otto J Martens, Palisades, NJ, & John Vierbrock, 840 Bronx Park S; mtg \$25,000; May20; May21'18 (R S \$1.50). O C & 100

Deatur av, 2649 (12:3282), ws, 145.3 n 194th, 50.1x152.9x50x152.11, 5-sty bk tnt; Benenson Realty Co to Dietrich Scharnhagen, 3003 Marion av; mtg \$36,000; May23'18 (R S \$16.50). O C & 100

Fulton av, 1287 (10:2610), swc 169th, runs w144.11x95.8xe5x46.4xw7.5x7.7xe144.11 to av xn150 to beg, 3-sty & b bk dwg & vacant; Jacob Siegel to Bronx Hospital, 1385 Fulton av, a corp; mtg \$67,500 on this & other property; May20; May21'18 (R S \$60). O C & 100

Fulton av (10:2610), ws, 150 s 169th, 68x144.11, 3-sty fr dwg; Minnie S Fahs to Bronx Hospital, 1385 Fulton av, a corp; mtg \$67,500 on this & other property; May 20; May21'18 (R S \$15). O C & 100

Hilton av (15:4062), swc Deane pl, 100x38x100x38.11; Aron H Jacobson, 1487 Westchester av, to Century Holding Co, 25 W 45; May8; May17'18 (R S 50c). 100

Hobart av (18:5360), ws, 61.2 n Waterbury av, 76x101.4; Huldah Davidson, Bklyn, to Isaac Meister, 1929 84th, Bklyn; ½ pt; mtg \$5,500; Mar18; May21'18 (R S 50c). 100

Hoe av, 1110 (10:2744), es, at nws West Farms rd (Nos 1117-21), runs n138.1xe89.8 to rd xsw164.10 to beg, 5-sty bk tnt & str; also WEST FARMS RD, 1131 (10:2744), nws at st 167th (No 986), runs w88 xs90xe29.8 to rd xne107.3 to beg, 5-sty bk tnt & str; also HOE AV, 1116 (10:2744), sec 167th, 90x60, 5-sty bk tnt; also GROTE ST, 764-6 (11:3100), ss, 38.7 e Prospect av, 50.5x112.9x48x97.2, 5-sty bk tnt; also GROTE ST, 770-2 (11:3100), ss, 89 e Prospect av, runs s115.4xe52x127.7xw14.5 to st xw39.6 to beg, 5-sty bk tnt; Absar Realty Co, 2133 Daly av, to A Weisman Holding Corp, 2133 Daly av; mtg \$307,000; May14; May21'18. nom

Hoe av, 1116, see Hoe av, 1110.

Jerome av (11:3198), swc North, on map land Thos M Partridge, 75x100, vacant; also OGDEN AV (9:2522), swc 170th, 50x109.1x50x108.10, vacant; also OGDEN AV (9:2522), es, 500 n 170th, 50x112.6, vacant; Lawrence W Gallagher to Cath L Wynne, 951 Woodycrest av; ½ pt; mtg \$4,000 on 1st parcel; Sept16'16; May18'18. nom

Jerome av (11:3198); also OGDEN AV (9:2522); also OGDEN AV (9:2522); same prop; Cath L Wynne to Lawrence W Gallagher, 951 Woodycrest av; ½ pt; mtg \$4,000 on 1st parcel; Dec20'16; May18'18. nom

Jerome av (11:3198); also OGDEN AV (9:2522); also OGDEN AV (9:2522); same prop; Tessie Gallagher to same; QC; Dec 20'16; May18'18. nom

Jerome av (11:3198), swc North, as on map land Thos M Partridge, 75x100, vacant; Tessie Gallagher, Hoboken, NJ, et al, to Lawrence Gallagher, 951 Woodycrest av; Feb29'16; May18'18. nom

Kingsbridge rd, 84 W (11:3215), ss, 346.9 w Grand av, runs sw86.3xe32.4xsw30xw97.1 to University av (No 2624) xne & e 150.11 to beg, 2-2-sty fr dwgs; Robt J Hare Powell, ref, to U S Savings Bank of City N Y, 606 Madison av, plfr; FORECLOS May15; May20; May21'18 (R S \$9). 9,000

Logan av (18:5440), ws, 292.7 s Schley av, 100x100; Wm C Mohr, 2525 3 av, to Hazel C Peterson, 5 Logan av; mtg \$7,500; May7; May17'18. 100

Monticello av, es, 225 s Jefferson av, see Seton av, ws, 225 s Jefferson av.

Morris av, 1254 (9:2439), es, 277.5 n 163th, 39.6x100, 5-sty bk tnt; Alotto Realty Inc to John & Martha Sommer, 768 Melrose av, tenants by the entirety; mtg \$21,000; May20; May21'18 (R S \$9). O C & 100

Mosholu Pkway S (12:3312), ws, 35.4 s 206th, 27x79x90.6x25x102.1, vacant; Jos M Schottland, ref, to City N Y, plfr; FORECLOS Apr12; May17; May21'18 (R S \$1). 800

Neil av (15:4295), ns, 100.2 w Bogart av, 29x106.6x25x90.11; Jas Dunnigan et al to Jas A Dunnigan, 1214 Simpson; May11; May17'18 (R S 50c). O C & 100

New dr, sws, at ws Palisade av, see Palisade av, ws, at sws New dr.

Ogden av, swc 170th, see Jerome av, swc North.

Ogden av (9:2522), es, 500 n 170th, 50x112.6, vacant; Tessie Gallagher, Hoboken, NJ, et al, to Lawrence W Gallagher, 951 Woodycrest av; Feb29'16; May18'18. nom

Ogden av (9:2522), swc 170th, 50x109.1x50x108.10, vacant; Tessie Gallagher, Hoboken, NJ, et al, to Lawrence W Gallagher, 951 Woodycrest av; Feb29'16; May18'18. nom

Ogden av, es, 500 n 170th, see Jerome av, swc North.

Palisade av (13:3411), ws, at sws New dr, as on map land M E Putnam, runs nw 365 to Hudson River R R Co xn132xe305.3 to New dr x— to beg; also PALISADE AV (13:3411), ws, at ns New dr on said map, runs n116.7xw107.8 to es New dr x 145.9 to beg, 2-sty fr dwg & vacant; Mary M McKelvey to Saml Stansfield, Rye, NY; May17; May18'18 (R S \$23). nom

Paulding av, swc Arnaw av, see Arnaw av, swc Paulding av.

Paulding av (16:4668), ws, 155 n 218th, 50x114, Wakefield; Enrico Stanganelli, Bklyn, to Lugrezia L Mancino, 764 E 214; May13; May22'18. nom

Pierce av, nec Williamsbridge rd, see Williamsbridge rd, nes, at nws land N Y, N H & H R R Co.

Powell av (14:3828), ss, 89.6 w Zerega av, 50x103; Anna Zinn to Mary G Staples, 13 Windsor pl, Glenridge, NJ; Chas A Lent, 18 Putnam av, Bklyn; Georgianna W Harrison, 397 Gates av, Bklyn; Jas E Lent, 397 Gates av, Bklyn, & Ephraim M Lent, 577 Eastern Pkwy, Bklyn; QC; Dec't 13; May18'18. nom

Prospect av, 2446 (11:3115), es, 460 n 187th, 20x95, 2-sty & b bk dwg; Minnie Zumbuehl to Camillo Recchioni, 148 E 52; mtg \$4,500; May16; May20'18 (R S \$2). O C & 100

Rhineland av, swc Williamsbridge rd, see Williamsbridge rd, swc Rhineland av.

Richardson av, 4440 (17:5069), es, 40x 125; Reinhold Jahn to Emil A J Scheringer, 634 E 238; May16; May17'18 (R S \$9). 100

Rombouts av (17:4951), nec Light, 100x 50; Dyre Ave Realty Co, 30 E 42, to Antonio Aloia, 19 Hancock; Dec19'17; May22'18 (R S \$2). nom

St Anns av, 340 (10:2556), es, 100.4 n 141st, 25x90, 4-sty bk int; Taxpayers & Store Leasing & Impt Co to Geo F Knepper, 199 Mt Eden av; Dec26'17; May18'18. O C & 100

Sedgwick av, 1415 (9:2541), ws, 100 s 171st, 25x95, 2-sty bk int & str; Elsie B McNutt, 1415 Sedgwick av, to De Forest Radio Telephone & Telegraph Co, 1391 Sedgwick av; mtg \$6,500; May20; May23'18. nom

Sedgwick av (11:2877), nec land Hugh N Camp, runs e378 n 200 xw 360 to es Sedgwick av xs— to beg, except part for Tremont av; Emma D Rodman to Phyllis E O'Brien, 608 W 184; May20'18 (R S \$7.50). O C & 100

Seton av (17:4987), ws, 225 s Jefferson av, 50x100; also MONTICELLO AV (17:4987), es, 225 s Jefferson av, 50x100; Jas Durie, Newark, NJ, to Olive E Watson, 25 Claremont av, Jersey City, NJ; Apr26; May23'18 (R S \$2). nom

Seton av (17:4987); also MONTICELLO AV (17:4987); same prop; Olive E Watson, Jersey City, NJ, to John B Durie, 24 10th, West New York, NJ; May13; May23'18 (R S \$2). nom

Southern blvd, 949-50 (10:2725), ws, 961 s Westchester av, runs w139.10x513.1x2.6x6.1x142.5 to So blvd n138.9 to beg, 4-sty bk hall, office & str bldg; J F M Co to Equity Assets Corp, 141 Bway; mtg \$255,000; Nov23'17; May23'18. O C & 100

Southern blvd, 962 (10:2742), es, 312.5 s Aldus, 42x150, 5-sty bk int & str; Jos Sable et al to Sabinan Realty Co, 818 Westchester av; mtg \$47,500; May17'18 (R S \$1). O C & 100

Stebbins av, 1050 (10:2691), es, 363.4 n 165th, 25x145.10x25.4x141.8, 2-sty & b fr dwg; Giuseppe Bonica, 444 E 15, to Jos De Stefano, 1022 Stebbins av; ½ pt; mtg \$5,000; May18; May23'18 (R S \$1). nom

Tiebout av, 2414 (11:3022), es, 16.8 s 87th, 16.8x83, 2-sty & a fr dwg; Eliz Lynch to Emma M Crowell, 2321 So blvd; mtg \$3,750; May16; May17'18 (R S \$2). O C & 100

Tiebout av (11:3143), nec 180th (No 351), 90x80, 3-sty fr int; Lillian Keely, 408 Clermont av, Bklyn, heirs Frank & John A Donnelly, to Minnie A Kelly, 408 Clermont av, Bklyn, & J Fredk Donnelly, Honolulu, Hawaii; AT; May10; May17'18. nom

Union av (11:2962), nec Jennings (No 741), runs e110x64.8x58x36.9 x s 3 xw 13.6x5.8xw14.10 to av xs26.9 to beg, 5-sty bk int & str; Magdalena Frey to Wm J Frey, 1226 Tinton av; mtg \$41,000; Apr24; May20'18 (R S \$1). O C & 100

Union av, nec Jennings (No 741); Wm J Frey to Fredk J Feuerbach, Jr, 506 E 87; mtg \$41,000; May15; May20'18 (R S \$1). O C & 100

University av, 2624, see Kingsbridge rd, 84 W.

Walton av, 2155 (11:3185), ws, 38.8 n 181st, 19x75, 2-sty & b bk dwg; Theresa Cohen, 654 Bedford av, Bklyn, to Jos F Demlein, 2234 Ryer av; mtg \$4,800; May14; May18'18 (R S \$2). nom

Walton av (11:2838), es, 175 n Mt Eden av, 75x75, vacant; Jas C Cady, 446 W 20, to Maria De L Geysse, 231 W 96; B&S; Jan22'15; May18'18. nom

Washington av, 1194-6, see Washington st, 248, Manhattan Conveyances.

Washington av, 1792 (11:2916), es, 104 s 175th, 54x109.4, except part for av, 6-sty bk int & str; Jennie Paley to Wm Korn, 875 Park av, & Jos L B Mayer, 63 E 74; B&S & AL; May2; May17'18. nom

Webster av (11:2887), ws, 1,290.11 s from ss of curve at intersection of Clay & Webster avs, 50x100; Taxpayers & Store Leasing & Impt Co to Geo F Knepper, 199 Mt Eden av; Jan12; May18'18. O C & 100

Webster av (12:3357), es, 625 s 210th (late Scribner), 50x68.11x50x71.4, vacant; Thirza L Happy, Mt Vernon, NY, to Charlotte E Ebeling, 678 Hatch av, Woodhaven, LI; B&S; Mar21; May18'18 (R S 50c). nom

Webster av, 4251 (12:3396), nwc 234th, 106.6x165.9x100x129.4, vacant; Thirza L Happy, Mt Vernon, NY, to Warren E Sammis, 50 Edgewater av, Cliffside Park, NJ; B&S; Mar28; May22'18 (R S 50c). nom

West Farms rd, 1117-31, see Hoe av, 1110.

Williamsbridge rd (15:4088, 4089, 4090, 4111, 4112, 4113 & 4117), nes, at nws land N Y, N H & H R R Co, runs nw519 & 222 & 169.10xne44 & 81.5 & 74.10 & 55.10 & 59.8 & 143.6xse50.11 & 40.6 & 32.2 & 60 & 373 xsw4 & 59 & 168.6xse93.6 & 133.1 to land N Y, N H & H R R Co xsw— to beg, except part taken by City N Y for sts; also except WILLIAMSBRIDGE RD, nec Pierce av, 100.2x144.6x100x151.2; Ida C Mapes, 986 E 181, to Howell Mapes, 2147 Honeywell av; AT; mtg \$—; Mar16; May22'18. O C & 100

7TH av (11:2857), ws, 300 s Walnut, on map Mt Eden, 12x100, except part for 11th st & Walton av, vacant; Louis Brass to Lucius L Gilbert, 146 Remsen, Bklyn; QC; Mar—17; May18'18. nom

Plot (15:4051) begins 340 e White Plains rd at point 295 n along same from Morris Park av, runs e100x25xw100x25 to beg, with right of way over strip to Morris Park av; C Frank Kumpelstin, 1331 Holland av, to Anna M Buehler, 1643 Taylor av; mtg \$3,500; May9; May17'18 (R S \$1). nom

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

Albany Crescent, nec Heath av, see Heath av, 3030.

Light st, nec Rombouts av, see Rombouts av, nec Light.

North st, swc Jerome av, see Jerome av, swc North.

162D st, 61 W, see Anderson av, 953-7.

176H st W, swc Ogden av, see Jerome av, swc North.

Allerton av (16:4517), nec Colden av, 100x100.2; re mtg; Richd Hagedorn to Kaspar Lindenfeld, 512 E 84; May16; May21'18. nom

Anderson av, 953-7 (9:2507), nwc 162d (No 61), runs n92.4xn15.2xw100xs75xs45.5 to st xe106.7 to beg; asn rents to extent of \$7,000; Louis Siegel Co to Sterling Holding Corp, 299 Bway; May16; May22'18. nom

Bergen av, 492-8 (9:2292), ses, at ns 147th, 109.10x60.8x100x105.4; consent to 3d track; Jas L Van Sant, White Plains, NY (owner), to Manhattan Railway Co; mtg \$71,000; Mar28; May18'18 (R S \$19). 18,750

Bergen av, 492-8, consent to 3d track; Lawyers Mtg Co (mtgee) to same; Apr9; May18'18. nom

Bergen av, 492-8, consent to 3d track; same (mtgee), to same; Apr9; May18'18. nom

Bergen av, 492-8, consent to 3d track; Wm M Cruikshank, TRSTE (mtgee), to same; Apr29; May18'18. nom

Bergen av, 492-8, consent to 3d track; Jacob Wicke, Jr (mtgee), to same; Apr23; May18'18. nom

Bergen av, 492-8, consent to 3d track; Grace W Patten (mtgee) to same; Apr25; May18'18. nom

Bergen av, 521-5 (9:2293), nws, 20.3 ne 148th, 75.4x99; consent to 3d track; John Nimphius, 1428 Doris (owner), to Manhattan Railway Co; mtg \$32,000; May7; May17'18 (R S \$12). 11,739

Bergen av, 521-5, consent to 3d track; Dollar Savgs Bank, mtgee, to same; May11; May17'18. nom

Bergen av (9:2293), ses, 72.11 ne 148th, 75x100; consent to 3d track; John Nimphius, 1428 Doris (owner) to Manhattan Railway Co; May3; May17'18 (R S \$12). 11,700

Bronx blvd (16:4339-4337-4340-4341 & 4425), from Old Boston Post rd to East 242d; petition & order of court in matter of application to condemn property to open above; City of N Y to whom it may concern; May16; May21'18. order of court

Colden av, nec Allerton av, see Allerton av, nec Colden av.

Heath av, 3030 (12:3257), nec Albany Crescent, 94.11 x 65 x 65.7 x 72, vacant; re mtg; Peoples Savgs Bank, of Yonkers, NY, to T Emory Clocke, 800 Riverside dr; May13; May22'18. nom

Jerome av (11:3198), swc North as on map land Thos M Partridge, 75x100, vacant; also OGDEN AV (9:2522), swc 170th, 50x109.1x50 x 108.10, vacant; also OGDEN AV (9:2522), es, 500 n 175th, 50x112.6, vacant; re dower; Tessie Gallagher, widow, to Lawrence Gallagher, 951 Woodycrest av; Dec20'16; May18'18. nom

Ogden av, es, 500 n 170th, see Jerome av, swc North.

Ogden av, swc 170th, see Jerome av, swc North.

Rombouts av (17:4951), nec Light, 100x 50; re mtg; Benj S Halsey, 119 Greenway So, Forest Hills, LI, to Dyre Ave Realty Co, 51 E 42; July6'17; May22'18. 1,200

Williamsbridge rd (15:4132), swc Rhineland av, 25x100; re mtg; Mutual Life Ins Co & ano to Esplanade Realty Co, 43 Exch pl; Apr26; May20'18. nom

3D av, 2804-8 (9:2307), es, 49.7 s 148th, runs se48.11 to ws Willis av xsw29.3xw34x nw33 to 3 av xne45.9 to beg; consent to 3d track; Haffen Realty Co (owner) to Manhattan Railway Co; mtg \$60,000; May12'17; May18'18 (R S \$2). 1,618.25

3D av, 2804-8; consent to 3d track; J & M Haffen Brewing Co (mtgee) to same; Nov12'17; May18'18. nom

3D av, 3202 (10:2620), es, 99.7 n 161st, runs e101.2xn24.11xn25xw127.4 to av xs25.6 to beg; consent to 3d track; Marie J Scholz, 3202 3 av (owner) to Manhattan Railway Co; mtg \$17,000; Apr11; May17'18 (R S 50c). 293.52

3D av, 3202; consent to 3d track; same, mtgee, to same; Apr11; May17'18. nom

3D av, 3202; consent to 3d track; Title Guar & T Co, mtgee, to same; Apr19; May17'18. nom

3D av, 3516 (10:2609), sec 168th, 72.6x 124; consent to 3d track; Ernestine E Popp to Manhattan Railway Co; Apr17; May18'18 (R S \$1). 686.75

3D av, 3811-17 (11:2912), ws, 140.3 s Claremont Pkwy, 100 x 162.7 x 100.9x172; consent to 3d track; Ferdinand Hecht, 380 Riverside dr (owner), to Manhattan Railway Co; mtg \$60,000; June5'17; May23'18 (R S \$1). 1,000

3D av, 3811-17; consent to 3d track; N Y Savgs Bank to same; July—17; May23'18. nom

3D av, 3825 (11:2912), ws, 45.3 s Claremont Pkwy, 20x100; consent to 3d track; Hy Fallorius, Mamaroneck, N. Y (owner), to Manhattan Railway Co; mtg \$15,000; Aug15'16; May17'18 (R S 50c). 130

3D av, 3825; consent to 3d track; German Savgs Bank (mtgee) to same; Aug28'16; May17'18. nom

3D av, 3854-6 (11:2929), es, 39.5 n Claremont Pkwy, 41.10x100; consent to 3d track; Saml Borowsky et al (owners) to Manhattan Railway Co; mtg \$33,000; April; May22'18 (R S \$1.50). 1,350

3D av, 3854-6; consent to 3d track; Harlem Savgs Bank (mtgee) to Manhattan Railway Co; Apr16; May22'18. nom

3D av, 3858-60 (11:2929), es, 81.2 n Claremont Pkwy, 41.6x100; consent to 3d track; Morris Osmansky, 106 W 121, et al (owners), to Manhattan Railway Co; mtg \$33,000; Apr9; May22'18 (R S \$1.50). 1,350

3D av, 3858-60; consent to 3d track; Harlem Savgs Bank (mtgee) to same; Apr16; May22'18. nom

3D av, 4032-4 (11:2930), nec 174th, 35.3x 100; consent to 3d track; Danl L Korn, 170 W 74 (owner) to Manhattan Railway Co; mtg \$30,000; Nov2'17; May18'18 (R S \$1). 809.75

3D av, 4032-4; consent to 3d track; Excelsior Savgs Bank (mtgee) to same; Mar6; May18'18. nom

Certified copy (wills) last will & testament of Emma E Winans, Stamford, Conn; Oct16'11; May20'18.

Power of atty; Wm K Gensheimer, 326 W 15, to Rosmer Hartvigson, 1162 Forest av; May21; May22'18.

LEASES.

Borough of Manhattan.

MAY 17, 18, 20, 21, 22 & 23.

Cannon st, 112-4 (2:330), all; agmt by parties 1st pt to accept party 2d pt as tenants under Ls rec July13'16 as modified herewith; Albt Salomon & ano, TRSTES will Emily R Marcus, with S W & W Amusement Co, 112-4 Cannon; May3; May23'18. nom

Columbia st, 81 (2:334), front portion of bldg, including basement & stoop strs & two flrs above; Max Speiser, 68 E 117, to Abr Schechter & Abr Eisenberg, firm Schechter & Eisenberg; 1yf May1, privilege of ren for 2y at \$1,400 & \$1,500; Apr26 May17'18. 1,300

Columbia st, 102, see Stanton, 273-5.

Front st, 13-17 (1:4), ss, 33 w Broad, runs s105xw18.9xw4.6xw37.4xn20 xw 3.6 xn 80 to st xe65.2 to beg, all; N Y Railways Co to Battery Warehouse Corp, 41 Park row; 21yf Aug21; May9; May21'18. taxes & c 6,000

Madison st, 30 (1:116), all, exclusive of small bk bldg on rear; Jos H A O'Brien, of Bklyn, et al, individ, EXRS & TRSTES Rebecca O'Brien, to Christ Makris & Peter Milionis, both at 81 Madison; 5yf May1; Apr1; May21'18. 1,560

Madison st, 30, ground fl & c; agmt as to cancellation of Ls rec Mar10'15; same with same; May1; May21'18. nom

Perry st, 166-72 (2:637), ss, 200 w Washington, runs s82.4 to ns Charles alley xw 101.7xn35.9xe21.7xn50 to st xe80 to beg, all; Henry-William Co to Coastwise Warehouses, Inc, 534 Washington; 10yf May1; May15; May20'18. taxes, & c, & 12,000

Stanton st, 273-5 (2:334); also COLUMBIA ST, 102; agmt supplementing conditions in lease of strs Nos 2, 3 & 4, & c; Meyer Schwartzreich with Meyer Sheio-vitz & Max Josovitz, 102 Columbia; Oct31'16; May23'18.

West st, 348-349 (2:600), all; Woodbury G Langdon Co to Lena & Saml Miller, 348-9 West; 5yf May1; Sept22'17; May22'18. excess taxes & c, & 2,400

3D st, 143 E, see Av A, 43.

4TH st, 199 E (2:400), ns, 175 e Av A, 25x96.2, the land; Wm W Astor, of London, Eng, to Kathi Resser, 199 E 4; 20yf May1'19; Mar20'17; May17'18. taxes & c 850

4TH st, 203 E (2:400); assign two leases, one rec Sept10, 1898, & other dated Mar20'17, & bldgs; Gisella Berger & Morris Lang to Danl London, 101 Van Beuren, Bklyn; May16; May17'18. O C & 100

7TH st, 209-11 E (2:390), all; Wm L Juhring, 56 Hudson, to Morris Schutzer, 148 Norfolk; 5yf May1; May21; May23'18. 4,800

7TH st, 200-11 E; sur Ls dated May28'14; Frank Dworkin, 1332 Park av, to Wm L Juhring, 56 Hudson; AT; May17; May23'18. nom

8TH st, 21 E (2:566), ns, 83.11 w University pl, 25x93.11, the land; TRSTES of Sailors Snug Harbor to Albina Cavinato, at Fort Lee, NJ; 21yf May1; 21y ren; May3; May22'18. taxes & c 900

8TH st, 39 E (2:560), ns, 115.10 e University pl, 25x93.11, the land; TRUSTEES of Sailors Snug Harbor to Louisa Streicher, 523 E 118; 21yf May1; 21y ren; May1; May20'18. taxes, & c, & 1,000

8TH st E, nec 5 av, see 5 av, 9.

9TH st, 18 E (2:566), ss, 122.5 w University pl, 25x93.11; sur Ls dated May J, 1897, & AT to bldg; Georgia S Slater, at Chester, Conn, individ & EXTRX Attila J Kelemen, to TRSTES of the Sailors Snug Harbour, 61 Bway; AT; Mar13; May17'18 (R S \$6.50). O C & 500

9TH st, 36 E (2:560), ss, 202.4 e University pl, 25x93.11, the land; TRUSTEES of Sailors Snug Harbor to Leflar Realty Co, 74 Bway; 21yf May1; 21y ren; Apr25; May20'18. taxes, & c, & 1,050

9TH st, 36 E (2:560); asn Ls rec Apr7, 1899; Harry B Raffal, 2 W 88, to same; Apr29; May20'18. O C & 100

20TH st, 148-50 W (3:795); assign Ls rec Mar28'17; Abr Levy et al to S & T Garage, Inc, 148-50 W 20; May13; May17 '18. nom

22D st, 224 W (3:771), all; Alfred M Dunham, of Eagle Mills, Rensselaer Co, NY, et al, to Mary Melrose, 224 W 22; 3yf May1; Mar15; May17'18. 1,200

23D st, 121 E (3:879), str & pt b; agmt by party 1st pt as to consent to assign Ls rec Mar6'18 to Isidor Goldman, 294 Albany av, Bklyn, et al; also consents to mtg &c; Brookside Realty Co, 51 Chambers, with Granick's Buffet Lunch, 94 5 av; Apr30; May21'18. nom

24TH st, 404 W (3:721); consent to assign Ls dated May1'05; Gertrude H Ogden et al, TRSTES will Francis L Ogden, to Robt L Chapman, 150 Hicks, Bklyn, & Francis J Miller, 433 W 23; Oct15'17; May 23'18.

28TH st, 35 E (3:858), all; Theo N Price & ano to Saml Shapiro, 1240 47th, Bklyn; 15yf Apr1; Mar7; May17'18.

taxes &c & 2,500 to 3,000

31ST st, 304-6 W, see 8 av, 415-9.

36TH st, 603-7 W (3:682), all; Acadia Realty Co to Ludwig Baumann & Co, 260 W 36; 10yf Junel; May10; May18'18. 7,000

43D st, 120 W (4:995), ss, 246.5 w 6 av, 21.5x100.5, all; Marie MacLean, 2122 5 av, to Drake's Restaurant, Inc, 111 W 42; 20yf Jan1; Nov21'17; May22'18.

taxes &c & net 4,200

47TH st, 145-155 W (4:1000); sur Ls rec July21'14; Peerless Hotel Co, 155 W 47, to Victor Hotel Co, 145 W 47; AT; May1; May17'18. nom

98TH st, 224 E (6:1647), all; Sarah Wodiska to Abr Caplan, 227 W 67; 3yf May1; 1y ren at \$2,000; Apr18; May17'18. 1,800

100TH st, 401-9-13 E (6:1694); assign Ls rec Nov20'16; Saml L Silverstein to Lena Silverstein, 415 E 100; May11; May13'18. (Corrects error in issue May18 as to location). nom

141ST st W, nwc 7 av, see 7 av, 2420.

145TH st, 163-5 W (7:2014), all; Bertha Luria to David Schechter, 260 W 146, & ano; 3yf Junel; Mar2; May17'18. 4,300

Av A, 43 (2:431); also 3D ST, 143 E, two bldgs, all; Adeline Glaser et al, heirs Geo Arend, late of West Hoboken, NJ, to Morris & Philip Wildfeuer, 89 Av B; 5yf May 1; Nov6'14; May23'18. 4,140

Lenox av, 475 (7:1918), s str & rooms; United Leasing Corp to Louis Dreasen, 475 Lenox av; 5yf May1; Mar27; May22'18. 1,200

Lenox av, 574 (6:1736), cor str & b; Jos Scheinsinger to Jacob Friedland, 574 Lenox av; 2yf Oct1'20; May23'18. 1,800

Park row, 97 (1:121), str & rear ½ c; Jos Mazzeo, 70 New Chambers, to Philip M Kleinfeld or Kleinfeld, 1338 52d, Bklyn; 4yf May1'20; May21; May22'18. 3,000

Park row, 97 (1:121), str fl & rear ½ of c; David McInnes, 809 E 13, Bklyn, to Philip M Kleinfeld, 1338 52d, Bklyn; 4yf May1'16; July6'16; May20'18. 3,000

5TH av, 9 (2:566), nec 8T, 23.5x100; sur Ls dated July1, 1896, & AT to bldgs; Emma C Roche, 68 Montague, Bklyn, to TRSTES of Sailors Snug Harbour, 61 Bway; QC; AT; May1; May21'18 (R S \$17). nom

5TH av, 9 (2:566), nec 8th, 23.5x100, all; also 5TH AV, 11, es, 23.5 n 8th, 35.3x100, all; TRSTES of the Sailors Snug Harbor to Emma C Roche, 68 Montague; 10yf May 1; May1; May21'18. taxes &c & 3,000

5TH av, 11 (2:566), es, 23.5 n 8th, 35.3x 100; sur Ls dated July1, 1896, & AT to bldgs; Emma C Roche, 68 Montague, Bklyn, TRSTES of Sailors Snug Harbour, 61 Bway; QC; AT; May1; May21'18 (R S \$17). nom

5TH av, 11, see 5 av, 9.

6TH av, 610 (3:837), all; Saml C Bennett, TRSTE will Sarah A Tileston, to Saml Gruber, 86 W 113; 10yf May1; May 7; May17'18. 6,000 to 7,500

7TH av, 2420 (7:2027), nwc 141st, str & b on w; Chas A Knowles to Saml Ingbee, 201 W 141; 5yf Sept1; May6; May21'18. 540

8TH av, 415-9 (3:754), swc 31st (Nos 304-6), 49.4x100, all; Howard C Warren, 133 Library pl, Princeton, NJ, to Peter Donahue, 261 W 21; 10yf Oct1; Feb23; May21'18. taxes &c & 6,000 & 6,500

LEASES.

Borough of Bronx.

MAY 17, 18, 20, 21, 22 & 23.

Faile st (10:2741), swc Whitlock av, gr flr; Oval Garage Corp to Mary Herman, 960 Prospect av; 10yf May1; Mar11; May 21'18. 6,600 to 7,500

138TH st, 546 E (9:2265); assign Ls; Sigmund Eller to Hy Heppt, 546 E 138; May1; May21'18. nom

153D st E, see Park av, see Park av, 2962.

174TH st, 481 E (11:2916), delicatessen str & 4 rooms on 4th fl; 481 E 174th St Corp to Barnett Coopersmith, 481 E 174; 3yf Junel5; Apr23; May23'18. 852

Crotona av, 2366 (11:3102), apartment on top fl; Giovanni Cacecci, 2366 Crotona av, to Salvatore Maglietta, 2366 Crotona av; 5yf Junel; May16; May23'18. 360

Gunn Hill rd, nec White Plains rd, see White Plains rd, 3509.

Mosholu Pkway S, 390 (12:3281); sur Ls; Michl J Cantor, 157 E 89, to John M Rauh, 353 Mosholu Pkway N; May—'18; May20'18. nom

Palisade av (13:3411), ws, 116.7 n New Drive, part of 2-sty stone barn & shed; Mary M McKelvey to Saml & Anna Stansfield, Rye, NY; 15yf May17'18; May17; May18'18. for term 1

Park av, 2962 (9:2442), see 153d, 2d sty & loft; Meyer Friedlander to Luis Zazecza, 1046 Grant av; 3yf May1; 3y renewal; Dec 22'17; May18'18. 1,200

White Plains rd, 3509 (16:4643); nec Gun Hill rd; Ida E McTurck to Nicholas Illich, 715 Tilden; 5yf May1; May18; May23'18. 240 & 300

Whitlock av, swc Faile, see Faile, swc Whitlock av.

MORTGAGES.

Borough of Manhattan.

MAY 17, 18, 20, 21, 22 & 23.

Academy st, 647 (8:2234), es, 150 n Vermilyea av, 50x100; certf as to mtg \$6,000 rec Feb19'16; May22; May23'18; Loyal Bldg Co to Marie Minkin, 4811 13 av, Bklyn. —

Broad st, 113-7, see Front, 27.

Cherry st, 428-428½ & 430 (1:261); ext of mtg for \$7,000 to May17'21, 5½%; May 17; May20'18; Title Guar & T Co with Alice L Sweeney, 1761 Popham av (R S \$3.50). nom

Church st, 125-31, see Church, 133-5.

Church st, 133-5 (1:134), es, 75.5 n Murray, 50x25; also MURRAY ST, 29 (1:134), nec Church (Nos 125-31), 25.3x75.5x25.5x 75.5; also WARREN ST, 33, sec Church (Nos 137-9), 25.3x50x25.5x50; May16; May 20'18; due May20'21, 5½%; Walter T, Mary C T, Anna & Teresa Slevin & Eliz S Gelpcke & Mary B Slevin, individ & extrx &c Jos Slevin, Jr, all of Bklyn, to Union Trust Co of N Y, 80 Bway. 13,000

Church st, 133; also MURRAY ST, 29; also WARREN ST, 33; ext of mtg for \$63,000 to May20'21, 5½%; May16; May20'18; same with same (R S \$31.50). nom

Church st, 137-9, see Church, 133-5.

Cross la, see Bway, 650.

Eldridge st, 214-6 (2:416), es, 74.2 s Stanton, 31.2x88.6; Apr10; May17'18; due Apr20 '22, 5½%; Erminia Modesta Schroen to Lawyers Title & T Co. 18,000

Front st, 27 (1:5), ss, abt 50 e Broad, 28.5x67.6x28.4x65.4, wch; also 7 ft sq lying in nec of lot on which stands the 4-sty bk str No 117 Broad, & adj the sec of Front as above; also BROAD ST, 113-5, sec Front, 62.7x47x65.4x48; PM; May21'18; due & int as per bond; Carl Platou Realty Corp, 27 Front & 113-5 Broad, to Chas H Phelps, 412 West End av, exr John G Butler. 50,000

Front st, 83 (1:35), ses, 70.10 n Old sl, 24.1x96.9x24x96; pr mtg \$5,000; May20'18; due & int as per bond; Lillian B O'Donoghue to Sara Weil, 1419 Av I, Bklyn. 1,500

Front st, sec Broad, see Front, 27.

Greenwich st, 100 (1:51), es, 215.8 n Rector, 27.2x107.2x23.2x105; May20'18; due & int as per bond; Regina B Saportas to Title Guar & T Co. 15,000

Murray st, 29, see Church, 133-5.

South st, 1 (1:4), nec Whitehall (Nos 59-64), 43.4x108.4x40.7x107.3; ¼ pt; PM; May 18; May21'18; due as per bond, 6%; John-Bitt Realty Co to Augustus N Hand, 48 or 49 W 9, trste will Alex Coles. 75,000

South st, 1, nec Whitehall (Nos 59-64); ½ pt; PM; equal lien with other mtg for \$108,800; pr mtg \$10,000; May18; May21'18; due as per bond, 6%; same to same, trste will Geo Coles. 31,200

South st, 1, nec Whitehall (Nos 59-64); ½ pt; PM; equal lien with other mtg for \$31,200; pr mtg \$10,000; May18; May21'18; due as per bond, 6%; same to same. 108,800

South st, 1, nec Whitehall (Nos 59-64); ¼ pt; PM; pr mtg \$15,000; May18; May21 '18; due as per bond, 6%; same to Chas M Bleecker, 11 W 81, trste will Wm F Coles. 60,000

Vandam st, 47-9, see Varick, 159-61.

Varick st, 159-61 (2:580), nwc Vandam (Nos 47-9), 100x50; ext of mtg for \$10,000 to Dec17'20, 5%; Mar11; May17'18; Bankers Trust Co, trste will Moritz Cohn, for Ethel K Frazee, with Jas Thompson (R F D No 2), Asbury Park, NJ, et al, exrs Mathilda Thompson (R S \$5). nom

Whitehall st, 59-64, see South, 1.

10TH st, 116 E (2:465), ss, 211.4 e 3 av, 18x50.6; May23'18; due & int as per bond; Robt W Schobel, of West Hoboken, NJ, to Title Guar & T Co. 2,000

11TH st, 345 E, see 1 av, 179.

11TH st, 111 W (2:607), nes, 123 nw 6 av, runs nw30xne103.3xse50xsw20xnw20x sw83.3 to beg; deed recorded as mtg as per statement filed & rec tax of \$7 paid; pr mtg \$—; May8; May18'18; Esther Ehrlich to Anna M Hammond, 538A Leonard, Bklyn. nom

12TH st, 239-41 E, see 2 av, 193-5.

14TH st, 307 E (3:921), ns, 75 e 2 av, 21.6x53.3; pr mtg \$9,000; May17; May22'18; 1y5%; John G Moran, of Bklyn, to Andw Mills, 320 W 81. 4,000

14TH st, 347 E (3:921), all rights to 3-sty bldg after payment of mtg for \$11,000 extended in favor of the Guarantee Trust Co of N Y; May16; May17'18; installs, \$100 monthly on & after Aug16'18, int as per notes; Bishop Alexander Nemolowsky, 15 E 97, to Dr C J Millis, 136 2 av. 700

17TH st E, nes, 115 se 4 av, see 4 av, 213.

19TH st, 334 W (3:742), ss, abt 400 w 8 av, 23.5x92; PM; May22; May23'18; due & int as per bond; Frederic Poffet to Title Guar & T Co. 7,000

19TH st, 334 W; PM; pr mtg \$7,000; May 22; May23'18; due Sept15'18, 6%; same to Ethel B Angell, at Carnegie Hall, 57th & 7 av. 1,000

22D st, 322 W (3:745), ss, abt 270 w 8 av, 25x98.6; PM; May22; May23'18; 5y or sooner, 6%; Julia S Wallberg, of Ossining, NY, to Nathan M Eisenberg, 500 W 175. 10,000

22D st, 548-54 W (3:693), ss, 600 w 10 av, 100x98.9; Apr3; May20'18; due Mar31'23, 5%; Jas P Eadie & John B Robinson, exrs Kath E Moore, to Bowery Savgs Bank, 128 Bowery. 65,000

28TH st, 42 E (3:857); AT; mtg on Ls; collateral to another mtg for same indebtedness on Ls of 43-7 W 32; May11; May20'18; due & int as per bond; Frank P Hynes, Jr to Frank J Duffy, 160 W 106. 6,000

32D st, 43-7 W (3:834); AT; leasehold; May11; May20'18; due & int as per bond; Frank P Hynes, Jr, to Frank J Duffy, 160 W 106. 6,000

35TH st, 456 W (3:732), ss, 100 e 10 av, 25x98.9; PM; pr mtg \$4,500; May20; May 21'18; installs, 5y5%; Henry Miller to N Y Soc of the M E Church, 150 5 av. 5,000

38TH st, 211 E (3:919), ns, 131.3 e 3 av, 18.9x98.9; Aug3'08; May23'18; due & int as per bond; Eliz Neumann, of Mt Vernon, NY, to Theresa & Emma Drissel, 28 W 89. 7,500

38TH st, 35 W (3:840), ns, 394 e 6 av, 16 x98.9; ext of mtg for \$28,000 to June1'21, 5½%; May17; May23'18; Bankers Trust Co, 16 Wall, with Eben E Olcott, 322 W 75 (R S \$14). nom

40TH st, 104-6 W (3:815); ext of mtg for \$25,000 to Feb1'21, 5½%; Jan29; May23'18; Equitable Life Assur Soc of U S with 104 & 106 West 40th St Corp, at 132 Nassau (R S \$—). nom

40TH st, 104-6 W; ext of mtg for \$50,000 to Feb1'21, 5½%; Jan29; May23'18; same with same. nom

42D st, 415 W (4:1052), ns, 200 w 9 av, 20x100.4; ext of mtg for \$9,000 to May16 '21, 5½%; May15; May18'18; Bankers Trust Co, 16 Wall, with Emil L Kieger, 167 W 29 (R S \$4.50). nom

49TH st, 249 W (4:1021); ext of mtg for \$16,000 to Oct1'20, 5%; Aug31'17; May23'18; Equitable Life Assur Soc of U S with Franklin C Smith, 500 E 9, Yankton, S Dak. nom

54TH st, 549-63 W, see 11 av, 778-86½.

57TH st, 49 W (5:1273); ext of mtg for \$160,000 to Feb1'21, 5%; Jan25; May23'18; Equitable Life Assur Soc of U S with John W Simpson, 326 5 av. nom

62D st, 210 W (4:1153), ss, 175 w Ams av, 25x100.5; PM; Mar18; May23'18; due May 22'24, 5½%; Lena Weissberg to John B Robinson, 39 Blvd Haussmann, Paris, France, & ano, exrs Kath E Moore. 10,000

70TH st, 18 W (4:1122); ext of mtg for \$25,000 gold to June15'21, 5½%; May4; May 21'18; Minnie S Isenstein with Stephanie Rasmus (R S \$12.50). nom

71ST st, 243 W (4:1163), ns, 343 e West End av, 18x102.2; ext of mtg for \$11,000 to May12'21, 5½%; May13; May21'18; Bankers Trust Co, trste will John H Cahill, for Anna L Collins, with Rekcute Estates, Inc, 51 Hamilton pl (R S \$5.50). nom

73D st, 151 E (5:1408), ns, 369 w 3 av, 51 to Lex av (Nos 1019-25) x102.2; pr mtg \$78,000; May16; May18'18; due Nov17'18, int as per bond; Frieda Hart to New Amsterdam Casualty Co, 59 John. 16,000

75TH st, 41 W (4:1123), ns, 263 e Col av, 20x102.2; PM; May22'18; 5y or sooner, 5%; Alfred Bendheim to Lionel F Straus, 26 E 83. 20,000

76TH st, 3 E (5:1391), ns, 120 e 5 av, 30x 102.2; PM; pr mtg \$80,000; May20; May21 '18; 2y or sooner, 5%; Dorothy G Pagenstecher, at Cornwall, NY, to Robt F Adams, 88 North st, Greenwich, Conn. 42,500

77TH st, 319 E (5:1452); ext of mtg for \$7,250 to June1'21, 5½%; Mar26; May23'18; Equitable Life Assur Soc of U S with Henry Hersh, 246 W 129 (R S \$—). nom

78TH st, 176 E (5:1412), ss, 120 w 3 av, 30x102.2; PM; May16; May17'18; 5y5%; Henry Steiner, 319 E 69, to Francis J Kennedy, 364 Quincy, Bklyn, & ano, trstes will Peter McCormick. 15,500

78TH st, 103 W (4:1150), ns, 100 w Col av, 16.10x102.2; May17'18; due & int as per bond; Grace Meehan to Title Guar & T Co. 6,000

87TH st, 403 E (5:1567), ns, 80 e 1 av, 26x 100.8; May17'18; 5y5½%; Jos Schwarz, by Jas E Landy, as committee, to Eliz Dwyer, 1661 Topping av. 6,000

87TH st, 317 W (4:1249); ext of mtg for \$16,500 to Dec1'20, 5%; Jan28; May23'18; Equitable Life Assur Soc of U S with Grace M Kimble, 317 W 87. nom

87TH st, 331 W (4:1249); ext of mtg for \$9,000 to May17'21, 5%; May7; May17'18; Lawyers Title & T Co, trste will Abr Scholle, with Evelina Ballantine, 286 West End av (R S \$4.50). nom

88TH st, 313 W (4:1250); ext of mtg for \$13,000 to Dec1'20, 5%; Mar22; May23'18; Equitable Life Assur Soc of U S with Minnie H Schmieg, 313 W 88 (R S \$—). nom

92D st, 434 E (miscel); certf as to chattel mtg \$4,000; Apr30; May23'18; Maywood Springs, Inc, to Ida Blumenkrohn. —

95TH st, 332 E (5:1557), ss, 440 e 2 av, 45x100.8; PM; May21'18; 10y5½%; A & J Realty Corp, 20 Lenox av, to Albany Savings Bank, 20 N Pearl st, Albany, NY. 23,500

97TH st, 162 W (7:1851), ss, 227 e Ams av, 17x100.11; ext of mtg for \$8,000 to May 1'20, 5½%; May15; May20'18; Amy A W Francis, of Orange, NJ, with Eliz R Fielding, 162 W 97 (R S \$4). nom

113TH st, 17 W (6:1597); ext of mtg for \$5,500 to Feb25'20, 5%; Feb25; May23'18; Equitable Life Assur Soc of US with Jennie Goldsmith, 17 W 113. nom

114TH st, 341 E (6:1686), ns, 200 w 1 av, 25x100.10; pr mtg \$22,000; May1; May 21'18; reads due May4'18(?), probable error, evidently meant for 3y6%; Dan Cerulli, 341 E 114, to Vincenzo Sollitto, 132 Thompson. 1,500

114TH st, 425 E (6:1708), ns, 320 e 1 av, 25x100.11; ext of mtg for \$8,000 to Nov3 '20, 5%; Dec17'17; May23'18; Addie S Seligman at Hotel Biltmore as trste with Stella & Louis Sabbatella, 425 E 114. nom

118TH st, 215 E (6:1783), ns, 193.9 e 3 av, 18.9x100.5; PM; May17; May18'18; 5y 9 1/2%; Chas E Haskell, of Orange, NJ, to Alfred F Hess, 16 W 86. 4,000

122D st, 515-9 W (7:1977), ns, 250 w Ams av, 62.6x90.11; pr mtg \$—; May17; May18'18; due as per bond, 6%; Sauer Realty Co, 464 4 av, to Chas Anthes, 362 Riverside dr. 31,588.05

122D st, 515-9 W; certf as to mtg \$31,588.05; May17; May18'18; same to same.

124TH st, 267-9 W (7:1930), ns, 100 e 8 av, 50x100.11; May16; May17'18; 5y5%; Matilda, Arthur & Chas Weisbecker, individ, exrs & Chas Weisbecker, decd, to German Savgs Bank, 157 4 av. 45,000

126TH st, 504 W (7:1980), ss, 125 w Ams av, 25x99.11; pr mtg \$15,000; May17'18; 3y 6%; Margt G O'Connell, 65 Mayflower av, New Rochelle, NY, to Wm P Cashman, 1432 Ams av. 10,000

128TH st, 58 W (6:1725), ss, 210 e Lenox av, 25x99.11; PM; May15; May17'18; 5y5%; Chas Weisbecker, a corp'n, to German Savgs Bank, 157 4 av. 17,000

131ST st, 527-9 W (7:1986); leasehold, bldg loan for alterations, &c; Apr29; May23'18; due Mar23'28, 6%; Midwood Auto Service, Inc, to Margt G O'Connell, 65 Mayflower av, New Rochelle, NY. 6,000

136TH st, 228 W (7:1941); ext of mtg for \$6,750 to Mar1'21, 5%; Feb18; May23'18; Equitable Life Assur Soc of U S with Metalden, 228 W 136, individ & extrs John H Iden et al (R S \$—). nom

138TH st, 129 W (7:2007), ns, 282 e 7 av, 26x99.11; pr mtg \$20,000; also 143D ST, 259 W (7:2029), ns, 137.6 e 8 av, 37.6x99.11; pr mtg \$30,000; Apr5'15; May17'18; due Apr1'16, 6%; Matilda Henry, 221 W 141, to Margt Falb, 355 W 115. 3,300

138TH st, 208 W (7:2023); ext of mtg for \$7,500 to Jan1'21, 5%; Jan29; May23'18; Equitable Life Assur Soc of U S with Bella M Wallach, 208 W 138. nom

139TH st, 219 W (7:2025); ext of mtg for \$12,000 to Jan1'22, 5%; Feb23; May23'18; Equitable Life Assur Soc of U S with Edw Tobias, 1139 E 14, Bklyn. nom

139TH st, 239 W (7:2025); ext of mtg for \$8,400 to Dec1'19, 5%; Dec31'17; May23'18; Equitable Life Assur Soc of U S with Alice A Curtis, 239 W 139. nom

141ST st, 208-10 W (7:2026), ss, 165 w 7 av, 60x99.11; PM; pr mtg \$47,000; May20; May21'18; 5y6%; Ivanhoe Holding Corp'n to John Block, 47 Et Washington av. 5,500

142D st W (7:2089), ns, 425 w Bway, runs n80.1 to es Riverside dr xsw91.4 to st xel1.3 to beg, gore; May18; May22'18; due & int as per bond; Oaklawn Corp'n to Mary McKay McCreery, 1024 Park av. 12,000

142D st W (7:2089), ns, 425 w Bway; same prop; certf as to mtg \$12,000; May17; May22'18; same to same.

142D st W, nec Riverside dr, see 142D W, ns, 425 w Bway.

143D st, 259 W, see 138TH, 129 W.

143D st W (6:1741), ns, 260 e Lenox av, 100x99.11; pr mtg \$10,000; May21; May23'18; 5y6%; Non-Column Garage Co to Thos J Johnson, 10 Montgomery pl, Bklyn. 12,500

143D st W (6:1741); same prop; certf as to mtg \$12,500; May21; May23'18; same to same.

143D st W (6:1741); same prop; sobrn of mtg for \$15,000 to mtg \$12,500; May20; May23'18; Gussie Englander, at Edgewater, NJ, mtgee, with same. nom

145TH st, 163-5 W (7:2014), ns, 100 e 7 av, 40x99.11; PM; pr mtg \$42,000; May23'18; due Jan1'21 or sooner, 6%; Nellie & Wm Reilly, 1400 Grand Blvd & concourse, to Saml Luria, 1110 2 av; May23'18. 4,000

146TH st, 407 W (7:2061), ns, 100 w St Nicholas av, 25x74.11; pr mtg \$—; May22; May23'18; demand, 6%; Emil Schwoerer to Helene Riehl, 116 10 av, Belmar, NJ. 693.43

204TH st, 617 W (8:2226), nes, 150 nw Sherman av, 25x100; ext of mtg for \$18,000 to May16'21, 5 1/2%; May17'18; Isaac Bell with Hawthorne Constn Co, 613 W 204. nom

Broadway, 650 (2:529), es, 116.3 s Bond, 29x130 to ws Cross la or alley, with AT to alley; PM; pr mtg \$30,000; May22; May23'18; 1y6%; The Bergson Corp'n, 10 E 73, to Henry W Berg, 245 E 7. 41,000

Claremont av, 182 (7:1993), es, 100 n 125th, 40x100; pr mtg \$36,350; May20; May21'18; 5 mos 6%; Fairlawn Realty Co, 165 Bway, to Dividend Realty Corp'n, 215 Montague, Bklyn. 1,000

Claremont av, 182; certf as to mtg \$1,000; May20; May21'18; same to same.

Lenox av, 471 (7:1918), ws, 91.2 s 134th, 33.8x100; May10; May17'18; due as per bond, 6%; Carrie Block, 272 Manhattan av, to David Lichtenstein, 929 West End av, & Max Lichtenstein, 44 Et Washington av. 6,500

Lexington av, 439 (5:1299), es, 22 n 44th, 19.6x75; pr mtg \$21,000; Apr1; May20'18; due Jan3'22, 6%; Hattie L Chamberlain, of Hinsdale, Mass; Lawrence Chamberlain, 44 Elm st, Montclair, NJ, & Hastings Lyon, 430 W 119, as trstes with Geo W Chamberlain, to Ralph T Chamberlain, trste, of Hinsdale, Mass; \$14,991, & to secure future advances of 2,000

Lexington av, 1019-25, see 73d, 151 E.

Madison av, 958 (5:1390); ext of mtg for \$37,000 to Mar1'20, 5 1/2%; Feb20'17; May23'18; Equitable Life Assur Soc of U S with Edwin Parsons, at Kennebunk, Maine. nom

Park row, 128 (1:159); ext of mtg for \$32,000 to Jan1'21, 5%; Mar22; May23'18; Equitable Life Assur Soc of U S with Saml Rosenthal, 451 Pearl. nom

Park row, 180 (1:161); ext of mtg for \$15,000 to May1'21, 5%; Jan31; May23'18; Equitable Life Assur Soc of U S with Sarah A B Downs, 15 Clark, Bklyn. nom

Riverside dr, 547 (7:1994), es, 224 s 127th, runs s108.2xe86xn32xe9xn76.2 xw 95 to beg; PM; pr mtg \$145,000; May16; Apr17'18; 2y6%; Wilmore Realty Co, 299 Mad av, to Morris Bergmann, 607 Greene av, Bklyn, & Saml Bergmann, 1145 President, Bklyn. 8,500

Riverside dr, 547; certf as to mtg \$8,500; May16; May17'18; same to same.

Riverside dr, 547; certf as to assign of rents or mtg \$5,500; May16; May17'18; same to John Goodwin.

Riverside dr, nec 142d, see 142D W, ns, 425 w Bway.

1ST av, 179 (2:453); also 11TH ST, 345 E; leasehold; May18; May21'18; due May1'23, 6%; Biagio Collura to Maria Labate, 179 1 av. 1,000

2D av, 193-5 (2:468), nwc 12th (Nos 239-41), 61.3x90; May1; May17'18; 5y6%; Onyx Court Realty Corp'n, 378 Grand, to State Bank, 378 Grand. 6,500

2D av, 193-5; certf as to mtg \$6,500; May1; May17'18; same to same.

3D av, 1646 (5:1521), ws, 25.8 n 92d, 18.9 x100; PM; May17'18; 3y5 1/2%; Chas E Haskell, of Orange, NJ, to Alfred F Hess, 16 W 86. 9,000

3D av, 1648 (5:1521), ws, 44.5 n 92d, 18.9x100; PM; May17'18; 3y5 1/2%; Chas E Haskell, of Orange, NJ, to Alfred F Hess, 16 W 86. 9,000

4TH av, 218 (3:873), ses, 80 ne 17th, 25.6 x115, all of; also 17TH ST E (3:873), nes, 115 se 4 av, a strip 10x131; 1/4 part equal lien with pr mtg \$17,000 held by mtgee & to be treated as one mtg for \$25,000; May21; May22'18; due July23'20, 5%; Mary B Averill, of Lake Mahopac, NY, to Ellen M Parker, 155 Lex av, & ano, exrs & Ellen M Hennessy. 8,000

5TH av, 824 (5:1378), es, 75 s 64th, 25.5 x120; PM; May21; May22'18; due May1'23 or sooner, 5%; Marie C, wife Henry W Lowe, of Wheatley Hills, LI, to Herbert C Pell, Jr, 955 Park av, et al, trstes Cath L K Pell. 90,000

5TH av, 824; PM; pr mtg \$90,000; May21; May22'18; due May16'19, 5%; same to Fredk Geller, at Bronxville, NY, exr Mary C Leary. 20,000

5TH av, 2137 (6:1755), es, 50.5 s 131st, 16.6x75; PM; May21'18; 3y5 1/2%; Minnie Alsberg, widow, 86 W 119, to Cordelia Nelson, 105 W 120. 3,000

8TH av, 2120-8 (7:1830); ext of mtg for \$10,000 to Feb5'21, 6%; May1; May20'18; Florence B D Reynolds & Alice M Dike, exrs & Lizzie M Dike, with Fredk A Schermerhorn, 101 University pl (R S \$5). nom

8TH av, 2128 (7:1830); ext of mtg for \$24,000 to Jan28'21, 5%; May1; May20'18; Florence B D Reynolds & Alice M Dike, exrs & Lizzie M Dike, with Fredk A Schermerhorn, 101 University pl, trste Adeline E Schermerhorn (R S \$12). nom

8TH av, 2578 (7:2023); ext of mtg for \$14,000 to Jan1'21, 5 1/2%; Jan31; May23'18; Equitable Life Assur Soc of U S with Ludwig Eisen, 205 W 140. nom

11TH av, 778-86 1/2 (4:1083), nec 54th (Nos 549-63), runs e225xn56xnw—xn27.8xw 100 to av xs100.5 to beg; bldg loan; May22; May23'18; 3y6% until final advance & then 5 1/2%; 233 West 25th St Co to Title Guar & T Co. 75,000

11TH av, 778-86 1/2, nec 54th (Nos 549-63); certf as to mtg \$75,000; May22; May23'18; same to same.

11TH av, 778-86 1/2, nec 54th (Nos 549-63); sobrn of two mtgs for \$160,000 rec Nov19'02, & \$15,000, rec Aug9'10, to mtg \$76,000; May23'18; Chas E Rushmore, as trste for Ruth A Wallace, 2 E 45, with same. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Johnston pl, Yonkers, NY (misc), es, 120 s Valentine av, 200x100; certf as to mtg \$5,500; May18; May22'18; Oaklawn Corp'n to Mary McKay McCreery.

Chattel mtg (misc); consent & certf as to mtg \$3,433; May22'18; Pearl White Steam Laundry & Linen Supply Co to Louis Portugal.

Railroad equipment agmt (misc), car lease, gen mtg, &c; Feb25; May22'18; 2y 6%; Standard Car Constn Co, at Masury, Ohio, or St Louis, Mo, vendor, with Sugar Products Co, vendee. notes 12,883.92

Railroad equipment agmt, &c (misc); agmt as to cancellation of agmt dated Nov7'17; Apr22; May22'18; same with same.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

MAY 17, 18, 20, 21, 22 & 23.

Academy st, 647 (8:2234); Marie Minkin, 4811 13 av, Bklyn, to S Harley Plough, 322 W 100; (A) Title Guar & T Co (\$6,000, Feb 19'16); May23'18. O C & 100

Cooper sq, 12, formerly 374 Bowery (2:544); Howard T Kingsbury of Sands Point, LI, exr, &c, Saml Frost, to Ella Heath, 131 E 33, et al; (A) Butler, W & C, 54 Wall (\$6,250, Sept6'17); May23'18, 6,250

Doyers st, 10-16 (1:162); American Mtg Co to John M Bowers, 45 E 65, et al, trstes Louis L Lorillard; (A) Middlebrook & B, 46 Cedar (\$10,000, Jan21'11); May21'18. 10,000

Eldridge st, 214-6 (2:416); Lawyers Title & T Co to Hudes Drexler, 1228 Grand Blvd & concourse, Bronx; (A) Lawyers Title & T Co (\$18,000, May17'18); May21'18, 18,000

Grand st (2:474), nec Greene, 75x101; Morris Rosenwasser to Harry Rosenwasser, both at 322 W 100; AT; re-recorded from May9'18; (A) Celler & Kraushaar, 51 Chambers (\$75,000, Feb6'14); May17'18. 100

Greene st (2:474), es, 101.9 n Grand, 110 x100; Morris Rosenwasser to Harry Rosenwasser, both at 322 W 100; AT; re-recorded from May9'18; (A) Celler & Kraushaar, 51 Chambers (\$60,000, Feb6'14); May17'18. 100

Houston st W (2:523), nec Greene, 20x 83; American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$16,500, June22'16); May16'18; corrects error in issue May18, when prop read Houston st E, nec Greene. 16,731.46

Ludlow st, 174 (2:412); Jenny B Uimann to Ludwig Uimann; (A) Meighan & Necarsulmer, 120 Bway (\$25,000, Nov3'04); May20'18. 25,000

Mt Morris Park W, 14 (6:1720); Wm L Rosan of Bronx to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (\$7,500, Apr15'18); May18'18. nom

St Marks pl, 80, or 8th st (2:449); Helene Heydt to Herman A Heydt, 301 W 91, & ano; (A) H A & C E Heydt, 2 Rector (\$8,000, Jan2, 1886); May23'18. nom

St Marks pl, 118, or 8th st (2:435); Helene Heydt to Herman A Heydt, 301 W 91, & ano; (A) H A & C E Heydt, 2 Rector; 2 mtgs (\$12,500, Feb1, 1886, & \$5,000, Apr1, 1890); May22'18. nom

12TH st E (2:381), ss, 62.6 e Av C, 20.6x 77.6; Matthew J O'Brien, 420 Willard av, Bklyn Manor, LI, to Ludwig Althoff, 210 4th st, Union Hill, NJ; (A) Chas H Han-son, 49 Wall (\$4,000, Jan20'05); May17'18. nom

13TH st, 126 E (2:558); Franklin D Wetterau to Kath F Assenheimer, 323 E 51; (A) Bailey & S, 135 Bway (\$12,500, Mar12'03); May20'18. 12,500

13TH st, 126 E; John J Sullivan & ano, admrs Matilda C Assenheimer, to Frank-lin D Wetterau, 323 E 51; (A) same (same mtg); May20'18. 12,647.23

14TH st, 231 W (3:764); Anna M Warren, trste & exr Susan H Geissenhainer, to Fredk W Geissenhainer, at Freehold, NJ; (A) Miller & B, 55 Liberty (\$12,000, Jan 16'17); May22'18. nom

17TH st, 637-41 E (3:985); Herman Stark, 297 E 10, to Eliz Ochse, 103 W 77; AT; (A) Adam Wiener, 49 Chambers (\$50,000, Apr19'11); May20'18. nom

19TH st, 151-3 W (3:795); Eliz Davis to Saml I Davis, 2101 Bway, three mtgs; (A) Cohen, Gutman & Richter, 111 Bway (\$37.50, May3'10; \$57,000, Apr24'13, & \$5,500, Feb14'16); May17'18. nom

20TH st, 158 W (3:795); Helene Heydt to Herman A Heydt, 301 W 91, & ano; (A) H A & C E Heydt, 2 Rector (\$12,000, July3, 1900); May23'18. nom

23D st, 536-46 W (3:694), leasehold; Nathan B Finkelstein, 1453 Carroll st, Bklyn, to Agency Realty & Mtg Co, 31 Nassau; (A) Jos Gans, 140 Nassau (\$5,000, Feb 2'16); May23'18. nom

30TH st, 355 W (3:754); Phila Trust Co, 415 Chestnut st, Phila, Pa, gdn Harriet Chapin, to Union Trust Co of N Y, 80 Bway, gdn Harriet Chapin; (A) Wm B Hill, 120 Bway (\$4,000, June23, 1891); May23'18. nom

30TH st, 355 W (3:754); Phila Trust Co, 415 Chestnut st, Phila, Pa, gdn Harriet Chapin, to Union Trust Co of N Y, 80 Bway, as gdn Harriet Chapin; (A) Wm B Hill, 120 Bway (\$10,000, Aug1'11); May23'18. nom

32D st, 318-24 E (3:937); 318-324 East 32d St Corp'n at 318 E 32, to Helen W Agate at Scarsdale, NY; (A) B D Eisler, 30 Pine (\$25,000, Apr25'18); May17'18. 25,000

37TH st, 63 W (3:839); Alma Carlson & ano, exrs, &c, Francis A Carlson, to Mat- tie C Doerr, 2422 University av, Bronx; (A) John H Regan, 233 Bway (\$5,000, Nov 2'14); May20'18. 5,000

39TH st, 348-50 W (3:762); American Mtg Co to John M Bowers, 45 E 65, et al, trstes Louis L Lorillard; (A) Middlebrook & B, 46 Cedar (\$38,000, Jan23'11); May21'18. 38,000

47TH st, 324 W (4:1037); Phila Trust Co, 415 Chestnut st, Phila, Pa, gdn Wm B Chapin, Jr, to Union Trust Co of N Y, 80 Bway, gdn Wm B Chapin; (A) Wm B Hill, 120 Bway (\$20,000, Sept15, 1897); May23'18. nom

51ST st, 247 E (5:1325); Julius Mautner, 970 Park av, et al, exrs &c Julius Fleisch- hauer, et al, to Eugene Reilly, 533 Lex av; (A) Philip Reilly, 533 Lex av (\$3,000, July 2'13); May22'18. nom

56TH st, 609-15 W; Mathew Rock of Bayside, LI, & ano, trstes Mathias Rock, to same; (A) same (\$7,980, May14'12); May23'18. 7,980

56TH st, 609-15 W (4:1104); Thos T Sherman of Rye, NY, to Lydia H Theurer, 50 Columbia tr, Weehawken, NJ; (A) Geo Haas, 119 Nassau (\$7,420, May14'12); May23'18. 7,420

68TH st, 232 E (5:1422); Gustav Mandel- baum to Henrietta Mandelbaum, his wife, 14 Morningside av; (A) Albert R Lesin- sky, 149 Bway (\$11,500, Aug25'15); May18'18. nom

80TH st, 213 W (4:1228); Phila Trust Co, 415 Chestnut st, Phila, Pa, gdn Wm B Chapin, Jr, to Union Trust Co of N Y, 80 Bway, gdn Wm B Chapin; (A) Wm B Hill, 120 Bway (\$25,000, Sept17, 1895); May23'18. nom

85TH st, 540 E (5:1581); Henry Holtorf, 152 Summit av, Mt Vernon, NY, to Wm Raacke, 173 E 71; (A) H H Holbert, 1511 3 av (\$4,500, Apr30'06); May18'18. nom

93D st, 158 W (4:1223); John & Anna Pfundstein to Geo E Moore, all of Coram, LI; (A) John R Vunk at Patchogue, LI (\$2,800, May27'14); May17'18. nom

93D st, 158 W; John & Anna Pfundstein to Geo E Moore, all at Coram, LI; (A) John R Vunk at Patchogue, LI (\$1,000, Dec30'14); May17'18. 33,000
99TH st, 62-4 E (6:1604); American Mtg Co to John M Bowers, 45 E 65, et al, trstes Louis L Lorillard; (A) Middlebrook & B, 46 Cedar (\$33,000, Jan24'11); May21'18. 33,000
137TH st, 116-2 W (7:1921); Helen Heydt to Herman A Heydt, 301 W 91, & ano; (A) H A & E Heydt, 2 Rector (AT to ext of \$20,000 in mtg \$34,000, July2'03); May22'18. 33,000
188TH st, 550 W (8:2158); Frieda Spahlinger as admr Friedrich Spahlinger & et al to Frieda Spahlinger, individ, 1501 Park av; (A) Lawyers Title & T Co (\$5,000, Jan5'15); May21'18. 33,000
Av A, 1595 (5:1564); Phila Trust Co, 415 Chestnut st, Phila, Pa, gdn Wm B Chapin, Jr, to Union Trust Co of N Y, 80 Bway, gdn Wm B Chapin; (A) Wm B Hill, 120 Bway (\$10,000, Feb21, 1885); May23'18. 33,000
Amsterdam av, 1421 (7:1970); Anna M Warren, exr & Susan M Geissenhainer, to Anna M Warren, 326 W 89, individ; (A) Miller & B, 55 Liberty (\$27,000, Jan31'05); May22'18. 33,000
Broadway, 3136 (7:1980); Delta Holding Corp, 217 Bway, to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (\$3,500, Apr1'18); May18'18. 33,000
Broadway, 4202-4210 (8:2163); Franklin D Wetterau to Kath F Assenheimer, 323 E 51; (A) Bailey & S, 135 Bway (1/2 pt of \$28,000, Dec4'08); May20'18. 14,161.38
Broadway, 4202-4210 (8:2163); John J Sullivan & ano, exrs Augustus Assenheimer to Franklin D Wetterau, 323 E 51; (A) same (1/2 pt of \$28,000, Dec4'08); May20'18. 14,161.38
Broadway, 4202-4210; John J Sullivan, admr Eliz C Wetterau, to Franklin D Wetterau, 323 E 51, & ano; (A) same (\$28,000, Dec4'08); May20'18. 28,000
Columbus av, 426 (4:1211); Phila Trust Co, 415 Chestnut st, Phila, Pa, gdn Eugenia Chapin, to Union Trust Co of N Y, 80 Bway, gdn Eugenia Chapin; (A) Wm B Hill, 120 Bway (\$27,000, Dec26'07); May23'18. 35,000
Lenox av (7:1918), ws, 91.2 s 134th, 33.8x 100; David Lichtenstein, 929 West End av, to Max Lichtenstein, 44 Ft Washington av, AT; (A) Myers & G, 100 Bway (\$6,500, May17'18); May17'18. 35,000
St Nicholas av (8:2133), nec 175th, 134x 100.4x126.1x100; David Zipkin, 924 West End av, to Emanuel Arnstein, 600 West End av, & ano; (A) Arnstein & L, 128 Bway (1/2 pt of \$70,000, June14'13); May22'18. 35,000
1ST av, 1162 (5:1458); Jas A Trowbridge to Wm N Harte, 215 W 91, & ano as trstes, &c (two mtgs \$2,500, June5'15, & \$3,500, Jan10'17); May18'18. 6,000
2D av (2:462), ws, 42.8 s 7th, 21x98; Helene Heydt to Herman A Heydt, 301 W 91, & ano; (A) H A & C E Heydt, 2 Rector (\$16,000, Jan3'02); May22'18. 6,000
3D av, 1999 (6:1659); Ferncliffe Realty Co, 74 Bway, to Regina Hyman, 12 North Wavercrest av, Arverne, LI; (A) Strasbourger & S, 74 Bway (\$9,000, Oct15'17); May22'18. 6,000
6TH av (2:573), nec 9th, 40.4x93; Tillie Wacht to Josephine E Carpenter, at Bar Harbor, Maine; (A) Title Guar & T Co (\$54,000, Oct4'17); May22'18. O C & 100
8TH av, 2085 (7:1847); Phila Trust Co, 415 Chestnut st, Phila, Pa, gdn Eugenia Chapin, to Union Trust Co of N Y, 80 Bway, as gdn Eugenia Chapin; (A) Wm B Hill, 120 Bway (\$40,000, Dec22, 1899); May23'18. 6,712.50
8TH av (7:2045), swc 147th, 50x85; Julius J Dukas, trste in bankruptcy of Harry & Louis Jarmulowsky, individ, & S Jarmulowsky's, bankrupts, to Simon Shapiro, 720 Riverside dr, & ano; (A) N Y Title & Mtg Co (\$35,000, Apr27'06); May22'18. 6,712.50
10TH av, 854 (4:1066); N Y Investors Corp to Marie Schweizer, 501 W 51; (A) Geo Haas, 119 Nassau (\$10,000 (now due \$8,000), May15'07); May20'18. 8,000
11TH av (4:1073), es, 80.11 s 45th, 19.7 x100; Helene Heydt to Herman A Heydt, 301 W 91, & ano; (A) H A & C E Heydt, 2 Rector (\$5,000, Jan13, 1885); May23'18. 8,000
11TH av (4:1073), es, 23.3 n 44th, 26 x74; Helene Heydt to Herman A Heydt, 301 W 91, & ano; (A) H A & C E Heydt, 2 Rector (\$11,000, Oct29, 1890); May23'18. 20,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the price of the second part.

Borough of Manhattan.

MAY 17, 18, 20, 21, 22 & 23.

Pearl st, 278 (1:95); Marmaduke Ward-low of Sheffield, Eng, to Helene G Benjamin, Sheffield, Eng; (A) Title Guar & T Co; June25'08; May17'18. 20,000
South st (1:4), nec Whitehall, 43.4x108.4 x10.7x107.3; Wm F & Gertrude R Coles of Hendersonville, Henderson Co, NC, to N Y Life Ins & Trust Co, 52 Wall; (A) W T Emmet, 52 Wall; Dec22'10; May21'18. 2,500
Willett st, 58 (2:338); Helman I Stern, 1102 Union av, Bronx, to Cecelia C Stern, 1102 Union av, Bronx; (A) Reit & Kalinsky, 209 Bway; Aug3'15; May21'18. 3,000
3D st, 78 E (2:441); Frances P Herrick (Price), of Roselle, NJ, to Jas A Trowbridge, Noroton, Conn; Nov10'16; May21'18. 1,500
8TH st E (St Marks pl) (2:450), ns, 150 e 2 av, 25x100; Jos S & Ethel Diamond, 38 7th, to Jacob Rosenberg; (A) Hy Greenberg, 99 Nassau; Apr16'12; May17'18, 7,000

37TH st W (3:839), ns, 55 e 6 av, 20x 58.7; Sol May, 65 W 37, to Mattie C Doerr, 2122 University av, Bronx; (A) Elfers & A, 277 Bway; Nov2'14; May20'18. 5,000
39TH st E (3:895), nes, 243 nw 3 av, 17.8 x98.9; Stanley Jones to Louisa C Lawrence, 141 E 39; (A) Geller, R & H, 22 Exch pl; Dec29'16; May21'18. 25,000
46TH st E (5:1319), ss, 237.2 e 3 av, runs s70xw56.6x53.0x51.5x100.5 to ss st xw 59.2 to beg; G H Masten Realty Co, 103 Park av, to Strange & Slawson Co, 171 Mad av; (A) Gregg & McG, 141 Bway; Nov20'13; May23'18. 5,000
57TH st E (5:1369), ns, 129.5 w Av A, 16x100.4; Emma Gussow to Dora Moeller of Phila, Pa; (A) Wolf, Kohn & N, 203 Bway; May18'05; May21'18. 7,000
65TH st, 13 E (5:1380); Bellehazen Realty Co, 516 5 av, to Karmia Realty Co, 52 Bway; (A) Kellogg, E & C, 52 Bway; May31'16; May20'18. 20,000
73D st E (5:1408), ns, 369 w 3 av, 51x 102.2; Herman & Reni Elkan to Aug Ruff & ano; (A) T C Ruff, 231 Bway; Nov11'09; May20'18. 16,000
78TH st, 103 W (4:1150); Grace Meehan to Veronica Egan, 639 Crotona Park N; (A) M J Egan, 2 Rector; Nov1'13; Mar17'18. 4,000
83D st W (4:1196), ss, 225 e Col av, 100 x102.2; Hennessy Realty Co to Julius Stein; (A) Hennessy R Co, 220 Bway; Dec15'11; May20'18. 15,000
87TH st E (5:1567), ns, 80 e 1 av, 26x 100.8; Columbus & Martha Schwarz to U S Savgs Bank of City N Y; (A) Merrill & R, 111 Bway; Mar1, 1900; May20'18. 7,000
112TH st E (6:1684), ns, 150 w 1 av, 25 x100.11; Jas Corona to Warren C Fielding, 656 W 172; (A) O'Reilly & Dahn, 124 E 86; Aug3'17; May20'18. 1,250
114TH st, 341 E (6:1686); Dan & Mina Cerulli, 341 E 114, to Pietro Alvino, private banker, 76 Irving pl; (A) P Alvino, 387 Broome; Aug20'17; May21'18. 1,000
119TH st W (7:1903), ss, 135 e 7 av, 18x 100.11; Mary F Mills to Chas G Koss, trste will Mary A Astor Woodcock; (A) Thompson & Koss, 256 Bway; Nov21, 1900; May21'18. 12,000
124TH st W (7:1930), ns, 100 e 8 av, 50x 100.11; Wm A Martin to N Y Savgs Bank, 81 8 av; (A) Jones & Roosevelt, 120 Bway; Jan26, 1891; May21'18. 4,000
139TH st W (7:2025), ns, 295.2 e 8 av, 18.2x99.11; Alfred E Hanson to Equitable Life Assur Society of the U S; (A) Alexander & Green, 120 Bway; Jan31'05; May21'18. 11,000
145TH st W (7:2014), ns, 100 e 7 av, 40x 99.11; Saml Luria & Wm R Brower, Jr, to Saml Luria; (A) Jos Mitchell, 233 Bway; Dec1'06; May23'18. 13,250
160TH st, 652-54 W (8:2136); Ladem Realty Co, 2 Rector, to Areco Realty Co, 299 Bway; (A) H Gottlieb, 299 Bway; Nov26'17; May20'18. 12,500
160TH st W (8:2136), ss, 641.8 w Bway, 66.8x100; Malex Realty Corp, 170 Bway, to Ladem Realty Co, 2 Rector; Apr15'18; May20'18. 4,000
Av B, 40 (2:399); Fannie Frankel & Saml & Fannie Werner to Ida Rosenberg; (A) Moses Goodman, 287 Bway; June29'05; May23'18. 10,000
Park av, 1063 (5:1516); Jno T Meyer to An Association for the Relief of Respectable Aged Indigent Females in City of N Y; (A) Wm F Dunning, 36 Wall; June7'02; May17'18. 16,000
Park av (5:1513), es, 52.2 n 84th, 24.6x 57; Marcus F Fitz Gibbon to Jas E Corsa, 60 W 91; (A) Lawyers T & T Co; Mar21'10; May17'18. 5,000
Riverside dr, 865 (8:2135); Minnie Shenk to Cherry-Scott Corp, 135 Bway; (A) Eisman, Levy, C & L, 135 Bway; Apr12'18; May20'18. 2,500
1ST av, 2055 (6:1678); Tie Di Troid R & C Co on the premises, to Jennie Soraci, 327 E 113; (A) Jacob I Berman, 346 Bway; Oct11'15; May17'18. 1,000
2D av, 1968 (6:1673); Bernard & Ethel Frankel to Michael Halpern, 304 E 101; (A) S Honig, 280 Bway; Apr15'10; May23'18. 2,000
2D av, 2085 (6:1657); Carmelo & Agostina La Via, 2089 2 av, to Michele & Filippa Gracini, 2085 2 av; (A) Jacob I Berman, 346 Bway; July18'09; May20'18. 1,000
5TH av, 616 (5:1265); leasehold; Edwin Goodman, 320 W 71, to Florence M Haskin, 201 W 57; (A) Title Guar & T Co, 176 Bway; Apr29'14; May20'18. 20,000

MORTGAGES.

Borough of Bronx.

MAY 17, 18, 20, 21, 22 & 23.

Kelly st, 891 (10:2702), nws, 73 sw Intervale av, 33.4x100; pr mtg \$10,000; Apr23; May21'18; 3y6%; Bernath Horn, 891 Kelly, to Saml Zuckerman, 364 W 52. 3,000
Overing st, nes, 280.2 nw Frisby av, see So blvd, ws, 435 n 172. 3,000
140TH st, 598 E (10:2552), ss, 354.9 e St Anns av, 38x100; pr mtg \$19,000; May17; May18'18; 3y6%; Isaac Schneider, 695 E 139, to Benenson Realty Co, 401 E 152. 2,500
140TH st, 618 E (10:2552), ss, 543.3 e St Anns av, 37.6x100; PM; May17; May22'18; demand 6%; Benenson Realty Co, 401 E 152, to Malex Realty Co, 170 Bway. 20,000
147TH st, 437 E (9:2292), ns, 340 w Brook av, 47.9x100x42 11x99 11; pr mtg \$27,500; May17; May18'18; 1y6%; Ada I Smith, 609 W 177, to Benenson Realty Co, 401 E 152. 750
164TH st, 868 E (10:2690), ss, 39 w Steh-lins av, 23x73 6; PM; pr mtg \$—; May20; May21'18; installs, 6%; Saml Kaval to Geo Balsam, 1508 President, Bklyn. 850

165TH st, 724 E (10:2649), ss, 116.4 w Forest av, 19.3x100; May20'18; due &c as per bond; Maryjan Liszewski to Title Guar & T Co. 2,500
167TH st E, ss, at nws West Farms rd, see West Farms rd, nws, at ss 167th. 167TH st E, see Hoe av, see West Farms rd, nws, at ss 167th. 169TH st E, see Fulton av, see Fulton av, swc 169th. 180TH st E, nec Tiebout av, see Tiebout av, nec 180th. 186TH st E, see Arthur av, see Arthur av, 2356. 201ST st, 201 E, see Grand blvd & concourse, nec 201st. 223D st, 769 E (17:4837), ns, 656.10 e White Plains rd, 25x100; PM; pr mtg \$—; May16; May21'18; 5y5%; Sawerle Tangredi, 2229 Adams pl, to Hudwill Corp, 7 W 45. 1,850
230TH st E (17:4877), ns, 185 e Paulding av, 50x114.10; May11; May18'18; due &c as per bond; Gaetano Milo, 338 E 106, to Lucio Milo, same address. 350
239TH st E (12:3387), ss, 200 e Katonah av, 25x100; PM; May13; May17'18; due Nov 17'19, 6%; Vincenzo Natale, 2912 8 av, to Louis Eickwort, 29 Fletcher av, Mt Vernon, NY. 750
Alexander av, 308-12 (9:2303), es, 49.4 n 140th, 50x99.4x50x99.5; May17'18; due &c as per bond; Jas Baird, Sr, Clara I Underhill, Marion I Ruiz, Jas Baird, Jr, & Helen McG Baird, to Title Guar & T Co. 7,500
Amsterdam av (15:4235), es, 156.6 n Liberty, runs el46 to ws Pelham rd xn25.6 xw65.10xn24xw65 to Amsterdam av xs49 to beg; additional mtg; May17; May23'18; due &c as per bond; Geo Schemehl & Hy Gansberg, 3303 Cruger av, to Andw Tietjen, 2082 Crotona av. 5,000
Arthur av, 2176 (11:3070); ext of \$4,500 mtg to May8'21 at 5 1/2%; May8; May21'18; Lizzie Hamilton, on Rockland, B of R, NY, with Bazena T D Merriman, 1071 Mad av. 1,375
Arthur av, 2356 (11:3073), sec 186th, 25 x87.6, except part for av; pr mtg \$4,500; May14; May21'18; 3y6%; Max Rothberg, 161 Clinton, & Barney Abramowitz, 874 Longwood av, to Ruth Stang, 715 Hendrix, Bklyn. 3,000
Bailey av, 2876 (12:3260), es, 225 s 230th, 25x100.10x25x100.7; PM; pr mtg \$6,000; May15; May20'18; 3y6%; Patk Dillon, Franklin Township, NJ, to Harry Cahn, 2540 Grand av, & ano. 1,375
Bailey av, 3430 (12:3261), es, 50x77.3x 48.3x65.9; May23'18; due &c as per bond; Michl P Knowles to Title Guar & T Co. 1,000
Belmont av, 2461-3 (11:3076), ws, 95 n 188th, 2 lots, each 16.8x57.6; 2 PM mtgs, each \$1,975; May15; May17'18; due &c as per bond; Angelina, wife Michele Morreale, 2465 Belmont av, to Chas C Manning, 312 47th, Bklyn. 3,950
Belmont av (12:3273), ws, 270.5 n Fordham rd, 25x87.6; PM; pr mtg \$5,000; May18; May22'18; installs, 6%; Genevieve J Hack, 2539 Belmont av, to Rose Toher, 457 E 184. 2,000
Cauldwell av (10:2624), ws, 306.3 s 156th, 18.9x115; May21'18; 3y6%; Maria R Frech to Martha Young, 2056 Powell av. 1,200
Franklin av (11:2936), ses, 433.8 n Jefferson pl, 16.8x131 except part for av; May17; May18'18; due &c as per bond; John H Koehler to Lucy Goujet, 2153 Chatterton av. 2,000
Fulton av (10:2610), swc 169th, runs w 144.11x89.5x85x84.6xw7.5x57.7x144.11 to av xn218'18; beg; PM; May20; May21'18; 10y 5%; Bronx Hospital, a corp, 1385 Fulton av, to Jacob Siegel, 1285 Union av, & ano. 67,500
Grand blvd & concourse (12:3307), nec 201st (No 201), 100.1x15.10x100x19.5; May16; May17'18; due &c as per bond; Patk M Burke to Reinhold Jahn, 4440 Richardson av. 6,000
Hoe av, see 167th, see West Farms rd, nws, at ss 167th. Hoe av, es, at nws West Farms rd, see West Farms rd, nws, at ss 167th. Mott av, 384 (9:2341); ext of \$30,250 mtg to May1'21, at 5 1/2%; May8; May15'18; Geo F Schwarz, Brookline, Mass, with Jermay Realty Co, 860 E 161 (R S \$15.15); corrects error in last issue as to mortgagors name. 1,000
New Drive, sws, at ws Palisade av, see Palisade av, ws, at sws New dr. North Chestnut rd, 817 (16:4607), ns, 158.11 e Barnes av, 40x100; pr mtg \$2,000; Apr25; May20'18; 3y6%; Gregory Horn to Chatherine Sindt, 164 Hazel la, Rural Route No 2, Davenport, Iowa. 4,000
Palisade av (13:3411), ws, at sws New dr on map land M E Putnam, runs nw365 to land Hudson River R Co xn132xe305.3 to New dr xs— to beg; also PALISADE AV (13:3411), ws, at ns New dr, on said map, runs n116.7xw107.8 to es New dr xs145.9 to beg; PM; May17; May18'18; 5y5 1/2%; Saml Stansfield, Rye, NY, to Mary M McKelvey, on Palisade av, Bronx. 13,000
Pelham rd, ws, see Amsterdam av, es, 156.6 n Liberty. Richardson av, 4440 (17:5069), es, 40x 125; May16; May17'18; due &c as per bond; Emil A J Scheringer to Michl Scheringer, 757 Melrose av. 6,500
Sedgwick av (11:2877), nec land Hugh N Camp, runs e378xn200xw300 to av xs— to beg, except part for Tremont av; PM; May20'18; 3y6%; Phyllis B O'Brien to Wm E Ahrens, 825 W 179. 7,000
Southern blvd (11:2977), ws, 435 n 172d, 40x100; also OVERING ST (15:3987), nes, 280.2 nw Frisby av, 40x94.11; also 4TH AV (Bklyn), ws, 65.1 n 56th, 35.1x85; PM; pr mtg \$60,333; Apr30; May21'18; installs, int as per bond; Anna L Foulk to Geo Wilken, 4260 Bway. 24,000

Tiebout av (11:3143), nec 180th, 90x20; Apr12; May17'18; 3y, int as per bond; Minnie Kelly, 408 Clermont av, Bklyn, & J Fredk Donnelly, Honolulu, Hawaii, to Herman Bellmar, 2698 Valentine av, 4,200
Walton av, 2155 (11:3185), ws, 38.8 n 181st, 19x75; PM; pr mtg \$4,800; May17; May18'18; 1y6%; Jos F Demlein, 2234 Ryer av, to Theresa Cohen, 654 Bedford av, Bklyn, 1,000
Webster av (11:2896), es, 275 s 171st, 100x121x100.4x112.10; pr mtg \$77,500; May18; May20'18; installs, 6%; Nista Constn Co, 655 E 189, to Dividend Realty Corp, 215 Montague, Bklyn, 600
Webster av (11:2896); same prop; certf as to above mtg; May18; May20'18; same to same.

West Farms rd, nws, at es Hoe av, see West Farms rd, nws, at ss 167th.

West Farms rd (10:2744), nws, at ss 167th, runs w88xs90xe29.8 to rd xne107.3 to beg; also HOE AV (10:2744), sec 167th, 90 x60; also WEST FARMS RD (10:2744), nws, at es Hoe av, runs n138.1xe89.8 to rd xsw164.10 to beg; ext of 3 mtgs aggregating \$54,000 to Oct1'19, at 6%; Mar25; May21'18; Jos Kandell, 70 Lenox av, with Absar Realty Co, 2133 Daly av, nom
3D av, 3872 (11:2929); ext of \$15,000 mtg to July1'21 at 5 1/2%; May10; May22'18; Minnie Glauber, 535 W 162, & Hannah Kaliski, 103 E 103, with Max Bernstein, 3872 3 av, nom

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

MAY 16, 17, 18, 20, 21 & 22.

Elm pl (11:3023), ws, 84.4 n 189th, 25.3x 89.6x25x85.7; Robt W Todd, trste for Frederic G Cunningham et al, to Lois M Cunningham, 24 E 76; (A) Todd & St John, 258 Bway (\$6,000, Nov1'06); May20'18, 5,003.40

Simpson st, 1017 (10:2724); Olds Holding Corp to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (\$4,250, Apr5'18); May20'18, nom

Simpson st (10:2727), es, 401.10 n Westchester av, 10x100; Andrew Bechmann to Arthur W Hahn, 946 Teller av; (A) O E Davis, 3210 3 av (\$1,200, Apr12'18); May20'18, 1,200

135TH st, 349 E (9:2298); Title Guar & T Co to Hy de F Weekes, Oyster Bay, LI, & ano, trstes; (A) Title Guar & T Co (\$10,000, Jan3, 1896); May21'18, 6,000

138TH st, 607 & 13 E (10:2551, 2552 & 2553); Jennie G Buckley et al, trstes Chas Gindet, to Jeanne G Postley, Oyster Bay, LI, et al, extrs Josephine G Buckley; (A) Saml M Fischer, 35 Nassau; asn two mtgs (\$20,000, Sept7'05, & \$34,000, Sept7'05); May17'18, nom

140TH st, 618 E (10:2552); Malex Realty Co, 170 Bway, to Jacob Rosenthal, 530 West End av; (A) Marks & M, 61 Park Row (\$20,000, May17'18); May22'18, 100

141ST st, 441 E (9:2286); Thos Preston to Hy A Hovet, 611 W 146; (A) Hileman & V, 391 E 149 (\$600, June27'14); May16'18, 550

158TH st, 700 E (10:2636); Title Guar & T Co to N Y Investors Corp; (A) Title Guar & T Co (\$25,000, Apr4'05); May21'18, 15,000

220TH st, 826 E (16:4678); N Y Title & Mtg Co to Henriette Fibel, 1871 7 av, & ano; (A) N Y Title & Mtg Co (\$2,966.68, —); May22'18, 2,500

Anderson av (9:2507), ws, 200 s 164th, 37.6x100; Nina H Petrie & ano, trstes Louise P Jordan, to Home for the Aged, at Hudson, NY; (A) Ver Planck & P, 149 Bway (\$1,274.70, Feb28'08); May22'18, 1,000

Andrews av (11:3218), es, 198.11 s Fordham rd, 25x100; Lawyers Mtg Co to Wm E Smith, 1 W 33; (A) Cary & C, 59 Wall (\$6,500, June15'09); May21'18, 6,000

Av St John (10:2686), es, 11.4 s Prospect av, 20.3x98.1x20.2x99.8; Carrie Terpening, Kingston, NY, to Cath A Sipperly, Germantown, NY; (A) A P Fisher, Germantown, NY (\$1,200, Mar1'13); May16'18, nom

Blackrock av (14:3816), sec Castle Hill av, 105x33; Frank Gass to Martin Stepper, 2249 Powell av (\$1,600, Apr30'15); May22'18, 1,000

Boston rd (10:2615), ws, 237 n 168th, 43x 167.5x irreg; Elmira Morrow to Title Guar & T Co (\$34,000, Sept8'11); May16'18, 3,000

Burnside av (11:3156), nwc Ryer av, 123.4x26x106.3x31.1; Title Guar & T Co to Hy de Forest Weekes, East Main st, Oyster Bay, NY, & ano, extrs Kath de Kay Bronson; (A) Title Guar & T Co (\$12,000, Dec23'09); May21'18, 11,000

Clay av (9:2426), es, 34.6 s 168th, 39x80; American Mtg Co to John M Bowers, 45 E 65, et al, trstes; (A) Middlebrook & B, 46 Cedar (\$21,000, Jan6'11); May22'18, 21,044.58

Cromwell av, 1456 (11:2857); John L Steinmetz, 16 Clarke pl, to Leonard A Steinmetz, same address (\$1,000, July14'16); May16'18, nom

Eagle av, 703 (10:2617); Amelia M Christie to Chas Hecker, 408 Tremont av E; (A) John Davis, 68 William (\$5,000, May21'15); May22'18, 5,000

Forest av, 862 (10:2657); Alfred W Law, trste Nancy P Whelock, to Alfred W Law, 34 Gramercy Park, NY, & ano; (A) R Parmlly, 2 Rector (\$3,000, June30, 1892); May21'18, 3,000

Grand blvd & concourse (11:3152), es, 149.10 n 187th, 75x irreg; Edw J Krug Jr to Wendover Hall Co, 1662 Boston rd; (A) E J Krug Jr, 150 Nassau (\$6,000, July11'16); May17'18, 6,000

Hull av (12:3351), es, 275 s 209th, 18.9x 100; Robt W Todd, trste Lois H Lyman, to Frederic G Cunningham, 24 E 76; (A) Todd & St John, 258 Bway (\$4,000, July17'08); May20'18, 4,066.60

Hull av (12:3349), ses, 463.7 ne 204th, 25 x100; Robt W Todd, trste Lois H Lyman, to Lois M Cunningham, 24 E 76; (A) Todd & St John, 258 Bway (\$5,500, Oct9'06); May20'18, 5,520.33

Hull av (12:3347), ws, 111.7 n 207th, 50x 100; Annie Klingenschmitt to Fredk A Klingenschmitt, 1550 St Nicholas av; (A) Title Guar & T Co (\$5,000, Nov10'08); May22'18, nom

Morris av, 698 (9:2414); Charlotte R Smith, 101 Hudson Ter, Yonkers, NY, to Claire R Schindler, 730 Riverside rd; (A) Abr 1 Gordon, 18 W 18 (\$8,500, Aug16'07); May16'18, 6,069.16

Morris av, 1055 (9:2448); Bertha Raebbeck, 1035 Lorimer, Bklyn, to Pauline Seelig, 324 E 79; (A) B H Sandler, 261 Bway (\$2,000, Nov10'15); May16'18, nom

North Oak dr (16:4602), ns, 123.8 w 101m ws of curve at North Oak dr & Hickory st, 75.1x135x irreg; Gepke Schulte to Catn G Muller, 359 E 145; (A) Title Guar & T Co (\$6,000, July9'14); May16'18, 6,000

Ogden av (9:2526), ws, 190 n 165th, 50x 190 to Summit av; Nina H Petrie & ano, trste Louise P Jordan, to Home for the Aged, Hudson, NY; (A) Ver Planck & P, 149 Bway (\$5,600, May24'05); May22'18, 5,600

Perry av (12:3299), ws, 85 s Moshulu Pkway, 31.3x125; N Y Title & Mtg Co to Bertha Goldschmidt, 1368 Brook av; (A) N Y Title & Mtg Co (\$2,500, Sept27'06); May22'18, 2,000

Prospect av (10:2680) nwc 166th, 40x 100; Anna A Bradford, trste Wm H Bradford, to N Y Title & Mtg Co (\$45,000, May6'15); May22'18, 40,000

Prospect av (10:2677), nwc 160th, 77.2x 125; Equitable Life Assur Soc to Martin N Wilcoxson, Catskill, NY; (A) Title Guar & T Co (\$135,000, May15'13); May17'18, 70,000

Seefeld av (18:5627), ss, 59 w William, 25x100; Wyckoff H Garrison & ano, extrs Mary N Scranton, to Wyckoff H Garrison, 84 McDonough, Bklyn, & ano, trste same; (A) Home Title Ins Co, 383 Jay, Bklyn (\$1,500, Mar1'15); May18'18, nom

Southern blvd (11:3114), ws, 126.6 n 183d, 101x228; Wendover Hall Co, 1662 Boston rd, to Edw J Krug, Jr, 532 Minneford av, City Island; (A) E J Krug Jr, 150 Nassau (\$12,000, April'18); May17'18, 100

Taylor av, 1344-6 (15:3878); Peter A Connelly, 216 E 45, to Bankers Trust Co, 501 5 av, trste Herman B Lanfer; (A) White & C, 14 Wall (2 at \$4,000 each, June6'12); May18'18, nom

Tiebout av (11:3143), nec 180th, 90x20; Herman Bellmar, 2678 Valentine av, to Anna H Moldenke at Watchung, NJ, & ano; (A) Lawyers Title & T Co (\$4,200, Apr12'18); May17'18, 4,200

Tinton av, 959 (10:2659); Curt Otto to Geo E Reynolds, 286 Minneford av, City Island (\$500, Oct24'17); May18'18, 500

3D av, 3052 (9:2364); Nannette Boerckel & ano to Emma Stein, 2118 Prospect av; (A) Burger & B, 233 Bway (\$1,500, May17'16); May16'18, nom

3D av, 3052; Emma Stein to Hy J Reehl, 334 E 80; (A) same (\$1,500, May17'16); May16'18, nom

Lots 3 & 4 (11:2975), blk 447, map Fox Estate; Eliz E Riley, extrs Louise C Donohue, to Eliz E Riley, 1238 Tinton av (\$1,000, Jan5, 1900); May21'18, nom

Lots 22 & 23 (11:2857), map 116 lots in partition Woolf vs Woolf; Jas R Deering to Eugene T Woolf, at Woolf's Den, Chapequa, NY; (A) J R Deering, 135 Bway (\$2,892.50, July7'16); May22'18, 2,892.50

W 1/2 gore lot 612 (17:4998), map Wakefield; Thos Foy to Josephine Dunn, 233 E 55; (A) Grant Squires, 299 Bway (\$3,000, June29'11); May22'18, 3,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

MAY 16, 17, 18, 20, 21 & 22.

Freeman st (11:3006), ss, 334.5 w Westchester av, 100x100; Harris Ratner, 911 Fox; Max Cohen, 1185 Fulton av, & Emanuel Glauber, 100 W 121, to Esther Cohen, & ano; (A) Lawyers Title & T Co; Feb20'11; May16'18, 3,000

Odell st (*), es, 230 s Starling av, 25x 108, Unionport, except part for Odell; John Welcker, 2064 Haviland av, to Eliz F Hess, 1346 Odell; (A) Kadel, Van K & K, 370 E 149; July25'17; May16'18, 500

135TH st, 291 E (9:2311); Geo A Muhlfeld, 1520 Crotona Park E, to Eliz Inselmann, gdn Geo Inselmann, 1173 Vyse av; (A) Title Guar & T Co; Jan7'16; May21'18, 500

136TH st E (10:2565), ns, 99.4 w So blvd, 100x105; Hudson Structural Steel Co to Jos Buellbach, —; (A) Hildreth & P, 3 av & 148th; July16'09; May18'18, 975

140TH st, 858 E (10:2551 & 2552); Kate Montague to Robt Rankin, 203 W 81; (A) Title Guar & T Co; July2'06; May20'18, 12,500

158TH st E (9:2380), ns, 100 w 3 av, 25x 100x32x100.2; August Gross to Mary E Schwarz; (A) A E Gutsell, 38 Park Row; May20'07; May21'18, 3,500

188TH st E (11:3057), ss, 32 w Bathgate av, 20x89.4; D A Trotta, Inc, 391 E 149, to Jas G Wentz, 335 West End av; (A) Title Guar & T Co; Dec4'17; May16'18, 3,500

192D st E (11:3167), swc Grand blvd & concourse, 211.6 to Creston av x406.4x185.7 x405.3; also FORDHAM RD E (11:3033) s wc Washington av, runs w378 to 3 av xs 226.9xe95xs2.9xe285.4 to Wash av xn228.8 to beg; John B Haskin Estates, Inc, to Geo W Short, 128 W 123; (A) Title Guar & T Co; Jan19'15; May16'18, 22,000

236TH st, 277 E (12:3377); Bertha F Smith to Dora M Schrenkeisen, 29 Fletcher av, Mt Vernon, NY; (A) Meyers & C, 51 E 42; Sept29'13; May20'18, 650

Alexander av (9:2303), nec 140th, 100x 100; Jas Baird to Jas A Trowbridge, —; (A) Title Guar & T Co; Mar1'13; Mar17'18, 6,000

Anderson av (9:2504 & 2507), nwc 162d, 92.4x15.2x irreg; Louis Siegel Co to Herman Stark, 297 E 10; (A) Nathan Friedman, 309 Bway; Sept25'17; May22'18, 7,300

Balcon av (18:5347), nwc Marrin, 200x 100x irreg; Jos Diamond to Chas W H Arnold, 32 Forbus, Poughkeepsie, NY; (A) R Ward, 189 Montague, Bklyn; Sept17'16; May22'18, 3,000

Bathgate av (11:2920), es, 82.11 s 173d, 17x81.1; Herman Nelson to Hy G Autenreith, 406 S Bway, Tarrytown, NY; (A) B Lewinson, 119 Nassau; Apr27'05; May16'18, 2,650

Franklin av (11:2936), es, 406 ne Jefferson pl, 16.8x100; John H Koehler to Adam Seufferling, admr, 526 4 av, Astoria, LI; (A) H J Heiderman, 3070 3 av; Mar27, 1894; May18'18, 2,000

Hoe av (11:2980), ws, 325 s Jennings, 100x100; Lyndon Constn Co, 1058 So Blvd, to Dividend Realty Corp; (A) N Y Title & Mtg Co; May18'17; May20'18, 7,500

Mohegan av (11:3118), ws, 55.1 n 179th, 44x57; C K Realty Co to John B Taylor; (A) Lawyers Mtg Co; July31'11; May20'18, 15,000

Palisade av (13:3411), ws, at nec land Isaac G Johnson, runs nw365 xn106xs305 to New dr xs — to beg; also PALISADE AV (11:3411), ws, at ns New dr, runs n 116.7xw107.8 to es New dr xse146.9 to beg; Mary C M, wife of, & John J McKelvey, to Bowery Savs Bank, 128 Bowery; (A) Lawyers Title & T Co; Oct29, 1900; May21'18, 5,500

Prospect av (11:2971), es, 126.9 s Jennings, 40x104.9x40.5x98.9; Wallstein S Reade to Mary Rose; (A) David Sobel, 55 John; Apr14'10; May20'18, 5,000

Richardson av (*), nws, lot 123 map Washingtonville, 50x100; Jacob Wodrazka, Dolgeville, NY, to Novy Tabor Bldg & Mutual Loan Corp, 322 E 73; (A) John Hovorka, 1511 3 av; Aug4'02; May20'18, 1,000

Richardson av (*), es, lot 25, map So Washingtonville, 40x125; Anna M Nickisch to Reinhold Jahn; (A) O'Hara Bros, 200th & Webster av; July2'06; May18'18, 2,000

Tiebout av (11:3143), nec 180th, 90x20; Chas H & Edw A Thornton to Anne K Hays, South Nyack, NY; (A) Lawyers Title & T Co; Jan3, 1899; May17'18, 4,000

Union av, 1251 (11:2961); Squire T Willis, Lynchburg, Va, to Frank H Main, Lanesboro, Mass; Mar3'13; May20'18, 1,000

Walton av, 2155 (11:3185); Louis Cohen, 654 Bedford av, Bklyn, to Marion H Siegel, 830 E 163; (A) Title Guar & T Co; Feb25'15; May20'18, 600

Watson av (*), ss, 105 e Olmstead av, 25x108; Chas E Devermann, 2222 Houghton, to Geo A Devermann, on Orchard st, White Plains, NY; (A) C H Baechler, 1126 Tremont av E; Mar18'15; May18'18, 720

Willett or Park av (*), ws, 300 n 216th, 25x100; Louise K Van Valkenburg, 3308 Wallace av, to Ellen Gilmore, L I City, L I; (A) Title Guar & T Co; Apr28'17; May17'18, 1,150

Lots 1 & 2 (9:2531), parcel 11, map Wm B Ogden; Fredk W Heideberger to Aetna Accident & Liability Co of Hartford, Conn; (A) Hy Ginnane, 100 William; May28'15; May20'18, 1,200

Lots 1 to 11 (*), blk 43, map Morris Park; Edgar Nash, Norfolk, Va, to Mutual Life Ins Co & ano; (A) Title Guar & T Co; July21'13; May20'18, 6,000

Lot 38, parcel 18 (11:2874), map Wm B Ogden; Hy Meucher to Frances S Whitehouse, —; et al; (A) Dani Seymour, Drexel Bldg, NY; June6'07; May21'18, 542

Lots 925 to 928 (16:4517), map L Spencer; Richd & Hy Hagedorn to Richd Hagedorn; (A) E J Krug, Jr, 150 Nassau; June15'17; May21'18, 2,235

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Bamman or Bammann, Harry L.—Oct10'16 (May2'18) 87TH ST, 303 W (4:1249-28), 19x100.8, 3-sty & b stn dwg; 1-5 pt of \$23,000.

Bamman, Sophie.—May17'16 (Jan30'18)—87TH ST, 303 W (4:1249-28), 19x100.8, 3-sty & b stn dwg; 1-5 pt of \$23,000.

Cohen, Heyman.—Jan26'17 (Jan23'18)—HESTER ST, 51 (1:310-34), 21.9x46.6x 21.9x39, 5-sty bk tnt & str, \$20,000.

Concklin, Cath A.—Nov16'16 (May17'18)—65TH ST, 142 W (4:1136-48), 20x100.5, 4-sty & b stn dwg, \$17,000.

Frame, Jas A.—July2'17 (Jan30'18)—BROADWAY, 2131 (4:1166-24), 72x117, 7-sty bk tnt, \$325,000.

Gunter, Chas.—Dec1'16 (Jan23'18)—AMSTERDAM AV, 774 (7:1869-36), 25.5x 92.5, 5-sty bk tnts, \$50,000.

Haynes, Eliz J.—Dec15'16 (Mar27'18)—46TH ST, 136 W (4:998-51), 15x100.5, 4-sty & b stn bldg & str, \$25,000.

71ST ST, 328 W (4:1182-44), 17.6x100.5, 3-sty stn dwg, \$17,000.

90TH ST, 8 W (4:1203-39), 18x100.8, 4-sty & b stn dwg, \$16,000.

81ST ST, 147 W (4:1212-15½), 19.6x102.2, 4-sty bk & stn dwg, \$19,000.

Hoar, Eliz H.—Oct25'17 (Jan30'18)—46TH ST, 606 W (4:1093-38), 25x100.5, 5-sty bk tnt, \$11,000.

Kean, Lucy.—Mar12'12 (May20'18)—RIVINGTON ST, 314 (2:329-74), 18.9x100, 3-sty bk tnt, \$10,500.

RIVINGTON ST, 316-8 (2:329-72-73), 50x50, 5-sty bk tnt, \$26,000.

GOERCK ST, 83 (2:329-70), 25x50, 5-sty bk tnt, \$12,000.

GOERCK ST, 85-95 (2:329-64-69), 6 lots, each 25x100, 6-5-sty bk tnts, each \$18,000.

Klenck, Katherine or Katharina.—May29'16 (May17'18)—DIVISION ST, 267 (1:287-40), 21.3x42, 3-sty bk & stn tnt, \$8,000.

Macnee, Mary P.—June17'17 (Jan30'18)—WEST END AV, 630 (4:1238-64), 19x 100, 3½-sty stn ft dwg, \$33,000.

Marden, Fannie C.—July22'16 (May17'18)—BROADWAY, 1626 (4:1021-39), 25.1x51.8x, 3-sty bk loft & str bldg; 1-5 pt of \$86,000, less 15%, or \$15,300.

Schuchman, Geo.—May26'15 (Mays'18)—ATTORNEY ST, 161-5 (2:350-65-67), 75 x100, 3-5-sty bk tnts & str & 2-5-sty loft bldgs on rear, \$62,000.

41ST ST, 130-4 E (5:1295-48-49½), 56.7x80 x irreg x122, 2-4-sty bk tnts & 4-sty bk garage, \$82,000.

3D AV, 337 (3:905-56), sec 25th, 24.8x97.7, 3-sty bk tnt & str, \$33,000.

12TH ST, 126-8 E (2:556-52), 45x106.6, 6-sty bk tnt, \$70,000.

Starr, Henrietta.—Nov24'17 (May17'18)—86TH ST, 109 W (4:1217-31), 20x100.8, 4-sty bk & stn dwg, \$32,000.

121ST ST, 154 W (7:1905-57), 18x100.11, 4-sty bk & stn dwg, \$12,000.

Steel, Alexander.—Jan20'18 (May3'18)—10TH ST, 228 W (2:619-21), 21.8x95.10x 28.6x96, 4-sty bk bldg, \$15,000.

Todd, Albt U.—June6'17 (Jan30'18)—FULTON ST, 54-6 (1:76-6), nwc Cliff (Nos (29-31), 58.6x60.11, 7-sty bk loft & str bldg; 6-10 pts of \$100,000, or equity \$60,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisers' Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 24, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

Maiden la, 44½-46 (*), ss, 221.4 e Nassau, runs s118.7 to Liberty (Nos 37-9), xy, 47.2x60.10x10"x65.7x44.4 to beg, 13-sty stn office & str bldg; due, \$844,435.23; T&c, \$15,986.60; Lawyers Title & Trust Co.

15TH st, 158 W (*), ss, 100 e 7 av, 25x 103.3, 5-sty stn tnt; due, \$25,418.30; T&c, \$1,375; Alfred M Heinsheimer et al, trstes.

108TH st, 302-4 E (*), ss, 100 e 2 av, 39.3x125, 6-sty bk tnt & str; due, \$31,237.46; T&c, \$1,845.20; Geo E Chisholm et al, trstes, &c.

HENRY BRADY.

Greene st, 136 (*), es, 187.4 n Prince, 38.1 100x38.3x100, 6-sty bk loft & str bldg; due, \$48,177.03; T&c, \$1,220.40; Greenwich Savgs Bank.

Greene st, 132-4 (*), es, 150.6 n Prince, 36.10x100, 6-sty bk loft & str bldg; due, \$4,513.53; T&c, \$1,219.60; Greenwich Savgs Bank.

Stanton st, 328 (*), ns, 59.8 e Goerck, 19.11x70, 3-sty bk tnt; due, \$7,785.55; T&c, \$337.

49TH st, 333 W, ns, 475 w 8 av, 25x100.5, 3-sty bk stable; Sheriff's Sale of all right, title, etc; withdrawn.

BRYAN L. KENNELLY.

Arden st, 16, ws, 169.6 n Nagle av, 40x 130, 5-sty bk tnt; due, \$39,456.43; T&c, \$648.40; withdrawn.

Arden st, 12, ws, 125.6 n Nagle av, 40x 130, 5-sty bk tnt; due, \$29,157.67; T&c, \$648.40; withdrawn.

19TH st, 439 W (*), ns, 425 w 9 av, 25x 71.4, 3-sty bk tnt; due, \$8,591.90; T&c, \$220.65; Farmers' Loan & Trust Co, exr, &c.

52D st, 350 W, ss, 300 e 9 av, 25x100.5, 4-sty bk tnt (exrs); Henry A Neumann.

81ST st, 20 E, ss, 115.7 w Madison av, 20.5 x102.2, 4-sty & b stn dwg (vol); bid in at \$54,750.

94TH st, 65 W, ns, 200 e Columbus av, 18 x100.8, 3-sty & b stn dwg (vol); bid in at \$13,200.

2D av, 387, ws, 98.3 s 23d, runs w49x56"x w51x24.8x100x25.2 to beg, 4-sty bk tnt & str (exrs); Jno J O'Connor, a party in interest.

JAMES L. WELLS.

117TH st, 220 E, ss, 225 e 3 av, 18.9x 100.10, 3-sty fr dwg; due, \$1,144.49; T&c, \$475.19; withdrawn.

117TH st, 222 E, ss, 243.9 e 3 av, 18.9x 100.10, 3-sty fr dwg; due, \$1,144.49; T&c, \$474.04; withdrawn.

117TH st, 224 E, ss, 262.6 e 3 av, 18.9x 100.10, 3-sty fr dwg; due, \$1,144.49; T&c, \$475.19; withdrawn.

117TH st, 226 E, ss, 281.3 e 3 av, 18.9x 100.10, 3-sty fr dwg; due, \$1,144.49; T&c, \$477.49; withdrawn.

ARTHUR C. SHERIDAN.

22D st, 133 W (*), ns, 353.6 w 6 av, 21.6x 98.9, 3-sty bk tnt & str; due, \$15,927.95; T &c, \$1,106.26; Emigrant Industrial Savings Bank.

L. J. PHILLIPS & CO.

75TH st, 311 E, ns, 175 e 2 av, 25x102.2, 4-sty stn tnt & str; adj June7.

SAMUEL MARX.

Stuyvesant st, 33, ns, 94.10 w 10th, 32x 16x irreg, 5-sty bk tnt; also STUYVESANT ST, 35, ns, 62.10 w 10th, 32x16, 5-sty bk tnt; also 10TH ST, 126 E, ss, 301.4 e 3 av, 23x37.7x irreg, 5-sty bk tnt; partition; Samuel H Stone.

J. CLARENCE DAVIES.

14TH st, 501 W (*), also 10TH AV, 61-71; also 15TH ST, 500-12 W; also 11TH AV, whole block, 79.8x206.6x159.5x221.4, 2-sty fr tnt & str, 2-2-sty bk stables & vacant; partition; Margt L Aldrich et al.

Total	\$920,250
Corresponding week, 1917	856,250
Jan. 1, 1918, to date	13,092,099
Corresponding period 1917	16,822,593

Bronx.

The following are the sales that have taken place during the week ending May 24, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JAMES J. DONOVAN.

177TH st, 61 E (*), ns, 155 w Morris av, 20x100, 2-sty & b bk dwg; due, \$8,277.34; T&c, \$228.92; Louisa K Kuntz.

241ST st E (*), ns, 100 e Katonah av, 35 x100, vacant; due, \$2,877.33; T&c, \$15.60; Louisa K Kuntz.

Arthur av, 2349-51, ws, 350 s 187th, 45x 125, 3-sty fr tnt & str & 1-sty fr str; due, \$4,654.45; T&c, \$1,329.97; Pietro Cinelli.

Fordham rd, swc Crotona av 52.1x204.7x 89.2x209.4 vacant; due, \$9,564.32; T&c, \$329.54; withdrawn.

SAMUEL MARX.

Parcel (*), of salt meadow, beg at a point of intersec of land Wm H Howe & Givans Creek, runs nel.104xwn.120xnl.73.1xn e37.9xnl.310xne63xse400xnl.599.1; due, \$6,673.18; T&c, \$4,964.39; Mary Manda.

J. H. MAYERS.

Mt Hope pl, 253, ns, 133.9 w Anthony av, 18.9x100, 3-sty bk tnt; assignee's sale of property of Henry Helmcke; Chas H Hohns.

JOSEPH P. DAY.

Bay st, 106 (*), ss, 150 w Main, 60x100, City Island; due, \$3,996.60; T&c, \$525; H Schieffelin Sayers, trste.

JAMES L. WELLS.

143D st, 268 E, swc Morris av, runs w 10.7xsl100x20xnl.85xnl.20, 3-sty fr dwg; partition; Smith Williamson.

Total	\$26,815
Corresponding week, 1917	668,410
Jan. 1, 1918, to date	2,479,795
Corresponding period 1917	5,492,117

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

MAY 28. MANHATTAN AV, 250, es, 75.11 s 111th, 40x110, 6-sty bk tnt (liquidation sale).

1ST AV, 224, es, 77 n 13th, 25.6x66, 5-sty bk tnt & str (exrs sale).

1NTH ST, 215 W, ns, 200 w 7 av, 25x92, 5-sty bk tnt (exrs sale).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

MAY 25 & 27. No Legal Sales advertised for these days.

MAY 28. NORFOLK ST, 107, ws, 150 n Delancey, 25x 100, 5-sty bk tnt & str; Harris D Colt et al, trstes, &c. Moses Heller et al; Henry d-F Baldwin (A), 49 Wall; Robt F Wagner (R); due, \$24,281.18; T&c, \$1,175.92; Henry Brady.

SULLIVAN ST, 96 to 100, ws, 56.2 n Spring, runs n69.5xw100xe-xw24xsl3.8xsl29.7 to beg, 6-sty bk stable; Geo N Kanenbley et al, exrs —Thos H Steers et al; Geo H Hyde (A), 41 Park Row; Donald B Abbott (R); due, \$75,754.46; T&c, \$2,651.92; Herbert A Sherman.

2D ST, 138 E, ns, 120.2 w Av A, 20.2x100, 3-sty bk hospital; Clara C Friedlander—Mary V O'Brien et al; Lindsay, Kalish & Palmer (A), Abram F Ellenbogen (R); due, \$16,169.09; T&c, \$25; M Morgenthau, Jr, Co.

35TH ST, 9 W, ns, 200 w 5 av, 18.9x98.9, 6-sty bk loft & str bldg; Chas A Munn—Carnegie Constn Co et al; Maston & Nichols (A), 49 Wall; Franklin H Mills (R); due, \$78,065.53; T&c, \$785.70; Joseph P Day.

47TH ST, 48 & 50 W, ss, 302 e 6 av, 45.4x100.5, 2-4-sty & b stn dwgs; Farmers' Loan & Trust Co—Esthold Realty Co, Inc, et al; Geller, Rolston & Horan (A), 22 Exch pl; Wm Klein (R); due, \$90,017.55; T&c, \$1,082.35; Samuel Marx.

50TH ST, 6 W, ss, 152 w 5 av, 25x 100.5, 4-sty & b stn dwg; leasehold; Isabella Greacen—6th Leasehold, Inc, et al; Carrington & Pierce (A), 200 Bway; Maurice Deiches (R); due, \$10,201.28; T&c, \$1,262.60; Henry Brady.

113T HST, 16 & 78 W, ss, 75 e Lenox av, 50x 100.10, 6-sty bk tnt & str Alfred Opycke, admtr—Carrie S Lyons et al; Cary & Carroll (A), 59 Wall; Hartley G. Pelletier (R); due, \$63,686.42; T&c, \$3,272.15; Henry Brady.

117TH ST, 55 E, ns, 128 e Mad av, 33x100.11, 5-sty bk tnt; Louise Booss—Barnett Goldstein et al; Dutton & Kilsheimer (A), 198 Bway; Jas A Foley (R); due, \$31,194.86; T&c, \$437.90; Henry Brady.

BRADRUHT AV, 4, es, 27.8 n 142d, 27.4x59.2x 26.10x61.10, 5-sty bk tnt & str Frank W Blauvelt—Moses W Moss et al; Action 1; Bartholomew Foody, Jr (A), 2 Rector; Edw J Dunphy (R); due, \$20,110.01; T&c, \$174.25; Joseph P Day.

1ST AV, 1026, nec 56th (No 401), 20x94, 4-sty bk tnt & str; Edw Ridley et al, exrs, &c—Julius B Fox et al; Uterhart & Graham (A), 27 Cedar; David L Weil (R); due, \$14,413.79; T&c, \$776.89; Joseph P Day.

MAY 29. HESTER ST, 83, ns, 23.6 w Orchard, 21.1x63.1x 21.1x63.5, 5-sty bk tnt & str Harry Hostorf—Calvin Realty Corp et al; House, Grossman & Vorhaus (A), 115 Bway; Frank Aranow (R); due, \$16,155.25; T&c, \$191.88; Samuel Marx.

5TH AV, 2232, ws, 25 s 136th, 24.11x85, 5-sty bk tnt & str; Edw Ridley et al, exrs—Chas Modry et al; Uterhart & Graham (A), 27 Cedar; Philip J Dunn (R); due, \$13,809.77; T&c, \$373.80; Joseph P Day.

MAY 31. 56TH ST, 111 E, ns, 100 e Park av, 25x100.11, 5-sty stn tnt Herman J Messing—Loretta Corp et al; Silberberg & Davis (A), 256 Bway; Isidor Cohn (R); due, \$5,541.47; T&c, \$1,000; sub to pr mtg \$1,775 Samuel Marx.

MADISON AV, 1590, ws, 50.11 s 107th, 25x 100, 5-sty stn tnt & str; Danl K DeBeixodon et al, trstes—Ida Steinman et al; Frederic deP Foster (A), 44 Wall; Jas O Farrell (R); due, \$24,507.73; T&c, \$904.34; Henry Brady.

MADISON AV, 2089, es, 74.11 s 132d, 25x96, 5-sty bk tnt & str; Maurice Cohen et al—Hattie E Wolf et al; Greenberg & Levy (A), 38 Park Row; Walter R Herrick (R); due, \$3,414.92; T&c, \$391.10; sub to 1st mtg \$11,000 Henry Brady.

JUNE 1. HORATIO ST, 78, ss, 169.4 w Greenwich, 24.6x 81.5, 4-sty bk tnt; Milton Cooper—J Francis Cooper et al; Harry K Brown (A), Hornell, N Y; Jno Griffin (R); partition; at City Hall 11 A M; John Griffin.

JUNE 3. 19TH ST, 441 W, ns, 450 w 9 av, 25x71.11, 3-sty bk tnt Emigrant Indus Savgs Bank—Prudential Real Estate Corp et al; R & E J O'Gorman (A), 51 Chambers; Bernard Neumburg (R); due, \$8,666.35; T&c, \$220.05; M Morgenthau, Jr, Co.

85TH ST, 332-4 W, ss, 325.6 w West End av, 49.6x102.2, 5-sty bk tnt; David Frienberg—Aldebaran Co, Inc; Abr L Doris (A), 149 Bway; Patrick Walsh (R); due, \$250; Henry Brady.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

MAY 25. No Legal Sales advertised for this day.

MAY 27. BRONX BLVD, ws, 117.3 n 241st, 50x100 Harriet E Archer et al, exrs—Eliz A Riedinger et al; Jos F Lamden (A), 230 Huguenot, New Rochelle, N Y; Michl T Tierney (R); due, \$1,682.18; T&c, \$120.33; J Clarence Davies.

MAY 28. CHISHOLM ST, ws, 200 s Jennings, runs w 119.6xsw19.9xsw6xse21.2xsl15.2 x n 40 to beg, vacant; Louise N Bristow—Henrietta C Green et al; Ernest Hall (A), 62 William; A Parker Nevin (R); due, \$3,629.52; T&c, \$310 Arthur C Sheridan.

MELROSE AV, 762-4, sec 157th (No 400), 49.2x 71, 6-sty bk tnt & str; Wilhelmina Haften—Milton Realty Co et al; Fress & McEveety (A), 3029 3 av; Chas L Hoffman (R); due, \$10,481.51; T&c, \$2,235.40; sub to mtg \$40,000; Joseph P Day.

MAY 29. 166TH ST, 823 E, ns, 180 e Union av, 40x100, 5-sty bk tnt East River Savgs Inst—Adolph Martin et al; Edw R Vollmer (A), 293 Bway; Jno J Brady, Jr (R); due, \$28,919.74; T&c, \$76; James J Donovan.

DAVIDSON AV, 2040, nec Burnside av, 113.11x119.9x40x49.11, 5-sty bk tnt & str; Bway Holding Corp—Harrison Av Bldg Co, Inc, et al; Henry M Bellinger, Jr (A), 135 Bway; Robt L Morrell (R), due \$50,942.88; T&c, \$560.40; Joseph P Day.

DE REIMER AV, ws, 372.1 s Bussing av, 150x 87.6, Emeline Dooley—Jas G Gaffney; De La Mare Morrison (A), 140 Nassau; Morris Frank (R); due, \$1,910.75; T&C, \$217.88; James J Donovan.

MONROE AV, 1687, ws, 95 n 173d, runs n150x w95x100xw95 to Weeks av, xs50x190 to beg, 2-sty fr dwg & vacant; David Grant—Dennis Doyle et al; Henry M Bellinger, Jr (A), 135 Bway; Chas M O'Keefe (R); due, \$11,891.70; Henry Brady.

MAY 31, JUNE 1 & 3.
No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff;
the second that of the Defendant.

Manhattan.

MAY 18.
2D AV, 2002; Mary F Phelps et al—Fannie Mandelbaum et al; Rounds, Hatch, Dillingham & Debevoise (A).

MAY 20.
LAFAYETTE ST, 208; Woman's Hospital in State of N Y—Claudia B Molinari et al; T N Talbot (A).

PIKE ST, 50; Wm H Hind—Harris Smulowitz et al; DeWitt, Lockman & DeWitt (A).
131ST ST, 504-8 W; Caroline T Kissel et al—Everts Holding Co et al; H Swain (A).
2D AV, 773; German Savgs Bank in City N Y—Babette Schuenemann et al; M Auerbach (A).

MAY 21.
66TH ST, ns, 100 w West End av, 40x100.5; Guaranty Trust Co of N Y—Ellen K Sooy-smith et al; H Swain (A).
7TH AV, es, 39.11 s 142d, 40x100; Auburn Savgs Bank—Benj Blum et al; Cary & Carroll (A).

MAY 22.
39TH ST, ss, 380.2 e 8 av, 68.9x98.9; Bowery Savgs Bank—Chas J Nunan et al; Cad-walader, Wickersham & Taft (A).

83D ST, ns, 198.8 w Columbus av, 16.4x102.2; Egerton L Winthrop, Jr, trustee—Martha P Christesen et al; amended; Cary & Carroll (A).

103D ST, ss, 287.6 e 2 av, 37.6x100.11; Lawyers Mtg Co—Jas F McLaughlin et al; amended; Cary & Carroll (A).

119TH ST, 113 E; Lawyers Mtg Co—Ownahome Corp et al; Cary & Carroll (A).
2D AV, 2208; Deutscher Frauen Zur Unter-stützung Hilfsbedürftiger Witten, Walsen und Kranken—Biago Perneti; Chedsey & Rosen-blum (A).

MAY 23.
85TH ST, 332-4 W; Henry Parsons—Aldebaran Co et al; W E Godfrey (A).
127TH ST, s s, 191.8 w Lenox av, 16.8x99.11; N Y Savgs Bank—Edw Nicholson et al; amended; J A Dutton (A).

MAY 24.
LEWIS ST, 108; Lorenzo R Cook et al—Abr Berkowitz et al; Lockwood & Lockwood (A).
113TH ST, ns, 75 w Park av, 25x100.11; Jonas E Reinthaler—Loretta Corp et al; amended; Dean, Tracy & McBarron (A).
116TH ST, ss, 225 e Amsterdam av, 50x100.11; Noah A Timmins—Sesrun Society et al; Foley & Martin (A).

Bronx.

MAY 17.
MOTT AV, es, 105.6 n 150th, 19.6x40; Margaret R Roth et al as extrs—Jno J Duffy et al; Williamson & Bell (A).
JEROME AV, es, 381.2 s Carerion pl, 39.7x104.4; Jos Hesdorfer—Bernstein & Kramer Realty Corp et al; S A Cohen (A).

MAY 18.
176TH ST, E, ss, 125.1 w Bronx Park av, 26.9x 104.9; Arthur Levine—Michl D Howard et al; A Levine (A).
LOT 25, map of prop in 24th Ward belonging to Est of Geo W Hunt; G DeWitt Clocke—Mary A Robinson; Clocke, Koch & Reidy (A).
180TH ST, ns, 47 e Mapes av, 23x93; Edw A Acker et al as trstes—Emily Blaisius et al; H S Walton (A).

202D ST, E, sec Webster av, 25x100; City Real Estate Co—Tina Seiffert et al; H Swain (A).
EASTERN BLVD, ns, at intersec of stone fence, between lands conveyed hereby and lands of heirs of S. Doty, 54.8x irreg; Trumbull W Cleaveland et al as exrs—Wm Henderson et al; C W H Arnold (A).

MAY 20.
SOUTHERN BLVD, es, 174.3 s Home, 50x100; also JENNINGS ST, nwc Bryant av, 45x100; also LONGFELLOW AV, nwc 172d, 100x100; New York Title & Mtg Co—Caroline K Clegg et al; H M Bellinger, Jr (A).

MAY 21.
No Foreclosure Suits filed this day.

MAY 22.
WASHINGTON AV, 2246; Ida K Bronner—Riverdale Holding Corp et al; L Bronner (A).

3D AV, sec 175th, 100x108.6; Tennent Ronalds—Field Realty Co et al; Cary & Carroll (A).

MAY 23.
137TH ST, ns, 225 e Lincoln av, 75x100; Christina F Bode—Latham Realty Co et al; Holm, Whitlock & Scarff (A).

CAMBERLING AV, nws, 201 ne 181st, 49x100; Frieda Ruckhoff—Louis W Reinisch et al; Rabe & Keller (A).

CRESCENT AV, ns, 139.7 e Arthur av, 86.1x 107.1; Stephen H Olin—Maria Martinucci et al; Carrington & Pierce (A).

STEBBINS AV, es, 238.7 s 165th, 85x80; also STRIP of land being the rear parts of lots 6 to 29, inclusive, & LOTS 50 to 73, inclusive, blk 513, map of subdiv of prop of Charlotte Fox Trowbridge; Interborough R T Co—Fredk Johnson et al; J L Quackenbush (A).

3D AV, 4431; Sanford S Bettma—Jacob Ecker et al; L Spiegel (A).

LOT 6-A, map 2, of Olivville, Williamsbridge Depot; Sebastiano Tronto et al—Juliane Meyer et al; D M Neuberger (A).

LOT 384, map Unionport; Dollar Savgs Bank of City N Y—Katharina Schmitz et al; Mackellar & Gerbracht (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff;
the second that of the Defendant.

Manhattan.

MAY 16.
64TH ST, 24 E; City Real Estate Co—Dallas Holding Corp; Harold Swain (A); Edw Jacobs (R); due.....47,422.50
95TH ST, 210 E; Abr C Quackenbush—Ester Mautner; Wm R Adams (A); Paul M Crandall (R); due.....13,024.31

MAY 17.
48TH ST, 232 W; Alex Carmichel, Jr—Arthur C Hume, exr, &c; Todd & St John (A); Chas M O'Keefe (R); due.....20,894.50

MADISON AV, 778-80; Albert H Stone—Rebe C Willansky; Geo R Coughlin (A); Isaac F Russell (R); due.....51,833.33

MAY 18.
No Judgments in Foreclosure Suits filed this day.

MAY 20.
137TH ST, 30 W; Julius Samuels—Louis H Strouse et al; H V Davis (A); Wm N Cohen (R); due.....26,810.33

137TH ST, 32 W; Isidor Samuels—Louis H Strouse et al; H B Davis (A); Wm N Cohen (R); due.....26,810.33

2D AV, es, 72.2 n 23d, 26.6x100; Martha Seymour—Maurice Gross; McLoughlin & Martin (A); David L Weil (R); due.....20,262.63

MAY 21.
BANK ST, 112-6; also BANK ST, ss, 191.11 w Greenwich, 25x95; Equitable Trust Co of N Y—Confectioners Mfg Co; Murray, Prentice & Howland (A); Saml Strasbourger (R); due.....57,920.42

MAY 22.
18TH ST, 419 E; Geo Ramsey et al—Morris Donenfeld et al; Miller, King, Lane & Trafford (A); Chas A Oberwager (R); due.....14,369.42

38TH ST, 262-6 W; Chas C Bull et al—Dowd Constn Co; Howard Hasbrouck (A); Thos H Keogh (R); due.....58,064.59

Bronx.

MAY 17.
ELTON AV, ss, 400 w Courtlandt av, 50x115.6; Harlem Savgs Bank—Chas Galewski et al; E S Clinch (A); H H Hertz (R); due.....7,834.36

MAY 18.
ANDREWS AV, 2338; Wm E Smith—Rosetta A Barton et al; Cary & Carroll (A); H A Friedman (R); due... 6,286.67

MAY 20.
181ST ST, E, ss, 115.1 e Honeywell av, 75.3x60.6; Everett L Barnard—Trojan Bldg Corp et al; A Knox (A); S Foster (R); due.....8,285.23

MAY 21.
No Judgments in Foreclosure Suits filed this day.

MAY 22.
235TH ST, E, ss, 225 w Keppler av, 25 x100; Philip J Fox—Mary F Watkins; J C Stein (A); J A Sullivan (R); due.....853.38

MAY 23.
LOT 84, map of lots at Wakefield; prop of Monatiquot Real Estate Co; Bankers' Loan & Investment Co—Anfas Operating Co, Inc, et al; J C Ten Eyck (A); J J Hynes (R); due... 2,329.80

HOE AV, 1235; Harlem Savgs Bank—Michl J Muley et al; E S Clinch (A); D V Sullivan (R); due.....3,447.12

152D ST, E, ns, 25 w Wales av, 25x 86.9; Jas A Trowbridge—Denis J McCarthy et al; M A Hulet (A); J Ullman (R); due.....64,365.17

LIS PENDENS.

The first name is that of the Plaintiff;
the second that of the Defendant.

Manhattan.

MAY 18.
No Lis Pendens filed this day.

MAY 20.
134TH ST, W, ss, 125 e 12 av, 50x99.11; Jno J Hopper—Charlotte A Hopper et al; action to register title, &c; W Fairchild (A).

6TH AV, 502-4; Feinberg & Feinberg, Inc—Hopatrunk Realty Co et al; action to foreclose mechanics lien; N C Levine (A).

MAY 21.
127TH ST, 229 E; Plattsmouth Realty Co—Isaac Levine et al; action to declare lien; J S Rosenthal (A).

MAY 22.
No Lis Pendens filed this day.

MAY 23.
134TH ST, W, ss, 125 e 12 av, 50x99.11; Jno J Hopper—Charlotte A Hopper et al; amended action to register title, &c; W Fairchild (A).

MAY 24.
52D ST, 552-552½ W; Cath Fajen—Fredk W Fischer et al; partition; E Hirschberg (A).

57TH ST, 327 W; Philip Levitt, Inc—Henry Moeller et al; action to foreclose mechanics lien; L Rosenberg (A).

Bronx.

MAY 17.
DAVIDSON AV, ws, 383.4 s 190th, 50x98.7; Uvalde Asphalt Paving Co—Charlotte E Frohne et al; action to foreclose mechanics lien; M S & I S Isaacs (A).

MAY 18.
No Lis Pendens filed this day.

MAY 20.
No Lis Pendens filed this day.

MAY 21.
No Lis Pendens filed this day.

MAY 22.
No Lis Pendens filed this day.

MAY 23.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 18.
37TH ST, 327-9 W; also 38TH ST, 310-28 W; Albin Gustafson Co—Equitable Trust Co of N Y & Long Acre Constn Co, Inc (62)..... 1,324.01
58TH ST, 10 W; Eugene Maute—Alice A Stearns, Paul Von Erden & Otto Beck (64)..... 1,440.00
117TH ST, 306 W; Philip Goldfarb—Alfred F Stone et al, Philip Repatsky & Otto L Spannhake (66)..... 700.00
117TH ST, 306-8 W; Morris Rosenberg—Morningside Garage, Inc & Philip Repatsky (63)..... 255.00
ST NICHOLAS AV, 56; Jno Montgomery—Julian Benedict (65)..... 135.00

MAY 20.
CLINTON ST, 90-6; Reisle Heating Co—Jonathan Kroder & Michl Miller (73)..... 265.00
10TH ST, 76 E; Benj Mitchell—Petersfield Realty Corp & Morris Weinstein (72)..... 412.47
13TH ST, 36-8 W; Bernard Johnson—Van Beuren Est & Timothy J Kelly; renewal (69)..... 3,195.00
48TH ST, 121-5 W; Superior Skylight Co—Calma Realty Co, Inc, Northworth Holding Co & Edw F Rush (67) 418.00
57TH ST, 327 W; Regwald Constn Co—Henry Moeller (68)..... 2,575.45
BOWERY, 232; Benj Mitchell—Est of Louisa M Gerry & Morris Weinstein (71)..... 205.86
7TH AV, 2420; Elias K Lang—Marion I S Martin & Chas A Knowles (70)... 178.00

MAY 21.
CHARLES ST, 98-102, & 10TH ST, 229-35 W; Geo M McCabe—Nancy Hall; Herman C Fricke, C H Gerow & Village Garage Inc (77)..... 3,675.78
ELWOOD ST, 72-82; H B Smith Co—E 9th St Corp; renewal (76)..... 500.00
59TH ST, 600 W; Goodyear Lumber Co—Interborough Rapid Transit Co; Henry E Fox Constn Co (75)..... 2,598.26
7TH AV, 2420; David Richter—Marion I S Martin & Chas A Knowles (74)... 23.10

MAY 22.
JOHN ST, 15; Justin C O'Brien Co—Jno V Cockcroft; renewal (81)..... 8,816.13
58TH ST, 10 W; Stephen Horvath—Alice Stern, Restaurant De La Fontaine, Inc, Paul von Erden & Otto Beck (82)..... 2,680.00
58TH ST, 10 W; Keller Bros—Alice Stern, Restaurant De La Fontaine, Inc (79)..... 641.20
BROADWAY, 2524; Bethlehem Steel Co—Broadway & 94th St Realty Co & Eugene Higgins; renewal (80)..... 7,829.92
MADISON AV, 253; Ruben Broadbent—Mamie Murphy (78)..... 136.35

MAY 23.
JOHN ST, 15; J & F Holler—John V Cockcroft (83)..... 984.75
WATER ST, 273; Morris Spengel—Jas A Zibel; Extensive Bldg Co, Inc (87)..... 420.00
82D ST, 39 & 41 W; Empire Carting Co—Jos & Loewy Polstein; renewal (85)..... 372.25
WEST END AV, 369; Jas F Kelly Co—Wm J & Harriet W Beaulieu (86)..... 139.57
WEST END AV, 590; Empire Carting Co—590 West End Av Inc & McMor-row Bros, Inc; renewal (84)..... 565.75

MAY 24.
131ST ST, 573 W; Richmond & Daniels, Inc—A L S Realty Corp (88) 2,560.65

Bronx.

No Mechanics Liens filed for week ending May 23.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 18.
2D ST, 126 E; Isidor Goldberg—Geo Wolf et al; May 6'18..... 463.30
BROADWAY, 1744; Arthur F Jones—Edmund L Mooney et al; Jan 31'16.. 10,982.03

MAY 20.
No Satisfied Mechanics Liens filed this day.

MAY 21.
57TH ST, 652-4 W; N Coleman, Inc—Edgar S. Appleby et al; April 10'18.. 183.42

MAY 22.
51ST ST, 28 W; Wm P Reynolds—Trstes of Columbia College et al; Oct 9'17..... 883.05

SAME PROP. Leo Dellon—same; Dec 28'17..... 145.00

84TH ST, 167-75; Hay Walker Brick Co—Melville J Scholle et al; Mar 14'18..... 97.50

105TH ST, 207-9 E; Abr Pomerantz—Morris Steiner; May 14'18..... 75.00

188TH ST, ss, 95 e Audubon av; M R Flooring Co—Charlemont Bldg Corp et al; Aug 13'17..... 910.80

MAY 23.

ELIZABETH ST, 49 & 51; McGraw Engineering Co—Lorence Realty Co, Inc, et al; Apr16'18.....	269.00
HUDSON ST, ws, whole blk front bet Van Dam & Spring; Wm R Young, Jr, Inc—Henry Heide, Inc, et al; June5'17.....	300.60
63D ST, 108 W; Chas Kurson—Wm H Wheeler et al; Dec20'17.....	47.86
63D ST, 106-8 W; Dowd Lumber Co—same; Dec31'17.....	109.90
SAME PROP; Pietrowski & Konop, Inc —same; Mar21'18.....	741.00
SAME PROP; Colonial Sand & Stone Co—same; Feb1'18.....	142.20
SAME PROP; North Side Lumber Co —same; Dec19'17.....	812.61

MAY 24.

143D ST, ns, 260 e Lenox av; Wm Levine & Co—Non Column Garage Co, Inc, et al; May3'18.....	3,950.00
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Bronx.

No Satisfied Mechanics Liens filed for week ending May 23.

- *Discharged by deposit.
- *Discharged by bond.
- *Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

MAY 16, 17 & 18.

No Attachments filed these days.

MAY 20.

HANI, Jean; David C Reid; \$51,549.65; J E Ankus.....	
SHINDEL-WERT CO, Inc; Saml Buchner; \$12,-975.27; S I Hartman.....	

MAY 21.

HESLOUN, Gustave; Henri Charpentier; \$10,-315.23; J Rubin.....	
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MAY 22.

No Attachments filed this day.

CHattel MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 17, 18, 20, 21, 22 & 23.

Avery Cooper Mfg Co. 362-6 Front st., Edw L & Theo D Partridge as trstes.....(R)	1,163.94
Sonsin (Jos) Co. Ellwood st, ws, 225 n Nagle av. Colonial Mantel & Refrigerator Co.....(R)	446.00
Mooney, Edmund L. Bway, sec 56.. S B Wetton & Co.....	355.00

Bronx.

No Chattels filed for week ending May 22.

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Manhattan.

MAY 23.

143D ST, n s, 260 e Lenox av, 100x 99.11; Thos J Johnson loans Non-Column Garage Co, Inc, to erect 1-sty bk garage; 4 payments.....	12,500.00
11TH AV, n e c 54th, 225x100.5; Title Guar & Trust Co loans 233 W 25th St Co to erect 2-sty concrete business bldg; four payments.....	75,000.00

MAY 24.

84TH ST, ns, 81 w 3 av, 93x102.2; leasehold; Melville J Scholle et al loan Onyx Garage, Inc, to erect 2-sty garage; — payments.....	21,000.00
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Bronx.

No Building Loan Contracts filed for week ending May 23.

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

- (o) owner; (a) architect.
- (b) builder; (200) plan No.
- fr—frame. str—store.
- bk—brick. apt—apartment.
- tnt—tenement. dwg—dwelling.
- ext—extension. rf—roof.

Manhattan.

FACTORIES AND WAREHOUSES.

MADISON AV, 71, 3-sty f. p. str & warehouse, 24x100, tar rf; \$28,000; (o) Helen Tracy Hopson, West Mountain, Kent, Conn, Anna Hopson, 26 E 8th, & others; (a) Starrett & Van Vleck, 8 W 40th (77).....	
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WATER ST, 390-92, 1-sty bk storage, 41x60, tar rf; \$7,000; (o) Sol Stolewicz, 212 South; (a) Louis A. Sheinart, 194 Bowery (79).....	
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STABLES AND GARAGES.

130TH ST, 73-5 E, 1-sty bk garage, 50x99, slag rf; \$15,000; (o) Bensen Realty Co, I. Jackson, Pres., 31 Nassau; (a) Chas. B. Meyer, 1 Union Sq W (78).....	
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STORES, OFFICES AND LOFTS.

62D ST, W, n w c Columbus av, 12-sty bk f. p. garage & salesroom, 100x150, tar, felt & tile rf; \$600,000; (o) Detroit Cadillac Motor Car Co, Inglis M. Uppercu, Pres., 1881 Bway; (a & eng) Fred T Ley & Co., 62 E 190th (80).....	
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Bronx.

STABLES AND GARAGES.

ROSEDALE AV, w s, 250 n 177th, 1-sty fr garage, 19x21, rubberoid rf; \$400; (o) Ernest R. Teich, 1461 Rosedale av; (a) A. Vendrasco, 1457 Rosedale av (88).....	
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MISCELLANEOUS.

177TH ST, E, s s, from Bronx River to N. Y., B. & W. R. R., 1-sty fr amusement stand, 84x 44, shingle rf; \$1,200; (o) Est W. W. Astor, 23 W 26th; lessees, Bronx Exposition Co., on prem; (a) Thos. W. Lamb, 1510 Times Bldg. (87).....	
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PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

- (o) owner; (a) architect.
- (b) builder; (200) plan No.
- fr—frame. str—store.
- bk—brick. apt—apartment.
- tnt—tenement. dwg—dwelling.
- ext—extension. rf—roof.

Manhattan.

ALLEN ST, 166, elevator to 5-sty bk storage & tnt; \$500; (o) Est. Morris Dembosky, 122 W 26th; (a) E. M. Adelsohn, 1776 Pitkin av (1013).....	
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GRAND ST, 242, str front, stairs to 3-sty bk lofts; \$1,000; (o) Jacob Brownstein, 66 3 av; (a) Horenberger & Barden, 122 Bowery (966).....	
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MAIDEN LA, 55, new exit to 5-sty bk lofts; \$500; (o) Wendell Estate, 175 Bway; (a) Irving Margon, 355 E 148th (975).....	
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MAIDEN LA, 16-18, new elevator & post to 4 & 5-sty bk str & office; \$20,000; (o) Broadway & John St. Corpn., Elias A. Cohen, Pres., 206 Bway; (a) Chas. B. Meyers, 1 Union Sq W (1005).....	
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MULBERRY ST, 62, new walls & beams to 3-sty bk bank & dwg; \$1,800; (o) Giovanni Lordi, 62 Mulberry; (a) Fredk. Musty, 1798 E 2d, Bklyn (978).....	
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NASSAU ST, 31, kitchen & bridge to 19-sty f. p. office; \$40,000; (o) Natl. Bank of Commerce, Jos. Alexander, Pres., on prem; (a) George E. Low, 115 Nassau (976).....	
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SULLIVAN ST, 121-3, columns & girders to 6-sty bk lofts; \$500; (o) Winton Holding Co., 30 Church; (a) Samuel Malkind, 220 5 av (974).....	
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WEST ST, 359, partitions & girders to 2-sty bk str; \$500; (o) Geo. J. Gunshor, 8678 Bay pkway, Bklyn; (a) M. Jos. Harrison, World Bldg (988).....	
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WILLIAM ST, 244, 2,500-gal. water tank to 7-sty bk newsboys' home; \$500; (o) Children's Aid Society, 244 William; (a) Otto Sambach, 29 Cleveland pl (967).....	
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WOOSTER ST, 43-45, new beams & stairs to 6-sty bk lofts; \$400; (o) Chas. F. Noyes, 92 William; (a) John H. Knubel, 305 W 43d (981).....	
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3D ST, 137-9 W, new chimneys & stairs to 2½-sty bk dwg; \$1,000; (o) Est Henry Siefke, 27 W 33d; (a) Chas. M. Straub, 147 4 av (991).....	
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4TH ST, 222 W, stairs & doors to 5-sty bk tnt; \$500; (o) Mrs. Sarah Lewenthal, 302 5 av; (a) F. Savignano, 6005 14 av, Bklyn (1008).....	
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10TH ST, 59-61, w. c. compartments to 4-sty bk apt; \$500; (o) G. M. & F. G. Carnochan, 570 Park av; (a) De Rose & Cavalieri, 509 Willis av (994).....	
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10TH ST, 229-35 W, Charles st, 98-104, bk walls, windows, doors to 1-sty bk dwg & factory; \$30,000; (o) Mrs. Nancy Hall, 72 W 120th; (a) Walther Wandke, 45 W 34th (968).....	
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11TH ST, 13-19 E, rf & palm garden to 7 & 9-sty f. p. hotel; \$5,000; (o) Prudential Traders Co., Kaufman Mandell, Pres., 90 West; (a) I. W. Phelps Stokes, 100 William (1010).....	
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15TH ST, 317 W, 16th st, 314 W, stairs, partitions & windows to 4-sty bk stable & lofts; \$6,000; (o) Ransom Parker Est., R. J. Parker, exr., 155 Lexington av; (a) Randolph H. Almirot, 220 5 av (986).....	
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15TH ST, 58 W, new water tank to 10-sty f. p. mfg.; \$600; (o) Metropolitan Life Ins. Co., 1 Madison av; (a) A. D. Anstey, 162 W 20th (1002).....	
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15TH ST, 528 E, raise beams & remove stalls to 3-sty bk stable; \$500; (o) Dry Dock, East Broadway & Battery R. R. Co., 2396 3 av; (a) Chas. Corby, 50 Park pl (1006).....	
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16TH ST, 25 W, new entrance & raise rf to 5-sty bk dwg; \$8,000; (o) County Holding Co., Wm. C. Adams, Pres., 100 Bway; (a) O. B. Smith, Jr., 25 Madison av (990).....	
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29TH ST, 155 W, enclose stairway to 6-sty bk lofts; \$500; (o) Josephine M. Schweinler, 421 Hudson; (a) Geo. McCabe, 96 5 av (998).....	
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31ST ST, 11 W, new bldg front to 5-sty bk dwg; \$5,000; (o) Harry A. Collins, Jr., 254 W 20th; (a) Chas. H. Gillespie, 1123 Bway (997).....	
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33D ST, 2 W, str fronts & stairs to 6-sty bk office & str; \$6,000; (o) Vincent Astor, 23 W 26th; (a) Chas. L. Calhoun, 16 E 33d (979).....	
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42D ST, 25 W; 43d st, 26-30 W, alter to str to 5 & 6-sty bk office; \$20,000; (o) Est Chas. F. Hoffman, Chas. F. Hoffman, Pres., 258 Bway; (a) John H. Schier, 25 W 42d (980).....	
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43D ST, 217-29 W, mezzanine floor to 11-sty f. p. lofts; \$2,000; (o) N. Y. Times Bldg. Co., on prem; (a) Buchman & Kahn, 56 W 45th (1011).....	
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44TH ST, 322-24 E, boiler room & partitions to 3-sty bk stable & workshop; \$3,000; (o) Moody Sonn, 322 E 44th; (a) Carl P. Johnson, 30 E 42d (954).....	
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45TH ST, 66-8 W, stairs & ext to 4-sty bk res; \$9,000; (o) Alexander R. Boyd, 66 W 45th; (a) Henon & Boyd, 66 W 45th (965).....	
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53D ST, 10 E, bathrooms & walls to 4-sty bk res; \$12,000; (o) Farmers Loan & Trust Co., Wm. B. Cardozo, V. P., 22 William; (a) Walter Schmidt, 3850 Park av (970).....	
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59TH ST, 22 W, stairs & str front to 6-sty bk str & dwg; \$5,000; (o) U. S. Realty & Imp. Co., Lawrence McGuire, Pres., 115 Bway; (a) Starrett & Van Vleck, 8 W 40th (969).....	
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60TH ST, 22 W, partitions to 5-sty bk hotel; \$700; (o) Eliz. M. Bracher, 349 W 85th; (a) J. A. Hays, 2010 Bway (1007).....	
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63D ST, 423-25 E, f. p. hall, stairs, elevator shaft to 6-sty bk warehouse; \$25,000; (o) Chas. M. Wainer, 79 Wall; (a) A. W. Place, 175 Randall av, Freeport, L. I. (971).....	
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70TH ST, 58 W, vents & partitions to 4-sty bk dwg; \$6,000; (o) Samuel L. Hyman, on prem; (a) Schwartz & Gross, 347 5 av (993).....	
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71ST ST, 136 W, new entrance & stairs to 4-sty bk dwg; \$3,000; (o) Realty Mortgage Co., B. Mordecai, Pres., 30 E 42d; (a) W. F. Staab, 30 E 42d (992).....	
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102D ST, 321 E, platform to 1 & 2-sty f. p. bottling plant; \$1,000; (o) Borden's Farm Products Co., 63 Vesey; (a) Albert Ullrich, 371 Fulton, Bklyn (977).....	
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AV A, 203, beams & girders to 5-sty bk tnt; \$300; (o) Mrs. M. Krekeler, 287 Decatur, Bklyn; (a) Henry Regelman, 133 7th (1000).....	
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AV B, 57, new show windows & str fronts to 4-sty bk str & dwg; \$1,200; (o) Edgerton L. Winthrop, 102 1 av; (a) Chas. B. Meyers, 1 Union Sq West (987).....	
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BOWERY, 116, new rf & connect building to 3-sty bk str; \$4,000; (o) Paul Whitcomb, 110 W 40th; (a) Edw. Morrison, 430 W 23d (982).....	
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BROADWAY, 100, elevators & pent house to 21-sty f. p. office; \$25,000; (o) American Surety Co., F. W. Lafrentz, Pres., on prem; (a) Herman Lee Meader, 2-16 W 33d (995).....	
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BROADWAY, 1492-98, remove & reset curb & sidewalk to 8-sty bk hotel; \$4,000; (o) Est Ogden Goelet, 9 W 17th; (a) John H. Duncan, 347 5 av (996).....	
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LENOX AV, 237, windows and doors to 4-sty bk res; \$4,000; (o) Hope Horton Lewis, care E. B. Lewis, 205 E 24th; (a) Oscar P. Cadmus, Bayside, L. I. (1012).....	
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LEXINGTON AV, 595-9, raise floors, beams & girders to 4-sty bk str & dwg; \$25,000; (o) Gerard Beekman, 7 E 42d; (a) Schwartz & Gross, 347 5 av (972).....	
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MADISON AV, 136-46, 32d st, 20 E, bk walls & stairs to 16-sty f. p. office; \$2,000; (o) Geo. Backer, 20 E 32d; (a) Sommerfield & Steckler, 31 Union sq (963).....	
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MADISON AV, 1693, w. c. compartments to 5-sty bk tnt; \$250; (o) L. Vogel, 53 E 82d; (a) Frank Hausle, 81 E 125th (983).....	
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ST. NICHOLAS AV, 752, partitions & doors to 2-sty bk res; \$300; (o) Seth M. Milliken, 79 Leonard; (a) F. Bloodgood, 29 W 34th (1004).....	
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1ST AV, 1120, ext to 5-sty bk tnt; \$2,500; (o) Luigiani Realty Co., 336 E 63, A. Gabriell, Pres.; (a) A. M. Colucci, 110 W 40th (973).....	
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1ST AV, 183, partitions & windows to 4-sty bk str & tnt; \$2,500; (o) Lucy T. Clark, 183 1 av; (a) M. Jos. Harrison, World Bldg (989).....	
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4TH AV, 286, f. p. passageway to 14-sty f. p. office; \$300; (o) Mills & Gibbs Properties Co., 286 4 av; (a) Chas. E. Birge, 29 W 34th (1003).....	
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5TH AV, 396, stairs & doors to 6-sty bk str & lofts; \$400; (o) Singer Sewing Machine Co., 396 5 av; (a) A. D. Anstey, 162 W 20th (1009).....	
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6TH AV, 369, partitions & show windows to 5-sty bk str & lofts; \$1,000; (o) A. C. Kerr & C. Hahn, 369 6 av; (a) M. Jos. Harrison, World Bldg. (1001).....	
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7TH AV, 232, tear down 2 stys & rebuild to 4-sty bk str & tnt; \$4,500; (o) Wilber C. Goodale, 267 7 av; (a) Geo. McCabe, 96 5 av (999).....	
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7TH AV, 2013, partitions & toilet to 5-sty bk str & dwg; \$50; (o) H. & A. Cohen Corpn., 172 Worth; (a) Chas. B. Meyers, 1 Union Sq W (985).....	
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7TH AV, 2261, new str front to 5-sty bk tnt & str; \$500; (o) Excelsior Savings Bank, Wm. J. Roome, Pres., 6 av & 23d; (a) R. H. Almirot, 220 5 av (964).....	
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8TH AV, 2317, str front to 5-sty bk str & tnt; \$1,000; (o) Simon Loeb, 421 E 50th; (a) Eli Benedict, 352 Convent av (935).....	
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Bronx.

149TH ST, 291, new bath to 3-sty fr tnt; \$150; (o) Maria Padula, on prem; (a) Moore & Landsiedel, 3 av & 148th (127).....	
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149TH ST, 310 E, raise to new grade 2-sty bk stable; \$2,500; (o) Jennie Levite, 625 Bedford av, Bklyn (136).....	
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151ST ST, s s, 70.3 e Morris, 4-sty br ext, 14x17.6 to 4-sty bk church & rectory; \$3,300; (o) R. C. Church of Our Lady of Pity, Rev. Francis Oppici, C. F. M., pastor; (a) Gustav E. Steinback, 15 E 40th (134).....	
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155TH ST, 835, new front & gable, bk walls, beams, plumbing & partitions to 4-sty bk str & tnt; \$2,500; (o) Augustus Gareiss, 2001 Morris av; (a) Moore & Landsiedel, 3 av & 148th (128).....	
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183D ST, 462, 1-sty bk ext, 14.6x34, to 1-sty fr str & dwg; \$2,000; (o) Louis Reith, 728 8 av; (a) John H. Knubel, 305 W 43d (130).....	
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BOSTON RD, s e c 180th, new front wall, new windows, doors, new bath rooms & new partitions to 3-2-sty fr dwgs; \$3,000; (o) Chas. Weigle, 331 E 201st; (a) Franz Wolfgang, 535 E 177th (133).....	
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CAULDWELL AV, n e c Westchester av, new toilets, stairway, partitions to 4-sty bk hospital; \$1,000; (o) Lebanon Hospital, on prem; (a) Moore & Landsiedel, 3 av & 148th (129).....	
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GUN HILL RD, s s, 36 e Station pl, move 2½-sty fr str & dwg; \$900; (o) Mary Lynden Trede, — White Plains av; (a) Geo. H. Olphert, 720 E 222d (132).....	
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MORRIS AV, n w c Fordham rd, new mezzanine floor to 3-sty bk str & tnt; \$300; (o) Henry U. Singh, 1 E Fordham rd; (a) Horenberger & Barden, 122 Bowery (131).....	
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TINTON AV, 883, new elevator & elevator shaft & new stairs to 2-sty bk garage; \$5,000; (o) Chas. Hlawatsch, on prem; (a) Wm. Koppe, 830 Westchester av (135).....	
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RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

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No. 2620

New York, June 1, 1918

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

MAY 24, 25, 27, 28 & 29.

Academy st, 674 (8:2237-47), ws, 125 n way, 50x129.7x50.7x121.8, 5-sty bk tnt; Greenbook Investing Co to Arthur P Beckert, 2420 Creston av, Bronx; mtg \$38,000 & L; May23; May29'18; A\$10,000-55,000 (R \$18.50). O C & 100

Attorney st, 43, see Broome, 159.

Barclay st, 123 (99) (1:128-25), ns, 132.11 West, 22.10x100.3x22.8x99.11, 5-sty bk tnt & str bldg; Almy Realty Corp to Angel Company, Inc, 123 Barclay; B&S & C; May27; May29'18; A\$26,500-35,000 (R \$33). nom

Bond st, 34 see 3 av, 1298-1300.

Broome st, 159 (2:346-53), swc Attorney No 43), 19.3x50x19.5x50, 7-sty bk tnt & str; John K Clark, ref, to Lawyers Mtg Co, plff; FORECLOS May16; May21; May'18; A\$14,500-22,000 (R S \$15). 15,000

Broome st, 320, see Christy, 122.

Cedar st, 151-3, see 3 av, 1298-1300.

Cherry st, 385-9 (1:260-6-9 & 58-63), sec Cammel (Nos 52-8), 71.3x156.6 to ns Water Nos 630-6) x71.3x151, 10-5-sty bk tnts & str; Loretta M Higgins, of Bklyn, to Cammel-Water Garage Co, at 30 Bradhurst av; B&S; mtg \$46,000; May9; May'18; A\$30,500-49,000 (R S \$6). O C & 100

Christy st, 122 (2:419-1), nec Broome No 320), 25.1x62.5, 5-sty bk tnt & str; Giuseppe Di Cristina, 17 Spring, to Vincenzo Montana, 20 Spring; mtg \$28,000 & L; May23; May29'18; A\$20,000-30,000 (R \$2). O C & 100

Clinton st, 183 (1:313-29), ws, 125 n Hester, runs n100(?)xs25xe100 to beg, probable error of n course & w course omitted, 5-sty bk tnt & str & 4-sty bk rear tnt; Rachel Galanchik, 14 E 112, to Max Goldstein, 3875 Bway; AL; May23; May27'18; A\$21,000-29,000. O C & 100

Columbia st, 57-9 (2:333-25-26), ws, 150 Delancey, 50x100, 2-5-sty bk tnt & str; esse G Keys & ano, EXES John Keys, to uranty Trust Co of N Y, 140 Bway, RSTE John Keys; B&S; May10; May24'18; A\$26,000-43,000. nom

Duane st, 181 (1:143-13), ns, abt 80 e Greenwich, —x—, 5-sty bk loft & str bldg; Agnes M Sinclair, 375 Waverly dr, Pasadena, Cal, EXTRX & TRSTE Mary E owley, to Agnes M Sinclair, 375 Waverly dr, Pasadena, Cal, individ, 1/4 pt, & as RSTE for Lucy G Rowley under said ill, 1/4 pt; Sheldon S Wells, 40 Enclosure, utley, NJ, 1-9 pt; Leslie W Twitchell, Highland av, Short Hills, NJ, 1-9 pt, Alice W Twitchell, 224 S 7, Newark, J, 1-9 pt; May27; May29'18; A\$12,000-3,000. nom

Eldridge st, 220 (2:416-13), es, 25 s enant, 24.6x88.7, 5-sty bk tnt & str; ena A Johnson to Jerome B Burge, 751 arcy av, Bklyn; mtg \$24,000 & AL; Mar'18; May28'18; A\$17,000-25,000. O C & 100

Essex st, 100-2 (2:353-2), es, 70.2 n Delancey, 37.9x75.1, 5-sty stn office & str bldg; Depositors Assets Corp to State ank, 376 Grand; B&S & C; Apr30; May'18; A\$31,000-69,000 (R S \$50). 50,000

Front st, 62, see Front, 64.

Front st, 64 (1:32-24), nws, 114.4 sw ld sl, 22.4x85.10x23.2x85.9, 4-sty bk loft & str bldg; A\$15,500-23,000, also FRONT T, 62 (1:32-25), nws, 136.6 sw Old sl, 23.3 33.9, 4-sty bk loft & str bldg; A\$16,000-3,000; Henry R Taylor to Wm E Williams, 74 Wellington ct, Bklyn; B&S; mtg \$6,000 & AL; May23; May29'18 (R S \$39). O C & 100

Greene st, 132-4 (2:513-6), es, 150.6 n rince, 37x100, 6-sty bk loft & str bldg; John R McMullen, ref, to Greenwich Savings Bank, 246 6 av, plff; FORECLOS May'18; May24'18; A\$23,000-38,000 (R S \$42.50). 42,500

Greene st, 136 (2:513-7), es, 137.4 n rince, 38.1x100x38.3x100, 6-sty bk loft & str bldg; Saml C Herriman, ref, to Greenwich Savings Bank, 246 6 av, plff; FORECLOS May21; May24'18; A\$15,500-22,000 (R \$43). 43,000

THE SUPREME COURT

has permitted real estate appraisers to qualify as experts and testify in court proceedings from their knowledge of real estate values obtained from the records as published in the Record and Guide. Why? Because, they are absolutely authentic, for these records are carefully abstracted from the original instruments, verified and edited by experts with years of experience, thus making them accurate, dependable and reliable, having no equal, and their value never decreasing.

With additional information not given in the Record and Guide weekly, these records are also published in the Quarterly, the final one, making in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscellaneous Conveyances such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

Henry st, 99-101 (1:282-15), nwc Pike (Nos 20-4), 85.4x67.6, 1-5 & 1-6-sty bk tnts & str; Victor Muller, of Bklyn, to Jatison Constn Co, 18 E 41; AL; May24; May28'18; A\$63,000-111,000 (R S \$1). nom

Hoboken st, rear No 11, see Washington, 466-70.

Jones st, 9, see 6 av, 269-277.

Liberty st, 142-4, see 3 av, 1298-1300.

Ludlow st, 25 (1:298-21), nws, abt 105 s Hester, 19.8x87.6x19.4x87.6, 5-sty bk tnt & str; Algernon S Norton, ref, to Nannie H Fogarty, 302 W 56, party in interest; PARTITION SALE; May28; May29'18; A\$11,500-16,000 (R S \$18). 18,000

Maiden la, 42 (1:66-23), ss, 134.11 e Nassau, runs s34 & 24.6xe19.6xn55 to st xw21 to beg, with AT to plot in rear of above, begins at sec of above & 55.3 s Maiden la, runs w41.1xsl1.1xsw0.3xe3.8xn 12.3 to beg, 4-sty bk loft & str bldg; Jos L Delafeld, 10 W 3, to City Real Estate Co, 176 Bway; B&S; AL; May23; May28'18; A\$77,000-80,000 (R S \$121.50). 121,500

Pike st, 20-4, see Henry, 99-101.

Ridge st, 81 (2:343-26), ws, 150.2 n Delancey, runs w73xs25xw27.6xn48.2xe100.5 to st xs23 to beg, 5-sty bk tnt & str; Algernon S Norton, ref, to Nannie H Fogarty, 302 W 56, party in interest; PARTITION sale; May28; May29'18; A\$15,500-21,500 (R S \$15). 15,000

Scammel st, 52-8, see Cherry, 385-9.

Sheriff st, 83 (2:339-66), ws, abt 150 n Rivington, 25x100, 5-sty bk tnt & str; Lawyers Mtg Co to Derbin Holding Co, Inc, 141 Bway; B&S; AL; May29'18; A\$14,000-24,000 (R S \$17). O C & 100

Thayer st, nec Nagle av, see Nagle av cl 755 e from cl Ellwood.

Thompson st, 95, see 3 av, 1298-1300.

Thompson st (2:476-62), sec Watts (Nos 5-15), or Broome (Nos 507-15), runs se100.1 xne20.4xe18xne20.4 to ss Watts xw125.2 to beg, 6-sty bk loft & str bldg; Susan H Geissenhainer, NY, to Jacob A Geissenhainer, NY; May—07; May23'18; A\$13,000-21,000. (Corrects error in last issue when Thompson st Nos were 5-15). nom

Union sq W, 1-15, see 14th, 38 E.

Union sq W, 17-19, see 14th, 38 E.

University pl, 127, see 14th, 38 E.

University pl, swc 14th, see 14th, 38 E.

Washington st, 466-70 (2:595-16), ws, 60 s Canal (Hoboken st), 70x100, all, 8-sty bk storage; also HOBOKEN ST, near of No 11 (2:595-assessed with Washington st, 466-70), begins 60 s Canal or Hoboken & 100 w Washington, runs s24xw20xn24xe20 to beg, 1/2 pt, vacant; Coastwise Realty Co to Coastwise Warehouses, Inc, 534-40 Washington; mtg \$100,000 & AL; May24; May29'18; A\$47,000-100,000 (R S \$40). O C & 100

Washington ter, 2 (8:2156-41), swc 136th, 17.9x62.6, 3-sty & b dwg; Abr Oberstein, ref to Lawyers Mtg Co, plff; FORECLOS May9; May17; May24'18; A\$4,000-7,500 (R S \$6). 6,000

Water st, 85 (1:33-5), ses, 95.4 ne Old sl, runs ne23.10xse86.5xsw23.1xnw6.11x again nw79.3 to beg, 6-sty bk loft & str bldg; Young & Griffin Coffee Co, 97 Water, to Bklyn Terminal Co, 26 Stone; B&S & C; AL; May1; May27'18; A\$19,000-27,000 (R S \$15). nom

Water st, 630-6, see Cherry, 385-9.

2D st, 116 E (2:430-48), ns, 212.11 e 1 av, 21.8x121.11, 6-sty bk tnt & str; Mary Fornaba, 2612 3 av, to Mary E Davitt, 8416 21 av, Bklyn; AL; Feb1; May29'18; A\$18,000-37,000 (R S 50c). O C & 100

4TH st, 228 W (2:619-69), ws, 26.5 s 10th, 26.5x101, 5-sty bk tnt & str; Louise Fox, of Jersey City, NJ, to Jos L Buttenwieser, 300 Central Park W; mtg \$27,500; May15; May28'18; A\$16,000-34,000. nom

9TH st, 619 E (2:392-53), ns, abt 275 e Av B, 25x92.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Louise S Austin, 3913 Chestnut st, Phila, Pa, to Rose Chaikin, 293 E 10; AL; May9; May29'18; A\$14,000-17,000 (R S \$10). O C & 100

9TH st, 749 E, see Av D, 131.

10TH st, 10 W (2:573-37), ss, 152 w 5 av, 26x92.3, 3-sty & b bk dwg; Annie N Paulding, widow, to Arnhibald C Kains, at Essex Fells, NJ; B&S; Apr26; May27'18; A\$26,000-36,000 (R S \$35). 35,000

13TH st, nec 5 av, see 14th, 38 E.

13TH st, 1-5 E, see 14th, 38 E.

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13TH st, 7-9 E, see 14th, 38 E.
 13TH st, 11 E, see 14th, 38 E.
 13TH st, 17 E, see 14th, 38 E.
 13TH st, 7-11 W, see 14th, 38 E.
 13TH st, 34-8 W, see 14th, 38 E.
 13TH st, 8 W (2:576-34), ss, 195 w 5 av, 20x83.7x—x77.9; also 13TH ST, 10 W (2:576), ss, 215 w 5 av, runs sw87xw10.6xsw 9.6xw10.6xne100 to st xse20 to beg, 11-sty bk loft & str bldg; Geo W Webb, 17 Garrison av, Jersey City, NJ, to Land Mar Realty Corp, 150 Bway; B&S & CaG; mtg \$130,000; May20; May25'18; A\$40,000-125,000 (R S \$10). nom
 13TH st, 10 W, see 13th, 8 W.
 14TH st, 1-25 E, see 14th, 38 E.
 14TH st, 2-10 E, see 14th, 38 E.
 14TH st, 12-6 E, see 14th, 38 E.
 14TH st, 18-36 E, see 14th, 38 E.
 14TH st, 27-35 E, see 14th, 38 E.
 14TH st, 38 E (2:565-8), sec University pl (No 127), —x—, 4-sty bk hotel; A\$126,000-135,000; also 13TH ST, 34-8 W (2:576-20-22), ss, abt 345 e 6 av, —x—, 3 & 6-sty bk loft & str bldg; A\$36,000-57,000; also 13TH ST, 1-5 E (2:571-35-36), ns, abt 95 e 5 av, —x—, 2-5-sty bk loft & str bldgs; A\$64,000-83,000; also 13TH ST, 11 E (2:571-33), ns, abt 205 e 5 av, —x—, 4-sty bk bldg; A\$17,000-18,000; also 13TH ST, 17 E (2:571-30), ns, abt 270 e 5 av, —x—, 2-sty bk bldg; A\$11,000-12,000; also 5TH AV, 63-7 (2:571-1-3), nec 13th, —x—, 3-5 & 2-4-sty bk & strn office & str bldgs; A\$218,000-236,000; also 14TH ST, 2-10 E (2:571-4-8), sec 5 av, —x—, 1-4, 2-5 & 2-6-sty bk & strn loft & str bldgs; A\$460,000-505,000; also 14TH ST, 12-16 E (2:571-9), ss, abt 170 e 5 av, —x—, 10th (Nos 7-9), —x—, 5-sty bk loft & str bldg; A\$240,000-280,000; also 14TH ST, 18-36 E (2:571-12-21), swc University pl, —x—, 2-6, 1-4 & 5-5-sty bk loft & str bldgs; A\$785,000-909,000; also 13TH ST, 7-11 W (2:577-49-51), ns, abt 175 w 5 av, —x—, 5-sty bk str; A\$66,000-96,000; also 14TH ST, 22-44 W (2:577-18-29), ss, abt 295 e 6 av, —x—, 4 & 5-sty bk str; A\$762,000-859,000; also 14TH ST, 1-25 E (3:842-1-19), nec 5 av (No 69), —x—, 4-5 & 6-sty bk & strn loft & str bldgs; A\$933,000-983,000; also UNION SQ W 1-9 (3:842-21-23), nwc 14th (Nos 27-35), —x—, 8 & 9-sty bk office & str bldg; A\$535,000-810,000; also UNION SQ W, 11-15 (3:842-26), swc 15th, —x—, 5-sty strn loft & str bldg; A\$350,000-400,000; also 15TH ST, 6-22 E (3:842-32-40), ss, abt 150 e 5 av, —x—, 4-5 & 6-sty bk & strn loft & str bldgs; A\$310,000-387,000; also 5TH AV, 71 (3:842-42), sec 15th (Nos 2-4), —x—, 11-sty bk loft & str bldg; A\$370,000-675,000; also 5TH AV, 84-86 (3:816-37-44), nwc 14th (No 1) —to 15th (No 2), 4 & 5 & 11-sty bk & strn office & str bldgs; A\$825,000-1,151,000; also 15TH ST, 38-40 W (3:816-63), ss, abt 350 e 6 av, —x—, 6-sty bk loft & str bldg; A\$60,500-100,000; also 15TH ST, 46 W (3:816-67), ss, abt 275 e 6 av, —x—, 4-sty bk bldg; A\$21,000-22,000; also 14TH ST, 3-29 W (3:816-23-36), ns, abt 100 w 5 av, —x—, 3-4 & 5-sty bk & strn loft & str bldgs; A\$798,000-842,000; also 15TH ST, 8-18 W (3:816-24, assessed with 14th st, 3-29 W), ss, abt 150 w 5 av, —x—, vacant; also 14TH ST, 31-51 W (3:816-12-22), ns, abt 200 e 6 av, —x—, 3-4 & 5-sty bk & strn loft & str bldgs; A\$439,500-529,000; also 15TH ST, 13-23 E (3:843-11-17), ns, abt 200 e 5 av, —x—, 2 & 3-sty bk loft & str bldgs; A\$104,000-115,500; also UNION SQ, 17-19 W (3:843-20), nwc 15th (Nos 25-7), —x—, 12-sty bk loft & str bldg; A\$250,000-490,000; also 62D ST, 115 W (4:1134-24), ns, abt 200 w Col av, —x—, 5-sty strn tnt; A\$14,000-23,000; also 124TH ST, 100-2 E (6:1772-70-71), sec Park av, —x—, 2-5-sty bk tnts; A\$26,500-57,000; also ST NICHOLAS AV (7:2051-1-3), nec 141st, —x—, vacant; A\$27,000-27,000; also ST NICHOLAS AV (7:2051-16), es, 101.3 n 141st, —x—, vacant; A\$9,000-9,000; also ST NICHOLAS AV (7:2051-25-26), es, 231 n 141st, —x—, vacant; A\$44,000-44,000; also BROADWAY (7:2081-60-64), sec 150th, —x—, vacant; A\$104,500-104,500; also AMSTERDAM AV (8:2112-6), sec 168th, —x—, vacant; A\$13,000-13,000; also AMSTERDAM AV (8:2112-10), nec 168th, —x—, vacant; A\$14,000-14,000; also AMSTERDAM AV (8:2112-11), es, 25 n 168th, —x—, vacant; A\$10,000-10,000; also 168TH ST W (8:2124-33), ss, 100 w Audubon av, —x—, 2-sty bk garage; A\$18,500-29,000; also BROADWAY (8:2141-29-32), nec 172d, —x—, vacant; A\$45,500-45,500; also ST NICHOLAS AV (8:2125-1 to 7 & 8 to 11), nec 168th, runs n— to 169th xel85.3x85.5xw50x95 to 168th xw78.8 to beg, vacant; A\$195,000-195,000; also 168TH ST W (8:2125-24 & 25), ns, 78.8 e St Nicholas av, 50x95, vacant! A\$22,000-22,000; also 202D ST W (8:2199-30), ns, 100 w Col av, —x—, vacant; A\$14,000-14,000; also 203D ST W (8:2199-18), ss, 100 w Col av, —x—, vacant; A\$14,000-14,000; also COLUMBUS AV (8:2202-21), swc 206th —x—, vacant; A\$16,000-16,000; deed of trust; Jos Wittman of Morristown, NJ, individ & EXR Eleanor C Wittman & Eleanor von Erden Orr of same place, to Guaranty Trust Co of N Y, 140 Bway, as TRSTE in trust for benefit of Joseph Wittman for life & Eleanor von Erden Orr & Jos Van Beuren Wittman, the husband & daughter & son of said Eleanor C Wittman, decd, as owner of ½ of 78-300 pts; also all int of Jos Wittman as life tenant, etc; Apr27; May24'18. nom
 14TH st, 1 W, see 14th, 38 E.
 14TH st, 3-29 W, see 14th, 38 E.
 14TH st, 22-44 W, see 14th, 38 E.
 14TH st, 31-51 W, see 14th, 38 E.
 15TH st, 6-22 E, see 14th, 38 E.
 15TH st, 13-23 E, see 14th, 38 E.
 15TH st, 25-7 E, see 14th, 38 E.
 15TH st E, swc Union sq E, see 14th, 38 E.
 15TH st, 2 W, see 14th, 38 E.
 15TH st, 38-40 W, see 14th, 38 E.

15TH st, 46 W, see 14th, 38 E.
 15TH st, 2-4 E, see 14th, 38 E.
 15TH st, 8-18 W, see 14th, 38 E.
 16TH st, 341 E (3:922-61), ns, 321 e Livingston pl, runs n92xe9xs23xe13xs69 to st xw22 to beg, 4-sty bk tnt & str; August Reuning to Lizzie Reuning, 463 E 136; AT; AL; May2; May29'18; A\$10,500-13,000 (R S \$6.50). nom
 17TH st, 101-5 W, see 6 av, 269-277.
 18TH st, 326 W (3:741-49), ss, 310 w 8 av, 20x92, 3-sty & b bk dwg; Leonard Weill to Arthur Cauwenberghs, 326 W 18; mtg \$4,270 & AL; May27; May28'18; A\$9,500-11,000 (R S \$3.50). O C & 100
 19TH st, 334 W (3:742-57), ss, abt 400 w 8 av, 23.5x92, 3-sty & b bk dwg; Jeanette E Rustay of Lambertville, NJ, et al to Frederic Poffet, 323 W 29; May18; May24'18; A\$11,000-14,000 (R S \$10). nom
 19TH st, 439 W (3:717-16), ns, 425 w 9 av, 25x71.4, 3-sty bk tnt; Geo F Harriman, ref. to Farmers Loan & Trust Co, 22 Wm, ENR Jos L R Wood, plff; FORECLOS May 21; May23; May24'18; A\$8,500-9,500 (R S \$8). S,000
 20TH st, 231 W, see 3 av, 1298-1300.
 21ST st, 326-8 W (3:744-55-56), ss, 375 w 8 av, 49.6x92, 2-5-sty bk tnts; Morris Moskowitz to Wm Lindsay, 548 W 55; mtg \$45,600; Feb1; May27'18; A\$24,000-48,000 (R S \$10). O C & 100
 27TH st, 426 W (3:724-51), ss, 425 e 10 av, 25x98.9, 5-sty strn tnt; Emma Heinzelmänn & Josephine De Luca, EXTRXCES Eliza Schwehr, to Ida Schackner, 750 Hewitt pl; Emma Heinzelmänn, 206 9 av; Wm Rauenbuhler, 570 Teasdale pl; Theresia Schneider, 50 Av A; Chas Rauenbuhler, 25 Ellery, Bklyn (the above shall each hold 5-6 of 4-21 pts), & Tillie Jewett & Josephine De Luca, both at Lincoln av, Westchester Park, Tuckahoe, NY, shall each hold 1-12 of 421 p-ts; AL; May27; May29'18; A\$12,000-24,000 (R S \$2.50). 2,047.57
 28TH st, 157-9 W, see 7 av, 319-21.
 29TH st, 36 E, see 3 av, 1298-1300.
 32D st, 210 E (3:912-59), ss, 151.8 e 3 av, 16.8x98.9, 3-sty & b bk dwg; Mary E Towle, EXTRX Benj B Sibell, to Julia A Budlong, at Frankfort, NY; Mar18 May 28'18; A\$7,500-9,500. nom
 32D st, 249 E, see 3 av, 1298-1300.
 33D st, 444 W (3:730-73), ss, 450 w 9 av, 25x98.9, 4-sty bk tnt & str; Jacob Hirsch to Service Realty Co, 7 E 42; May29'18; A\$12,500-14,000 (R S \$14). O C & 100
 35TH st, 556 W (3:706-58), ss, 150 e 11 av, 25x98.9, 1-sty fr. bldg; John Bush to Louis F Bush, 556 W 35; mtg \$6,000; Dec 7'17; May28'18; A\$10,000-10,500. gift
 40TH st, 316 E (3:945-47), ss, 225 e 2 av, 25x98.9, 5-sty bk tnt & str; Ortus Realty Co to Port Jervis Land Impt Co, 35 Nassau; mtg \$13,000 & AL; May25; May27'18; A\$8,000-15,000 (R S \$3). O C & 100
 40TH st, 316 E (3:945-47), ss, 225 e 2 av, 25x98.9, 5-sty bk tnt & str; Port Jervis Land Impt Co to Anton Dohm, 349 W 28, & John C Behlmer, 347 W 23; mtg \$12,000; May29'18; A\$8,000-15,000 (R S \$3.50). O C & 100
 44TH st, 343-5 W (4:1035-9-10), ns, 200 e 9 av, 50x100.4, 2-4-sty bk tnts & str & 2-3-sty bk rear tnts; Frederic L & Berthe P Marty, children & heirs of Louis Marty to Pauline Marty, 343 W 44, widow Louis Marty; QC & confirmation deed rec May15'16; May16; May28'18; A\$33,500-40,000. nom
 47TH st, 327 E (5:1340-16), ns, 375 e 2 av, 25x100.5, 5-sty bk tnt & str; Ruth Hasinsky of Bronx to Pearl Niles, Town of Union, NJ; mtg \$13,500 & AL; Apr25; May 27'18; A\$9,000-16,500. O C & 100
 49TH st, 145 W (4:1002-11), ns, 528 w 6 av, 22x100.4, 4-sty bk tnt & str & 2-sty bk rear tnt; Wm G McGrath, 785 St Nicholas av, to Baltic Holding Corp, 128 Bway; mtg \$15,000; May16; May27'18; A\$30,000-31,000 (R S \$5). O C & 100
 51ST st, 133 W (4:1004-15), ns, 425 w 6 av, 25x120, 2 & 3-sty bk garage; Winat Realty Co, Inc, 2261 University av, to Edna C Schwarz, 419 Monastery st, West Hoboken, NJ; AL; May29'18; A\$35,000-39,000 (R S \$25.50). 25,500
 51ST st, 133 W (4:1004-15), ns, 425 w 6 av, 25x120, 2 & 3-sty bk garage; Edna C Schwarz to Michael, Mary E & K Frances Coleman, all at 50 W 51, & Geo E Coleman, 132 W 87; B&S; mtg \$15,000; May29'18; A\$35,000-39,000. nom
 53D st, 16 E (5:1288-61), ss, 107.6 w Mad av, 25x100.5, 5 & 6-sty strn dwg; Julia A Barbour to Jeremiah Milbank, 29 E 39; mtg \$70,000 & AL; May23; May29'18; A\$50,000-145,000 (R S \$15). O C & 100
 55TH st, 309-11 W (4:1046-26-27), ns, 125 w 8 av, 50x100.5, 2-5-sty strn tnts; Julie M Grant & ano, EXTRXS & TRSTES Hugh J Grant, to 515 West 29th St Co at 233 Bway; May3; May24'18; A\$40,000-64,000 (R S \$57.50). O C & 100
 56TH st, 57 W (5:1272-7), ns, 145 e 6 av, 25x100.5, 4-sty & b strn dwg; Shirley E Sprague, 57 W 56, to Shirley Realty Co, 57 W 56; mtg \$45,000 & AL; May21; May 25'18; A\$52,000-65,000 (R S 50c). nom
 59TH st, 101-3 E, see 3 av, 1298-1300.
 61ST st, 213 E (5:1416-7½), ns, 173 e 3 av, 18x100.5, 3-sty & b strn dwg; Thos T Bates to Bertha S Bates, his wife, both of Convent, NJ; mtg \$8,000 & AL; May6; May 27'18; A\$9,500-13,500. nom
 62D st, 9 E (5:1377-9), ns, 200 e 5 av, 25x100.5, 4 & 5-sty strn dwg; Edmund L Baylies, 10 E 62, to Robt J F Schwarzenbach, 171 Park av; B&S; mtg \$73,000 & AL; May 29'18; A\$81,000-89,000 (R S \$127). O C & 100
 62D st, 115 W, see 14th, 38 E.
 70TH st, 322-4 E (5:1444-37-38), ss, 269 w 1 av, 50x100.4, 2-4-sty strn tnts & str; Caterina wife Rosario Lentino, Bklyn, to

Chas Lentino, 551 De Kalb av, Bklyn; mtg \$21,100; May24; May25'18; A\$18,000-32,000. nom
 70TH st, 116 W (4:1141-38½), ss, 138.6 w Col av, 18.6x100.5, 4-sty strn tnt; Edw H Kelly to Martha T Kelly, 105 W 69; AL; May28; May29'18; A\$20,000-21,500 (R S \$1). nom
 73D st, 402 E (5:1467-44½), ss, 88 e 1 av, 25x51.2, 5-sty bk tnt & str; Minnie Wolff to Classic Realty Corp, 600 W 181; mtg \$9,000 & AL; May29'18; A\$5,000-11,500 (R S \$2.50). O C & 100
 73D st, 507 E (5:1485-7), ns, 135.6 e Av A, 37.6x102.2, 6-sty bk tnt; A\$10,000-32,000, also 73D ST, 509 E (5:1485-8), ns, 173 e Av A, 37.6x102.2, 6-sty bk tnt; A\$10,000-32,000, also 73D ST, 511-3 E (5:1485-10), ns, 210.6 e Av A, 37.6x102.2, 6-sty bk tnt; A\$10,000-32,000; Morris Rosenfeld, 309 Var Buren st, Bklyn, to Harry Halpern, 245 Stone av, Bklyn; mtg \$67,000; May17; May 25'18. nom
 73D st, 509-13 E, see 73d, 507 E.
 76TH st, 236 E (5:1430-29), ss, 105 w 2 av, 25x102.2, 5-sty bk tnt; Nathaniel Phillips, ref. to Emigrant Indust Savgs Bank, plff; FORECLOS May14; May28; May29'18; A\$10,000-22,500 (R S \$16). 15,950
 77TH st, 349 E (5:1452-22), ns, 100 w 1 av, 25x104.4, 4-sty bk tnt & 3-sty fr rear tnt; Milton Realty Co to Lydia B Maier, 2880 Bway, & Lina Maier, 1 W 102; mtg \$8,000 & AL; May22; May25'18; A\$9,000-15,000 (R S \$2.50). O C & 100
 80TH st, 323 E (5:1543-14), ns, 300 w 1 av, 25x102.2, 5-sty strn tnt; Antonin Semerad to Vaclav Pechar, 323 E 80; mtg \$12,400; May25; May27'18; A\$9,000-14,000 (R S \$2). nom
 81ST st, 426 E (5:1560-36), ss, 281.6 w Av A, 25x102.2, 5-sty bk tnt & str; Wm A Lockwood, ref. to Sol Libman, 48 W 38, & Julius Libman, 574 West End av, individ parties in interest; mtg \$ — FORECLOS May16; May27; May28'18; A\$8,500-17,500 (R S 50c). 200
 81ST st, 428 E (5:1560-35), ss, 256.6 w Av A, 25x102.2, 5-sty bk tnt & str; Lawrence S Greenbaum, ref. to Sol Libman, 48 W 38, & Julius Libman, 574 West End av, individ parties in interest; mtg \$ — FORECLOS May16; May27; May28'18; A\$8,500-17,500 (R S 50c). 200
 83D st, 16 E (5:1494-62), ss, 145 w Mad av, 20x102.2, 4-sty & b strn dwg; Alex Thain, 16 E 83, to Grace T McLaughlin, 16 E 83; Laura T Ahlstrom, 924 West End av, & Helen T Oddie, of Shippan Point, Stamford, Conn; B&S; AL; May1'16; May 28'18; A\$44,000-48,000. gift
 88TH st, 156 E (5:1516-50), ss, 62.3 e Lex av, 25.6x100.8, 5-sty bk tnt; Kate Livingston, 603 W 113, et al to Minnie Samuels, 672 St Nicholas av; mtg \$23,000 & AL; July19'17; May24'18; A\$15,000-24,000 (R S \$3). O C & 100
 88TH st, 301-301A E, see 2 av, 1700.
 89TH st, 327 W (4:1250-77), ns, 351 w West End av, 22x75.8, 5-sty & b bk dwg; Eliz M Geiger to Archie L Dean, 61 Bway, NY, or 138 McDonough, Bklyn; May27; May28'18; A\$18,300-30,000 (R S \$25). nom
 92D st, 309 W (4:1252-12), ns, 100 w West End av, 50x54.3x50x52.11, 4-sty bk dwg; Eliz S Root to Wm H Richter, 99 49th st, Corona, B of Q; Apr18; May27'18; A\$35,000-48,000 (R S \$55). O C & 100
 92D st, 309 W; Wm H Richter, E of Q, to Eliz N Todd at Lake Mahopac, NY; mtg \$35,000; Apr18; May27'18 (R S \$20). O C & 100
 93D st, 1 W, see Central Park W, 331-5.
 97TH st, 110 E (6:1624-65), ss, 175 e Park av, 25x100.11, 5-sty strn tnt; Ida G Matheson of Mt Vernon, NY, to Wm D Grant, 15 Archer av, Mt Vernon, NY; mtg \$22,500; May24; May29'18; A\$10,000-22,500 (R S \$9.50). nom
 98TH st, 61 W (7:1834-4½), ns, 74 e Col av, 26x100.11, 5-sty bk tnt; Cyrille Carreau et al, EXRS Cyrille Carreau, to Nathan S Goldstein, 872 3 av, & Wm Katz, 51 W 98; mtg \$13,000 & AL; May20; May 29'18; A\$13,500-18,500 (R S \$1.50). 14,500
 101ST st, E, nec 5 av, see 5 av, 1204-10.
 104TH st, 64 E (6:1609-43), ss, 117.6 w Park av, 18.9x100.11, 3-sty & b strn synagogue; Louis Jacobson to Louis Brown, 342 W 37, & Nathan Klotz, 159 E 103; mtg \$4,000 & AL; May24; May25'18; A\$6,000-8,700. O C & 100
 104TH st, 54 W, see 3 av, 1298-1300.
 106TH st, 160 W, see Ams av, 933-5.
 108TH st, 204 E (6:1657-4½), ss, 99 e 3 av, runs s87.6xe13.5xe15.3x100.11 to st xw16.3 to beg, 4-sty bk tnt & str; Michele Bitetti to Thos Casasse, 178 1 av; mtg \$6,000 & AL; May21; May27'18; A\$4,200-8,000 (R S \$4). O C & 100
 108TH st, 315-21 E (6:1680-11-13), ns, 250 e 2 av, 100x100.11, 2-6-sty bk tnts & str; Chas J Bennack of Hoboken, NJ, to Progressive Holding Co, 309 Bway; AL; May 16; May27'18; A\$22,000-74,000 (R S 50c). nom
 109TH st, 88 E (6:1614-38), swc Park av (No 1488-90), runs w17xs66.1xw0.10xs4.9xw 6.7xs10x24.5 to av xw80.10 to beg, 4-sty strn tnt & str & 1-sty bk office; Carrie L Jacobs to Mayer Blumenfeld, 67 E 106, & Jos Richman, 73 E 109; mtg \$8,000; May 24; May25'18; A\$9,500-10,500 (R S \$1). nom
 109TH st, 321 E (6:1614-16), ns, 375 e 2 av, 25x100.11, 5-sty bk tnt & str; Alfred L Rose, 309 W 81, to Edw Regenerhard, 443 Gregory av, Weehawken, NJ; B&S & CaG; AL; May25; May29'18; A\$6,000-16,500. nom
 111TH st, 211 E (6:1664-9), ns, 185 e 3 av, 25x100.11, 5-sty strn tnt & str; Harold H Herts, ref. to Lawyers Mtg Co; FORECLOS May16; May22; May24'18; A\$7,500-17,500 (R S \$15). 15,000
 115TH st, 32 W (6:1598-52), ss, 469 e Lenox av, 20x100.11, 3-sty & b bk dwg; Kentucky Holding Co to Julius Stuzin, 2116 Harrison av, Bronx; mtg \$10,000; May 27; May29'18; A\$9,500-11,000. O C & 100

116TH st, 3-5 E (6:1622-5), ns, 110 e 5 av, 50x100.11, 6-sty bk tnt & str; Fannie Rosen & Abr 1 Spiro, TRSTES with Hannah Weinberg, decd, & Fannie Rosen, indivd, to Saml A Cassell, 1695 Mad av; ½ pt; AT; mtg \$68,000; May28; May29'18; A\$35,500-75,000 (R S \$5).

5,000 over & above mtgs
116TH st, 3-5 E; Annie Spiro, of Bklyn, to same; ½ pt & AT; mtg \$68,000; May28; May29'18 (R S \$5). O C & 100

116TH st, 104-6 W (7:1825-38), ss, 105 w Lenox av, 40x100.11, 1-sty bk str; Isidore & Herbert J Stern, 924 West End av, to I Stern & Son Realty Holding Co, at 61 Bway, or 104-6 W 116; mtg \$63,000 & AL; July25'17; May29'18; A\$35,000-48,000. nom

117TH st, 201-3 W, see 7 av, 1940-6.

118TH st, 215 E (6:1783-9), ns, 193.9 e 3 av, 18.9x100.5, 4-sty -stn tnt; Jas H Cruikshank to Chas E Haskell, 221 Main st, Orange, NJ; mtg \$4,000 & AL; May23; May27'18; A\$5,500-9,000. nom

118TH st, 215 E; Chas E Haskell to Giovanna Cucinotta, 306 E 27; mtg \$5,000 & AL; May27'18 (R S \$150). nom

118TH st, 238-40 E (6:1667-29), ss, 110 w 2 av, 50x100.11, 6-sty bk tnt & str; Pershing Realty Co to Abr Lipshitz, 50 Stuyvesant; mtg \$36,000; May28; May29'18; A\$15,000-50,000 (R S \$5). O C & 100

120TH st, 502-4 E, see Pleasant av, 374-6.

122D st, 16 W (6:1720-65), ss, 150 e Lenox av, 20x100.11, 3-sty & b stn dwg; Fanny M Mather to Emily C Charles, 51 W 127; AL; May27; May28'18; A\$9,600-11,500 (R S \$1050). O C & 100

123D st, 60 E (6:1748-27), ss, 174.6 e Mad av, 18.9x100.11, 3-sty & b bk dwg; Jacob Chaimowitz to Louise H Steiner, 41 E 83; mtg \$5,500; May27; May29'18; A\$6,000-7,000 (R S \$220). nom

124TH st, 100-2 E, see 14th, 38 E.

125TH st, 78 E, see 3 av, 1298-1300.

127TH st, 256 W (7:1932-51½), ss, 316.8 e 8 av, 16.8x99.11, 3-sty & b stn dwg; City Real Estate Co to Edw N Roeder, 129 W 126; AT & B&S; Apr26; May29'18; A\$5,600-7,500. nom

127TH st, 256 W; Harold R Flood, of Yonkers, NY, & ano, to same; ½ pts; AT; mtg \$4,500 & AL; May13; May29'18 (R S \$1). nom

127TH st, 256 W; Mary T Flood, by Westchester Trust Co, of Yonkers, NY, GDN, to same; AT & B&S; mtg \$4,500 & AL; May24; May29'18 (R S 50c). 333.33

127TH st, 129-131 E, see 3 av, 1298-1300.

130TH st E, nec 5 av, see 5 av, 2121.

131ST st, 64 W (6:1728-64), ss, 185.4 e Lenox av, 16.8x99.11, 3-sty & b stn dwg; Matthew McNamara to Classic Realty Corp., 600 W 181; May29'18; A\$3,600-5,000 (R S \$5). O C & 100

131ST st W, nwc Old Bway, see Old Bway, 68.

131ST st W (7:1986), ns, 99.10 e Bway, a strip 0.2x99.11; Manhattan College, a corp., to A L S Realty Corp., 347 5 av; May22; May25'18 (R S \$1). O C & 810

132D st, 265 W (7:1938-10), ns, 225 e 8 av, 14x99.11, 3-sty & b stn dwg; Hudson P Rose Co, 7 W 45, to Chas Crosby, 10½ W 99; mtg \$5,000 & AL; May16; May28'18; A\$3,600-4,700 (R S \$150). nom

134TH st E, nwc Park av, see Park av, 2000-10.

134TH st, 217 W (7:1940-24), ns, 183 w 7 av, 17x99.11, 3-sty bk dwg; Hudwill Corp., 7 W 45, to Jas H Russell, 30 W 135; mtg \$4,000 & AL; May6; May24'18; A\$4,100-5,500 (R S \$250). nom

135TH st E, swc Park av, see Park av, 2000-10.

141ST st W, nec St Nicholas av, see 14th, 38 E.

145TH st, 619 W (7:2092-22), ns, 243.3 w Bway, 18.9x90, 3-sty bk dwg; John J Rooney to Marie C Rooney, both at 619 W 145; Mar10'14; May27'18; A\$11,000-12,500. nom

146TH st W (7:2092-46-47), ss, 250 w Bway, 58.10 to es Riverside dr 102.11x82.11 x99.11, vacant; Olds Holding Corp. to Lucania Realty Corp., 2875 Bway; May27'18; A\$62,500-62,500 (R S \$35). O C & 100

146TH st W, see Riverside dr, see 146th W, ss, 250 w Bway.

150TH st W, see Bway, see 14th, 38 E.

154TH st, 417 W, see 6 av, 269-277.

164TH st, 540 W, see St Nicholas av, 1071-9.

168TH st W, nec Ams av, see 14th, 38 E.

168TH st W, see Ams av, see 14th, 38 E.

168TH st W, ss, 100 w Audubon av, see 14th, 38 E.

168TH st W, nec St Nicholas av, see 14th, 38 E.

168TH st W, ns, 78.8 e St Nicholas av, see 14th, 38 E.

169TH st W, see St Nicholas av, see 14th, 38 E.

172D st W, nec Bway, see 14th, 38 E.

177TH st W, nec Northern av, see Northern av, 1-9.

178TH st W, see Northern av, see Northern av, 1-9.

186TH st W, swc Washington ter, see Washington ter, 2.

192D st, 574-6 W, see St Nicholas av, 1636-8.

202D st W, ns, 100 w Col av, see 14th, 38 E.

203D st W, ss, 100 w Col av, see 14th, 38 E.

206TH st W, swc Col av, see 14th, 38 E.

Av D, 131 (2:379-39), nwc 9th (No 749), runs w93xn46.6xe23xs20.6xe70 to av xs26 to beg, 6-sty bk tnt & str; Fanny Weiss, 75 E 106, to Mary E Davitt, 8416 21 av, Bklyn; AL; Dec20'17; May29'18; A\$23,500-47,500 (R S 50c). O C & 100

Amsterdam av, 933-5 (7:1860-61), see 106th (No 160), 47.10x100, 6-sty bk tnt & str; Falher Realty Co to Winter Realities, Inc, 539 W 155; mtr \$130,000 & AL; Mar 14; Mar24'18; A\$60,000-120,000 (R S \$5). O C & 100

Amsterdam av, see 168th, see 14th, 38 E.

Amsterdam av, nec 168th, see 14th, 38 E.

Amsterdam av, es, 25 n 168th, see 14th, 38 E.

Bradhurst av, 6 (7:2043-30), es, 55.1 n 142d, 22.5x56.6x22.4x59.2, 5-sty bk tnt; Fannie M Keppel, at Quogue, LI, to Chas E Haskell, 227 Main st, Orange, NJ; B&S; May6; May28'18; A\$5,200-10,500 (R S \$7). nom

Bradhurst av, 8 (7:2043-31), es, 77.6 n 142d, 23x53.11x23.7x—, 5-sty bk tnt; Colored Orphan Asylum & Assn for the benefit of Colored Children to Chas E Haskell, 227 Main st, Orange, NJ; B&S; May21; May28'18; A\$5,200-10,500 (R S \$7). nom

Broadway, 308, see 6 av, 269-277.

Broadway (8:2172-pt lot 16), ses, 546 sw Elwood, 25x150, vacant; Maunsell B Field, ref, to Wm J Davidson, 58 W 59, EXR Mary A Brolly, plff; FORECLOS May14; May25; May29'18; A\$—\$— (R S \$7). 6,880

Broadway (8:2172-pt lot 16), ses, 571 sw Elwood, 25x150, vacant; Abr Oberstein to Wm J Davidson, 58 W 59, EXR Mary A Brolly, plff; FORECLOS May14; May27; May29'18; A\$—\$— (R S \$6). 5,230

Broadway, see 150th, see 14th, 38 E.

Broadway, nec 172d, see 14th, 38 E.

Central Park W, 331-5 (4:1207-29), nwc 93d (No 1), runs w173.4xn100.8xe73.4xn25x e100 to st xs125.8 to beg, 12-sty bk tnt; Nolava Realty Corp. to Robt J McKennan, 174 W 89; mtg \$900,000; May23; May27'18; A\$260,000-900,000. O C & 100

Central Park W, 331-5, nwc 93d (No 1), Robt J McKennan to Broededge Corp., 156 Bway; mtg \$854,500 & AL; May23; May27'18 (R S \$6250). O C & 100

Columbus av, swc 206th, see 14th, 38 E.

Lexington av, 662 (5:1310-16½), ws, 60.5 n 55th, 20x73, 4-sty & b stn dwg; Linda Frankenthal, 2 W 86, to Paul S Bolger, 666 Lex av; AL; May28; May29'18; A\$16,500-22,500 (R S \$2550). O C & 100

Lexington av, 2114, see 3 av, 1298-1300.

Madison av, 675 (5:1376-22), es, 24.9 n 61st, 22x85.1, 5-sty stn tnt & str; Eliza S Embry, NY, to John M & Howard C Holton, 234 West Upsal st, Phila, Pa; mtg \$28,000; Feb9'12; May24'18; A\$48,000-65,000. gift

Nagle av (8:2174-70 & 73 & 213 & 238), cl, 755 e from cl Ellwood, runs e to nec Thayer 174.10xnw311.7xn50 & 40 & 61.3 xw 183.2xe200xe25xe200 to beg, except parts for Thayer st & Nagle av, vacant; Sarah J Doying, widow, at Wash, DC, to Edw C Hoyt at Five Oaks, Stamford, Conn; QC; May21; May27'18; A\$66,300-66,300 (R S 50c). O C & 100

Nagle av, nwc Thayer, see Nagle av, cl, 755 e cl Ellwood.

Northern av, 1-9 (8:2177-3 & 46 & 42), n ec 177th, runs e102xn255 to ss 178th xw 112.9 to av xs255 to beg, 3-5-sty bk tnts; Lunsonray Holding Co, 398 W 145, to Jules Realty Co, 170 Bway; AL; May23; May27'18; A\$110,000-391,000 (R S \$10). O C & 100

Old Broadway, 68 (7:1986-6), nwc 131st, 100.4x134x99.11x143, 4-sty bk garage & vacant; Church of the Annunciation at Manhattanville, a corp., to A L S Realty Corp., 347 5 av; B&S; May24; May25'18; A\$45,000-145,000 (R S \$8). 35,000

Park av, 503-9, see 3 av, 1298-1300.

Park av, 1488-90, see 109th, 88 E.

Park av, see 124th, see 14th, 38 E.

Park av, 1808-16, see 3 av, 1298-1300.

Park av, 2000-2010 (6:1759-33-40), nwc 134th, 199.10 to ss 135th, x90, 1 & 2-sty bk & fr bldgs & vacant; Pescatore Realty Corp., 46 Cedar, to Crane Co, 836 South Michigan av, Chicago, Ill; mtg \$38,500 & AL; May24'18; A\$54,500-56,000 (R S \$15). O C & 100

Park av, swc 135th, see Park av, 2000-10.

Pleasant av, 374-6 (6:1816-49), see 120th (Nos 502-4), 40x100, 6-sty bk tnts & str; Louis H Strouse as TRSTE in bankruptcy of the Loretta Corp. to Henrietta Tamor, 1802 Clinton av, Bronx; AT; B&S; May17; May27'18; A\$15,500-46,000 (R S 50c). 500

Riverside dr, see 146th, see 146th W, ss, 250 w Bway.

St Nicholas av, 140-8, see 7 av, 1940-6.

St Nicholas av, 206 (7:1926-6), es, 89.1 n 120th, 29.4x118.11x25x103.7, 5-sty bk tnt; Chas Schwartz of Bronx to Belland Realty Corp., 300 W 121; mtg \$19,000; May24; May25'18; A\$15,000-25,000 (R S 50c). O C & 100

St Nicholas av, nec 141st, see 14th, 38 E.

St Nicholas av, es, 231 n 141st, see 14th, 38 E.

St Nicholas av, 1071-9 (8:2122-116), swc 161th (No 510), runs n53.9 to cl Audubon av, as laid out in year 1870, xs99.11xe91 to av xn106.7 to beg, 6-sty bk tnt; Realty Syndicate to Jas M Craig 24 Passaic st, Ridgewood, NJ; mtg \$100,000 & AL; Apr22; May27'18; A\$52,000-135,000 (R S \$50). nom

St Nicholas av, 1638-8 (8:2161-16), see 192d (Nos 574-6), 57.6x100, 5-sty bk tnt & str; Dora Schwartz to Simon Borchardt, 553 W 87; mtg \$72,500 & AL; May29'18; A\$34,000-85,000 (R S \$2750). O C & 100

St Nicholas av, es, 101.3 n 141st, see 14th, 38 E.

St Nicholas av, nec 168th, see 14th, 38 E.

St Nicholas av, see 169th, see 14th, 38 E.

2D av, 1700 (5:1551-1), nec 88th (Nos 301-301A), 25.8x100, 5-sty bk tnt & str; Fanny Weiss, 75 E 106, to Mary E Davitt, 8416 21 av, Bklyn; AL; Dec20'17; May29'18; A\$21,500-38,000 (R S 50c). O C & 100

2D av, 2014 (6:1675-51), es, 50.11 s 104th, 25x75, 4-sty bk tnt & str; Joe Fine to Sarah Markowitz, 910 Intervale av; AL; May27; May28'18; A\$7,500-13,000 (R S \$250). O C & 100

3D av, 383 (3:908-5), es, 78.5 n 27th, 20.4 x70, 3-sty bk tnt & str & 1-sty ext; Archibald E Baxter, ref, to Chas Dorn, 361 3 av; plff; mtg \$12,000; FORECLOS Mar 11; Mar19; May29'18; A\$13,500-17,500 (R S \$1). 1,000

3D av, 1298-1300 (5:1409-37-38), ws, 51.2 s 75th, 51x100, 2-5-sty bk tnts & str; A \$39,000-58,000; mtg \$—; also PARK AV, 1816 (6:1749-this & Park av, 1808-14, lot 40), swc 125th (No 78), 25.6x90, 4-sty bk hotel; mtg \$—; PARK AV, 1814 (6:1749), ws, 25.6 s 125th 18.10x90, 4-sty bk hotel; mtg \$—; also PARK AV, 1812 (6:1749), ws, 44.4 s 125th, 19.1x90, 4-sty bk hotel; mtg \$—; also PARK AV, 1810 (6:1749), ws, 63.5 s 125th, 18.9x90, 4-sty bk hotel; mtg \$—; also PARK AV, 1808 (6:1749), ws, 81.2 s 125th, 18.9x90 4-sty bk hotel; mtg \$—; A\$135,000-185,000; also LEXINGTON AV, 2114 (6:1776-17), nwc 127th (No 131), 99.11x14.6, vacant; A\$11,500-11,500; also 127TH ST, 129 E (6:1776-16), ns, 373.4 e Park av, 17x99.11, vacant; A\$7,500-7,500; also 59TH ST, 101-3 E (5:1394-1), nec Park av (Nos 503-9), 45x100.5, 5-sty bk garage; mtg \$90,000; A\$150,000-165,000; also CEDAR ST, 151-3 (1:56-18-19), nes, abt 60 w Washington, 44x55.3, 2-4-sty bk loft & str bldgs; ½ pt; A\$56,000-62,000; also LIBERTY ST, 142-4 (1:56-27), ss, 20.4 w Washington, 50 x55, 5-sty bk loft & str bldg; ½ pt; A\$65,000-75,000; also 20TH ST, 231 W (3:770-23), nes, abt 390 w 7 av, 25x75.5x25x76, 3-sty bk & fr tnt; A\$12,000-13,500; also THOMPSON ST, 95 (2:503-32), ws, 175 n Spring, 25 x100, 3-sty bk tnt & str & 5-sty bk rear tnt; A\$4,500-17,000; also 32D ST, 249 E (3:913-25), ns, 100 w 2 av, 17.11x98.9, 3-sty bk tnt; A\$8,000-10,000; also 29TH ST, 36 E (3:858-52), ss, 200 e Mad av, 20.10x 98.9, 4-sty & b stn dwg; A\$41,500-43,000; also 6TH AV, 461 (3:803-41), ws, 49.4 s 28th, 24.8x100, 3-sty bk office & str bldg; mtg \$40,000; A\$65,000-72,000; also 104TH ST, 54 W (7:1839-52), ss, 39 w Manhattan av, 17x100.11, 3-sty & b bk dwg; mtg \$8,000; A\$9,000-12,000; also BOND ST, 34 (2:530-51), nes, abt 185 e Lafayette, 26.3x110, 3-sty bk loft & str bldg; 1-sty fr ext; mtg \$—; A\$21,000-23,000; Wilmurt Realty Co to Hester A Booth, 1 Lewis Pkway, Loweree, Yonkers, NY; May24; May29'18 (R S \$37750). nom

5TH av, see 14th, see 14th, 38 E.

5TH av, 63-7, see 14th, 38 E.

5TH av, 69, see 14th, 38 E.

5TH av, 71, see 14th, 38 E.

5TH av, 84-96, see 14th, 38 E.

5TH av, 418 (3:839-49), ws, 20 s 38th, 18 x83, pt 7-sty stn str; Geo E Flint to Austin Flint, 16 W 54, & Sherman Flint, 791 Mad av, an undivided int; B&S; May16; May24'18; A\$270,00-285,000 (R S \$25). nom

5TH av, 1204-10 (6:1607-1-4), nec 101st, 100.11x100, 4-5-sty bk tnts; Olds Holding Corp., 217 Bway, to Irving Savgs Instn, 115 Chambers; mtg \$160,000 & AL; May24; May28'18; A\$52,000-135,000 (R S 50c). 167,800

5TH av, 2121 (6:1755-1), nec 130th, 16.8x 75, 4-sty & b stn dwg; Annie W Gould to Justrite Realty & Mtg Holding Corp., 160 Bway; B&S; AL; May27; May28'18; A\$6,900-8,800 (R S \$750). O C & 100

6TH av, 269-277 (3:793-32-37), nwc 17th (Nos 101-5), —x—, 4-3-sty bk loft & str bldgs & 4-sty bk tnt & str, 1-sty ext; A\$195,500-213,500; also 154TH ST, 417 W (7:2068-58), ns, 170.10 w St Nicholas av, 21x 99.11, 3-sty & b bk dwg; A\$8,000-10,000; also JONES ST, 9 (23) (2:590-77), ns, abt 95 w 4th, 25x100, 7-sty bk loft & str bldg; A\$10,000-25,000; also BROADWAY, 308 (1:156-2), es, abt 25 n Duane, 25x100, 4-sty bk loft & str bldg; A\$105,000-110,000; also CHAUNCEY ST (Bklyn), ns, 250 w Ralph av, 16.8x77.6x16.8x77; also CHAUNCEY ST (Bklyn), ns, 266.8 w Ralph av, 16.8x77.11x 16.8x77.6; also CHAUNCEY ST (Bklyn), n s, 233.4 w Ralph av, 16.8x78.5x16.8x77.11; Valentine G Hall to Mary L Hall, both at Tivoli-on-Hudson, NY, undivided int; AL; May29'18 (R S \$5). gift

6TH av, 461, see 3 av, 1298-1300.

7TH av, 319-21 (3:804-1), nec 28th (Nos 157-9), 49.4x70, 3-4-sty bk tnts & str; Edw A Whitfield to Gustav F

Extra pl, 5-7, see Bowery, 313-5.
Greenwich st, 816 (2:642), nwc Jane, 25 x91.4x24.11x90.10; consent to 3d track; Lucy O F Randolph of Plainfield, NJ, et al, individ, EXRS & TRSTES Thompson E F Randolph & et al to Manhattan Railway & ano; mtg \$7,400; Dec15'17; May24'18 (R S \$1). 550
12TH st, 620 E (2:395), ns, 283 W Av C, 25x103.3; assign rents until July10'18; Jas F McCaffrey, 601 W 136, to Bronx County Constrn Co, 400 E 150; Mar5; May28'18. nom

20TH st, 511 W (misc); power of atty to satisfy or asn mtg on above with general power, etc; Carlos Wuppermann to Josephine W Wuppermann, his mother, both at 18 Calumet av, Hastings-on-Hudson, NY; Sept21'17; May24'18.

62D st, 5-9 E (5:1877); agmt as to restriction of bldgs; Edmund L Haylies, 10 E 62, with Mary E Blodgett, 5 E 62; May 28; May29'18. nom

76TH st, 236 E (5:1430), ss, 105 w 2 av, 25x102.2; re judgmt of Dec4'13; Jos E Jacobson, 20 W 22, to Emigrant Indust Savgs Bank; May13; May29'18. nom

76TH st, 236 E; re judgmt of Dec31'13; Ellen S Auchmuty, at Lenox, Mass, to same; May10; May29'18. O C & 25

131ST st, 573-5 W (7:1986), ns, 100 e Bway, 68x99.11; re four mtgs rec Aug26, 1854; Jan7, 1875; Apr7, 1891 & May23, 1900; Emigrant Indust Savings Bank to A L S Realty Corp, 347 5 av; May24; May25'18. 13,500

131ST st W (7:1986), ns, 99.10 e Bway, a strip 0.2x99.11; re mtg rec Jan21'09; Farmers Loan & Trust Co to Manhattan College, a corp, nec Bway & 131st; May 20; May25'18. nom

163D st, 601 W, see Bway, 3901-5.
Bowery, 313-5 (2:457), es, 76.7 n 1st, runs e160.5 to ws Extra pl (Nos 5 & 7) xn49.8x w170 & 95.7 to st xs50.11 to beg; sobrn of re of dower to mtg for \$15,000; Adelaide M Lyons, 2001 Anthony av, Bronx, to Fulton Trust Co of N Y, 149 Bway, as trste will Julia A Stebbins & Harold C Lyons; May 21; May24'18. O C & 100

Broadway, 3901-5 (8:2137), nwc 163d (No 601), 99.11x125; asn rents to secure \$1,000; Eadythe H & Albert Blumenthal to Stoddard & Mark, 128 Bway & et al; AL; May23; May24'18. nom

2D av, 857 (5:1319), swc 46th, 25.5x75; consent to 3d track; Frances A Murphy & ano to Manhattan Railway Co & ano; mtg \$3,000; June15'16; May24'18 (R S 50c). 396.50

3D av, 2320 (6:1774), swc 126th, 24.11x90; consent to 3d track; Purdy Estate, Inc, 2 Rector, to Manhattan Railway Co & ano; AT; mtg \$10,000; Apr30; May24'18. nom

3D av, 2320; consent to 3d track; Jas H Purdy, 14 E 122 & et al to same; mtg \$10,000; Jan11; May24'18 (R S \$1.50). 1,198.48

3D av, 2320; consent to 3d track; Wm Hayes, mtgee, to same; mtg \$10,000; Feb 28; May24'18. nom

Assignment of all RT&I (misc) in estate of Saml S Glauber; Max Glauber, 70 Lenox av, to Emily Glauber, 242 E 79; May27; May28'18. O C & 100

Power of atty (misc); Harold C Lyons of Wash, DC, to Cornwell Lyons of Pittsfield, Mass; Oct31'17; May24'18.

Power of atty (misc); Giuseppe & Stefano Crisafulli, individ & as partners of Crisafulli Bros Co, 14 Greene st, to Let-terio Crisafulli; May22; May27'18.

Power of atty (misc); Mary A Burnett, of Bklyn, to Harold L Burnett, of Bklyn; May3'15; May29'18.

Power of atty (misc); Howard Lillenthal to Edith S Lillenthal, his wife, or Dr Morris Manges, 72 E 79; Dec19'17; May28'18.

WILLS.

Borough of Manhattan.

17TH st, 510 E (3:974-53), ss, abt 170 e Av A, —x—, 5-sty bk tnt & str; A\$7,100-16,500; also 69TH St, 217 E (5:1424-12), ns, abt 295 e 3 av, —x—, 5-sty bk tnt; A\$13,500-27,000; Michl Green Est; (A) Lachman & Goldsmith, 35 Nassau; filed Mar 11'18.

83D st, 313 E (5:1546-10), ns, abt 230 e 2 av, —x—, 3-sty bk tnt & 2-sty bk rear stable; ½ pt; A\$9,000-12,000; Philippina Knobloch Est, Margaretha Martin, EX-TRX, 313 E 83; (A) Jas C McEachren, 271 Bway; filed Apr15'18.

94TH st, 62 W (4:1207-55), ss, abt 240 e Col av, —x—, 3-sty & b stn dwg; A\$12,500-16,000; Susan J Dennin Est, Mary Earley, EX-TRX, 62 W 94; (A) Hy S Cook, 38 Park row; filed May8'18.

127TH st, 233 E (6:1792-14½), ns, abt 245 w 2 av, —x—, 3-sty bk tnt; A\$4,500-7,500; D Comyn Moran Est, Chas Moran, EXR, 56 E 81; (A) T T Wells, 43 Cedar; filed Apr15'18.

Madison av, 215 (3:865-53), sec 36th, —x—, 3-sty & b bk dwg; A\$195,000-210,000; Emma J Mason Est, Farmers Loan & Trust Co, EXR, 22 William; (A) Geller, Rolston & Horan, 22 Exchange pl; filed Mar12'18.

CONVEYANCES.

Borough of Bronx.

MAY 24, 25, 27, 28 & 29.

Adams pl, sec Crescent av, see Crescent av, 608-12.

Amethyst st (15:1254), es, 225 s Sagamore, 75x95; Chas M O'Keeffe, ref, to Jennie S & Margt E Anderson, 657 E 165, plffs; FORECLOS Jan3; May21; May25'18 (R S \$1.50). 1,400

Augusta pl (18:5306), ws, 471.5 n Eastern blvd, 25x99.1x34.11x99.5; Danl Schatz, 516 E 88, to Thos M Gilmartin, 1867 Wood av; May—'18; May24'18 (R S \$1). 100

Cameron pl, 51, see Morris av, 2171.

Crotona Park N, 741 (11:2948), ns, 96.2 e Clinton av, 23x100, 2-sty fr dwg; Sarah G Higgs, Clason Pt, NY, to Jacob Garbus, 807 Trinity av; mtg \$2,500; May23; May24'18 (R S \$3). O C & 100

Fillmore st (15:4029), ws, 255 n Van Nest av, 50x100; Malvina Singer, 546 E 87, to Albt A Robert, 155 W 85; mtg \$6,438; May14; May29'18 (R S \$1). nom

Fox st, 802 (10:2722), es, 101 s Barretto, 49x109, 5-sty bk tnt; Tiffany Holding Co to Ida Epstein, 1145 Vyse av; mtg \$39,000; May25; May28'18 (R S \$10). O C & 100

Grote st, nec Crotona av, see Grote, ns, 24.10 W Old Clinton av.

Grote st (rd from Fordham to West Farms) (11:3101), ns, 24.10 W Old Clinton av, 21x107.6x17.9x108.2, except part for Crotona av & Grote, also being the nec Crotona av & Grote st, vacant; Goldberg & Greenberg, Inc, 134 W 26, to Chas Goldberg, 320 Central Park W; AL; Mar20; May27'18. 100

Home st, 844 (10:2680), ss, 91.9 W Prospect av, runs s72.2xs47.11xnw64.1xne99.6 to st xe40.1 to beg, 5-sty bk tnt; Henry Gordon, 122 Ridge, to Rosie Licht, 220 6 av; mtg \$30,000; May23; May28'18. 100

Home st, 844 (10:2680), ss, 91.9 W Prospect av, runs s72.2xs47.11xnw64.1xne99.6x 40.1 to beg, 5-sty bk tnt; Louise H Strouse, TRSTE of Loretta Corp, a bankrupt, to Harry Gordon, 122 Ridge; AT; mtg \$30,000; May17; May24'18 (R S \$4). 33,600

Leland st (14:3525), es, 100 n 152d as on map 126 lots, being a subdivision of plot 23 on map Clasons Point, 75x100; John Fippinger, 319 E 87, to Alberta Sessa, 149 St Anns av; mtg \$2,500; May 27; May28'18 (R S \$5). O C & 100

Manida st (10:2765D), es, 325 n Randall av, runs n82.4xe87.9xsx41xne13.7xs78.3xw 100 to beg, vacant; Empire Development Co to Lolita C Gainsborg, 60 W 162; QC & correction deed; Apr15; May29'18. nom

Manida st (10:2765D); same prop; Lolita C Gainsborg to Nanette Kandel, 100 W 117; Apr30; May29'18 (R S \$2.50). O C & 100

Palisade pl, 1803 (11:2877), sws, 84.11 ne Popham av, 25x101.8x24.5x96.5, 2-sty & a fr dwg; Wm H Gunnell to John J Riley, 105 W 176; mtg \$5,000; May27'18 (R S \$3). O C & 100

Rose pl (17:5013), es, 100 s 236th, 225.9 x93.11x225x75; Gottlob Brenzinger to Chas A Seharg, 2135 So blvd; May27; May28'18 (R S \$3). O C & 100

Tiffany st, 948 (10:2712 & 2714), es, 78 n 163d, 47x106.7, 5-sty bk tnt; Tiffany Holding Co to Dora Jaffe, 1001 E 167; mtg \$40,000; May25; May28'18 (R S \$10). O C & 100

139TH st, 511 E, see Brook av, 276.

145TH st, 483 E, see Brook av, 441.

156TH st E, nwc Cauldwell av, see Cauldwell av, nwc 156th.

181ST st, 669 E (11:3083), ns, 66.2 e Belmont av, 25x101.1x25x80.10, 3-sty bk tnt; Tommaso Giordano to Giuseppe Citarella, 2178 Belmont av; mtg \$4,500; May23; May 27'18 (R S \$3). O C & 100

181ST st E, swc Daly av, see Daly av, 2117.

188TH st, 518 E, see Bathgate av, 2423.

190TH st, 65 E (11:3175), ns, 172.3 e Morris av, 34.4x114.2x25.11x114, 2-sty & a fr dwg; Geo Mundorff to Celia Mundorff, 65 E 190; mtg \$7,750; Mar30; May29'18 (R S \$2). nom

214TH st, 707 E (16:4662), ns, 25x125; Fredk W Schneider, 2319 Powell av, to Frank Gass, 2019 Powell av; mtg \$—; May21; May27'18. nom

226TH st E (17:4828), ns, 100 w Lowerre pl, 27.6x100; Saml B Smith, ref, to Jos S Wood, plff; mtg \$2,750; FORECLOS Apr26, 1900; May16, 1900; May29'18. 300

226TH st E (17:4828), ns, 100 w Lowerre pl; Jos S Wood, 135 S 4 av, Mt Vernon, NY, to Edw D Biggs, 659 E 226; mtg \$2,500; May29'18 (R S \$2). nom

227TH st E (17:4863), 4874, 4875, 4876, 4889, 4890, 4891, 4892, 4902, 4904 to 4921, 4925 to 4928, 4930 to 4933 & 4935, cl at ss land Geo Briggs, runs e — to land late Nathl Prime xw — to old rd from Eastchester to Westchester xsw — to nec land David Smith xse 4 ch 25 lks xw 2 ch 25 lks xsw 70 lks xse 2 chs 77 lks xsw 4 chs 73 lks to Collis rd xsw 70 lks to land Geo Faile xnw 87 lks xnw 1 ch 37 lks xnw 1 ch 47 lks xnw 3 chs 83 lks to nec land Geo Faile xw — to cl Gunther av xnw — to cl Crawford av xsw — to cl Tieman av xnw — to cl Schieffelin av xw — to cl Laconia av xn — to cl 227th xw — to beg, except part lying w of cl Laconia av; Ferrstor Corp to Effingham L Clara V & Lucv S Schieffelin, 2107 Bway; QC; Apr 26; May28'18 (R S 50c). nom

227TH st E (17:4889 to 4892, 4902, 4904 to 4921, 4925 to 4928, 4930 to 4933 & 4935), cl at ss land formerly Geo Briggs, runs e — to land late Nathl Prime xw & s — to old rd from Eastchester to Westchester xsw — to land David Smith xse 4 ch 25 lks xs 2 ch 25 lks xsw70 lks xse 4 ch 73 lks to Coles rd xsw70 to land now or late Geo Faile xnw87 lks xnw 1 ch 37 lks xnw 1 ch 47 lks xnw 3 ch 83 lks to nwc land Geo Faile xw — xnw — to cl Crawford av xsw — to cl Tieman av xnw — to cl Schieffelin av xw — to cl Laconia av xn — to cl 227th xw — to beg, except part taken for sts by City N Y; Effingham L Schieffelin et al to Hebrew Orphan Asylum of City N Y, 1560 Ams av; Apr30; May29'18. O C & 1,000

241ST st E (12:3390), ns, 100 e Katonah av, 35x100, vacant; Ely Neumann, ref, to Louisa K Kuntz, 261 East Kingsbridge rd, plff; FORECLOS May20; May21; May24'18 (R S \$2). 2,000

Alexander av, 196 (9:2299), es, 50 n 136th, 16.8x96.6, 3-sty & b stn dwg; Henrietta L Knubel to Hy Katzenberg, 206 E 60; mtg \$5,000; May23; May28'18 (R S 50c). nom

Arthur av, 2120 (11:3070), es, 95.3 s 181st, 16.8x100.8x16.8x100.6, except part for av, 2-sty fr dwg; John J Morris to Cath Morris, 2110 Arthur av, his wife; May23; May24'18. nom

Arthur av, 2349-51 (11:3065), ws, 350 s 187th, 45x125, 3-sty fr tnt & str & 1-sty fr str; Edw R Koch, ref, to Pietro Cinelli, 2393 Arthur av; FORECLOS May22; May 29'18 (R S \$7). 6,550

Arthur av, 2374 (11:3073), es, 25 n 186th (William), 16.8x85.2x16.8x85.3, 2-sty fr dwg & str; Beniamino Latorraca, Naples, Italy, et al, to Giuseppe & Nicola Latorraca, 206 Spring; correction deed; Apr30; May28'18. 100

Bailey av, 2872 (12:3260), es, 250 s 230th, 25x101.3x25x100.10, 3-sty bk tnt Jos F Merkel, Rochester, NY, to Ferdinand W Daehne, 1017 Grote; mtg \$6,000; May20; May24'18 (R S 50c). nom

Bailey av, 2890 (12:3260), es, 75 s 230th, 25x100.7, 3-sty bk tnt; Jos F Merkel to Randall Comfort, East Pleasantville, NY; mtg \$6,000; May20; May25'18 (R S \$2.50). nom

Bathgate av, 2423 (11:3057), swc 188th (No 518), 89.4x32, 5-sty bk tnt & str; Julia A Gaine, ref, to Central Trust Co of N Y, 54 Wall, plff; FORECLOS May14; May20; May24'18 (R S \$27). 27,000

Baychester av (17:4895), nec Boston rd, 215.10x100x209.6x100, except part for Boston rd; N Y & Westchester Suburban Land Co to Vera Hillquit, 214 Riverside dr; mtg \$7,000; Mar1; May29'18. O C & 100

Bogart av (15:4093), ns, 300 e Van Nest av, 50x100; Wm Jamieson to Esplanade Realty Co, 43 Exch pl; May11; May28'18. nom

Bogart av (15:4124), ss, 375 w Morris Park av, 25x100; Rosei Rosenfeld, 323 Stockton, Bklyn, to Esplanade Realty Co, 43 Exch pl; Apr5'17; May28'18. nom

Boston rd, nec Baychester av, see Baychester av, nec Boston rd.

Broadway (12:3269), ses, 423.10 ne 234th, 150x327, except part for Bway, vacant; 177th St & Pinehurst Av Realty Corp to 64th St Holding Corp, 47 Cedar; B&S & CaG; mtg \$14,800; Feb12'15; May25'18; re-recorded from Mar18'15. O C & 100

Broadway (12:3269); same prop; 64th St Holding Corp to Wellworth Holding Corp, 302 Bway; B&S; May24; May25'18 (R S \$12). O C & 100

Bronxdale av (15:4056) sws, 358 nw Morris Park av, 25x155.1x23.7x158.4; Antoinette Hebel to Anna E von Dizelski, 677 Morris Park av; mtg \$750; May20; May27'18. O C & 100

Brook av, 276 (9:2267), nec 139th (No 511), 25.1x100, 5-sty bk tnt & str; Hy Morgenthau Co to Rose, wife Abr P Kramer, 448 E 137, & Bertha, wife Louis Grodsky, 462 E 137; B&S; May20; May29'18 (R S \$8). O C & 100

Brook av, 441 (9:2290), nwc 145th (No 483), 24.11x90, 2-sty fr dwg & vacant; Thos E Mulligan & ano to Hermine C Meincke, 2120 Harrison av; mtg \$5,000; May23; May 24'18 (R S \$3). O C & 100

Bryant av, 1490 (11:3000), es, 218.9 s 172d, 18.9x100, 3-sty bk tnt; Ester W Rossi to Moe Risch, 858 Cauldwell av, mt— \$5,000; May28; May29'18 (R S \$3.50). O C & 100

Cauldwell av (10:2625), ws, 200 n 156th, 36.10x100, vacant; Lucania Realty Corp to Elsie K Schnugg, 68 W 117; May1; May 28'18 (R S \$3.50). O C & 100

Cauldwell av (10:2625), ws, 200 n 156th; same prop; Elsie K Schnugg to Ebling Brewing Co, 760 St Anns av; May28'18 (R S \$3.50). O C & 100

Cauldwell av (10:2625), nwc 156th, runs n200xw100xs150xw17.6xs50 to st xe117.6 to beg, vacant; Lucania Realty Corp to Olds Holding Corp, 217 Bway; May27; May28'18 (R S \$12.50). O C & 100

Golden av (15:4126), ss, 100 w Morris Park av, 100x100; Hyman Reichenthal, Bklyn, to Esplanade Realty Co, 43 Exch pl; May2; May28'18. nom

Crescent av, 608-12 (11:3072), sec Adams pl, 128.6x124.6x100x43.9, 2-5-sty bk tnts & str; John Alvino to Felecia Alvino, 76 Irving pl; mtg \$53,000; May20; May28'18 (R S 50c). nom

Creston av, 2751-3 (12:3318), ws, 444.9 n 196th, 50x100.4, 5-sty bk tnt; Estelle T Shipway to Etness Realty Corp, 43 Exch pl; B&S; mtg \$39,200; Apr30; May24'18 (R S \$26). nom

Crotona av, 2360 (11:3102), es, 130 s 187th, 20x100, 3-sty bk tnt; John B Anderson, 45 Green av, Madison, NJ, to Baisley & Watson Coal Co, 2614 University av; QC; AT; Apr13'15; May28'18. nom

Crotona av, nec Grote, see Grote, ns, 24.10 W Old Clinton av.

Cruiger av, swc Van Nest av, see Van Nest av, 718.

Daly av, 1924 (11:2992), es, 302.6 s 177th, 21.8x148x21.8x148, 2-sty fr dwg; Katie Finck, Bklyn, to David J Byrnes, 2447 Walton av; mtg \$4,500; May27'18 (R S \$2). O C & 100

Daly av, 2117 (11:3125), swc 181st, 75.4x 65.3x78.1x60.7, 5-sty bk tnt; Stanhope Foster, ref, to Gott-More Holding Co, 299 Bway; mtg \$40,000; FORECLOS May16; May22; May27'18 (R S \$9.50). 9,300 over mtg

av, 74.11x125.7x76.11x131.2, vacant; Dowd Constrn Co to Thos Dowd, 1235 Ogden av; mtg \$32,000; May23; May27'18 (R S \$1). O C & 100

Grant av, 997 (9:2447), ws, 106 n 164th, runs w75 to cl Morrisania av xn25xe71.11 to av xs25.3 to beg, 2-sty & b fr dwg; Saml N Schouten to Lillie Bultmann & ano, 997 Grant av; Apr26; May25'18 (R S \$2). nom

Gunther av (16:4729), nwc Tillotson av, 100x100; Chas J Leslie, ref, to Frank G Banister, 89 Fisher av, White Plains, NY, plff; FORECLOS May10; May27; May28'18 (R S \$2). 1,700

Gunther av (16:4729), ws, 100 n Tillotson av, 100x100; Chas J Leslie, ref, to Frank G Banister, 89 Fisher av, White Plains, NY, plff; FORECLOS May10; May27; May28'18 (R S \$150). 1,400

Hoe av 957 (10:2742), ws, abt 165 s Aldus, 42x150, 5-sty bk tnt; Frank Beck to Frank Beck, Inc, 2550 Bway; correction deed; May22; May25'18. nom

Huxley av (13:3423G), ws, 53.1 n 259th, 25x105, vacant; John Forsyth, Jr, to Elsie Forsyth, 5848 Tyndall av; May24'18. nom

Intervale av 956 (10:2703), es, 168.5 n 163d, 43.4x100, 4-sty bk tnt & str; Tiffany Holding Co to Dora Jaffe, 1001 E 167; mtg \$27,000; May25; May28'18 (R S \$6). O C & 100

Jackson av 583 (10:2623), ws, 250.5 n 149th, 24.7x100, 3-sty fr tnt & str; Giuseppe Pignone, 295 E 150, to Louis Ialondardi, 472 Brook av; mtg \$4,600; May27; May28'18 (R S \$2). O C & 100

Jerome av (9:2501), es, 256.6 s 164th, 25x210.8x25.8x199.11, vacant; Jas J Fero Realty Co to Jas P Hunt, 59 W 46; Feb7; May24'18. nom

Matthews av (15:4297), es, 500 s Lydig av, 50x58.11x67x103.8; Emanuel Coccaro, 161 Prince, to Angelo & Frank Cortazzo, 161 Prince, heirs Pietro Cortazzo, 1-6 pt; AT; QC; Sept24'17; May27'18. nom

Matthews av (15:4297), same prop; Maria Cortazzo et al, heir Pietro Cortazzo, to same; AT; Sept24'17; May27'18. nom

McGraw av (15:3882), nec Taylor av, runs e75xn35 to Tremont av xw85.7x76.2 to beg; Cath E Rochford to Jennie S & Margt E Anderson, 657 E 165; mtg \$3,000; May21; May25'18. nom

Munroe av 1752 (11:2157), es, 270 n 174th, 25x95, 3-sty fr tnt; Level Realty Corp to Angelina Imarata, 1344 Bristow; mtg \$7,500; May23; May24'18 (R S \$150). O C & 100

Morris av 2171 (11:3170 & 3181), nwc Cameron pl (No 51), runs w186 to Walton av (Nos 2170-6) xn100xe75x25xe94 to av x877 to beg, except part for av, 2-2-sty fr dwgs & str; vacant; Jacob Pritz, 2171 Morris av, legatee Sophia Pritz, to Gustave von Polheim, same address; mtg \$—; May1; May28'18 (R S \$1). nom

Muliner av (15:4233), ws, 432.2 s Bronx & Pelham Pkway, 25x100; Nellie H Fitzpatrick, widow, 131 E 21, to Francis, Geo, John T & Jas P Murray, heirs Terence B Fitzpatrick, all at St John's Home, Albany & St Marks avs, Bklyn; May9; May28'18 (R S \$1). nom

Munroe av (15:4305), sws, 300 ne Neil av, 25x100; Wm H Smith, 140 7 av, to Esplanade Realty Co, 43 Exch pl; Dec6'16; May28'18. nom

Nelson av (11:2876), ses, 310 ne 174th, 50x113.4x52.4x97.4, vacant; Jay Tee Bee Holding Co to J T Constn Co, 584 E 169; mtg \$3,500; May22; May24'18 (R S \$250). O C & 100

Nelson av 1214 (9:2515), es, 243.4 s 168th, 25x125, 2-sty & a fr dwg; Maurice S Cohen, ref, to Union Trust Co of Albany, NY, TRSTE, plff; FORECLOS May16; May28'18 (R S \$250). 2,500

Old rd, nec White Plains rd, see White Plains rd, nec Old rd.

Powell av (14:3829), ns, abt 157.3 e Havemeyer av, 33.4x103; Frederic W Schneider, 2319 Powell av, to Eliz Schneider, 2319 Powell av; May20; May27'18 (R S 50c). 350

Prospect av 601 (10:2764), ws, abt 70 s 151st, 20x100, 4-sty bk tnt; Saml L Snyder to Eliz Lynch, 311 E 148; mtg \$7,000; May25'18 (R S \$850). O C & 100

Southern Blvd 1202 (11:2980), es, 115.5 n Freeman, 17.9x101.5x13.11x102.7, 2-sty fr dwg & str; Margt Meehan, 1875 Croysey av, Bklyn, to Isaac Brown, 1288 So Blvd; mtg \$5,000; May28; May29'18 (R S \$2). O C & 100

Southern Blvd 2135 (11:3111), ws, 397 n 180th, 66.1x147.3x66.1x150.3, 2-sty & a fr dwg; Chas A Schrag to Gottlob & Theresia Brenzinger, 811 E 180, tenants by the entirety; mtg \$13,500; May27; May28'18 (R S \$20). nom

Spofford av (10:2763B), ns, 25 w Faile, 75x100, vacant; Valhalla Corp, 509 Willis av, to Sigur Olsen, 6 Landscape av, Yonkers, NY; May6; May29'18. O C & 100

Taylor av, nec McGraw av, see McGraw av, nec Taylor av.

Tillotson av, nwc Gunther av, see Gunther av, nwc Tillotson av.

Topping av 1820 (11:2800), es, 87 s 176th, 22x95, 3-sty bk tnt; John Moroney to Arthur T Walker, 251 Pierrepont, Bklyn; mtg \$14,000; May23; May28'18. nom

Townsend av (11:2847), ws, 175 s 174th, 100x100, vacant; Algernon S Norton, ref, to Wm Saier, 740 E 175, plff; FORECLOS May16; May23; May24'18 (R S \$6). 6,000

Townsend av (11:2847), same prop; Wm Saier to Jos J Lordi, 220 Springs; May23; May24'18 (R S \$650). O C & 100

Union av 674 (10:2675), es, 175 n 152d, 21x95, 3-sty bk tnt; Friedrich Meyer to Aaron Koller, 342 E 15; mtg \$6,000; May28; May29'18 (R S \$150). O C & 100

MISC BRONX CONS—

Van Nest av 718 (15:4037), swc Cruger av, 15x95; Chas M O'Keeffe, ref, to Frances Aronson, 215 W 94, plff; FORECLOS Apr30; May14; May25'18 (R S 50c). 450

Virginia av (14:3789), es, 53.8 s Watson av, 25.3x107.6x25x111.5; Hudson P Rose Co to Raffaele Conti, 1074 Virginia av; May24; May25'18 (R S \$2). nom

Virginia av (14:3733), ws, 89.5 s Walters, 50.6x101.3; Anna Gitzinger, 231 Irving av, Bklyn, to Frank Gass, 2019 Powell av; May4; May27'18. nom

Vyse av 1565 (11:2989), ws, 125 s 173d, 18.9x100, 3-sty bk tnt; Old Ladies Home in City of Poughkeepsie, NY, to Albt B Boesch, 1665 Vyse av; mtg \$5,000; May25; May27'18 (R S \$7). 7,000

Vyse av 1416 (11:2994), es, 150 n Freeman, 25x100, 2-sty fr dwg; Rose Apt to Nathan Tafet, 1172 Vyse av; May22; May24'18 (R S \$1). O C & 100

Walton av, see Fordham rd E, see Fordham rd E, 50.

Walton av 2170-6, see Morris av, 2171.

Washington av 1237 (9:2390), ws, 96 n 163th, 21.6x140, 3-sty fr dwg; Rudolf Brojer, 1237 Wash av, to Fannie Rosenzweig, 413 E 169, & Michl Rosenzweig, 413 E 169; mtg \$3,000; May27'18. O C & 100

White Plains av (15:3928), nec Old rd, runs n11.5x144.10xsw183, to beg, except part for Tremont av; Max Levitt to Rosalie Buttner, 239 Bainbridge, Bklyn; mtg \$3,000; July1'17; May25'18 (R S 50c). nom

White Plains rd (15:4033), es, 150 n Van Nest av, 50x95; Mary G Schipf to Regent Realty Co, 33 W 42; mtg \$900; May6; May25'18 (R S \$150). nom

Interior parcel (15:3895), lying in rear of 1487 Rosedale av, —x—; Eliz Steinmetz, 2155 Daly av, to Anna M Wetyen, Closter, NJ; B&S; May22; May24'18 (R S 50c). nom

Interior parcel (15:3895), lying in rear of 1457 Rosedale av, —x—; Eliz Steinmetz, 2155 Daly av, to River Realty Co, 1005 E 180; B&S; May22; May24'18 (R S 50c). nom

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

Eden ter (17:4889 to 4892, 4902, 4904 to 4921, 4925 to 4928, 4930 to 4933 & 4935), being all lands lying within the line s of Eden ter as shown on final maps of Borough of Bronx; also Eden ter, es, being strip extending along said s Eden ter part of distance bet ss Nelson pl & ns Schieffelin av as on final maps; re mtg; Newburgh Savgs Bank to City N Y; Apr27; May29'18. nom

Fordham rd 504 (11:3184), see Walton **Bergen av** 504 (9:2292), ses at ss 148th, 109.10x60.8x100x16.11; consent to 3d track; Angelica Gilfrich, 896 Irvine (owner), to Manhattan Railway Co; mtg \$17,000; Mar26; May24'18 (R S \$1650). 16,393.17

Bergen av 504; consent to 3d track; German Savings Bank, mtgee, to same; Apr26; May24'18. nom

Jerome av (11:3198), swc North as on map land Thos M Partridge, 75x100, vacant; also OGDEN AV (9:2522), swc 170th, 50x109.1x50x108.10, vacant; also OGDEN AV (9:2522), es, 500 n 170th, 50x112.6, vacant; re dower; Tessie Gallagher, widow, to Lawrence Gallagher, 951 Woodycrest av; Dec20'16; May18'18; corrects error in issue May 25, when 3d parcel was Ogden av, es, 500 n 175th. nom

Power of atty; Mary M Pringle, Biarritz, France, to Chalmers Wood, 948 Lex av; Apr1'12; May25'18.

Power of atty; Jas Douglas to Walter Douglas, —, & ano; May8; May25'18.

LEASES.

Borough of Manhattan.

MAY 24, 25, 27, 28 & 29.

STH st 55 E (2:560), ns, 323.1 w Bway, 37.6x93.11, the land; TRUSTEES of Sailors Snug Harbor to Chas Harft, 36 Perry; 18yf May1; 21y ren; Apr25; May24'18. taxes, &c, & 1,350

9TH st 57 E (2:561), ns, 226.4 w Bway, 26x92.3, the land; TRSTES of Sailors Snug Harbor to Geo Murphy, 253 W 95; 21yf May1'21; 21y ren; Apr23; May29'18. taxes &c & 1,100

9TH st 705-7 E (2:379), all; Herman Lottman, 962 Gates av, Bklyn, to Sadie Palatnik, 705-7 E 9; 3yf Sept1; May22; May21'18. 4,937

14TH st 154 W (2:609), cor str, 18x40; Adams Land & Bldg Co to D A Schulte, Inc, 384-6 Bway; 5yf July1; May22; May28'18. 2,000

18TH st 447-51 W (3:716); sur Ls dated Mar26'13; Philip Feit to Rothenberg & Co; AT; May23; May25'18. nom

18TH st 447-51 W (3:716), ns, 175 e 10 av, 66.8x92, all; Francis M Carpenter, of Mt Kisco, NY, to Max Bloch, 265 Windsor pl, Bklyn; 10yf July1; May23; May27'18. 8,500

38TH st 402 W (see 9 av, 503-5.

50TH st 6 W (5:1265), ss, 152 w 5 av, 25x100.5, 4-sty & b stn dwg; leasehold; Maurice Deiches, ref, to Isabella Greacen, 1 Lex av, plff; FORECLOS May28; May29'18 (R S \$9). 9,000

59TH st 110-2 E (5:1313), all; Nathan & Carrie Kauffmann, Hotel Ansonia, Bway & 73d, to Paris E Singer, 130 W 57; 10yf May1; Apr27; May29'18. taxes &c & 8,500 & 10,000

98TH st 312-S E (6:1669), ss, 100x100, all; asu Ls rec Aug1'17; Julius Penzenik, 25 E 99, to J P Garage Co, 312-S E 98; Mar30; May28'18. 4,500

102D st 55 E (6:1608), all; Henrietta Bashwitz to Otto Ruitshausen, 1719 Lex av; 5yf May1; Mar7; May29'18. 4,000

102D st E, nwc 2 av, see 2 av, nwc 102.

105TH st 211-3 E (6:1655), asu Ls dated Nov23'10 & ext dated Nov25'16; Herman Herzog to Saml Bogen, 51 E 122; May3; May24'18. nom

112TH st 328 E (6:1683), ground fl & b; Alessandra Cioffi, 245 E 111, to Harry Geloff, 50 E 89; 10yf May1; Mar21; May27'18. 1,100

114TH st 122 W (7:1823), all; Clements Realty Corp to Gedalia Katz, 967 Aldus; 5yf June1; May17; May29'18. 20,000

119TH st 106-S E (6:1767), all, except rear pt of 106 E 119; Anthony Wenner, 353 W 46, to Bernard J Foss, 362 W 35; 5yf May1; Apr30; May29'18. 2,100

119TH st 106-S E; assign above Ls; Bernard J Foss, 362 W 35, to Barre-Bernard Co, 495 9 av; May23; May29'18. nom

Lenox av 73 (7:1823), str & pt b; Oscar D & Jno D Thees to Chas Moser, 73-5 Lenox av; 5yf Oct1'17; Oct1'17; May25'18. 1,900 to 1,975

Old Broadway 70-81 (7:1986), all; Emilia Wagner, 82 W 92, to Morris Luskin, 725 11 av, & ano; 5yf Apr1; Mar30; May27'18. 4,620

St Nicholas av 60 (7:1823); Clements Realty Corp to Gedalia Katz, 967 Aldus; 5yf June1; May17; May29'18. 20,000

2D av 157 (2:465), all; John Palmieri, 63 Park row, to Harry & Mamie Wasserman, 142 E 2; 8yf Jan1'19; Apr29; May29'18. 1,800 & 1,920

2D av (6:1652), nwc 102d, —x—; asu Ls dated July23'03; Sol Schelinsky, 940 Tiffany, Bronx, to Regina Hoffman, 991 Simpson, Bronx; May9; May25'18. nom

8TH av 625-7 (4:1031), south store; Boian Amusement Co to Abr Usdin, 654 Beck st, Bronx; 4yf May1; May2; May24'18. 1,800

9TH av 360 (3:754), all; John Zimmerer of Seward, Neb, to Henry Schierer, 366 9 av; 5yf May1; Apr24; May24'18. 1,200

9TH av 503-5 (3:735); also 38TH ST, 402 W; asu Ls dated Sept25'17; Jos Stern, 361 W 42 & 412 W 39, to Morris Waletzky, 2 E 108; ½ pt; May27; May28'18. nom

LEASES.

Borough of Bronx.

MAY 24, 25, 27, 28 & 29.

144TH st 209-11 E (9:2335), all; Edw Dart to Harry Barschi, 1070 Faile; 5yf June1; May22; May28'18. 3,750

163D st 884 E (10:2696), str; Grossman Bros & Rosenbaum, a corp, to Bernet Riff, 884 E 163; 5yf Dec1'14; Dec1'14; May25'18; re-recorded from Apr27'16. 600 to 780

163D st 884 E; assign Ls; Bernat Riff, 884 E 163, to David Hartman, 956 Stebbins av; Apr1'16; May25'18. O C & 100

163D st 884 E, str; Grossman Bros & Rosenbaum, a corp, to same; 3yf Nov30'19; May1; May25'18. 780

Hughes av 2013 (11:3069), str; Cord H Dreyer to Edgar L Moadinger, 2141 Honeywell av; 5yf May1; May2; May27'18. 600

Morris av 584 (9:2410), str & c; Giacomo Ricci to Antonio Verna, 246 E 148; 5yf May1; Apr8; May28'18. 900 & 960

MORTGAGES.

Borough of Manhattan.

MAY 24, 25, 27, 28 & 29.

Attorney st 146-50, see Lex av, 864.

Barclay st 123 (99) (1:128), ns, 132.11 e West, 22.10x100.3x22.8x99.1; PM; May29'18; 5y5%; The Engel Co to Central Trust Co of N Y, 54 Wall, trste under deed of trust dated May29'17. 20,000

Baxter st 2-4, see Lex av, 864.

Cathedral Pkway 100-10, see Columbus av, 1002-10.

Cherry st 385-0 (1:260), sec Scammel (Nos 54-6), 71.3x156.6 to ns Water (Nos 632-6), x71.3x151; PM; pr mtg \$—; May9; May28'18; 1y or sooner, 5%; Scammel-Water Garage Co, 30 Broadhurst av, to Loretta M Higgins, 226 E 7th, Bklyn. 3,500

Cherry st 385-9, sec Scammel Nos 54-6; also WATER ST, 632-6; building loan; pr mtg \$49,500; May9; May28'18; 1y or sooner, 6%; same to same. 16,000

Cherry st 385-9, sec Scammel (Nos 54-6); also WATER ST, 632-6; certf as to mtg \$16,000; May9; May28'18; same to same.

Columbia st 28, see Lex av, 864.

Columbia st 96 (2:334), es, 275 n Rivington, 25x100; May29'18; due June1'20, 6%; Rose Wolf, 96 Columbia, to Benj & Fanny Newman, 321 E 10. 2,000

Cornelia st 25-7, see Lex av, 864.

Division st 129 (1:283), ss, abt 260 e Pike, 25x62.6; also DIVISION ST, 131 (1-283), ss, abt 285 e Pike, 28.10x— to ns East Broadway (No 142), ¼ pt; pr mtg \$2,500; May24'18; 3y6%; Marie L Woehrie of Bklyn to Jacob H Veil, 667 Macon, Bklyn. 500

Division st 131, see Division, 129.

East Broadway 142, see Division, 129.

Extra pl 5-7, see Bowery, 313-5.

Ludlow st 27 (1:298), nws, abt 100 s Hester, 19.8 x 87.6 x 19.4x87.6; May28; May29'18; 3y6%; Nannie H Fogarty, 302 W 56, to N Y Title & Mtg Co. 9,000

Ridge st 81 (2:343), ws, 150.2 n De-lancey, runs w73x25xw27.6xn48.2x100.5 to st xs23 to beg; May28; May29'18; 3y6%; Nannie H Fogarty, 302 W 56, to N Y Title & Mtg Co. 7,000

Rivington st 134 (2:354), ns, abt 35 e Norfolk, 22x78, with rights to alley 3x78 on Norfolk st, es, 75 n Rivington; May22; May27'18; 5y6%; Minnie Edelstein to Eva Grabstein, 134 Rivington. 10,000

Rivington st 255-257 ½ (2:333), ss, 18.9 e Sheriff, 56.3x60; pr mtg \$40,000; May28; 2y or sooner, 6%; Jacob Chaimowitz to Thos Carroll, 16 E 129. 4,000

Scammel st 54-6, see Cherry, 385-9.

Sheriff st 83 (2:339), ws, abt 150 n Rivington, 25x100; PM; May29'18; due & int as per bond; Derbin Holding Co to Lawyers Mtg Co. 15,000

Stanton st 186, see Lex av, 864.

Water st 632-6, see Cherry, 385-9.

4TH st 228 W (2:619), ext of mtg for \$27,500 to May19'21, 5y; May11; May24'18, Abr Jacob, 19 E 17, with Julius B Fox, 176 E 109 (R S \$12,751). nom

STH st, 67 E (2:560) store Ls; May27; May28'18; installs, \$150 monthly, 6%; Philip Bornstein of Bronx to Brown's Lunch & Restaurant Co, 41 Park Row. 8,000

9TH st, 619 E (2:392), ns, abt 275 e Av B, 25x92.3; PM; May27; May29'18; due Oct 1'18 or sooner, 6%; Rose, wife Abr H Chaikin, 293 E 10, to Ellen A Buckley & Alice M Bailey, both at Tenafly, NJ. 8,000

10TH st, 10 W (2:573), ss, 152 w 5 av, 26 x92.3; PM; May27'18; 3y5½% Archibald C Kains at Essex Fells, NJ, to Bankers Trust Co, 16 Wall, trste will John H Cahill, for Anna L Collins. 18,000

11TH st, 277-9 W (2:623), ns, 100 e Bleeker, runs e50x111xw25x55xw12.6x6xw12.6x112 to beg; pr mtg \$54,750; May1; May24'18; demand, 6%; Simon R Schultz & Morris Lederman to Charlotte Karp, 640 Riverside dr. 8,000

13TH st, S & 10 W (2:576), sws, 215 nw 5 av, runs sw87xw10.6xsw9.6xw10xne100 to st xse20 to beg; May23; May25'18; due Nov25'18, 6%; Land Map Realty Corp to Jacob Rosenthal, 530 West End av. 8,000

13TH st, S & 10 W; certf as to asn rents & mtg \$8,000; May23; May25'18; same to same.

13TH st, 160-2 W, see 7 av, 37-9.

18TH st, 326 W (3:741), ss, 310 w 8 av, 20x92; PM; pr mtg \$4,270; May27; May28'18; installs, \$200 quarterly, 6%; Arthur Cauwenberghs, 326 W 18, to Leonard Weill, 155 W 103. 2,400

22ND st, 27 E (3:851), ns, 325 w 4 av, 33.4 x98.9; May18; May29'18; 5y5%; Bailey Estates, Inc, at Mt Vernon, NY, to Emil Thiele, 376 Mad av. 60,000

28TH st, 157 W, see 7 av, 319-23.

32D st, 210 E (3:912), ss, 151.8 e 3 av, 16.8x98.9; Apr12; May28'18; 1y6%; Citizens Trust Co of Utica, NY, as committee Julia A Budlong, an incompetent, & Edw M & Fredk Budlong of Frankfort, NY, & Leslie P Budlong, of Utica, NY, & Luella Augar of Frankfort, NY, heirs Julia A Budlong, to Citizens Trust Co of Utica, N Y, at Utica, NY. 3,000

32D st, 39-41 W (3:834), ns, 545 w 5 av, 43x98.9; pr mtg \$265,000; May20; May28'18; due May1'21, 5%; No 39 West 32d St Co to Frederic B Jennings, 86 Park av. 60,000

32D st, 39-41 W; certf as to mtg \$60,000; May16; May28'18; same to same.

35TH st, 263 W (3:788), ns, 182 e 8 av, 20.6x98.9, ½ pt; Mar18; May25'18; 3y6%; Henry O Clauss, Jr, of Cold Spring, NY, to Margt Lahey of Cold Spring, NY. 5,000

42D st, 408 W (4:1051), ss, 100 w 9 av, 25x98.9; this mtg is an equal lien with pr mtg \$5,000 as though one mtg for \$10,000; May24'18; 3y6%; Wm Holzderber to Lawyers Title & T Co. 5,000

42D st, 408 W; ext of mtg for \$5,000 to May24'21, 6%; this is an equal lien with above; May24'18; Lawyers Title & T Co with Wm Holzderber (R S \$250). nom

49TH st, 145 W (4:1002) ext of mtg for \$15,000 to May27'21, 5%; May21; May27'18; Carleton Curtis et al, exrs, & C, Jere W Curtis, with Baltic Holding Corp, 128 Bway (R S \$750). nom

49TH st, 406 W (4:1058), ss, 100 w 9 av, 18.9x57; May1; May27'18; 5y4½%; Chas Pfister to John C Pfister, both at 406 W 49. 2,000

51ST st, 133 W (4:1004), ns, 425 w 6 av, 25x120; PM; May29'18; 2y or sooner, 5½%; Edna C Schwarz, at Hoboken, NJ, to Isabelle D Fowler, 39 E 68. 15,000

54TH st W, nec 11 av, see 11 av, nec 54.

55TH st, 309-11 W (4:1046), ns, 125 w 8 av, 50x100.5; PM; May23; May24'18; 5y5%; 515 West 29th St Co to Julie M M Grant, 20 E 72, & ano, extrx & trstes Hugh J Grant. 50,000

57TH st, 200-10 W, see 7 av, 898-900.

58TH st, 428 E (5:1369), ext of mtg for \$10,000 to June1'21, 5%; May15; May27'18; John R Suydam of Bayport, LI, trste will John R Suydam, decd, with Sarah A Bolger (R S \$5). nom

67TH st, 332-4 E (5:1441), ss, 233.4 w 1 av, 41.8x100.5; pr mtg \$38,000 & to be consolidated with another mtg for \$2,000; May27; May28'18; 3y6%; John R Ernst to Henry Fahrenkrug, 1875 Park av. 2,000

69TH st, 419 E (5:1464), ext of mtg for \$10,000 to July1'21, 6%; May10; May27'18; Jonas A Jaffe, 1676 Mad av, with Carrie Diehl, 83 N Railroad av, Corona, B of Q (R S \$5). nom

73D st, 102 W (4:1144), ss, 25 w Col av, 19x102.2; pr mtg \$16,000; May24; May28'18; 2y or sooner, 6%; Harry R Roeder, Inc, 102 W 73, to Julia D Stevens, 164 E 94. 4,000

73D st, 102 W; certf as to mtg \$4,000; May24; May28'18; same to same.

73D st, 102 W; sobrn of mtg for \$10,000 to mtg \$4,000; May24; May28'18; same, owner, & Mary Roeder, 225 W 132, mtgee, with same. nom

74TH st, 41 W (4:1127); ext of mtg for \$15,000 to May1'21, 5½%; May23; May24'18; Scholle Brothers, co-partners, 5 Nassau, with Saml T Shaw, 280 West End av (R S \$750). nom

84TH st, 148 E (5:1512); ext of mtg for \$20,000 to July1'21, 4½%; May11; May29'18; Albt E Ritz, at Sag Harbor, LI, with Louise Gucker, 48 W 120 (R S \$4). nom

84TH st, 167-175 E (5:1513), ns, 81 w 3 av, 93x102.2, leasehold; May24'18; installs, \$4,200 annually, 6%; Onyx Garage, Inc 167 E 84, to Melville J Scholle, 46 E 74, et al, trstes wills of Jacob & Wm Scholle. 21,000

84TH st, 167-175 E; leasehold; certf as to pr mtg \$21,000; May22; May24'18; same to same.

89TH st, 327 W (4:1250), ns, 351 w West End av, 22x75.8; PM; May27; May28'18; due & int as per bond; Archie L Dean, of Bklyn, to Title Guar & T Co. 15,000

92D st, 309 W (4:1252), ns, 100 w West End av, 50x54.3x50x52.11; PM; Apr18; May27'18; due & int as per bond; Wm H Richter, B of Q, to Eliz S Root, 309 W 92. 35,000

93D st, 1 W, see Central Park W, 331-5.

100TH st, 153 W (7:1855), ns, 200 e Ams av, 25x100.11; ext of mtg for \$17,500 to June1'21, 5½%; May15; May27'18; Bankers Trust Co & ano, trstes Eugenie M Ladenburg, with Max Scheuer, 542 W 142 (R S \$8.75). nom

109TH st, 101-5 W, see Columbus av, 996-1000.

116TH st, 365 W (7:1943), ns, 216.9 e Morningside av E, 16.8x100.5, with AT to strip bet ns of above & cl blk; May27; May29'18; due & int as per bond; Sophie De Wolf 601 W 110, to Title Guar & T Co. 4,500

116TH st, 438 W, see Ams av, 1129.

117TH st, 201-3 W (7:1923); certf as to mtg \$15,000; May24; May28'18; Hurtra Realty Co to Herman Stark. 1,500

117TH st, 201-3 W, see 7 av, 1940-6.

118TH st, 215 E (6:1783), ns, 193.9 e 3 av, 18.9x100.5; May27'18; 3y5½%; Chas E Haskell, 227 Main st, Orange, NJ, to Wm Eckenfelder, 1217 Shakespeare av, Bronx. 5,000

122D st, 16 W (6:1720), ss, 150 e Lenox av, 20x100.11; PM; May27; May28'18; 5y or sooner, 5%; Emily C Charles to Fanny M Mather, 16 W 122. 5,500

123D st, 60 E (6:1748), ss, 174.6 e Mad av, 18.9x100.11; PM; May27; May29'18; due June1'19 or sooner, 6%; Louise H Steiner to Henry P Aichele, 393 Central Park W. 1,500

131ST st, 573-7 W (7:1986), ns, 99.10 e Bway, 68.2x99.11; May24; May25'18; due & int as per bond; A L S Realty Corp to Title Guar & T Co. 35,000

131ST st, 573-7 W; certf as to mtg \$35,000; May24; May25'18; same to same.

132D st, 265 W (7:1938), ns, 225 e 8 av, 14x99.11; PM; pr mtg \$5,000; May16; May28'18; 3y6%; Chas Crosby, 10½ W 99, to Hudson P Rose Co, 7 W 45. 1,000

134TH st, 217 W (7:1940), ns, 183 w 7 av, 17x99.11; PM; pr mtg \$—; May6; May24'18; 3y5%; Jas H Russell, 30 W 135, to Hudwill Corp, 7 W 45. 2,000

146TH st W, see Riverside dr, see 146th W, ss, 250 w Bway.

146TH st W (7:2092), ss, 250 w Bway, 58.10 to es Riverside dr x102.11x82.11x99.11; PM; May27'18; due June1'21, 6%; Lucania Realty Corp to 884 West End Ave Corp, 601 W 115. 35,000

146TH st W (7:2092), same prop; certf as to mtg \$35,000; May27'18; same to same.

164TH st, 540 W, see St Nicholas av, 1071-9.

Av C, 172 (2:380), es, 44.9 s 11th, 25x83; pr mtg \$7,000; May27'18; 2y6%; Mary Sheil at Gardner st, Bayside, LI, to Thos F McLaughlin, 173 Alexander av, Bronx. 1,000

Amsterdam av, 511 (4:1215), es, 48 s 85th, 27.1x100; ext of mtg for \$25,000 to Dec1'20, 5½%; Apr24; May29'18; Mary A Burnett, 42 Livingston st, Bklyn, with Gertrude W Pryor, 1664 Nelson av, Bronx, et al (R S \$1250). nom

Amsterdam av, 1129 (7:1867), sec 116th (No 438), 100.11x100; ext of mtg for \$200,000 to May1'20, int as per bond; May21; May27'18; Louis Bowsky with Union Dime Savgs Bank, 701 6 av (R S \$106). nom

Bowery, 313-5 (2:457), es, 76.7 n 1st, runs e160.5 to ws Extra pl (Nos 5 & 7) x n49.8xw70 & 95.7 to st x50.11 to beg; Apr16; May24'18; due & int as per bond; Elbert & Mortimer Jr Van Cott, Mildred D C Pintard & Alma B L Slater & Harold C & Cornwell Lyons to Fulton Trust Co of N Y, 149 Bway, trste will Julia A Stebbins. 15,000

Bradhurst av, 6 (7:2043), es, 55.1 n 142d, 22.5 x 56.6 x 21.6 x 59.2; May28'18; 3y5½%; Chas E Haskell to John W & M Jos Daly, both at Mt Kisco, NY, trstes will Jas W Daly. 6,000

Bradhurst av, 8 (7:2043), es, 77.6 n 142d, 23x53.11x23.7x—; PM; May28'18; 3y5½%; Chas E Haskell, of Orange, NJ, to Anthony Reipschlag, 669 11 av. 6,000

Central Park W, 331-5 (4:1207), nwc 93d (No 1), runs w173.4x100.8x73.4x25x100 to st x5125.8 to beg; PM; pr mtg \$854,500; May23; May27'18; due May15'20, 6%; Broadedge Corp, 156 Bway, to Robt J McKennan, 174 W 89. 24,500

Central Park W, 331-5 (4:1207), nwc 93d (No 1) May24; May27'18; due Sept5'18, 6%; same to Herman Heidelberg, 2 W 72, 28,000

Central Park W, 331-5, nwc 93d (No 1); certf as to asn of rents & mtg \$28,000; May24; May27'18; same to same.

Columbus av, 996-1000 (7:1864), nwc 109th (Nos 101-5), 71.10x150; ext of mtg for \$149,000 to Mar23'23, 5½%; May13; May25'18; Lawyers Mtg Co with Cathedral Realty Co (R S \$74.50). nom

Columbus av, 996-1000, nwc 109th (Nos 101-5); agmt as to ownership of bond & mtg for \$149,000; May13; May25'18; Lionel Sutro, owns \$24,000, with Lawyers Mtg Co, owns \$125,000. nom

Columbus av, 1002-10 (7:1864), swc Cathedral Pkway (Nos 100-10), 100x150; ext of mtg for \$233,000 to May23'23, 5½%; May13; May25'18; Lawyers Mtg Co with Cathedral Realty Co (R S \$116.50). nom

Columbus av, 1002-10, swc Cathedral Pkway (Nos 100-10); agmt as to ownership to bond & mtg for \$233,000; May13; May25'18; Lionel Sutro, owns \$58,000, with Lawyers Mtg Co, owns \$175,000. nom

Edgecombe av, 141 (7:2051), ws, 202.7 n 141st, 30.5x104.6x30x109.10; ext of mtg for \$35,000 to Mar28'21, 5½%; Apr18; May27'18; Danl Seymour, at Dunwoodie st, Yonkers, NY, & ano, exrs H Louisa Mulford, with Laura Smith, 211 Oxford av, Richmond Hill, LI (R S \$17.50). nom

Lenox av, 73-5 (7:1823); leasehold & AT in chattels, &c; May24; May25'18; due as per notes, 6%; Nathan Brown, 920 Prospect av, Bronx, to Adolph Bierman, 558 W 181. 3,800

Lexington av, 662 (5:1310), ws, 60.5 n 55th, 20x73; PM; May28; May29'18; 3y or sooner, 5½ & 5%; Paul S Bolger, 666 Lex av, to Linda Frankenthal, 2 W 86. 20,000

Lexington av, 864 (5:1399), ws, 20.5 s 65th, 16x80; pr mtg \$14,775; also CORNELIA ST, 25-7 (2:590), ns, 164.5 e Bleeker, 42.2x97.6; pr mtg \$37,775; also BAXTER ST, 4 (1:160), ws, 90.2 n Park row, 28x34.8x28x33.6; pr mtg \$6,075; also PARK ROW, 164-6 (1:160), nwc Baxter (Nos 2 & 2½), 30x92x33.7x92.6; pr mtg \$61,775; also COLUMBIA ST, 28 (2:332), es, 100 n Broome, 25x100; pr mtg \$14,775; also ATTORNEY ST, 146-50 (2:345), nec Stanton (No 186), runs e25.1x169.7x25.2x30.2xw50.1 to st x5100 to beg; pr mtg \$31,775; May27; May28'18; 5y5%; Alex Finelite, 298 East Bway, to Sydney S Lewis, 574 St Nicholas av. 17,550

Park av, 1743 (6:1770); ext of mtg for \$8,000 to June1'21, 5½%; May16; May24'18; Clotilda Le Veno, 135 E 79, et al, trstes will Minna Le Veno, with Fredericke Feldman, 1743 Park av (R S \$4). nom

Park row, 164-6, see Lex av, 864.

Riverside dr, sec 146th, see 146th W, ss, 250 w Bway.

St Nicholas av, 1071-9 (8:2122), swc 164th (No 540), runs w53.9 to cl Audubon av as in year 1870 xs99.11x91 to av x106.7 to beg; PM; pr mtg \$100,000; May1; May28'18; 4y6%; Jas M Craig, of Ridgewood, NJ, to Realty Syndicate, 233 Bway. 20,000

St Nicholas av, 140-8, see 7 av, 1940-6.

3D av, 1936 (6:1634); ext of mtg for \$15,000 to July1'23, 5½%; May8; May28'18; Alex Herman, 2 W 72, et al, trstes will Wm Scholle, with Saml H Baer, 283 7th, Bklyn (R S \$750). nom

7TH av, 37-9 (2:608), ses, at sws 13th (Nos 160-2), 47x100; ½ pt; AT; May16; May28'18; due & int as per bond; David J McComb, of Dobbs Ferry, NY, to Title Guar & T Co. 14,000

7TH av, 319-23 (3:804); also 28TH ST, 157 W; ext of mtg for \$54,000 to May15'21, 5%; May24; May29'18; Gustav F Salzman, 1330 Chisholm, with Bank for Savgs, 280 4 av (R S \$27). nom

7TH av, 898-900 (4:1028), swc 57th (Nos 200-10), runs w114.11x89xne15.2 xs13.3 xe 100 to av x100.4 to beg; pr mtg \$—; May22; May29'18; demand, 6%; Rodin Studios, Inc, to Georgia T Fry, 200 W 57. 128,000

7TH av, 898-900, swc 57th (Nos 200-10); certf as to mtg \$128,000; May22; May29'18; same to same.

7TH av, 1940-6 (7:1923), nwc 117th (Nos 201-3), 100.11x161.8 to es St Nicholas av (Nos 140-8) x118.5 to st x99.9; pr mtg \$244,250; May24; May27'18; installs, \$750 monthly, 6%; Hurtra Realty Co, 217 W 110, to Herman Stark, 297 E 10. 15,000

11TH av (4:1083), nec 54th, —x—; modification of trust agmt dated Jan18'11 & sobrn of two mtgs for \$160,000 dated Nov 19'02 & \$15,000 dated Aug9'10 to mtg \$75,000 to Title Guar & T Co; May23; May27'18; Ruth A Wallace with Chas E Rushmore, trste for Ruth A Wallace & consent by Hopper S, Hopper L, Eliz H & Alex H Mott. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

B of Q (misc); certf as to mtg \$9,000; May23; May28'18; Broadedge Corp to Robt J McKennan, 174 W 89.

Rye, N Y (misc); certf as to mtg \$50,000; May28; May29'18; Thos McManus & Son to Jas S Coward.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

MAY 24, 25, 27, 28 & 29.

Broome st, 149-51 (2:341); Mortimer M Singer, 311 W 74, to Sadie V Brady, 33 W 76; (A) M M Singer, 55 Liberty (\$55,000 (now \$40,000), June30'05); May29'18. 40,000

Grand st, 147 (1:233); Fredk Feuring, 16 Van Deventer av, Princeton, NJ, et al, exrs, &c, Philip Feuring, to Elise M Franz, 2298 Creston av, Bronx; (A) Richd L Stafford, 49 Wall (\$14,000, Apr6'16); May24'18. 14,000

Suffolk st, 118 (2:348); Rachel L Cohen, 550 W 157, to Jos G Cohen, 37 Liberty (\$5,000, May18'12); May24'18. nom

Washington st, 668-672 (2:636); Chas H Freeman to Chas Bernstein, 325 West End av, et al, exrs Gustav Lasker; (A) Lawyers Title & T Co (\$23,500, July13'09); May29'18. nom

20TH st, 511 W (3:692); Jas S Herrman, 238 W 71, to Carlos Wuppermann, at Riverview Manor, Greenburgh, NY; (A) Elmer G Sammis, 56 Pine (\$6,000, May27'15); May27'18. 5,810

20TH st, 511 W; Carlos Wuppermann, by Jos W Wuppermann, atty, to Geo E Hoe, 122 W 74; (A) same (same mtg); May27'18. 6,000

31ST st, 15 E (3:861); Columbia Trust Co to N Y Title & Mtg Co (\$50,000, Apr7'08); May24'18. O C & 100

37TH st, 337 E (3:943); Walter S Gurnee et al, trstes for Isabel G Montant, will Walter S Gurnee, decd, to Lawyers Mtg Co (\$9,000, Sept7'06); May24'18. 8,500

42D st, 408 W (4:1051); Lawyers Title & T Co to Florian Tobias, 35 W 81, et al, trstes for Minnie C Tobias; (A) Lawyers Title & T Co (two mtgs, \$5,000, May24'15, & \$5,000, May24'18, which have been consolidated); May27'18. 10,000

42D st, 408 W (4:1051); Mary W Pen-dexter to Lawyers Mtg Co; (A) Lawyers Title & T Co (\$5,000, May24'15); May24'18. 5,000

42D st, 408 W; Lawyers Mtg Co to Law-ers Title & T Co (same mtg); May24'18. 5,000

46TH st W (4:998); ss, 265 e 7 av, 15x 00.4; Stephen C Millett at Brookville, LI, et al, trstes will Robt E Westcott to May W Upjohn, 1840 81st, Bklyn; (A) E R Otheman, 81 Nassau (\$26,000 (now \$21,000), Apr28'18). nom

47TH st, 129 E (5:1302); Lawyers Title & T Co to Edith R Lewis, 35 W 81; (A) Lawyers Title & T Co (\$12,000, May16'18); May27'18. 12,000

49TH st, 145 W (4:1002); Carleton Cur-ies, 49 W 55, & ano, as committe of Jere W Curtis, to Carleton Curtis, 49 W 55, et al, exrs & c Jere W Curtis; (A) Lawyers Title & T Co (\$25,000, Nov8'06); May27'18. nom

50TH st, 216 E (5:1323); Henry H Tyson, admr Ida V Tyson, to Title Guar & T Co \$5,500, Sept20'12); May29'18. 4,000

61ST st, 213 E (5:1416); Fredk E E Booss, 5759 Winthrop av, Chicago, Ill, to N Y Life Ins Co; (A) Title Guar & T Co \$8,000, Apr28'17); May27'18. 8,000

81ST st, 317 W (4:1244); Phila Trust Co, 15 Chestnut st, Phila, Pa, gdn Harriet Chapin, to Union Trust Co, 80 Bway, gdn Harriet Chapin; (A) Wm B Hill, 120 Bway \$8,000, June16'11); May24'18. nom

81ST st, 317 W; Phila Trust Co, 415 Chestnut st, Phila, Pa, gdn Harriet Chapin, to Union Trust Co, 80 Bway, gdn Harriet Chapin; (A) Wm B Hill, 120 Bway (\$21,000, May24'04); May24'18. nom

83D st, 108 W (4:1213); Phila Trust Co, 15 Chestnut st, Phila, Pa, gdn Wm B Chapin, Jr, to Union Trust Co, 80 Bway, gdn Wm B Chapin, Jr; (A) Wm B Hill, 120 Bway (\$17,000, Oct5, 1893); May24'18. nom

86TH st, 551 E (5:1583); Jessie A Luke, rste will Walter Luke, to Norman H Don-ld, on Benedict av, Dongan Hills, B of R; (A) Simpson Henderson Estate Co, 24 Nas-sau (\$2,500, Oct29'14); May29'18. 2,500

88TH st W (4:1219); ns, 94.11 w Col av, 0x100.8; John Livingston to Lillie L Cos-er; (A) Weekes Bros, 52 Wm (\$4,000, Mar 4, 1895); May28'18. 4,000

89TH st, 107 E (5:1518); Louise H Man-elbaum (Hirsch) to Louise H Mandel-baum, 525 West End av, & ano, extrces os Honig; ½ pt; (A) Wolf & Kohn, 203 Bway (\$22,000, Jan28'11); May29'18. nom

117TH st, 422 E (6:1710); Henry P Kraft, rste for Mary Conklin, to Lawyers Mtg Co (\$5,500, Feb28'13); May27'18. 5,500

125TH st, 253-9 W (7:1931); ns, 225 e 8 v, 50x199.10 to ss 126th; The Finance Co f Pennsylvania at 1426 So Penn sq, Phila, Pa, to Wm Gerstley, Jr, trste, 1207 North road st, Phila, Pa; (A) N Y Title & Mtg Co (\$75,000, May2'11); May29'18. 75,000

146TH st W (7:2077); ss, 525 w Ams av, 0x99.11; Noah S Sheifer, 124 W 114, to N S S Holding Co, 170 Bway; (A) aml Wacht, Jr, 170 Bway (\$15,000, Oct3 1); May27'18. O C & 100

158TH st W (8:2108); ss, 72.3 e St Nich-las av, 50x99.11; Noah S Sheifer, 124 W 14, to J & N S S Holding Co, 170 Bway; (A) Saml Wacht, Jr, 170 Bway (\$12,000, Nov21'13); May27'18. O C & 100

159TH st W (8:2118); ns, 405 w Ams av, 4.9x99.11; also LEROY. ST. 53 (2:583); Iso six bonds & mtgs recorded in Kings 0, etc; Valentine G Hall to Mary L Hall, oth at Tivoli-on-Hudson, NY, undivided interest; (A) Chas A Clark, 43 Cedar (\$9,000 (now \$4,000), Jan18, 1897, & \$17,000, Aug17'07); May29'18. gift

Lexington av, 864 (5:1399); also COR-BELIA ST, 25-7 (2:590); also BAXTER ST. (1:160); also PARK ROW, 164-6 (1:160); Iso COLUMBIA ST, 28 (2:332); also AT-ORNEY ST, 146-50 (2:345); Sydney S Lewis, 574 St Nicholas av, to Jacob J rson, 312 Manhattan av or 55 Liberty ¼ pt of \$17,550, May28'18); May28'18. nom

Park av, 1980 (6:1758), nwc 133d (No 5), 24.11x86; Jos Mundet, 771 West End v, to Benj Wachner, 554 W 148; AT; (A) oodman & W, 51 Chambers (\$7,000, July 8'16); May25'18. an int of 3,000

Vermilyea av (8:2226); ss, 100 e 204th, 5x150; Edward H Rogers to Velma M Rogers, 518 W 150; (A) Edwards, O L & G, 0 Nassau (\$13,500, Mar15'10); May25'18. nom

Wadsworth av, 220-34 (8:2167); Anna ackson to Atlantic Finance Corp, 192 way; (A) Gettner, S & A, 299 Bway \$9,000, Dec15'17); May27'18. nom

Wadsworth av, 220-34; Jacob Rosenthal, 30 West End av, to Anna Jackson, 164 orris av; (A) same (same mtg); May27'18. nom

West End av, 820 (7:1871); Phila Trust o, 415 Chestnut st, Phila, Pa, gdn Har-et Chapin, to Union Trust Co, 80 Bway, dn Harriet Chapin; (A) Wm B Hill, 120 way (\$14,000, Jan12'07); May24'18. nom

2D av, 11-17 (2:456); Nathan Schulman f Bklyn to Max Schwartz, 4712 14 av, klyn, as collateral for 12 notes of \$500 ch; (A) M A Rabinovitch, 230 Grand i0,000, Oct29'13); May28'18. nom

2D av, 14 (2:442); Emma Pfizenmayer to athilda Stier, 123 E 65; ½ pt; AT; (A) eo H Hyde, 41 Park Row (\$16,000, May1 1); May28'18. nom

2D av, 948 (5:1343); Peter Ruge to An-rio Camero, 653 W 181 (\$4,000, Feb7'06); ay28'18. nom

3D av (5:1322), nec 48th, 25.5x95; Wm R Westerfield to Title Guar & T Co (\$10,000, May22'13); May24'18. 10,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

MAY 24, 25, 27, 28 & 29.

Academy st (8:2237), ws, 125 n Bway, 50 x129.7x50.7x121.8; Knapp & French, Inc, 870 E 162, to Irene C McElroy, 235 9th, Bklyn; (A) Clifford C Roberts, 27 Cedar; Apr30'18; May29'18. 6,000

Essex st, 100-2 (2:353); Abr L & Ida Kass of Brooklyn to Depositors Assets Corp, 116 Nassau; (A) Title Guar & T Co; Oct30'14; May29'18. 50,000

33D st, 444 W (3:730); Ida Graham to Julia Hirsh; (A) Title Guar & T Co; June 21'04; May29'18. 10,000

52D st, 344 E (5:1344); Pincus Lowen-feld & Wm Prager to Saml W, Franklin S & Sinclair Richardson, exrs will Mary S Richardson; (A) Wallach & C, 33 Wall; July30'06; May28'18. 12,000

79TH st, 419 E (5:1559); Katie, wife Philip Blank, & Jacob Kirschner to Emma Freundlich, extrx, 2022 3 av; (A) Meighan & N, 38 Park row; June20'05; May29'18. 3,250

83D st E (5:1528); ss, 85 w 2 av, 16.8x 51.1; Thos H & Annie S Stewart to Pris-cilla T P Starin & Lewis L Pierce, exrs & trstes will Ransom Parker; (A) Lawyers Title & T Co; Feb27'06; May27'18. 7,000

83D st E (5:1528); ss, 68.4 w 2 av, 16.8x 51.1; Thos H & Annie S Stewart to Pris-cilla T P Starin & Lewis L Pierce, exrs & trstes will Ransom Parker; (A) Lawyers Title & T Co; Oct27'06; May27'18. 7,000

91ST st E (5:1520); ns, 75 w 3 av, 25x 100.8; Chas H Delany et al to Chas G Koss, N Y C; (A) Thompson, Koss & War-ren, 266 Bway; May25'05; May25'18. 2,000

93D st, 111 W (4:1224); Mary J & Jas W Edwards, on premises, to Margaretha Eg-gers, 135 4th st, Woodside, LI; (A) Title Guar & T Co; Mar1'13; May24'18. 2,000

109TH st, 331 E (6:1681); Margarita, wife Amodee Peloso, to Bernheimer & Schwartz, 128th & Ams av; (A) H C Kudlich, 233 Bway; Oct17'07; May29'18. 2,100

109TH st, 331 E (6:1681); Margarita Pe-loso to Bernheimer & Schwartz, 128th & Ams av; (A) H C Kudlich, 233 Bway; Feb 20'05; May29'18. 4,000

117TH st, 203 W (7:1923); Louis Schlech-ter to Aspinwall Apartments, Inc, 30 E 42; (A) Wolf & Kohn, 202 Bway; June1 '17; May27'18. 18,000

118TH st, 215 E (6:1783); Chas E Haskell, Orange, NJ, to Alfred F Hess, 16 W 86; (A) Elkus, G & P, 111 Bway; May17'18; May28'18. 4,000

118TH st E (6:1667); ss, 110 w 2 av, 50x 100.10; L Shapiro to Harris Mandelbaum, 12 W 87, & Fisher Lewine, 116 E 78; (A) Eisman, L C & Lewine, 135 Bway; Mar29 '12; May29'18. 7,500

122D st W (6:1721); ns, 175 e Lenox av, 18.7x100.11; Jas & Rachel A Carlew to Jno M Prophet; (A) DeGrove & Riker, 145 Nassau; Feb1, 1897; May24'18. 15,000

146TH st W (7:2092); ss, 250 w Bway, runs 89.11x75x24.11 to es Riverside dr xne77.5 to ss st x58.10 to beg; John & Rachel Brown et al to East River Savgs Instn, 291-5 Bway; (A) N Y Title & M Co; June22'03; May27'18. 9,000

177TH st, 506-S W (8:2132); Finn Hold-ing Corp, 616 Mad av, to Abr & Louis Davis; (A) J H Zieser, 217 Bway; Mar1'16; May28'18. 1,750

Av A, 1356 (5:1484); Anton & Fannie Bohaty to Vaclav Vejvoda, —; (A) Francis Dedek, 80 Broad; Nov14'05; May 27'18. 6,000

Av D, 42 (2:360); Abr & Clara Geller to Rachel Gross, individ, & Louis Gross, as exr will Benj Gross, —; (A) Abr S Weltfisch, 280 Bway; May1'08; May27'18. 10,000

Bowery, 313 & 315 & Extra pl, 5 & 7 (2:457); Windsor Trust Co trse will Jacob Weeks Cornwall to Isaac Bell, Newport, RI, at request of Mortimer Van Cott et al, residing at 321 S 3 av, Mt Vernon, NY; (A) Jay & Candler, 48 Wall Apr19'11; May 24'18. 6,000

Columbus av (4:1195), nec 81st, 102.2x 100; Manhattan Square Realty Co to the Colonial Bank, 441 Col av; (A) R G Bab-bage, 137 Bway; Aug5'03; May28'18. 30,000

Columbus av (4:1195), nec 81st, 102.2x 100; Manhattan Square Realty Co to the Colonial Bank, 441 Col av; (A) R G Bab-bage, 137 Bway; Aug5'03; May28'18. 45,000

Park av (5:1500); ws, 25.8 n 88th, 25x 82.2; Simon & Leah Ginsberg to Yorkville Bank, 1511 3 av; (A) Lawyers Title & T Co; Dec30'09; May29'18. 22,000

1ST av (5:1447); ws, 48.2 n 72d, 26.8x81.8; Leopold Hutter to Gertrude C Gilpin, trste will Geo C Chase; (A) Bowers & Sands, 46 Cedar; May28, 1897; May29'18. 17,000

7TH av, 319-23 (3:804), nec 28th (No 157); Edw A & Susan B Whitfield to Bank for Savgs in N Y, 280 4 av; (A) Cadwal-ader, W & T, 40 Wall; June5'11; May27'18. 25,000

7TH av (3:783), nws, 79.7 n 33d, 19.2x 69.10; Mary J McDonald, Cape May, NJ, to Thos Adelson, 219 W 81, et al, exrs Philip Adelson; (A) Feiner & Maass, 100 Bway; Nov19'14; May28'18. 3,500

7TH av (3:783), nws, 79.7 n 33d, 19.2x 69.10; Mary J McDonald, Cape May, NJ, to Thos Adelson, 219 W 81, et al, exrs Philip Adelson; (A) Feiner & Maass, 100 Bway; Feb11'16; May28'18. 2,500

8TH av, 227-9 (3:745); Edith A Jackson to Lillian B Wechsler, 575 West End av; (A) Title Guar & T Co; Mar15'17; May27 '18. 3,000

MORTGAGES.

Borough of Bronx.

MAY 24, 25, 27, 28 & 29.

Amethyst st (15:4254), es, 225 s Saga-more, 75x95; PM; May21; May25'18; 3y6%; Jennie S & Margt E Anderson, 657 E 165, to W Meddaugh Dunning, 1992 Clinton av. 1,250

Augusta pl (18:5306), ws, 474.5 n East-ern blvd, 25x99.1x34.11x99.5; May24'18; 3y 6%; Thos J Gilmartin, 1867 Wood av, to Lucy W Hefter, 2026 McGraw av. 1,000

Crotona Park N (11:2948), ns, 96.2 e Clinton av, 23x100; PM; May23; May24'18; due Jan1'21, 5%; Jacob Garbus, 807 Trin-ity av, to Sarah G Higgs, Clason Pt, NY. 2,000

Elsmere pl (11:2960), ns, 140.8 w So blvd, 35x100; ext of \$16,000 mtg to June29'21 at 5%; May28'18; Ida V Ambrose, 575 Lex av, with David Gutman. nom

Leland st (14:3525), es, 100 n 152d as on map 126 lots, being sub-division of plot 23 on map Clasons Point, 75x100; PM; May 27; May28'18; 3y6%; Alberta Sessa, 149 St Anns av, to John Fippinger, 319 E 87. 2,500

Matilda st, nwc 241st; see 241st E, nwc Matilda.

Palisade pl, 1803 (11:2877), sws, 84.11 ne Popham av, 25x101.8x24.5x96.5; PM; May 27; May28'18; due ec as pr bond; John J Riley to Wm H Gunnell, 1803 Palisade Pl. 5,000

Sagamore st (15:4256), nec Birchall av, 138.6x100x115.5x102.7, except part taken by City N Y; sobrn agmt; Feb13; May27 '18; Frank Peterson with Theo & Alma E Stehly, —. nom

Schofield st (18:5641), ss, 505.2 e City Island av, 155 to h w mark L I Sound, —x118.3x100; ext of \$4,000 mtg to Apr 18'20 at 6%; Apr18; May28'18; Bankers Trust Co with Kensington Holding Corp, 51 E 42. nom

134TH st E (9:2261), ss, 25.1 e Brook av, 49.10x100; May23; May24'18; due Aug 16'20, 6%; Manhattan Swiss Embroidery Co to Isaac Kraft, 823 Kelly. 5,000

139TH st E, nec Brook av, see Brook av, nec 139th.

156TH st E, nwc Cauldwell av, see Cauldwell av, nwc 156th.

163D st E (9:2422), ss, 87 w Teller av, 99x115; May28; May29'18; 5y5½%; August Dooper, 3501 Pacific, Atlantic City, NJ, to John J Bell, Upper Nyack, NY. 55,000

169TH st E, sws, at sss Stebbins av, see Stebbins av, ses, at sws 169th.

179TH st, 710 E (11:3092), ss, 100 e Cro-tona av, 22.10x95; May22; May24'18; in-stalls, 5½%; Mary C wife of & Michl H O'Brien to Lizzie Houlihan, 715 E 179. 1,675

179TH st, 710 E; ext of \$4,500 mtg to Aug26'23 at 5½%; May22; May24'18; Max Seemann, 738 St Ann's av, with Mary C O'Brien, 710 E 179. nom

184TH st E (11:3039), ns, 95.3 w Wash av, 16.8x100; ext of \$4,000 mtg to Mar1'21 at 5%; May11; May27'18; Bankers Trust Co, trste Moritz Cohn, with Alice N Klauber, 428 Pacific, Cedarhurst, NY. nom

226TH st E (17:4839), ss, 405 e White Plains rd, 50x114; May27; May28'18; due July1'21, 6%; Michl Romeo to Emma E Beardslee, 719 E 223. 1,200

228TH st E (17:4863), sec Bronxwood av, 205x114, except part for st; May27; May 28'18; due July1'21, 5½%; Williamsbridge Hygeia Ice Co to Caroline Fritschy, 110 Manhattan av. 5,000

228TH st E (17:4863); same prop; certf as to above mtg; May27; May28'18; same to same.

228TH st E (17:4863); same prop; agmt as to share ownership in mtg; May27; May28'18; Christian Biersack, 280 E 201, with same. nom

231ST st E (17:4855), ss, 405 w Bronx-wood av, 100x114; transfer of tax lien for yrs 1904, 1908 & 1909, assessed to —; June9'13; May27'18; 3y 5 7-10%; City N Y to Municipal Liens Co, 820 Powers Bldg, Rochester, NY (assigned to Valeria Vel-der, 1806 Arthur av; Rudolph Wallach Co & Jacob J Pantell, 1783 Marmion av). 502.46

241ST st E (17:5105), nwc Matilda, 50x 100; ext of \$7,750 mtg to Apr1'21 at 5½%; May14; May29'18; Bankers Trust Co, trste Moritz Cohn, with Carolina Herrmann, 641 E 241 (R S \$3.90). nom

Barnes av (16:5677), es, 57 n 218th, 57x 105, Wakefield; May28'18; due July1'21, 5½%; Alfonso J Doncourt, 3758 Barnes av, to S Eliz Clarke, of Putnam, Conn. 3,500

Bathgate av, 1888 (11:2924), es, 216 n 176th, 54x85.7; May8; May25'18; 3y6%; Wm Sohmer, Rockaway, LI, to Cornelius Neu-mann, 4566 Park av. 7,000

Birchall av, nec Sagamore, see Saga-more, nec Birchall av.

Broadway (12:3269), ses, 423.10 n 234th, 150x327, except part for Bway; PM; May 24; May25'18; due May2'21, 4½%; Well-worth Holding Corp to Alois Gutwillig, Far Rockaway, LI, & ano, exrs Alfred Gutwillig. 9,000

Bronxwood av, sec 228th, see 228th E, sec Bronxwood av.

Brook av (9:2267), nec 139th, 25.1x100x 25x97; PM; pr mtg \$—; May20; May 29'18; 3y6%; Rose, wife Abr P Kramer, 448 E 137, & Bertha, wife Louis Gromsky, 462 E 137, to Hy Morgenthau Co, 30 E 42. 5,000

Bryant av (11:3000), es, 218.9 s 172d, 18.9x100; pr mtg \$—; May23; May29'18; 5y5%; Moe Risch to Ester W Rossi, 1488 Bryant av. 1,500

Cauldwell av (10:2625), nwc 156th, runs w117.6xns50x17.6xnl50x100x200 to beg; May6; May28'18; due Aug6'18, 6%; Olds Holding Corp'n 217 Bway, to Regina Hyman, 12 N Wavecrest av, Arverne, LI.

Cauldwell av (10:2625), nwc 156th, same prop; certf as to above mtg; May6; May28'18; same to same.

Hoe av, 957 (10:2742), ws, abt 165 s Aldus, 42x150; PM; pr mtg \$29,000; May22; May25'18; 3y6%; Frank Beck, Inc, to Anthony B Jurka, 242 E 72.

Hoe av, 957 (10:2742); sobrn agmt; May22; May25'18; Frank Beck, Inc, 2850 Bway, & Sophie Fantel, 510 W 177, with Anthony B Jurka, 242 E 72.

Hoe av, 957 (10:2742); certf as to mtg for \$4,000; May22; May25'18; Frank Beck, Inc, to Anthony B Jurka.

Jackson av, 583 (10:2623), ws, 250.5 n 149th, 24.7x100; pr mtg \$—; May27; May28'18; installs, 6%; Louis Ialonardi, 472 Brook av, to Giuseppe Pignone, 295 E 150.

Jackson av, 583; ext of \$4,600 mts to Jani'21 at 5½%; May27; May28'18; Domenico A Iannicelli, 303 E 152, & Antonio Coscia, 525 W 125, with same (R S \$2.30).

Prospect av, 1691 (10:2680); ext of \$45,000 mtg to May21'23 at 5½%; May21; May29'18; N Y Title & Mtg Co with Barnes Realty Co, 147 4 av.

Prospect av, 601 (10:2764), ws, abt 70 s 151st, 20x100; PM; May25'18; due, &c, as per bond; Eliz Lynch to Saml L Snyder, 1054 Lowell.

Southern blvd (11:3111), ws, 397 n 180th, 66.1x147.3x66.1x150.3; PM; May27; May28'18; 3y5%; Gottlob Brenzinger, 811 E 180, to Chas A Schrag, 2135 So blvd.

Southern blvd (11:2980), es, 115.5 n Freeman, 17.9x101.5x13.1x102.7; PM; May28'18; 1y6½%; Isaac Brown, 1288 So blvd, to Margt Meehan, 1875 Cropsey av, Bklyn.

Stebbins av (10:2694), ses, at sws 169th, runs se21xs62.8xw21 to av xne63.11 to beg; May27; May29'18; 3y5%; Wilhelmine Obrock, Pleasantville, NY, to Fred Knippenberg, 326 W 15.

Townsend av (11:2847), ws, 175 s 174th, 100x100; PM; May23; May24'18; 3y6%; Jos J Lordi to Wm Saier, 740 E 175.

Virginia av (14:3789), es, 53.8 s Watson av, 25.3x107.6x25x111.5; PM; May24; May25'18; installs, 5%; Raffaele Conti, 1074 Virginia av, to Hudson P Rose Co, 7 W 45.

Wyse av (11:2994), es, 150 n Freeman, 25x100; PM; May22; May24'18; 5y6%; Nathan Tafet, 1172 Wyse av, to Rose Apt, 220 Cathedral pkwy.

Wyse av, 1565 (11:2989), ws, 125 s 173d, 18.9x100; PM; May27; May28'18; 5y5½%; Albert B Boesch, 1565 Wyse av, to Old Ladies Home in City of Poughkeepsie, NY.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

MAY 23, 24, 25, 27 & 28.

Aldus st (10:2747), sec Faile, 21.5x445.3x 68.8x443.10, except part released; Title Guar & T Co to Jas A Trowbridge, Noroton, Conn; (A) Title Guar & T Co (\$30,000, Aug17'09); May27'18.

Fox or Barretto st (10:2718), ws, 29.7 s 169th, 25x131.10x25.4x136.10; Grace Schneider to Albert W Shields, 3921 Walnut st, Phila, Pa (\$4,000, Jan4'05); filed & discharged May23'18.

Manida st, 860 (10:2740); Slaave Levine, 497 Van Siclen av, Bklyn, to Harry S Purdy, 219 W 130, & ano, exrs, &c, Harriet A Purdy; (A) Lawyers Title & T Co (\$7,500, June4'09); May23'18.

Mt Hope pl (11:2804), ns, 250 w Anthony av, 20x100; Helen B V Rohl, extrx Harriet G Vandervoort, to Lawyers Mtg Co; (A) Title Guar & T Co (\$8,000, May26'13); May27'18.

Mt Hope pl (11:2804); same prop; Lawyers Mtg Co to Anna M Goebel, 21 Wash av, New Rochelle, NY; (A) same (\$8,000, May26'13); May27'18.

170TH st, 710 E (11:3092); Lizzie Houlihan & ano, admrx Edw Houlihan, to Max Seemann, 738 St Ann's av; (A) Lawyers Title & T Co (\$6,300, Aug26'08); May24'18.

181ST st E (11:3083), ns, 66.2 e Belmont av, 25x80.10; Hannah Wills, 783 E 168, to Arthur Wills, 783 E 168; (A) Title Guar & T Co (\$5,500, Dec14'09); May27'18.

Belmont av, 2419-21 (11:3075); Dorothea R Fajen, extr Wm Fajen, to Wm Bogel, 2755 Creston av; (A) G A Steinmuller, 1511 3 av (\$7,000, Sept3'07); May25'18.

Brook av, 278-82 (9:2267); Olds Holding Corp'n to Wm Slutsky, 301 Bway, Bklyn & ano; (A) J H Zieser, 217 Bway (\$2,000, May8'18); May23'18.

Chatterton av (14:3798), ns, 255 w Olmstead av, 25x108; Willard P Beach to John Hoffman, 2767 Webster av; (A) Amend & A, 119 Nassau (\$3,000, May25'10); May28'18.

Daly av, 2117 (11:3125); Andw Wilson, trste Chas E Fleming, to Lawyers Mtg Co, 59 Liberty; (A) Title Guar & T Co (\$43,000, Aug24'14); May28'18.

Edson av, 3432 (17:4887); Crawford Real Estate & Bldg Co, 7 E 42, to Wm Crawford, 205 W 89; (A) Wm Crawford, 7 E 42 (\$3,000, Apr15'18); May27'18.

Hull av, 3147 (12:3345); Robt F Neumann, 1226 Tinton av, to Morton M Green, 3078 Perry av; (A) Title Guar & T Co (\$1,925, Jan30'15); May23'18.

St Anns av (10:2548), es, 25 n 135th, 25x 100; Arthur P Beckert, also known as Arthur Beckett, to Frieda M, wife Arthur R Beckert or Beckett, 2420 Creston av; (A) A & H Bloch, 99 Nassau (\$11,000, Nov9'06); May25'18.

Stebbins av (11:2964), swc 170th, 28x100; Phillip M Dancis, 1665 Weeks av, to Dora Maidman, 233 E 11; (A) Saml C David, 140 Nassau (\$5,500, May11'15); May28'18.

Union av, 1106 (10:2680); Theo Jaffe to Nathan Epstein, 1145 Vyse av; (A) Morrison & S, 320 Bway (\$4,500, Apr28'17); May28'18.

Westchester rd (15:4238), es, at ss land Frank Buckel, 109.8x295x102x355; Edwin L Kalish to Elmer M Kimbark, 27 William; (A) E L Kalish, 27 William (\$2,000, June14'05); May27'18.

White Plains av (16:4647), ws, being n 25 ft of lot 136, map Olinville, 25.2x111.11 x25x110.3; Helen Bradish, Charlottesville, Va, to Michl Brennan, Inc, 643 E 227; (A) F A Bennett, Mt Vernon, NY (\$4,000, Sept 1'08); May24'18.

Lots 3 to 5 (16:4544), blk A, map Lester Park; Wm Taylor to Chas F Kings, 19 Prospect, Bklyn (\$1,500, Oct21'07); May28'18.

Lot 17 (9:2515), blk 2515, tax map; Municipal Liens Co of Rochester, N Y to Union Trust Co of Albany, 47 State, Albany, NY, trste (transfer of tax lien dated Jan15'17); May28'18.

Lot 346 (14:3789), map Pugsley Estate; Ida Berls, 2177 8 av, to Hudson P Rose Co, 7 W 45; (A) L T & T Co (\$6,000, Apr 28'13); May25'18.

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

MAY 23, 24, 25, 27 & 28.

Fox or Barretto st (10:2718), ws, 29.7 s 169th, 25x131.10x25.4x136.10; Matthew J Hansen to Albert W Shields, 200 Lincoln blvd, Phila, Pa; Jan4'05; May23'18.

333D st E (10:2562), ns, 216.3 e Trinity or Cypress av, 16.8x103.7; Herman Zeh to Tillie M Eckert, 543 E 133, et al; (A) Chas Brandt, Jr, 189 2 av; May24'06; May25'18.

134TH st, 597 E (10:2517); Wm Elvers to Dollar Savgs Bank, 2808 3 av; (A) Lexow, M & W, 43 Cedar; Aug13, 1900; May24'18.

134TH st E (9:2261), ss, 25.1 e Brook av, 49.10x100; Manhattan Swiss Embroidery Co to Edw Michling, extr Elisa Bickhoff; (A) Kantrowitz & E, 320 Bway; Sept30'10; May24'18.

145TH st E (10:2736), ss, 125 e Whitlock av, 25x100, except part for Longwood av; Emil Nikolai to John Bell Co, 137th & Gerard av; (A) Ernst E L Hammer, 2808 3 av; Oct29'13; May24'18.

145TH st E (10:2649), ss, 116.4 w Forest av, 19.3x100; Jno W Decker to Eliz N Hewitt; (A) Title Guar & T Co; Nov28, 1887; May24'18.

241ST st E (12:3394), ss, 175 e Martha av, —x—x96; also 241ST ST E (12:3394), ss, at line bet City N Y & City of Yonkers, —x—; Chester A Bessel to Jos Feldman, 419 E 71; (A) Lawyers Title & T Co; Oct 26'10; May23'18.

241ST st E (12:3394), ss, 100 e Martha av, —x—x65x100; Joseph Feldman to Bank of Europe, —; (A) same; Sept7'10; May23'18.

241ST st E (12:3394), ss, 150 e Martha av, 25x96x 100; Chester A Bessel, 1380 Martha av, to Jos Feldman, 419 E 71; (A) Lawyers Title & T Co; Oct26'10; May23'18.

Bathgate av (11:2924), es, 216 n 176th, 54x85.7; Wm Sohmer, Rockaway, NY, to Jacob Marx, 170 W 74; (A) Sohmer & S, 31 Liberty; Sept27'17; May25'18.

Broadway (12:3269), ses, 423.10 ne 234th, 150x308.11x150.2x300.11; Eva P, wife of & Abr M Graff to Alois Gutwillig & ano, exrs Alfred Gutwillig; (A) Lawyers Title & T Co; July6'04; May25'18.

Broadway (12:3269); same prop; Gertrude A Vanderbeck to Andw J Connick, 328 W 72; (A) same; Oct29'14; May25'18.

Cambreling av (11:3074), swc 187th, 100x 25; Chechchina I Carrucci to Germano Milite, Mt Vernon, NY; (A) Jos I Berry, 2649 Webster av; Feb16'07; May27'18.

Hoe av, 957 (10:2742); Frank Beck, 528 W 149, to Julius Bernstein, Bklyn; (A) Lawyers Title & T Co; May31'17; May25'18.

Old White Plains rd (16:4340), es, adj land Frank Booth, 50.2x104.5x50x103.10; Wm B Birchall to Virginia Anderson, —; (A) Williamson & B, 364 Alex av; Sept25'08; May23'18.

Ryer av (11:3149 & 3156), ws, 470.1 n Burnside av, 50x123.9x50.7x132.8; Olga, wife of & Jos Balaban, to Louis Sahm, Plainfield, NJ; (A) Geo A Steinmuller, 1511 3 av; Nov16'06; May25'18.

Virginia av, 1074 (14:3789); Estate Elise Bentz, 1953 Chatterton av, to Hudson P Rose Co, 7 W 45; (A) Lawyers Title & T Co; Apr28'13; May25'18.

Lot 20 (*), map Flanagan Estate; Linda S & Arthur H Decker to Bronx Security & Brokerage Co, 258 E 138; (A) Isaac Levi-son, 258 E 138; Dec4'12 (discharged by court order dated May24'18).

Lot 14 (*), map 51 lots Eliza G Ketchum; Sarah Bester to Wm H Beam, — & ano, exrs Eliza G Ketchum; (A) Title Guar & T Co; May17'06; May24'18.

Lot 36 (*), same map; same to same; (A) same; May17'06; May24'18.

Lot 18 (*), same map; same to same; (A) same; May17'06; May24'18.

Lot 35 (*), same map; same to same; (A) same; May17'06; May24'18.

Lot 13 (*), same map; same to same; (A) same; May17'06; May24'18.

Lots 110 to 112 (15:4033), map portion Hunt Estate; Mary C Schipf to Regent Realty Co; (A) Title Guar & T Co; Mar25'05; May25'18.

Lot 11 (*), blk 9, map Morris Park; Jno J Scanlan to Mutual Life Ins Co & ano; July15'13; May23'18.

Lots 41 to 44 (*), blk 43, map Morris Park; Theo Fishberg to Pincus Glantz; (A) Theo Fishberg, 859 Manida; Aug1'13; May23'18.

Lots 273 to 275 (11:2989), map 300 lots Hy Morgenthau; Carmine Cioffi to Old Ladies' Home in City of Poughkeepsie, N Y; (A) Title Guar & T Co; Aug17'09; May27'18.

Plot (15:4049), begins 100 w White Plains rd & 95 n Morris Park av, runs n 50xw45x50x45 to beg; Geo Mueller, 385 Waterbury av, Richmond Hill, NY; (A) Robt P Beyer, 299 Bway; Feb13'18; May27'18.

Lots 61 to 63 (12:3328), map Bruner Estate; Perry Ave Constn Co to John C Heintz, 2211 Bway; (A) A F Koelbie, 41 Park Row; Jan15'14; May28'18.

Lots 17 to 19 (14:3525), map 126 lots, being a subdivision of lot 23 on map Classons Point; Selma Binde to John Fippinger, —; (A) Lawyers Title & T Co; Nov8'09; May28'18.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Borough of Manhattan.

Kempner, Louis.—Jan21'18 (May28'18)—9TH AV, 508 (3:762-4), 25x100, 6-sty bk tnt & strs, \$40,000.

40TH ST, 319 W (4:1031-21), 25x98.9, 5-sty bk bldg, \$28,000.

Nagle, Jane.—Jan8'18 (May24'18)—10TH AV, 417 (3:705-34), 24.8x75, 4-sty bk tnt & strs, \$15,500.

10TH AV, 104-6 (3:714-67), 34.4x100, 2 & 3-sty fr bldgs & strs, \$19,500.

Saxton, Bernard F.—June2'17 (Mar27'18)—109TH ST, 188 E (6:1636-40), 20x80.11, 5-sty bk & stn tnt, \$11,000.

3D AV, 1974 (6:1636-37), 20x80, 4-sty bk & stn tnt & str, \$12,500.

3D AV, 1976-8 (6:1636-38-38½), 2 lots, each 20x60; 2 4-sty stn tnts & strs, each 11,500.

3D AV, 1980 (6:1636-39), 20.11x60, 4-sty bk & stn tnt & str, \$11,500.

3D AV, 1982 (6:1636-40), swc 109th, 20.11x 60, 4-sty bk & stn tnt & str, \$16,500.

Schlesinger, Martha.—Jan12'18 (Mar27'18)—141ST ST, 552 W (7:2072-55), 55x99.11, 6-sty bk & stn tnt, \$70,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 31, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

HENRY BRADY.

Norfolk st, 107 (*), ws, 150 n Delancey, 25x100, 5-sty bk tnt & strs; due, \$24,281.48; T&c, \$1,175.92; Harris D Colt et al, trstes, &c.

50TH st, 6 W (*), ss, 152 w 5 av, 25x 100.5, 4-sty & b stn dwg; leasehold; due, \$10,201.28; T&c, \$1,262.60; Isabella Greacen, admtr.

113TH st, 76 & 78 W (*), ss, 75 e Lenox av, 50x100.10, 6-sty bk tnt & strs; due, \$63,686.42; T&c, \$3,272.15; Alfred Opdyke, admtr.

117TH st, 55 E (*), ns, 128 e Mad av, 33 x100.11, 5-sty bk tnt; due, \$31,194.86; T&c, \$437.90; Louise Booss.

Madison av, 1590 (*), ws, 50.11 s 107th, 25x100, 5-sty stn tnt & strs; due, \$24,507.73; t&c, \$904.34; Danl K DeBeixedon et al, trstes.

Madison av, 2089 (*), es, 74.11 s 132d, 25 x96, 5-sty bk tnt & strs; due, \$3,474.92; T&c, \$391.10; sub to 1st mtg \$11,000; Maurice Cohen et al.

JOSEPH P. DAY.

18TH st, 215 W, ns, 200 w 7 av, 25x92, 5-sty bk tnt (exrs sale); bid in at \$17,600.

35TH ST, 9 W (*), ns, 200 w 5 av, 18.9x
8.9, 6-sty bk loft & str bldg; due, \$78.5;
T&c, \$785.70; Chas A Munn, 71.450
Bradhurst av, 4 (*), es, 27.8 n 112d, 27.4x
9.2x26.10x61.10, 5-sty bk tnt & str; due,
\$20,110.01; T&c, \$171.25; Frank W Blauvelt,
15,000
Manhattan av, 250, es, 75.11 s 111th, 40x
10, 6-sty bk tnt (liquidation sale); bid in
at \$69,500.
1ST av, 224, es, 77 n 13th, 25.6x66, 5-sty
bk tnt & str (exrs sale); Morris Dwor-
zky, 14,750
1ST av, 1026 (*), nec 56th (No 401), 20x
34, 4-sty bk tnt & str; due, \$14,413.79; T
&c, \$776.89; Edw Ridley et al, exrs, &c,
14,500
5TH av, 2232 (*), ws, 25 s 136th, 21.1x
25, 5-sty bk tnt & str; due, \$13,809.77; T
&c, \$373.80; Edw Ridley et al, exrs, 14,000

SAMUEL MARX.

Hester st, 83, ns, 23.6 w Orchard, 21.1x
23.1x21.1x63.5, 5-sty bk tnt & str; due,
\$16,155.25; T&c, \$191.88; withdrawn.
47TH st, 48 & 50 W (*), ss, 302 e 6 av,
5.4x100.5, 2-4-sty & b stn dwgs; due, \$90,
17.55; T&c, \$1,682.35; Farmers' Loan &
Trust Co, 87,000
10TH st, 111 E (*), ns, 100 e Park av, 25
100.11, 5-sty stn tnt; due, \$5,541.47; T&c,
1,000; sub to pr mtg \$1,775; Herman J
Messing, 6,775

M. MORGENTHAU, JR., CO.

2D st, 138 E, ns, 120.2 w Av A, 20.2x100,
-sty bk hospital; due, \$16,169.09; T&c,
25; withdrawn.

HERBERT A. SHERMAN.

Sullivan st, 96 to 100, ws, 56.2 n Spring,
uns n69.5xw100 xe—xw24xsl3.8xsl29.7 to
beg, 6-sty bk stable; due, \$75,754.46; T&c,
2,651.92; P J McInerney, 77,950

Total \$450,425
Corresponding week, 1917..... 175,788
Jan. 1, 1918 to date..... 13,542,521
Corresponding period, 1917..... 17,298,381

Bronx.

The following are the sales that
have taken place during the week
ending May 31, 1918, at the Bronx
Salesrooms, 3208-10 Third av.

ARTHUR C. SHERIDAN.

Chisholm st (*), ws, 290 s Jennings, runs
v119.6xsw19.9xso.6xsc21.2xsl15.2xsl19
o beg, vacant; due, \$3,629.52; T&c, \$310;
Louise N Bristow, 2,000

J. CLARENCE DAVIES.

Bronx blvd (*), ws, 117.3 n 241st, 50x100;
due, \$1,682.18; T&c, \$120.33; Harriet E. Ar-
ther et al, exrs, 2,500

JOSEPH P. DAY.

Davidson av, 2040 (*), nec Burnside av,
13.1x119.9x90x49.11, 5-sty bk tnt & str;
due, \$50,942.88; T&c, \$590.40; Broadway
Holding Corp., 20,000

Melrose av, 762-4 (*), sec 157th (No 400),
9.2x71, 6-sty bk tnt & str; due, \$10,481.51;
T&c, \$2,235.40; sub to mtg \$40,000; Wilhel-
mina Haffen, 50,000

JAMES J. DONOVAN.

166TH st, 823 E, ns, 180 e Union av, 40x
00, 5-sty bk tnt; due, \$28,919.74; T&c, \$745;
withdrawn.

De Reimer av (*), ws, 372.1 s Bussing
av, 150x87.6; due, \$1,910.75; T&c, \$217.88;
Emeline Dooley, 1,600

HENRY BRADY.

Monroe av, 1687 (*), ws, 95 n 173d, runs
150xw95xsl100xw95 to Weeks av xs50xe
90 to beg, 2-sty fr dwg & vacant; due,
11,891.70; David Grant, 10,000

Total \$86,100
Corresponding week, 1917..... 77,475
Jan. 1, 1918 to date..... 3,565,895
Corresponding period, 1917..... 5,569,592

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the
second that of the Defendant. (A) means
Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales
for Manhattan, to be held at the Real
Estate Salesrooms, 14 and 16 Vesey
Street, unless otherwise stated:

JUNE 1.
ORATIO ST, 78, ss, 169.4 w Greenwich, 24.6x
87.5, 4-sty bk tnt; Milton Cooper—J Francis
Cooper et al; Harry K Brown (A), Hor-
nell, N Y; Jno Griffin (R); partition; at City
Hall 11 A M; John Griffin.

JUNE 3.
10TH ST, 441 W, ns, 450 w 9 av, 25x71.11, 3-
sty bk tnt Emigrant Indus Savgs Bank—Pr-
udential Real Estate Corp et al; R & E J
O'Gorman (A), 51 Chambers; Bernard Neum-
burg (R); due, \$8,666.35; T&c, \$220.05; M
Morgenthau, Jr, Co.

5TH ST, 332-4 W, es, 325.6 w West End av,
49.6x102.2, 5-sty bk tnt; David Frienberg—
Aldebaran Co, Inc; Abr L Doris (A), 149
Bway; Patrick Walsh (R); due, \$250; Henry
Brady.

JUNE 4.
LLEN ST, 180, ws, 125 n Stanton, 25x87.6, 5-
sty bk tnt & str; N Y Trust Co—Theresa
Dorfmann et al; Middlebrook & Borland (A),
46 Cedar; Henry A Friedman (R); due, \$21,
372.93; T&c, \$327.40; Henry Brady.
LEECKER ST, 417, sec Bank (No 82), 45.3x
50, 2 & 3-sty bk & fr tnt & str; Fredk P
Garretson, trste—Morris Weinstein & al;
Harris D Colt (A), 30 Broad; Frank J Coyle
(R); due, \$16,331.89; T&c, \$742.30; Henry
Brady.

CHRYSTIE ST, 99, ws, 75 s Grand, 25.2x49.8x
25.2x49.10, 2-sty bk & fr tnt & str; Caroline
G Coddington—Mendel Berman et al; Miller,
King, Lane & Trafford (A), 80 Bway; Wm Van
Alystne (R); due, \$10,742.77; T&c, \$319.17;
Henry Brady.

ESSEX ST, 45, ws, 100.11 s Grand, runs w54.2x
n—xw33.7xsl25.3xsl33.5xsl4'xsl54.5xsl24.11
to beg, 5-sty bk tnt & str; Bond & Mtg Guar
Co—Ella M Goebel et al; Harold Swain (A),
176 Bway; Abr Harawitz (R); due, \$25,
948.45; T&c, \$1,000; (o) Henry Brady.

10TH ST, 230 E, s s, 200 w 1 av, 25x92.3, 4-sty
bk tnt; Mary B Hague—Giuseppe Ferri et al;
Jno B Pine (A), 63 Wall; Theo K McCarthy
(R); due, \$17,867.28; T&c, \$965.65; Henry
Brady.

21ST ST, 534-G W, ss, 233.9 e 11 av, 50x92, 1 &
2-sty bk garage; Mutual Life Ins Co of N Y
—Richard T Lynch et al; Fredk L Allen (A),
55 Cedar; Wm F Clare (R); due, \$11,216.27;
T&c, \$330.40; Bryan L Kennelly.

122D ST, 324 E, ss, 275 e 2 av, 25x114.3, 6-sty
bk tnt & str; Phoebe W McConihe—Loretta
Corp et al; Warren McConihe (A), 42 Bway;
John W Smith (R); due, \$17,562.52; T&c,
\$—; Samuel Marx.

21 AV, 1237-9, swc 65th (Nos 218-52), 47x100x
31.4x100, 4-5-sty bk tnts & str; N Y Trust
Co—Arpad Wellish et al; Middlebrook & Bor-
land (A), 46 Cedar; Nathaniel Phillips (R);
due, \$39,631.27; T&c, \$1,616.28; M Morgen-
thau, Jr.

2D AV, 2450, swc 126 (No 248), 24.1x105, 3-
sty fr tnt & str & 1-sty bk ext; P Chauncey
Anderson, exr—Edw J Mahon et al; Ander-
son, Iselin & Anderson (A), 25 Broad; Jno M
Ward (R); due, \$12,079.38; T&c, \$1,393.71;
Joseph P Day.

6TH AV, 92, es, 22.9 s 8th, 22.9x80, 3-sty bk tnt
& str; Albert W Pross et al, exrs Henry I
Goodrich et al; Middlebrook & Borland (A), 46
Cedar; Thos L Hurley (R); due, \$26,941.86;
T&c, \$828.98; Henry Brady.

JUNE 5.
MONROE ST, 280, ss, 100 e Jackson, 25x95, 6-
sty bk tnt & str; U S Trust Co of N Y,
trste, &c David Lasky et al; Wilson M Pow-
ell (A), 7 Wall; Fredk J Flynn (R); due,
\$24,725.46; T&c, \$1,040; James J Donovan.

1ST ST, 41 E, ss, 194.4 e 2 av, 25.3x77.2x25.1x
79.10, 5-sty bk tnt & str; Kath L Brown et
al—Benj Richter et al; Cary & Carroll (A),
59 Wall; Geo E Weller (R); due, \$23,731.67;
T&c, \$118.10; Henry Brady.

3D ST, 82 E, ss, 175 w 1 av, 25x100.6x25x100.7,
5-sty bk tnt & str; Annie L Kneer—Max
Goldwasser et al; Michling & Kayser (A),
258 Bway; Jas A Farrell (R); due, \$26,891.79;
T&c, \$932.19; Joseph P Day.

134TH ST, 121 W, ns, 400 e 7 av, 25x99.11, 5-
sty bk tnt; Morris Aron—Irene Sachs et al;
McLaughlin & Stern (A), 15 William; Louis
E Miller (R); due, \$12,394.97; T&c, \$255.35;
Joseph P Day.

2D AV, 655, ws, 49.4 s 36, 24.8x100, 1 & 2-sty bk
tnt & str; Morris Ratner et al—Mayer Zalka
et al; Cary & Carroll (A), 59 Wall; Saml
Bitterman (R); due, \$14,310.99; T&c, \$1,
107.12; J H Mayers.

3D AV, 1997, es, 40.10 s 110th, 20x85, 4-sty bk
tnt & str; Emigrant Indus Savgs Bank—
Fredk W Binzen et al; R & E J O'Gorman
(A), 51 Chambers; Warren Leslie (R); due,
\$11,282.61; T&c, \$497.30; Henry Brady.

JUNE 6.
MULBERRY ST, 132 to 138, es, 75 n Hester,
runs e50xw25xe52xw100xw102xsl25 to beg, 3-6-
sty bk loft & str bldgs; Frederic E Lewis—
Gustav L Jaeger et al; Dean, Tracy & Mc-
Barron (A), 160 Bway; Edmond Huerstel
(R); due, \$77,621.08; T&c, \$2,874.85; Joseph
P Day.

47TH ST, 333 E, ns, 175 w 1 av, 25x100.5, 5-sty
bk tnt & str; Frank M Wells, exr—Lucy
Giannello et al; Wells & Moore (A), 60 Wall;
David J Gallert (R); due, \$14,476.20; T&c,
\$473.50; Joseph P Day.

63D ST, 22-28 W, ss, 143.4 e Bway, 100x100.5,
10-sty bk studio bldg & 3-sty bk church; Wm
F Clare, trste—Elknur Realty Co et al;
Fredk A Gill (A), 135 Bway; A Walker Otis
(R); due, \$236,447.43; T&c, \$—; Henry
Brady.

78TH ST, 342 E, ss, 230 w 1 av, 20x102.2, 4-sty
stn tnt; Jacob Schnekraut—Zerlina Froman
et al; Frank Locker (A), 299 Bway; Robt J
H Powell (R); due, \$8,472.06; T&c, \$115.77;
J H Mayers.

112TH ST, 223 W, ns, 167 w 7 av, 18x100.11, 3-
sty & b stn dwg; Emigrant Indus Savgs Bank
—Geo W Mitchell et al; R & E J O'Gorman
(A), 51 Chambers; Joseph M Proskauer (R);
due, \$8,480.60; T&c, \$574.50; L J Phillips &
Co.

PLEASANT AV, 280 nec 115th (No 501), 22.5x
94, 4-sty bk tnt & str; Greenwood Cemetery
—Pilomena Curcio et al; Action 1; Miller,
King, Lane & Trafford (A), 80 Bway; Benj.
Bernstein (R); due, \$15,020.40; T&c, \$1,
179.77; Joseph P Day.

WEST BROADWAY, 366, swc Watts (No 1) or
Broome, No 503, 35.9x21x28.6x22.2, 5-sty bk tnt
& str; 6TH AV, 877, ws, 100.4 s 50th, 25x
100, 5-sty stn tnt & str; Louis Stirn—Max
Stirn et al; John G Snyder (A), 256 Bway;
Jno J O'Connell (R); partition; Bryan L
Kennelly.

JUNE 7.
75TH ST, 311 E, ns, 175 e 2 av, 25x102.2, 4-sty
stn tnt & str; Alfred M Heinsheimer et al,
trstes—53d Realty Co et al; Stroock & Stroock
(A), 141 Bway; Abr B Keve (R); due, \$100,
276.38; T&c, \$687; L J Phillips & Co.

76TH ST, 432 E, ss, 175 w Av A, 25x102.2, 5-sty
bk tnt & str; Mary Peroutka—Frank Beck
et al; Arnstein & Levy (A), 128 Bway; Rich-
ard G Babbage (R); due, \$4,937.20; T&c,
\$518.73; Samuel Goldstick.

JUNE 8.
No Legal Sales advertised for this day.

JUNE 10.
ELDRIDGE ST, 236-44, es, 96.3 s Houston, runs
e87.10xsl102.5xsl24.1xw92.10xsl127.5 to beg, 4-
6-sty bk tnts & str; Greenwich Savgs Bank—
Minsk R Realty Co et al; Middlebrook & Bor-
land (A), 46 Cedar; Alfred H Townley (R);
due, \$123,697.92; T&c, \$6,510.98; Henry Brady.

78TH ST, 342, ss, 230 w 1 av, 20x102.2, 4-sty
stn tnt; Jacob Schnekraut—Leo G Froman et
al; Frank Locker (A), 299 Bway; Robert J
H Powell (R); due, \$8,472.06; T&c, \$115.77;
J H Mayers.

Bronx.

The following is a list of Legal Sales
for Bronx, to be held at the Real Estate
Salesrooms, 3208-10 3d Avenue, unless
otherwise stated:

JUNE 1 & 3.

No Legal Sales advertised for these days.

JUNE 4.

170TH ST, 1-9 E, nec Jerome av (No 1400), 100.1
x110.3x100x113.1, 1-sty bk str; Realty Operat-
ing Co—Sardis Realty Corp et al; Fredk L
Durland (A), 15 Wall; Phoenix Ingraham
(R); due, \$41,800.32; T&c, \$842.20; Henry
Brady.

PARK AV, sec 168th, 195x150, vacant; Robt T
Russell—Universal Ice Mfg Co; Albert J Ap-
pell (A), Wallace S Fraser (R); due, \$12,
749.50; T&c, \$—; Henry Brady.

JUNE 5.

3D AV, 2470, es, 50.4 n 135th, 25.7x28.6x25x34.5,
2-sty fr tnt & str; LAYTON AV, nwc Dean,
50x100; ST PETERS AV, 1718, ns, 248.4 e
Walker av, 75x98x75x97.2; Nora A Hallahan
—Margt V Kreiner et al; McKeown & Flynn
(A), 529 Courtlandt av; Henry A. Friedman
(R); partition; James J Donovan.

JUNE 6.

No Legal Sales advertised for this day.

JUNE 7.

HERSCHEL ST, 1307, ss, 278.6 e Halsey pl,
25.4x105.9x25x101.9; Amelia S Lansing—Marie
Kahrs et al; Wm C Stone (A), 60 Wall;
Chas R Bretzfelder (R); due, \$3,857.77; T&c,
\$139.06; Samuel Marx.

BAILEY AV, 2882, es, 150 s 230th, 25x100.7, 3-
sty bk tnt; Thos B Hidden, trste—Jos F
Merkel et al; Levi S Hulse (A), 66 Bway; Wm
S Evans (R); due, \$6,004.17; T&c, \$382.80;
James J Donovan.

JUNE 8.

No Legal Sales advertised for this day.

JUNE 10.

182D ST, E, Bassford av, Fletcher st & Washing-
ton av, blk, &c, 108.6x134.2x130.2x109.6, 6-3-
sty bk tnts & str; Lina Stix—Eureka Realty
Co et al; Goldsmith, Cohen, Cole & Weiss (A),
61 Bway; Ely Neumann (R); due, \$26,240.38;
T&c, \$2,092.70; L J Phillips & Co.

EASTERN BLVD, ns, — e Edison, 161x183x203.6
x197; EASTERN BLVD, ws, adj above, 189.6x
336x185.9x322; Henry E Huntington et al—
Wm Henderson et al; Tomlinson, Cox &
Tomlinson (A), 15 Broad; Max Bendit (R),
due, \$22,128.83; T&c, \$3,874; James J Dono-
van.

EASTERN BLVD, ns, — e Edison, 119x183;
Arabella D Huntington—Wm Henderson et
al; Tomlinson, Cox & Tomlinson (A), 15
Broad; C Arthur Arnstein (R); due, \$6,
233.32; T&c, \$1,180; James J Donovan.

WHITE PLAINS RD, ws, 330.1 s Westchester
av, 50x159.10x50x160.9; Wm D Reilly et al,
admsrs—Jno J Bell et al; Jas P Neimann (A),
41 Park Row; Jno V Sheridan (R); due, \$1,
762.36; T&c, \$175.33 Arthur C Sheridan.

FORECLOSURE SUITS.

The first name is that of the Plaintiff;
the second that of the Defendant.

Manhattan.

MAY 25.

No Foreclosure Suits filed this day.

MAY 27.

49TH ST, 506 W; Farmers' Loan & Trust Co,
exr—Carrie Hollander et al; Geller, Rolston
& Horan (A).

127TH ST, 212 E; Marie L di Zerega—Louis
Cohen et al; DeWitt, Lockman & DeWitt
(A).

137TH ST, ss, 228 w 8 av, 16x99.11; Leonhard
Michel—Alice P Cagney et al; D Bernstein
(A).

140TH ST, 271 W; Walter F Kingsland—Israel
McCann et al; W A Alcock (A).

5TH AV, sec 108th, 50.11x84; Margarette E
Griffith—Chas I Weinstein et al; Duer, Strong
& Whitehead (A).

MAY 28.

MULBERRY ST, 235; N Y Trust Co—Wm J
Cunningham et al; Merrill Rogers & Terry
(A).

11TH ST, 515 E; Memorial Hospital for the
treatment of Cancer & Allied Diseases—Gus-
tav Gross et al; Douglas, Armitage & McCann
(A).

19TH ST, ss, 247.3 w 3 av, 17.5x104.7xirreg;
Fredk W Smith et al—Eliz C McCartin et al;
A W Venino (A).

38TH ST, ns, 250 e 10 av, 25x98.9; Fredk Goerl,
exr—Max Blum et al; Amend & Amend (A).

95TH ST, 201-3 E; Leopold Hellinger—Pesse
Satzman et al; S Hellinger (A).

VERMILYEA AV, ss, 100 e 204th, 75x150;
Volm M Rogers—Jos Schaefer et al;
Edwards, O'Loughlin & George (A).

MAY 29.

MADISON ST, 280; Greenwich Savgs Bank—
Sophie Cohen et al; Middlebrook & Borland
(A).

ORCHARD ST, 106; German Savings Bank in
City N Y—Pauline Goldfisher et al; M Auer-
bach (A).

54TH ST, 265 W; City Real Est Co—Alex Mc-
Connell et al; amended; H Swain (A).

MAY 31.

HENRY ST, 198; Maimie E Cohn et al—Saml
Katzenbogen et al; Elkus, Vogel, Gleason &
Proskauer (A).

PITT ST, ws, 50.9 n Rivington, 50x60x irreg;
Isaac Marx—Alex Watterson et al; F de P
Foster (A).

UNION SQ W, 33; Mutual Life Ins Co of N Y—
Thirty-three Union Sq Corp et al; amended;
F L Allen (A).

97TH ST, ns, 518 w Central Park W, 18x100.11;
Wm W Johnson et al—Arthur I Lewis et al;
Merrill, Rogers & Terry (A).

MADISON AV, ws, 81.11 s 106th, 19x100; Esther Jerowski—Louis P Holzwasser et al; Ernst, Fox & Cane (A).
3D AV, ses, 98.8 sw 30th, 24.8x110x irreg; Equitable Life Assurance Society of U S—Chas F Camerer et al; Alexander & Green (A).

Bronx.

MAY 24.
DALY AV, es, 173.4 s 180th, 36.3x100.8; Marie Krabo—Frank Gass et al; M Mark (A).
LOT 136 (northerly 25 ft), map of Olinville, Williamsbridge Depot; Michl Brennan, Inc—Michl Brennan et al; F A Bennett (A).

MAY 25.
BROOK AV, ws, 71.6 s 168th, 30x71.6; Sophie Wollreich—D H Jackson Co et al; Otterbourg, Steindler & Houston (A).

MAY 27.
166TH ST, swc Jackson av, 22x100; Emigrant Indus Savgs Bank—Eda H Maas et al; R & E J O'Gorman (A).
WESTCHESTER RD, es, intersec ss land Frank Buckel, 295x355; Elmer M Kimbark—Eugenie Vecchini et al; E L Kalish (A).

MAY 28.
VYSE AV, es, 200 s 172, 25x100; Mortimer M Menken—Charlotte I Neuskajian et al; J M Kornfeld (A).

MAY 29.
135TH ST, 528 E; Mutual Life Ins Co of N Y—Sara Barnard et al; F L Allen (A).
ROCKWOOD ST, sec 6 av, 88.3x151.4; J Romaine Brown—Nicholas Downey et al; H Swain (A).
UNIONPORT RD, 502; Chas H Baechler—Sarah Lichtenstein et al; Neier & Van Derveer (A).
UNIVERSITY AV, es, 201.2 s Featherbed la, 30x111.2x irreg; Mayer S Auerbach et al—Mary J Mullis et al; C H Meyer (A).
178TH ST, ns, 105.6 w Cedar av, 25x72; American Savgs Bank—Geo J Essig et al; J V Irwin (A).
TREMONT AV, ss, 175.7 w Prospect av, 20x 99.2; Susan V N Rouget as trste—Richard R Maslen et al; Davison & Underhill (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MAY 23.
128TH ST, ns, 166.6 w 5 av, 18.5x99.11; Robt B Hirsch et al—Curtis P Byron; Cary & Carroll (A); Mortimer S Brown (R); due..... 8,466.89
4TH AV, 59; Dime Savgs Bank of Bklyn—Andrew J Bastine; Cullen & Dykman; Harold E Lippincott (R); due 113,157.91

MAY 24.
DYCKMAN ST, ws, 294.6 s St Nicholas av, 475x13.11x irreg; Cornelia G Chapin—Ft George Realty Co et al; Jno H Judge (A); Timothy Daly (R); due 15,802.50

MAY 25.
No Judgments in Foreclosure Suits filed this day.

MAY 27.
17TH ST, 319 W; Henry F Schwarz et al—Equitable Realty Co; Rounds, Hatch, Dillingham & Debevoise (A); Peter R Gatens (R); due..... 26,293.55
129TH ST, ss, 75 w 8 av, 25x99.11; Benj Mordecai et al—Simon Hermann; Sidney B Cardoza (A); Julian M Wright (R); due..... 13,701.69

2D AV, 235-7; Michael Donoghue—Louis Manheim; Richard Kelly (A); Isaac F Russell (R); due..... 57,742.22

MAY 28.
56TH ST, ns, 325 e 10 av, 25x100.5; Adelaide R Henry—Bertha Kahn et al; Augustus Haviland (A); Wm Bondy (R); due..... 15,510.42
SEAMAN AV, ss, 150 e Academy, 50x 100; Sarah G Fuller—Saml Eichhorn et al; Wesselman & Kraus (A); Mark M Schlessinger (R); due..... 6,319.00
MAY 29.
126TH ST, ns, 196.5 w Lenox av, 17.10x 99.11; Equitable Life Assurance Soc of U S—Martin T Mantion et al; Alexander & Green (A); Chas H Strong (R); due..... 7,850.00

Bronx.

MAY 24.
LOT 41, blk 2848, sec 11, on tax map; City N Y—Richard Magee et al; W P Burr (A); E S Booth (R); due... 3,333.23
LOT 7a, blk 2848, sec 11, on tax map; City N Y—Richard Magee et al; W P Burr (A); E S Booth (R); due... 3,145.14

MAY 25.
LOTS 24, 25, 26, map of Village of Mt Hope; Wm H Beam—Frank L Wilson et al; Theall & Beam (A); C A Hickey (R); due..... 5,845.35

MAY 27.
LOT 1, blk 2995, sec 11, on tax map; Rosa Schleissner—Thos C Dunn et al; E Jacobs (A); H M Goldfogel (R); due 3,053.35

LOT 2, blk 2995, sec 11, on tax map; Rosa Schleissner—Thos C Dunn et al; E Jacobs (A); H M Goldfogel (R); due 1,415.01

MAY 28.
MARION AVE, nwc 197th, 50.4x111.3; Sophia M Moddy—Jennie K Shraday et al; H W Kralffy (A); J Davis (R); due 6,307.00

MAY 29.
LOT 29, blk 2890, sec 11, on tax map; City N Y—Minnie Schultheis et al; W P Burr (A); A S Norton (R); due 2,535.24

LOT 30, blk 2890, sec 11, on tax map; City N Y—Minnie Schultheis et al; W P Burr (A); A S Norton (R); due 3,643.06

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MAY 25.
No Lis Pendens filed this day.

MAY 27.
No Lis Pendens filed this day.

MAY 28.
WEST ST, es, 63.9 s 11th, 22.11x81.8xirreg, & WEST ST, es, 86.8 s 11th, 23x81.8; Washington Broekner—Harriett I B Hanfield et al; partition; Wells & Moore (A).

MAY 29.
AMSTERDAM AV, swc 140th, 90.11x125; Thos F Cox, Inc—Columbus Circle Constn Co et al; action to set aside conveyance; L E Swartz (A).

RIVERSIDE DR, 42; Edw Earl et al—Thos C Brown; counterclaim; Duer, Strong & Whitehead (A).

MAY 31.
38TH ST, 140 E; Chas C Burlingham—People of the State of N Y et al; proceedings to register title; W Fairchild (A).

Bronx.

MAY 24.
PLOT beg at the nwc & adj the ss of Fordham av & es of Fordham, laid down on map of prop belonging to Est of Orrin F Fordham, City Island, 192x346; also LOT 8, map of prop belonging to Est of Orrin F Fordham, City Island; also LOT 9, (pt of), map of prop belonging to Est of Orrin F Fordham; also LAND under water of L I Sound, in front of & adjacent to upland owned by Gustavus F C Hillman at City Island; Rose Silverman—Kyle & Purdy, Inc, et al; action to re-establish lease, &c; Weschler & Kohn (A).

MAY 25.
No Lis Pendens filed this day.

MAY 27.
No Lis Pendens filed this day.

MAY 28.
No Lis Pendens filed this day.

MAY 29.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 25.
38TH ST, 318-20 E; Michl Cappiello—Nellie Morgan & Max Rothbart (92). 112.00
42D ST, 215-23 W; also 43D ST, 228-32 W; Clarence L Smith Co—Sperry & Hutchinson Co & Sol Bloom (91)... 13,791.71
45TH ST, 121 W; Eisendrath & Horwitz—Jas Hebron & Hebron Restaurant Co, Inc (94)... 1,500.00
SAME PROP; Geo Colon & Co—Jas Hebron & Hebron Restaurant Co (95)... 12,975.00
77TH ST, 266 W; Isidore H Simpson—Benj F Romaine & Edwin E Lowe (93)... 182.41
123D ST, 439 W; Wander Iron Works—Chalmers Realty Co & J F Benam (90)... 48.00
AMSTERDAM AV, nwc 190th, —x220x irreg; F W Geiler, Inc—J R Bldg Co, Inc; renewal (89)... 1,066.06

MAY 27.
57TH ST, 327 W; M Aizer's Sons—Henry Moeller & Regwald Constn Co (100)... 235.00
69TH ST, 143 E; Kalt Lumber Co—Emma Spieler et al & Frank Seery (101)... 37.88
69TH ST, 306-S W; Gabriel Besner—Florence I Ludlow et al & Morris Zuckerman (97)... 250.00
125TH ST, 226 W; Alfred B Rosenstein—Henry Morgenthau & West End Restaurant (98)... 92.00

AV B, nec 19th, 100x170; Chas Motekewicz—Est Jno U Brookman & Thos J Fanning (102)... 63.44
AUDUBON AV, nwc 190th, —x22x irreg; F W Geiler, Inc—J R Bldg Co, Inc; renewal; correction... 1,066.06

BRADHURST AV, 22-4; Albert Sigel—Henry D Axelby (96)... 73.63
ST NICHOLAS AV, 54; Jno J Foley—Lulu Benedict & Julian Benedict (99)... 172.16

MAY 28.
57TH ST, 327 W; M Aizer's Sons—Henry Moeller; Regwald Constn Co (103)... 235.00

68TH ST, 332 E; Jacob Rubin—Laura Oppenheim; Louis Oppenheim (104)... 135.00

58TH ST, 10 W; Wm Tresselt—Alice Stern; Restaurant De La Fontaine, Inc, Paul von Erden & Otto Beck (105)... 1,074.41

MAY 29.
BOWERY, 137; Chrystie Cornice & Skylight Works, Inc—Wolf Nadler, Morris Goldstein & Joe Klyde (107)... 100.00

21D AV, 1107; Harry Rosenshield—Adolph Bendheim et al & Max Krielsheimer (108)... 210.00

114TH ST, 224 E; Vincent De Lazzerio—Clarinda Pontecorvo, Gaetano Concordo & Antonio Pontecorvo (109)... 39.00

162D ST, 656-66 W; Brettler Sheet Metal Works, Inc—J M B Co, Inc (110)... 100.63

58TH ST, 10 W; Max Gundlach et al—Alice Stern, Restaurant de La Fontaine, Inc, Paul von Erden & Otto Beck (111)... 238.15

58TH ST, 10 W; M Schweiger & Co, Inc—Alice Stern, S Horwath, Restaurant de La Fontaine, Inc, Paul von Erden & Otto Beck (112)... 431.31

4TH AV, sec 33d, 429.11x100.5; Elias Rosenbluth—N Y Rys Co & Jno A Millard (106)... 87.48

MAY 31.
PEARL ST, 291-3; Theo C Wood—Schrock & Squires, Inc, Geo H Schrock & Nathaniel H Squires (114)... 50.40

32D ST, 33D ST, LEXINGTON AV & 4TH AV, blk, &c; Theo C Wood—N Y Railways Co & Jno A Millard (115)... 109.91

173D ST, 517 W; Lester Gribus—Alvin L Wachsmann (113)... 739.73

3D AV, 943; Abr R Koppel—Henry Black (116)... 146.25

Bronx.

MAY 24.
No Mechanics Liens filed this day.

MAY 25.
No Mechanics Liens filed this day.

MAY 27.
169TH ST, nwc Jerome av, 75x100; Anthony M DeRose et al—Nista Constn Co, Inc (11)... 60.00

MAY 28.
No Mechanics' Liens filed this day.

MAY 29.
No Mechanics Liens filed this day.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 25.
No Satisfied Mechanics' Liens filed this day.

MAY 27.
No Satisfied Mechanics Liens filed this day.

MAY 28.
102D ST, 50 E; Benj Kornblum—Jos P Slater et al; April 7'18. 158.95
18TH ST, 513 E; Frank H Tucker—N Y Ice Co of Maine et al; July 9'17. 295.57

SAME PROP; Wright & Brown—same; July 11'17. 1,341.57

MAY 29.
263D ST, 106-8 W; Burchartz Fireproofing Co, Inc—Wm H Wheeler et al; Dec 20'17 2,100.00

263D ST, 106-10 W; Gabriel Besner—same; Jan 5'18 1,400.00

MAY 31.
263D ST, 106-10 W; Plaza Contracting Co, Inc—Wm H Wheeler et al; Dec 20'17 9,150.00

Bronx.

MAY 24.
No Satisfied Mechanics Liens filed this day.

MAY 25.
No Satisfied Mechanics Liens filed this day.

MAY 27.
No Satisfied Mechanics Liens filed this day.

MAY 28.
180TH ST, nwc Vyse av, 94.7x75.1; Arthur H Oesterheld—Chas Klapouch et al; May 15'18. 142.00

149TH ST, ss, bet Walton av & Gerard av, 221.8x88xirreg; Jas J McAvoy—E O Bryce et al; May 15'18..... 1,332.50

MAY 29.
No Satisfied Mechanics Liens filed this day.

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

MAY 23.
No Attachments filed this day.

MAY 24.
EAGLE PIECE DYE WORKS; Leo Lessler; \$5,196.38; S S Breslin.

MAY 25, 27, 28 & 29.
No Attachments filed these days.

CHattel MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

MAY 23, 24, 25, 27, 29.

Robinovitz, or Rubinovitch, Jos. 4-5 Hall pl.—Reedy Elevator Co..... 4,500.00
Sun Wet Wash Laundry. 715-7 E 11th .. Patterson-Kelley Co. 780.00

Bronx.

No Chattels filed this week.

BUILDING LOAN CONTRACTS

The first name is that of the Lender;
the second that of the Borrower.

Manhattan.

MAY 29.
CHERRY ST, 385-9; also SCAMMEL ST, 54-6; also WATER ST, 632-6; Loretta M Higgins loans Scammel-Water Garage Co to erect 1-sty garage; 3 payments.....16,000.00

Bronx.

MAY 24.
No Building Loan Contracts filed this day.

MAY 25.
No Building Loan Contracts filed this day.

MAY 27.
No Building Loan Contracts filed this day.

MAY 28.
103D ST, ss, 87 w Teller av, 99x115; Jno J Bell loans August Dooper to erect 5-sty apt; 3 payments.....55,000.00

MAY 29.
No Building Loan Contracts filed this day.

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

FACTORIES AND WAREHOUSES.
161ST ST, 506-10 W, 3-sty f. p. storage, 75x196, slag rf; \$40,000; (o) Abraham Ruth, 445 Audubon av; (a) Sommerfeld & Steckler, 41 Union sq (81).

STABLES AND GARAGES.

9TH AV, 401-5, 1-sty f. p. garage, 51x64, felt rf; \$10,000; (o) Abr. E. Magnus, 233 Bway; (a) Edw. L. Larkin, 259 W 34th (82).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
INWOOD AV, s e c Clarke pl, 6-sty bk tnt, 50x90, felt & pitch rf; \$75,000; (o) Klee-Thomson Co., Jas. Thomson, 327 E 40th, Pres.; (a) Andrew J. Thomas, 137 E 45th (90).

STABLES AND GARAGES.

EAGLE AV, e s, 102.8 s 158th, 1-sty stn garage, 110x100, slate rf; \$20,000; (o) John O'Leary, 991 E 167th; (a) Dunnigan & Crumby, 3 av & 149th (92).

STORES AND DWELLINGS.

RHINELANDER AV, n w c Hunt av, 3-sty brk str & dwg, 24.6x73.2; \$14,000; (o) Michael Vista, 1915 Hunt av; (a) Michael A. Cardo, 2153 Belmont av (93).

STORES AND TENEMENTS.

JEROME AV, s w c Clarke pl, 6-sty bk str & tnt, 50x90, felt & pitch rf; \$75,000; (o) Klee-Thomson Co., Jas. Thomson, 327 E 40th, Pres.; (a) Andrew J. Thomas, 137 E 45th (89).

WHITE PLAINS AV, s e c 214th, 1-sty bk str & dwg, 19x27x100, plastic slate rf; \$9,000; (o) Sound Realty Co., Max Marx, 128 Bway, Pres.; (a) Wm. Koppe, 830 Westchester av (91).

PLANS FILED FOR ALTERATIONS

Manhattan.

ALLEN ST, 166, elevator to 5-sty bk storage & tnt; \$500; (o) Est. Morris Demboskey, 122 W 26th; (a) Edw. Adelson, 1776 Pitkin av (1014).

BEAVER ST, 48-54, remove walls, new elevator to 4-sty bk office; \$25,000; (o) Francis H. Zabriskie, 52 Beaver; (a) Milton Zeisler, 433 E 74th (1022).

BEEKMAN PL, 39, partitions to 4-sty bk dwg; \$300; (o) Rebecca M. Schlossman, 37 Beekman pl; (a) A. H. Zacharius, 45 W 34th (1048).

CATHERINE ST, 77, ext & rf to 4-sty bk tnt; \$8,000; (o) Michael Stramielo, on prem; (a) Ferdinand Savignano, 6005 14 av, Bklyn (1020).

CHERRY ST, 240-2, remove wall & skylights to 2 & 6-sty bk stable; \$1,500; (o) Samuel Pearlstein, 25 W 124th; (a) Gronenberg & Leuchtag, 303 5 av (1038).

DELANCEY ST, 168½, stairs to 6-sty bk str & loft; \$100; (o) Lio Rose, 255 W 90th; (a) Louis A. Sheinart, 194 Bowery (1030).

ESSEX ST, 85, partitions & stairs to 5-sty str & tnt; \$1,500; (o) Grand Delancey, Inc., 87 Essex; (a) Jacob Fisher, 25 Av A (1051).

FORSYTH ST, 156, openings & piers to 6-sty bk str & tnt; \$5,000; (o) Est John May, Geo. W. May, exr., 648 5th; (a) Otto Reismann, 147 4 av (1025).

FULTON ST, 15-17, opening & remove stairs to 5-sty bk str & dwg; \$300; (o) Geo. Chisolm, Morristown, N. J.; (a) Jno. B. Snook Sons, 261 Bway (1060).

GREENE ST, 216, stairs to 4-sty bk str & lofts; \$200; (o) Mrs. Anna E. Tucker, 254 Gates av, Bklyn; (a) Chas. H. Richter, 39 Cortlandt (1042).

GREENWICH ST, 577, toilets to 1 & 2-sty bk office & storage; \$150; (o) Trinity Church Corp., 61 Church; (a) John A. Hamilton, 32 Bway (1054).

IRVING PL, 15-19, partitions to 5-sty bk str, office & hotel; \$2,500; (o) Kops Realty Co., D Kops, Pres., 21 Irving pl; (a) Geo. Dress, 1931 Madison av (1059).

LIBERTY ST, 32, stair to 15-sty f. p. office; \$500; (o) Mutual Life Ins. Co., 32 Nassau; (a) McDougal & Potter, 141st & Rider av (1036).

LOEW ST, 33, wall & stairs to 2-sty bk market; \$500; (o) City of N. Y., Dept. Pub. Markets; (a) Max Muller, 115 Nassau (1053).

MOORE ST, 29, alter fire-escape to 5-sty bk storage; \$200; (o) Est Elias J. Herrick, care Horace S. Ely & Co., 21 Liberty; (a) Jno. B. Snook Sons, 261 Bway (1026).

SPRING ST, 236-8, strengthen floors to 7-sty bk warehouse; \$8,000; (o) Corp. of Trinity Church, 187 Fulton; (a) Chas. C. Grant, 15 W 38th (1033).

WATER ST, 567, enclose stairs to 6-sty bk factory; \$200; (o) Samuel Brody, on prem; (a) Chas. Richter, 39 Courtlandt (1021).

WHITE ST, 12, bk walls to 6-sty bk warehouse; \$300; (o) Fred J. Dupignac, 11 Bway; (a) Scott & Prescott, 1 Madison av (1055).

5TH ST, 519 E, partitions and windows to 5-sty bk str & tnt; \$2,000; (o) Isidor Pesat, 129 E 3d; (a) Jacob Fisher, 25 Ave A (1050).

13TH ST, 40 W, penthouse to 7-sty bk lofts; \$1,500; (o) Est Geo. A. Hearn, 20 W 14th; (a) Jno. B. Snook Sons, 261 Bway (1044).

26TH ST, 26 W, ext to 5-sty bk str & lofts; \$1,500; (o) Rosanna Batchelor, 33 W 25th; (a) Robt. Alexander, 130 W 24th (1023).

30TH ST, 636-40 W, 1-sty add to 2-sty bk warehouse; \$5,000; (o) John T. Stanley, Inc., John T. Stanley, Pres., 642 W 30th; (a) Wm. H. Rahmann Sons, 126 Cedar (1019).

30TH ST, 125 E, windows & partitions to —sty bk dwg; \$4,500; (o) Mrs. Agend W. Demmett, on prem; (a) W. A. Loomer, 225 5 av (1041).

45TH ST, 75 W, str front to 4-sty bk str & lofts; \$200; (o) Broadway Savings Inst., 5-7 Park pl; (a) Jacob Fisher, 25 Av A (1037).

52D ST, 52 W, raise roof & partitions to 5-sty bk res; \$8,000; (o) Walter Watson, Plaza Hotel; (a) Jas. E. Cusole, 569 5th av (1046).

55TH ST, 509 W, alts to garage to 1-sty bk stable; \$1,500; (o) Jas. H. McMannas, on prem; (a) David Bleir, 2339 Morris av (1052).

57TH ST, 38 W, install str., stairs & bathroom to 6-sty bk res; \$25,000; (o) Annie A. Arents, 820 5 av; (a) Lewis Colt Albro, 2 W 47th (1061).

60TH ST, 138 E, remove stoop & stairs & exit to 5-sty bk str & tnt; \$500; (o) Abraham Siegel, 31 W 95th; (a) Maximilian Zipkes, 405 Lexington av (1057).

68TH ST, 511 E, reinforce floor to 7-sty f. p. storage; \$3,000; (o) Central Brewing Co., 535 E 68th; (a) Mortensen & Co., 405 Lexington av (1032).

76TH ST, 522 E, hall & partitions to 6-sty f. p. mfg; \$500; (o) Farmers Feed Co., on prem; (a) Max Muller, 115 Nassau (1039).

83D ST, 164 E, remove partitions & closets to 4-sty bk dwg; \$200; (o) Mrs. Mary Babb, on prem; (a) J. F. Mahoney, 530 E 83d (1034).

117TH ST, 306 E, girders & ice chute to 2-sty fp ice mfg; \$1,200; (o) Borden's Farm Products, Inc., 83 Vesey; (a) Albert Ulrich, 371 Fulton st, Bklyn. (1045).

120TH ST, 104 W, partitions & bathrooms to 3-sty bk dwgs; \$300; (o) John Delano, on prem; (a) Henry J. von der Leith, 128 W 124th (1058).

127TH ST, 170-74 E, 1-sty add to 2-sty bk provision house; \$5,000; (o) Otto Stahl, 2332 3 av; (a) C. B. Comstock, 110 W 40th (1040).

BOWERY, 352, stairs to 3-sty bk str & loft; \$100; (o) Edgar Hegerman, 35 Monroe pl, Bklyn; (a) Louis A. Sheinart, 194 Bowery (1029).

BROADWAY, 1977, entrance & doors to 12-sty f. p. hotel; \$1,500; (o) Boulevard Realty Co., 141 Bway; (a) Hess & Weeks, 452 5 av (1017).

BROADWAY, 2600-6, partitions & stairs to 10-sty f. p. str & apts; \$4,000; (o) Jacob Rupert Realty Corp., 1639 3 av; (a) E. M. Turner, 1123 Bway (1027).

BROADWAY, 1333, show window & partitions to 13-sty f. p. str & lofts; \$1,500; (o) Broadway & 35th St. Realty Corp., on prem; (a) Adolph E. Nast, 546 5 av (1031).

BROADWAY, 1599-1601, windows, openings & stairs to 2 and 6-sty bk rest; \$8,000; (o) Eliz. Lufburrow, 58 Central Park West; (a) John P. Voelker, 979 3 av (1028).

BDWAY, 465, stairs to 5-sty bk str & lofts; \$200; (o) John W. T. Nichols, 11 Thomas; (a) Julius J. Diemer, 118 E 28th (1047).

COLUMBUS AV, 351-7, bathrooms, partitions & str fronts to 7-sty bk str & tnt; \$40,000; (o) 64 W 77th St. Co., Louis Cowan, Pres., 44 E 25th; (a) W. L. Rouse & L. A. Goldstone, 512 5 av (1056).

LENOX AV, 100, toilets to 5-sty bk str & dwg; \$250; (o) Aich & Arr Realty Co., 310 E 100th; (a) S. Levingson, 101 W 42d (1049).

LENOX AV, 56, w. c. compartments to 5-sty bk tnt; \$100; (o) Salo Cohn, 156 W 86th; (a) Russell & Horn, 25 W 42d (1015).

MADISON AV, 1133-5, fire-escapes & partitions to 5-sty bk tnts; \$8,000; (o) County Holding Co., Wm. C. Adams, Pres., 100 Bway; (a) O. B. Smith, 25 Madison av (1018).

PARK ROW, 178, enclose stairs & partitions to 5-sty bk str & lofts; \$3,000; (o) Louisa M. Gerry, Newport, R. I.; (a) Jno. B. Snook Sons, 261 Bway (1016).

WEST BROADWAY, 537-9, enclose stairs & alter fire-escape to 6-sty bk str & lofts; \$3,000; (o) Wm. Bruce Brown, care Horace S. Ely & Co., 21 Liberty; (a) Jno. B. Snook Sons, 261 Bway (1035).

5TH AV, 510-12, new front stairs & toilets to 8-sty f. p. str & office; \$40,000; (o) Wm. Zingler, Jr., 527 5 av; (a) Starrett & Van Vleck, 8 W 40th (1024).

7TH AV, 430-4, remove wall columns & girders, stairs to 4-sty bk str & dwg; \$25,000; (o) C. & H. Corp., Moses Saxe, Pres., 165 Bway; (a) Morris Schwartz, 309 Bway (1043).

Bronx.

CROTONA PARK N, 733, new toilet, partitions to 2-sty fr dwg; \$150; (o) Morris Steinburg, 136 W 28th; (a) Nathan Langer, 81 E 125th (137).

135TH ST, n s, 300 w Willow av, 1-sty bk ext, 25x44.10, to 2-sty fr stable & garage; \$750; (o) Jennie F. Stearns, 857 E 156th; (a) Wm. H. Meyer, 1861 Carter av (138).

BELMONT AV, 2461-63, new verandas, baths, partitions to 2-2-sty fr dwgs; \$800; (o) Angelina Mooreale, 2465 Belmont av; (a) M. W. Del Gaudio, 401 Tremont av (139).

HUGHES AV, s e c 186th, 2-sty fr ext, 9x5; \$600; (o) Pasquale Della Badia, 2344 Hughes av; (a) Robt Skrivan, 4436 Carpenter av (140).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.

A.L.—all liens.

AT—all title.

ano—another.

av—avenue.

adm—administrator.

admtr—administratrix.

agmt—agreement.

A—assessed value.

abt—about.

adj—adjoining.

apt—apartment.

assign—assignment.

asn—assign.

atty—attorney.

bk—brick.

B & S—Bargain and Sale.

bldg—building.

b—basement.

blk—block.

Co—County.

C a G—covenant against grantor.

Co—Company.

constn—construction.

con omitted—consideration omitted.

corpn—corporation.

c—corner.

c l—centre line.

ct—court.

certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extr—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame.

ft—front.

indivd—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

R S—Revenue Stamp.

r—room.

rd—road.

re mtg—release mortgage.

ref—referee.

sal—saloon.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

T&c—taxes, etc.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

TS—Torren System.

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RECORDS SECTION
of the
REAL ESTATE BUILDERS
RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. CI No. 2621 New York, June 8, 1918 PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.
MAY 31, JUNE 1, 3, 4, 5 & 6.

Academy st, 647 (8:2234-47), es, 150 n Vermilyea av, 50x100, 5-sty bk tnt; Irene B Morgan, 2347 University av, to Laura V Reed, 1966 University av; B&S & Ca; 1-6 pt; mtg \$42,000; May29; June6'18; A\$10,-000-46,000 (R S \$2). O C & 100

Allen st, 187 (2:417-27), ws, 100 n Stanton, 25x87.6, 5-sty bk tnt & str; Fanny Weiss, 75 E 106, to Mary E Davitt, 8416 21 av, Bklyn; AL; Jan26; May31'18; A\$12,-000-22,000 (R S 50c). O C & 100

Bank st, 82, see Bleecker, 417.

Beekman st, 83 (1:94-28), ss, 83.2 w Cliff, runs sw64.10xnw1.6xsw45.2xw25.6x ne107.11 to st xse30.11 to beg, 5-sty bk loft & str bldg; John W Crawford, Flushing, B of Q, to Annie E Crawford, 34 N Parsons av, Flushing B of Q; mtg \$34,000; June3; June4'18; A\$37,000-54,000 (R S \$10). nom

Bleecker st, 417 (2:623-23), sec Bank (No 82), 45.3x50x45.1x50, 2 & 3-sty bk & fr tnt & str; Frank J Coyle, ref, to Fredk P Garretson, at Touro Manor, Newport, RI, TRSTE will Harriet P Gibbons, plff; FORECLOS June4; June5; June6'18; A\$20,-000-22,000 (R S \$10). 10,000

Cherry st, 154 (1:253-22), ns, abt 120 w Market, 20.2x75, 3-sty bk tnt & str; Grace Gilmore, of Bronx, formerly wife Frank J Meyer, to Frank J Meyer, 9 Suydam st, Woodhaven, B of Q; QC; Mar7; June4'18; A \$4,500-5,500. nom

Cherry st, 313-7 (1:246-42-44 & 37-39), s s, 24 w Clinton, 72x117.7 to ns Water (Nos 558-62) x72x116.10, 1 & 4-sty bk & fr shop; Jos H Delany, TRSTE will John Loyd, to Geo W Daniels, 71 Morton st, Bklyn, & Jas & John A Kennedy, both at 1 Virginia pl, Bklyn; June6'18; A\$28,000-45,500 (R S \$31). 31,000

Chrystie st, 196½ (2:421-10), es, abt 100 s Stanton, 18.9x100, 3-sty bk tnt; Howard Konklng, of Providence, RI, et al, to Adam Romano, 198 Chrystie; AL; May9; June3'18; A\$8,000-9,000 (R S \$8). O C & 300

Columbia st, 89 (2:334-25), ws, 150.11 s Stanton, 25.7x100; 6-sty bk tnt & str; Yette Gross, widow, at Bklyn, to Rose Wolf, 96 Columbia; mtg \$25,700 & AL; June 1; June3'18; A\$14,000-30,500 (R S \$4). O C & 100

Franklin st, 210-2, see West, 220.

Greene st, 197-201 (2:534-34-35), ws, 175.1 n Bleecker, 73.9x100x73.7x100, 2-6-sty bk loft & str bldgs; Julius Loewenthal & Co to 124 West 47th St Co, 35 Nassau; mtg \$205,000; May29; June4'18; A\$42,000-72,000 (R S \$45). O C & 100

Greenwich st, 51, see Trinity pl, 6-8.

Hudson st, 422 (2:583-2), es, 23.1 n St Lukes pl or Leroy, 21.11x59.6, 4-sty bk tnt & str; Stella N Levy, Inc, to Bertha Levy, 642 8 av; ½ pt; AL; Nov2'17; June6'18; A\$10,000-14,000. nom

Lewis st, 60 (2:328-42), es, 225 n Delaney, runs el00xn24.2x—x—45 to st x—24.9 to beg, 4-sty bk tnt & str; Sixty Lewis St, Inc, to Lewis St Garage, Inc, 62 Lewis; mtg \$11,000 & AL; May29; June1'18; A\$10,-000-12,000 (R S \$150). nom

Liberty st, 33-5, see Maiden la, 30-40 & 44.

Liberty st, 37-9, see Maiden la, 44½-6.

Liberty st, 41-9, see Maiden la, 30-40 & 44.

Liberty st, 51 (1:66-13), nes, abt 13 e Nassau, 25.8x72x25.7x71, nws, 6-sty bk office & str bldg; A\$260,000-285,000; also NASSAU ST, 40-6 (1:66-14), nec Liberty, 70.4x13.7x71x12.8, 5-sty bk loft & str bldg; A\$235,000-240,000; E Matilda Ziegler & Wm S Champ, EXRS, & C, Wm Ziegler, to City Real Estate Co, 176 Bway; AL; May 29; May31'18 (R S \$575). 575,000

Liberty st, nec Nassau, see Liberty, 51.

Ludlow st, 175 (2:412-28), nws, abt 200 n Stanton, 25x87.6, 5-sty bk tnt & str; Wm Rosenthal to Rabinowitz Realty Co, 356 Bway, Bklyn; mtg \$22,000; Mar23; May31'18; A\$14,500-21,000 (R S 50c). 200

Madison st, 286, see Madison, 288.

THE SUPREME COURT

has permitted real estate appraisers to qualify as experts and testify in court proceedings from their knowledge of real estate values obtained from the records as published in the Record and Guide. Why? Because, they are absolutely authentic, for these records are carefully abstracted from the original instruments, verified and edited by experts with years of experience, thus making them accurate, dependable and reliable, having no equal, and their value never decreasing.

With additional information not given in the Record and Guide weekly, these records are also published in the Quarterly, the final one, making in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscellaneous Conveyances such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

Madison st, 288 (1:269-19), ss, 55.11 w Montgomery, 18x75, 3-sty bk tnt; A\$8,000-10,500; also MADISON ST, 286 (1:269-20), ss, 73.11 w Montgomery, 18x75, 3-sty bk tnt; A\$8,000-9,500; City Real Estate Co to Title Guar & T Co; B&S; May8; June4'18. nom

Maiden la, 28 (1:66-16), sec Nassau (Nos 52-4), 15.10x41.4x11.7x46, 5-sty bk loft & str bldg; Grace C & Caroline H Ruhnstruck to City Real Estate Co, 176 Bway; B&S; mtg \$80,000 & AL; May29; May31'18; A\$150,000-155,000 (R S \$100). O C & 100

Maiden la, 30-40 & 44 (1:66-9-12 & 15 & 17-22 & 24), ss, 15.11 e Nassau, runs s48.2 xw11.10 to es Nassau (Nos 48-50), xs47.4xe 13.7xnlxe25.7xs72 to ns Liberty (Nos 41-49), xe101.3xn63xe0.10xn68 to Maiden la x w21xs67.6xw3.8xnl1.1lxw14.7xn58.7 to Maiden la xw119.8 to beg, 6-4-sty bk loft & str bldgs, 4-4-sty bk loft & str bldgs & 2-6-sty bk loft & str bldgs; A\$1,359,000-1,416,000; also MAIDEN LA, 48 & 50 (1:66-6-7), sws, abt 200 w William, runs sw78.11x se24 & 39 to nes Liberty (No 33), xse24.3x n109.9 to Maiden la xnw47.10 to beg; also LIBERTY ST, 35 (31) (1:66), nes, abt 200 w Nassau, 24x39.8x24x38.6, ses, 5-sty bk loft & str bldg; A\$355,000-373,000; Mutual Life Ins Co of N Y to City Real Estate Co, 176 Bway; B&S & Ca; AL; May29; June1 '18 (R S \$1,600). 1,600,000

Maiden la, 44, see Maiden la, 30-40 & 44.

Maiden la, 44½-46 (1:66-8), ss, 221.4 e Nassau, runs s118.7 to Liberty (Nos 37-9), xw47.2xn60.10xe10'xn65.7xe44.4 to beg, 13-sty bk & str office & str bldg; Saul E Rogers, ref, to City Real Estate Co, 176 Bway; FORECLOS May22; May29; May31'18; A \$125,000-725,000 (R S \$600). 600,000

Maiden la, 48-50, see Maiden la, 30-40 & 44.

Mangin st, 100-11, see Stanton, 338-40.

Monroe st, 93 (1:272-7), ns, abt 185 e Pike, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Mary Foley, of Mt Vernon, NY, to J Arthur Seidman, 1810 Av N, Bklyn; mtg \$16,500; June1; June3'18; A \$16,000-21,000 (R S \$350). O C & 100

Monroe st, 93 (1:272-7), ns, abt 185 e Pike, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Herman Gotthelf to Mary Foley, 321 S 4 av, Mt Vernon, NY; mtg \$16,500 & AL; May23; June1'18; A\$16,000-21,000 (R S \$18). nom

Monroe st, 168 (1:258-24), ss, 163.4 w Montgomery, 23.4x98.4x23.4x98.5, 5-sty bk tnts & str; Hahnemann Hospital, 657 Park av, to Port Jervis Land Impt Co, 35 Nassau; June1; June4'18; A\$12,500-20,000 (R S \$16). O C & 100

Monroe st, 168 (1:258-24), ss, 163.4 w Montgomery, 23.4x98.4x23.4x98.5, 5-sty bk tnt & str; Port Jervis Land Impt Co to J Arthur Seidman, 1810 Av N, Bklyn; mtg \$13,000; June4; June5'18; A\$12,500-20,000 (R S \$3). O C & 100

Monroe st, 173 (1:269-12), ns, 116.5 w Montgomery, 23.1x100x23.3x100, 6-sty bk tnt & str; Marie Kahrs of Bronx to Pearl Niles at Town of Union, NJ; AL; Dec27 '17; May31'18; A\$13,000-27,000. nom

Nassau st, 40-6, see Liberty, 51.

Nassau st, 48-50, see Maiden la, 30-40 & 44.

Nassau st, 52-4, see Maiden la, 28.

Orchard st, 86 (2:408-9), es, 22.9 s Broome, 21x60, 3-sty bk tnt & str; Wm Lustgarten & Co to Wm Goldstone, 2 W 89; mtg \$11,000; June4; June5'18; A\$8,500-11,000 (R S \$3). O C & 100

Pearl st, 59 (1:29-3), ns, abt 45 e Broad, 23.6x112.1 to ss Stone (No 24), x17.9x112.2; also PEARL ST, 61 (1:29), ns, abt 68 e Broad, 22.7x— to ss Stone (No 26), x19.6x —, 18-sty bk office & str bldg; Importers & Traders Building Co, 59 Pearl, to Importers & Traders Real Estate Corp, 15 Broad; AL; Mar14; June5'18; A\$93,500-460,-000 (R S \$113). nom

Pearl st, 61, see Pearl, 59.

Pearl st, 334, see Pearl, 336.

Pearl st, 336 (1:106-21), ses, abt 55 sw Dover 25.2x126.11x24.9x124.2 5-sty bk tnt & str & 4-sty bk rear tnt; A\$19,500-27,-000; also PEARL ST, 334 (1:106-20), ses, abt 80 sw Dover, 25x131.6, 5-sty bk tnt & str & 4-sty bk rear tnt; A\$20,000-28,000; Hannah V C Bassett, 137 W 74, to John

Jordan at Kimball & Bedford av, Richmond Hill, E of Q; mtg \$30,000; June3; June5'18 (R S 50c). O C & 100

Pine st, 81 (1:39-37), ss, 67.4 w Water, 30.6x40x30.9x40; also WATER ST, 123 (1:39), nws, 40.7 sw Pine, 23.2x68.8x23x69.8, 7-sty bk lft & str bldg; Markham Realty Corp'n to Wm J Martin, 490 Riverside dr; B&S; May31; June1'18; A\$40,000-75,000 (R S \$22.50). nom

St Nicholas pl, 18-20 (7:2054-36), es, 135 n 150th, 90x100, 5-sty bk tnt; Sonwil Holding Co to William S Dempsey Realty Co, 548 W 55; mtg \$99,000 & AL; May31; June 1'18; A\$10,000-115,000 (R S \$24). O C & 100

Stanton st, 249 (2:339-56), ss, 75 w Sheriff, 25x75, 5-sty bk tnt & str; Sophia Mayer, 41 E 72, to Bertha Kahn, 421 E 82; AL; May31; June3'18; A\$13,500-23,500. nom

Stanton st, 338-40 (2:325-32), nwc Mangin (Nos 109-11), 40x70, 7-sty bk lft & str bldg; Ogden Brower & ano, TRSTES will John L Brower, to Bech, Van Siclen & Co, 17 Battery pl; mtg \$10,000; June3'18; A\$15,000-38,500 (R S \$27). 37,000

Stone st, 24-26, see Pearl, 59.

Trinity pl, 6-8 (1:19-2), ss, abt 140 s Edgar, runs w19.6 to es Greenwich (No 51) xn29.10xe28.2 to pl x29 to beg, except part taken for Trinity pl or Church st, 5-sty bk tnt & str; August Hemenway et al, TRTES will August Hemenway, to Albert Hulsebosch, 51 Greenwich; May29; June6'18; A\$17,000-20,000 (R S \$10). 10,000

University pl, 82 (2:569-27), ws, 25 n 11th, 24x95.1x24x93.4, 3-sty bk lft & str bldg; Louis B Fijux of Detroit, Mich, et al to Denison Realty Corp'n, 92 Wm; May 15; June1'18; A\$21,000-23,000 (R S \$12.50). O C & 100

Washington st, 653 (2:630-3), es, 48.11 n Christopher, 17.3x60, 3-sty bk tnt & str; Geo Wildung, 430 E 141, to Henry F Seidel, 113 Christopher; mtg \$7,000; June 4; June6'18; A\$5,500-7,000 (R S \$1.50). O C & 100

Water st, 128, see Pine, 81.

Water st, 558-62, see Cherry, 313-7.

Water st, 392 (1:251-56), ns, 40.3 w Catharine st, 20.5x60.2x20.3x60.6, vacant; John J Riker et al, EXRS John L Riker to Saml Stolowitz, 341 Rivington; June4; June5'18; A\$4,500-4,500 (R S \$5). 5,000

West st, 220 (1:185-8), es, 65.9 n Franklin, 21.1x80x21.10x80, 5-sty bk lft & str bldg; A\$17,000-20,000; also FRANKLIN ST, 210-2 (1:185-3), ns, 80 e West, 43x87.7x42x 87.7, 2-5-sty bk lft & str bldgs; A\$33,000-40,000; Mary S, wife Henry S Mann, of Boston, Mass, et al, to Englewood Realty Co, office at residence of Archibald A Hutchinson, Arch rd, South Hills, Englewood, NJ, & office at 15 William, N Y C; B&S & CaG; AL; May24; June6'18 (R S \$55). O C & 100

2D st, 246 E (2:385-47), ns, abt 180 w Av C, 24.9x105.10, 6-sty bk tnt & str; Rubin Messe to M B & S Realty Co, 55 W 38; ½ pt; AT; AL; May28; June1'18; A \$16,500-32,000 (R S \$1). O C & 100

4TH st, 345 E (2:374-47), ns, 168 w Av D, 24x96, 1 & 2-sty bk church; Church of St Elizabeth of Hungary, a corp'n of NY, to Russian Greek Orthodox National Asscn, 345 E 4; mtg \$8,000 & PM mtg \$4,000; May29; May31'18; A exempt-exempt (R S \$10.50). 18,500

5TH st, 305-11 E (2:447-53), ns, 100 e 2 av, 50x97, 6-sty bk tnt & str; Mary Cohen, formerly 11 E 109, now at 905 Beck, to Rose S Greenfield, 2 W 120; mtg \$90,000 & AL; June5; June6'18; A\$32,000-63,000 (R S \$2). O C & 100

5TH st, 710 E (2:374-14), ss, 160.6 e Av C, 25x96, 6-sty bk tnt & str; Jos Schenkein, 710 E 5, to Max & Benj Schenkein, both at 133 W 14; ¼ of 1-10 pt; Apr9; June6'18; A\$13,500-31,500. O C & 100

5TH st, 710 E: same to same; 1-10 of 4-10 pts; Apr9; June6'18. O C & 100

6TH st, 421 E (2:434-47), ns, 244.3 e 1 av, 21.10x90.10, 4-sty bk tnt & str; Marie E Schleiernmacher, 417 Sterling pl, Bklyn, EXTRX Chas Schleiernmacher, to New York Edison Co, 130 E 15; mtg \$9,000 & AL; June3'18; A\$10,000-13,000 (R S \$6.50). O C & 100

6TH st, 423 E (2:434-46), ns, 265.6 e 1 av, 21.10x90.10, 4-sty bk tnt & str; Benj B Myers, 546 W 165, to N Y Edison Co, 130 E 15; mtg \$12,000; June3; June4'18; A \$10,000-14,000 (R S \$3). O C & 100

8TH st, 416 E (2:363-37), ss, 75 e Av D, 22x97.6, 3-sty bk tnt & str; Minnie Fabbrini to Wm Rosenbaum, 300 E 2; mtg \$4,000; May29; May31'18; A\$7,000-8,500 (R S \$1.50). O C & 100

10TH st, 401 E, see Av C, 162.

12TH st, 607 E (2:395-58), ns, 93 e Av B, 25x103.3, 5-sty bk tnt; Bond & Mtg Guar Co to Peter Fiorentino, 843 E 11; B&S; mtg \$15,000 & AL; June3; June5'18; A\$9,000-18,000 (R S \$18.50). O C & 100

12TH st, 700 E, see Av C, 196.

17TH st, 344 E (3:922-75), ss, 144.6 w 1 av, 23.1x92, 4-sty & b bk dwg; Bridget Kehoe, 344 E 17, to Cecil K McNally, of Hartsdale, NY, & Thos P Kehoe, 344 E 17; B&S; May23; June3'18; A\$12,000-14,500. nom

21ST st, 326-8 W (3:744-55-56), ss, 375 w 8 av, 49.6x92, 2-5-sty bk tnts; Wm Lindsay to Sonwil Holding Co, 7 E 42; mtg \$39,500; May29; June5'18; A\$24,000-48,000 (R S \$1). O C & 100

22D st, 133 W (3:798-25), ns, 353.6 w 6 av, 21.6x98.9, 3-sty bk tnt & str; John H Rogan, ref, to Emigrant Indust Savings Bank plff; FORECLOS May21; May31; June 1'18; A\$21,500-22,500 (R S \$14). 14,000

22D st, 161 W (3:798-11), ns, 121.10 e 7 av, runs n88.9xe3.1xn10xe18.9xs98.9 to st x w21.10 to beg, 3-sty & b bk dwg; Fredk W Marks to Saml L Hyman, 58 W 70; mtg \$25,000 & AL; May27; May31'18; A\$22,000-24,000. nom

24TH st, 139-43 W (3:800-16-18), ns, 275 e 7 av, runs n98.9xe22.8xn18.4xe30xs116.9 to st xw50 to beg, 7-sty bk lft & str bldg & 1 & 2-sty bk lft bldg; Hartwood Holding Co to Orinoco Realty Co, 119 W 40; mtg \$75,000; Apr15; June5'18; A\$45,000-70,500. O C & 100

28TH st, 41 & 43 E (3:858-32-33), ns, 100 w 4 av, 41.8x98.9, 2-4-sty bk dwgs; S Howard Cohen, ref, to W Forbes Morgan, Jr, 71 Bway, TRSTE will Ellen R Morgan, plff; FORECLOS Apr25; May29; June4'18; A\$91,000-95,000 (R S \$72). 72,000

33D st, 217 W (3:783-30), ns, 180 w 7 av, 20x98.9, 3-sty bk tnt; Wm Lustgarten & Co to Isidor Herz, 137 W 110; mtg \$18,000 & PM mtg \$2,000; June5; June6'18; A\$26,500-29,500 (R S \$7). O C & 100

33D st, 217 W; Isidor Herz, 137 W 110, to Patk B McDonnell, 387 7 av; mtg \$20,000 & AL; June5; June6'18 (R S \$6). O C & 100

35TH st, 9 W (3:837-35), ns, 200 w 5 av, 18.9x98.9, 6-sty bk lft & str bldg; Franklin H Mills, ref, to Chas A Munn, at Park Way, Llewellyn Park, West Orange, NJ; FORECLOS May28; May29; June6'18; A \$50,000-65,000 (R S \$75). 74,450

36TH st, 501-9 W, see 10 av, 469-75.

45TH st, 549 W (4:1074-8), ns, 175 e 11 av, 25x100.5, 5-sty bk tnt; Alois L Ernst to Edgar S & John S Appleby, both at Glen Cove, LI; mtg \$14,000 & AL; May28; June 5'18; A\$10,000-14,000. nom

46TH st, 328-38 E (5:1338-34-35), ss, 180 w 1 av, 145x100.5, 1 & 4-sty bk bldg; Bank for Savings, 280 4 av, to 328 East 46th St, Inc, 1 Liberty; B&S; May31; June5'18; A \$44,000-79,000 (R S \$85). O C & 100

47TH st, 48 & 50 W (5:1262-61-62), ss, 302 e 6 av, 45.4x100.5, 2-4-sty & b stn dwgs; Wm Klein, ref, to Farmers Loan & Trust Co, 22 Wm; FORECLOS May28; May29; May31'18; A\$120,000-135,000 (R S \$87). 87,000

48TH st, 227 E (5:1322-13), ns, 312.6 w 2 av, 12.6x100.5, 3-sty & b stn dwg; Alice L Underhill, 176 Roberts av, Yonkers, NY, to Jacob M Weil & Isabel, his wife, 1362 Pacific st, Bklyn, joint tenants; AT; QC; May 17; June1'18; A\$5,000-7,000. nom

48TH st, 227 E; Francis B Warring, 288 Mill st, Poughkeepsie, NY, & ano, EXRS Chas W Lawrence, to same; mtg \$6,000; May20; June1'18 (R S \$2.50). 8,250

49TH st, 242 E (5:1232-22½), ss, 154 w 2 av, 19x100.5, 3-sty & b stn dwg; Josephine E Hogan, widow, to Clara F Mund, 256 E 49; mtg \$10,000 & AL; June4; June 5'18; A\$7,300-10,000 (R S \$10). 13,900

54TH st, 439-41 W (4:1064-10), ns, 225 e 10 av, 50x100.5, 1-sty bk garage; Frank Desiderio to Raffaella Desiderio, both at 443 W 54; mtg \$22,224.28 & AL; May31; June4'18; A\$21,000-P21,000 (R S \$10). nom

62D st, 15 E (5:1377-12), ns, 270.6 e 5 av, 20.6x100.5, 4-sty & b stn dwg; Clara L Rossin, 15 E 62, to Crimmins Realty Co, 624 Mad av; AL; May24; June3'18; A\$63,000-97,000 (R S \$100). O C & 100

65TH st, 122 E (5:1399-63), ss, 160 w Lex av, 20x100.5, 5-sty stn dwg; Julia D McKeever to Clarence B Smith, 150 E 63; mtg \$25,000 & AL; June4'18; A\$30,000-45,000 (R S \$20). O C & 100

65TH st, 34-40 W (4:1117-47-49), ss, 341.8 w Central Park W, 83.4x100.5, 4-5-sty stn tnts & str; Albany Savings Bank at Albany, NY, to Home & Prospect Realty Corp'n, 149 Church; mtg \$50,000 & AL; May 25; May31'18; A\$74,000-94,000 (R S \$25). nom

68TH st, 40-2 E (5:1382-45), ss, 180 w Park av, 45x100.5, 3 & 4-sty & b stn dwg; Crimmins Realty Co to Clara L Rossin, 15 E 62; AL; June1; June3'18; A\$115,000-200,000 (R S \$225). O C & 100

68TH st, 54 E (5:1382-39), ss, 60 w Park av, 20x100.5, 5-sty & b stn dwg; Maud F Kellogg, 555 Park av, to Guy R McLane, 54 E 68; B&S; May31'18; A\$50,000-90,000 (R S \$100). O C & 100

70TH st, 229 E (5:1425-20), ns, 100 w 2 av, 30x100.4, 5-sty stn tnt & str; David Last of Bklyn to Louis Flashenberg, 335 S 5th, Bklyn; AL; May28; May31'18; A\$13,500-30,000. nom

71ST st, 19 W (4:1124-23), ns, 225 w Central Park W, 25x102.2, 4-sty & b bk dwg; Chas A Smith to Elmer E Mathews, of Syracuse, NY; mtg \$23,000 & AL; May 7; June6'18; A\$30,000-40,000 (R S \$37). O C & 100

75TH st, 17 E (5:1390-13), ns, 95 w Mad av, 20x102.2, 4-sty & b stn dwg; Farmers Loan & Trust Co to Madison Av, & 56th St Corp'n, at 50 E 42; B&S; AL; June3; June 6'18; A\$54,000-64,000 (R S \$44). 44,000

76TH st, 247 W (4:1168-7), ns, 147 e West End av, 19x102.2, 4-sty & b bk dwg; Anna E Wooster, 28 Waldron av, Summit, NJ, to Jas H Cruikshank, at Freeport, LI; mtg \$16,000 & AL; June1; June3'18; A\$20,500-25,500 (R S \$2). nom

77TH st, 307 W (4:1186-19), ns, 100.6 w West End av, 18.6x102.2, 4-sty & b stn dwg, 2-sty ext; Loretta Rosenberg, 2508 7 av, to Ethel Holly, 313 W 51; mtg \$15,000; May29; June4'18; A\$20,000-26,000 (R S \$3.50). O C & 100

77TH st, 307 W (4:1186-19), ns, 100.6 w West End av, 18.6x102.2, 4-sty & b stn dwg, 2-sty ext; Bond & Mtg Guarantee Co to Loretta Rosenberg, 2508 7 av; B&S; mtg \$15,000 & AL; May29; June1'18; A\$20,000-26,000 (R S \$18.50). O C & 100

78TH st, 305 W (4:1186-72), ns, 66.10 w West End av, 16.4x69, 3-sty & b bk dwg; Helen S Tompkins, heir, & c, Martha B Smith, to Adon N Smith, both of Hamilton, Madison Co, NY; AT; QC; Jan17; May31'18; A\$15,000-17,000. nom

79TH st, 82 E (5:1393-38), swe Park av, 21x75, 4-sty & b bk dwg; Mary C Dalafield to Fieldston Realty Corp'n, 27 Cedar; B&S & CaG; mtg \$50,000; Mar18; June3'18; A \$52,000-64,000 (R S \$60). O C & 100

80TH st, 21 E (5:1492-14), ns, 70 w Mad av, 25x102.2, 4 & 5-sty & b bk dwg; Wm R K Taylor & ano, TRSTES will Sarah E Hard, to Florence H Fitch, 960 Park av; PM; mtg \$65,000; June4; June5'18; A\$55,000-80,000 (R S \$75). 75,000

86TH st, 34 W (4:1199-52), ss, 475 w Central Park W, 25x102.2, 5-sty & b bk dwg; Stephen C Clark, of Cooperstown, NY, to Arcadia C Zalles, 330 W 108; B&S; AL; May11; June3'18; A\$35,000-55,000 (R S \$47). O C & 100

87TH st, 138 W (4:1217-47), ss, 370 w Col av, 20x100.8, 4-sty & b bk dwg; Saml W Bandler to Wyanda Realty Co, 2 Recor; mtg \$19,500 & AL; May31; June4'18; A\$18,000-23,500 (R S \$2.50). nom

87TH st, 160 W (4:1217-54), ss, 205.6 e Ams av, 82.3x100.8, 9-sty bk tnt; Economy Real Property Co, 239 W 39, to West Land Corp'n, 542 5 av; mtg \$262,000 & AL; May 31; June4'18; A\$95,000-315,000 (R S \$35). O C & 100

88TH st, 2 W, see Central Park W, 275.

88TH st, 103-7 W (4:1219-27-29), ns, 95 w Col av, 60x100.8, 3-5-sty bk tnts; Anson P Atterbury, 145 W 86, EXR, & c, Olivia P Atterbury, to Harry Hirschfeld, 518 W 111; mtg \$51,000 & AL; May29; May31'18; A \$43,500-63,000 (R S \$5.50). nom

88TH st, 109 W (4:1219-26), ns, 155 w Col av, 20x100.8, 5-sty bk tnt; Melissa A Mesny (Atterbury), 17 Ave de Tourville, Paris, Fr, to Harry Hirschfeld, 518 W 111; mtg \$17,000 & AL; May29; May31'18; A \$14,500-15,000 (R S \$2). nom

89TH st, 321 E (5:1552-14), ns, 325 e 2 av, 25x100.8, 5-sty bk tnt & str; Wm Bienn, of Purling, Greene Co, NY, to Alfred Brossard, 1129 Findlay av; AL; May 28; June3'18; A\$9,000-22,000 (R S \$50c). O C & 100

90TH st, 141 W, see 90th, 143 W.

90TH st, 143 W (4:1221-3), ns, 175 e Ams av, 25.9x100.8, 5-sty bk tnt; A\$17,500-26,500; also 90TH ST, 141 W (4:1221-9), n s, 200.9 e Ams av, 26x100.8, 5-sty bk tnt; A\$18,500-28,500; Edw C Burns to Bessie O'Hare, 789 Lex av; B&S & CaG; May29; June1'18 (R S \$7.50). O C & 100

94TH st, 58-60 E (5:1505-48), ss, 95 e Mad av, 50x100.8, 7-sty bk tnt; A\$36,000-90,000; also 94TH ST, 62 E (5:1505-47), ss, 234.6 w Park av, 20.6x100.8, 5-sty stn tnt; A\$15,000-25,000; John A Harriss to Helen L Phelps Stokes, 230 Madison av; mtg \$54,000 & AL; June3; June4'18 (R S \$70). O C & 100

94TH st, 62 E, see 94th, 58-60 E.

97TH st, 203 E (6:1647-4½), ns, 90 e 3 av, 25x100.11, 5-sty bk tnt & str; Rosario Lavanco et al to Giuseppe Di Francisca at Huguenot Park, St; mtg \$10,000 & AL; June3; June5'18; A\$7,000-13,000 (R S \$1). O C & 100

99TH st, 56 (64) W (7:1834-57), ss, 175 e Col av, 25x100.11, 5-sty bk tnt; Meyer Weinberg to Annie, wife of Jacob Eilman, 53 Lenox av; mtg \$16,000 & AL; June5; June6'18; A\$12,000-21,000 (R S \$50c). O C & 100

101ST st, 120 (136) W (7:1855-45), ss, 300 w Col av, 25x100.11, 5-sty stn tnt; Graham Beach Realty Co to Isidor Abraham, 8 W 103; mtg \$16,000 & AL; May31'18; A\$14,000-25,000 (R S \$3). nom

102D st, 230 E (6:1651-31), ss, 150 w 2 av, 25x100.11, 4-sty bk tnt & str; Nathan Dorman to Herman Hashmall, 230 E 102; mtg \$14,500; June3'18; A\$7,000-13,500 (R S \$3.50). O C & 100

103D st, 215 E (6:1653-10), ns, 222.6 e 3 av, 37.6x100.11, 6-sty bk tnt & str; Dorothy McC Symes (McClunagh), of Jersey City, NJ, to Max Greenberg, 302 E 82; mtg \$25,000; June4; June6'18; A\$11,500-36,500 (R S \$6). O C & 100

103D st, 88 W (7:1838-57½), ss, 159.6 e Col av, 20x100.11, 5-sty stn tnt; John A Harriss to Helen L Phelps Stokes, 230 Mad av; mtg \$15,500 & AL; June3; June4'18; A\$10,000-20,000 (R S \$5). O C & 100

105TH st, 155 E, see Av A, 1404.

106TH st, 321 E (6:1678-14), ns, 300 w 1 av, 25x100.11, 4-sty bk tnt & str; Julianna Cassazza et al to Chas S B Cassasa, 419 W 147; AT; QC; June4'18; A\$7,500-15,000 (R S \$6). O C & 100

106TH st, 323 E (6:1678-15), ns, 275 w 1 av, 25x100.11, 4-sty bk tnt & str; Julianna Cassazza to Chas S B Cassasa, 419 W 147; AT; QC; June4'18; A\$7,500-15,000 (R S \$6). O C & 100

108TH st, 302-4 E (6:1679-47), ss, 100 e 2 av, 39.3x125, 6-sty bk tnt & str; Lucille Pugh, ref, to Geo E Chisholm at Morris-town, NJ, & Hamilton F Kean, 25 E 37, TRSTES Louis G Hamersley, plffs; FORECLOS May23; May29; May31'18; A\$10,200-36,000 (R S \$30). 30,000

112TH st, 68 E (6:1617-41), ss, 78.9 w Park av, 26.3x100.11, 5-sty stn tnt; Abr Lipshitz, 50 Stuyvesant st, et al to Pershing Realty Co, 1826 Marmon av, Bronx; mtg \$13,000 & AL; May28; May31'18; A \$10,500-17,500 (R S \$5). nom

113TH st, 21 W (6:1597-27¼), ns, 245 w 5 av, 15.6x100.11, 3-sty & b bk dwg; Florence B Saul, 21 W 113, to Sadi Amsel, 1904 Vyse av, Bronx; mtg \$5,000 & AL; June3; June4'18; A\$6,300-8,000 (R S \$1.50). nom

113TH st, 76 & 78 W (6:1596-67), ss, 75 e Lenox av, 50x100.10, 6-sty bk tnt & str; Hartley G Pelletier, ref, to Lawyers Mtg Co, one of the plffs; FORECLOS May28; June3; June4'18; A\$27,500-72,000 (R S \$60). 60,000

114TH st, 413-5 E (6:1708-8), ns, 177.10 e 1 av, 42.2x100.10, 6-sty bk tnt & str; Ferdinando Ciafaroni to Lucia Mazzola, both at 413 E 114; AL; Dec3'15; June3'18; A \$12,600-39,500. nom

115TH st, 206-8 E (6:1664-42-43), ss, 150 e 3 av, 50x100.11, 2-5-sty stn tnts; Peter Schlafer, 1394 Putnam av, Bklyn, et al, to John Schlafer, 206 E 115; ¾ pts; AT; mtg \$25,800; May28; June6'18; A\$15,000-35,000 (R S \$8.50). nom

115TH st, 108 W (7:1824-44), ss, 193.6 w Lenox av, 31.6x100.11, 5-sty bk tnt; Saml T & Harry or Henry Kahn to Olds Holding Corp'n, 217 Bway; mtg \$22,500 & AL; May20; June6'18; A\$17,500-26,000 (R S \$2).
O C & 100

116TH st, 104-6 W (7:1825-38), ss, 105 w Lenox av, 40x100.11, 1-sty bk factory; Isidore Stern, 924 West End av, to I Stern & Son Realty Holding Co, R 1312 at 61 Bway, also 104-6 W 116; mtg \$63,000 & AL; July 25'17; re-recorded from May29'18; June4'18; A\$35,000-48,000 (R S \$37).
nom

117TH st, 55 E (6:1623-26), ns, 128 e Mad av, 33x100.11, 5-sty bk tnt; Jas A Foley, ref, to Louise Booss at Long Branch, NJ, piff; FORECLOS May28; May29; June 4'18; A\$13,500-23,500 (R S \$20).
20,000

119TH st, 84 W (6:1717-68), ss, 85 e Lenox av, 18x100.11, 3-sty & b stn dwg; Belle E Goldwater, 141 W 121, to Martin Beck, 11 W 115; mtg \$7,000; May28; June 4'18; A\$6,400-8,100 (R S \$1).
nom

120TH st, 7 W (6:1720-12), ns, 125 w Mt Morris Park W, 21x100.11, 4-sty & b stn dwg; Wm Whitney at Pleasantville, NJ, to Ulster Court Corp'n, 30 Church; mtg \$15,000; June1; June4'18; A\$9,600-13,000 (R S \$2).
O C & 100

120TH st, 36 W (6:1718-50½), ss, 355 w 5 av, 18.4x100.11, 3-sty & b stn dwg; Gertrude Rubin to Etta Beck, 529 W 179; mtg \$8,750 & AL; May25; June6'18; A\$8,700-11,000 (R S 50c).
O C & 100

120TH st, 113 W (7:1905-23), ns, 210 w Lenox av, 20x100.11, 3-sty & b stn dwg; Kate McGuire of Bronx to J Chas O'Brien of South Orange, NJ; mtg \$17,000 & AL; May1; May31'18; A\$8,800-12,000.
nom

120TH st, 118 W (7:1904-43), ss, 235 w Lenox av, 19x100.11, 3-sty & b stn dwg; Jos B Guttenberg to 210 West 56th St Corp'n, at 135 Bway; June1; June3'18; A \$8,300-11,500 (R S \$10).
9,750

120TH st, 118 W; 210 West 56th St Co to Jos Shenk, 575 Riverside dr; mtg \$6,500; June1; June3'18 (R S \$6.50).
O C & 100

121ST st, 3 W (6:1720-49), ns, 100 w Mt Morris av, 20x100.11, 4-sty & b stn dwg; Wm Whitney, at Pleasantville, NJ, to Huyler Real Estate Corp'n, 30 Church; mtg \$15,000; May31; June6'18; A\$9,600-13,500 (R S \$2).
O C & 100

121ST st, 227 W (7:1927-17), ns, 350 w 7 av, 25x100.11, 5-sty bk tnt; Antonie Caplan, 205 E 56, to Jacob Donsbach, 233 W 121; mtg \$15,750; May29; May31'18; A\$10,500-21,000 (R S \$6).
O C & 100

122D st, 13 W (6:1721-9), ns, 175 e Lenox av, 18.7x100.11, 3-sty & b stn dwg; Louise & Herbert B Wright, EXRS Gilbert A Wright to Chas G Wright, — Sussex av, Bronxville, NY; May14; May31'18; A\$8,800-10,500 (R S \$12.50).
12,500

124TH st, 122 W (7:1908-43), ss, 225 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; Mary Frank, 441 E 161, Bronx, ADMRX Jos A Frank, to Godfrey E Trott, 229 W 62; B&S; AL; May29; June4'18; A\$7,500-11,000 (R S 50c).
O C & 100

124TH st, 126 W (7:1908-44), ss, 262.6 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; Mary Frank, 441 E 161, Bronx, ADMRX Jos A Frank, to Godfrey E Trott, 229 W 62; B&S; AL; May29; June4'18; A\$7,500-11,000 (R S 50c).
O C & 100

129TH st, 147 W (7:1914-13½), ns, 291.8 e 7 av, 16.8x99.11, 3-sty & b stn dwg; John N Kimpel to Edw Flaherty, 147 W 129; B & S; June4'18; A\$4,700-6,000 (R S \$6).
nom

130TH st, 266 W (7:1935-59), ss, 118.6 e 8 av, 18.6x99.11, 3-sty & b bk dwg; Lawyers Mtg Co to Aldine Hanger, 69 College st, New Haven, Conn; B&S; AL; June1; June3'18; A\$5,600-7,500 (R S \$6.50).
O C & 100

130TH st, 266 W; Aldine Hanger to Jas W Hanger, both at 69 College st, New Haven, Conn; mtg \$5,000; June1; June3'18.
O C & 100

131ST st, 525 W (7:1986-20), ns, 300 w Ams av, 25x99.11, 5-sty bk tnt; Julianna Cassazza to Chas S B Cassasa, 419 W 147; mtg \$19,000; June4'18; A\$9,000-20,000 (R S \$4).
O C & 100

133D st, 70 W (6:1730-68), ss, 84 e Lenox av, 26x99.11, 5-sty bk tnt; Saml Levitt to David Becker, 522 E 142; ½ pt; mtg \$19,900; June1; June3'18; A\$6,800-18,000 (R S \$3).
O C & 100

133D st, 136 W (7:1917-47), ss, 325 w Lenox av, 25x99.11, 5-sty bk tnt; Meyer Isenberg to Frances Isenberg, both at 3647 Bway; AL; June4; June5'18; A\$7,500-17,500.
gift

133D st, 496 W (7:1970-60½), ss, 75 e Ams av, 25x100, 5-sty bk tnt; Julianna Cassazza to Chas S B Cassasa, 419 W 147; mtg \$17,500; June4'18; A\$9,000-20,000 (R S \$8).
O C & 100

134TH st, 52-8 E (6:1758-46-49), ss, 85 e Mad av, 100x99.11, 2-sty fr dwg & vacant; Newat Realty Co to Fredk N Whitehorne, 22 W 123; mtg \$8,000; May29; May31'18; A \$18,000-18,500 (R S \$37).
exch

134TH st, 102 W (7:1918-38), ss, 100 w Lenox av, 25x99.11, 5-sty stn tnt & str; Geo M Sidenberg et al, TRSTES will Henrietta Sidenberg, to Pasquale Rissetto, 2432 8 av, & John Solari, 2216 5 av; AL; May23; June1'18; A\$6,500-15,000 (R S \$13.50).
13,200

139TH st, 245 W (7:2025-11½), ns, 253.10 e 8 av, 18.2x99.11, 4-sty bk dwg; Henrietta Feist to Allen M Thompson, 245 W 139; mtg \$7,000; June4; June5'18; A\$5,100-7,100 (R S \$2.50).
nom

145TH st, 531 W (7:2077-12), ns, 258.6 e Bway, 33x99.11, 5-sty bk tnt; J Edw Michel to Mary F Martin, 2596 Grand av, Bronx; B&S; mtg \$33,000 & AL; May1; June1'18; A\$21,000-37,000 (R S 50c).
nom

170TH st, 701 W, see Ft Washington av, 251.

174TH st, 516-8 W (8:2130-42), ss, 100 w Ams av, 50x100, 5-sty bk tnt; Morris & Gertrude Rosenblatt to Rebecca Realty Co, 170 Bway; AL; June4'18; A\$16,000-53,000 (R S \$1).
O C & 500

191ST st, 573-5 W, see St Nicholas av, 1620-8.

Av A, 266 (3:974-4), ss, 65.6 ne 16th, 24x95.6, 5-sty bk tnt & str; Jas E Garner, Bklyn, to Wilhelmina K Gronholz, 213 S 9th, Bklyn; mtg \$18,000 & AL; Apr12; June 1'18; A\$11,500-18,500 (R S 25c).
50

Av A, 266; Wilhelmina K Gronholz, of Bklyn, to Fredk Gronholz, 211 S 9th, Bklyn; mtg \$18,000 & AL; May28; June1'18 (R S 25c).
O C & 100

Av A, 1404 (5:1486-52), es, 102.2 n 74th, 25.6x98, 5-sty bk tnt & str; A\$9,500-20,000; also LEXINGTON AV, 1719 (6:1635-21½), es, 84.3 s 108th, 16.8x150, 4-sty stn tnt; A\$5,400-9,000; also 105TH ST, 155 E (6:1633-23), ns, 77 e Lex av, 18x100.11, 5-sty bk tnt; A\$6,500-12,000; I Townsend Burden, Jr, as temporary ADMR of Augusta Hyatt, to Columbia Trust Co, 60 Bway, as sub-TRSTE Geo H Robinson et al; AT; QC; May20; June5'18.
nom

Av C, 162 (2:380-1), nec 10th (No 401), runs e33xn19.9xw31 s still w52 to av xs 19.9 to beg, 5-sty bk tnt & str; Irene G Secor (McLochlin), 225 W 86, to Mary A G McLochlin, 225 W 86; ½ pt; AT; May31'18; A\$15,000-19,000.
gift

Av C, 196 (2:381-8), sec 12th (No 700), 27.6x62.6, 4-sty bk tnt & str; Jos Schenkein, 710 E 5, to Max & Benj Schenkein, 133 W 14; QC; Apr9; June6'18; A\$12,500-17,500.
O C & 100

Amsterdam av, 1730 (7:2077-34), ws, 49.11 s 146th, 25x75, 5-sty bk tnt & str; A \$22,000-30,000; also AMSTERDAM AV, 1732 (7:2077-35), ws, 24.11 s 146th, 25x75, 5-sty bk tnt & str; A\$22,000-30,000; Mary Deeley, 1580 Ams av, to Harriet L Thomas at Hawthorne, NY; B&S; mtg \$60,000; Apr 19; May31'18 (R S \$15).
nom

Amsterdam av, 1732, see Amsterdam av, 1730.

Bowery, 209 (2:425-14), es, 45.8 s Rivington, 26.11x100.4x28.3x100, 5-sty stn loft & str bldg; West Mercer Corp'n to Ignatz P Fleischer, 1435 50th, Bklyn; B&S; mtg \$22,000; June4; June6'18; A\$24,000-31,000 (R S \$8).
O C & 100

Bradhurst av, 6, see Bradhurst av, 8.

Bradhurst av, 8 (7:2043-31), es, 77.6 n 142d, 23x53.11x23.7x—, 5-sty bk tnt; A\$5,200-10,500; also BRADHURST AV, 6 (7:2043-30), es, 55.1 n 142d, 22.5x56.6x21.6x59.2, 5-sty bk tnt; A\$5,200-10,500; Chas E Hask, 227 Main st, Orange, NJ, to Chas Beck, 508 W 162; mtg \$12,000 & AL; May28; June3'18 (R S \$6.50).
nom

Central Park W, 275 (4:1201-32-34), sec 88th (No 2), runs s125.10xw100xn25.2xw25 xn100.8 to st xe125 to beg, 8-sty bk tnt; Louis Stern to Mutual Life Ins Co of N Y; B&S & CaG; AL; May9; June6'18; A\$210,000-460,000.
nom

Central Park W, 275 (4:1201), swc 88th (No 2); Mutual Life Ins Co of N Y to Home & Prospect Realty Corp'n, 149 Church; B&S & CaG; AL; June1; June6'18 (R S \$375).
O C & 100

Ft Washington av, 251 (8:2139-181), nwc 170th (No 701), 101x99.5x101x95, 8-sty bk tnt; Economy Real Property Co, 239 W 39, to West Land Corp'n, 542 5 av; mtg \$214,100 & AL; May31; June1'18; A\$60,000-285,000 (R S \$42.50).
O C & 100

Lexington av, 101 (3:883-27), ses, 24.8 ne 27th, 24.8x100, 5-sty stn tnt; Louise Fox of Jersey City, NJ, to Jos L Bittenwieser, 300 Central Park W; mtg \$24,500; May15; May31'18; \$27,300-40,000.
nom

Lexington av, 1719, see Av A, 1404.

Park av, swc 79th, see 79th, 82 E.

St Nicholas av, 1520 (8:2157-72), es, 100 n 186th, 39.10x100, 5-sty bk tnt & str; Adolph Wolff to 530-534 West 179th St Realty Corp'n, 47 Cedar; mtg \$42,500 & AL; May29; May31'18; A\$19,500-50,000 (R S \$7.50).
O C & 100

St Nicholas av, 1620-8 (8:2161-9), nec 191st (Nos 573-5), 75x100, 5-sty bk tnt & str; Mose Goodman Corp'n, 117 W 119, to Julian B Simpson, 50 Bloomfield; mtg \$100,000 & AL; June4; June6'18; A\$47,000-110,000 (R S \$23).
O C & 100

2D av, 1826 (5:1557-2), es, 25.8 n 94th, 25x79.9, 5-sty bk tnt & str; Anna S Miller, 171 E 81, to 1826 2d Av Realty Co, at 347 Mad av; mtg \$16,500; Apr30; June6'18; A\$11,500-19,000 (R S \$1).
O C & 100

2D av, 2032 (6:1676-52), es, 75.11 s 105th, 25x75, 4-sty stn tnt & str; Ida Loventhal to Harry & Chas D Loventhal, 2032 2 av; AL; May31; June4'18; A\$7,600-15,000.
O C & 100

2D av, 2451 (6:1790-25), ws, 74.11 n 125th, 25x74, 5-sty stn tnt & str; Michael D Canero, 2451 2 av, to Canero Realty Co, 2451 2 av; AT; mtg \$9,000; May29; June4'18; A\$8,500-17,000 (R S \$7.50).
O C & 100

2D av, 2451; Teresa Canero, 2451 2 av, to same; AT; mtg \$9,000; May24; June4'18 (R S \$2).
O C & 100

5TH av, 475 (5:1275-70), es, 19 s 41st, 33.6x98.4, 4-sty stn office & str bldg, 1-sty ext; Mary C Delafeld to Fieldston Realty Corp'n, 27 Cedar; ½ pt; AT; B&S & CaG; Mar18; June3'18; A\$500,000-540,000 (R S \$150).
O C & 100

7TH av, 567 (4:993-3), es, 59.3 n 40th, 19.9 x60, 4-sty bk hotel; Saml B Hamburger, ref, to Edw Berger at Bretton Hall, Bway & 86th; FORECLOS May9; June4; June5'18; A\$46,000-50,000 (R S \$35.50).
35,200

9TH av, 538 (3:763-75), es, 32.8 s 40th, 16.9x61.9, 3-sty bk tnt & str; Augustus R Reynolds of Poughquag, Dutchess Co, N Y, & et al to Eliz McGowan, 472 W 143; A L; May29; June4'18; A\$10,000-11,000 (R S \$12.50).
nom

10TH av, 469-75 (3:708-31), nwc 36th (Nos 501-9), 98.9x175, 13-sty bk loft & str bldg; McGraw-Hill Publishing Co to McGraw-Hill Co, Inc, a corp'n, 36th & 10 av; mtg \$350,000; Dec31'17; June4'18; A\$100,000-724,000 (R S \$1,000).
O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Houston st, 112 W (misc); power of atty to conduct business, &c; Antonio Zingali & Angelo Grossa2 to Giovanni Zingali; June6'18.

33D st, 60-6 W, see Bway, 1270-80.

38TH st, 140 E (3:393-63), ss, 100 e Lex av, 20x98.9, 3-sty & b stn dwg; notice of petition to register title; Chas C Burlingham, 140 E 38, to Louisa L Burlingham, Wilfred J Worcester, Henry C Meyer, Al-lerton 38th St Co, Frances B Bridge, Helen Z Tappin, Estate of Solomon L Cohen, deed, Stanley A Cohen, EXR & TRSTE, People of State N Y & any other persons interested; May31'18; A\$22,000-27,000.
Torrens System

88TH st, 109 W (misc); power of atty; Melissa A Mesny of Paris, Fr, to Boudinot C Atterbury & Fredk J Stimson, both of NY; Sept6'16; May31'18.

102D st, 228 E (6:1651-32), ss, 175 w 2 av, 25x100.11, 4-sty bk tnt & str; CON-TRACT; Saml Buchfuhrer, 228 E 102, with Sol Gousher, 237 E 102; mtg \$10,000; Apr 4; June1'18; A\$7,000-14,000.
15,500

Broadway, 946 (misc); power of atty to conduct interest in business of "The Post Card Store," &c; Charlotte Goldberg to Victor Goldberg; May29; June6'18.

Broadway, 1270-80 (3:334), sec 33d (Nos 60-6), 118.7x98; agmt as to easement & rights of approach & exit through bldg to subway station, etc; Edna Wilson et al, individ & TRSTES Geo B Wilson of Phila, Pa, with City of N Y & N Y Consolidated R R Co, 85 Clinton, Bklyn; mtg \$1,400,000; Nov19'17; June6'18.
nom

St Nicholas av, 1090 (8:2121); asn rents to secure \$6,787.50 & due Nov20'18; Helene Ahrens to Meta Blanke, 627 Ams av; pr mtg \$—; May31; June5'18.
nom

Certified copy (misc) of last will of John D van Buren, Jr; Aug2, 1879; June4'18.
nom

Certified copy (misc) last will of Chas E Smith, late of Hamilton, Madison Co, N Y; July30'14; June1'18.

Power of atty (misc); Hugh Devine, legatee & devisee John Devine, to Jas A Devine; Nov24'17; May31'18.

Power of atty (misc); Michl Sullivan, of Matteawan, NJ, to Patk J Keenan; Apr 3; June6'18.

Power of atty (misc); Clarence Shoninger, N Y, to Dr Chas H May, NY; June5'16; re-recorded from May15'18; June5'18.

Power of atty (misc); Konni Zilliacus to Lilian G Deghull; June16'15; June5'18.

Resignation (misc) of Benj Welles as TRSTE for Geo L Kingsland under will Helen S Kingsland & appointment of Ben-nett De Beixodon of Amityville, LI, as TRSTE in his stead; June4; June5'18.

WILLS.

Borough of Manhattan.

35TH st, 137 E (3:391-22), nwc Lex av, —x—, 4-sty stn tnt & str; A\$43,000-58,000; also LEXINGTON AV, 370-2 (5:1295-57½-58), swc 41st (Nos 126-126½), —x—, 3-sty stn dwg & 3-sty stn tnt & str; A\$62,000-78,000; John W Smyth Estate, Magdalene Smyth, EXTRX, 372 Lex av; (A) Maclay & McBurney, 31 Nassau. Filed May9'18.

83D st, 39 W (4:1197-16), ns, abt 395 w Central Park W, —x—, 3-sty & b bk dwg; A\$17,000-19,000; ½ pt; Emma A Egbert Estate, Henrietta L Knubel, EXTRX, 39 W 83; (A) Pratt, Koehler & Boyle, 61 Bway. Filed Feb19'18.

Lexington av, 578 (5:1306-14), ws, 20 n 51st, —x—, 3-sty stn tnt; A\$19,000-23,000; Peter Padian Estate, Annie Padian, EX-TRX, 323 E 9; (A) S Newmark, 261 Bway. Filed May8'18.

CONVEYANCES.

Borough of Bronx.

MAY 31, JUNE 1, 3, 4, 5 & 6.

Bay st, 106 (18:5631), ss' 150 w Main, 60 x100, City Island; Wm Bondy, ref, to H Schieffelin Sayers, TRSTE H Cruger Oak-ley, 1 Point st, City Island, piff; FORE-CLOS May22; May24; May31'18 (R S \$3).
3,000

Charlotte st, 1423-5 (11:2977), ws, 100.4 n Jennings, 40x100, 5-sty bk tnt; Richd Moller to Lena Nitchtauser, 590 W 172; mtg \$29,500; May31; June4'18 (R S \$6.50).
O C & 100

Chisholm st (11:2971), ws, 290 s Jen-nings, runs w119.6xsw19.9xs06xs21.2xe 115.2xn40 to beg, vacant; A Parker Nev-in, ref, to Louise N Bristow, 646 Crotona Park So, piff; FORECLOS May28; May29; May31'18 (R S \$1).
2,000

Elizabeth st (16:4595), ss, 100 e Elliot av, 25x100; Eugene A Hackett, 306 W 125, to Chas Boccia, 46 Prince; mtg \$3,500; June3; June4'18 (R S \$1).
100

Faille st, 617 (10:2766), ws, 125 n Ran-dall av, 25x100, 2-sty fr dwg; H & D Co, 617 Faille, to Morris Petrox & Abr Langsdorf, 617 Faille; confirmation deed; mtg \$4,400; May28; June6'18.
nom

Faille st, 617; Morris Petrox et al to Abr & Natha Levine, 1172 Hoe av; June5; June6'18 (R S \$1.50).
nom

Faille st, 632 (10:2766A), es, 383.4 s Spoif-ord av, 20.10x100, 2-sty bk dwg; Fredk Johnson et al to Lawrence Davis, 76 Green, Newark, NJ; mtg \$4,500; May29; June6'18 (R S \$1).
O C & 100

Faille st, 632; Lawrence Davis, Newark, NJ, to Patk Mitchell, 478 W 159; mtg \$4,500; June5; June6'18 (R S \$1.50).
O C & 100

Faile st, 1028 (10:2748), es, 280.8 n Al-
dus, 20x100, 3-sty bk tnt; Frank Levitt,
1028 Faile, et al, to Jos B Richards, 1001
Bryant av; mtg \$8,000; June4; June6'18
(R S \$4). O C & 100

Ferris pl, 1419 (14:3857), sws, lot 23, map
part Bowne prop, 25x147.4x25.2x144.7; Tie-
bout Ave Co, 1005 E 180 to Pelham Bay
Auto Co (Jos W Taylor, pres), 1425 Fer-
ris pl; mtg \$7,000; May15; June4'18 (R S
50c). nom

Fox st, 1169-71 (11:2974), ws, 95.4 s In-
tervale av, runs w34.11xw27 to ses In-
tervale av (Nos 1233-40) xsw50xse43.1xe
50.11 to Fox xw50 to beg, 2-2-sty & b fr
dwgs; Benenson Realty Co, 401 E 152, to
Buellesbach Constn Co, 60 Wall; mtg \$8.-
500; June4; June5'18 (R S \$3). O C & 100

Freeman st (11:3006), ss, 100 w West-
chester av, runs s25xe94.5 to ws West-
chester av xsw76.10xw112.2xw100 to st xe
34.5 to beg, vacant; Richardson Co to
Annuccio Santini, 452 E 149; mtg \$12,000;
May31; June1'18 (R S \$14). O C & 100

Haskin st (18:5312), ns, 320.10 e Throggs
Neck or Ft Schuyler rd, runs ne75xw148.5
xsw75xse148.11 to beg; Jacob Rumpf, 719
Prospect av, to Giuseppa Petecca, 1430
Blondell av; mtg \$2,200; June1; June5'18
(R S \$150). O C & 100

Home st, 858-862, see Stebbins av, nws
at ss Home.

Ittner pl (11:2899), ns, 72.1 e Webster
av, runs nw70.10xns36.5xe27.9xw107.6xw29.7
to beg, vacant; Julius D Tobias, ref, to
City N Y, plff; FORECLOS Apr15; June5;
June6'18 (R S \$150). 1500

Kelly st, 866-70 (10:2710), es, 542 n
Longwood av, 74.8x100, 2-4-sty bk tnts;
Max Hirsch to Gustav Potolowsky, 691
Dawson; mtg \$41,500; June3; June6'18 (R
S \$7). nom

Knox pl, nec Mosholu Pkway N, see
Mosholu Pkway N, nes, 110.7 sw Jerome av,
McDonald st, nwc Stillwell av, see Still-
well av, nwc McDonald.

Manida st, 818 (10:2740), nes, 163.10 nw
Lafayette av, 25x100, 2-sty & b bk dwg;
Margt Archer, ADMRX Margaretha Frey,
to Fishel Fishberg, 670 E 170; mtg \$5,000;
May31'18 (R S \$3). 7950

Minerva pl, 25, see Grand Blvd & Con-
course, 2871.

Montgomery pl, nwc MacLay av, see
MacLay av, nwc Montgomery pl.

North st, nec Davidson av, see Davidson
av, 2530.

Westchester sq (15:4072), es, 112.3 n
Grant av, 30.5x185x29.7x178.8; M Gertrude
Hull, 123 W 73, to Geo M Buckingham, 545
W 152; mtg \$12,000; May29; June6'18 (R S
\$3). O C & 100

135TH st, 377 E (9:2298), ns, 148.2 w
Willis av, 16.8x100, 3-sty & b bk dwg;
Julia Foy, widow, 377 E 135, to Margt G
Foy, 377 E 135; Mari; June5'18 (R S \$3.50).
nom

136TH st, 677 E (10:2565), ns, 149.4 w
So Blvd, 50x105, 5-sty bk tnt; Buellesbach
Constn Co to Gustave J Haase, 2150
Hughes av; mtg \$30,000; June1; June5'18
(R S \$11). O C & 100

139TH st, 357 E (9:2302), ns, 306.6 e
Alex av, 25x100, pt 3-sty bk power house;
Rudolph J Muller, Monticello, NY, to City
Real Estate Co, 176 Bway; QC; May17;
June6'18. nom

141ST st, 490 E (9:2285), ss, 85.9 e Wil-
lis av, 37.6x100, 5-sty bk tnt; Helen V
Keeher, Sharon, Conn, individ & as EX-
TRX Geo H Dunham, to Wm M Moore
Holding Co, 2487 University av; mtg \$28.-
000; June4; June5'18 (R S \$28). O C & 100

142D st, 690-2 E, see Powers av, sec 142.

145TH st, 750 E, see Concord av, 438.

153D st, 341 E (9:2413), ns, 150 w Court-
landt av, 25x100, 2-sty & b fr dwg; Cath
Boults to Wm McCormick, 343 E 153; QC;
June3'07; June5'18. nom

155TH st, 387 E (9:2402), ns, 300 e
Courtlandt av, 25x100, 2-sty & a fr dwg;
Conrad Rapp to Wm Rapp; Jan19'10; May
31'18. nom

158TH st, 620 E, see Cauldwell av, 787-9.

159TH st, 650-2 E, see Cauldwell av, 790.

159TH st, 651-5 E, see Cauldwell av, 800.

162D st, 426 E (9:2383), ss, 314.5 w Elton
av, 25x100, 4-sty bk tnt; Alfred H Ackers,
233 W 128, to Kath T Tully, 810 E 173; B
& S & CaG; Apr19; May31'18 (R S \$1). nom

167TH st, 846-8 E (10:2691), ss, 69.1 e
Stebbins av, 50x146.11x52.1x161.8, 5-sty bk
tnt; Benenson Realty Co, 401 E 152, to
Sophie Bandes, 1252 Clay av; mtg \$37,000
May28 May31'18 (R S \$19). O C & 100

167TH st, 846-8 E: Sophie Bandes, 1252
Clay av, to Mendel Bandes, 1252 Clay av,
& Louis Bandes, 224 E 165; mtg \$47,000;
May28; May31'18 (R S 50c). O C & 100

168TH st, 288-90 E, see College av, 1222.

168TH st, 578 E (10:2611), ss, 105.2 w
Franklin av, 51x77.1x51x80.6, 2-sty fr dwg;
Augustine T Kingston et al to Vincenzo
Reda Saverio Porco & Domenick Turckine,
490 E 141; mtg \$6,000; June3; June5'18 (R
S \$4.50). O C & 100

173D st, 390 E, see Webster av, 1685.

178TH st, 234-6 E (11:2810), ss, 195 w
Anthony av, 100x100, 2-4-sty bk tnts; Gus-
tav Viehl to Lydia Patterson, 236 E 178;
mtg \$56,000; May17; June1'18 (R S \$2.50).
O C & 100

179TH st, 505 E (11:3045), ns, 30.3 e
Bathgate av, 49.5x105, 5-sty bk tnt; Bur-
nett-Well Constn Co to Benenson Realty
Co, 401 E 152; B&S & CaG; June1; June
5'18 (R S \$14). O C & 100

181ST st, 715 E (11:3098), ns, 122.10 w
Clinton av, 23x66.1, 2-sty & b bk dwg; Gio-
vanni Ciofalo, 715 E 181, to Francesco Gio-
falo, 715 E 181; mtg \$3,500; May29; June
3'18 (R S \$150). O C & 100

183D st, 639A-641A E (11:3087), ns, 50 e
Hughes av, 50x100, 2-sty fr dwg & 3-sty
fr tnt & str; Morris Hantman to Rudolph
Elkan, 830 E 179; mtg \$6,560; May31; June
1'18. O C & 100

186TH st, 452 E (11:3039), ss, 120 e Park
av, 20x100, 2-sty & b bk dwg; Sophie M
Kenny to 37 W 19th Realty Co, 35 Nas-
sau; mtg \$3,000; June3; June4'18 (R S
\$350). O C & 100

187TH st E (11:3024), ss, whole front bet
Webster & Marion avs, runs s37.1xw132.2
xw101xw105xw290.11xe213.10 to beg, vac-
ant; Paul T Kammerer, ref, to City NY,
plff; FORECLOS May10; June3; June6'18
(R S 50c). 250

188TH st E, nwc Creston av, see Creston
av, nwc 188.

188TH st, 680 E, see Cambreleng av, 2432.

193D st, 51 E, see Morris av, nec 193.

202D st, 411 E (12:3330), ns, 110 e Web-
ster av, 25x100, 3-sty fr tnt; I Townsend
Burden, Jr, ADMR Augusta Hyatt, to Colum-
bia Trust Co, 60 Bway; QC; AT; May
20; June5'18. nom

224TH st E (17:4837), ss, 305 w Barnes
av, 25x114; Sarah Farrington to Concetta
Guerrino, 2312 Hughes av; June1; June6'18
(R S \$4). O C & 100

229TH st E (17:4843), ns, 205 e White
Plains av, 50x114, Wakefield; Jos M Sack
to S Harby Plough, 322 W 100; May1;
June4'18 (R S \$3). O C & 100

237TH st E, nwc Katonah av, see Kato-
nah av, 4311.

239TH st, 337 E (12:3388), ns, 150 w
Martha av, 25x100, 2-sty & a fr dwg; Eh-
rich Peterson to Albuturg J Ogden, 2663
Briggs av; mtg \$4,700; Jan12; June4'18.
nom

Arthur av, 2501 (11:3067), ws, 108 s
Fordham rd, 25x117.2x25x117.1, except part
for av, 2-sty fr dwg; Cath B Jordan to
Andrea Liguori, 2475 Hughes av; mtg
\$2,000; June1; June3'18 (R S \$5). O C & 100

Bathgate av (11:3050), ws, 929 s 3 av,
24x170.5x24x171.6, 2-sty fr dwg; Emma
Heinzelmann & ano, EXRS Eliz Schwehr,
to Ida Schackner, 750 Hewitt pl; Emma
Heinzelmann, 206 9 av; Wm Rauenbuhler,
570 Teasdale pl; Theresa Schneider, 50 Av
A; Chas Rauenbuhler, 25 Ellery, Bklyn,
each a 5-6 of 1-7 pt; Tillie Jewett & Jo-
sephine De Luca, both at Lincoln av, West-
chester Park, Tuckahoe, NY, each a 1-12
of 1-7 pt; May27; May31'18 (R S \$150).
1,071.32

Boscobel av, 1390-8, see Shakespeare av,
1371.

Brook av, 1012 (9:2386), es, 36.7 s 165th,
28.8x84.1x27x93.8, 4-sty bk tnt & str; Rosa
Cooperman to Benj Buchbaum, 1012 Brook
av; mtg \$13,000; June1; June3'18 (R S
\$250). O C & 100

Cambreleng av, 2432 (11:3090), sec 188th
(No 680), 28.4x80, 2-sty fr dwg & str; Giu-
seppe Fiore to Anthony Iallanardo, 1437
38th, Bklyn; mtg \$5,500; June4; June5'18.
O C & 100

Cauldwell av, 787-9 (10:2625), swc 158th
(No 620), 52.5x130, 2-3-sty fr tnts & 2-sty
fr dwg; Wm Manz to Ebling Realty Co, 7
E 42; May28; May31'18 (R S \$1). nom

Cauldwell av, 790 (10:2629), sec 158th
(Nos 650-2), 85x38.9, 2-3-sty fr tnts; Sarah
A Byrnes, 652 E 158, to Duo Co, 391 E 149;
mtg \$12,900; May31'18 (R S \$1). nom

Cauldwell av, 800 (10:2630), nec 158th
(Nos 651-5), 74.11x55, 3-3-sty bk tnts;
Land Estates Inc to Port Jervis Land Impt
Co, 35 Nassau; B&S & CaG; June3; June4
'18 (R S \$5). O C & 100

Clinton av, 1823 (11:2949), ws, 124.8 n
175th, 34.8x149.10, 5-sty bk tnt; Plough &
Fox Co to S Harby Plough, 322 W 100;
mtg \$20,000; Dec26'17; re-recorded from
Dec27'17; June4'18 (R S 50c). O C & 100

Clinton av, 1823: S Harby Plough to Jos
M Sack, 451 E 140; mtg \$20,000; May31;
June4'18 (R S \$8). O C & 100

College av, 1222 (9:2435), sec 168th (Nos
288-90), 50x100, 5-sty bk tnt & str; Ulster
Court Corp, 30 Church, to Wm Whitnev,
Pleasantville, NY; mtg \$58,500; May31;
June4'18 (R S \$5). O C & 100

Concord av, 438 (10:2577), sec 145th (No
750), 77.9x100, 4-sty bk tnt; Annuccio San-
tini to Richardson Co, 1400 Grand Con-
course; mtg \$15,000; May31; June1'18 (R S
\$10). O C & 100

Concord av, 438: Richardson Co to Benj
Goldberg, 393 Lenox av; mtg \$15,000; May
31; June1'18 (R S \$10). O C & 100

Creston av (11:3174), nwc 188th, runs n
81.9 to Fordham rd xsw117 to 188th xse6
to beg, vacant; Geo F Moody to Fordham
Concourse Corp, 524 Willis av; QC & cor-
rection deed; Sept15'17; May31'18. nom

Davidson av, 2350 (11:3198), nec North,
40x100, 5-sty bk tnt; Adolph Wolff to Mat-
thew S McNamara, 42 Fordham rd W; mtg
\$30,000; May29; May31'18 (R S \$8). O C & 100

Eastburn av, 1691 (11:2794), ws, 131.8 s
174th, 25x95, 2-sty fr dwg; Wm C Beith,
Salt Pt, NY, to Leo Bloomingdale, 820 E
179; mtg \$5,000; May29; June5'18. nom

Eastern Blvd, nec Fairmount av, see
Fairmount av, nec Eastern Blvd.

Fairmount av (18:5317), nec Eastern
blvd, 175x100; Wm Sohmer, 55 Beach 127th,
Belle Harbor, NY, to Cath C Hammer,
2636 Morris av; June4; June5'18 (R S
\$6.50). O C & 100

Fordham rd, swc Creston av, see Cres-
ton av, nwc 188.

Forest av, 857-9 (10:2647), ws, 136.3 s
161st, 36.3x100, 5-sty bk tnt; Monmouth
Holding Co to Abr Kramer, 181 Havemeyer
Bklyn; mtg \$30,000; May31; June3'18 (R S
\$3). nom

Franklin av, 1193 (10:2611), nws, 222.7
sw 168th, runs sw56.9xw83.7x-37.6xne5x
-85.5 to beg, 2-sty & a fr dwg; Jos Rus-
sell to Selma M Russell, 255 Ft Wash av;
mtg \$5,500; June3; June6'18. nom

Fulton av, 1721 (11:2930), ws, 18.11 s
174th, 18x86.11x18x87.7, 2-sty & b bk dwg;
also FULTON Av, 1767 (11:2930), ws, 253.6
s 175th, 40x102.7x40x104.1, 5-sty bk tnt;
also FULTON Av, 1763 (11:2930), ws, 293.6
s 175th, 41x101x41.1x102.7, 5-sty bk tnt;
also FULTON Av, 1779 (11:2930), ws, 133.6
s 175th, 40x107.2x39.10x100, 5-sty bk tnt;
Bertha Greenberg, 1721 Fulton av, to Lena
Greenberg, 1721 Fulton av; June3; June4
'18. O C & 100

Fulton av, 1763, see Fulton av, 1721.

Fulton av, 1767, see Fulton av, 1721.

Fulton av, 1771, see Fulton av, 1775.

Fulton av, 1775 (11:2930), ws, 173.6 s
175th, 40x105.8x40x107.2, 5-sty bk tnt; also
FULTON Av, 1771 (11:2930), ws, 213.6 s
175th, 40x104.1x40x105.8, 5-sty bk tnt;
Bertha Greenberg, 1721 Fulton av, to Lena
Greenberg, 1721 Fulton av; June3; June4
'18. O C & 100

Fulton av, 1779, see Fulton av, 1721.

Grand Blvd & Concourse, 2871 (12:3319),
nws at nes Minerva pl (No 25), 50x100,
except part for pl, 5-sty bk tnt & str;
Stubenvoll Bros Inc, a corp, to Fredk
Stubenvoll, 2776 Briggs av, & Philip Stub-
envoll, 2801 Briggs av; mtg \$38,000; May
27; June1'18 (R S \$18.50). nom

Hunts Point av, 887 (10:2740), ws, 766 n
Lafayette av, 61x100, 5-sty bk tnt & str;
also Hunts Point av, 889 (10:2740), ws, 827
n Lafayette av, 61x100, 5-sty bk tnt &
str; Baronet Realty Co to Max Goodman,
1163 E 165; mtg \$90,000; May31; June1'18
(R S \$28). O C & 100

Hunts Point av, 889, see Hunts Point av,
887.

Intervale av, 993-5 (10:2699), ws, 293.10
n Westchester av, 50x100, 5-sty bk tnt &
str; Barnet Realty Corp, 271 Bway, to
Maxlip Realty Corp, 1286 1 av; mtg \$41.-
625; June1; June5'18 (R S \$7.50). O C & 100

Intervale av, 1238-40, see Fox, 1169-71.

Katonah av, 4311 (12:3378), nwc 237th,
25x85, 2-sty & a fr dwg; Mary E wife Wm
D Lowry, Minneapolis, Minn, to Frank G
Banta, 3057 Bailey av, & Geo A Brogan,
920 E 174, each 1/2 part; May27; May31'18
(R S \$7). O C & 100

Kingsbridge av, 3246 (13:3405), es, 95 s
234th, 50x125, 5-sty bk tnt; Jos Glass, 69
W 96, to Ulster Court Corp, 30 Church;
mtg \$45,000; May31; June1'18 (R S \$10).
O C & 100

Kingsbridge rd, es, see Spuyten Duyvil
Creek, ws.

Longwood av, 934 (10:2701), ss, 50 e
Dawson, 53x100, 6-sty bk tnt & str; Julia
L wife Fredk N Whitehorne, to Newat
Realty Co, 200 Bway; mtg \$35,000; May29;
May31'18 (R S \$18). O C & 100

MacLay av (15:4001), nwc Montgomery
pl, 25x100; Richd J McNulty to Ina Molder,
707 E 179; mtg \$5,000; June4'18 (R S \$3).
100

Maple av (16:4657), ws, 25 n 211th, 25x
100; Victor Cuti to Antonina Di Nicola, 17
Spring; Nov8'16; June4'18. nom

Matilda av (17:5105), ws, 477.6 n 241st,
32.6x-415.6x100; Martha Papenbaum, 4747
Matilda av, to Jos Di Janni, 395 E 197; mtg
\$2,750; May27; May31'18 (R S \$5.50). nom

Merriam av (9:2532), nws, 75 ne 170th,
250x100, vacant; K M Holding Corp to
Rose Benioff, 445 Grand av, L I City; B&S;
May28; June1'18. nom

Morris av (11:3177), nec 193d (No 51),
80x25, 3-sty & b bk dwg; Cath Hammer,
2336 Morris av, to Wm Sohmer, 55 Beach
127th, Belle Harbor, NY; mtg \$9,000; June
5'18 (R S \$8). O C & 100

**Mosholu Pkway N, nes, 378.8 e Jerome
av**, see Mosholu Pkway N, nes 403.8 e
Jerome av.

Mosholu Pkway N (12:3326A), nes, 403.8
e Jerome av, 25x100, vacant; also MOS-
HOLU PKWAY N (12:3326A), nes, 378.8 e
Jerome av, 25x100, vacant; Philbeck Realty
Corp to Anna M Becker, 145 W 80; May
29; May31'18. nom

Mosholu Pkway N (12:3324B), nes, 110.7
w Jerome av, 170.7 to Knox pl x86.4x100x
133.7, vacant; Harriet K Taylor, 750 St
Nicholas av, & ano, to Brvan Hamlin, 750
St Nicholas av; mtg \$4,800; May31'18 (R S
\$150). nom

Nelson av (11:2874), ws, 99.3 s 172d, 75
x46.7, vacant; Nettie Dallas, individ & as
EXTRN Jos T Dallas, 25 Mt Joy pl New
Rochelle NY, to Louis Kreis, Jr, 835 W
178, & Chas L Fraser, 1604 University av;
June4; June5'18 (R S \$1). nom

Pauline av (17:4860), ws, 84.6 s 225th,
25x105.8x25x106.11; Antonio Salzone, 909
6 av, to Giuseppa Bartolotta, 620 Lenox
av; June3; June5'18 (R S \$1). nom

Plimpton av, 1367 (9:2522), ws, 250 n
170th, 50x100, 5-sty bk tnt; Phillip Pollak
to Michl Retzker, 101 W 106; mtg \$36,250;
May10; June4'18 (R S \$7.50). O C & 100

Powers av (10:2572), sec 142d (Nos 690-
2), 50x99.2, 6-sty bk tnt; Herman Le R
Edgar & ano, TRSTES Geo F Jones to Wm
F Devine, 108 Cumberland, Bklyn; Jan25;
June5'18 (R S \$48.50). 48,100

Powers av (10:2572), sec 142d (Nos 690-
2); Wm F Devine, Bklyn, to Howala Con-
stn Co, 400 E 150; B&S; June1; June5'18
(R S \$48.50). O C & 100

Private rd (12:3257-67), nes, 85.8 nw
Albany Crescent, 75x87.6, being lots 26 to
28, map Benj Richardson, vacant; Marie
Kahrs to Pearl Niles, Town of Union, NJ;
Dec27'13; June4'18. nom

Prospect av, 963 (10:2678), ws, 151.9 n
163d, 40.2x195, 5-sty bk tnt; Wicklow Bldg
Co to Ernestine Jacobowsky & Cecilia R
Ober, 321 W 133; mtg \$30,000; May28; May
31'18 (R S \$11). nom

Prospect av, 2131 (11:3097), ws, 29.1 n
181st, 37x100, 5-sty bk tnt; Gustav J Brun-
jes to Sophie Kenny, 452 E 186; mtg \$21.-
000; June3; June4'18 (R S \$6). nom

Shakespeare av, 1371 (11:2873), nws at
es Boscobel av (Nos 1390-8), runs ne194.8
xw11.1 to ns Devoe xel.9 to Shakespeare
av xne22.3xw100.5xse25xe4.4xw10.9xw100
to Boscobel av xsl174.9 to beg, 5-sty bk tnt &
str; Filrose Constn Co to Malex Realty
Corp, 170 Bway; mtg \$84,500; June3; June
4'18 (R S \$15). O C & 100

Shakespeare av, 1371 (11:2873), nws at es Boscebel av (Nos 1390-8), rune ne219.10 xw100.5x54x4.1x51.0xw100 to Boscebel av x5174.9 to beg, 5-stry bk tnt & str; Mil-rose Constn Co to Malex Realty Corp, 170 Bway; QC; June3; June18. nom

Stebbins av, 1193, see Stebbins av, nws at ss Home.

Stebbins av, 1391 (11:2964), ws, 180 n Jennings, 40x100; 4-stry bk tnt; Wm S Evans, ref, to Commercial Exchange Bank, 330 Bowery, plff; FORECLOS May8; June 3; June18 (R S \$23).

Stebbins av, 1393 (11:2964), ws, 220 n Jennings, 40x100, 4-stry bk tnt; Otto J Kalt, ref, to Commercial Exchange Bank, 330 Bowery, plff; FORECLOS May8; May 14; June6'18 (R S \$23).

Stebbins av, 1397 (11:2964), ws, 260 n Jennings, 40x100, 4-stry bk tnt; Wm E O'Grady, ref, to Commercial Exchange Bank, 330 Bowery, plff; FORECLOS May 8; May24; June6'18 (R S \$23).

Stebbins av (10:2693), nws at ss Home (Nos 860-2), 54x45x8.11x69.5, 1 & 3-stry fr tnt & str; also STEBBINS AV, 1193 (10:2693), ws, 54 s Home, runs nw45xn8.11 to ss Home (No 858) xw31.9x53.9x573.8 to av xn18.5 to beg, 2-stry & b fr dwg & 1sty fr shop; Fox & St John Corp, 30 Church, to Jos Glass, 69 W 96; mtg \$7,000; May31; June6'18 (R S \$3).

Stillwell av (15:4220), nwc McDonald, 29.7 x99.1x284x100; Wm A Woodworth, ref, to Hudson P Rose Co, 7 W 45, plff; FORECLOS May22; May31'18 (R S 50c).

Tiemann av (16:4724), ws, 100 s Chester av, 25x100; Jos Schunke, 4057 Boston Post rd, to Mary A Brush, 366 Herkimer, Bklyn; May29; June1'18 (R S 50c).

Valentine av, 2194 (11:3144), es, 246.2 n 181st, 16.8x116.1x16.8x117.1, 2-stry fr dwg; Kathryn A Dinan to John Gould, 4358 Park av; mtg \$3,500; May31; June3'18 (R S \$1.50).

Walton av (9:2348), es, 9.10 s 151st, 50x 64.2 to 151st x73.3x10.7, vacant; Paul T Kammerer, ref, to City N Y, plff; FORECLOS May8; June3; June6'18 (R S 50c).

Webster av, 1685 (11:2888), swc 173d (No 380), 50x83.11x44.10x86.6, 5-stry bk tnt & str; 173d St Realty Co to Brasil Realty Corp, 4014 Park av; mtg \$37,500; June6; June6'18 (R S \$6).

Westchester av, ws, abt 25 s Freeman, see Freeman, ss, 100 w Westchester av.

Woodcrest av, 1183-5 (9:2515), ws, 50.5 n 167th, 50.1x115.1x50.1x13.10, 4-stry bk tnt; J Arthur Seidman, 1810 Av N, Bklyn, to Mary Foley, 321 S 4 av, Mt Vernon, NY; mtg \$22,500; May31; June4'18 (R S \$2).

3D av, 3469 (9:2372), ws, 148 n 167th, 25x 141.5x24.6x141, except part for 3 av, 3-stry fr tnt & str; Marie Kahrs to Pearl Niles, Town of Union, NJ; Dec27'17; June1'18.

Plot (18:5643), begins at ss land Orrin Fordham & ws land Drake W Billar, runs s along land Drake W Billar 45wx84xn45xe 84 to beg, City Island; Harriet E Archer & ano, EXTRX Wm D Berrian, New Rochelle, NY, to Marty T Kyle, 63 Bay, City Island, NY; an undivided interest; May27; May31'18 (R S \$1).

Spuytten Duyvil Creek (13:3402), ws, at stake set at low water mark on said creek, runs nw67.8 to es Kingsbridge rd, distant 133.10 ne from nwc Storehouse, now or late Johnson Bros xne75x56.9 to said stake x— to beg; Jacob Weigel on Spuyten Duyvil rd to Isaac G Johnson & Co on Spuyten Duyvil rd; May29; June4 '18.

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

Devoe ter (11:3219), ses, 293.1 w Webb av, 25x90, owned by party 1st pt; also DEVOE TER (11:3219), ses, 318.1 s 190th, 25x90, owned by party 2d pt; agmt as to encroachment of cornice; Bernard Lynch, 35 W 184, with Ella P Smith, 2460 Devoe ter; May14; June8'18.

169TH st, 576 E (10:2612), ss, 74.2 e Fulton av, 23.7x65; re judgt; Bird S Coler as Commissioner of Public Charities, to 1154 Union Av Corp, 280 Ams av; May21; June 4'18.

176TH st, 719 E (11:2950), nes 140.9 s Crotona av, 55.3x95.9x55.1x93.4; asn rents; Gotham Investors Co, 2426 Westchester av, to Motor Mercantile Co, 370 E 149; Mar15; June5'18.

231ST st E (17:4877), ss, 155 w Laconia av, 25x114.10; re mtg; Matilda A & Eliza S Gillespy to Nellie K Roane, 464 40th, Bklyn; May22; May31'18.

Daly av, 2079-80 (11:3122 & 3127); as- sign rents; Mebel A Milne to Gustav A & Eliz Deucher, 308 E 125; May29; June6'18.

Hunts Point av, 887 (10:2740), ws, 766 n Lafayette av, 61x100, 5-stry bk tnt & str; also HUNTS POINT AV, 889 (10:2740), ws, 827 n Lafayette av, 61x100, 5-stry bk tnt & str; re mtg; Hunts Point Constn Co to Baronet Realty Co, 30 E 42; May31; June1 '18.

Hunts Point av, 889, see Hunts Point av, 887.

Power of atty; Giovanni Sapriza to Francesco Santulli; June1'15; June5'18.

LEASES.

Borough of Manhattan.

MAY 31, JUNE 1, 3, 4, 5 & 6.

Chambers st, 121 (1:145); also READE ST, 103, str, c & sub c; Margt M Gibert et al to Saml Schwartz, 945 E 163, & Adolph Salzman, 909 Kelly; 5yf May1; Mar4; June 3'18.

Chambers st, 121; assign Ls dated Mar 4'18; Saml Schwartz, of Bronx, to Adolph Salzman, 909 Kelly; ½ pt; May16; June3 '18.

Cliff st, 58 (1:98), all; Hewitt Crosby & ano, EXRS Edw G Hewitt, to J E Linde Paper Co, a corp; 9yf May1; May1; May 31'18.

Delancey st, 73-5 (2:414), east str & b; Stonemore Realty Co, by Morris Wein- stein as prest, to Harry & Abr Goldberg, firm Goldberg Bros, 314 S 5th, Bklyn; ext Ls for 5-12yf or until Apr30'25; May 9; June4'18.

Division st, 19 & 19½ (1:281), str & b & 2d fl; Sarah Sobel, EXTRX Elias Sobel, & Sarah P Sobel, EXTRX Philip Sobel, to David & Rose Zenker, 19 Division; 5yf May1'16; Mar8'16; June5'18.

Division st, 19 & 19½; consent to as- sign above Ls & ext of same as below; same to Julius Rackow, 2035 65th, Bklyn, & Hyman Rackow, 2049 65th, Bklyn; ext Ls; 6yf May1'21; July12'17; June5'18.

Division st, 19 & 19½; assign above Ls; David & Rose Zenker to same; July12'17; June5'18.

Gold st, 32 (1:76), es, 24.4x92.3x23x86.9, the land; Robt W Goelet to N Y Telephone Co, 15 Dey; ext Ls 21yf May1; 21y ren; Apr3; June5'18.

Jefferson st, nwc Madison, see Madison, 225.

Madison, 225 (1:271), nwc Jefferson, str; Harris Shedlinsky to Moses Ginsberg, 225 Madison; 5yf May1; May16; May31'18.

Mulberry st, 219 (2:495), str & b; John Palmieri, 61 Park Row, to Vincenzo Muto, 230 Mulberry; 5yf Oct1'16; Sept28'16; June 6'18.

Washington sq, 2 (2:550); agmt as to cancellation of Ls rec Dec5'16 by party 2d pt; Marmaduke Tilden, on Susquehanna rd, Phila, Pa, with France G Tyler, 220 W 59, EXTRX Chas E Gregory; Apr23; June 6'18.

8TH st, 37 E (2:560), ns, 90.10 e Uni- versity pl, 25x93.11, the land; TRSTES of Sailors Snug Harbor to Amelia C Masten, 186 Claremont av; 18yf May1'18; 21y ren; mtg \$5,000; Apr10; June5'18.

9TH st, 34 E (2:560), ss, 177.4 e Uni- versity pl, 25x93.11, the land; TRSTES of Sailors Snug Harbor to Geo H Masten, 186 Claremont av; 18yf May1'18; 21y ren; mtg \$7,000; Apr10; June5'18.

9TH st, 42 E (2:560), ss, 277.4 e Uni- versity pl, 25x93.11, the land; TRSTES of the Sailors Snug Harbor to John H H Van Hoven, 196 Ridge rd, Rutherford, NJ; mtg \$3,000; 21yf May1; 21y ren; Apr23; June3 '18.

9TH st, 42 E; assign Ls dated May1, 1896 or 1897; John H H Van Hoven, Inc, to same; Apr18; June3'18.

19TH st, 238-56 W (3:768), all; West 19th St Garage Corp, 26 Court st, Bklyn, to Manhattan Motors Corp, 236 W 56; 6y f June1; May29; June1'18.

23D st, 332 E (3:928), all; Fredk Meyer, of Bronx, to Otto Muller, 464 W 41; 3 11-12 yr from June1; May29; May31'18.

24TH st, 262-4 W (3:773), all; Levi Ro- keach, of Bklyn, to Harry Kallman, 2539 Ams av; 3yf June1; June4; June6'18.

25TH st W, nwc 6 av, see 6 av, 411.

29TH st, 337 W (3:753), all; Anna F Bul- lock to Georg or Geo H Marshall, 337 W 29; 3 4-12yf June1; May31; June3'18.

41ST st, 57-63 E, see Park av, 118-32.

42D st, 74-82 E, see Park av, 118-32.

42D st, 110 W (4:994), e str & b; Jas McCreery Realty Corp, 112 W 42, to Man- hattan Electrical Supply Co, 17 Park pl; 9yf May1; Apr15; June5'18.

12,000 to 15,000

49TH st, 53 W (5:1265); consent to as- sign Ls rec Mar8'11; TRSTES of Columbia University in City N Y to Sarah C Faile, 53 W 49; May23; June6'18.

49TH st, 53 W; asn above Ls; Sarah C Faile to Jennie R Faile, both at 53 W 49; May23; June6'18.

50TH st, 35 W (5:1266), ns, 497 w 5 av, 19x100.5; asn Ls rec Feb9'11; Augustus G Paine & ano, EXRS Delia A Fay, to Emma K Edwards, 35 W 50; Oct29'13; June1'18.

50TH st, 35 W; consent to Asn above Ls; TRUSTES of Columbia University, 63 Wall, to same; Jan5'14; June1'18.

50TH st, 35 W; consent to asn above Ls; TRUSTES of Columbia University, 63 Wall, to A G Paine, EXR Delia A Fay; Oct6'13; June1'18.

50TH st, 35 W; asn above Ls; Emma K Edwards to T Henry Walter, 54 W 51, or 66 Bway; Jan30'14; June1'18.

50TH st, 35 W; consent to asn above Ls; TRUSTES of Columbia University, 63 Wall, to same; May27; June1'18.

50TH st, 35 W; asn above Ls; T Henry Walter, 54 W 51, to Fredk W Dau, 74 W 50; May27; June1'18.

70TH st, 422-4 E (5:1464), all; Morris J Burston, 548 W 165, to Morris Siegal, 346 E 67, & ano; 5yf June1; Apr12; June6'18.

92D st E (5:1571), ss, 94 e 1 av, 50x100.8, the land; N Y Life Ins & Trust Co. TRSTE will Lucille M S Spafford et al, to Pietrow- ski & Konon Co, 418 E 91; 3yf May1'17; Mar 29'17; June3'18.

99TH st, 224 & 228 E (6:1648), two bldgs, all; Wm F A Kurz, 370 E 149, to Isadore B Geller & Barnett Dubin, both at 29 W 111; 4yf June15; May29; May31'18.

100TH st, 145-7 W (7:1855), all; Yetta Cohen to Rosie Rothman, 316 Rivington; 3yf June1; May31; June3'18.

104TH st, 122-32 E (6:1631), all; Anna J Doyle, 277 Gates av, Bklyn, to Louis Silverblatt, 149 Grafton, Bklyn, to 4 11-12yf June1; May28; June5'18.

115TH st, 602-8 W (7:1896), ss, 100x—, two 7-stry apis, all; Jessie B Wiley, at Paterson, NJ, to West 115th St Corp, at 49 Wall; 21 4-12yf June1; May28; May31 '18.

116TH st, 56-62 E (6:1621), 4 bldgs, all; Broadway-John St Corp to Abr Aikin, 611 W 177; from June1'18 to Apr30'21; May3; June5'18.

121ST st, 418-24 E (6:1808), ss, 200 e 1 av, 88x100.11, all; Adolph G Austin et al, individ & TRSTE Chas B Austin, to Au- dubon Paper Stock Co, 420 B 121; 10yf Apr1'18; 10y ren; Apr1; June6'18.

Broadway, 388 (1:195), str fl, b & sub-c; Lawyers Realty Co to D A Schulte, Inc, a corp; from Feb1'20 to May1'30; May16; June4'18; part of excess taxes & 5,000 to 7,000

Broadway, 1560 (4:999), str & b; Harry A Rubenstein to Nelber Co, 1941 Bway; 7 10-12yf June1; May2; June6'18.

Broadway, 4255 (8:2176), str & c; Julius & August Kuhn to Simon Friedman, 46 W 116, & Henry Kinover, 16-22 W 111; 3 11-12y & 15 days from May15; Mar22; June 5'18.

Broadway, 4255; assign above Ls; Simon Friedman & ano to Clairmont Bakery & Dairy Lunch, Inc; Apr8; June5'18.

Convent av, 450, 484 & 492 (7:2066); sur Ls rec Feb23'17; Jacob Ratner to College Holding Co, 66 W 107; AT; June3; June 6'18.

Park av, 118-32 (5:1276), ws, bet 41st (Nos 57-63 & 42d (Nos 74-82), "Hotel Bel- mont," all; Subway Realty Co to August Belmont Hotel Co; 20yf Nov8'06; 20y ren; Nov1'06; June6'18.

Park av, 118-32; assign above Ls; Au- gust Belmont Hotel Co to John McE Bow- man, at Biltmore Hotel, Mad av & 43d; May24; June6'18.

Park av, 118-32; assign above Ls; John McE Bowman to B L M Bates Corp; May 29; June6'18.

3D av, 1501 (5:1530), all, with option to purchase for \$25,000; Cornelia E McCor- mack, 888 E 176, to Eberhart Service Co, 401 E 76; 10yf May1; May6; May31'18.

3D av, 1953 (6:1657), str fl, b & 1st fl; Morris Prowler to Otto Carstens, 1953 3 av; ext Ls; 5yf May1; May31; June6'18.

5TH av, 302 (3:833), part of 4th fl; Newmark Costume Co to Abe Caplan, 1664 Eastern Pkway, Bklyn; from Jan1'18 to Jan31'19; option of renewal; Dec7'17; June 4'18.

6TH av, 176 (2:576); sur Ls dated Nov 29, 1897; Mary H Healy to Geo E Chis- holm, at Morristown, NJ, EXR Mary A Chisolm; AT; May22; June5'18.

6TH av, 411 (3:801), nwc 25th, str, 9x15; Alfred Kuhke, agent, 411 6 av, to Philip Zinker, 26 W 27, & ano; 3yf May1; May22; June6'18.

8TH av, 402 (3:780), 1st fl above str fl; Mario Cocito, 402 8 av, to Giulio Buscioni & Luigi Ferrante, 402 8 av; leased during term that party 1st pt holds under lease of the bldg; Feb8; June3'18.

10TH av, 577 (4:1086), s str fl & pt b; John J Harlow, 191 Sterling pl, Bklyn, to Philip Abramson, 877 10 av; 5yf May1; Apr22; May31'18.

LEASES.

Borough of Bronx.

MAY 31, JUNE 1, 3, 4, 5 & 6.

Fox st, 930 (10:2723), cor str; Hunts Point Realty Co to Jos C Weller, 930 Fox; 5 5-12yf May1'19; Apr22; June5'18.

Hall pl, 1068 (10:2700), es, 193.1 s 167th, 45x—x43.11x—, all; Fred Cordes, 443 E 87, to Wm Pine, 1068 Hall pl; 3yf May28; May 28; June1'18.

Simpson st (10:2723), swc 163d, cor str; Hunts Point Realty Co to Max Kravsky, 923 Simpson; 4½yf Apr1; Mar1; June5'18.

163D st E, swc Simpson, see Simpson, swc 163d.

169TH st, 754 E (10:2663), sec Boston rd, cor str; Thos B Clark to Hy Zimmer- man, 700 Morris Park av, & David F Mc- Gowan, 1289 Chisholm; 9yf Oct1'16; Sept 5'16; June5'18.

Boston rd, sec 169th, see 169th, 754 E.

Intervale av, 993-5 (10:2699); sur Ls; Barnet Realty Corp, 271 Bway, to Jacob Berlin, 876 Intervale av; June3; June5'18.

Mapes av, 2063 (11:3109), all; 1good Realty Co to Wm Green, 2063 Mapes av; from Oct1'18 to Sept30'21; May16; June1'18.

Southern blvd, es, 473.5 s Aldus, see So Blvd, es, 448.5 s Aldus.

Southern blvd (10:2742), es, 448.5 s Al- dus, 150.4x192.8x151.8x200, except plot be- gins SOUTHERN BLVD (10:2742), es, 473.5 s Aldus, 100x80, all; City Estates Co to Heights Amusement Enterprise, Inc, 481 Willis av; 5mos in each of three yrs 1918, 1919 & 1920; that is, from May 1 to Oct1 each year; May1; June4'18.

3D av, 3567 (11:2919), str & c; Zarland Realty Co, 724 Beck, to Victor Lubliner, 168 Lenox av; 3yf May1; May29; June3'18.

MORTGAGES.

Borough of Manhattan.

MAY 31, JUNE 1, 3, 4, 5 & 6.

Chambers st, 121 (1:145), strs Ls; asn Ls rec even date by way of mtg as collateral to secure \$7,250; May16; June3'18; due & int as per chattel mtg; Adolph Salzman of Bronx to Saml Schwartz, 945 E 163. nom

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Cherry st, 313-7 (1:246), ss, 24 w Clinton, 2x117.7 to ns Water (Nos 558-62) x 72x116.10; June6'18; due May1'23, 5%; Geo W Daniels, 11 Morton, Bklyn, & Jas & John A Kennedy, both at 1 Virginia pl, Bklyn, to Jos H Delany, 51 Clark, Bklyn, trste John Loyd, 189 Montague, Bklyn. 25,000

Chrystie st, 196½ (2:421), es, abt 100 s Stanton, 18.9x100; PM; May9; June3'18; due May29'22, 5%; Adam Romano, 198 Chrystie, to Howard Conkling of Providence, RI. 4,000

Columbia st, S9 (2:334), ws, 150.11 s Stanton, 25.7x100; PM; June1; June3'18; 1y6%; Rose Wolf to Yetta Gross, 640 Saratoga av, Bklyn. 700

Division st, 187 (1:285); ½ pt; ext of mtg for \$2,000 to Mar1'21, 6%; Mar7; June6'18; Jacob Wisansky, 960 Prospect av, with Esther Newmark, 123 W 115. nom

East Broadway, 102 (1:282), ns, abt 100 w Pike, 25x65; pr mtg \$—; Mar1; June 6'18; 5y5%; Hyman & Saml Moscovitz & Harris Wolf to Fannie R Moscovitz, 22 Leroy. 3,200

Franklin st, 76 (1:175); ext of mtg for \$40,000 to May15'23, 5%; May29; May31'18; Carrie M Townsend, widow, with Seamens Bank for Savgs, 76 Wall (R S \$20). nom

Franklin st, 210-2, see West, 220.

Fulton st, 146-58, see Bway, 204-10.

Gansevoort st, 10 (misc); consent to chattel mtg \$3,000; May25; June4'18; Allison Trucking Co to whom it may concern. —

Greenwich st, 51, see Trinity pl, 6-8.

Lewis st, 60 (2:328); ext of mtg for \$11,000 to July1'23, 5%; May10; June1'18; Lottie & Seymour Schussel, exrs Alex Schussel with Lewis St Garage, Inc, 62 Lewis (R S \$4.75). nom

Lewis st, 60 (2:328), es, 225 n Delancey, runs e100xn24.2x—x—x45 to st x—24.9 to beg; PM; pr mtg \$11,000; May31; June1'18; 5y or sooner, 6%; Lewis St Garage Inc to Sixty Lewis St, Inc, at 60 Lewis. 1,000

Ludlow st, 25 (1:298), ws, abt 100 s Hester, 19.8x87.6x19.4x87.6; pr mtg \$9,000; May 28; May31'18; due & int as per bond; Nannie H Fogarty, 302 W 56, to Algernon S Norton, referee, 256 Bway. 2,500

Monroe st, 93 (1:272), ns, abt 185 e Pike, 25x100; PM; May23; June1'18; due June1'23, 4½%; Mary Foley, 321 S 4th av, Mt Vernon, NY, to Herman Gotthelf, 30 E 126. 16,500

Monroe st, 93 (1:272), ns, abt 185 e Pike, 25x100; PM; pr mtg \$16,500; June1; June3'18; 2y6%; J Arthur Seidman of Bklyn to Mary Foley, 321 S 4 av, Mt Vernon, NY. 1,000

Monroe st, 168 (1:258), ss, 163.4 w Montgomery, 23.4x98.4x23.4x98.5; June3; June4'18; 5y5½%; Port Jervis Land Impt Co to N Y Title & Co. 13,000

Monroe st, 168; certf as to mtg \$13,000; June3; June4'18; same to same. —

Orchard st, 86 (2:408); ext of mtg for \$11,000 to June1'20, 5%; April'17; June 5'18; Jacob I Prenowitz with Wm Lustgarten & Co. nom

Ridge st, 81 (2:343), ws, 150.2 n Delancey, runs w73xs25xw27.6xn48.2xe100.5 to st xs23 to beg; pr mtg \$7,000; May28; May 31'18; due & int as per bond; Nannie H Fogarty, 302 W 56, to Algernon S Norton, referee, 256 Bway. 2,500

St Nicholas pl, 18-20 (7:2054), es, 135 n 150th, 90x100; ext of mtg for \$85,000 to Jan1'21 5%; Oct23'17; June1'18; City Mtg Co 15 Wall, with Sonwil Holding Co, 505 9 av. nom

Stanton st, 233 (2:339), ss, 75 w Willett, 25x75; ext of mtg for \$2,750 to Apr1'22, 6%; pr mtg \$15,000; Apr16; June5'18; Saml Harris, 428 E 139, with Jos Gold & Morris Bass, 194 Front. nom

Trinity pl, 6-8 (1:19), ws, abt 140 s Edgar, runs w19.6 to es Greenwich (No 51) xn29.10xe28.2 to pl xs29 to beg, except pt for Trinity pl or Church st; PM; June1; June6'18; 3y or sooner, 5%; Abt Hulsebosch, 51 Greenwich, to Augustus Hemenway, of Canton, Mass, et al, trstes will Augustus Hemenway. 6,000

Washington st, 653 (2:630), es, 48.11 n Christopher, 17.3x60; PM; pr mtg \$6,000; June4; June6'18; due June1'16, int as per bond; Henry F Seidel, 118 Christopher, to Geo Wildung, 430 E 141. 1,000

Water st, 392 (1:251), ns, 40.3 w Catharine st, 20.5x60.2x20.3x60.6; PM; June4; June5'18; due & int as per bond; Saml Stolowitz, 341 Rivington, to John J Riker, 110 E 37, et al, exrs & John L Riker. 3,500

Water st, 558-62, see Cherry, 313-7.

West st, 220 (1:185), es, 65.9 n Franklin, 21.11x80x21.10x80; also FRANKLIN ST, 210-12 (1:185), ns, 80 e West, 43x87.7x42x87.7; PM; June1; June3'18; 5y or sooner, 5%; Englewood Realty Co, a corp of N J, to Mary S, wife Hy S Mann, 68 Beekman st, Boston, Mass, et al. 35,000

4TH st, 320 E (2:373), ss, 202.3 e Av C, 18.9x96; pr mtg \$9,000; May31; June6'18; due June1'19, 6%; Julius S Heller, 320 E 4, to Kalman Lewis, 211 Throop av, Bklyn. 500

4TH st, 345 E (2:374), ns, 168 w Av D, 24x96; PM; May29; May31'18; due as per bond, 6%; Russian Greek Orthodox National Assn to Church of St Elizabeth of Hungary, a corp of N Y. 4,000

11TH st, 277-9 W (2:623); ext of mtg for \$7,000 to June1'21, 6%; pr mtg \$—; May28; June3'18; Charlotte Karp with Simon R Schultz, 620 W 150, & Morris Lederman, 640 Riverside dr (R S \$3.50). nom

12TH st, 607 E (2:395), ns, 93 e Av B, 25 x103.3; PM; June4; June5'18; due & int as per bond; Peter Fiorentino to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 12,000

12TH st, 607 E; PM; pr mtg \$12,000; June4; June5'18; due & int as per bond; same to same. 3,000

12TH st, 702 E (2:381); ext of mtg for \$4,000 to July1'23, 5½%; May14; June1'18; Ludwig Althoff, 210 4th st, Union Hill, N J, with Jno H & Geo Kircher (R S \$4). nom

15TH st, 232 E (3:896), ss, 193.6 w 2 av, 24x103.3; May31; June3'18; 3y6%; August J Herrlich, exr, & Co, Anna V Brunner, decd, & Eliz Diestel & Anna J Luhrsens to Martha Diestel, 114 W 73. 3,000

16TH st, 205 W (3:766), ns, 63 w 7 av, 18.6x53; June6'18; due & int as per bond; Anna St John, 15 W 12, to N Y Savgs Bank, 81 8 av. 2,000

18TH st, 456 W (3:715), ss, 125 e 10 av, 25x92; June6'18; 5y5%; Wm H Carr, 215 W 88; David W Carr, 3115 Bway, & Lyons T Carr, 1611 University av, to Emigrant Indust Savgs Bank. 4,000

23D st, 332 E (3:928); lease of lofts of 2d to 6th flrs; May29; May31'18; due & int as per chattel mtg; Otto Muller, 464 W 61, to Fredk Meyer, 360 E 166 (R S \$1.25). 2,500

26TH st, 230 E (3:906); ext of mtg for \$20,000 to May1'21, 5%; May10; June5'18; Trustees of the Lawrenceville School, a corp of N J, with Jennie Silverman, 230 E 26 (R S \$9.75). nom

32D st, 140 E (3:887), ss, 95 e Lex av, runs w15xs58.6xe20xn33.9xnw5xn24.3 to beg; June3; June4'18; due July1'23, 5½%; Kate T Scannell, 128 E 31, extrp Patk J Dunn, to Lizzie F Scannell, 128 E 31, 5,000

33D st, 217 W (3:783), ns, 180 w 7 av, 20 x98.9; PM; pr mtg \$18,000; June5; June6'18; 2y or sooner, 6%; Isidor Herz, 137 W 110, to Wm Lustgarten & Co, 38 Park Row. 2,000

33D st, 217 W; PM; pr mtg \$20,000; June 5; June6'18; due Sept5'19, 6%; Patk B McDonnell, 387 7 av, to Isidor Herz, 137 W 110. 3,000

35TH st, 247-51 W (3:785); also 35TH ST, 261-3 W; also 36TH ST, 260-6 W; ext of three co-ordinate mtgs for \$60,000, \$35,000 & \$200,000, respectively, to Aug1'19, 5½%; May14; June4'18; Margt O Sage with F M B Realty Co at Woodmere, LI (R S \$147.50). nom

35TH st, 261-3 W, see 35th, 247-51 W.

36TH st, 260-6 W, see 35th, 247-51 W.

41ST st, 57-63 E, see Park av, 118-32.

42D st, 74-82 E, see Park av, 118-32.

44TH st, 343-5 W (4:1035), ns, 200 e 9 av, 50x100.4; ext of mtg for \$29,750 to Apr1'22, 5%; May23; June4'18; Pauline Marty with John R Hegeman, at Mamaroneck, NY, et al, as trstes for the Metropolitan Staff Savgs Fund (R S \$14.90). nom

46TH st, 328-38 E (5:1338), ss, 180 w 1 av, 145x100.5; PM; June1; June5'18; 5y, 5½% until reduced to \$50,000, & then 5%; 328 East 46th St, Inc, 1 Liberty, to Bank for Savgs, 280 4 av. 75,000

49TH st, 242 E (5:1322), ss, 154 w 2 av, 19x100.5; PM; pr mtg \$—; June1; June 5'18 due June1'23, 5%; Clara F Mund, 256 E 49, to Josephine E Hogan, 221 E 49. 6,000

52D st, 318 W (4:1042), ss, 325 e 9 av, 25x100.5; June5'18; due & int as per bond; Robt Hill to N Y Investors Corp, 176 Bway. 8,000

53D st, 205 E (5:1327), ns, 59.6 e 3 av, runs n24xe2.1xn14.7xe20.10xn0.9xe4.8xs3xw 5xs12.5xw2.4xs24 to st xw20.3 to beg; June 4; June5'18; due June1'23, 5%; Lena Roser, widow, to Mary L Fraser, 103 Gates av, Bklyn. 5,000

54TH st, 439-41 W (4:1064), ns, 225 e 10 av, 50x100.5; pr mtg \$17,500; May31; June 5'18; due June1'20, 6%; Frank Desiderio, 443 W 54, to Chas Grosskurth, 855 Herald av, Richmond Hill, E of Q. 4,724.28

57TH st, 344 W (4:1047); ext of mtg for \$10,000 to May1'21, 5%; Apr15; June4'18; Equitable Life Assur Soc of U S with Lillian W Cooke, 109 W 82 (R S \$5). nom

61ST st, 38 E (5:1375); ext of mtg for \$7,500 to June1'21, 5%; May27; June4'18; Equitable Life Assur Soc of U S with Meyer L Rhein, 38 E 61 (R S \$3.75). nom

61ST st, 38 E (5:1375); ext of mtg for \$25,000 to June1'21, 5%; May27; June4'18; Equitable Life Assur Soc of U S with Meyer L Rhein, 38 E 61 (R S \$12.50). nom

68TH st, 54 E (5:1382), ss, 60 w Park av, 20x100.5; PM; May31'18; 3y or sooner, 5%; Guy R McLane to Maud F Kellogg, 555 Park av. 50,000

70TH st, 114 W (4:1141), ss, 120 w Col av, 18.6x100.5; ext of mtg for \$16,000 to May28'19, 5%; May23; June4'18; Henry J Weber, 62 W 56, with Martha T Kelly, 105 W 69. nom

75TH st, 17 E (5:1390), ns, 95 w Mad av, 20x102.2; PM; June3; June6'18; 3y5%; Madison Av & 56th St Corp to Farmers Loan & Trust Co, 22 William. 39,000

75TH st, 231 E (5:1430), ns, 230 w 2 av, 25x102.2; pr mtg \$11,000; May1; June5'18; 5y6%; David Linzer, 51 2d, to Ignatz Linzer, 148 E 4. 4,225

75TH st, 170 W, see Ams av, 311-7.

76TH st, 431 E (5:1471), ns, 413 e 1 av, 25x102.2; pr mtg \$9,000; May28; June1'18; 3y6%; Max Pollak, 504 E 76, to Henry Kuehn, 50 Greenwich av. 2,000

76TH st, 431 E, nve Lex av, see Lex av, 1080.

77TH st, 307 W (4:1186), ns, 100.6 w West End av, 18.6x102.2; PM; May29; June 1'18; due & int as per bond; Loretta Remsenberg to Bond & Mtg Guar Co, 175 Remsen st, Bklyn. 12,000

77TH st, 307 W; PM; pr mtg \$12,000; May29; June1'18; due & int as per bond; same to same. 3,000

77TH st, 317 W (4:1186); ext of mtg for \$20,000 to May1'21, 5½%; May1; June3'18; Sarah L Floyd, 317 W 77, with Edgar N Sidman, 640 West End av (R S \$10). nom

80TH st, 21 E (5:1492), ns, 70 w Mad av, 25x102.2; PM; June1; June5'18; due June 1'23, 5%; Florence H Fitch to Wm R K Taylor, at Lawrence, LI, & ano, trstes will Sarah E Hard. 65,000

86TH st, 34 W (4:1199), ss, 475 w Central Park W, 25x102.2; PM; May11; June 3'18; due May31'21 or sooner, 5%; Arcadia C, wife Jorje E Zalles, to Stephen C Clark at Cooperstown, NY. 20,000

86TH st, 151 W (4:1217), ns, 212.6 e Ams av, 75x100.8; ext of mtg for \$325,000 to Sept1'23, 5½% until Sept1'21 & then 5%; May29; June4'18; Almore Realty Co with Metropolitan Life Ins Co (and consent by Alliance Realty Co & Realty Mtg Co, holders of mtg for \$57,500) (R S \$162.50). nom

86TH st, 161 W (4:1217), ns, 125 e Ams av, 87.6x100.8; ext of mtg for \$375,000 to Sept1'23, 5½% until Sept1'21 & then 5%; May29; June4'18; Almore Realty Co with Metropolitan Life Ins Co (& consent by Alliance Realty Co & Realty Mtg Co, holders of mtg for \$80,000) (R-S \$187.50). nom

86TH st, 331 W (4:1248), ns, 320 e Riverside dr, 18x100.8; ext of mtg for \$21,000 to Dec26'20, 5½%; May20; May31'18; Bankers Trust Co, trste Johannas S Seymour, with Cath C Hall, 12 E 31 (R S \$10.50). nom

88TH st, 2 W, see Central Park W, 275.

92D st, 122 E (5:1520), ss, 225 e Park av, 25x100.8; June6'18; 3y5½%; Caroline Hanlein, 122 E 92, to Fanny R Ames, 51 W 81, & ano, trstes will Leonard Ames. 8,500

101ST st, 120 W (7:1855); ext of mtg for \$16,000 to Apr2'21, 5%; Apr6; May31'18; Mary G Cook & Eliz C Marston (Cook), both at Glen Ridge, NJ, with Graham Beach Realty Co, 18 Bway (R S \$8). nom

102D st, 230 E (6:1651), ss, 150 w 2 av, 25x100.11; PM; June3'18; installs \$500 semi-annually on & after June1'19, 6%; Herman Hashmail to Nathan Dorman, 218 E 102. 3,500

103D st, 215 E (6:1653), ns, 222.6 e 3 av, 37.6x100.11; PM; pr mtg \$—; June4; June6'18; 2y or sooner, 6%; Max Greenberg to Dorothy McC Symes, 294 Magnolia av, Jersey City, NJ. 2,000

115TH st, 206 E (6:1664), ss, 150 e 3 av, 25x100.11 PM; pr mtg \$13,800; May28; June 6'18; due May23'21 or sooner, 5½%; John Schlafer & Anna, his wife, 206 E 115, to Fredk Schlafer, 172 E 114. 2,500

115TH st, 208 E (6:1664), ss, 175 e 3 av, 25x100.11; PM; pr mtg \$12,000; May28; June6'18; due May23'21 or sooner, 5½%; John Schlafer & Anna, his wife, 206 E 115, to Peter Schlafer, 1394 Putnam av, Bklyn. 2,500

118TH st, 238-40 E (6:1667), ss, 110 w 2 av, 50x100.11; PM; pr mtg \$36,000; May28; May31'18; due & int as per bond; Abr Lipchitz to Pershing Realty Co, 1828 Marion av. 4,250

119TH st, 59 W (6:1718), ns, 510 w 5 av, 16.8x100.11; deed recorded as mtg as per statement filed & rec tax of \$35 paid; pr mtg \$10,000; May14; June3'18; due & int as per agmt; Frieda Hart, 59 W 119, to Moses A Craig of Cranford, NJ, as trste. O C & 100

120TH st, 118 W (7:1904), ss, 235 w Lenox av, 19x100.11; PM; June1; June3'18; 5y5%; 210 West 56th St Corp, 135 Bway, to Jos B Guttenberg, 118 W 120. 6,500

120TH st, 118 W; PM; pr mtg \$6,500; June1; June3'18; installs, 6%; Jos Shenk to 210 West 56th St Co, 135 Bway. 4,125

123D st, 453-7 E, see Pleasant av, 441-7.

125TH st, 350-60 W, see St Nicholas av, 287-9.

127TH st, 229 E (6:1792), ns, 300.6 e 3 av, 29.6x99.11; PM; pr mtg \$15,000; May15; June4'18; 2y6%; Milton Klein, 1058 So Blvd, Bronx, to Isaac Levine, 1469 Hoe av, Bronx. 3,000

129TH st E, nec Park av, see Park av, es, bet 130th & 131st.

129TH st, 419-21 W (7:1969); ext of mtg for \$125,000 to Jan1'21, 5%; Apr3'17; June 4'18; Equitable Life Assur Soc of U S with St Monica Realty Corp, 149 Church (R S \$62.50). nom

130TH st E, see Park av, see Park av, es, bet 130 & 131.

130TH st E, nve 3 av, see Park av, es, bet 130th & 131st.

130TH st, 266 W (7:1935), ss, 118.6 e 8 av, 18.6x99.11; PM; June1; June3'18; 5y5%; Aldine Hanger of New Haven, Conn, to Lawyers Mtg Co. 5,750

134TH st, 52-8 E (6:1758), ss, 85 e Mad av, 100x99.11; PM; pr mtg \$8,000; May29; May31'18; due July15'23 or sooner, 6%; Fredk N Whitehorne to Newat Realty Co, 200 Bway. 5,500

134TH st, 102 W (7:1918), ss, 100 w Lenox av, 25x99.11; PM; May23; June1'18; due June1'23, 5½%; Pasquale Rissetto & John Solari to Geo M Sidenberg at Mt Kisco, NY, et al, trstes will Henrietta Sidenberg. 10,000

135TH st, 635 W, see Riverside dr, 583.

139TH st, 225 W (7:2025); ext of mtg for \$7,500 to June1'21, 5%; May15; June4'18; Equitable Life Assur Soc of U S with Emma, wife of & Martin Lovin, 225 W 139 (R S \$3.75). nom

139TH st, 245 W (7:2025); ext of mtg for \$7,500 to June1'21, 5%; May23; June4'18; Equitable Life Assur Soc of U S with Henrietta, wife of & Max Feist, 245 W 139 (R S \$3.75). nom

160TH st, 648 W (8:2136); also SHAKE-SPEARE AV (Bronx), nec Boscobel av, —x—; certf as to assign rents & mtg \$—; June3; June6'18; Normar Real Estate Corp to Jacob Rosenthal. —

165TH st W, sec St Nicholas av, see St Nicholas av, 1090.

170TH st, 701 W, see Ft Washington av, 251.

Av A, 266 (3:974), es, 65.6 n 16th, 24x 95.6; pr mtg \$18,000; June1; June4'18; installs \$300 semi-annually. 6%; Fredk Gronholz of Bklyn to Louisa Faulhaber, 243 W 107. 2,000

Amsterdam av, 311-7 (4:1146), sec 75th (No 170), 100x30; ext of mtg for \$58,000 to May6'21, 5½%; May8; June6'18; J W B

Realty Co & Arthur Bookman, 254 W 82, with Louis Sachs, 1041 Mad av, et al, exrs &c Saml Sachs (R S \$29). nom

Amsterdam av, 1730-2 (7:2077), ws, 49.11 & 24.11 s 140th, 2 lots, each 25x15; 2 mtgs, each \$2,200; pr mtg \$30,000 on each; May 2; May31'18; due & int as per bond; Harriet L Thomas to J Howard Thomas, both at Hawthorne, NY, trste Robt Deeley. total 4,500

Amsterdam av, 1730-2; ext of two mtgs for \$1,000 each to Jan1'23, 6%; pr mtg \$—; May27; May31'18; Wm B Aitken, trste, will Robt Deeley, with Harriet L Thomas, at Hawthorne, NY, et al (R S \$750). nom

Bowery, 244-6 (234-6) (2:507), ws, 106.1 n Prince, runs w89.5xn6.8xw5.9xn27.6xe3.3xw7.1xe93.5 to st xs42.3 to beg; May28; May31'18; 3y5%; Henry Ollesheimer, exr Fannie Arneheim, to Lawyers Title & T Co. 2,000

Bradhurst av, 6, see Bradhurst av, 8.

Bradhurst av, 8 (7:2043), es, 77.6 n 142d, 23x53.1x23.7x—; also BRADBURST AV, 6 (7:2043), es, 55.1 n 142d, 22.5x56.6x22.4x59.2; PM; pr mtg \$12,000; May31; June3'18; due July1'19, 6%; Chas Beck, 508 W 162, to Wm Sommer, 910 E 6 av. 1,000

Broadway, 204-10 (1:19), sec Fulton (Nos 146-58), 62.8x159.9x58.2x160.2; leasehold; June4; June6'18; due as per bond, 6%; Broadway-John St Corp, 206 Bway, to Ormond Realty Co, 19 W 34. 53,000

Central Park W, 275 (4:1201), swc 88th (No 2), runs s125.10xw100xn25.2xw25xn100.8 to st xe125 to beg; PM; June1; June6'18; due & int as per bond; Home & Prospect Realty Corp to Mutual Life Ins Co of N Y. 325,000

E Washington av, 251 (8:2139), nwc 170th (No 701), 101x99.5x101x95; pr mtg \$214,100; May31; June3'18; 3y6%; West Land Corp, 542 E 5 av, to Economy Real Property Co, 239 W 39. 22,500

Lexington av, 1080 (5:1411), nwc 76th, 17.2x72.10; ext of mtg for \$30,000 to Nov1'23, 5½%; June6'18; Augusta Lindeman, 795 St Nicholas av, with Alex J Bruen, 19 E 33 (R S \$15). nom

Park av, 118-32 (5:1276), ws, bet 41st (Nos 57-63) & 42d (Nos 74-82), Hotel Belmont, with furniture, chattels, &c; leasehold; May29; June5'18; due May1'36, 6%; B L M Bates Corp, at Hotel Belmont, cor 42d & Park av, to Guaranty Trust Co of N Y, 140 Bway, as trste for bondholders, &c. gold bonds 2,300,000

Park av, 118-32 (5:1276), ws, bet 41st (Nos 57-63) & 42d (Nos 74-82); certf as to resolution to mtg \$2,300,000; May29; June6'18; B L M Bates Corp to Guaranty Trust Co of N Y, as trste.

Park av, 6:1778, 1779 & 1780, es, bet 130th & 131st, runs to Lexington av & Harlem River, with lands under water of Harlem River; also 3D AV, nwc 130th, at bridge approach, runs n136 to bulkhead line of Harlem River xnw432xsw212 to cl 131st xs300 to ns 130th xe315 to beg, & lands under water, &c; also PARK AV, nec 129th, 199.10 to ss 130th x115; ext of 2 mtgs for \$86,750 aggregate to Apr19'21, 5%; Apr16; June4'18; Equitable Life Assur Soc of U S with Keats Co, 135 Bway; Harris Mandelbaum, 12 W 87, & Fisher Lewine, 152 E 72 (R S \$43.38). nom

Park av, nec 129th, see Park av, es, bet 130th & 131st.

Pleasant av, 441-7 (6:1811), nwc 123d (Nos 453-7), 100.11x87.11; May27; May31'18; due \$625 on July28'18 & then \$625 monthly, 6%; Kiosk Contracting Co to Max Schaffer, 106 Primrose av, Mt Vernon, notes 5,000

Pleasant av, 441-7, nwc 123d (Nos 453-7); certf as to mtg \$5,000; May27; May31'18; same to same.

Riverside dr, 583 (7:2002), begins 135th (No 635), ns, 505 W Bway, runs n99.11xw102.2 to es Riverside dr xnw102.5 to 135th xe125 to beg; also UNIVERSITY AV, 1611-15 (Bronx), swc 175th, 182.6x100x184.6x103.8; May29; May31'18; due Oct25'18, 6%; Normar Real Estate Corp to Jacob Rosenthal, 530 West End av. 15,000

Riverside dr, 583 (7:2002); also UNIVERSITY AV, 1611-5 (Bronx); certf as to assign rents or mtg \$15,000; May29; May31'18; same to same.

St Nicholas av, 287-9 (7:1951), swc 125th (Nos 350-60), 100.11x118; ext of mtg for \$145,000 to June21'18; May31; June3'18; J Allen Townsend at Irvington, NY, & Edwin S Townsend at Oyster Bay, LI, with Gustavus L Lawrence (R S \$72.50). nom

St Nicholas av, 1000 (8:2121), sec 165th, 113x84.1x105.10x123.7; pr mtg \$159,500; May31; June5'18; due Nov20'18, 6%; Helene Ahrens, 1090 St Nicholas av, to Meta Blanke, 627 Ams av. 6,787.50

West End av, 683 (4:1252); ext of mtg for \$14,500 to May26'21, 5%; May20; May31'18; 690 West End Av Corp with Henry A C Taylor, on East rd, South Portsmouth, RI (R S \$7.25). nom

West End av, 683; consent & certf as to above ext of mtg for \$14,500; May22; May31'18; same to same.

2D av, 151-3 (2:465), ws, 72.10 n 9th, runs w125xn32.6xe25xn15.1xe100 to av xs47.7 to beg; pr mtg \$75,000; May29; May31'18; due Nov29'22, 6%; Abr Wolf to S Chas Lamport et al, firm Lamport Mfgs Supply Co, 507-11 Bway. 18,000

2D av, 787-91 (5:1316); ext of mtg for \$60,000 to Apr6'21, 6%; Apr16; June6'18; Jas A Trowbridge, at Noroton, Conn, with Philip M Schell, NY (R S \$30). nom

2D av, 870 (5:1839); ext of mtg for \$11,000 to June21'21, 5%; May13; June4'18; Equitable Life Assurance Soc of U S with Henry Stern, 1326 Mad av, individ & exr Jos Stern (R S \$5.50). nom

2D av, 872 (5:1339); ext of mtg for \$11,000 to June21'21, 5%; May13; June4'18; Equitable Life Assur Soc of U S with Henry Stern, 1326 Mad av, individ & exr Jos Stern (R S \$5.50). nom

3D av, 50 (2:556), ws, 23.7 n 10th, 23.7x100; also 3D AV, 52 (2:556), ws, 47.5 n 10th, 15.9x100; June4; June5'18; 3y5%; Ellen Earl, of Mt Vernon, NY, to Farmers Loan & Trust Co, 22 William. 15,000

3D av, 52, see 3 av, 50.

3D av, nwc 130th, see Park av, es, bet 130th & 131st.

5TH av, 951-7 (4:1048), ws, 25.5 s 58th, 75x100; also INTERIOR LOT at cl blk bet 5th & 58th & 100 W 5 av, runs w21xn42.1xe15x12.1 to beg; supplemental agmt & ext of mtg for \$10,000 to Nov12'22, 5½%; Mar13; June6'18; John Keisenweber, of Far Rockaway, B of Q, with Domestic & Foreign Missionary Soc of the P E Church in U S of A, at 251 4 av (R S \$85). nom

8TH av, 2558 (7:1942); ext of mtg for \$14,000 to June21'21, 5%; May21; June4'18; Equitable Life Assur Soc of U S with Thos Scholes, 321 W 137 (R S \$7). nom

9TH av, 538 (3:763), es, 32.8 s 40th, 16.9x61.9; PM; June4'18; due & int as per bond; Eliz McGowan, 472 W 143, to Augustus H Reynolds at Poughquag, Dutchess Co, NY, & ano. 8,880

Interior lot at cl blk bet 57th & 58th & 100 W 5 av, see 8 av, 981-7.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (misc) as to mtg \$—; June4'18; Palais de Glace, Inc, to Curtis H Greenwald.

Chattel mtg (misc); consent to mtg \$900; May29; May31'18; Model Concrete Co to Frank A Berthold.

Certificates (misc) as to mtg \$—; May 25; May31'18; N Y Fur Dyeing Works, Inc, to Max Garfunkel.

Bay Ridge av, Bklyn (misc), ss, 83.9 e Ft Hamilton Pkway, 23x100; certf as to mtg \$4,000; May27; June6'18; H S Realty Corp to Christopher H Steinkamp, 57 W 172d or 72d.

Shearwood Hills, Yonkers, N Y (misc); certf as to mtg \$3,000; May29; June4'18; Advanced Realty Co to Lawyers Westchester Mtg & Title Co.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

MAY 31, JUNE 1, 3, 4, 5 & 6.

Beekman pl, 16 (5:1361); Security Trust Co of Troy, NY, exr &c Georgiana Dann, to Lawyers Mtg Co; (A) E R Vollmer, 293 Bway (\$7,500, Mar23'10); June3'18. 7,500

Beekman pl, 16; Lawyers Mtg Co to Andreas M Companioni, 795 St Nicholas av, trste will Emilio del Pino, for Rose del Pino Hedden; (A) same (same mtg); June 3'18. 6,500

Bleecker st, 211-9 (2:542); David Israel, 105 W 69, to Gennaro Doyno, 325 E 17; (A) Chas M Villone, 1475 Bway (\$17,000, June6'13); June3'18. 17,000

Bleecker st, 415 (2:623); Jos F Fradley to Title Guar & T Co (\$7,000, June5'06); June4'18. 5,500

Canal st, 191-3 (1:205); Geo J & Anna C Grossman to Title Guar & T Co (\$50,000, Apr6'18); June5'18. 50,000

Delancey st, 120 (2:353); Saml Kadin to Morris Dlugasch, 1378 Carroll, Bklyn; (A) Abr J Halprin, 41 Park Row (\$12,000, Jan 15'07); June6'18. 6,900

Greenwich st, 28 (1:14); Monica Reid, 12 Lake st, White Plains, NY, to Regina B Saportas, at Saratoga, NY; (A) Hill, L R & L, 35 Nassau (7:40th part of mtg \$20,000, Sept25, 1889); June4'18. 3,500

Madison st, 95 (1:276); Lucy B Eliot, 34 E 67, to Anne H Byrd, 69 Park av, & ano, exrs &c Geo H Byrd; (A) Harrison, E & B, 59 Wall (\$31,000, Sept17'07); June 4'18. 27,000

Ridge st, 81 (2:343); N Y Title & Mtg Co to Amelia P Wohlfahrt, 1147 39th, Bklyn; (A) Coller & Coller, 277 Bway (\$7,000, May29'18); June3'18. 7,000

Sylvan pl (8:2109), ns, 62 W Jumel ter; Wm F Layton & ano, individ & exrs Don P Fullam, to Fredk W Fullam, at Weathersfield, Va, & Robt L Fullam, at Springfield, Vt; AT; (A) Chas B Augustine, 261 Bway (\$3,000, Aug8'11); June5'18. 1,000

10TH st, 371-3 E (2:393); Dora Robins 152 Henry, to Rose Saberski, 45 Gouverneur; (A) Geo P Fouk, 38 Park Row (\$18,000, May23'05); May31'18. nom

10TH st, 50 W (2:573); John H Cromwell to Henry E Coe, at Southampton, LI, or 32 Bway, N Y C (\$11,000, Nov13'07); June4'18. 11,000

11TH st, 277-9 W (2:623); Charlotte Karp to Abr J Dworsky, 53 E 93; (A) Lawyers Title & T Co (\$8,000, May24'18); June3'18. 7,000

33D st, 334-6 E (3:938); American Mtg Co to State Investing Co of N J, at 15 Exchange pl, Jersey City, NJ; (A) Middlebrook & B, 46 Cedar (\$18,000, Aug28'06); June5'18. nom

45TH st, 430 W (4:1054); Raphael Robins of Bklyn to Isaac Robbins, 258 Hooper st, Bklyn; (A) J H Zieser, 217 Bway (two mtgs, \$1,600, dated Feb3'18, & \$2,600, rec Aug10'16); June5'18. nom

52D st, 230 E (5:1325); Title Guar & T Co to Chas L Hesselbach, 111 E 31; (A) Title Guar & T Co (\$7,500, Apr19'10); June 6'18. 6,500

56TH st, 430 W (4:1065); American Mtg Co to State Investing Co of N J, at 15 Exchange pl, Jersey City, NJ; (A) Middlebrook & B, 46 Cedar (\$18,000, June23'05); June5'18. 15,000

59TH st, 200 E (5:1414); Marie Wiggers, 209 E 59, to August F A Wiggers, 176 Central av, Flushing, B of Q; (A) Chas W Philipbar, 215 Montague, Bklyn (\$3,000, July8'13); June3'18. nom

64TH st, 8 E (5:1378); Wm A Irving, at Chester, Pa, et al, exrs Matilda E Starbuck, to Ruth S Ramsey, 2 E 45; (A) Daul Burke, 44 1ine (\$6,750, Feb21'18); June6'18. nom

64TH st, 8 E (5:1378); same to Wm H Starbuck, 59 Livingston st, Bklyn; (A) same (\$6,750, Feb21'18); June6'18. nom

64th st, 34-40 W (4:111); Albany Savs Bank, 20 No Pearl st, Albany, NY, to ity D Rodgers, 150 So 1ine av, Albany, NY; (A) Gracey Cooper & Townsend, 25 No Pearl st, Albany, NY (\$90,000, July9'10); June5'18. nom

64th st, 34-40 W (4:1117); Henry D Rodgers, of Albany, NY, to Albany Savs Bank, 20 No Pearl st, Albany, NY; (A) same (same mtg, now unpaid \$50,000); June5'18. nom

67TH st, 235-7 W (4:1159); American Mtg Co to State Investing Co of NJ, at 15 Exchange pl, Jersey City, NJ; (A) Middlebrook & B, 46 Cedar (\$10,000, May15'17); June5'18. nom

90TH st, 141 W (4:1221); Louis M Isaacs, trste will Harris Aronson, to John J Dillon, 404 Riverside dr; AT; (A) Kelley & C, 27 William (\$26,000, Feb10'10); June1'18. 24,000

90TH st, 143 W (4:1221); Baron De Hirsch Fund to John J Dillon, 404 Riverside dr; AT; (A) Kelley & C, 27 William; \$25,000, Feb10'10; June1'18. 23,000

91ST st, 60 E (5:1503); Equitable Trust Co of N Y to N Y Title & Mtg Co (\$22,000, Dec5'12); May31'18. O C & 100

93D st, 175 E (5:1522); Helen T Bigelow, at Oyster Bay, LI, to Leona Holding Corp; (A) Julius H Zieser, 217 Bway (\$20,000, July7, 1898); May31'18. nom

93TH st, 54 W (4:1208); Francis P Harper, of Princeton, NJ, to N Y Title & Mtg Co (\$13,000, Sept28'06); June3'18. O C & 100

104TH st, 308 W (7:1890); Lawyers Mtg Co to Orla C Hagemann, 265 W 81; (A) Lawyers Mtg Co (\$15,000 (now \$10,000), Nov1, 1898); June6'18. 10,000

116TH st, 44 E (6:1621); Moses Hochster to Sophie Kaufman at Hotel Biltmore, Mad av & 43d; (A) Title Guar & T Co (\$20,000, Oct31'12); June6'18. nom

144TH st, 11 W (6:1741), ss, 210 e Lenox av, 100x99.11; Non-Column Garage Co to Gus-sie Englander at Edgewater, NJ (\$20,000, Apr5'14); June6'18. nom

Av A, 323 (3:951); Fredk L Haug, gdn Geo Haug, to Geo Haug; (A) Reeves & Todd, 165 Bway (\$7,000, May7'14); May31'18. 7,000

Amsterdam av, 1730 (7:2077); Naomi Bennett, of Catskill, NY, to J Howard Thomas, at Hawthorne, NY, trste will Robt Deeley (\$7,500, June29'10); May31'18. 7,500

Amsterdam av, 1730-2 (7:2077); J Howard Thomas, trste will Robt Deeley, to Wm B Aitken, 312 W 78, trste will Robt Deeley; (A) Edw J McGuire, 51 Chambers (4 mtgs, 2 at \$7,500 each, June29'10 & 2 at \$2,250 each, May31'18); May31'18. nom

Bowery, 244-6 (2:507); Lawyers Title & T Co to Chas M Cannon, 303 W 76, trste will Thos Hindley; (A) Lawyers Title & T Co (\$20,000, May31'18); May31'18. 20,000

Central Park W, 331-5 (4:1207), nwc 93d (No 1), runs w173.4xn100.8 xe73.4xn25 xe100 to st xs125.8 to beg; Robt J McKennan to N Y County National Bank, 79 8 av; (A) E F Clark, 165 Bway (\$24,500, May27'18); June3'18. O C & 100

Columbus av, 68 (4:1134); Morris L Woolf, 135 Central Park W, to Title Guar & T Co (\$22,000, Apr28'06); May31'18. 15,000

1ST av, 991 (5:1347); Bela D Eisler to Josephine A Eisler, 302 W 92; (A) B D Eisler, 30 Pine (\$1,500, Aug2'12); June1'18. O C & 100

1ST av, 2397-9 (6:1799); Anna & Hy F Felling, exrs Hy Felling, to Hy F Felling, at Tuckahoe, NY, trste Edmond H Felling; (A) Abr Wielar, 261 Bway (\$16,000, July 21, 1896); June4'18. nom

1ST av, 2401-3 (6:1799), swc 123d (Nos 366-8), 49.10x82.2; Anna & Hy F Felling, exrs Hy Felling, to Hy F Felling, at Tuckahoe, NY, trste Edmond H Felling; (A) Abr Wielar, 261 Bway (\$20,000, Oct 15'02); June4'18. nom

1ST av, 2401-3 (6:1799), swc 123d (Nos 366-8); Anna & Hy F Felling, exrs Hy Felling, to Hy F Felling, at Tuckahoe, NY, trste Edmond H Felling; (A) Abr Wielar, 261 Bway (\$10,000, Oct15'02); June 4'18. nom

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

MAY 31, JUNE 1, 3, 4, 5 & 6.

Bleecker st (2:539), ns, 50 e Sullivan, 25 x100; also CRESCENT AV (11:3086), sec Belmont av, 77.11x96x60x47.7; Calogers Cahito, 165 Bleecker, to Daily Realty Co, 407 E 152; (A) Elfers & Abberley, 277 Bway; Sept5'14; May31'18. 4,500

Columbia st, 80 (2:334); Isaac Goldovitz to Yette Gross, of Bklyn; (A) Hy Meyer, 302 Bway; June1'05; June3'18. 9,000

Delancey st, 120 (2:353); Herman Fin-kelstein, Inc, to Saml Kadin, 1800 7 av; (A) Jacob I Berman, 346 Bway; Nov27'12; June6'18. 3,500

Ludlow st, 25 (1:298); Hugh O'Reilly & Patk Skelly, exrs & trstes will Patk A Fogarty, to Algernon S Norton, ref; (A) N Y Title & M Co, 135 Bway; Jan16'04; May31'18. 8,000

St Nicholas pl, 18-20 (7:2054); Sonwil Holding Co, 505 E 5 av, to Dora Berman, 55 W 110; (A) Jacob I Berman, 345 Bway; Nov9'17; June3'18. 7,000

University pl, 82 (2:569); Marie L Ayer, Weston, Conn, to Title Guar & T Co; Dec 11'16; June1'18. 3,000

Washington st (2:630), es, 48.11 n Christopher, 17.3x60; Rachel Cohn to Geo Wildung, 430 E 141, Bronx; (A) Huth & Barker, 34 Nassau; May21'08; June6'18. 2,500

8TH st, 416 E (2:363); Minnie Fabbrini to August Wieners, 782 Cauldwell av; (A) G Frey, 3429 3 av; Sept15'11; May31'18. 1,000

21ST st, 326 W (3:744); Morris Moskowitz to Wm S Dempsey Realty Co, 548 W 55; (A) Title Guar & T Co, 176 Bway; July 16'17; June5'18. 3,000

22D st, 161 W (3:798); Emily M Roemer to Saml L Hyman; (A) Louis B Hasbrouck, 257 Bway; Apr29'10; May31'18. 25,000

32D st, 210 E; Julia A Budlong, Herkimer, NY, to Fredk E Barnes, 50 W 126; (A) F E Barnes, 62 W 45; Nov22'16; June 1'18. 700

39TH st, 147 E (3:895); Stanley Jones to Wilhelmina I McManus, extrx will of Luz D Govin, 314 Washington; (A) Cannon & C, 135 Bway; Oct18'16; May31'18. 20,000

52D st W (4:1042), ss, 325 e 9 av, 25x 100.5; Robt & Della L Hill to Minette L Tice, extrx Eliza C Vance; (A) Frank M Gordon, 256 Bway; May1, 1888; June5'18. 1,500

52D st W (4:1042), ss, 325 e 9 av, 25x 100.5; Robt & Della L Hill to Olive A Beam, extrx will John A Willett; (A) Frank W Gordon, 256 Bway; June9, 1888; June5'18. 7,780.11

52D st W (4:1042), ss, 325 e 9 av, 25x 100.5; Robt Hill to Reba F Morse (Edwards); (A) Title Guar & T Co, 176 Bway; Oct28, 1886; June6'18. 10,000

53D st E (5:1327), ns, 59.6 e 3 av, 24x 20.3x irreg; David & Lena Roser to Heinrich Remmers, Jr & Hy Immen; (A) Max Steinert, 953-5 3 av; Apr30'06; June6'18. 8,000

53D st E (5:1288), ss, 107.6 w Mad av, 25x100.5; Jenny K Stafford to Edw Severin Clark, Cooperstown, NY; (A) Lawyers Title & T Co; July27'11; May31'18. 100,000

58TH st, 525 W (4:1086); Gustav & Minna Keese of Bklyn to Atlantic Safe Deposit Co; (A) Title Guar & T Co, 176 Bway; May 20'09; June6'18. 4,000

71ST st, 311 W (4:1183); Isabelle de B Cammann, of Lawrence, LI, to Margt Chaffee Westcott, as temporary admtrix Estate Geo B Cannon; (A) Slawson & Hobbs, 162 W 72; July13'16; June5'18. 1,500

79TH st W (4:1150), ss, 372 w Col av, 75x 102.2; Clarence Payne to Benj C Levy; (A) Stoddard & M, 128 Bway; June16'15; June 3'18. 50,000

88TH st W (4:1219), ns, 94.1 w Col av, 20x100.8; Benj B & Anson P Atterbury, exrs, to Lillie L Coster; (A) Title Guar & T Co, 176 Bway; Feb28, 1895; May31'18. 4,000

94TH st, 50-60 E (5:1505); John A & Valeria Lamar Harriss to John A Harriss, trste will Hy J Lamar; (A) Ferriss & Storck, 165 Bway; May10'04; June1'18. 30,000

97TH st, 205 E (6:1647); Jennie Paley to Mary Rowan; (A) Gruenstein & Mayer, 230 Grand; Sept10'13; May31'18. 3,000

103D st, 16-18 E (6:1608); also LEXINGTON AV (6:1772), nwc 123d, 100.11x73.4; Joel M & Leah Marx to Louis Masbach; (A) Max Stern, 64 Wall; May25'10; June 3'18. 5,000

103D st, 215 E (6:1653); Dorothy McCullagh to Tillie Wacht, 790 Riverside dr; (A) Stoddard & M, 128 Bway; Mar4'18; June6'18. 5,000

103D st E (6:1652), ss, 130 e 3 av, 50x 100.11; Aaron Jacob to Isaac Haft & ano; (A) Krakower & Peters, 309 Bway; May1 '04; June4'18. 17,000

103D st, 88 W (7:1838); John A & Valeria L Harriss to John A Harriss, trste will Hy J Lamar; (A) Ferriss & Storck, 165 Bway; May10'04; June1'18. 6,661

115TH st W (7:1824), ss, 193.6 w Lenox av, 31.6x100.11; Saml L & Hy Kahn to Robt Kahn, 51 W 113; (A) Strasburger, E & S, 74 Bway; May15'07; June6'18. 10,000

116TH st, 365 W (7:1943); Matheus & Wilhelmina Frieden to J F Herman Stuetzer, Glenhead, LI, genl gdn of H E Stuetzer, infant; (A) Deyo & B, 115 Bway; Oct10, 1895; June1'18. 6,000

120TH st E (6:1796), ss, 266.9 w 1 av, 36.9x100.10; Louis Hyman to Jos Hyman; satisfied of record without production of original mortgage by order of Supreme Court, May31'18; (A) Maurice Hyman, 51 Chambers; Mar7'07; June4'18. 10,000

120TH st W (7:1905), ns, 100 w Lenox av, 50x100.11; Guedalia & Co, 403 E 62, to Abei Kung, 148 E 65; & ano; (A) N Y Title & M Co; Dec27'16; June3'18. 5,000

120TH st, 36 W (6:1718); Eltas & Sarah Gelbwaks to Louis S Seligman, 507 West Bway; (A) Jos Gans, 140 Nassau; Nov17 '16; June6'18. 2,000

153D st W (7:1937), ns, 125 w from nwc 7 av, 17.8x99.11; Leon D Bundara to Isabel Mackin, 68 Columbus av; (A) Millard F Johnson, 111 Bway; Nov30'14; June6'18. 1,750

Av A (2:441), nwc 13th, 51.8x100; Saml & Gussie Hirsch et al to Julius Tishman, 838 West End av; (A) Stoddard & M, 128 Bway; Aug21'16; June4'18. 3,000

Broadway, 72-74; also NEW ST, 9-13 (1:23); Century Building Co to Mutual Life Ins Co; (A) 59 Cedar; Aug31'01; June4'18. 1,100.000

Central Park W (4:1201), swc 88th, runs 125.10xw100xn25.2xw25x100.8 to ss st xe 125 to beg; Thos C & Geo Edgar & Theo Kilian to the Mutual Life Ins Co; (A) Title Guar & T Co; May2'01; June6'18. 425,000

Convent av (7:2066), ws, 54.6 n 151st, 49.11x84.8x54.5x106.5; Morris Schlachter to McKinley R & C Co; (A) Morrison & S, 325 Bway; Oct30'16; June6'18. 1,000

Convent av (7:2066), nwc 151st, 54.6x84.8 x50x62.11; Morris Schlachter to McKinley, R & C Co, 320 Bway; (A) Morrison & S, 320 Bway; Oct30'16; June6'18. 1,000

Convent av (7:2066), swc 152d, runs w 74.10xs99.11xe—xnel08.11 to beg; Morris Schlachter to McKinley R & C Co; (A) Morrison & S, 320 Bway; Oct30'17; June6 '18. 1,600

Lenox av (7:2012), ws, 40 s 148th, 39.11x 100; Maurice Cohen to State Bank, 376 Grand; Dec1'08; June4'18. 21,000

Lexington av (5:1522), swc 94th, 34.3x 75; Chas Hagedorn, of Bklyn, to Louis Masbach; (A) Title Guar & T Co, 176 Bway; Dec21'03; June3'18. 17,500

Lexington av (6:1772), nwc 123d, 100.11x 73.4; also 103D ST (6:1608), ss, 275 e 5 av, 75x100.9; Joel M & Leah Marx to Louis Masbach; (A) Max Stern, 64 Wall; May 25'10; June3'18. 10,000

Park av, 1055 (5:1515); Thos Hammill to Edmond L Campion, 136 W 74; (A) Title Guar & T Co, 176 Bway; May21'04; June 6'18. 5,000

Park av (6:1759), nwc 134th, 99.10x90; Simon Weiss to Mutual Life Ins Co of N Y; (A) Law Dept, 59 Cedar; May5'05; June3 '18. 47,500

Pleasant av (6:1811), nwc 123d, 100.11x 87.11; Kiosk Contracting Co to Max Schaffer, 106 Primrose av, Mt Vernon, NY; (A) Rugel & Saxe, 165 Bway; July19'17; May31'18. 5,000

2D av, 151-3 (2:465); Abr & Goldie Wolf to Chas S Lamport, 1391 Mad av, et al, firm Lamport Mfrs Supply Co, 273 Canal; (A) A S Aaronstamm, 63 Park Row; July 25'13; May31'18. 20,000

3D av (2:556), nws, 47.5 ne 10th, 15.9x 100; Ellen Earl to Jason H & Eva G Tuttle, exrs; (A) Jas F Foran, 72 William; Dec29, 1900; June5'18. 15,000

5TH av, 835 (5:1379); Chas A Gardiner to Anna B Bliss, 525 Park av; (A) Harris, Corwin, G & M, 150 Nassau; Oct20'08; May 31'18. 185,000

5TH av, 1204-10 (6:1607); 1889 Lexington Av Co, 233 Bway, to Irving Saygs Instn, 115 Chambers; (A) Rushmore, Bisee & Stern, 61 Bway; Oct1'17; June5'18. 160,000

MORTGAGES.

Borough of Bronx.

MAY 31, JUNE 1, 3, 4, 5 & 6.

Butler pl, 2419 (14:3846), ws, 175 n Zerega av, 25x100; May31; June1'18; 3y5½%; Thos Farry, 2421 Butler pl, to Hy Reiss, 811 E 155. 2,500

Faille st (10:2766A), es, 383.4 s Spofford av, 20.10x100; ext of \$4,500 mtg to June1'23 at 5%; May31; June6'18; Fredk Johnson, Margt F Johnson & Eliz J Hamilton with Lawrence Davis, 76 Green st, Newark, NJ (R S \$2.25). nom

Ferris pl, 1419 (14:3857), sws, lot 23, map part Bowne prop, 25x147.4x25.2x144.7; May15; June4'18; installs, 6%; Pelham Bay Auto Co (Jos W Taylor, pres), 1425 Ferris pl, to Tiebout Av Co, 1005 E 180. 1,000

Ford st, swc Webster av, see Webster av, swc Ford.

Fox st, 588 (10:2683), swc Av St John, 100x50; ext of \$5,000 mtg to June1'21 at 6%; June3; June5'18; Eliz W Kerfut with Dorothea R Fajen, Fairview Park, Tucka-hoe, NY (R S \$2.50). nom

Hall pl, 1029 (10:2691), nws, 612.5 s 167th, 70.7x77.2x91.3x87.11; June3; June4'18; due, &c, as per bond; Galveston Bldg Co to Dry Dock Savings Instn, 341 Bowery. 20,000

Hall pl, 1029; certf as to above mtg; June3; June4'18; same to same.

Home st, 975, see Hoe av, 1200.

Manida st (10:2740), sws, 383.1 se Gar-rison av, 25x100; ext of \$7,500 mtg to May 8'21 at 5½%; May23; June4'18; Chas D Williams, Avon-by-the-Sea, NJ, with Patk J Chambers, 839 Manida (R S \$3). nom

Oakland pl (11:3080), ss, 100 w Crotona av, 25x100; ext of \$4,000 mtg to July1'23 at 5%; May25; May31'18; Wilhelmina A Freudenvoll & Francis Freudenvoll, Jr, with Frido C Heintze. nom

Whittier st, see Lafayette av, see La-fayette av, ns, 230 e Whittier.

136TH st E (10:2565), ss, 149.4 w So blvd, 50x105; PM; pr mtg \$30,000; June4; June5'18; 4y6%; Gustave J Haase to Ben-enson Realty Co, 401 E 152. 7,000

139TH st, 428 E (9:2283), ss, 250 e Willis av, 25x100; ext of 2 mtgs aggregating \$2,675 to Apr1'21 at 6%; May29; June4'18; Saml Harris, 428 E 139, with Damant Realty Co & Chas Diamond, 128 E 94. nom

141ST st E (9:2285), ss, 859 e Willis av, 37.6x100; PM; June4; June5'18; 5y5%; Wm M Moore Holding Co, 2487 University av, to Helen V Kelcher, Sharon, Conn. 22,000

142D st E, see Powers av, see Powers av, sec 142.

142D st, 446 E (9:2286), ss, 416.8 e Willis av, 16.8x100; June3'18; due &c as per bond; Caroline McCafferty to Title Guar & T Co. 2,500

145TH st E, see Concord av, see Con-cord av, 438.

153D st E (9:2413), ns, 150 w Courtlandt av, 25x100; June4'18; 5y6%; Wm H Mc-Cormick, 343 E 153, to Christian S Beeh-ler 318 E 155. 2,000

158TH st, 653-5 E, see Cauldwell av, 800.

164TH st W (9:2511), ss, 225 e Ogdan av, runs 25x99.9 e to ws, 164th xnw & w— to beg; pr mtg \$5,000; May29; May31'18; due, &c, as per bond; Augusta M Gay to Benj Parr, 1973 Bway. 2,000

167TH st, 846-8 E (10:2691), ss, 69.1 e Stebbins av, 50x146.11x52.1x161.8; PM; pr mtg \$37,000; May23; May31'18; 5y6%; Sophie Bandes, 1252 Clay av, to Benenson Realty Co, 401 E 152. 10,000

167TH st E, nwc Prospect av, see Pros-pect av, nwc 167.

168TH st, 288 E, see College av, sec 168.

168TH st, 578 E (10:2611), ss, 105.2 w Franklin av, 51x87.1x51x80.6; PM; pr mtg \$5,000; June3; June5'18; due &c as per bond; Vincenzo Reda, Saverio Porco & Domenick Turkioe to John Kingston, 572 E 168. 1,000

169TH st, 754 E (10:2663), sec Boston rd sal Ls; Nov17'16; June5'18; demand, 6%; Hy Zimmerman & David F McGowan to Jacob Ruppert, a corpn. 13,010.52

175TH st W, swc University av, see Riv-erside dr, 583, Manhattan Morts.

176TH st, 260 E, see Clay av, es, 145 n 175.

179TH st E (11:3045), ns, 30.3 e Bath-gate av, 49.5x105; PM; pr mtg \$—; June 1; June5'18; 5y6%; Benenson Realty Co, 401 E 152, to Burnett-Weil Constn Co, 30 E 42. 6,500

180TH st, 780-2 E (11:3109), ss, 95.2 w Mapes av, 50x118.2 certf as to mtg \$4,500; June4; June5'18; Leboro Constn Co to Noah Spingarn. nom

180TH st, 780-2 E (11:3109), ss, 95.2 w Mapes av, 50x118.2; pr mtg \$36,000; June 4; June5'18; due &c as per bond; Leboro Constn Co to Noah Spingarn, 207 W 78. 4,500

180TH st, 780-2 E; sobrn agmt; June4; June5'18; Frances H Goldberg with same. nom

181ST st E, swc Daly av, see Daly av, swc 181st.

190TH st W, nec University av, see Uni-versity av, nec 190th.

224TH st E (17:4837), ss, 305 w Barnes av, 25x114; June1; June6'18; due &c as per bond; Concetta, wife of & Vincenzo Guerino to Sarah Farrington, 67 W 96. 3,000

229TH st E (17:4843), ns, 338.4 w Barnes av, 33.4x114; May31; June1'18; 5y6%; Margt Scherb, 745 E 229, to Ada Gers-wald, 570 W 156. 2,500

237TH st E, nwc Katonah av, see Ka-tonah av, nwc 237th.

260TH st W (13:3423), ss, 25 e Newton av, 75x95; June1; June3'18; due, &c, as per bond; John Robertson & Thos Smith to Elsie McGrady, 3155 Bway. 2,500

Arthur av, 2501 (11:3067), ws, 108 s Fordham rd, 25x117.2x25x117.1, except part for av; June1; June3'18; due &c as per bond; Andrea Liguori to Title Guar & T Co. 2,000

Av St John, swc Fox, see Fox, 588.

Boscobel av, es, at nws Shakespeare av, see Shakespeare av, nws at es Boscobel av.

Boston rd, see 169th, see 169th, 754 E.

Brook av, 1012 (9:2386), es, 36.7 s 165th, 28.8x84.1x27x93.8; pr mtg \$12,000; June1; June3'18; 3y6%; Benj Buchbaum to Rosa Cooperman, 3 W 110. 1,000

Cauldwell av, 800 (10:2630), nec 155th (Nos 653-5) 74.11x55; PM; June3; June4 '18; 3y6%; Port Jervis Land Impt Co to Land Estates Inc, 135 Bway. 1,500

Clay av, 2 (11:2891), es, 145 n 175th, 65.11 to 176th (No 260), x94.1x59x93.10; P M; May20; June1'18; 2y6%; Saml L Kahn, 51 W 113, to Olds Holding Corpn, 217 Bway. 2,500

Clinton av, 1823 (11:2949), ws, 124.8 n 175th, 34.8x149.10; PM; pr mtg \$20,000; May 31; June4'18; 3y6%; Jos M Sack to S Har-by Plough, 322 W 100. 2,250

College av (9:2435), sec 168th (No 288), 50x100; pr mtg \$45,600; May31; June4'18; 5y6%; Wm Whitney, Pleasantville, NJ, to Ulster Court Corpn, 30 Church. 12,900

Concord av, 438 (10:2577), sec 145th, 77.9 x100; May31; June1'18; due Jan1'23, 5%; Annuccio Santini to Janet L Barbetti, 511 E 149. 15,000

Concord av, 438; PM; pr mtg \$15,000; May31; June1'18; due Dec1'20, 6%; Benj Goldberg, 393 Lenox av, to Richardson Co, 1400 The Concourse. 3,000

Daly av (11:3127), es, 173.5 s 180th, 36.3x 100.10; agmt correcting description in mtg recorded Nov1'16; June1; June6'18; Mabel A Milne, 120 Convent av, with Frank Gass, Inc, 2215 Westchester av, Gustav A Deus-cher, 308 E 125, & Marie Krabo, 983 E 181. nom

Daly av (11:3125), swc 181st, 60.7x78.1x 65.3x75.4; ext of \$35,000 mtg to May24'21 at 5½%; May24; June3'18; Lawyers Mtg Co to Gott-More Holding Co, 299 Bway (R S \$17.50). nom

Eastburn av (11:2794), ws, 131.8 s 174th, 25x95; PM; pr mtg \$5,000; June4; June5'18; due Dec4'21, 6%; Leo Bloomingdale to Wm C Beith, at Salt Point, NY. 1,100

Fordham rd, swc Morris av, see Morris av, swc Fordham rd.

Forest av, 859 (10:2647), ws, 136.3 s 161st, 36.3x100; PM; pr mtg \$—; May31; June3'18; due Aug20'19, 6%; Abr Kramer, Bklyn, to Monmouth Holding Co, 37 Lib-erty. 2,000

Garrison av, 1012, see Hunts Point av, 887-9.

Hoe av, 1014 (10:2749), es, 470 s 165th, 40x100; ext of \$3,000 mtg to June2'23 at 6%; June3; June6'18; Wm Waiditschka, 158 E 82, with Chas J Roeser, at Hacken-sack, NJ (R S \$1.50). nom

Hoe av, 1200 (11:2986); also HOME ST, 975; certf as to assign rents or mtg \$—; June4; June6'18; D H Jackson Co to Jacob Rosenthal. nom

Hunts Point av, 887-9 (10:2740); also GARRISON AV, 1012; agmt modifying terms of mtg; May31; June1'18; Hunts Point Constn Co with Baronet Realty Co, 160 St Nicholas av. nom

Hunts Point av, 887-9 (10:2740), ws, 766 n Lafayette av, two lots, each 61x100; two PM mtgs, each \$9,000; two pr mtgs \$— each; May21; June1'18; due April'22, 6%; Max Goodman, 1163 E 165, to Hunts Point Constn Co, 30 E 42. 18,000

Intervale av, 993-5 (10:2699), ws, 293.10 n Westchester av, 50x100 pr mtg \$41,625; June1; June5'18; due Jan15'19, 6%; Maxlip Realty Corp, 1286 1 av, to Barnett Realty Corp, 271 Bway. 2,000

Jerome av (12:3317), es, 131.2 n Kingsbridge rd, 100x260; pr mtg \$15,000; April8; June1'18; demand, 6%; Nathan I Bennett, Bethel, Conn, to Geo A Kinner, Bethel, Conn. 5,000

Katonah av (12:3378), nwc 237th, 25x85; PM; May27; May31'18; 10y5%; Frank G Banta & Geo A Brogan to Mary E Lowry, 1906 Emerson av, So Minneapolis, Minn. 6,200

Lafayette av (10:2762 & 2764), ns, 230 E Whittier, runs n305.2xn92.3xe163.10xe66xs 76 to av x—451.1 to beg; also LAFAYETTE AV, sec Whittier, runs s99.4xe200xn 96.3xw200 to beg; May29; June6'18; 1y6%; Egbert L Brady, on Commonwealth av, Chester Hill Park, Mt Vernon, NY, to Francis L Brady, 2395 Valentine av. 1,500

Lafayette av, sec Whittier, see Lafayette av, ns, 230 E Whittier.

Matilda av (17:5105), ws, 477.6 n 241st, 32.6x—x15.6x100; PM; May27; May31'18; 3y5%; Jos Di Janni & Blanch Di Janni, individ & as wife Jos Di Janni, to Martha Papenbaum, 4747 Matilda av. 2,750

Morris av (11:3184), swc Fordham rd, 120.5x75.9x124.10x69.6; sobrn agmt; May31; June3'18; Doro Realty Co, 2447 Morris av, with Title Guar & T Co. nom

Newman av (14:3565), es, 224.1 n Randall av, 50x111.6; May28; June5'18; 3y6%; Benj or B Molthman to Abr Molthman, 212 Grand. 450

Paulding av (17:4860), ws, 84.6 s 225th, 25x105.8x25x106.11; PM; June3; June5'18; due Sept30'18, 6%; Giuseppe Bartolotta, 620 Lenox av, to Antonio Salzone, 909 6 av. 150

Powers av (10:2752), sec 142d, 50x99.2; PM; June1; June5'18; 5y5½%; Howala Constn Co, 400 E 150, to Herman Le Roy Edgar, Dobbs Ferry, NY, & ano, trstes Geo F Jones. 42,000

Powers av (10:2572), sec 142d; same prop; pr mtg \$42,000; June1; June5'18; installs, 6%; Howala Constn Co, 400 E 150, to Benenson Realty Co, 401 E 152. 4,000

Prospect av (10:2680), ws, 40 n 166th, 40 x100; ext of \$30,000 mtg to May1'21 at 6%; May25; June1'18; Alice W Goddard, Litchfield, Conn, with Barnes Realty Co, 64 Wall. nom

Prospect av (10:2680), nwc 167th, 50x100; pr mtg \$—; May29; June1'18; due June1'20, 6%; College Holding Co to Jos Schiff, 867 St Marks av, Bklyn. 5,000

Prospect av (10:2678), ws, 151.9 n 163d, 40.3x195; PM; pr mtg \$30,000; May28; May31'18; 3y6%; Ernestine Jacobowsky & Cecilia R Ober, 321 W 138, to Wicklow Bldg Co, 1044 Tremont av. 5,250

Prospect av, 2131 (11:3097); ext of \$25,000 mtg to June1'23 at 5%; June3; June4'18; Gustav J Brunjes with Emma G Brunjes, 33 Clarkson av, Bklyn. nom

Prospect av (11:3097), ws, 29.1 n 181st, 37x100; PM; pr mtg \$21,000; June3; June4'18; 4y6%; Sophie Kenny to Jacob Marx, 170 W 74. 5,000

Prospect av (10:2680), nwc 167th, 50x100; certf as to mtg \$5,000; May29; June3'18; College Holding Co to Jos Schiff.

Shakespeare av (11:2873), nws at es Boscobel av, runs ne219.10xw100.5xs25xe 4.4xs10.9xw100 to Boscobel av xs174.9 to beg; pr mtg \$84,500; June3; June4'18; due Feb1'20, 6%; Malex Realty Corp, 170 Bway, to Abel King, 148 E 65, & ano. 15,000

Shakespeare av (11:2873), nws at es Boscobel av, 219.10x174.9; certf as to mtg \$15,000; June3; June4'18; Malex Realty Corp, 170 Bway, to Abel King & Isaac Schorsch.

Shakespeare av, nec Boscobel av, see 160th st, 648 W, Manhattan Mtgs.

Stebbins av (10:2691), es, 313.4 n 165th, 25x137.6x25.4x133.4; May24; June3'18; 5y 5%; Johanna Heilanday, 1046 Stebbins av, to David Stewart, 1046 Stebbins av & ano. 1,000

Topping av, 1701 (11:2791), ws, 195 n 173d, 25x95; June3; June4'18; 3y5%; Margt L McCormick, 1701 Topping av, to Sarah C Mooney, 123 W 188. 2,000

University av, 1611-5, see Riverside dr, 583, Manhattan Morts.

University av (11:3220), nec 190th, 76.6x 102.2x16.2x105; agmt as to re of above from mtg agmt recorded Aug16'17; May31; June5'18; City Mtg Co; Wm M Moore Holding Co & N Y Trust Co, each with the other. nom

Washington av, 1237 (9:2390), ws, 96 n 168th, 21.6x140; ext of \$3,000 mtg to July 24'21, at 5%; May27; May31'18; Alice Hall, 161 Emerson pl, Bklyn, with Rudolf Brojer, 1237 Wash av (R S \$1.50). nom

Webster av (11:3143), swc Ford, 34x100; pr mtg \$28,000; May28; May31'18; due Jan 1'21, 6%; Camac St Co, 12 Fordham rd W, to Herman Meyer, 16 No Moore. 3,000

Webster av (11:3143); same prop; certf as to above mtg; May28; May31'18; same to same.

Certificate as to chattel mtg for \$4,794; May27; May31'18; Reliable Bronx Italian Bakers, Inc, 618 E 182, to Champion Machinery Co, of Joliet, Ill.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

MAY 29, 31, JUNE 1, 3, 4 & 5.

Charlotte st, 1425 (11:2977); Julius Siebert et al, exrs & Louis Siebert, to Babette Moller, 2015 Grand blvd & concourse; (A) Title Guar & T Co (\$29,500, Aug5'12); June4'18. 29,500

Fox st, 588 (10:2683); Saml Kadin & ano to Eliz W Kerfut, 335 Edgecombe av; (A) Lawyers Title & T Co (\$9,500, June1'15); June5'18. nom

Fox st, 588; John W Cornish Constn Co to Chas Reinecke, 216 E Tremont av; AT; (A) same (\$9,500, June1'15); June5'18. an int of 1,000

Jennings st, 790 (11:2963); Emma Engeldrum, 797 Jennings, to Jos A Roell, 1298 Intervale av; (A) O Kalt, 871 Brook av (\$1,650, Apr2'18); May31'18. 100

139TH st, 440 E (9:2283); John Ederle, 112 Ams av, to Jacob Jantzer, 1479 St Lawrence av; (A) F A Stroth, 38 Park Row (\$2,000, Feb29'16); June4'18. 2,000

143D st, 423-9 E (9:2283); Augustus H Skillin, trste Jas Harper, to Eliz F Harper, 143 E 63; (A) A H Skillin, 61 Bway (\$12,500, June1'11); June4'18. nom

143D st, 423-9 E; Eliz F Harper to Augustus H Skillin, trste Jas Harper, 68 Heywood av, Orange, NJ; (A) same (\$12,500, June1'11); June4'18. 12,500

179TH st, 507 E (11:3045); Burnett-Weil Constn Co to Malvina Weil, 335 E 17; (A) W M Wechsler, 30 E 42 (\$6,500, June1'18); June5'18. 6,500

179TH st, 813 E (11:3108); Eva Joseph, 653 E 165, to John W Nuth, 1030 Cauldwell av; (A) John A Steinmetz, 1005 E 180 (\$1,500, Apr30'18); June1'18. 1,500

180TH st, 780-2 E (11:3109); Noah Spingarn to Lawyers Mtg Co, 59 Liberty; (A) Title Guar & T Co (\$42,000, Apr17'13); June 5'18. 36,000

184TH st W (11:3212), ns, 138 w Grand av, 23x101.3x irreg; N Y Title & Mtg Co to Natalie A Smith, 26 W 85; (A) N Y Title & Mtg Co (\$7,500, Oct14'08); May 29'18. 6,000

229TH st E (17:4843), ns, 338.4 w Barnes av, 33.4x114, Wakefield; Smith Williamson to Gilbert A Wright; (A) Lawyers Title & T Co (\$2,500, May14'06); filed & discharged June3'18. 2,500

Belmont av, 2507 (11:3078); Richd B Parsons, individ & as exr John Parsons, to Edw F Maloney, 3121 Kingsbridge av; (A) F W Pollock, 309 Bway (\$2,000, Oct28, 1890); June3'18. 600

Belmont av, 2507; same to same; (A) same; (same mtg, Oct7'09); June3'18, 1,400

Cauldwell av (10:2627), ws, 271 n Clifton, 18x100; Fredk M Dearborn to Mary Bedford, Morsemere, NJ; (A) Lachman & G, 35 Nassau (\$5,000, Nov1, 1888); June5'18. 5,000

Concord av (10:2580), es, 317 s 149th, 39.6x100; Milton S Guiterman, 58 Central Park West & ano, exrs Hy Rosenwald, to McManus Constn Co, 680 Tinton av; (A) F McManus, 785 E 149 (\$4,000, May13'14); June4'18. nom

College av, nec 163, see So Blvd, es, 325 n Barretto.

Creston av (11:3165), es, 224 n 184th, 50 x95; Augustus Gareiss, Jr, 2001 Morris av, to Hy Kensing, 258 W 121; (A) A L Martin, 80 Maiden la (\$4,000, June24'15); June 1'18. 4,000

Daly av (11:3125), swc 181st, 75.4x65.3x 78.1x60.7; Lawyers Mtg Co to Morris Bros, Inc, 58 Eldridge; (A) Abr Brill, 299 Bway (\$43,000, Aug24'14); May31'18. 35,000

Doris av, 1437 (15:3964); John Welcker, 1346 Odell, to Odell St Realty Co, 2069 Westchester av; (A) Kadel, Van K & K, 370 E 149 (\$5,000, Feb23'17); June5'18. 4,500

Fordham rd E (11:3184), swc Morris av, 69.6x124.10x75.7x120.5; Fordham Club Bldg & Land Assn to Title Guar & T Co, 176 Bway (\$20,000, June1'15); June3'18. 20,000

Fordham rd E (11:3184), swc Morris av, 79.10x162x—x150, except pt for rd; John J Hynes, 2366 Davidson av, exr Jennie M Brady, to Doro Realty Co, 2447 Morris av; (A) Title Guar & T Co (\$10,000, Aug11'04); June3'18. 10,000

Hoe av, 1544 (11:2989); Anna M Briggs to Fredk J Briggs, 3544 Bway; (A) Salter & S, 140 Nassau (\$5,500, June12'08); June 4'18. nom

Parker av (15:3991), ws, 375 s Lyon av, 25x100; Frederic W Schneider to Bertha Eggert, 2016 Newbold av (\$1,000, Aug24 '09); June1'18. 1,000

Plimpton av (9:2522), swc 170th, 75x 100; Robt D Geswein, exr Harriet Jacobs, to Bessie V N Carew, 282 Rugby rd, Bklyn, extrx Wm H Carew; (A) A W Venino, 59 Wall (\$2,500, Oct25'06); May31'18. 2,500

Prospect av, 1091 (10:2680); N Y Title & Mtg Co to Oceanic Investing Co, 49 Wall; (A) N Y Title & Mtg Co (\$45,000, May6 '15); May29'18. an int of 40,000

Prospect av (10:2680), ws, 40 n 166th, 40x100; City Real Estate Co to Alice W Goddard, Litchfield, Conn; (A) G B Winthrop, 115 Bway (an int of \$30,000 in mtg for \$35,000, May6'15); June1'18. nom

Prospect av (10:2680); same prop; Lena G Rosenstein, Freeport, LI, to same; (A) same (\$35,000, May6'15); June1'18. an int of 4,000

Prospect av (10:2680); same prop; Wm F Kenny, Bklyn, to same; (A) same (\$35,000, May6'15); June1'18. an int of 1,000

Southern blvd, 1228 (11:2979); Isaac Einstein to Rosie, wife Isaac Einstein, 501 W 110; AT; (A) A & H Bloch, 99 Nassau (\$18,000; Mar16'08); June5'18. nom

Southern blvd (10:2735), es, 325 n Barretto, 151.1x100; also COLLEGE AV (9:2423), nec 163d, 85x120; Albert W Lauter to Wilhelm Lauter, 410 E 141; (A) O E Davis, 3210 3 av (\$5,000, Jan23'13); June5'18. nom

Stebbins av (10:2698), es, 183.9 s 165th, 50x80; Rose M Smith to Amelia Siegel, 830 E 163; AT (\$30,000, May19'15); May31'18. O C & 100

Topping av, 1694 (11:2790); Empire City Savings Bank, 231 W 125, to Frederic Meyer, 360 E 166; (A) Fred Meyer, 153 E 23 (\$6,000, July17'06); June4'18. 5,642.08

Tremont av, 483 E (11:3043); John Fox & ano, exrs Cath Fox to Flora Ehrmann, 16 E 49; (A) Lawyers Title & M Co (\$18,000, May31'05); June4'18. 16,000

Tremont av, 500-6 E (11:2924); Mary A Davis to Anna L Geswein, 1385 Union, Bklyn; (A) R D Geswein, 59 Wall (\$32,500, May26'13); May31'18. 32,500

University av (11:3220), nec 190th, 76.6x 102.2x76.2x105; N Y Trust Co to City Mtg Co, 15 Wall; (A) Lawyers Title & T Co (\$85,000, Aug15'17); June5'18. nom

University av (11:3220); same prop; City Mtg Co to Helen V Kelcher, Sharon, Conn; (A) same (\$85,000, Aug15'17); June5'18. 75,000

University av, 2188 (11:3207); Chas Garfield & ano, exrs Asher Salwen, to Lawyers Title & T Co (\$3,000, May17'15); June1'18. 3,000

Wales av, 688-90 (10:2654); Edw H Pfeiffer, 348 W 47, to Lawyers Mtg Co; AT (\$43,000, Aug30'07); June5'18. nom

Wales av, 688-90 (10:2654); Minnie Wolff, 1902 Jefferson av, Toledo, Ohio, to same; AT (\$43,000, Aug30'07); June5'18. nom

Wales av, 688-90 (10:2654); Saml Heyman et al to same; AT (\$43,000, Aug30'07); June5'18. nom

Wales av, 688 & 690 (10:2654); Saml Heyman et al, exrs, &c, Rachel H Pfeiffer, to Edw H Pfeiffer, 348 W 23, et al; (A) Lawyers Mtg Co (\$43,000, Aug30'07); June 5'18. nom

Westchester av (10:2758), ns, 102.5 w Home, 102.5x103.3x100x125.6; American Mtg Co to State Investing Co of New Jersey, 15 Exch pl, Jersey City, NJ; (A) Middlebrook & B, 46 Cedar (\$15,000, July14'11); June3'18. 15,000

Woodycrest av, 1183-5 (9:2512); Sophia A Seidman, 1810 Av N, Bklyn, NY, to Mary Foley, 321 S 4 av, Mt Vernon, NY; (A) Leo Schafran, 51 Chambers (\$2,500, Dec14 '16); June4'18. nom

Lot 118 & 119 (13:3414), map WaHo Hutchins Est; Chas Wetterer to Louise Loose, Sylvan av, near 256th; (A) G A Steinhmuller, 1511 3 av (\$1,050, Aug12'13); June5'18. 700

Lot 168 (17:4877), map prop party 1st pt; Monatiquet Real Estate Co to Fanny C K Marshall, 305 W 87; (A) O Vecchio, 787 E 185 (\$475, June16'13); filed & discharged June3'18. 475

Lots 275 to 291 (14:3702), map prop at Unionport; Francis Murphy, Navesink, N J, to Cath E Murphy, Navesink, NJ, his wife; AT; (A) Jos P Fallon, Jr, 391 E 149 (\$2,500, June8'05); June4'18. nom

Lots 449 & 453 (13:3423M), map Forster-Schmitt prop; Thos P Knowles, 128 W 83, to Michl P Knowles, 321 W 33; (A) Geo H Hyde, 41 Park Row (\$1,150, Dec26'12); June4'18. 100

Lots 117, 118, 148 & part lots 295 to 297 (15:4257 & 4255) as lies e of es White Plains rd on map partition L G Hunt Est, except part for sts; North Side Mtg Corp, to J Ulric Audibert, 870 E 169; (A) Clocke, K & R, 391 E 149 (\$3,000, Mar15 '17); May29'18. 3,000

Lot 280 (15:4253), map of partition sale Lott G Hunt; Park J McLarney, admr Michl Kenny or Kenney, to Warren E Sammis, 50 Edgewater rd, Cliffside Park, NJ, & ano; (A) W E Sammis, 1 Liberty (\$2,000, July6'04); June1'18. 2,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

MAY 29, 31, JUNE 1, 3, 4 & 5.

Hall pl (10:2691), nws, 612.5 s 167th, 40.7x77.5x61.3x87.11; Bridget Cowan to Alfred G Reeves, 148 St John pl, Bklyn, & ano, trste; (A) Title Guar & T Co; Sept 8'12; June4'18. 1,250

Minford pl, 1467 (11:2977), swc 172d, 31.6 x70; Gustave Gross, 120 2 av, to Auguste Lippmann, 3766 White Plains av; (A) Clocke, K & R, 391 E 149; May22; May29 '18. 2,000

134TH st, 478 E (9:2278); Gertrude S Norris, 480 E 134, to Louisa H Vosbrinck, 747 E 168; (A) Salter & S, 140 Nassau; June3'15; June5'18. 2,000

134TH st, 996 E (10:2562); Frank R Houghton to Trstes of the Presbytery of NY; (A) A P Ketchum, 57 Cotton Exch Bldg; Dec11, 1895; June5'18. 3,500

136TH st E (10:2565), ns, 149.4 w So blvd, 50x105; Buellesbach Constn Co to Jas Murray, 540 W 165, et al; (A) Title Guar & T Co; Feb1'15; June5'18. 7,000

142D st, 430 E (9:2286), ss, 290 e Willis av, 15x100; Morris Browdy to Thos Dalton, 430 E 142; (A) M J Sullivan, 143th & Willis av; Nov13'17; June3'18. 700

167TH st, 846-8 E (10:2691); Carmine Constn Co, 1228 Hoe av, to Barbara Lopard, 822 Jennings; (A) Title Guar & T Co; Dec26'12; May31'18. 7,000

214TH st E (*), ns, lot 800, map Laconia Park; David O'Keefe, 916 E 214, to Warren E Sammis, at Huntington, LI, atty W E Sammis, 1 Liberty; June4'18. 400

220TH st E (*), ss, 180.3 w Barnes av, 25x114.3; Adolph Katz, 3366 White Plains av, to Wm J Gordon, 764 E 220; (A) Williamson & B, 364 Alex av; June 17; May 31'18. 200

227TH st E (*), ns, lots 629 & 630, map Wakefield, 100x228 to 228th; Max Pitkowski & Abr Spier to Mary Twamley, 639 Walton av; (A) H A Knox, 68 William; Dec 1'04; June 1'18. 4,000

229TH st E (17:4843), ns, 338.4 w Barnes av, 33.4x114, Wakefield; Chas J Chapman to Smith Williamson; (A) Lawyers Title & T Co; May 14'06; June 3'18. 2,500

235TH st E (*), ns, 55 w Old White Plains rd, 55x123.6x8.6x114; Jos Materi, Phila, Pa, & Donato Materi, NY, to Alessandro Amoroso, 217 E 23; (A) Title Guar & T Co; May 15'15; June 1'18. 600

Barnes av (*), es, 57 n 218th, 57x105, Wakefield; Alphonso J Doncourt to Moses G Wright, 123 W 120, & ano, exrs Eliz Wright; (A) Title Guar & T Co; June 20 '03; May 29'18. 2,000

Barnes av (*); same prop; same to same; (A) same; July 10'13; May 29'18. 500

Belmont av (11:3083), es, 80.8 n 181st, 23.6x153.11x23.4x151.1; Mary Collina to Amilcare Vannini, 64 W 10; (A) Mary Collina, 2138 Belmont av; Oct 26'12; May 29'18. 300

Briggs av (12:3303), ns, 300 e Bedford Park blvd, 50x110; Briggs Bldg Co to Sarah Grossman, 2750 3 av; (A) Title Guar & T Co; Dec 14'15; June 1'18. 5,000

Briggs av (12:3303), ns, 250 e Bedford Park blvd, 50x110; Briggs Bldg Co to Sarah Grossman, 2750 3 av; (A) Title Guar & T Co; Dec 14'15; May 29'18. 5,000

Concord av, sec 145th, see Tinton av, swc 145th.

Concord av (10:2577), sec 145th, 77.9x100; Annuccio Santini to Emma V Lambrose, 452 E 149; (A) Title Guar & T Co; Apr 1'18; June 3'18. 4,000

Crescent av, sec Belmont av, see Bleecker st, ns, 50 e Sullivan, Manhattan Satisfied Mortgages.

Creston av (11:3165), nec 184th, 60x84; also PROSPECT AV (10:2678), ws, 151.9 n 163d, 40.2x195; Wicklow Bldg Co to Emma Dressner, 201 W 120; (A) Title Guar & T Co; Oct 3'16; June 3'18. 8,000

Forest av, 857-63 (10:2647); Isaac Hall, 1229 Union av, to Peerless Holding Co, 46 Cedar; (A) Lind & P, 46 Cedar; Nov 2'15; June 3'18. 4,650

Longfellow av (11:3007), es, 175 s Jennings, 25x100; Jas Murray to Empire City Savgs Bank, 231 W 125; (A) D Werner, 1436 Longfellow av; Aug 4, 1897; May 31'18. 2,000

Plimpton av, 1367 (9:2522); Enwil Holding Co to Dora Berman, 55 W 110; (A) Title Guar & T Co; June 20'17; June 1'18. 3,000

Prospect av, ws, 151.9 n 163d, see Creston av, nec 184.

Tinton av (10:2577), swc 145th, 125x100; also CONCORD AV (10:2577), sec 145th, 75x100; Henry Moss to Florina A & Adeline S Weed, Mt Vernon, NY; (A) Title Guar & T Co; Jan 4, 1899; June 3'18. 11,000

Topping av, 1701 (11:2791); Margt L McCormick to Jas J McCabe, 429 W 147; (A) Title Guar & T Co; Nov 3'04; June 3'18. 5,000

Valentine av (11:3150), nwc 182d, 63.6x100x51.9x100.8; Edw Ruehl, 918 Brook av, to Phelan Bros Constn Co, 2045 Ryer av; (A) Geo A Runk, 427 E 134; May 17'15; June 3'18. 8,000

Webster av (11:2896), es, 172.1 n 171st, 37.6x113.3x8x105.8; G & S Realty Co to Louis Frankenthaler, 1215 Mad av; (A) A Frankenthaler, 35 Nassau; Apr 20'11; June 1'18. 5,000

Lot 168 (*), map Monatiquot Real Estate Co; Gabriele Vecchio, 633 E 189, to Fanny C K Marshall; (A) Lawyers Title & T Co; June 16'13; June 3'18. 475

Lot 31 (15:4056), map 107 lots Hudson Park; Geo M Weller, 385 Waterbury av, Richmond Hill, NY, to Clara F Beyer, 451 Willard av, Woodhaven, LI; (A) R P Beyer, 299 Bway; Feb 13'18; May 29'18. 750

Lots 31 to 33 (*), map 51 lots Est Eliza G Ketchum; Zeraga Realty Co to Caroline Brown, 517 E 148; (A) Geo Costar, Tremont av, near Public pl; July 1'12; May 29'18. 1,500

Lots 53 & 54 (*), map Cebrie Park; Lot-tie E D Welch to Edgar J Phillips, exr Martin D Fink; (A) Title Guar & T Co; Sept 13, 1899; June 1'18. 6,000

Lots 558 & 559 (*), map Bradish Johnson Estate; Benj Molthman to Jennie Marino, 54 Oak; (A) Title Guar & T Co; Sept 16'15; June 3'18. 350

REAL ESTATE APPRAISALS.

Borough of Manhattan.

The following values were placed on real estate properties this week by the state appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Bagley, Robt A.—Jan 27'18 (June 18)—3D AV, 2241 (6:1786-47), sec 122d, 25.2x100, 3-sty bk bldg & str; ½ pt of \$35,000.

Gallon, Thos J.—Dec 22'16 (June 3'18)—85TH ST, 205 E (6:1531-5), 24.4x104.4x irreg, 4-sty bk & stn tnt & 3-sty bk & stn stable on rear, \$18,000.

Hanauer, Henrietta.—Jan 27'18 (June 3'18)—128TH ST, 207 W (7:1934-26½), 16.8x 99.11, 3-sty & b stn dwg, \$6,000.

129TH ST, 214 W (7:1934-40½), 17x99.11, 3-sty & b stn dwg, \$6,000.

Mintzer, Marcus M.—May 11'17 (June 3'18)—WEST BROADWAY, 351-3 (2:475-8), 43.4x72, 5-sty bk loft & str bldg; 2-5 pts of \$32,000.

Parker, Jas V.—Jan 11'17 (May 29'18)—MADISON AV, 253 (3:868-22), 40x100, 4-sty bk & stn dwg, \$125,000.

Seabury, Clara E.—Jan 5'16 (June 3'18)—72D ST, 139 W (4:1144-16), 22x102.2, 4-sty bk & stn dwg, \$53,000.

Trimble, Helene T.—July 11'17 (June 3'18)—40TH ST, 448 W (3:737-62), 25x98.9, 5-sty bk & stn tnt, \$20,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 4, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

BRYAN L. KENNELLY.

21ST st, 534-6 W, ss, 233.9 e 11 av, 50x 92, 1 & 2-sty bk garage; due, \$11,216.27; T & C, \$330.40; George O Lynch. 26,800

West Broadway, 360, swc Watts (No 1) or Broome, No 503, 35.9x21x28.6x22.2, 5-sty bk tnt & str; partition; Jno E Manning. 10,800

6TH av, 877, ws, 100.4 s 50th, 25x100, 5-sty stn tnt & str; partition; Sidonia Kaufman & Helen Somborn. 39,700

JOSEPH P. DAY.

Mulberry st, 132 to 138 (*), es, 75 n Hester, runs e50xn23x52x110xw102x125 to beg, 3-6-sty bk loft & str bldgs; due, \$77,621.08; T & C, \$2,874.85; Frederic E Lewis. 60,000

3D st, 82 E (*), ss, 175 w 1 av, 25x100.6x25x100.7, 5-sty bk tnt & str; due, \$26,891.79; T & C, \$932.19; Annie L Kneer. 26,000

47TH st, 333 E (*), ns, 175 w 1 av, 20x 100.5, 5-sty bk tnt & str; due, \$14,416.20; T & C, \$473.90; Frank M Wells, exr. 13,000

134TH st, 121 W (*), ns, 400 e 7 av, 25x 99.11, 5-sty bk tnt; due, \$12,394.97; T & C, \$255.35; Morris Aron. 13,000

Pleasant av, 280 (*), nec 115th (No 501), 22.5x94, 4-sty bk tnt & str; due, \$15,020.40; T & C, \$1,179.77; Greenwood Cemetery. 14,000

10D av, 2459 (*), swc 126th (No 245), 24.11x105, 3-sty fr tnt & str & 1-sty bk ext; due, \$12,079.38; T & C, \$1,393.71; P Chauncey Anderson, exr. 10,000

HENRY BRADY.

Allen st, 189 (*), ws, 125 n Stanton, 25x 87.6, 5-sty bk tnt & str; due, \$21,372.93; T & C, \$327.40; N Y Trust Co. 17,000

Bleecker st, 417 (*), sec Bank (No 82), 45.3x50, 2 & 3-sty bk & fr tnt & str; due, \$16,331.89; T & C, \$422.30; Fredk P Garretson, trste. 10,000

Chrystie st, 99 (*), ws, 75 s Grand, 25.2x 49.8x25.2x49.10, 2-sty bk & fr tnt & str; due, \$10,742.77; T & C, \$319.17; Caroline G Coddington. 10,000

Essex st, 45 (*), ws, 100.11 s Grand, runs w54.2xn—xw33.7x25.3x35.5x34.7x54.5 xn 24.11 to beg, 5-sty bk tnt & str; due, \$25,948.45; T & C, \$1,000; Bond & Mtg Guar Co. 20,000

1ST st, 41 E, ss, 194.4 e 2 av, 25.3x77.2x 25.1x79.10, 5-sty bk tnt & str; due, \$23,731.67; T & C, \$448.10; Lawyers Mtg Co. 20,000

10TH st, 230 E (*), ss, 200 w 1 av, 25x 92.3, 4-sty bk tnt; due, \$17,867.28; T & C, \$965.65; Mary B Hague. 15,000

85TH st, 332-4 W, ss, 325.6 w West End av, 49.6x102.2, 5-sty bk tnt; adj sine die. 20,000

3D av, 1997 (*), es, 40.10 s 110th, 20x85, 4-sty bk tnt & str; due, \$11,282.61; T & C, \$497.30; Emigrant Indus Savings Bank. 12,000

6TH av, 92 (*), es, 22.9 s 8th, 22.9x80, 3-sty bk tnt & str; due, \$26,941.86; T & C, \$328.98; Albert W Pross et al, exrs. 20,000

M. MORGENTHAU, JR., CO.

19TH st, 441 W (*), ns, 450 w 9 av, 25x 71.11, 3-sty bk tnt; due, \$8,666.35; T & C, \$220.05; Emigrant Indus Savings Bank. 7,000

2D av, 1237-9 (*), swc 65th (Nos 248-52), 47x100x31.4x100, 4-5-sty bk tnts & str; due, \$39,631.27; T & C, \$1,616.28; N Y Trust Co. 30,000

J. H. MAYERS.

2D av, 655 (*), ws, 49.4 s 36th, 24.8x100, 1 & 2-sty bk tnt & str; due, \$14,310.99; T & C, \$1,107.12; Morris Ratner et al. 12,000

SAMUEL MARX.

122D st, 324 E (*), ss, 275 e 2 av, 25x 114.3, 6-sty bk tnt & str; due, \$17,562.52; T & C, —; Pebe W McConihe. 10

JAMES J. DONOVAN.

Monroe st, 280 (*), ss, 100 e Jackson, 25x 95, 6-sty bk tnt & str; due, \$24,725.46; T & C, \$1,040; U S Trust Co of N Y, trste. & C. 20,000

L. J. PHILLIPS & CO.

75TH st, 311 E (*), ns, 175 e 2 av, 25x 102.2, 4-sty stn tnt & str; due, \$10,276.38; T & C, \$687; Alfred M Heinsheimer et al, trstes. 9,000

112TH st, 223 W (*), ns, 167 w 7 av, 18x 100.11, 3-sty & b stn dwg; due, \$8,480.60; T & C, \$574.50; Emigrant Indus Savings Bank. 9,000

SAMUEL GOLDSTICKER.

76TH st, 432 E (*), ss, 175 w Av A, 25x 102.2, 5-sty bk tnt & str; due, \$4,937.20; T & C, \$518.73; sub mtg \$14,450; Mary Peroutka. 17,298

JOHN GRIFFIN.

Horatio st, 78, ss, 169.4 w Greenwich, 24.6x87.5, 4-sty bk tnt; partition; Antoinette C Simonson, party in interest. 9,300

Total \$424,610
Corresponding week, 1917..... 418,308
Jan. 1, 1918 to date..... 13,967,134
Corresponding period, 1917..... 17,716,689

Bronx.

The following are the sales that have taken place during the week ending June 7, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JAMES J. DONOVAN.

Bailey av, 2882 (*), es, 150 s 230th, 25x 100.7, 3-sty bk tnt; due, \$6,064.17; T & C, \$382.80; Thos B Hidden, trste. 6,700

Layton av (*), nwc Dean, 50x100; partition; Nora A Hallahan. 1,600

St Peters av, 1718, ns, 248.4 e Walker av, 75x98x75x97.2; partition; L Colantuoni. 1,600

3D av, 2470 (*), es, 50.4 n 135th, 25.7x 28.6x25x34.5, 2-sty fr tnt & str; partition; Nora A Hallahan. 3,500

HENRY BRADY.

170TH st, 1-9 E (*), nec Jerome av (No 1400), 100.1x110.3x100x113.1, 1-sty bk str; due, \$41,800.32; T & C, \$842.20; Realty Operating Co. 38,000

Park av (*), sec 168th, 195x150, vacant; due, \$12,749.50; T & C, —; Robt T Russell. 3,000

SAMUEL MARX.

Herschel st, 1307 (*), ss, 278.6 e Halsey pl, 25.4x105.9x25x101.9; due, \$3,857.77; T & C, \$139.96; Amelia S Lansing. 1,000

Total \$47,700
Corresponding week, 1917..... 34,350
Jan. 1, 1918 to date..... 3,613,595
Corresponding period, 1917..... 5,603,942

ADVERSITED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JUNE 8.

No Legal Sales advertised for this day.

JUNE 10.

ELDRIDGE ST, 236-44, es, 96.3 s Houston, runs e87.10x102.5x55x52.9xw92.10x127.5 to beg, 4-6-sty bk tnts & str; Greenwich Savgs Bank—Minsker Realty Co et al; Middlebrook & Borland (A), 46 Cedar; Alfred H Townley (R); due, \$123,697.92; T & C, \$6,510.08; Henry Brady. 10,000

78TH ST, 342 E, ss, 230 w 1 av, 20x102.2, 4-sty stn tnt; Jacob Schnekraut—Leo G Froman et al; Frank Locker (A), 299 Bway; Robert J H Powell (R); due, \$8,472.06; T & C, \$115.77; J H Mayers. 10,000

JUNE 11.

HENRY ST, 168, ss, 78.3 w Jefferson, 26.1x100, 5-sty bk tnt & str; N Y Title & Mtg Co—Saml Cohen et al; Henry M Bellinger, Jr (A), 135 Bway; Robt F Wagner (R); due, \$30,175.43; T & C, \$1,105.00; Henry Brady. 10,000

WEST ST, 420, es, 73.3 n Perry, 23x71.6x23.6x 71.1, 4-sty bk tnt & str; Jos Roth et al—Mad Av Real Estate Co et al; Collier & Collier (A), 277 Bway; Theo H Friend (R); due, \$2,298.94; T & C, —; Chas A Berrian. 10,000

72D ST, 52 W, ss, 85 e Col av, 21x102.2, 4-sty & b stn dwg; N Y Savgs Bank—Wm Robertson et al; Jno A Dutton (A), 80 Maiden la; Meyer Auerbach (R); due, \$42,873.86; T & C, \$1,532.50; Arthur C Sheridan. 20,000

137TH ST, 30 W, ss, 335 w 5 av, 37.6x99.11, 6-sty bk tnt & str; Julius Samuels et al, exrs—Louis H Strouse, trste, et al; H B Davis (A), 52 Bway; Wm N Cohen (R); due, \$27,264.48; T & C, \$1,460.55; Joseph P Day. 20,000

137TH ST, 32 W, ss, 372.6 w 5 av, 37.6x99.11, 6-sty bk tnt & str; Isidore Samuels—Louis H Strouse, trste, et al; H B Davis (A), 52 Bway; Wm N Cohen (R); due, \$27,262.08; T & C, \$1,691.35; Joseph P Day. 20,000

JUNE 12.

36TH ST, 36 W, ss, 435 w 5 av, 20x98.9, 3-sty stn loft & str bldg; Isabel C Smith—Saml Preiss et al; Campbell, Flaherty & Turner (A), 2 Rector; Jos C Levi (R); due, \$58,440.87; T & C, \$350; L J Phillips. 10,000

119TH ST, 147-51 E, nec Lex av, runs e60xn78xw29.3xsw55.3x56.3 to beg, 3-sty bk stable, 4/5 pt; PARK AV, 1807-1813, es, 75.8 s 125th, 63x90, 2-5-sty bk tnts & str, 4/5 pt; 152D ST, 767 E, ns, 25 w Wales av, 25x86.11x28.11x 101.5, 4-sty bk tnt, 4/5 pt; Jas A Trowbridge—Denis J McCarthy et al; Morris A Hulett (A), 135 Bway; Jos Ullman (R); due, \$65,000.17; T & C, \$4,870.78; Joseph P Day. 20,000

2D AV, 408, es, 72.2 n 23d, 26.6x100, 4-sty bk tnt & str & 2-sty bk rear tnt; Martha Seymour—Arthur D Bissell, Jr, et al; McLoughlin & Martin (A), 309 Bway; David L Well (R); due, \$20,645.55; T & C, \$591.52; J H Mayers. 10,000

JUNE 13.
CHERRY ST. 228, nwc Pelham, 28.7x96.1x28.10x-96, 6-sty bk loft & str bldg; Union Trust Co of N Y—Jos Levy et al; Miller, King, Lane & Trafford (A), 80 Bway; Donald B Abbott (R); due, \$32,669.09; T&C, \$3,305.67; Joseph P Day.
111TH ST. 140-2 W, ss, 250 e 7 av, 37.6x100.11, 5-sty bk tnt; Josephine M Chamberlin et al, trustees, &c—Edw Pagan et al; Stewart & Shearer (A), 45 Wall; Sherwood E Hall (R); due, \$37,794.27; T&C, \$2,388.00; Herbert A Sherman.
MANHATTAN AV. 109, ws, 73.11 n 104th, 18x 50, 3-sty & b bk dwg; Clara Collard et al—Lillian S Shaver et al; Cary & Carroll (A), 59 Wall; N Taylor Phillips (R); due, \$8,770.24; T&C, \$275.60; Henry Brady.

JUNE 14.
BANK ST. 112-8, ss, 116.9 w Greenwich, runs w100x55x75x91—xe25x91.10 to beg, 2-sty bk factory & 4-sty bk tnts; Equitable Trust Co of N Y, trustee—Confectioners Mfg Co; Murray, Prentice & Howland (A), 37 Wall; Saml Strasbourger (R); due, \$58,022; T&C, \$2,409.45; Joseph P Day.
RUTGERS PL. 3; see 18th st, 225-7 W.
18TH ST. 225-7 W; ns, 325 w 7 av, 50x92, 2-5-sty str tnts; RUTGERS PL. 3, ns, 26.6 e Jefferson, 26x120, 6-sty bk tnt & str; Jacob Wener—Louis Jarmulowsky et al; Silberberg & Davis (A), 256 Bway; Jas O Farrell (R); due, \$14,235.61; T&C, \$933.80; Joseph P Day.
24TH ST. 341 E, ns, 125 w 1 av, 25x98.9, 4-sty bk tnt & str; Central Trust Co of N Y—Jacob Miller et al; Joline, Larkin & Rathbone (A), 54 Wall; Max J Bernheim (R); due, \$10,983.58; T&C, \$444.10; Joseph P Day.
63D ST. 22-28 W, ss, 148.4 e Bway, 100x100.5, 10-sty bk studio bldg & 3-sty bk church; Wm F Clare, trustee—Elknur Realty Co et al; Fredk A Gill (A), 135 Bway; A Walker Otis (R); due, \$236,447.43; T&C, \$—; Henry Brady.
95TH ST. 210 E, ss, 180 e 3 av, 25.1x100.8x25.7x 100.8, 5-sty bk tnt & str; Abr C Quackenbush—Ruth Hosinsky et al; Wm R Adams (A), 50 Broad; Paul M Crandall (R); due, \$13,405.42; T&C, \$400; Joseph P Day.

JUNE 15.
 No Legal Sales advertised for this day.

JUNE 17.
84TH ST. 37 W, ns, 510 w Central Park W, 20x 102.2, 4-sty & b bk dwg; Louis Marshall, admr, &c—Jennie W Clark et al; Guggenheimer, Untermeyer & Marshall (A), 120 Bway; Jos P Morrissey (R); due, \$22,522.80; T&C, \$489.55; Henry Brady.

MADISON AV. 778-80, ws, 60.5 n 66th, 40x80, 10-sty bk tnt; Albert H Stone—Rebe C Wilansky et al; Geo R Coughlan (A), 49 Wall; Isaac F Russell (R); due, \$51,152.49; T&C, \$—; sub to 1st mtg \$145,000; Arthur C Sheridan.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

JUNE 8.
 No Legal Sales advertised for this day.

JUNE 10.
182D ST. E, Bassford av, Fletcher & Washington av, blk, &c, 108.6x134.2x130.2x109.6, 6-3-sty bk tnts & strs Lina Stix—Eureka Realty Co et al; Goldsmith, Cohen, Cole & Weiss (A), 61 Bway; Ely Neumann (R); due, \$26,240.38; T&C, \$2,092.70; L J Phillips & Co.
EASTERN BLVD. ns, — e Edison, 161x183x203.6x197; **EASTERN BLVD.** ws, adj above, 189.6x 336x185.9x322; Henry E Huntington et al—Wm Henderson et al; Tomlinson, Cox & Tomlinson (A), 15 Broad; Max Bendit (R), due, \$22,128.83; T&C, \$3,874; James J Donovan.

EASTERN BLVD. ns, — e Edison, 119x183; Arabella D Huntington—Wm Henderson et al; Tomlinson, Cox & Tomlinson (A), 15 Broad; C Arthur Arnstein (R); due, \$6,233.32; T&C, \$1,189; James J Donovan.

WHITE PLAINS RD. ws, 330.1 s Westchester av, 50x159.10x50x160.9; Wm D Reilly et al, admrs—Jno J Bell et al; Jas P Neimann (A), 41 Park Row; Jno V Sheridan (R); due, \$1,762.36; T&C, \$175.33; Arthur C Sheridan.

JUNE 11.
162D ST. 62-68 W, swc Anderson av (No. 949), 100.8x100x115.11x100, 2-5-sty bk tnts; Margt A Gants—Geo A Meckes et al; Todd & St John (A), 258 Bway; R Dulancy Whiting (R); due, \$16,579.99; T&C, \$4,126.80; James J Donovan.

CAULDWELL AV. 715, ws, 193.9 s 156th, 37.6x 115, 2-3-sty fr tnts; Anna L Allen—Adolf Alper et al; Morris Cukor (A), 63 Park Row; Ralph T Stanton (R); due, \$3,833.93; T&C, \$564.62; sub to 2 mtgs aggregating \$6,200; Henry Brady.

OGDEN AV. 950, nec 162d, 30x90, 3-sty fr tnt; Thos H Reynolds—Geo A Meckes et al; Todd & St John (A), 258 Bway; Chas M O'Keefe (R); due, \$6,647.75; T&C, \$1,746.07; George Price.

WEBSTER AV. nec Mosholu Pkway, 75x122.5x 170.3x206.4, vacant; Bronx Investment Co—Waynor Constn Co et al; Merrill, Rogers & Terry (A), 100 Bway; Carl Ehlermann, Jr (R); due, \$10,808.48; T&C, \$712; sub to 1st mtg \$5,000; Joseph P Day.

JUNE 12.
152D ST. 767 E, ns, 25 w Wales av, see 119th st, 147-151 E, Manhattan Legal Sales.

152D ST. 312 E, ss, 400 w Courtlandt av, 50x 116.7x50x116.6, 2-sty & b fr dwg & vacant; Harlem Savgs Bank—Chas Galewski et al; Edw S Clinch (A), 41 Park Row; Harold H Herts (R); due, \$8,163.28; T&C, \$325; J H Mayers.

171ST ST. E, ss, 172 w 3 av, 72x100; vacant; Richard B Kelley, exr—Henry Hill et al; R Kelly (A), 233 Bway; Edw D Dowling (R); due, \$6,718.86; T&C, \$—; Joseph P Day.

HOE AV. 1235, ws, 50 s Freeman, 18.7x65.2x 18.8x63.9, 2-sty fr dwg; Harlem Savgs Bank—Michl J McAuley et al; Edw S Clinch (A), 41 Park Row; Danl V Sullivan (R); due, \$3,676.31; T&C, \$217; James J Donovan.
KEPLER AV. 4208, es, 50 s 235th, 50x100, 2-sty & a fr dwg; Mary A Tower—Hiram B Varian et al; Edw S Clinch (A), 41 Park Row; Saml S Koenig (R); due, \$3,783.27; T&C, \$412.32; Joseph P Day.
LONGFELLOW AV. 1916, nec Rodman pl (No 1001), 30x91.5x33x95.1, 2-sty fr dwg; Harlem Savgs Bank—Edw Bernstein et al; Edw S Clinch (A), 41 Park Row; Matthew P Doyle (R); due, \$1,482.52; T&C, \$361.80; James J Donovan.

JUNE 13.
 No Legal Sales advertised for this day.

JUNE 14.
HAWKSTONE ST. ss, abt 173 e Walton av, 61.7x64.10x50x28.9, vacant; Anna R Crossin—Jas A Woolf et al; Action 10; Harold Swain (A), 176 Bway; Jerome F Donovan (R); due, \$985; T&C, \$2,800; Henry Brady.
CALHOUN AV. 1137, ws, 439.5 n Eastern blvd, 25x99.5x25x100; Eliz K Dooling—Arthur H Decker et al; Knox & Dooling (A), 27 Cedar; Ely Neumann (R); due, \$3,346.81; T&C, \$189.52; Henry Brady.

JUNE 15.
 No Legal Sales advertised for this day.

JUNE 17.
BRONXWOOD AV. ses, at sws Corsa av, 36x 84.8x—; Jefferson F O'Reilly—David B Havens et al; G Arnold Moses, 3413 White Plains rd; Geo F Allison (R); due, \$250; T&C, \$400; Geo F Allison.
BRYANT AV. 1465, ws, 150 n Jennings, 25x100, 3-sty bk tnt & str; Cornelia H Hughes—Silvia Falter et al; Edw D Loughman (A), 280 Bway; Robt J H Powel (R); due, \$9,257.45; T&C, \$329.42; Henry Brady.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JUNE 1.
 No Foreclosure Suits filed this day.

JUNE 3.
ALLEN ST. 171; Grand Lodge of the U S Independent Order of the Free Sons of Israel—Nathan Greenberg et al; M B & D W Blumenthal (A).
48TH ST. ns, 150 w 10 av, 25x100.5; German Savgs Bank in City N Y—Caroline Meyer et al; Amend & Amend (A).
BRYANT AV. 1474; Cornelius G Coakley et al—Giuseppina Guarino et al; A Knox (A).

JUNE 4.
HENRY ST. 23; Robt B Hirsch et al, trstes—Jno Aspinwall et al; Cary & Carroll (A).
1ST AV. ws, 61 n 54th, 20x68xirreg; Bela D Eisler—Caroline F Gorham et al; H Campbell, Jr (A).
3D AV. 1695, & 95TH ST, 201-3 E; Leopold Hellinger—Pesse Satzman et al; S Hellinger (A).

JUNE 5.
STANTON ST. sec Clinton, 25.4x100; Rector, Churchwardens, &c, of St Bartholomew's Church in City of N Y—Stella Pizer et al; amended; Cary & Carroll (A).
STANTON ST. ss, 125 e Willet, 25x75; Allec M Carey et al—Beni Faden et al; W A Alcock (A).

58TH ST. 404 E; Henrietta P Stromberg—Constance Mullen et al; Cary & Carroll (A).
116TH ST. 306-10 E; Manhattan Savgs Institution—Maria Starace; Rapallo & Kennedy (A).

JUNE 6.
ESSEX ST. 47; Kobre Assets Corp—Kath M Elliott et al; Phillips, Mahoney & Wagner (A).

NORFOLK ST. 153; Jacob I Prenowitz—Harris Schmulowitz et al; M S & I S Isaacs (A).
12TH ST. ss, 211.8 w 3 av, 33.4x100.11; Cremieux Benevolent Soc—Arpad Wellish et al; amended; B Scheurer (A).
119TH ST. 111 E, Anne C Tucker et al—Owna-home Corp et al; Cary & Carroll (A).

JUNE 7.
12TH ST. 514 E; Margt J Becker—Moses Ryshpan et al; amended; Geller, Rolston & Horan (A).

16TH ST. 19 W; Emigrant Industrial Savgs Bank—Wm Lustgarten & Co, Inc, et al; R & E J O'Gorman (A).
7TH ST. 325 E; Lena Levi et al—Clara Bereano et al; A Zimmermann (A).

Bronx.

MAY 31.
FOX ST. ws, 233.4 n Longwood av, 33.4x100; Nathan Lifshutz—Irving Realty Co et al; S J Block (A).

MOUNT HOPE PL. ss, 110.11 e Jerome av, 50x 125; Sophie Prager—Elise F Klenke; H A Gordon (A).

180TH ST. ns, 47 e Mapes av, 23x93; Edw A Acker, as trste—Emily Blaesius et al; W S Walton (A).

FRANKLIN AV. ws 229.5 s 170th, 51x212.6; Nathan Lifshutz—Realty & Commercial Co et al; S J Block (A).

JACKSON AV. es, 50 n Beck, 16.8x105; Wilhelm Haffen—Ida Westphal et al; Frees & McEveety (A).

LONGFELLOW AV. 1133; Robt J Reiley, as exr—Seymour Realty Co et al; Knox & Deignan (A).

ST ANNS AV. 141; Henry Windeler et al, as exrs—Saml F Manges et al; Elfers & Aberley (A).

LOT 308. map Van Nest Park; Jas J Tully—Maria Ciamboni et al; M J Horan (A).

JUNE 1.
227TH ST. swc Arlington av, 70x125; Arlington av, ws, 125 s 227th, 70x115; Wm H Sage—Geo H Lesley et al; H S Schoonmaker (A).

JUNE 3.
BRYANT AV. 1474; Cornelius G Coakley et al as trstes—Giuseppina Guarino et al; A Knox (A).

DALY AV. es, 100.8 s 180th, 36.3x183.1; Catholic Women's Benevolent Legion—Seddon Realty Co et al; W R Brinckerhoff (A).

MAPES AV. es, 93 n 180th, 25.3x70; General Synod of Reformed Church in America—Emily Blaesius et al; C V Pallister (A).

JUNE 4.
DEANE PL. es, 157 s Pierce av, 33.3x100; Wm Hejduk—Lina Fassert et al; Kadel, VanKirk & Kennedy (A).

JUNE 5.
178TH ST. ss, 80 w Cedar av, 20x98; American Savgs Bank—Wm Simon et al; J V Irwin (A).

178TH ST. ss, 100 w Cedar av, 27x98; American Savgs Bank—Wm Simon et al; J V Irwin (A).

JUNE 6.
SHERMAN AV. sec 165th, 56.3x79.3; Thos J Bannon—Kovacs Constn Co et al; A Gross (A).

SOUTHERN BLVD. ws, 225 n 187th, 37.5x92.5; Philip W Bill—Margt F Barnes et al; L McLoughlin (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

MAY 31.
COLUMBIA ST. es, 300 n Rivington, 25x100; Grace D Thorne—Harry Wolff; Geo E Gartland (A); Eugene L Bushe (R); due..... 9,035.98

SAME PROP. same—same; same (A); same (R); due..... 9,035.98

161ST ST. 553 W; N Y Life Ins Co—West 82d St Realty Co; Geo W Hubbell (A); Max Altmayer (R); due.. 9,965.76

161ST ST. 553 W; same—same; same (A); same (R); due..... 9,965.76

JUNE 1.
 No Judgments in Foreclosure Suits filed this day.

JUNE 3.
PARK AV. swc 107th, 75.11x25; Agnes Stewart—Albert Tschipke; Dean, Tracy & McBarron (A); Jos Ullman (R); due20,927.78

JUNE 4.
FORSYTH ST. 147; Henry B Schwab—Nathan Roggen et al; Schenck & Pennett (A); eGo W Collins (R); due24,772.91

LEXINGTON AV. swc 118th, 100.1x 92.9; Greenwich Savgs Bank—1889 Lexington Av Co, Inc; Middlebrook & Borland (A); Phoenix Ingraham (R); due57,855.42

JUNE 5.
MANHATTAN AV. 126; Eliz F Gregory—Emma C Rayburn et al; Smith & Bowman (A); Chas Levy (R); due. 9,585.00

JUNE 6.
122D ST. ns, 125 e 7 av, 19x100.11; German Savgs Bank—Nathan Spiegel; Meyer Auerbach (A); N Taylor Phillips (R); due.....13,741.37

Bronx.

MAY 31.
LOT 11. plot 30, 24th Ward, tax map; Mary C Kohn—Paul Kohn et al; F X Brosnan (A); J E Joyce (R); due. 1,280.72

JUNE 1.
135TH ST. ns, 150 w Alexander av, 25x100; Jos W Blaisdel et al—Margt E Rich et al; H M Bellinger, Jr (A); H G Pellitier (R); due..... 6,804.81

JUNE 3.
CROTONA AV. ws, 425 n 183d, 75x80; Andrew Wissemann—Moses F Goldstein et al; Reynolds & Geis (A); T Gilleran (R); due..... 6,321.00

JUNE 4.
VYSE AV. ws, 320 n 167th, 20x100; Thos C Stephens—Mae R Sturges et al; T F Keogh (A); C M O'Keefe (R); due 8,854.44

JUNE 5.
 No Judgments in Foreclosure Suits filed this day.

JUNE 6.
WHITLOCK AV. ws, 200 n Barretto, 25x 100; Jno Raschen—Kath Eckhardt et al; P P Smith (A); M Sulzberger (R); due 7,837.49

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JUNE 1.
 No Lis Pendens filed this day.

JUNE 3.
 No Lis Pendens filed this day.

JUNE 4.
 No Lis Pendens filed this day.

JUNE 5.
 No Lis Pendens filed this day.

JUNE 6.
 No Lis Pendens filed this day.

JUNE 7.
31ST ST. ns, 145 w 22.6x—; Arthur Lawrence—Wm Lawrence et al; partition; Bernstein & Quinn (A).

58TH ST. ss, 200 w 5 av, 25x100.5; Stephen Horvath—Alice Stearns et al; action to foreclose mechanics liens; C Recht (A).

147TH ST, 614 W; Sarah M Smyth—People of the State of N Y et al; petition to register title; S M Smyth (A).
BROADWAY, nwc 155th, 99.11x125; American Hardware Corp of N Y—Jno Clark Udall, Inc, et al; action to foreclose mechanics lien; Phillips & Avery (A).

Bronx.

MAY 31.
PLIMPTON AV, 1367; Michl Retzker—Philip Polak; action for specific performance of contract; A Leichter (A).

JUNE 1.
No Lis Pendens filed this day.

JUNE 3.
BROOK AV, es, 96.6 s 168th, 25x95; Municipal Liens Co—Alex Kelly et al; action to foreclose transfer of tax lien; E C Smith (A).

JUNE 4.
No Lis Pendens filed this day.

JUNE 5.
GRANT AV, 1054; Harry S Seigal et al—Marie Lechnyr; action for specific performance of contracts; S A Telsey (A).

JUNE 6.
149TH ST, nec Courtlandt av, 55x100; American Hardware Corp of N Y—Peoples Big Market, Inc, et al; action to foreclose mechanics' liens; Phillips & Avery (A).

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 1.
FORSYTH ST, 43; Abr Sacks—Bessie Katz; Louis & Alton Katz (3)..... 199.00
ORCHARD ST, 71; Oriental Fire Proof Sash & Door Co—Jno Doe; Jno Schwartz (5)..... 180.00
PARK PL, 110-4, & GREENWICH ST, 238; Jas Mileham—Edna S Tull; Saml P Tull (1)..... 505.00
20TH ST, 50-62 W; Empire Fire Proof Sash & Door Co—Schermerborn Est; Wm South (4)..... 100.00
31ST ST, 142 E; Assets & Liabilities Assn, Inc—Edw B Seach; 31st St Garage Corp (2)..... 2,251.70

JUNE 3.
CHAMBERS ST, 81; Wm P Youngs—Franklin Bldg Co & Jno A Millard (12)..... 22.63
IRVING PL, 36; Wm P Youngs—34 Irving Place Corp & Jno A Millard (9)..... 30.99

JUNE 4.
7TH ST, 103 E; Nathan Horowitz—Dora Lux (6)..... 250.00
13TH ST, 52-4 W; Ferdinand Lutz—Phese P Elliott & Vincent Radillo (8)..... 362.70

JUNE 5.
15TH ST, 502 E; Wm P Youngs—Philipp Deftaa & Jno A Millard (10)..... 45.71
37TH ST, 327-9 W; also 38TH ST, 310-28 W; Oderwald Iron Works, Inc—Emma M Wynne & Long Acre Constn Co, Inc (7)..... 1,582.88

JUNE 6.
38TH ST, 154 E; Wm P Youngs—Jno Murray & Jno A Millard (11)..... 47.31
61ST ST, 22 W; Wm P Youngs—Amos R E Pinchot & Jno A Millard (14)..... 76.24

JUNE 7.
LEXINGTON AV, 1157; Glick Electric Co—D Jaffe & Wellins & Bull Inc (15)..... 190.00

JUNE 8.
33D ST, 100 E; Nicholas D Lyons—N Y Rwy Co; Jno A Millard (19)..... 65.00
37TH ST, 327-9 W, & 38TH ST, 310-28 W; Milton Schnaier Constn Corp—Emma M Wynne; Longacre Constn Co, Inc (17)..... 3,477.68

JUNE 9.
58TH ST, 10 W; Keller Bros—Alice Stern; Restaurant de la Fontaine, Inc (18)..... 550.40

JUNE 10.
101ST ST, 217 E; Morris Schwartz—Jas & Mary Kelly (20)..... 49.40
173D ST, ns, 163 w Amst av, 18x100; Jas Connors—Mrs E Wachsmann; Jno Williams (16)..... 228.00

JUNE 11.
37TH ST, 327-9 W; also 38TH ST, 310-28 W; Northern Waterproofing Co, Inc—Equitable Trust Co of N Y & Longacre Constn Co, Inc (23)..... 736.31

JUNE 12.
1ST AV, 298; Gold & Schilderout Iron Works, Inc—Saml Glaser (22)..... 51.00
4TH AV, sec 33d, 197.6x425; Jantzen & Overbaugh Co—N Y Railways Co & Jno A Millard (21)..... 294.44

JUNE 13.
BARROW ST, swc 4th, 75.2x45.8; M Abbotts Sons—Michl Hallinan; Greenwich Village Players, Inc (24)..... 662.54

JUNE 14.
31ST ST, 142 E; Assets & Liabilities Assn, Inc—Wm H Seach; 41st St Garage Corp (27)..... 2,351.70

JUNE 15.
114TH ST, 550 W; Enell Chandelier Co—Theta Assn, Inc; Phi Sigma Kappa (26)..... 60.00
4TH AV, es, whole front bet 32d & 33d, —x—; Morris Jaffe—N Y Rwy Co; Jno A Millard (25)..... 215.00

JUNE 16.
BARROW ST, nwc 4th, 75.9x45.8; M Abbotts Sons—Michl Hallinan & Greenwich Village Players, Inc (32)..... 662.54

JUNE 17.
37TH ST, 327-9 W; also 38TH ST, 310-28 W; Patrizio & Hendrickson, Inc—Ammma M Vynne et al & Longacre Constn Co, Inc (30)..... 477.50

JUNE 18.
45TH ST, 121 W; Central Cornice Works—Hebron Restaurant Co, Inc & Jas Hebron (29)..... 875.00

JUNE 19.
68TH ST, 302-4 W; Wright Woodworking Co, Inc—302-304 West 68th St Co, Inc & Jno O Devlin Constn Co, Inc (31)..... 239.00

MADISON AV, 554; Benj W Levitan—Arthur L Lans et al & Land Curiosity Shop et al (33)..... 361.45
7TH AV, 431; Central Cornice Works—J Cain & Riley Bldg Constn Co (28)..... 58.00

Bronx.

MAY 31.
No Mechanics' Liens filed this day.

JUNE 1.
No Mechanics' Liens filed this day.

JUNE 2.
No Mechanics Liens filed this day.

JUNE 4.
JEROME AV, 1832-4; Isaac Schlusberg—Geo W Fraser; Booker & Schneider, Inc (1)..... 590.00

JUNE 5.
No Mechanics Liens filed this day.

JUNE 6.
No Mechanics' Liens filed this day.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 1.
No Satisfied Mechanics' Liens filed this day.

JUNE 3.
ST MARKS PL, 113; Noah Fells—Chas Rubinger et al; May11'18..... 105.50
SAME PROP; Noah Fells—same; June 3'18..... 124.00

JUNE 4.
63D ST, 106-8 W; Globe Sash & Door Co—Wm H Wheeler et al; Jan31'18..... 550.00

JUNE 5.
20TH ST, 143-5 W; Wm Ferris—Thos F Montague et al; Mar11'18..... 230.00
BROADWAY, 1680-4; Standard Lock Co—Chas H Carle, Jr, et al; Sept5'14..... 550.10

JUNE 6.
WEST END AV, 650; American Kalamain Works—650 West End Av Corp; Jan5'18..... 800.00

JUNE 7.
53D ST, 439-43 E; Candee, Smith & Howland Co—Ward Baking Co et al; Feb9'18..... 368.13

JUNE 8.
84TH ST, 165-75 E; White Excavating Co—Onyx Garage, Inc et al; Jan17'18..... 110.00

JUNE 9.
97TH ST, 203 E; Oscar Schweitzer—Rocario Lavanco et al; Mar21'18.... 398.10

JUNE 10.
No Satisfied Mechanics' Liens filed this day.

JUNE 11.
88TH ST, 2 W; Henry R Worthington—Louis Stern et al; June22'16..... 101.81

Bronx.

MAY 31.
149TH ST, nwc Park av, 25x75; Fredk Starr Cont Co—N Y Central R R Co, et al; Jan31'18..... 347.80

JUNE 1.
No Satisfied Mechanics' Liens filed this day.

JUNE 3.
No Satisfied Mechanics Liens filed this day.

JUNE 4.
No Satisfied Mechanics' Liens filed this day.

JUNE 5.
PLOT beg at 149th st & Park av, extending abt 100 ft n along & parallel with railroad tracks, —x—; Ajax Portland Cement Co—N Y Central R R Co et al; Feb27'18..... 381.85

JUNE 6.
No Satisfied Mechanics' Liens filed this day.

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

MAY 31.
SILBERMAN, Saml; Louis H Abenheimer; \$14.20; Reit & Kaminsky.

JUNE 1.
No Attachments filed this day.

JUNE 3.
COOK, Geo F & Otto H Ellis (O H Ellis & Co); Cassene-Ponzio Cigar Co, Inc; \$3,305.46; A M Yuzzolino.

JUNE 4.
WICKHAM, Piano Plate Co; Baer Bros; \$1,415; Kurzman & Frank.

JUNE 5.
UNION SAVINGS BANK OF CITY OF AUGUSTA, GA; Saml Solomon; \$2,003; I Cohn.

JUNE 6.
No Attachments filed this day.

JUNE 7.
BRYAN, Geo W; Geo R Morse; \$1,496.15; E M Morrison.

JUNE 8.
SOUTHLAND PERFUME CO, Inc; Hudson Trust Co; \$5,001.40; Holm, Whitlock & Scarff.

JUNE 9.
MERCHANTS HAY & GRAIN CO, Inc; Skeusch Grain Co, Inc; \$2,209.07; A Falck.

JUNE 10.
SAMSON & DELILAH OIL & MINING CO; Anderson T Herd; \$2,500; H J & F E Goldsmith.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

MAY 31, JUNE 1, 2, 4, 5 & 6.
Amsel Constn Co, 456 Broome st.. 3,500.00
Burwak Elevator Co..... 3,500.00
One Seventy Building Co, 170th st, ns, 133 e Ft Washington av—Falihee McCune, Inc..... (R) 13,834.51
Poth, I A, 343-5 W 36th st..Staley Electric Elevator & M Co..... 3,200.00
Widrewitz, Saul, 222 Henry st..Raisler Heating Co..... (R) 450.00

Bronx.

No Chattels filed this week.

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Manhattan.

No Building Loan Contracts filed this week

Bronx.

No Building Loan Contracts filed this week

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

STABLES AND GARAGES.
PEARL ST, 122-4, 1-sty bk garage, 47x120, slag rf; \$5,000; (o) Lower N. Y. Realty Co, 60 Wall; (a) Phillip Morris Erickson, 645 E 31st, Bklyn (84).

THEATRES.

BROADWAY, 160th st & Ft. Washington av, 2-sty bk str & theatre, 189x213, tar & clay rf; \$100,000; (o) City Real Estate Co., B. Cleveland, Pres, 176 Bway; (a) Herbert J. Krapp, 116 E 16th (85).

MISCELLANEOUS.

137TH ST, W, n s, 100 e 7 av, 5-sty f, p. Y. W. C. A. bldg, 50x89, plastic slate rf; \$90,000; (o) Y. W. C. A., Mrs. Jos. Cushman, Pres., 600 Lex av; (a) Jno. J. Petit, 103 Park av (83).

Bronx.

DWELLINGS.

DITMARS ST, n s, 50 e King av, 1-sty fr bungalow, 20x14, shingle rf; \$500; (o) Anna Belle Sinclair, 770 E 179th; (a) Frank Massam, 1036 Walton av (98).

STABLES AND GARAGES.

WILCOX AV, s w c Fairmount av, 1½-sty fr stable, 18x18, tar paper rf; \$500; (o) Luciano Colantuoni, 303 E 106th; (a) Gabriel A D. Martino, 2170 Belmont av (94).

MISCELLANEOUS.

177TH ST, E, s s, from Bronx River to N. Y. B. & W. R. R., 1-sty fr theatre & shooting gallery, 45.3x95, slag rf; \$4,500; (o) Est of W. W. Astor, 23 W 26th; lessee, Bronx Exposition Co., Inc., on prem; (a) Chas. E. Silkworth, Jr., 423 76th, Bklyn (97).

177TH ST, E, s s, from Bronx River to N. Y. B. & W. R. R., 2-sty fr Chinese booths, 40x70, Rubberoid rf; \$7,500; (o) Est of W. W. Astor, 23 W 26th; lessee, Bronx Exposition Co., Inc., on prem; (a) H. L. Messmore, 505 W 42d st (95).

177TH ST, E, s s, from Bronx River to N. Y. B. & W. R. R., two 1-sty fr candy booths, 39x 10.6, 20x20, slag rf; \$1,600; (o) Est of W. W. Astor, 23 W 26th; lessee, Bronx Exposition Co., Inc.; (a) Chas. E. Silkworth, Jr., 423 76th, Bklyn (96).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

CHAMBERS ST, 84-6, elevator shaft & f. p. stairs to 5-sty bk office; \$20,000; (o) Chemical Natl Bank, Herbert K. Twitchell, Pres, 270 Bway; (a) Trowbridge & Livingston, 527 5 av (1062).

CHATHAM SQ, 1-4, stairs to 5-sty bk str & tnt; \$25; (o) Henry & Wm. C. Bergh, 109 W 73d; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (1124).

FRANKLIN ST, 5-7, cellar & openings to 4-sty bk mfg; \$8,000; (o) John Simmons Realty Co., Chas H. Simmons, Pres., 110 Centre; (a) Eric O. Holmgren, 371 Fulton, Bklyn (1118).

GREENWICH ST, 400, stairs, partitions to 5-sty bk storage; \$5,000; (o) Edwin C. Schlect, on prem; (a) Corry B. Comstock, 110 W 40th (1076).

GREENWICH ST, 467, holes in floor for tanks to 6-sty bk mfg.; \$200; (o) Est. Henry Welsh, 465 Greenwich; (a) John H. Taylor, 110 W 40th (1103).

LEWIS ST, 142, bk wall to 5-sty bk str & tint; \$300; (o & a) Jos. T. Mohn, 108 W 95th (1115).

MONROE ST, 303-7, fire escape & f. p. passageway to 6-sty bk factory; \$3,000; (o) Henry Koster, Milton Herling, David Buhlers, 303 Monroe st; (a) Denj Ascher, 51 W 66th (1064).

RUTGERS ST, 30, chimney, bathrooms & windows to 3-sty bk str & tint; \$2,000; (o) Est. Jno. Ervin, 205 Congress, Bklyn; (a) David Bleier, 2339 Morris av (1070).

ST. MARKS PL, 60, stairs & remove stone stoop to 5-sty bk str & club; \$1,000; (o) Andrew Greis, 337 W 19th; (a) Max Muller, 115 Nassau (1110).

SPRING ST, 223, platform to 2-sty bk publishing plant; \$400; (o) Butterick Publishing Co., on prem; (a) Jas. S. Johnston, 193 Varick (1077).

WALL ST, 90-6, toilets, iron & marble stairs to 9-sty f. p. office; \$10,000; (o) Louis Ettlinger, care Horace Ely & Co., 21 Liberty; (a) Fred. P. Platt, 1123 Bway (1117).

WATER ST, 374-6, remove walls, concrete floors to 2-sty bk lofts; \$5,000; (o) Matthew J. Sullivan, 109 Cliff; (a) Wm. Kennedy, 5654 Newton av (1109).

WATER ST, 1, stairs & partitions to 5-sty bk warehouse; \$2,500; (o) South Ferry Realty Co., 1 State; (a) Chas. Howard Wansor, Laurel av, Sea Cliff, L. I. (1104).

WILLIAM ST, 11-21, f. p. doors & partitions to 11 & 20-sty f. p. office; \$5,000; (o) Corn Exchange Bank, Walter E. Frew, Pres, on prem; (a) Fredk. Ebeling, 13-21 Park Row (1089).

3D ST, 71 W, 1-sty ext to 2-sty bk str & lofts; \$2,500; (o) Vincent Pepe, 40 S Washington sq; (a) Louis Sheinart, 194 Bowery (1112).

4TH ST, 40-6 W, fire-escapes to 6-sty bk str & lofts; \$250; (o) Max Taismann, 462 Bway; (a) M. Jos Harrison, World Bldg (1095).

4TH ST, 367-77 E, partitions, stairs, doors to 4-sty bk str & tnts; \$10,000; (o) Horowitz Bros. & Margarat, Inc., Jos. Horowitz, Pres, 367 E 4th; (a) Louis A. Sheinart, 194 Bowery (1071).

5TH ST, 604 E, windows & partitions to 4-sty bk tnts; \$400; (o) Morris Rosenbaum, 604 E 5th; (a) Otto Reismann, 147 4 av (1068).

11TH ST, 264 W, reinforce floor columns to 4-sty bk stable & storage; \$2,000; (o) Harry B. Berdan, Long Branch, N. J.; (a) W. G. Clark, 506 2 av (1101).

16TH ST, 640 E, str front & partitions to 5-sty bk tint; \$1,000; (o) Missionary Soc. of Most Holy Redeemer in State N. Y., 526 59th, Bklyn; (a) Chas. Kreymborg, 2240 Quimby av (1073).

17TH ST, 33-5 W, mezzanine to 11-sty f. p. office; \$8,000; (o) Bedell Co., A. M. Bedell, Pres, on prem; (a) Seymour & Schonewald, Grand Central Term (1069).

19TH ST, 206 E, fire escape to 5-sty bk str & lofts; \$1,000; (o) Morris Weinstein, 405 Lexington av; (a) Maximillian Zipkes, 405 Lexington av (1072).

19TH ST, 238-56 W, toilets & plumbing fixtures to 2-sty bk garage; \$300; (o) West 19th St. Garage Corp., 26 Court, Bklyn; (a) Boris W. Dorfman, 26 Court, Bklyn (1122).

20TH ST, 24 W, f. p. windows & alter fire-escape to 5-sty bk lofts; \$1,500; (o) Seamen's Saving Bank, 74 Wall; (a) Adolph E. Nast, 546 5 av (1096).

21ST ST, 36 W, stairs, alter fire-escape to 4-sty bk str, office & lofts; \$1,800; (o) Est of Richard E. Mount, 137 E 34th; (a) Harold L. Young, 500 5 av (1105).

22D ST, 322 W, partitions to 4-sty bk dwg; \$250; (o) Julia S. Walberg, 316 W 23d; (a) Jos. Mitchell, 332 W 24th (1106).

26TH ST, 151 W, partitions to 12-sty f. p. factory; \$150; (o) Brett & Goode, 461 8 av; (a) Gronenberg & Leuchtag, 303 5 av (1126).

28TH ST, 29 E, str front & skylights to 5-sty bk tint; \$5,000; (o) Felix S. Quinta, 36 E 25th; (a) John Moore, 419 W 115th (1125).

31ST ST, W, n w c 11 av, toilets & partitions to 2-sty bk freight house & office; \$2,000; (o & a) N. Y. C. R. R. Co., Grand Central Term (1067).

32D ST, 43-5-7 W, toilets & partitions to 12-sty f. p. apt. hotel; \$1,000; (a) D. A. Cushman Realty Corp., 172 9 av; (a) Townsend, Steinle & Haskell, 1328 Bway (1119).

32D ST, 138 W, partitions & ext to 3-sty bk str & dwg; \$2,000; (o) Fredk. R. Gilsey, 47 W 34th; (a) Louis A. Sheinart, 194 Bowery (1128).

41ST ST, 527-9 W, elevator shaft to 5-sty f. p. storage; \$950; (o) V. Loewers Gambirinus Brewing Co., 528 W 42d; (a) John P. Voelker, 979 3 av (1100).

46TH ST, 543-5 W, walls to 11-sty f. p. mfg.; \$2,000; (o) Jos. S. & A. Leopold Auerbach, 11 av & 46th to 47th; (a) Robt. D. Kohn, 56 W 45th (1121).

47TH ST, 304 E, 2-sty ext to 4-sty bk rectory; \$6,000; (o) St. Boniface Church, Rev. Francis Xavier Edward Albert, pastor, 304 E 47th; (a) Jas. C. McCallum, 323 E 22d (1102).

47TH ST, 535 W, posts & girders to 3-sty bk office; \$150; (o) Clover Farms Co., on prem; (a) John H. Knubel, 303 W 43d (1111).

49TH ST, 43 W, 1-sty add to 4-sty bk dwg. \$7,000; (o) Paul Baerwald, on prem; (a) E. S. Haynes, 10 E 43d (1063).

50TH ST, 35 W, new entrance & partitions to 3-sty bk res; \$2,000; (o) F. W. Daw, 74 W 50th; (a) Jacob Gescheidt, 142 E 43d (1081).

54TH ST, 19 W, partitions & openings to 5-sty bk apts; \$1,000; (o) John D. Rockefeller, Jr., 10 W 54th; (a) Duncan Candler, 753 5 av (1108).

55TH ST, 426 W, ext to 2-sty bk str room; \$1,500; (o) Dominican Sisters of the Sick Poor, 140 W 61st; (a) Jas. McMahon, 117 W 62d (1094).

55TH ST, 66 E, 1-sty add & rf to 4-sty bk res; \$5,000; (o) Cornelius R. Agnew, on prem; (a) Stevenson & Cameron, 37 W 25th (1127).

56TH ST, 4 E, partitions & mezzanine floor to 6-sty bk loft; \$25,000; (o) 705 5th Av, Inc., W. G. Langdon, Pres., 37 Liberty; (a) Wm. L. Rouse & L. A. Goldstone, 512 5 av (1099).

60TH ST, 132 E, stairs & partitions to 4-sty bk dwg; \$400; (o) Freda A. Caille, on prem; (a) Harry T. Howell, 149th & 3 av (1080).

65TH ST, 214-16 W, f. p. stairs & passageway to 6-sty bk garage; \$9,000; (o) Elbridge Snow, 180 W 59th; (a) Robt. Christie & Son, 308 W 20th (1078).

68TH ST, 40 E, partitions, toilets & ducts to 4-sty bk dwg; \$5,000; (o) Mrs. Clara L. Rossen, on prem; (a) Taylor & Levi, 105 W 40th (1090).

73D ST, 105 E, coal vault, skylight, partitions to 6-sty bk res; \$10,000; (o) Alfred F. Pulido, 111 E 70th; (a) Harry Allan Jacobs, 220 5 av (1086).

73D ST, 420 E, windows & partitions to 5-sty bk str & tint; \$529; (o) Anna L. Pribyl, 2940 Bainbridge av; (a) Elwood Hughes, 210 W 34th (1093).

74TH ST, 150 W, partitions to 5-sty bk dwg; \$250; (o) A. C. Bridges, 148 W 74th; (a) Jos. Mitchell, 332 W 24th (1107).

90TH ST, 230 W, partitions & passageway to 7-sty bk tint; \$2,000; (o) Nathan Grabenheimer, 103 Park av; (a) Otto L. Spannhake, 13 Park Row (1087).

102D ST, 202-4 E, elevator to 4-sty bk stable; \$2,500; (o) Mamie Marks, 208 E 102d; (a) Jno. P. Walther, 147 E 125th (1065).

117TH ST, 234 E, opening to 1-sty bk storage; \$180; (o) Nicholas Mezzai, 236 E 119th; (a) Ralph Schweibish, 512 E 76th (1085).

135TH ST, 229 W, partitions & d. w. shaft to 5-sty bk tint; \$5,000; (o) Michael Pisapia, 1927 Bway; (a) Otto L. Spannhake, 13 Park Row (1083).

158TH ST, 668 W, bk wall, ceiling & toilet to 2-sty bk garage; \$4,000; (o) Chas. M. Rosenthal, 30 E 42d; (a) Fred Vollweiler, 696 Bushwick av, Bklyn (1097).

AMSTERDAM AV, 1955, str front & part to 5-sty bk str & tint; \$1,000; (o) Sadie Kennedy, 64 W 95th; (a) Eli Benedict, 352 Convent av (1088).

BROADWAY, 1195, fire-escape to 4-sty str & lofts; \$800; (o) M. Henry Gilsey, 225 5 av; (a) Jos. C. Schaeffer, 38 W 32d (1092).

LEXINGTON AV, 577, partitions & show windows to 3-sty bk dwg; \$900; (o) Ida Ambrose, on prem; (a) Robt. A. Fash, 163 W 20th (1114).

MADISON AV, 543, bathrooms & partitions to 5-sty bk str, factory & res; \$1,000; (o) Rose & Chas. Marx, 543 Madison av; (a) Schwartz & Gross, 347 5 av (1120).

ST. NICHOLAS AV, 1400, partitions to 6-sty, bk str & tint; \$400; (o) Est. Susan B. Livingston, 299 Madison av; (a) Henry Meyer, 1406 St. Nicholas av (1091).

1ST AV, 394, elevator shaft to 4-sty bk factory; \$800; (o) Isaac Roth & Isidor Hirsch, 2201 Valentine av; (a) Bruno W. Berger & Son, 121 Bible House (1113).

4TH AV, 215, windows to 20-sty f. p. str, office & lofts; \$400; (o) Aguilar Corp., care Carstein & Linnekin, 221 4 av; (a) Richard Rohl, 30 E 23d (1116).

4TH AV, 304-8, partitions to 11-sty f. p. str & office; \$500; (o) U. S. Realty & Impt. Co., 115 Bway; (a) F. W. Woolworth Co., 233 Bway (1082).

5TH AV, 500-4, partitions to 8-sty bk str & office; \$200; (o) Louisa McGerry, 258 Bway; (a) Jno. H. Schier, 25 W 42d (1075).

5TH AV, 503, stairs to 5-sty bk str & office; \$300; (o) Levi P. Morton, Rhinecliff on the Hudson, N. Y.; (a) Jno. H. Schier, 25 W 42d (1074).

5TH AV, 2121, bk up windows & garage to 4-sty bk dwg; \$500; (o) David Pfeiffer, 160 Bway; (a) J. M. Felson, 1133 Bway (1098).

6TH AV, 610, toilets & str fronts to 4-sty bk tint; \$6,000; (o) Est Sarah & Jno. D. Tileston, 10 Tremont, Boston, Mass.; (a) Sommerfeld & Steckler, 31 Union sq (1066).

7TH AV, 871, partitions, concrete arch & bk wall to 13-sty f. p. hotel; \$9,500; (o) Helen Fritz, care (a) B. H. & C. N. Winston, 148th & 3 av (1084).

8TH AV, 285, partitions & vents to 4-sty bk str & lofts; \$5,000; (o) Chas. Junker, on prem; (a) Jacob Gescheidt, 142 E 43d (1079).

Bronx.

148TH ST E, s s, 240 e Bergen av, new bk walls, gradient, arches, doorway to 1-sty bk shop; \$500; (o) Henry Frank, 374 Hudson; (a) J. C. Cocker, 2017 5 av (148).

149TH ST, 340, new str fronts to 3-sty fr str & dwg; \$250; (o) Bungay Realty Co., 2796 3 av; (a) Moore & Landsiedel, 3 av & 148th (146).

150TH ST, s s, Gerard to River av, new partitions to 1-sty bk garage; \$1,000; (o) Henry L. Morris, 22 Liberty; lessees, Reo Motor Co., on prem; (a) Bruno W. Berger & Son, 121 Bible House (145).

BOSTON RD, n e c Teasdale pl, new entrance, partitions to 5-sty bk office & tint; \$1,200; (o) 23d Ward Bank, 3 av & 137th; (a) Chas. Schaefer, Jr., 529 Courtlandt av (147).

CRESTON AV, 2187, new foundation to 1-sty fr shop; \$250; (o) Theodore Sattler, 2189 Creston av; (a) Edgar L. Kirby, 17 W 42d (143).

LEIBIG AV, n w c 260th, 1-sty fr ext, 30x 10, to 1½-sty fr dwg; \$1,200; (o) Jas. Dalzell, on prem; (a) Robt. W. Murphy, 5445 Fieldstone rd (144).

SEDGWICK AV, s e c Kingsbridge rd, 1-sty fr ext, 21x16, to 2-sty fr dwg; \$500; (o) R. C. Orphan Asylum, on prem; (a) Otto Reissmann, 147 4 av (142).

TREMONT AV, s s, 75 e West Farms rd, 1-sty bk ext, 20x124, to 1-sty bk shop; \$3,500; (o) Bronx Co., on prem; (a) E. H. Janes, 414 Mad av (141).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
adm—administrator.
admtr—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.
e—East.
exr—executor.
extr—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indiv—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T&c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.
TS—Torren System.

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RECORDS SECTION
of the
REAL ESTATE BUILDERS
RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter

Vol. CI No. 2622 New York, June 15, 1918 PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.
JUNE 7, 8, 10, 11, 12 & 13.

Academy st, ns, at h w mark Shermans Creek, see 204th W, nes 250 se 10 av.
Academy st, nwc 10 av, see 204th W, nes, 250 se 10 av.
Allen st, 171 (2:416-20), ws, 75 s Stanton, 25x91.6, 6-sty bk tnt & str; Jos Jones of Bronx to Isidor Kreiselheimer, 238 W 106, B&S & CaG; mtg \$30,000; June3; June12'18; A\$13,000-26,000. nom
Allen st, 189 (2:417-26), ws, 125 n Stanton, 20x87.6, 5-sty bk tnt & str; Henry A Friedman, ref, to N Y Trust Co, 24 Broad, plff; FORECLOS June4; June10; June11'18; A\$12,000-23,000 (R S \$17). 17,000
Attorney st, 155-7 (2:350-69-70), ws, 200 s Houston, 50x100, 2-6-sty bk tnts & str & 4 & 5-sty bk rear tnts; Karrick Ruggs, at Hotel Gotham, 5 av & 55th, th Jos L Bittenwieser, 300 Central Park W; AL; June12; June13'18; A\$29,500-42,000 (R S \$35). O C & 100
Christopher st, 98 (2:588-57), ss, 97.11 w Bleeker, 24.11x70x26.2x65.3, 6-sty bk tnt & str Max Tarshes to Sarah Tarshes, his wife, 23 E 124; 1/2 pt; AL; June11; June13'18; A\$10,000-19,000. O C & 100
Clinton st, 183 (1:313-29), ws, 125 n Hester, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Rachael Galanchik, 14 E 112, to Max Goldstein, 3875 Bway; AL; May23; re-recorded from May27'18; June7'18; A\$21,000-29,000. O C & 100
Duane st, 62-4, see Bway, 683-5.
Essex st, 45 (1:310-23), ws, 100.11 s Grand, runs w54.2x11xw33.7x26.3x33.5x34'x64.5x24.11 to beg, 5-sty bk tnt & str; Abr Harawitz, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn, plff; FORECLOS June4; June10; June11'18; A\$21,000-29,500 (R S \$20). 20,000
Front st, 46 (1:32-3), nws, 51.5 ne Coenties sl, 19.10x90.5x19.10x90, 4-sty bk loft & str bldg; A\$13,500-21,000; also FRONT ST, 48 (1:32-32), nws, 71.3 ne Coenties sl, runs nw90xne9.2xse4.10xne10.7xse84.7 to st xsw 19.9 to beg, 4-sty bk loft & str bldg; A\$13,000-19,000; Eliz G L Moss of Black Hall, Conn, et al to John Curtin, Inc, a corp, 3 South st; B&S & CaG; mtg \$20,000; May8; June8'18 (R S \$31). O C & 100
Front st, 48, see Front, 46.
Goerck st, 147-51, see Houston, 480-2 E.
Greene st, 29 (1:299-30), ws, abt 120 s Grand, 20x100, 4-sty bk loft & str bldg; Tyler Estate, a corp, to Dorothy M Symes, 294 Magnolia av, Jersey City, NJ; AL; June 8; June12'18; A\$12,500-16,500 (R S \$15). O C & 100
Hudson st, 240 1/2 E, see Av A, 2-4.
Houston st, 480-2 E (2:356-20), nwc Goerck (Nos 147-51), 50.3x68.6, 6-sty bk tnt & str; Bella Hillman to Mose Goodman Corp, 117 W 119; mtg \$42,000; June6; June7'18; A\$24,000-47,000 (R S \$5). O C & 100
Hudson st, 48-50 (1:144-22), sec Thomas (Nos 92-6), 34.6x81.6x44x90, 1-2 & 1-4-sty bk loft & str bldgs; Emily A King, 162 E 78, et al to West Beach Realty Corp, 46 Cedar; mtg \$6,000 & AL; June1; June12'18; A\$32,000-33,000 (R S \$14). O C & 100
Hudson st, 48-50 (1:144-22), sec Thomas (Nos 90-6), 34.8x81.6x44x90, 2 & 4-sty bk loft & str bldgs; West Beach Realty Corp to Markham Realty Corp, 31 Nassau; mtg \$12,500; June12; June13'18; A\$32,000-33,000. nom
Hudson st, 422 (2:583-2), es, 23.1 n St Lukes pl or Leroy st, 21.11x69.6, 4-sty bk tnt & str; Bertha Levy to Henry Naftal, 154 W 118; 1/2 pt; AL; Mar30; June10'18; A\$10,000-14,000. O C & 100
Market st, 30 (1:275-22), es, abt 65 s Henry 22.3x86.7, 3-sty bk tnt & str & 4-sty bk rear loft bldg; Nathan S Youdelman, 1024 Bryant av, to Rae Pollack, 64 E 122; mtg \$16,500; June1; June10'18; A\$12,000-15,500 (R S 50c). O C & 100
Manhattan pl, ns, 25 w Elm, see Bway, 683-5.
Monroe st, 85 (1:272-3), ns, 90.5 e Pike, runs n45.1xw54.11xe25x100 to st xw20.2 to beg (probable error in description), 6-sty bk loft & str bldg; Ernestine Jacobowsky & Cecilia R Ober to Wicklow Building Co,

THE
SUPREME COURT

has permitted real estate appraisers to qualify as experts and testify in court proceedings from their knowledge of real estate values obtained from the records as published in the Record and Guide. Why? Because, they are absolutely authentic, for these records are carefully abstracted from the original instruments, verified and edited by experts with years of experience, thus making them accurate, dependable and reliable, having no equal, and their value never decreasing.

With additional information not given in the Record and Guide weekly, these records are also published in the Quarterly, the final one, making in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscellaneous Conveyances such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

1044 Tremont av; mtg \$16,500 & AL; May 29; June11'18; A\$13,500-22,500 (R S \$1).

Monroe st, 188-90 (1:259-49-50), ss, 60.2 e Montgomery, 43.11x97.1x44.1x95.9, 2-5-sty bk tnts & str & 2-sty bk rear bakery; Lawyers Mtg Co to Woolwich Realty Co, 51 Chambers; B&S; AL; June10; June11'18; A\$17,500-23,000 (R S \$23). O C & 100

Monroe st, 280 (1:263-4), ss, 100 e Jackson, 25x95, 6-sty bk tnt & str; Fredk J Flynn, ref, to U S Trust Co of N Y, 45 Wall, TRSTE will Saml Willets (Walter R Willets Residuary Trust), plff; FORECLOS June5; June6; June7'18; A\$9,000-23,500 (R S \$20). 20,000

Mulberry st, 132-8 (1:237-1-5), es, 75 n Hester, runs e50x25xe52x100xw102x125 to beg, 3-6-sty bk loft & str bldgs; Edmond Huerstel, ref, to Frederic E Lewis, at Ridgefield, Conn, plff; FORECLOS June6; June11; June13'18; A\$80,000-127,500 (R S \$60). 60,000

Orchard st, 176 (2:412-3), es, 50 n Stanton, 25.6x87.9x25.10x87.9, 5-sty bk tnt & str; Chas Wicentowsky to Isaac Ryshpan, 147 Forsyth; 1/2 pt; mtg \$26,000 & AL; Apr 18; June13'18; A\$17,000-25,000. O C & 100

Peck sl, 39 (1:107-13), es, abt 55 s Front, 25x36.6x25x35.10, ss, also strip in rear, 25x 2, 3-sty bk loft & str bldg; A\$9,500-11,000; also PECK SL, 45 (1:107-10), nes at nws South (No 151), 23x35.6, 4-sty bk loft & str bldg; A\$13,000-16,000; also 2D AV, 2296 (6:1689-49), sec 118th (No 300), 20.5x75, 4-sty str tnt & str; A\$10,000-13,000; also 39TH ST, 213 E (3:920-10), ns, 157.6 e 3 av, 16.3x 98.9, 3-sty & b stn dwg; A\$7,000-9,000; Mary L Glover & ano, EXRS, &c, Frank Glover to Mary L Glover, 1/2 pt; Frank N Glover, 2-9 pts; Mary N Conlon, 2-9 pts, & Anna A Glover, 2-9 pts, all at 17 Herkimer st, Bklyn; Dec5'17; June8'18. court order

Peck sl, 45, see Peck sl, 39.

Pike sl, 79-83, see Water, sec Pike sl.

South st, 151, see Peck sl, 39.

Thomas st, 90-6, see Hudson, 48-50.

Thomas st, 92-6, see Hudson, 48-50.

Water st, 386 (1:251-53), ns, 67.10 e Oliver, 16.7x60.2, 2-sty bk tnt & str; Martha E Coster & ano, EXRS Mary L Coster, to Antonio Borelli, 52 Roosevelt; B&S & CaG; June7; June8'18; A\$4,000-4,000 (R S \$5). 4,800

Water st (1:248-44-46), sec Pike sl (Nos 79-83) 52.10x60, 3-4-sty bk tnts & str; Irene McSweeney, widow, to Jere McSweeney, 2105 Bathgate av, 1/2 pt; AL; June8; June10'18; A\$12,500-18,500 (R S 50c). 250

1ST st, 41 E (2:442-16), ss, 194.4 e 2 av, 25.3x77.2x25.1x79.10, 5-sty bk tnt & str; Geo E Weller, ref, to Lawyers Mtg Co, one of the plffs; FORECLOS June5; June10; June11'18; A\$14,000-20,000 (R S \$20). 20,000

1ST st E, see Av A, see Av A, 2-4.

3D st W, nwc Bway, see Bway, 683-5.

13TH st, 733-5 E, see 14th, 734-6 E.

14TH st, 515 E (3:972-12), ns, 216 e Av A, 25x103.3, 6-sty bk tnt & str; Ortus Realty Co to Cesco, Inc, 32 Nassau; mtg \$25,000 & AL; June11'18; A\$12,500-22,000 (R S \$1). O C & 100

14TH st, 734-6 E (2:383-25 & 40), ss, 488 e Av C, 50x206.6 to ns 13th (Nos 733-5), 1 & 2-sty bk shop; Wm Kent, of Tuxedo Park, NY, & ano, TRSTES Emily L Kent, to Eagle Pencil Co, 703 E 13; mtg \$25,000; Apr18; June7'18; A\$26,000-36,000 (R S \$40). 65,000

18TH st, 300-4 W, see 8 av, 159.

19TH st, 441 W (3:717-15), ns, 450 w 9 av, 25x71.11, 3-sty bk tnt; Bernard Naumburg, ref, to Emigrant Indust Savings Bank, plff; FORECLOS June3; June12'18; A\$8,500-9,500 (R S \$7). 7,000

24TH st W, ns, 283.4 w 7 av, see 24th W, ns, 266.8 w 7 av.

24TH st W (3:774), ns, 266.8 w 7 av, a strip 0.5x80x0.1x80; also 24TH ST W (3:771), ns, 283.4 w 7 av, a strip .01x80x .01x80; Seymour Realty Co, 25 Broad, to National Cloak & Suit Co, 207 W 24, an undivided int; CaG; June10; June13'18 (R S 50c). 50

28TH st, 221 W (3:778-28), ns, 272.1 w 7 av, 21.0x98.9, 6-sty bk bldg & str; A\$15,500-35,500; also HANCOCK ST, 1367 (BK-lyn), nws, 165.6 sw Irving av, 20x100; People of State N Y to Alma M Nagel, 1367 Hancock, BKlyn; AT; QC; May28; June7'18; letters patent

29TH st, 333 W (3:753-19), ns, 356 e 9 av, 22x98.9, 1-sty & b bk dwg; Sophie L Beckett (Tripler), daughter of Isabel S & Chas E Tripler, to Lorenzo E Tripler, 30 High st, Norwalk, Conn; ½ pt; AT; mtg \$2,900 & AL; June11'18; A\$12,500-16,500 (R S \$2).

36TH st, 407-9 W (3:734-27-28), ns, 125 w 9 av, 50x98.9, 3-sty bk loft bldg & 1-sty fr bldg; Richd P Lydon, ref, to 407-9 West 36th St Corpn at 42 Bway; mtg \$ —; FORECLOS Apr17'18; Apr19; June7'18; A \$22,000-26,000.

38TH st, 156 E (3:893-55), ss, 134.6 w 3 av, 21.6x98.9, 3-sty- & b stn dwg; Hamilton Holding Co to Criterion Holding Co, 46 Cedar; B&S; mtg \$18,000 & AL; Feb14; June7'18; A\$23,500-25,000.

38TH st, 156 E; Criterion Holding Co to Hamilton Holding Co, 37 Liberty; B&S; mtg \$18,000 & AL; Mar14; June7'18.

38TH st, 156 E; Hamilton Holding Co to Marie H Travis, 130 E 24; mtg \$17,500 & PM; mtg \$3,750 & AL; June6; June7'18 (R S \$5.50).

38TH st, 332 E (3:943-40), ss, 200 w 1 av, 25x98.2x25x101.1, 5-sty bk bldg; Laura Oppenheim, 10 E 130, to John Peyer, 634 2 av, BKlyn; mtg \$20,750 & AL; May29; June8'18; A\$8,500-19,000.

39TH st, 213 E, see Peck sl, 39.

40TH st, 351-7 W, see 41st, 352-4 W.

41ST st, 352-4 W (4:1031-5-7), ss, 100 e 9 av, runs sl97.7 to ns 40th (Nos 351-7) & 80x98.9x98.9x30x98.9 to 41st xw50 to beg, 4 & 5-sty bk loft bldg, 5-sty bk loft bldg & 3-3-sty bk tnts & str, with 3-3-sty bk rear tnts; Winfield S Gilmore to 352 West 41st St, Inc, at 55 Liberty; AL; June3; June8'18; A\$86,000-107,000 (R S \$35).

43D st, 339 E (3:1336-22), ns, 73.9 w 1 av, 26.3x75.5, 5-sty bk tnt & str; Lopard Building Corp, 883 Trinity av, to Giuseppe Papesca, 623 E 161; mtg \$15,750 & AL; June10'18; A\$9,000-19,000 (R S \$1).

45TH st, 242 E (5:1318-31), ss, 100 w 2 av, 25x100, 4-sty bk tnt & str & 3-sty bk rear bldg; Geo de Bracheleer, at Chap-pagua, NY, to Inter-Section Realty Co, 66 Bway; mtg \$7,500; June10; June11'18; A \$10,000-14,000.

46TH st, 246 E, see 2 av, 853.

56TH st, 401 E, see 1 av, 1026.

56TH st, 248-52 E, see 2 av, 1237-9.

69TH st, 1 W, see Central Park W, 91.

70TH st, 143 W (4:1142-16), ns, 201.4 e Bway, 18.1x100.5, 4-sty & b stn dwg; Realty Mtg Co, 30 E 42, to Jere F Donovan, 360 E 7, BKlyn; B&S; mtg \$15,000; Apr30; June8'18; A\$19,500-24,500.

70TH st, 143 W; Jere F Donovan of BK-lyn to Realty Mtg Co, 30 E 42; mtg \$15,000; June7; June8'18.

71ST st, 17 E (5:1386-15), ns, 50 w Mad. av, 20x102.2, 4-sty & b stn dwg; Penelope A Luitgen & ano, EXRS, & C, Mary L Van Ness, to Stafford McLean, 776 Mad av; June3; June8'18; A\$68,000-82,000 (R S \$46).

72D st, 18 E (5:1386-60), ss, 295 e 5 av, 25x102.2, 5 & 6-sty stn dwg; Chas E Dan-forth of Tarrytown, NY, to Alfonso P Villa & Helen L, his wife, or the survivor, both at Brookfield, LI; mtg \$100,000 & AL; June 6; June7'18; A\$87,000-150,000 (R S \$70).

73D st, 164 W (4:1144-58), ss, 156.6 e Ams av, 18.7x102.2, 4-sty & b stn dwg; Bryan D Sheedy to J M Etzel Co, 408 W 13; QC; May28; June7'18; A\$18,500-23,000.

79TH st, 17 E (5:1491-10), ns, 226 e 5 av, 18x102.2, 5-sty stn dwg; John R Delafield at Fieldston, Bronx, to Violetta W Dela-field, near W 246th st & Half Moon pl, at Fieldston, Bronx; mtg \$55,000; June6; June 7'18; A\$60,000-90,000.

80TH st, 301 W, see West End av, 425.

81ST st, 6 E (5:1492-67), ss, 141.1 e 5 av, 20.5x102.2, 5-sty stn dwg; Charlotte W or Nayan Saenger, wife Oscar Saenger, 6 E 81, to Oscar Saenger, 6 E 81; AL; June 7; June13'18; A\$48,000-70,000.

84TH st, 327 W (4:1246-21½), ns, 273 w West End av, 18x102.2, 3-sty & b stn dwg; Lottie B, wife Henry Steinbach, to Henry Steinbach & Lottie B, his wife, both of Asbury Park, NJ, as tenants by entirety, May27; June8'18; A\$17,300-20,000.

85TH st, 70 W (4:1198-60), ss, 116.8 e Col av, 16.8x102.2, 5-sty & b stn dwg; Jewel F Maurice to Chas A Maurice, 70 W 85; mtg \$20,000 & AL; Mar22'15; June 11'18; A\$14,000-20,000.

94TH st, 215-7 E (5:1540-10-11), ns, 230 e 3 av, 45x100.8, 2 & 3-sty bk stable & 1-sty fr shed; John H Parker, at West Long Branch, NJ, to Wm A Campbell, of Elm rd, Caldwell, NJ; mtg \$10,000; Mar12; June 10'18; A\$14,500-17,500 (R S \$2.50).

94TH st, 78 W (4:1207-61), ss, 55 e Col av, 50x72.8, 5-sty bk tnt; Burdock E Ra-bell, EXR Jas W Westerfield, to Burdock E Rabell, 60 Hamilton tr, as EXR Carrie Westerfield; June7'18; A\$33,000-48,000 (R S \$47.50).

99TH st, 205 E (6:1649-5), ns, 105 e 3 av, 37.6x100.11, 6-sty bk tnt & str; Bella Hill-man to Louis Hubener, 88 Horton st, City Island, & Martin Escher, 310 E 157; mtg \$27,500; June11; June13'18; A\$11,500-35,000 (R S \$8.50).

99TH st, 224 E, see 94th, 228 E.

99TH st, 228 E (6:1648-32), ss, 175 w 2 av, 37.6x100.11, 6-sty fr tnt & str; A\$11,500-35,000; also 99TH ST, 224 E (6:1648-33), ss, 212.6 w 2 av, 37.6x100.11, 6-sty bk tnt & str; A\$11,500-35,000; Henry Morgenthau Co to Wm F A Kurz, 951 Grant av, Bronx; B&S & CaG; June12'18 (R S \$5.50).

101ST st, 238 W (7:1872-57½), ss, 159 e West End av, 17x100.10, 3-sty & b stn dwg; Lottie E Grady, 302 W 86, EXTRX, & C, Wm Scott, to Wm C Mott, 320 W 86, & Union Trust Co, 80 Bway, EXRS Robt A Scott; ½ pt; Mar28; June12'18; A\$14,200-18,000.

108TH st, 225 E (6:1658-13), ns, 310 e 3 av, 25x100.11, 4-sty stn tnt & str; A\$6,500-11,000; also 108TH ST, 227 E (6:1653-14), ns, 335 e 3 av, 25x100.11, 4-sty stn tnt & str; A\$6,500-11,000; Chas E Haskell, 227 Main st, Orange, NJ, to Masis Realty Corp; mtg \$10,000 & AL; June12; June13 '18 (R S \$1).

108TH st, 227 E, see 108th, 225 E.

111TH st, 76 E (6:1616-45), ss, 180.6 w Park av, 16.2x100.11, 3-sty & b stn dwg; Windsor Trust & Safe Deposit Co, TRSTE, at Windsor, Conn, to Oscar C Purdy, of Windsor, Conn; AT; B&S & confirmation deed; May29; June10'18; A\$5,100-6,000.

117TH st, 218 E (6:1666-39), ss, 200 e 3 av, 25x100.10, 5-sty bk tnt; Julia, wife Leo Ring, of Platt Clove, Greene Co, NY, to Antonio Caplan, 203 E 56; mtg \$13,500 & AL; June10; June11'18; A\$7,500-16,000 (R S \$3).

118TH st, 300 E, see Peck sl, 39.

126TH st, 270 W (7:1931-60), ss, 100 e 8 av, 25x99.11, 4-sty bk tnt & str, 1-sty fr ext; Jas E Wrenn to Clifford F Wrenn, both at 92 Morningside av; ½ pt; B&S; Oct26'17; June10'18; A\$15,000-18,000.

127TH st, 53 E (6:1752-23½), ns, 76.8 e Mad av, 16.8x99.11, 3-sty & b stn dwg; Mary A Steinberg to Danl J Quinlan, 10 E 130; B&S; mtg \$10,000; June6; June12'18; A\$4,000-6,000.

127TH st, 620 W, see Claremont av, 195.

131ST st, 216 W (7:1936-41), ss, 191.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Julia E Jackson, 162 E 36, to Julius Goldwater, 522 3 av; mtg \$1,000; June6; June7'18; A \$4,300-5,600 (R S \$5).

132D st, 5 E (6:1757-5), ns, 110 e 5 av, 25x99.11, 5-sty bk tnt; Phelan Estates, Inc, 2045 Ryer av, to Harvey C Price, 131 W 110; mtg \$17,000 & AL; June6; June10'18; A\$5,500-17,500 (R S \$1.50).

135TH st, 512 W (7:1988-46), ss, 329.2 w Ams av, 45.10x99.11, 6-sty bk tnt; Benen-son Realty Co, 401 E 152, Bronx, to Isidor R Isaacs, 115 Columbia st; mtg \$52,000; June6; June7'18; A\$24,500-58,000 (R S \$6).

136TH st, 209 W (7:1942-25), ns, 151 w 7 av, 17x99.11, 3-sty & b stn dwg; Aaron Weiss to Margt Brown, 234 W 124; AL; May6; June8'18; A\$4,700-6,800.

138TH st, 268 W (7:2023-40), ss, 145.6 w 7 av, 22x99.11, 3-sty & b bk dwg; Bella M Wallach, of White Plains, NY, to Stanley Waith, 64 W 131; mtg \$7,500 & AL; June 10'18; A\$6,100-8,800 (R S \$2).

141ST st, 419 W (7:2050-189), ns, 184.9 w St Nicholas av, 16.4x99.11, 3-sty & b stn dwg; Iola M Ransom to C L Lawrence Corpn at Bayshore, LI; June7'18; A\$7,500-10,500 (R S \$16).

142D st, 235 W (7:2028-13), ns, 300 e 8 av, 25x99.11, 5-sty stn tnt; Marcella T Mahony, 229 E 30, to Saml Levitt, 409 Lenox av; mtg \$12,000; June11'18; A\$6,500-17,000 (R S \$3.50).

151ST st W, nwc Convent av, see Convent av, 480-2.

152D st W, swc Convent av, see Convent av, 480-2.

171ST st, 701 W, see Ft Washington av, 267-71.

181ST st W, swc Northern av, see 181st W, ss, bet Haven & Northern avs.

181ST st W (8:2177-175), ss, whole front bet Haven av & Northern av, —x122.2x 239.7x153.10, vacant; Wm C Arnold, ref, to 175th St Holding Co, at 180 Bway, plfr; FORECLOS Apr22; June12; June13'18; A \$60,000-60,000 (R S \$90).

202D st W, nes, at ses 9 av, see 204th W, nes, 250 se 10 av.

203D st W, nec 9 av, see 204th W, nes, 250 se 10 av.

203D st W, see 9 av, see 204th W, nes, 250 se 10 av.

204TH st W, sec 9 av, see 204th W, nes, 250 se 10 av.

204TH st W, ns, 100 e 9 av, see 204th W, nes, 250 se 10 av.

204TH st W, nes, at ses 10 av, see 204th W, nes, 250 se 10 av.

204TH st W (8:2201-29), nes, 250 se 10 av, 150x99.11, vacant; A\$21,000-21,000; also 10TH AV, 5815 (8:2201-1), ses, at nes 204th, 99.11x100, vacant; A\$23,000-23,000; also NAEGL AV (8:2216-1-7-11), ss, 150 w 204th, runs sl39.10xsw318.6xsl16.1 to Sher-mans Creek xsw, ne & n along creek to Naegle av x43.6 to beg, vacant; A\$109,000-109,000; with AT to water lots & land under water in front of & adjacent to above & docks, wharfage rights, & C; also 10TH AV (8:2216-42), nwc Academy, 50 to h w m of Sher-mans Creek xne & n — to av xsw 166 to beg, vacant; A\$45,000-45,000; also ACADEMY ST (8:2216-24-27), ns, at h w m Sher-mans Creek at point 94 nw 10 av, runs nw234xe, s & se along creek — to beg, vacant; A\$53,000-53,000; also 9TH AV (8:2184-20-24-28-42), ses, at nes 202d, runs ne 199.10 to ss 203d xsl169.3 to h w m Har-lem River xsw — to 202d xnl169.3 to beg, with all riparian rights, & C, excepts such portions if any as lie in lines of Naegle, 9th & 10th avs & Academy, 202d, 203, 204th & 205th sts, & so much as lies e of hw l of Harlem River bet ns 202d & ss 203d, & excepts 12 lots on ss 205th, conveyed to Elkin Holding Co by deed dated Dec15'15, vacant; A\$68,000-68,000; also 9TH AV (8:2185-1-5-10-9-24), nec 203d, runs nl99.10 to ss 204th xel199.7 to h w l Harlem River xs — to ns 203d xw199.7 to beg, vacant; A \$40,500-40,500; also 204TH ST W (8:2185-33-36-51), ns, 100 e 9 av, runs nl99.10 to ss 205th xel29.11 to h w l Harlem River xs — to 204th xw129.11 to beg, vacant; A\$12,000-12,000; also 205TH ST W (8:2186-9-11-18-25-26), ns, 100 e 9 av, runs nl99.10 to ss 206th xel150 to h w l Harlem River xs — to

205th xw150 to beg, with all riparian rights, docks, wharfage, & C, vacant; A \$33,000-34,000; Jas N Butterly & Bartholo-mew A Greene to Northern Terminal Corp of N Y, at 60 Bway; all RT&L; mtg \$150,000 & AL; May29; June7'18 (R S \$400).

205TH st W, ns, 100 e 9 av, see 204th W, nes, 250 se 10 av.

205TH st W, ns, 100 e 9 av, see 204th W, nes, 250 se 10 av.

206TH st W, ns, 100 e 9 av, see 204th W, nes, 250 se 10 av.

Av A, sec 1st, see Av A, 2-4.

Av A, 2-4 (2:397-1-2), nec Houston (No 210½), runs n25.11 to ss 1st xsl172.6 to ws Houston x85 to ns Houston x w174.5 to beg, 2 & 4-sty bk tnt & str; Minsky Building Co, signs Minsky Realty Co, to Herbert K Minsky, 156 2 av; mtg \$53,000 & AL; May 20; June12'18; A\$47,000-58,000 (R S 50c).

Av B, 279 (3:984-3), es, 42 n 16th, 20x93, 5-sty bk tnt & str & 2-sty bk rear shop; Maurice L Nadler to Saul Nadler, 47 Wal-ker; mtg \$6,000; June6; June7'18; A\$6,750-10,500 (R S 50c).

Bradhurst av, 8 (7:2043-31), es, 77.6 n 142d, 23x53.11x23.7x —, 5-sty bk tnt; A\$5,200-10,500; also BRADHURST AV, 6 (7:2043-30), es, 55.1 n 142d, 22.5x56.6x21.6x59.2, 5-sty bk tnt; A\$5,200-10,500; Chas E Has-kell, 227 Main st, Orange, NJ, to Chas Beck, 508 W 162; mtg \$12,000 & AL; May28; June 3'18 (R S \$6.50). (Corrects error in last issue as to grantor's name).

Broadway, 683-5 (2:535-57), nwc 3d, 50x 95, 12-sty bk office & str bldg; A\$145,000-295,000; also DUANE ST, 62-4 (1:154-20), s, 25 w Elm, 50x76 to Manhattan pl or Re-publican alley, 2-5-sty bk loft & str bldgs; A\$110,000-120,000; Francis Bannerman & Sons, 501 Bway, et al, to Robert Hoe Es-tate Co, 15 Wm; ½ pt; AT; B&S & CaG; mtg \$208,000 & AL; June4; June12'18 (R S \$57.50).

Central Park W, 91 (4:1122-29), nwc 69th (No 1), 50.5x100, 7-sty bk tnt; Lottie E Grady, 302 W 86, EXTRX, & C, Wm Scott, to Wm C Mott, 320 W 86, & Union Trust Co, 80 Bway, EXRS, Robt A Scott; ½ pt; Mar28; June12'18; A\$110,000-175,000.

Claremont av, 195 (7:1994-72), swc 127th (Nos 620), 150x91, 6-sty bk tnt; Dorilton Corpn to Wm P Sheridan, 549 Riverside dr; mtg \$169,750 & AL; June5; June7'18; A \$120,000-275,000 (R S \$85.50).

Convent av, 480-2 (7:2066-17), nwc 151st, 54.6x84.8x50x62.11, 5-sty bk tnt; mtg \$46,600; A\$ —; also CONVENT AV, 484-6 (7:2066-19), ws, 54.6 n 151st, 54.5x106.5x 49.1x81.8, 5-sty bk tnt; mtg \$42,000; A \$ —; also CONVENT AV, 492 (7:2066-46), swc 152d, 108.11x31.5x99.11x74.10, 5-sty bk tnt; mtg \$69,000; A\$45,000-90,000; College Holding Co to Olds Holding Corp, 217 Bway; May29; June12'18 (R S \$21).

Convent av, 484-6 (7:2066-19), ws, 54.6 n 151st, 54.5x106.5x49.1x84.8, 5-sty bk tnt; Olds Holding Corpn to Wm C Mauch, 532 8 av; mtg \$42,000; June11; June12'18 (R S \$11).

Convent av, 484-6, see Convent av, 480-2.

Convent av, 492, see Convent av, 480-2.

East End av, 88, see 2 av, 853.

Ft Washington av, 267-71 (8:2139-200), nwc 171st (No 701), 100.4x87.6x100x95, 5-sty bk tnt; Itasca Corpn to Norman Real Es-tate Corp, 170 Bway; mtg \$130,000; June 5; June7'18; A\$55,000-135,000 (R S \$15.50).

Haven av, sec 181st, see 181st W, ss, bet Haven & Northern avs.

Lenox av, 311 (7:1910-33), ws, 80 s 126th, 19.11x75, 4-sty & b stn dwg; John W Ross to Corn Exchange Bank, 13 Wm; mtg \$14,000 & AL; Feb19'17; June7'18; A\$21,000-22,000.

Lexington av, 1699 (6:1634-52), es, 73.11 s 107th, 27x82.9, 4-sty stn tnt & str; Louis Bleier, 152 W 118, to Edw W Drucker, 707 St Nicholas av; ½ pt; mtg \$10,000 & PM mtg \$2,500; June10; June12'18; A\$12,500-18,000 (R S \$2).

Madison av, 1590 (6:1612-57), ws, 50.11 s 107th, 25x100, 5-sty stn tnt & str; Jas O Farrell, ref, to Benj Welles, at Islip, LI, & Bennett De Beixodon, at Amityville, LI, TRSTES for Geo L Kingsland, will Helen S Kingsland, plfrs; FORECLOS May31; June13'18; A\$16,000-26,000 (R S \$18).

Nagle av, ss, 150 w 204th, see 204th W, nes, 250 se 10 av.

Northern av, swc 181st, see 181st W, ss, bet Haven & Northern avs.

Park av, 1406 (6:1610-38), ws, 75.11 s 105th, 25x80, 5-sty stn tnt; Herman Moench to Edw A Ridley at Fanwood, NJ; B&S; A L; July16'15; June7'18; A\$7,000-13,500.

Vehmiylea av (8:2226-5 & pt lot 7), ns, 100 e 204th, 75x150, vacant; Jos Schaefer, NY, to Anna Woywod, NY; AL; Mar30'10; June12'18; A\$ —.

Vermiylea av (8:2226), ss, 100 e 204th, same prop; Anna, wife of & Ernest H Woywod, NY, to Velma M Rogers, 518 W 150; B&S; June6; June12'18 (R S 50c).

West End av, 425 (4:1244-44), nwc 80th (No 301), 102.2x56, 7-sty bk tnt; Lottie E Grady, 302 W 86, EXTRX, & C, Wm Scott, to Wm C Mott, 320 W 86, & Union Trust Co, 80 Bway, EXRS Robt A Scott; ½ pt; AL; Mar28; June12'18; A\$145,000-200,000.

1ST av, 1026 (5:1368-1), nec 56th (No 401), 20x94, 4-sty bk tnt & str; David L Weill, ref, to Edw & Ida Ridley, 118 E 64, & Henry E Ridley, 120 E 85, EXRS & TRSTES Arthur J Ridley, plfrs; FORE-CLOS May28; June11'18; A\$12,000-18,000 (R S \$14.50).

1ST av, 2370 (6:1809-50), es, 129 n 121st, runs e58.2xnw31.2xw37 to av xs23 to beg, 4-sty bk tnt & str; Marie Wiggers, widow, 811 E 217, to Rudolf Schildt, 453 E 119; mtg \$5,000 & AL; May24; June11'18; A\$5,000-8,000 (R S \$1).

2D av, 83 (2:460-35), ws, 20.4 s 5th, 20x 80x20.1x80, 5-sty bk tnt & str; Eva Welt-fach, 206 W 119, to Martin A Furman, 953 Hoe av, Bronx; ½ pt; AT; B&S; AL; Apr 11'17; June7'18 A\$14,500-23,000. nom

2D av, 853 (5:1319-27), ws, 50.5 s 46th, 25x100, 5-sty bk tnt & str & 3-sty bk rear tnt; A\$16,000-22,000; also 46TH ST, 246 E (5:1319-29½), ss, 75 w 2 av, 25x50x25x50.5, 5-sty bk tnt & str; A\$6,500-12,500; also EAST END AV, 88 (5:1680-27), ws, 76.8 s 84th, 25.6x80, 5-sty bk tnt; A\$8,500-18,000; Susanna Koch, of Bronx, to Ernst Koch, 781 E 176; June1; June11'18 (R S \$50). nom

2D av, 1237-9 (5:1419-28), 65w 65th (Nos 248-52), 47x—x31.4x100, 4-5-sty bk tnts & str; Nathaniel Phillips, ref, to N Y Trust Co, 24 Broad, plff; FORECLOS June4; June 10; June11'18; A\$29,000-55,000 (R S \$30). 30,000

2D av, 2192-4 (6:1684-51), es, 42.6 s 113th, 41.8x100, 6-sty bk tnt & str; Ortus Realty Co to Giovanni Attanasio, 308 E 113; mtg \$37,500; June5; June7'18; A\$15,000-41,000 (R S \$3). O C & 100

2D av, 2206, see Peck sl, 39.

3D av, 710 (5:1299-37), ws, 75.5 s 45th, 25 x95, 5-sty bk tnt & str; Minnie Feist, 540 W 165, to Viola S Powers, 255 W 90; AL; Feb26; June12'18; A\$22,000-32,000 (R S \$1). O C & 100

3D av, 710; Viola S Powers, 255 W 90, to Maurice V Freund, 61 E 86; AL; Apr1; June12'18 (R S \$28). O C & 100

3D av, 853 (779) (5:1325-53½), es, 41.7 s 52d, 19.8x64.10, 4-sty bk tnt & str; Lulu Eggleston to Millicent Eggleston, both at 721 E 21, Bklyn; B&S; June3; June11'18; A\$10,500-14,500 (R S \$1). nom

3D av, 1791 (6:1649-4), es, 100.11 s 100th, 25.2x100.5, 5-sty bk tnt & str; American Mtg Co to State Investing Co of N J, at 15 Exchange pl, Jersey City, NJ; B&S; Sept 11'12; June10'18; A\$13,000-21,000. nom

3D av, 1997 (6:1659-47), es, 40.10 s 110th, 20x85, 4-sty bk tnt & str; Warren Leslie, ref, to Emigrant Indust Savings Bank, plff; FORECLOS June6; June7; June8'18; A\$11,500-15,000 (R S \$12). 12,000

5TH av, 1487 (6:1746-4), es, 75.10 n 119th, 25x91, 5-sty bk tnt & str; Pearl Niles, of Town of Union, NJ, to Emma D Gardner, 22 Grove, Bklyn; AL; Mar30; June13'18; A\$13,000-22,000 (R S \$250). nom

5TH av, 2232 (6:1733-39), ws, 25 s 136th, 24.1x85, 5-sty bk tnt & str; Philip J Dunn, ref, to Edw & Ida Ridley, 118 E 64, & Henry E Ridley, 120 E 85, EXRS & TRSTES Arthur J Ridley, plffs; FORECLOS May29'18; June11'18; A\$8,200-16,000 (R S \$14). 14,000

6TH av, 92 (2:553-9), es, 22.9 s 8th, 22.9 x80, 3-sty bk tnt & str; Thos L Hurley, ref, to Albert W Pross, 304 St Johns pl, Bklyn, & N Y Trust Co, 24 Broad, NY, EXRS J Harsey Purdy, plffs; FORECLOS June4; June6; June7'18; A\$16,000-20,000 (R S \$20). 20,000

8TH av, 159 (3:741-38), swc 18th (Nos 300-4), —x—, 3 & 4-sty bk tnt & str; John Berry, EXR & TRSTE Geo Breeze, to Jesse Breeze, ½ pts, Georgie Pimple, ½ pt, both at 3600 Lexington st, Chicago, Ill; May31; June12'18; A\$16,500-21,000. nom

9TH av, sec, at nes 202d, see 204th W, nes, 250 se 10 av.

9TH av, sec 203d, see 204th W, nes, 250 se 10 av.

9TH av, nec 203d, see 204th W, nes, 250 se 10 av.

9TH av, sec 204th, see 204th W, nes, 250 se 10 av.

10TH av, nwc Academy, see 204th W, nes, 250 se 10 av.

10TH av, 5815, see 204th W, nes, 250 se 10 av.

Interior lot (5:1295-pt lot 31), at cl blk bet 40th & 41st & 100 w 3 av, runs w60xs 10.8xse55.1xn33.11 to beg, vacant; Susan V De Rose & ano, EXRS, &c, Edw De Rose, to 149 East 40th St Corp'n at 2 Rector; A T; AL; May27; June7'18; A\$—5—. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Greenwich st, 163 (1:60), es, 104.9 s Cort-landt, 25.8x88.9x25.4x90.10; consent to 3d track; Greenwich Building Co, at 163 Greenwich, to Manhattan Railway Co & ano; mtg \$10,000; May3; June10'18 (R S \$150). 1,200

Greenwich st, 163; consent to 3d track; Mary E Eddison to same; mtg \$10,000; May 16; June10'18. nom

Greenwich st, 167 (1:60), es, 53.4 s Cort-landt, 19.7x23.7x20x24; consent to 3d track; Thos F Kehoe, 159 Halleck av, B of Q, et al, as owners, to Manhattan Railway Co & ano; mtg \$1,500; Mar21; June11'18 (R S \$1). 750

Greenwich st, 167; consent to 3d track; Thos F Kehoe, 159 Halleck av, B of Q, as TRSTE, &c, & as mtgee, to Manhattan Railway Co & ano; mtg \$1,500; Mar—'18; June11'18. nom

Pearl st, 358-60 (1:112), ses, 87.7 ne Franklin sq, runs se53.4 to ws of an alley xn25xnw20.2xe36.6 to ss of said alley xs 12.4xsl13.4xn11.1xe28.6xw88.3 to st xsw40.11 to beg; consent to switch & signal tower, &c; Oscar J Maigne to Manhattan Railway Co & ano; May9; June8'18 (R S \$50c). 500

Rivington st, 3, see Bowery, 209.

Water st, 384-6 (1:251), party wall & encroachment agmt; Martha E & Oliver de L Coster, EXRS Henry A Coster, with Antonio Borelli, the latter as owner of 386 Water st; May22; June8'18. nom

18TH st, 300-4 W, see 8 av, 159.

40TH st, 351-5 W (4:1031-6½-7), ns, 120 e 9 av, 60x98.9, 3-3-sty bk tnts & str & 3-3-sty bk rear tnts; re mtg; rec Jan13'14; Richd C Bondy et al, EXRS Emil C Bondy, to Winfield S Gilmore at Greenwich, Conn; QC; June5; June8'18; A\$25,000-26,000. nom

103D st E, see Lex av, see Lex av, sec 103d.

138TH st, 103 W (7:2007), ns, 100 w Lenox av, 25x99.11; asm rents to extent of \$600; Harry Demore to Atlantic Finance Corp'n, 192 Bway; June11'18. nom

147TH st, 614 W (7:2093-38½), ss, 117.2 w Bway, 16.8x99.11, 3-sty & b bk dwg; petition to register title; Sarah M Smyth, 802 W 181, owner, to Emma L Lockwood, Hannah M Wallace, Chas Muhlenfels, Margt A Thomas, Henry Frederick & Peo-ple of State N Y; June7'18; A\$8,000-10,000. Torrens System

Bowery, 209 (2:425), also RIVINGTON ST, 3; beam right agmt, etc; West-Mercer Corp'n, 30 E 42, with Ignatz P Fleischer, 1435 50th, Bklyn; June4; June12'18. nom

Lexington av (6:1630), sec 103d, —x—; consent to stairways to subway station; Carl Fischer to City of N Y & Interbor-ough Rapid Transit Co, 165 Bway; Apr29; June11'18. nom

3D av, 1878 (6:1631), ws, 50 s 104th, 25x 89; consent to 3d track; Annabella L Arm-strong to Manhattan Railway Co & ano; May16; June11'18 (R S \$50c). 124.47

3D av, 1880 (6:1631), ws, 25 s 104th, 25 x80; consent to 3d track; John Armstrong to Manhattan Railway Co & ano; May16; June11'18 (R S \$50c). 124.47

8TH av, 159 (3:741), swc 18th (Nos 300-4); election to take above by Jessie Breeze to have ½ part & by Georgie Pimple to have ½ part from exrs of the Estate of Geo Breeze instead of proceeds under will (see Cons); May23; June12'18. —

Certified copy (misc) will of Chas Ott-mann, late of N Y City; Mar21'10; June10 '18. —

Power of atty (misc); Alfred B C Tamke of Bklyn to Bernard H & Joanna M Tamke of Bklyn; May28; June11'18. —

Power of atty (misc); Alex S Williams, at Shore rd & 9 av, Astoria, B of Q, to H Pushaas Williams, 390 Sanford av, Flushing, B of Q; May28; June10'18. —

Power of atty (misc); Remsen T Will-iams, 1095 Steinway av, B of Q, to same; May28; June10'18. —

Power of atty (misc); Grenville W Par-kin, of Bound Brook, NJ, to Louisa F Beam, of Bound Brook, NJ, & Wm Parkin, N Y City; Nov5'17; June10'18. —

Power of atty (misc); Michele Lasco to John Thomas, 233 E 115; Mar26'14; June8 '18. —

Power of atty (misc); Henry C Nelson to Grace Nelson, 3876 Boston rd, Bronx; Mar25; June12'18. —

Power of atty (misc); Saml J Druskin to Louis Druskin, both at 107 W 118; June 11; June 12'18. —

WILLS.

Borough of Manhattan.

10TH st, 228 W (2:619-21), ss, abt 135 w Blecker, —x—, 4-sty bk tnt & 2-sty bk rear shop; A\$9,000-14,000; Alex Steel Est, Chas Steel, EXR, Verona, NJ; (A) Cad-walader, Wickersham & Taft, 40 Wall. Filed Mar4'18.

20TH st, 25-7 E (3:849-21-22), ns, abt 130 e Bway, —x—, 1-3 & 1-4-sty bk loft & str bldg; A\$66,000-70,000; Jas Muir Est, J F Muir, EXR, 58 W 59; (A) Hedges, Ely & Frankel, 165 Bway. Filed Apr27'18.

26TH st, 442 W (3:723-60), ss, abt 325 e 10 av, —x—, 4-sty bk tnt & 2-sty bk rear bldg; A\$11,000-12,000; also 52D ST, 369 W (4:1043-5), ns, abt 100 e 9 av, —x—, 5-sty bk tnt & str; A\$16,000-28,500; also 84TH ST, 161 W (4:1215-4½), ns, abt 85 e Ams av, —x—, 5-sty bk tnt; A\$12,500-21,000; Delia McConnell Est, Arthur McConnell, EXR, 533 W 149; (A) J H Rogan, 145 Nas-sau. Filed Feb21'18.

68TH st, 249 W (4:1160-10), ns, abt 220 e West End av, —x—, 5-sty stn tnt; A\$14,500-28,000; Fredk H Kastens Est, Sophie Kastens, EXTRX, 449 W 47; (A) Hohn, Whitlock & Scarff, 35 Nassau. Filed Nov 13'17.

74TH st, 127 E (5:1409-11), ns, abt 140 w Lex av, —x—, 3 & 4-sty & b stn dwg; A\$18,500-22,500; also 37TH ST, 45 W (3:839-15), ns, abt 245 e 6 av, —x—, 4-sty stn tnt & str; A\$54,000-56,000; Georgiana C O Barber Est, Donn Barber, EXR, 125 E 74; (A) Hawkins, Delafield & Longfellow, 20 Exchange pl. Filed Mar4'18.

94TH st, 35 W (4:1208-20), ns, abt 305 w Central Park W, —x—, 3-sty & b bk dwg; A\$14,500-18,500; Hannah S Gould Est, Ada B Gould, EXTRX, 35 W 94; (A) Fullerton Wells, 175 5 av. Filed Mar5'18.

101ST st, 4-10 W (7:1836-37-39), ss, abt 110 w Central Park W, —x—, 2-6-sty bk tnts; A\$51,000-112,000; Rose Tekulsky Est, Nathan Tekulsky, EXR, 255 W 108; (A) Lewis & Schaap, 299 Bway. Filed Apr25'18.

103D st, 12 W (7:1838-41), ss, abt 130 e Manhattan av, —x—, 5-sty bk tnt; A\$21,000-38,000; Gustav Reaske Est, Agnes Reaske, EXTRX, 13 W 103; (A) Rabe & Keller, 258 Bway. Filed Nov17'17.

121ST st, 74 E (6:1747-22), ss, abt 80 w Park av, —x—, 4-sty stn tnt; A\$6,400-10,500; also 5TH AV, 2201 (6:1759-1), nec 134th (No 1), —x—, 5-sty bk tnt & str; A\$10,500-21,500; Herman C Junker Est, Elise Junker, EXTRX, 74 E 121; (A) A & H Bloch, 99 Nassau. Filed Mar8'18.

123D st, 537 W (7:1978-13), ns, abt 265 e Bway, —x—, 5-sty bk tnt; A\$21,500-44,500; Rachel Levison Est, Lucian H Levison, EXR, 1 W 81; (A) L J Obermeier, 31 Nas-sau. Filed Mar9'18.

131ST st, 460-2 W (7:1970-26-27), ss, abt 135 w Convent av, —x—, 2-5-sty bk tnts; A\$18,000-42,000; Bertha Kahn Est, Lazard Kahn, EXR, 532 W 111; (A) Arnstein & Levy, 128 Bway. Filed Mar18'18.

179TH st, 659 W (8:2163-43), ns, 135 w Wadsworth av, —x—, 3-sty & b bk dwg; A\$6,500-8,000; Paul Dartiguenave Est, Blanche Dartiguenave, EXTRX, 659 W 179; (A) T F Keogh, 233 Bway. Filed Apr18'18.

CONVEYANCES.

Borough of Bronx.

JUNE 7, 8, 10, 11, 12 & 13.

Cedar la, swc 151st, see Walton av, es, 111.8 n 150.

Chisholm st (11:2970), ws, 165.3 s Free-man, runs w120xsl1.1lxel5xsl17.1xse91.9 to es Stebbins av (No 1279) xn54.1 to Chisholm xn47.3 to beg, 5-sty bk tnt; Jonas Blatt, Yonkers, to Louis Bochner, 287 E 7; mtg \$52,000; May8; June7'18 (R S \$1.50). nom

Devoe ter (11:3219), ses, 293.1 w Webb av, 25x90 (owned by party 1st pt); also DEVOE TER (11:3219), ses, 318.1 s Webb av, 25x90 (owned by party 2d pt); agmt as to encroachment of cornice; Bernard Lynch, 35 W 134, with Ella P Smith, 2460 Devoe ter; May14; June6'18. (Corrects error in description of 2d parcel in last issue.) nom

Fish st (16:4718), es, extends from Oak-ley av to Needham av, 200x126.2, except part for str; Peter Tavalocci, 1410 Oakley av, & ano, to Mary & Gaetana Tavalocci, 1410 Oakley av, their wives; June10; June 13'18 (R S \$10). nom

Freeman st, 860 (11:2972), ss, at nws Stebbins av (No 1315), 65x28x31.5x63, 3-sty fr tnt & str; John R Fraser, Phila, Pa, to Mary M Thulman, 2493 Valentine av; mtg \$15,000; Jan5; June11'18. nom

Halperin st, swc Blondell av, see Blon-dell av, swc Halperin.

Kelly st, 1044 (10:2716), es, 230.3 n 165th, 25x100, 4-sty bk tnt; Port Jervis Land Impt Co to Chas Wynne, 321 S 4 av, Mt Vernon, NY, & Harriet Cohen, 2612 Bway; ½ pt; mtg \$14,700; June4; June13'18 (R S \$2). O C & 100

Kelly st, 1044 (10:2716), es, 230.3 n 165th, 25x100, 4-sty bk tnt; J Arthur Seidman, 1018 Av N, Bklyn, to Port Jervis Land Impt Co, 35 Nassau; mtg \$14,700; June3; June7'18 (R S \$2). O C & 100

Loring pl (11:3212), cl 105 n cl 206th on map of land & Harlem River, runs n13xe 170 to ws Macombs Dam rd xs13xlw170 to beg, except part for University av (?), error in description; Rebecca Thomson to Loretta Flanagan, 2482 Devoe ter; May28; June11'18 (R S \$8). O C & 100

Lorillard pl, 2414-6 (11:3056), es, 140.3 n 187th, 32.2x98, 1-sty bk garage; Dominic L O'Reilly, ref, to Myrtle G Johns, 348 E 140, plff; mtg \$2,500; FORECLOS Apr8; May15; June13'18 (R S \$2). 2,000

Manida st, 656 (10:2765D), es, 206.8 s Spofford av, 20x70.10 to Hunts Point rd x 20.2x67.11, 3-sty bk tnt; Victor Gerhards, 806 E 169, to Aron Teplitsky, 729 Prospect av, & Liby Marin, 654 Manida; mtg \$5,700; May27; June11'18 (R S \$50c). 500

Minford pl, 1449-51 (11:2977), ws, 200 s 172d, 51.6x100, 2-4-sty bk tnts; Rose A Sealy to Marjohn Realty Co, 35 Nassau mtg \$16,500; June4; June7'18. 100

Seabury pl, 1520-4 (11:2967), nec 172d (Nos 881-9), 100x100, 2-5-sty bk tnts, str on cor; Swanson Holding Co to 1447-1451 Boston Road Realty Co, 350 Bway; mtg \$86,500; June1; June13'18 (R S \$33). nom

Simpson st, 1076 (10:2727), es, 281.10 n Westchester av, 40x100, 5-sty bk tnt; Effie R, wife of Thos S Gladding, Montclair, NJ, to Thos Leddy, 126 E 93; May31; June 7'18 (R S \$750). nom

Theriot st (14:3559), ws, 196.3 n Davis, 25x100; Giuseppe Adamo to Vito Carbone, 640 Taylor av; June12; June13'18 (R S \$50c). O C & 100

Wilcox st, swc Town Dock rd, see Town Dock rd, swc Wilcox.

133D st, 717 E (10:2562), ns, 466.8 e Cy-press av, 16.8x103.6, 3-sty fr tnt; Winnie Pfaff, Wash, D C, to Jos Roman, 406 E 75; mtg \$3,000; June1; June7'18 (R S \$450). O C & 100

135TH st, 383 E, see Willis av, 165.

136TH st E (9:2264), ns, 100 e Brook av, 54 to ws Mill Brook x—x—x100, 2-1-sty bk str; Utility Realty Co to Hy Morgenthau Co, 30 E 42; mtg \$9,000; June8; June11'18 (R S \$50c). nom

147TH st, 441-5 E (9:2292), ns, 240 w Brook av, 100x99.11, 1 & 2-sty bk & fr bldgs; Christian Rieger, jr, et al to C Rie-ger's Sons, Inc, 452 E 148; mtg \$10,000; May 6; June12'18 (R S \$6). nom

148TH st, 450-2 E (9:2292), ss, 215 w Brook av, 50x99.11, 6-sty bk factory; also 148TH ST E (9:2292), ss, 215 w Brook av, strip, runs e0.1xsl00xw0.1xnl100 to beg; Christian Rieger, jr, et al to C Rieger's Sons, Inc, 452 E 148; mtg \$38,000; May6; June12'18 (R S \$10). nom

148TH st E, ss, 215 w Brook av, see 148th, 450-2 E.

151ST st E, swc Cedar la, see Walton av, es, 111.8 n 150.

157TH st, 400 E, see Melrose av, 762-4.

158TH st, 651 E, see Cauldwell av, 800.

161ST st, 161 E (9:2460), ns, 99.11 w Sheridan av, runs n115.8xw244.11 to es Grand blvd & concourse (No 890) xs68.4x— on curve 78.8xsl95.1 to beg, 1-sty fr bldg & vacant; also GRAND BLVD & CON-COURSE (9:2460), sec 162d (No 160), 118.6 x99.11x117.4x100, vacant; also 162D ST E (9:2460), ss, 100 e Grand blvd & concourse, 48.2x116.9x48.4x117.4, vacant; also 162D ST E (9:2460), ss, 100 w Sheridan av, 48.2x 116.2x48.4x115.8, vacant; Wm B Nesbitt to C R Talbot, Farmington, Mich, as TRSTE; mtg \$23,000; June6; June11'18 (R S \$10). O C & 100

161ST st E (9:2365), ss, 49.3 w Brook av, runs sw55xn30 to 161st xel1.3 to beg, 1-sty fr office; Benj F Greenhal, 201 W 121, to Pearl F Greenhal, 201 W 121; June6; June 10'18 (R S \$250). O C & 100

162D st, 160 E, see 161st, 161 E.

162D st E, ss, 100 w Sheridan av, see 161st, 161 E.

162D st E, ss, 100 e Grand blvd & con-course, see 161st, 161 E.

163D st, 453 E (9:2385), ns, 100 w Wash av, 25x109.6, 3-sty fr tnt & str & 2-sty fr rear tnt; Marie Heiderman, 783 Elton av, EXTRX Julius Heiderman, to Carrie & Amelia Heiderman & Eleonore K Kligenbeck, all at 1109 Forest av; June1; June7 '18 (R S \$8).

165TH st, 434-40 E (9:2386), ss, abt 220 w Wash av, 83.10x195.6, 3-sty fr dwg & 1 & 3-sty bk rear factory; Hy Holtz, 180 Edgecombe av, to Jos Bernstein, 199 Lenox av; AT; mtg \$28,000; June1; June13 '18 (R S \$12).

166TH st E, see Franklin av, see Franklin av, 1100.

169TH st, 80 W, see Shakespeare av, swc 169.

169TH st W, nec Shakespeare av, see Shakespeare av, 1232.

172D st, 881-9 E, see Seabury pl, 1520-4.

175TH st, 315 E, see Anthony av, nwc 175th.

176TH st E, ns, abt 90 e Anthony av, see Anthony av, 1840.

180TH st E, swc Grand blvd & concourse, see Grand blvd & concourse, swc 180.

187TH st, 753 E (11:3115), ns, 100 w Southern blvd, runs w32.9xn98.10xe25xs49.5 xs again 50 to beg, 5-sty bk tnt; Ernesto Bifulci et al to Hy E Hackett, 26 Westchester sq; mtg \$12,000; June6; June7 '18 (R S \$3).

198TH st, 232 E (12:3301), ss, 30.6 e Valentine av, 25x100, 2-sty & a fr dwg; Thos M McEntegart to Mary McEntegart, 232 E 198; mtg \$6,500; June7 '18.

198TH st, 356 E (12:3283), ss, 65 e Marion av, 20x75, 3-sty & b bk dwg; Rosa A Sica, devisee Ellen Sica 4691 Park av, to John Meehan, 439 E 136; mtg \$5,500; June 3; June10 '18 (R S \$2).

219TH st E (16:4667), ns, 255 w Barnes av, 50x114, Wakefield; Alice M Butler, 3743 White Plains av, to Saml W Williamson, 750 E 220; June1; June12 '18 (R S \$1.50).

235TH st E, swc Kepler av, see Kepler av, swc 235th.

236TH st E (17:4999), swc Byron av, 25x 100; Giovanni Saprinza, at Ventimiglia, Sicula, Italy (by atty), to Antonietta Santulli, 149 E 55; May29; June7 '18.

237TH st, 300-11 E (12:3386), ns, 62.4 e Katonah av, 50x100, 2-2-sty fr dwgs & str; Hiram B Varian, Hyde Park, NY; June1; June12 '18 (R S \$1).

240TH st E, see Katonah av, see Katonah av, sec 240.

246TH st W (13:3418), cl, being plot begins at swc of parcel No 5 in deed recorded in L 8, cp 163, runs sw51.8xnw235.4xne 160xnw172.10xne152.9xse153xne85 xse325.9xsw194.11 to cl 246th xne139.3xsw170xnw172 to beg; Mary C Delafield to Fieldston Realty Corp, 27 Cedar; B&S & CaG; May 18; June8 '18 (R S \$30).

Anthony av, 1805 (11:2891), ws, old line, 75 s 175th, 25x100, except part taken for st purposes, 2-sty & a fr dwg; Nettie Benenson, 255 E 174, to Theodosia Klosset, 63 W 183; mtg \$5,000; June12 (R S \$2).

Anthony av, 1840 (11:2803), es, 52 n 176th, runs e76.7 to 176th xel0.3xn27.3xw 85 to av xs33 to beg, 4-sty bk tnt; Hazel Freund, 546 W 147, to Edw Freund, 575 W 172; mtg \$18,250; June13 '18.

Anthony av (11:2891), nwc 175th (No 315), 45x90, 4-sty bk tnt; Mary G Lanigan to Olds Holding Corp, 217 Bway; mtg \$30,000; June1; June11 '18 (R S \$5).

Arthur av, 2500 (11:3078), es, 123.6 s Fordham rd, 50x79.3x50x79, except part for av, 4-sty bk tnt; Wm H Perkins, Jr, Baltimore, Md, to Mathilda Droege, of State of Maryland, but temporarily at 390 Wadsworth av; B&S; mtg \$18,000; June4; June 11 '18 (R S \$1).

Barnes av (17:4855), es, bet 230th & 231st, being all RT&I to any land in n 1/2 of said blk lying e of line, begins in ss 231st, 89.5 e Barnes av, runs s14.10; Geo C Molloy to M Kath & Julia Wadick, 812 E 231; B&S; Mar23; June13 '18.

Blondell av (15:4074), swc Halperin, 71.5 x202.3x101.10x200; Laurentia Hoffmann, individ, as EXTRX Fredk Kurtz, Elmsford, NY, to Geo L Kurtz, 71 Union av, Lynbrook, LI; AT & CaG; May15; June8 '18.

Bolton av (14:3500), es, 125 n Patterson av, 150x100; Christian Rieger, Jr, et al, to C Rieger's Sons, Inc, 452 E 148; May6; June12 '18 (R S \$6).

Boscobel av, 1390-S, see Shakespeare av, 1371.

Briggs av, 2690-S (12:3294), es, 195 s 196th, runs s124.5xe-xe79 xn 42.8 xw 3.3xn 41.4xw3.3xn41.4xw82.3 to beg, 3-4-sty bk tnts; Wicke Estates, Inc, to Olds Holding Corp, 217 Bway; May25; June10 '18 (R S \$59).

Brook av, 1217 (9:2394), ws, 96 s 168th, 25x35.5, vacant; Anna Stebbins, 931 St Johns pl, Bklyn, to May Geller, 362 E 156; Feb25; June11 '18 (R S \$1).

Brook av, 1526 (11:2895), es, 250 n 171st, 25x100.11, 4-sty bk tnt & str; Burlock E Rabell, EXR Jas W Westerfield, to Burlock E Rabell, EXR Carrie Westerfield, 60 Hamilton ter; June7; June11 '18 (R S \$10).

Burnside av, nec Davidson av, see Davidson av, 2040.

Byron av, swc 236th, see 236th E, swc Byron av.

Clasons Point rd, swc, see Saxe av, es, 175 s McGraw av.

Cauldwell av, 800 (10:2630), nec 158th (No 651), 14.11x55, 3-sty fr tnt; Port Jervis Land Impt Co to Chas Wynne, 321 S 4 av, Mt Vernon, NY, & Harriet Cohen, 2612 Bway; 1/2 pt; mtg \$1,500; June5; June 13 '18 (R S \$2).

College av, 1222 (9:2435), sec 168th (Nos 288-90), 50x100, 5-sty bk tnt & str; Ulster Court Corp, 30 Church, to Wm Whitney, Pleasantville, NJ; mtg \$58,500; May31; June4 '18 (R S \$5). (Corrects error in last issue when address of grantee was Pleasantville, N Y.)

Creston av, 2268-72 (11:3163), es, 93 s 183d, runs el20xs100xw80.6xn50xw89.6 to av xn50 to beg, 3-2-sty & b bk dwgs; Eureka Realty Co to John A Pall, Leonia, N J; June1; June12 '18.

Davidson av, 1915 (11:2862), ws, 125 n 177th, 25x101.4x25.11x94.6, 4-sty & b bk dwg; Minnie Isaacson, 952 E 156, to Mary Kaufman, 935 E 163; mtg \$8,500; June1; June7 '18 (R S \$1).

Davidson av, 2040 (11:3192), nec Burnside av, 119.9x90x49.11x13.11, 5-sty bk tnt & str; Robt L Morrell, ref, to Freybell Realty Co, 30 E 42; FORECLOS May29; June10; June12 '18 (R S \$20).

Edwards av, 1915 (11:5371), es, 400 n Latting 125x100; also EDWARDS AV (18:5371), ws, 264.4 s Balcom av, 106.1x149.10x100x114.3, except EDWARDS AV (18:5371), ws, 265.4 s Balcom av, 106.1x79.10x100x44.3; Jos Diamond, 1139 Wyatt, to Minnie Borger, 1007 E 180; mtg \$—; May20; June10 '18.

Edwards av, ws, 265.4 s Balcom av, see Edwards av, es, 400 n Latting.

Edwards av, ws, 264.4 s Balcom av, see Edwards av, es, 400 n Latting.

Ellis av, swc Olmstead av, see Olmstead av, ws, from Gleason to Ellis avs.

Fordham rd, 50 E (11:3184), sec Walton av, 74.11x125.7x76.11x131.2, vacant; Dowd Constn Co to Thos Dowd, 1235 Ogden av; mtg \$32,000; May23; May27 '18 (R S \$1); reprinted from issue June1, when 1st line was omitted.

Forest av, 804 (10:2656), es, 40 n 158th, 20x75, 3-sty fr tnt & str; Margaretha Nagegast, 1328 Taylor av, to Carrie Auer, 1328 Taylor av, & Mary Rau, 802 Forest av; June3; June8 '18 (R S 50c).

Franklin av, 1100 (10:2607), sec 166th, 100x31.6x100.3x31.6, 5-sty bk tnt; German Savings Bank to Danl F Mahoney, 439 55th, Bklyn; B&S; June6; June8 '18 (R S \$32).

Fulton av, 1278-84 (10:2612), es, 65.2 s 169th, runs el02.8xs35 xse 89 xsw 105.1xnw 35.11xne50xnw145.1 to av xne86.6 to beg, 2-2-sty & b fr dwgs & 1-2 & 2-3-sty fr rear dwgs; John H J Ronner to Lulu Brunning, 1278 Fulton av; mtg \$12,000; May11; June 10 '18 (R S \$1).

Gleason av, nwc Olmstead av, see Olmstead av, ws, from Gleason to Ellis avs.

Grand blvd & concourse, 890, see 161st, 161 E.

Grand blvd & concourse, see 162d, see 161st, 161 E.

Grand blvd & concourse (11:3160), swc 180th, 100x107.1x100.8x101.8, vacant; Burnside-Jerome Lot Corp, 141 Bway, to Raymond L Ditmar, Eastchester, NY; June6; June7 '18 (R S \$20.50).

Grand blvd & concourse, 2871 (12:3319), nws at nes Minerva pl (No 25), 50x100, except part for pl, 5-sty bk tnt & str; Stubenvoll Bros, Inc, a corp, to Fredk Stubenvoll, 2776 Briggs av, & Philip Stubenvoll, 2801 Valentine av; mtg \$38,000; May27; June1 '18 (R S \$18.50). (Corrects error in last issue when address was 2801 Briggs av.)

Gun Hill rd, ns, see Webster av, ws, 78.1 n Gun Hill rd.

Hobart av (18:5339), es, 104.1 s Waterbury av; Angelo Masserayo to Frank Russo, Jr, 655 Morris av; June4; June13 '18 (R S 50c).

Hull av, 3264 (12:3351), es, 331.3 s 209th, 18.9x100, 3-sty & b bk dwg; Wilhelmina C. wife P D Conkling, 3264 Hull av, to Benj A Leick, 65 Cambridge pl, Bklyn; mtg \$6,650; May23; June13 '18 (R S 50c).

Hull av, 3282 (12:3351), es, 150 s 209th, 25x100, 2-sty fr dwg; Arthur J Hach, 3282 Hull av, to Wm D Hinch, 243 E 202; mtg \$7,000; June10; June13 '18 (R S \$2).

Hunts Point av, 819-59 (10:2740), ws, 181 n Lafayette av, 429x100, 11-4-sty bk tnts; Herman Stark, 297 E 10, to Ell-Ess Holding Corp, 871 Hunts Point av; QC; June 5; June10 '18 (R S 50c).

Hunts Point av, 863 (10:2740), ws, 610 n Lafayette av, 39x100, 4-sty bk tnt; also HUNTS POINT AV, 867 (10:2740), ws, 649 n Lafayette av, 39x100, 4-sty bk tnt; Ricka Siegel, 875 Hunts Point av, to Ell-Ess Holding Corp, 871 Hunts Point av; mtg \$22,000; June5; June10 '18 (R S 50c).

Hunts Point av, 867, see Hunts Point av, 863.

Hunts Point av, 871 (10:2740), ws, 688 n Lafayette av, 39x100, 4-sty bk tnt; Summer Colony Co, 871 Hunts Point av, to Ell-Ess Holding Corp, 871 Hunts Point av; mtg \$—; April10; June10 '18 (R S 50c).

Hunts Point av, 875 (10:2740), ws, 727 n Lafayette av, 39x100, 4-sty bk tnt; Summer Colony Co, 871 Hunts Point av, to Ell-Ess Holding Corp, 871 Hunts Point av; mtg \$22,500; April10; June10 '18 (R S 50c).

Jackson av (10:2557), ws, 200 s 149th, 50 x109, vacant; Marie Heiderman, 783 Elton av, EXTRX Julius Heiderman, to Carrie & Amelia Heiderman, 1109 Forest av, & Eleonore K Kligenbeck, 1109 Forest av; June1; June7 '18 (R S \$6).

Jefferson av (17:4985), ss, 75 w Hill av, 75x100; Jos Frey, 71 Wash sq, to Amil Matthiessen, 332 E 150; mtg \$1,500; June7; June10 '18 (R S 50c).

Katonah av (12:3388), sec 240th, 100x 110, vacant; John F Frees, ref, to Zoe C Price, 270 Riverside rd, plff; FORECLOS May14; June7 '18 (R S \$3).

Kepler av (12:3369), swc 235th, 50x100, vacant; Hiram B Varian, Hyde Park, NY, to Burdick Realty Co, 61 Fordham rd W; April1; June11 '18 (R S 50c).

Leland av (14:3766), ws, 304.2 s Westchester av, 100x100; Cecelia R Ober to Julius Grandefeld, 1238 Theriot av; mtg \$2,100; June10; June11 '18 (R S \$2).

Marion av, 2378 (11:3024), es, 22 n 184th, 25x127, 3-sty fr tnt; Agnes C Dunn to Chas Blair, 261 Berry, Bklyn; mtg \$5,000; May 25; June11 '18.

Melrose av, 762-4 (9:2378), sec 157th (No 400), 49.2x71, 6-sty bk tnt & str; Chas L Hoffman, ref, to Wilhelmina Haffen, 562 West End av, plff; mtg \$40,000; FORECLOS May28; June6; June7 '18 (R S \$10).

Monroe av, 1687 (11:2792), ws, 95 n 173d, runs n150xw95x100xw95 to Weeks av xs 50x190 to beg, except part for avs, 2-sty fr dwg & vacant; Chas M O'Keefe, ref, to Wilton Holding Corp, 135 Bway; FORECLOS May29; June7; June12 '18 (R S \$10).

Monroe av, 1687, same prop; Wilton Holding Corp to Land Estates, Inc, 135 Bway; B&S; June1; June12 '18.

Morris av, 2460 (11:3177), es, 161.10 s Kingsbridge rd, 16.8x105, 3-sty & b bk dwg; Arthur J Barry, 2640 Morris av, to Wm Sohmer, 55 Beach 127th, B of Q; mtg \$7,000; June7; June13 '18 (R S \$2).

Needham av, nec Fish, see Fish, es, from Oakley to Needham av.

Oakley av, see Fish, see Fish, es, from Oakley to Needham avs.

Olmstead av (14:3803), ws, extends from Gleason to Ellis avs, 216x205, except part for sts; Wm Laue, 152 8 av, Bklyn, to Hy M Susswein, Long Beach, NY; mtg \$12,000; June1; June13 '18.

Pilgrim av, see Wilkinson av, see Wilkinson av, sec Pilgrim av.

Private rd (12:3257-67), nes, 85.8 nw Albany Crescent, 75x87.6, being lots 26 to 28, map Benj Richardson, vacant; Emma A Mayhew, Bklyn, to Pearl Niles, Town of Union, NJ; AL; Nov27 '17; June8 '18.

Prospect av, 1960-76, see Tremont av, 761-9 E.

Riverdale av (13:3418 & 3419), ws, at ss land conveyed by Jos Delafield to Riverdale Presbyterian Church, runs w527xs 360 to ns of a lane xe521 to av xn501 to beg, 2-sty bk & stn dwg & vacant; Mary C Delafield to Fieldston Realty Corp, 27 Cedar; B&S & CaG; May18; June8 '18 (R S \$70).

St Anns av, 449 (9:2272), ws, 75 s 146th, 25x99.4, 4-sty bk tnt; Andw L Burns & ano, heirs Patk F Burns, to Jessie Burns, widow, 449 St Anns av; B&S & CaG; May 18; June13 '18 (R S 50c).

St Lawrence av (15:3915), ws, 125 s Man sion, 25x95; Hudwilt Corp, 7 W 45, to Peter Frigeri, 740 E 181; mtg \$2,500; June 11; June13 '18 (R S \$3).

Saxe av (14:3421, 3432, 3433, 3434, 3435, 3436 & 3445; 15:3880), es, 175 s McGraw av, 50x100, except part for Tremont av; also UNION AV, 911 (10:2668), ws, 208.4 s 163d, runs w164.3xs52xe-xn52 to beg, 2-sty & a fr dwg; also CLASONS POINT RD, ssw, being plot bounded on e by lot 35 on map Clasons Point, s by L I Sound, w by line established by agmts recorded in L 93, cp 185 & L 93, cp 186 & ne by said rd, contains 9 3-100 acres; also PLOT begins at point formed by sec lot 34, map Clasons Point & L I Sound, runs n352 to cl of public rd leading to the point xnw-xsw700 to L I Sound x— to beg, being lot 35 on said map, contains 3 34-100 acres; also LAND on east end of Oneida Lake, NY; Columbia Trust Co, 60 Bway, & ano, TRSTES Clinton Stephens, to Clinton Stephens, 2023 Concourse; Maud Stephens, 1895 Concourse; Louise S. wife Albert E Downes, Clason Point, NY; Christine S. wife Harold S Osborne, & Christine H. wife John M Mullin, both at 124 East Housatonic st, Pittsfield, Mass, & Mabel S Cowan, 447 Ft Wash av; June6; June12 '18.

Sedgwick av (9:2538), es, 625 n Undercliff av, 50x100, vacant; Michl B McHugh, ref, to Kane Constn Co, 735 E 150; FORECLOS Apr30; June3; June8 '18 (R S \$2).

Shakespeare av, 1277 (9:2517), ws, 68.11 s 169th, 81x100, 4-sty bk tnt; Morris Frank, ref, to Transit Bldg Corp, 165 Bway; FORECLOS Apr23; May31; June7 '18 (R S \$58.50).

Shakespeare av, 1282 (9:2506), nec 169th, runs n101.5xel14xs76.11xw24xs64.6 to st xw8 to beg, 1-sty & a fr dwg & vacant; E M & H K Real Estate & Contracting Corp, 258 Bway, to Comey Real Estate Corp, 21 Park Row; mtg \$7,500; June5; June8 '18 (R S \$12).

Shakespeare av, 1371 (11:2873), nws at e s Boscobel av (Nos 1390-8), runs ne219.10xw100.5xs25xe4.4xs10.9xw100 to Boscobel av xs174.9 to beg, 5-sty bk tnt & str; Malex Realty Corp to Normar Real Estate Corp, 170 Bway; B&S & CaG; mtg \$99,500; June3; June7 '18 (R S \$1).

Shakespeare av (9:2517), swc 169th (No 80), 63.11x100, 4-sty bk tnt & str; Matthew C Griffin, ref, to Transit Bldg Corp, 165 Bway; FORECLOS Apr23; May23; June 7 '18 (R S \$63).

Stebbins av, 1315, see Freeman, 860.

Stebbins av, 1279, see Chisholm, ws, 165.3 s Freeman.

Town Dock rd (18:5460), swc Wilcox, 25x100; John Whalen to Anna Schuppin, on Layton av, Throgs Neck, NY; mtg \$3,600; Sept25 '17; June13 '18 (R S \$2.50).

Townsend av (11:2847), es, 100 n Mt Eden av, runs e93.10xne9.4xn143xw100 to av xs150 to beg, vacant; Maddalena Procaro to Rudolph T Procaro, 295 Pleasant av; June1; June13 '18 (R S \$2).

Tremont av, 761-9 E (11:3106), nec Prospect av (Nos 1960-76), 100x175, 1-sty bk str & 1-sty bk rear bldg; Clement H Smith, 1884 Mt Hope av, to J Hadden Smith, 1605 University av; 1/2 pt; AT; June 12; June13 '18 (R S \$5).

Union av, 911, see Saxe av, es, 175 s McGraw av.

Vyse av, 1416 (11:2994), es, 150 n Freeman, 25x100, 2-sty fr dwg; Nathan Tafet, 1172 Vyse av, to Annie Tafet, 1172 Vyse av; June12; June13'18 (R S 50c).

Wales av, 693, see Westchester av, 714-S. Wallace av, nwc Williamsbridge rd, see Williamsbridge rd, 2800.

Walton av (9:2348), es, 111.8 n 150th, runs e100.2x99.9x67.5 to ws Cedar la xn100.2 to 151st xnw85.1xw117.8 to Walton av xs188.4 to beg, vacant; Jas M Ide et al, EXRS Geo P Ide to C T Willard Co, 110 E 23; mtg \$20,000; June6; June8'18 (R S \$22.50).

Walton av (9:2348), same prop; A Harris Ide et al, firm Geo P Ide & Co to same; Qc; June6; June8'18.

Washington av, 963-7 (9:2385), ws, old line, 125 s 164th, 92.8x100, except part for 3-4-sty bk bnts; Christian Rieger, Jr, et al to C Rieger's Sons, Inc, 452 E 148; mtg \$33,000; May6; June12'18 (R S \$6).

Webster av (12:3356), ws, 78.1 n Gun Hill rd, runs n542.2xw169.11x584.7 to ns Gun Hill rd xel30.5xw51.7xw31.7 to ns Gun Hill rd xel30.5xw76.9xw22.2 to beg, vacant; One-Fifty West Twenty-Second St, Inc, 9 E 40, to Fannie A Dodge, EXTRX Sara E Gilbert, 25 S 14 av, Mt Vernon, N Y; mtg \$20,000; May22; June7'18 (R S 50c).

Westchester av, 714-8 (10:2644), swc Wales av (No 693), 89.2x48.7x65.11x79.10, 2-5-sty bk bnts & str; Dumbria Realty Co, 309 Bway, to Isaac Cohn, 804 W 180; mtg \$43,000; May28; June13'18.

Weeks av, es, 180 s 174th, see Monroe av, 1687.

White Plains rd, es, 90 n Ludlow av, see White Plains rd, es, 132.9 s Watson av.

White Plains rd, ws, 182.4 n Watson av, see White Plains rd, es, 132.9 s Watson av.

White Plains rd (14:3733 & 3758), es, 132.9 s Watson av, 100x110.8; also WHITE PLAINS RD, es, 90 n Ludlow av, 50x110.9; also WHITE PLAINS RD, ws, 182.4 n Watson av, 200x99.6x200x99.5; Timothy F Sullivan to Balboa Realty Co, 499 Willis av; May31'16; June7'18.

Wilkinson av (15:4232), see Pilgrim av, 100x100; Wm G Bumsted, Jersey City, NJ, to Fredk W Claussen, 102 E 176; June6; June7'18 (R S \$1.60).

Williamsbridge rd, 2800 (16:4548), nwc Wallace av, 108.2x54.10 x 100 x 101; Pearl Niles, Town of Union, NJ, to Orville Realty Co, 3424 Olinville av; June4; June12'18.

Willis av, 165 (9:2298), nwc 135th (No 383), 25x100, 5-sty bk bnt & str; J Lawrence Friedman to Premo Realty Co, 362 Riverside dr; mtg \$30,000; June6; June11'18; (R S \$1.50).

Plot at Classons Point, see Saxe av, es, 175 s McGraw av.

Long Island Sound, see Saxe av, es, 175 s McGraw av.

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

169TH st W (9:2506) ns, 98 e Shakespeare av, 26.2x73.10x24x78.6, 3-sty fr tnt, except part conveyed by Thos J Meehan to Mary E Lockwood by deed recorded in L 72, cp 261; re mtg; Wm Daly to E M & H K Real Estate & Contracting Corp, 258 Bway; June5; June8'18.

Andrews av, 2337 (P A), ws, 150 s Fordham rd, 25x100; also HULL AV (P A), es, 150 s 209th, 25x100; power of atty; Arthur J Hach, 3282 Hull av, to Richd G Hach, —; Apr15; June13'18 (R S 25c).

Daly av, 2133-41 (11:3125); assign rents; Simonia Realty Corp to Brite Bldg Co, 189 Montague, Bklyn; June12; June13'18.

Grand blvd & concourse (11:3160), swc 180th, 100x107.1x100.8x101.8, vacant; re mtg; Metropolitan Life Ins Co to Burnside-Jerome Lot Corp, 141 Bway; June6; June8'18.

Hull av, es, 150 s 209th, see Andrews av, 2337.

3D av, 2795 (9:2327), nws, 191.11 sw 148th, runs n51.11xw17xw16xsw16.3xse77.9 to av xne25 to beg, consent to 3d track; John H Heitmann (owner) to Manhattan Railway Co; mtg \$8,000; Oct18'17; June13'18 (R S 50c).

3D av, 2795; consent to 3d track; Robt J Hare Powell, as ADMR Edmund M Young (mtgee), to same; June12; June13'18.

3D av, 2856-8 (9:2294), ss, 5.11 ne 149th, runs — to ses 149th x—xw11.11 to av x sw50 to beg; consent to 3d track; Augusta Dorn, 449 E 149 (owner), to Manhattan Railway Co; mtg \$32,000; Mar28; June13'18 (R S \$1).

3D av, 2858; consent to 3d track; Anderson & Price Co (mtgee) to same; Apr22'18; June13'18.

3D av, 3118-20 (9:2364), ss, 57.5 w Brook av, 50.10x129.2x43.2x157.2; consent to 3d track; David S Nester, Geneva, NY, EXR Saml K Nester (owner) to Manhattan Railway Co; May16; June8'18 (R S 50c).

Power of atty; Herbert Klippel, 1328 College av, to Jacob Klippel, 761 Elton av; June6; June12'18 (R S 25c).

Power of atty; Herbert Klippel, 1328 College av, to Emilie K W Klippel, 1328 College av; June6; June12'18 (R S 25c).

LEASES.

Borough of Manhattan.

JUNE 7, 8, 10, 11, 12 & 13.

Ann st, 47 (1:92); assign Ls rec June8 '18; Broadway-John St Corp to Amsto Realty Corp, 47 Ann; May10; June11'18.

O C & 100

Ann st, 47 (1:92), all; Julian H Barclay & ano, EXRS James S Barclay, to Broadway-John St Corp; 21yf May1'17; Mar14 '17; June8'18.

Broome st, nec Bowery, see Bowery, nec Broome.

Hester st, 103 (1:307), all, except two str & bs; Morris Goldstein, 93 Forsyth, to Barnet Breitman, 135-7 Eldridge; 2yf June 1; May29; June11'18.

Rivington st, 124 (2:354), stoop str; Sadie Dorfman to Julius Hahn, 124 Rivington; 2yf May1; Apr6; June11'18.

Warren st (1:135), nwc Bway, being a str 19x75 & pt b on ns of Warren, ns, 60 w Bway, in Smith-Gray Bldg; Estate of Millard F Smith, decd, to David L Linder, 529 W 163; 7yf May1; May1; June11'18.

17TH st, 214-6 W (3:766), ss, 162 w 7 av, 50x92, all; Ralph L Spotts, 105 Hudson, EXR, & c, Harford B Kirk, to John B Conboy, 326 W 19; 10yf July1'16; May31'16; June7'18.

17TH st, 214-6 W; asn above Ls (& consent by Ralph L Spotts, EXR, & c, Harford B Kirk); Anne V Conboy, ADMRX John B Conboy, decd, to John A Kerr, 263 7th, Midland, B of R, & Geo W Harnisch, 237 E 54; May29; June7'18.

32D st, see 4 av, see 4 av, 477.

57TH st, 543-7 W (4:1086), ns, 500 w 10 av, 75x100.5, all; Stephen H Jackson to College Garage, Inc; 21yf Aug15; 21y ren; June12; June13'18.

59TH st, 203 E, see 3 av, 993-5.

68TH st, 302-4 W (4:1179), ss, 100 w West End av, 50x100.5; sobrn of Ls rec May8'18 to mtg for \$55,000; Albert Hirst, lessee, with U S Title Guaranty Co, 32-4 Court, Bklyn; June6; June7'18.

77TH st, 431-5 E (5:1472), all; Wm & Roger J Connolly, 1510 1 av, to Connolly's Stables, Inc, 431-5 E 77; 3yf May1; May10; June11'18.

88TH st, 51 W (4:1202), all; Celia A Stern to Julius Einstein, 51 W 88; 3yf Oct 1; June6; June7'18.

109TH st, 244 W (7:1880), all; Istel Realty Corp, 5-7 E 16, to Jules Cabourg, 244 W 109; 3 4-12yf June1; May31; June7'18.

114TH st, 122 W (7:1823), store No 1; Gedalia or Gedale Katz to Henry von Berg, 70 Manhattan st; 4 11-12yf July1; June6; June10'18.

141ST st, 239-41 W (7:2027), all; Manhattan Savings Instn, 644 Bway, to Nellie & Wm Roach, 100 W 139, & ano; 2 9-12yf Aug1; June6; June12'18.

143D st, 304 W (7:2043), all; Jos Greenberg, 76 Montgomery st, Jersey City, NJ, to Hyman Manasow, 115 W 137; 5yf July 1; June12; June13'18.

147TH st W, swe 8 av, see 8 av, 2755.

Bowery (2:424), nec Broome, str & b; Corner Bowery & Broome, Inc, a corp, to N Y Gekco Co, 179 Bway; 5yf May1; 2y ren; Apr27; June12'18.

Broadway, nwc Warren, see Warren, nwc Bway.

Lexington av, 725 (5:1313), all; Israel O Blake to Eugene Wingler, 725 Lex av; 4 11-12yf June1; May28; June12'18.

1ST av, 2112 (6:1702-4), es, 75.11 n 108th, 25x95, the land; Many L Handley at Hauppauge, LI, to Michael Lasco of N Y, temporarily at Marcanise (Caserta), Italy; 24 5-12yf Dec1'17; 21y ren; Nov25'17; June 8'18.

1ST av, 2112, the land & bldg; Michele Lasco by John Thomas, ATTY, to Esther F Kaiser, 672 St Nicholas av, & Jacob Williams, 64 E 110; 10yf Dec1'17; May15; June 8'18.

3D av, 993-5 (5:1414); also 59TH ST, 203 E; sur Ls rec Jan16'11; Henry Stedeker to W Bourke Cockran, 107 E 73; AT; Mar21; June8'18.

4TH av, 477 (3:887), sec 32d, all; Luer Immen, 359 E 201, Bronx, to John H Wulff, 102 E 32; 21yf May1'17; Feb27'17; June12'18.

7TH av, 2078 (7:1929), str & pt b; Mary J Cunningham, by Thos Cunningham, atty, to Danl Cohen, 234 W 120; 3yf Oct1; May 22; June11'18.

7TH av, 2225-7 (7:1916), Lafayette Theatre, all; Julius J Dukas, as TRSTE in bankruptcy of Harry & Louis Jarmulowsky & S Jarmulowsky's Bank, to Elite Amusement Corp, 18 E 41; 4yf June1; 4y ren at \$21,250; May29; June13'18.

8TH av, 2755 (7:2045), swc 147th, store; Saml H Hurwitz to Theo Strimling, 206 W 148; from May1'18 to Apr30'21; 2y ren; May11; June10'18.

Pier 69, NR (misc); power of atty to Ls for 10y at \$65,500, & ren; Chas G & Chas L Hill, both of Albion Dock Yard, in City & County of Bristol, England, Ship Builders & Ship Owners, firm Chas Hill & Sons, to Jas Arkell, of Kemble Bldg, Whitehall st, NY; May23; June11'18.

LEASES.

Borough of Bronx.

JUNE 7, 8, 10, 11, 12 & 13.

159TH st, 401 E, see Melrose av, nec 159.

187TH st, 753 E (11:3115), room at sec of basement; Harry E Hackett to Vincenzo Bifulci, 2753 Briggs av; 3yf June1; June 7'18.

Highway from Westchester to Kingsbridge (16:4723), nec Old Boston Post rd, 97.5x108x112x109.5, all, except part for sts; Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY, to Max Rospigaroff, at nec Boston rd & Eastchester rd; 3yf Apr1; Apr 1; June10'18.

Longwood av, 934 (10:2701), all; Newat Realty Co to Noho Realty Co, 842 Hewitt pl; 3yf June1'21; June6; June7'18.

Melrose av (9:2381), nec 159th (No 401), cor str; Mary C Veth et al to John Bents, 232 E 144; 5yf June1; May24; June7'18.

1,200

Old Boston Post rd, nec Highway from Westchester to Kingsbridge, see Highway from Westchester to Kingsbridge, nec Old Boston Post rd.

White Plains av, 3804 (16:4667), str & c; Chas E Gordon et al to Leo Levitan, 1507 Charlotte et al; 8yf July1; May29; June12 '18.

1,020 to 1,200

White Plains rd, 3802 (16:4667), str & c; Chas E Gordon et al to Leo Levitan, 1507 Charlotte, et al; 8yf July1; May29; June12 '18.

960 to 1,200

3D av, 2861 (9:2328), all; Moise Geismann, 298 E 158, to Lynn S Hoe, 2861 3 av; 10yf Apr1'25; June7; June11'18.

3D av, 2659-63 (9:2322), 2d fl; Wm C Bates of Whippany, NJ, to North Side Republican Club, 2659-63 3 av; 5yf May1; Apr 18; June12'18.

MORTGAGES.

Borough of Manhattan.

JUNE 7, 8, 10, 11, 12 & 13.

Broome st, 390-4 (2:481), nwc Mulberry, 75.11x45.2x74.6x60.1; ext of mtg for \$3,000 to Aug28'21, 6%; pr mtg \$—; Feb25; June12'18; Antonio Celentano, 242 W 109, with Tommaso P Ronca, 1311 49th, Bklyn, & Giovanni Ronca, 1220 49th, Bklyn, nom

Doyers st, 4 (1:162), nes, abt 85 w Bowery, 20x62.5x20x63.6; June10; June12'18; 1 y6%; Mary A Rauch & Charlotte Connolly (Wise) of Bklyn to Margt P Cassidy, 418 W 51.

Duane st, 62-4 (1:154), ss, 25 w Elm, 50x 76 to Manhattan pl or Republican alley; PM; June4; June12'18; due June12'23, 5 1/2%; Robert Hoe Estate Co, 15 Wm, to Francis Bannerman & Sons, 501 Bway, et al, 45,000

Duane st, 62-4 (64-6) (1:154); certf as to mtg \$45,000; June7; June13'18; Robt Hoe Estate Co to Francis Bannerman & Sons et al.

Front st, 46 (1:32), nws, 51.5 ne Coenties sl, 19.10x90.5x19.10x90; also FRONT ST, 48 (1:32), nws, 71.3 ne Coenties sl, runs n w90xne8.2xse4.10xne10.7xse84.7 to str xsw 19.9 to beg; pr mtg \$31,500; June6; June8 '18; due Apr1'20, 6%; John Curtin, Inc, a corp, to Markham Realty Corp, 31 Nassau.

Front st, 46-8; certf as to mtg \$16,500; June6; June8'18; same to same.

Front st, 46-8; PM; pr mtg \$20,000; June 6; June8'18; 3y5%; same to Eliz G L Moss at Black Hall, Conn, et al.

Front st, 48, see Front st, 46.

Fulton st, 146-58, see Bway, 204-10.

Grand st, 197-201 (misc); certf as to notes or chattel mtg \$5,500; June10; June 12'18; I X L Machine & Tool Co, Inc, to Gertrude Posner, 704 Willoughby av, Bklyn.

Greene st, 29 (1:229), ws, abt 120 s Grand, 20x100; PM; June8; June12'18; due June12'23, 5%; Dorothy M Symes of Jersey City, NJ, to Tyler Estate, a corp, 805 Chestnut st, St Louis, Mo.

Hudson st, 48 & 50 (1:144), sec Thomas (Nos 90-6), 34.6x81.6x44x90; pr mtg \$6,000; June1; June12'18; due June12'21 or sooner, 6%; West Beach Realty Corp, 46 Cedar, to Emily A King, 162 E 78, et al.

Manhattan pl, ns, 25 w Elm, see Duane, 62-4.

Monroe st, 188-90 (1:259), ss, 60.2 e Montgomery, 43.11x97.1x44.1x95.9; PM; June10; June11'18; due & int as per bond; Woolwich Realty Co to Lawyers Mtg Co, 20,000

Mulberry st, nwc Broome, see Broome, 390-4.

Oak st, 13-5, see Roosevelt, 71-5.

Roosevelt st, 71-5 (1:112), swc Oak (Nos 13-15), runs s along ws Roosevelt 75.6 xw 76.4xw75.5 to ss Oak xw77.11 to beg; May 25; June12'18; due May21'20, 6%; Caterina, wife Rosario Lentino, 296 Greene av, Bklyn, to Mathilda Knoke, widow, 51 Himrod, Bklyn.

Thomas st, 90-6, see Hudson, 48-50.

Water st, 386 (1:251), ns, 67.10 e Oliver, 16.7x60.2; PM; June7; June8'18; 5y or sooner, 5%; Antonio Borelli, 52 Roosevelt, to Martha E Coster, 50 E 81, & ano, exrs Henry A Coster.

Waverly pl, 3 & 5 (2:548); ext of mtg for \$27,000 to June6'21, 5%; June6; June7 '18; W Bourke Cochran with Seamans Bank for Savings, 76 Wall (R S \$36).

2D st, 126 E (2:430); ext of mtg for \$30,000 to July31'22, 5%; May17; June13'18; Griana Realities, Inc, with Geo E Chisholm & Hamilton F Kean as trstes under will Louis C Hamersley, deed of trust (R S \$15).

7TH st, 243 E (2:337), ns, 519.9 w Av D, 24.5x97.6; ext of mtg for \$13,500 to June 1'21, 5 1/2%; June7; June8'18; North River Ins Co 93-5 Wm, with Morris B Goldberger, 7 Abingdon sq.

13TH st, 220-2 W (2:617), ss, 233.2 e Greenwich av, 40.1x89.6x42.2x76.4; ext of mtg for \$42,500 to June10'23, 5%; June10; June11'18; Lambert Suydam, 550 Park av, exr Lambert Suydam, with Greenwich Estates, Inc (R S \$21.25).

23D st, 341-3 W (3:747), ns, 300 e 9 av, 58x142.4xw29xne55 to ss 24th xnw8x55xw 21xsl42.4 to beg; sub to leases & all renewals; Mar27; June8'18; due June7'21, 5%; Gertrude H & Geo B Ogden & Wm Harrison as exrs, & c, Francis L Ogden, to Farmers Loan & Trust Co, 22 Wm.

24TH st W, ss, 320 e 9 av, see 23d, 341-3 W.

38TH st, 156 E (3:893), ss, 134.6 w 3 av, 21.6x98.9; PM; pr mtg \$—; June6; June7 '18; due Dec6'19 or sooner, 6%; Marie H Travis to Hamilton Holding Co, 37 Liberty.

38TH st, 156 E; ext of mtg for \$17,500 to Dec1'20, 5 1/2%; Feb14; June7'18; Columbia Trust Co as committee of Valeria F Sands, with Criterion Holding Co.

46TH st, 159 E (5:1301), ns, 116.8 w 3 av, 16.8x100.5; pr mtg \$9,000; June13'18; due Mar14'21, 6%; Frank J Digan to Archellis E Hirsch, 66 E 108. 2,000

46TH st, 45 W (5:1262); ext of mtg for \$20,000 to May21'21, 5½%; May20; June7'18; Bankers Trust Co with Emily L Southack, 123 E 64, & John G Agar, 12 E 63, as trste Clarence E Brown & ano (R S \$10). nom

46TH st, 126-32 W (4:998), ss, 350 w 6 av, 80x100.4; ext of mtg for \$290,000 to Apr 4'23, 5%; June5; June8'18; Emigrant Indust Savings Bank with Leavitt Realty Co, 126-32 W 46 (R S \$115). nom

50TH st, 355 W (4:1041); ext of mtg for \$7,500 to May1'23, 5%; May13; June11'18; Mary G Muir, of Orange, NJ, with Fillmore Holding Co (& consent by Edmund Leurquin) (R S \$3.75). nom

52D st, 431 W (4:1062), ns, 375 e 10 av, 25x100.5; ext of mtg for \$16,000 to May1'20, 5%; May28; June11'18; Margt J Becker of "Lincluden," Irvington-on-the-Hudson, NY, with Bertha Kahn, 421 E 82 (R S \$8). nom

57TH st, 543-47 W (4:1086), ns, 500 w 10 av, 75x100.5; leasehold; June12; June13'18; due June13'22, 6%; College Garage, Inc, to Henry H Jackson, 63 E 92. 28,000

58TH st, 31 W (5:1274), ns, 311 e 6 av, 22x100.5; ext of mtg for \$55,000 to Mar26'21, 5½%; May29; June12'18; Bankers Trust Co, 16 Wall, trste will Geo T Perkins, with Alice B Simmons, 128 E 60 (R S \$27.50). nom

59TH st E, ns, 80 e 3 av, see 3 av, 993-5. nom

65TH st, 44 E (5:1379); ext of mtg for \$50,000 to May26'21, 5%; May31; June13'18; Sidney R Burnap with Henry A C Taylor, on East rd, South Portsmouth, RI (R S \$25). nom

65TH st, 34-40 W (4:1117), ss, 341.8 w Central Park W, 83.4x100.5; ext of mtg for \$50,000 to June1'23, 5%; June4; June10'18; Albany Savgs Bank, 20 No Pearl st, Albany, NY, with Home & Prospect Realty Co, 149 Church (R S \$25). nom

68TH st, 302-4 W (4:1119), ss, 100 w West End av, 50x100.5; June4; June7'18; due July1'23, 5½%; 302-304 West 68th St Co to U S Title Guaranty Co, 176-180 Montague, Bklyn. 55,000

68TH st, 302-4 W; certf as to mtg \$55,000; June4; June7'18; same to same. nom

71ST st, 17 E (5:1386), ns, 50 w Mad av, 20x102.2; June11; June12'18; 5y or sooner, 5½%; Stafford McLean, 776 Lex av, to Julius Oppenheimer, 11 W 87. 25,000

75TH st, 250 W (4:1166); ext of mtg for \$19,000 to June17'21, 5½%; Apr8; June13'18; Emma A Holloway, of Danbury, Conn, with Susanna W & Jacob S Carvalho, both at Lawrence, LI (R S \$9.50). nom

78TH st, 111 E (5:1413), ns, 175.2 e Park av, 18.8x102.2; ext of mtg for \$28,000 to June3'21, 5½%; June5; June8'18; Bankers Trust Co, as trste will Geo T Perkins, with Margt W & Anna C Pellew, 111 E 78 (R S \$14). nom

80TH st, 121 E (5:1509); ext of mtg for \$14,500 to Feb10'21, 5½%; May1; June12'18; Harry Fischel, 118 E 93, et al, exrs Nathan Hutkoff, with Girard Trust Co at Broad & Chestnut sts, Phila, Pa, trste for Nelson Brown, will Alex Brown (R S \$7.25). nom

86TH st, 310 W (4:1247); ext of mtg for \$37,500 to June10'19, 6%; June10; June11'18; Saml Cohn with Fiss, Doerr & Carroll Horse Co (R S \$13.75). nom

99TH st, 224 & 228 E (6:1648), ss, 212.6 & 175 w 2 av, two lots, each 37.6x100.11; two PM mtgs, each \$1,325; pr mtg \$—; June 12'18; due June15'20, 6%; Wm F A Kurz, 951 Grant av, Bronx, to Henry Morgenthau Co, 30 E 42. total 2,650

108TH st, 225-7 E (6:1658), ns, 310 & 335 e 3 av, 2 lots, each 25x100.11; 2 PM mtgs, each \$5,000; May24; June3'18; due June 12'22, 5%; Chas E Haskell, 227 Main st, Orange, NJ, to Home for Incurables, at 3 av & 181st. total 10,000

112TH st, 119 E (6:1640), ns, 215 e Park av, 20x100.11; June12; June13'18; due & int as per bond; Frank J Redmond to Title Guar & T Co. 3,000

112TH st, 5 W (6:1596), ns, 126 w 5 av, 26x100.11; pr mtg \$15,000; June6; June7'18; due June1'20, 6%; Lena Johnson, 999 E 163, Bronx, to Herman Meltzer, 935 E 163, Bronx. 6,500

113TH st, 237 W (7:1829), ns, 236.8 w 7 av, 18.4x100.11; June4; June12'18; installs, \$50 on Jan4'19 & then \$50 monthly, 6%; Alex Rose, 237 W 113, to L Walter Lissberger, 131 Riverside dr (R S \$1). 1,000

113TH st, 237 W; sobr of mtg for \$1,000 to pr mtg \$8,000, but not to another mtg for \$2,000; June4; June12'18; Julius Smolin (Smolinsky), mtgee, with L Walter Lissberger, 131 Riverside dr, mtgee. nom

118TH st, 238-40 E (6:1667), ss, 110 w 2 av, 50x100.11; agmt as to reduction of mtg for \$4,250 recorded May28'18 to \$3,250; pr mtg \$36,000; June12'18; Pershing Realty Co, 1826 Marmion av, mtgee, with Abr Lipshitz, 50 Stuyvesant, owner. paid on a/c 1,000

127TH st, 620 W, see Claremont av, 195. 1,500

131ST st, 216 W (7:1936), ss, 191.8 w 7 av, 16.8x99.11; PM; pr mtg \$1,000; June6; June7'18; due Dec6'19, 6%; Julius Goldwater, 522 3 av, to Julia E Jackson, 162 E 36. 1,500

135TH st, 635 W (7:2002), ns, 505 w Bway, 125 to Riverside dr (Nos 583) x102.6x102.2x99.11; also UNIVERSITY AV, 1611-15 (11:2878), swc 175th, runs s182.6xw100xn184.6 to ss 175th xe51.10xe again 51.10 to beg; May29; June7'18; due Oct25'18, 6%; Normar Real Estate Corp to Jacob Rosenthal, 530 West End av. 15,000

137TH st, 55 W (6:1735), ns, 275 e Lenox av, 23x99.11; ext of mtg for \$16,000 to June 10'21, 5½%; June10; June11'18; Wm Rankin, 119 W 77, with H & F Realty Co, 2215 5 av. nom

138TH st, 208 W (7:2023), ss, 145.6 w 7 av, 22x100.11; PM; pr mtg \$7,500; June10'18; 1y6%; Stanley Waith, 64 W 131, to Bella M Wallach, of White Plains, NY. 1,000

145TH st, 310 W (7:2044), ss, 130.2 w 8 av, 25.6x99.11; pr mtg \$20,500; June3; June 10'18; 1y6%; Arthur E Marsh to Edw R Hotaling, 439 Manhattan av. 2,000

148TH st, 552 W (7:2079), ss, 225 e Bway, 16.8x99.11; June11'18; due & int as per bond; Chas H Vanneman to Title Guar & T Co. 5,000

158TH st, 473-5 W, see Edgecombe av, w s, 102.2 s 159. nom

160TH st, 652-4 W (8:2136), ss, 641.8 w Bway, 66.8x100; also SHAKESPEARE AV (11:2873), nws at es Boscobel av, runs ne 194.8xnl.11xe1.9 to nws Shakespeare av x ne22.3xw100.5x25xe4.4xsl0.9xw100 to Boscobel av xsl174.9 to beg; June3; June7'18; due Nov25'18, 6%; Normar Real Estate Corp to Jacob Rosenthal, 530 West End av. 12,000

Av B, 103 (2:389), es, 60.9 s 7th, 20.1x93; June13'18; due & int as per bond; Simon Ellinger to Title Guar & T Co. 9,000

Bowery, 209 (2:425), es, 45.8 s Rivington, 26.11x100.4x28.3x100; agmt apportioning mtg for \$30,000 rec Dec31'17, \$22,000 as lien on above & \$8,000 on remainder described in said mtg; June4; June12'18; Bond & Mtg Guarantee Co, 175 Remsen, Bklyn, with West Mercer Corp, 30 E 42. nom

Broadway, 204-10 (1:79), see Fulton (Nos 146-58), 62.8x159.9x58.2x160.2; leasehold; certf as to mtg \$55,000; June4; June7'18; Broadway-John St Corp to Ormond Realty Co. nom

Central Park W, 465 (7:1842), ws, 75.11 s 107th, 50x100; ext of mtg for \$72,000 to Mar1'21, 5%; May23; June12'18; Bankers Trust Co, 16 Wall, with Sarah A Jefferson, 175 W 72, extrx & Jos Jefferson (R S \$38). nom

Claremont av, 195 (7:1994), swc 127th (No 620), 150x91, "Crescent Court"; PM; pr mtg \$169,750; June5; June7'18; due June 6'23, 6%; Wm P Sheridan, 549 Riverside dr, to Josephine K Butler, widow, 2301 Bway. 35,000

Claremont av, 195, swc 127th (No 620); PM; June5; June7'18; due Sept1'19, 6%; same to Dorilton Corp, 636 W 127. 6,000

Edgecombe av, nwc 158th, see Edgecombe av, ws, 102.2 s 159. nom

Edgecombe av (8:2108), ws, 102.2 s 159th, runs w108.10xs25xe0.½xs50xw0.½xn24.11xw113.9 to es St Nicholas av (No 960) xs40.5 to ns 158th (Nos 473-5) xe217.10 to ws Edgecombe av xn— to beg; also all RT&I to ST NICHOLAS AV, es, 40.5 n 158th, runs e113.9xs24.11xe0.½xn50 xw0.½xs25 xw113.9 to av xs0.5 to beg; ext of mtg for \$190,000 to Apr25'21, 5½%; June6; June7'18; Burns Bros, Inc, 50 Church, with John T Underwood, 336 Washington av, Bklyn (R S \$7.50). nom

Riverside dr, 583, see 135th, 635 W. nom

St Nicholas av, es, 40.5 n 158th, see Edgecombe av, ws, 102.2 s 159. nom

St Nicholas av, 960, see Edgecombe av, w s, 102.2 s 159. nom

West End av, 700 (4:1242), nec 94th, runs e100xn40.4xw100xs42.2; PM; July15'15; 2y5%; Ullerton Realty Co, 220 Bway, to Fredericka Weisl, 232 E 62; corrects error in 1915 as to mortgagee & amount. 60,000

West End av, 700; certf of consent to mtg for \$60,000; July15'15; same to same. nom

West End av, 700; PM; pr mtg \$60,000; due & c as per bond; July15'15; same to Abr J Hoffman, 22 E 89; corrects error in 1915, when due was omitted. 20,000

West End av, 700; certf of consent to mtg for \$20,000; July15'15; same to same. nom

2D av, 695 (3:918); agmt as to ownership of bond & mtg for \$7,400 rec Mar1'05; Apr17; June10'18; Geo G Allinger, at Cranford, NJ (owns \$1,850), with Henry M Popham, at Flushing, B of Q, swc taste will Henry Meigs (owns \$5550). nom

3D av, 710 (5:1299), ws, 75.5 s 45th, 25x95; PM; June12'18; 5y5%; Maurice V Freund, 61 E 86, to Viola S Powers, 255 W 90, as committee Maurice L Powers, 25,000

3D av, 993-5 (5:1414), es, 20.1 n 59th, runs n40.2xe100xs60.3 to ns 59th xw20xn20.1 xw80 to beg; June6; June7'18; 3y5%; W Bourke Cochran to Seamen's Bank for Savings, 76 Wall. 28,000

10TH av, 3863-5 (8:2203), es, 49.11 s 207th, 50x100; ext of mtg for \$20,000 to June21'21, 5%; June12'18; J Allen Townsend, at Irvington, NY, with Doro Realty Co, 2447 Morris av (R S \$10). nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certificate (misc) as to chattel mtg \$—; June10; June13'18; Parkside Operating Co to Edw Spiegel.

First supplemental to refunding & impt mtg dated Dec1'16 for \$15,000,000 bonds, due Nov1'37 at 6%, with option to extend same to Nov30, 2000; Apr1; June8'18; due & int as above; Erie R R Co to Bankers Trust Co, 16 Wall, as trste. nom

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

JUNE 7, 8, 10, 11, 12 & 13.

Cherry st (1:263), ns, 200.11 e Jackson, 36.6x97.10; Equitable Trust Co of N Y, sub-trste will Louisa S Wright, to Joshua B Wright, 1921 N st, N Y, Wash, D C; (A) Murray, P & H, 37 Wall (\$40,000 (now \$32,000), Apr26'05); June11'18. nom

Grand st (2:351), nec Essex, 25x58; Hudson City Savings Instn to Lawyers Mtg Co; (A) A Sokolski, 220 Bway (\$40,000, May1'05); June11'18. 40,000

Grand st (2:351), nec Essex, 25x58; Lawyers Mtg Co to H & A Realty Co, 220 Bway; (A) same (same mtg); June11'18. 40,000

King st, 11-13 (2:520), nec Congress; Walter Blumenthal & ano, exrs Rebecca S Blumenthal, to Irving Blumenthal, 555 Park av, & Walter Blumenthal, 2176 Bway; (A) Guggenheimer, U & M, 120 Bway (\$33,000 (now \$20,000), Jan30'07); June11'18. 20,045.83

King st, 11-13; Walter & Irving Blumenthal to City Real Estate Co, 176 Bway; (A) Title Guar & T Co (same mtg); June11'18. nom

Mott st, 66 (1:201); Walter Blumenthal & ano, exrs, &c, Rebecca S Blumenthal, to Irving Blumenthal, 555 Park av, & Walter Blumenthal, 2176 Bway; (A) Guggenheimer, U & M, 120 Bway (\$17,000, June19'13); June8'18. 15,304.14

Murray st (1:127), ss, 25.7 w College pl as in year 1895, now West Bway, runs w 49.6xs25xe49.6 to ws College pl as widened xn25 to beg; Wm H Zinsner & ano, exrs Wm Zinsner, Jr, to Hedwig Engel, 38 W 92; (A) Lewis S Goebel, 41 Park Row (\$10,000, June26, 1895); June12'18. 10,000

Washington sq S, 60 (2:538); Ernest Hall & ano, exrs Stanley Gifford, to Geo F Gifford, 140 W 71; (A) Ernest Hall, 62 William (\$17,500, July2'07); June12'18. nom

4TH st, 319 W (2:615); also 12TH ST, 280 W; Sigmund M Lehman et al, exrs, &c, Mayer Lehman, to Title Guar & T Co (\$9,000, June3'13); June7'18. 9,000

12TH st, 639 E (2:395); Jos L Bittenwieser to Florence Bittenwieser, 300 Central Park W; (A) Jos L Bittenwieser, 220 Bway (\$36,000, Oct16'06); June12'18. nom

12TH st, 639 E; same to same; (A) same (\$12,400, Nov19'09); June12'18. nom

18TH st, 416 E (3:949); Wm J Roome, Jr, trste for Florence L Roome, will Florina A Weed, to Clifford W McGee, at Plainfield, NJ, sub-trste for same under said will (\$10,000, Mar10, 1897); June11'18. 10,000

22D st, 262 W (3:771); Walter Blumenthal & ano, exrs Rebecca S Blumenthal, to Irving Blumenthal, 555 Park av, & Walter Blumenthal, 2176 Bway; (A) Guggenheimer, U & M, 120 Bway (\$29,000 (now \$20,000), Mar14'01); June11'18. 20,045.83

22D st, 262 W; Walter & Irving Blumenthal to City Real Estate Co, 176 Bway; (A) Title Guar & T Co (same mtg); June 11'18. nom

34TH st, 331 W (3:758); Alice M Carey & ano, exrs Arabella B Lewis, to Title Guar & T Co (\$5,000, Jan14'10); June12'18. 5,000

34TH st, 331 W (3:758); Title Guar & T Co to Edith R Lewis, 35 W 81; (A) Title Guar & T Co (\$5,000, Jan14'10); June13'18. 5,000

39TH st, 534 W (3:710); N Y Title & Mtg Co to Eliz Graham at Island, NJ; (A) N Y Title & Mtg Co (\$16,000 (now \$7,000), Dec 10'08); June8'18. 7,000

40TH st, 351-5 W (4:1031); Richd C Bondy et al, exrs Emil C Bondy, to Andrew D Meloy at Red Bank, NJ; (A) Goldsmith, C C & W, 61 Bway (\$10,000, Mar2'11); June8'18. nom

41ST st W (4:1031), ss, 100 e 9 av, 50x98.9; Winfield S Gilmore to Andrew D Meloy at Red Bank, NJ; (A) Goldsmith, C C & W, 61 Bway (\$15,000, Aug22'02); filed & discharged June8'18. nom

49TH st, 232 W (4:1020); Nathaniel G Kelsey, exr Maggie A Kelsey, to Nathaniel G Kelsey, 408 Hawthorne av, Yonkers, NY; (A) A W Birkins, 54 Manhattan (\$25,000, May2'06); June13'18. 20,000

52D st, 453 W (4:1062); Marie E Osgood & ano, trstes for Marian A Haines, will Eliza M Schenckberg, to Isabelle M Haines, at Hotel Netherland, 1 E 59; (A) Philip E Connell, 45 Pine (\$16,000, June28'05); June 12'18. nom

53D st, 246 W (4:1024); Morris Carswell, 230 W 79, to Lizzie Van Boskerck, 10 W 61, & ano, trstes will Charlotte E Allis; (A) Chas P Northrop, 31 Nassau (\$8,500, June17'14); June11'18. 6,500

53D st, 246 W (4:1024); Lincoln Trust Co, sub-trste will Mary G Pinkney, for Julia M C Lawrence to Hilda C E M Carswell, 20 Bway, Flushing, B of Q; (A) C P Northrop, 31 Nassau (\$—, June7'14); June10'18. 8,548.40

64TH st, 8 E (5:1378); Wm A Irving at Chester, Pa, et al, exrs Matilda E Starbuck, to Ruth S Ranney, 2 E 45, et al as trstes under same will; (A) Danl Burke, 44 Pine (\$19,800, Feb21'18); June8'18. nom

67TH st, 332-4 E (5:1441); Yorkville Bank, 1511 3 av, to Henry Fahrenkrug, 1875 Park av; (A) Elfers & A, 277 Bway (\$16,800, Apr30'06); June13'18. 2,000

71ST st, 70 W (4:1123); Burlock E Rabell, exr Jas W Westerfield to Burlock E Rabell, 60 Hamilton ter or 38 Park Row, as exr Carrie Westerfield (\$14,000, Aug5'13); June7'18. nom

81ST st, 516 E (5:1577); Eliz Schulz, at Spring Valley, NY, to Marie Jedlicka, 340 E 71; (A) Albt Hlavac, Jr, 300 E 72 (\$17,000, Nov16, 1898); June13'18. nom

85TH st E (5:1530), ss, 130 e 3 av, 25x102.2; Equitable Trust Co of N Y, sub-trste will Louisa S Wright, to Joshua B Wright, 1931 N st, N Y, Wash, D C; (A) Murray, P & H, 37 Wall (\$27,000 (now \$23,000), Apr9'06); June11'18. nom

86TH st, 310 W (4:1247); Realty Company of America to Saml Cohn, 1942 Grand Concourse, Bronx; (A) Title Guar & T Co (\$67,500 (now \$37,500), July25'14); June11'18. 37,500

93D st, 175 E (5:1522); Leona Holding Corp, 217 Bway, to Sir Lea Corp, 74 Bway; (A) Strasbourger & S, 74 Bway (\$20,000, July7, 1898); June10'18. 10,000

103D st, 24 E (6:1608); Isaac Einstein to Rosie Einstein, 501 W 110; AT; (A) A & H Bloch, 99 Nassau (\$19,000, June15'04); June13'18. nom

108TH st E (6:1680), ns, 250 e 2 av, 100x 100.11; Philip J Termini, 1105 Av U, Bklyn, to Anthony Sidoti, 8009 17th, Bklyn, or E 1108, 309 Bway, N Y C (\$1,600, Sept23'15); June12'18. nom

126TH st E (6:1751), ns, 215 w Park av, 20x99.11; Geo C Colville, trste will Wm D Warden, for Juliet Pierpoint Renee, Lady Carington, to John White, 290 W 12; (A) Wm E Slevin, 271 Bway (\$8,000 (now \$5,000), July16, 1894); June12'18. 5,000

144TH st, 553-5 W (7:2076); Wm W Cohen to Frances Kaliski, 522 W 183; (A) Aronson & Salent, 34 Pine (\$8,500, Sept21 '08); June12'18. nom

160TH st W (8:2136), ss, 375 w Bway, 100x125; Philip Dimond, 284 E 32, Pater-son, NJ, to John J McKenna, 2336 Creston av, Bronx; (A) Edw J Krug, Jr, 150 Nas-sau (\$5,000, Apr25'16); June12'18. 5,150

180TH st W (8:2162), ns, 100 e Wadsworth av, 50x100; Ellis P Earle at Edgewood ter, Montclair, NJ, to German Savings Bank, 157 4 av; (A) Lawyers Title & T Co (\$40,000, Mar15'07); June8'18. 37,000

Av A, 323 (3:951), swc 20th; Geo Haug, 225 E 51, to Ambrose G Todd, 51 E 58, gdn Leicester Payne; (A) Reeves & Todd, 165 Bway (\$7,000, May7'14); June10'18. nom

Av B, 247 (3:982); Henri C Harnickell to Francisca S Harnickell, 36 E 40; AT; (A) Title Guar & T Co (\$8,000, Apr28, 1897); June12'18. 3,500

Fort Washington av (8:2177), swc 180th, runs w11.4xs200.5 to ns 179th xel15.4 to av xn200.2 to beg; Picken Bldg Co to Leo Stein, 220 W 98, or 435 Ft Washington av; AT; (\$30,000, June9'14); June12'18. nom

Fort Washington av (8:2177), swc 180th, runs w11.4xs200.5 to ns 179th xel15.4 to av xn200.2 to beg; Max Marx, 419 Convent av, to Leo Stein, 220 W 98, or 435 Ft Wash-ington av; AT (\$30,000, June9'14); June12'18. O C & 100

Lenox av, 363 (7:1913); Geo Mayforth at New Rochelle, NY, & ano to Kate Baumert, 4 W 122; (A) Steiner & P, 309 Bway (\$5,000, Jan31'14); June8'18. 5,000

Lexington av, 1254 (5:1513); Eva Wig-gers of Bronx to Anna M Wiggers, 1653 Topping av, Bronx (\$15,000, Apr30'12); June7'18. nom

Park av, 1966 (6:1757); Lottie E Grady, extrs, & Wm Scott, to Wm C Mott, 320 W 86, & ano, exrs Robt A Scott; ½ pt; (A) Dunn & Daly, 261 Bway (\$7,000, Jan11'11); June11'18. nom

St Nicholas av, 724 (7:2053); Burlock E Rabell, exr Jas W Westerfield, to Burlock E Rabell, 60 Hamilton ter or 38 Park Row, as exr Carrie Westerfield (\$11,000, Aug6 '12); June7'18. nom

St Nicholas av, 728 (7:2053); Burlock E Rabell, exr Jas W Westerfield, to Burlock E Rabell, 60 Hamilton ter or 38 Park Row, as exr Carrie Westerfield (\$12,000, June11 '13); June7'18. nom

1ST av (5:1355), es, 70.5 n 43d, 30x150; Walter Blumenthal & ano, exrs, & C, Re-becca S Blumenthal, to Irving Blumenthal, 555 Park av, & Walter Blumenthal, 2176 Bway; (A) Guggenheimer, U & M, 120 Bway (\$40,000, Nov30'17); June8'18. 40,838.90

1ST av (5:1355), nec 43d, 70.5x150; Walter Blumenthal & ano, exrs, & C, Re-becca S Blumenthal, to Irving Blumenthal, 555 Park av, & Walter Blumenthal, 2176 Bway; (A) Guggenheimer, U & M, 120 Bway (\$75,000, Oct8'12); June8'18. 75,312.50

1ST av, 1525 (5:1542); Hebrew Orphan Asylum to Lawyers Title & T Co (\$16,000, Jan6'09); June12'18. 14,000

2D av, 1032 (5:1347); Title Guar & T Co to Stephen Baker, 8 E 75, gdn Margt L Baker (\$10,000, Mar21'16); June13'18. 10,000

2D av, 1032 (5:1347); Stephen Baker, 8 E 75, gdn Margt L Baker, now Margt L, wife Edw Morris, to said Margt L, wife Edw Morris, 8 E 75; (A) Rushmore, B & S, 61 Bway (\$10,000, Mar21'16); June13'18. nom

3D av, 610 (3:895); Chas N Lee, trste for Grace L Smidt, will Wm H Lee, to Chas N Lee, at Farmington, Conn, trste for Thos G & Louisa M Lee, will Louise M Lee; (A) Wm C Orr, 51 Chambers (\$15,000, June1'09); June13'18. 15,000

3D av, 1888 (6:1632); Jas H Purdy et al, exrs Bel B Purdy, to Farmers Loan & Trust Co, 22 William, trste will Bel B Purdy, for Emily E Purdy; ½ pts; (A) Geller, R & H, 22 Exch pl (\$19,000 (now \$17,000), May28'12); June13'18. 6,375

3D av, 1888 (6:1632); Jas H Purdy, 14 W 122, admr Wm T Purdy, to Jas H Purdy, 14 W 122, et al, exrs Bel B Purdy; ½ pt; (A) Geller, R & H, 22 Exch pl (\$19,000, May28'12); June13'18. nom

7TH av, 758-60 (4:1021), swc 50th; Wal-ter Blumenthal & ano, exrs, & C, Rebecca S Blumenthal, to Ray Greenberg, 106 W 29; (A) Guggenheimer, U & M, 120 Bway \$150,000, Sept27'13); June8'18. 126,562.50

8TH av, 581-3 (3:762); Anna M Warren, extrs & trste Susan H Geissenhainer, to Georgianna & Geo C Keep, at Lafayette Hotel, Portland, Me; (A) Geller, R & H, 22 Exch pl (\$6,000, Apr28, 1892); June12'18. 6,000

8TH av, 932 (4:1027); Edw H O'Neill to Mae E MacDonald, both at Flat Rock, Fort Lee, NJ; (A) Edw H O'Neill, 763 5 av (\$14,000, Nov30'17); June10'18. nom

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

JUNE 7, 8, 10, 11, 12 & 13.

Broad st (1:23), ws, 121.6 n from nwc Exch pl, runs w87.10 to swc of No 16 Broad st xn14.5xw9.2xs2.9xw6.5xe43.1xs5.9xe29.11 to ws Broad st xsl37.8 to beg, con-veying all premises owned by party 1st part in the block bounded by Broad on e, New st on w, Wall st on n & Exch pl on s, with bldgs erected or to be erected thereon; N Y Stock Exch Building Co to the Title Guar & Trust Co, 176 Bway; Apr29 '01; June11'18. 1,100,000

Duane st, 66 (1:154); Robt & Thyra Hoe to Cath E Wainwright (Walker); (A) Gug-genheimer, U & M, 120 Bway; Mar12, 1879; June12'18. 13,000

James st, 81-3 (1:111); Sergio & Ange-lina Carlucci to Gerardo Lemole; (A) Sim-mons & H, 198 Bway; May26'10; June13'18. 6,000

Rivington st, 95 (2:410); First Rumanian American Congregation of N Y, 89 Riv-ington, to the Rivington Neighborhood Assn, 84 1st; (A) Title Guar & T Co; Dec 7'17; June12'18. 4,500

6TH st, 540 E (2:401); Julius Stoloff & Morris Kronost to Ferdinand Funk, sur-viving partner firm Funk Bros, Grand st & Newton Creek, Bklyn; (A) Title Guar & T Co; Apr5'06; June13'18. 13,000

14TH st, 515 E (3:972); Otto A & Bessie Rosalsky & Bessie Subin to the Public Na-tional Bank of N Y, 89 Delancey; (A) Title Guar & T Co; Jan5'11; June11'18. 5,000

14TH st, 515 E (3:972); Otto A & Bessie Rosalsky & Bessie Subin to the Public Na-tional Bank of N Y, 89 Delancey; (A) Title Guar & T Co; Jan5'11; June11'18. 20,000

29TH st, 218 E (3:909); Jas E & Mary A Dietz to Title Guar & Trust Co; June10'07; June12'18. 7,500

38TH st, 52-54 W (3:839); Michael Cole-man to Elihu Root, sur trste will Hy H Cook for the benefit of Jno G Evans, Louise McGregor & Robt G McGregor; (A) Foster & Thomson, 141 Bway; Aug5'07; June10'18. 90,000

40TH st, 351-5 W (4:1031); Winfield S & Emma L Jay Gilmore, 57 W 81, to Andrew D Meloy, Red Bank, NJ; (A) Goldsmith, C, C & Weiss, 61 Bway; Mar2'11; June8'18. 10,000

41ST st W (4:1031), sws, 100 from swc 9 av, 50x98.9; Crouch & Fitzgerald to An-drew D Meloy, Red Bank, NJ; (A) S W Weiss, 45 Wall; Aug21'02; June8'18. 15,000

50TH st E (5:1304), ss, 81.11 e Lex av, 18.3x100.5; Julius D & Louise Fox to Col-umbia Trust Co, 60 Bway; (A) Cephas Brainerd, 92 Wm; July8'10; June11'18. 13,500

66TH st (4:1179), ss, 100 w West End av, 50x100.5; Henriette Weinberger, 956 Simpson st, Bronx, to West Side Bank, 481 8 av; (A) Deyo & E, 111 Bway; Apr5 '17; June7'18. 5,000

68TH st W (4:1179), ss, 100 w West End av, 50x100.5; Walter & Eliz Westervelt, Englewood, NJ, to Chas R & Geo F Bauer-dorf, residing respectively at 420 West End av & 625 West End av; (A) Deyo & Bau-erdorf, 111 Bway; Mar24'10; June7'18. 15,000

75TH st E (5:1429), ss, 239.5 w 2 av, 20.2 x102.2; Jennie Lempert, 247 W 111, & Sophia Lempert, 1839 Pitkin av, Bklyn, to Bertha Eletz, 3 E 106; (A) A H Sarasohn, 309 Bway; July24'16; June13'18. 600

99TH st, 205 E (6:1649); Moritz & Kathy Adler to Bella Hillman, —; (A) N Y Title & Mtg Co; July6'10; June13'18. 7,000

110TH st, 58 E (6:1615); Thos Hammill to Emigrant Indust Savgs Bank; (A) R & E J O'Gorman, 51 Chambers; May2'13; June 13'18. 7,000

112TH st, 5 W (6:1596); Lena Johnson, 941 Simpson st, Bronx, to Herman Melt-zer, 935 E 163, Bronx; (A) Jos G Abram-son, 30 Church; June11'18; June7'18. 2,500

113TH st, 237 W (7:1829); Regina Rosen-thal, on premises, to Robt S Smith, 32 W 92; (A) Title Guar & T Co, 176 Bway; Feb 24'11; June12'18. 2,000

127TH st, 152-4 W (7:1911); Fredk Levy to Abr Singer; satisfied of record without production of mortgage by order Supreme Court, June10'18; (A) for petr, Geo H Hyde, 41 Park Row; Oct6'05; June11'18. 3,500

127TH st, 237 W (7:1933); Leon H Rosen-thal to Francis S Quinn, 2 E 127; (A) Geo W Short, 159 W 125; Dec6'15; June12'18. 5,500

129TH st W (7:1934), ss, 167 w 7 av, 17x 99.11; Henrietta Hanauer to Albert C Hall, trste Estate Alvah Hall; (A) Jerome J Hanauer, 52 Wm; Apr1'03; June12'18. 10,000

145TH st, 310 W (7:2044); Arthur E Marsh, 322 W 107, to Saml Gerber, 143 Rutledge, Bklyn; (A) Title Guar & Trust Co; Sept22'16; June10'18. 2,000

148TH st W (7:2079), ss, 225 e Bway, 16.8 x99.11; Jno E & Augusta C Darragh to Manhattan Life Ins Co, 66 Bway; (A) Hoyt & Schell, 66 Bway; Sept12, 1895; June12'18. 10,000

Av B (2:389), es, 60.8 s 7th, 22.2x93; Raphael & Eliza Danziger to Hebrew Or-phan Asylum of City N Y; (A) Title Guar & T Co; Oct28'01; June13'18. 12,000

Lexington av (5:1304), nec 49th, 100.5x 51.3; Lexington Ave Co to Columbia Trust Co, 60 Bway; (A) Title Guar & T Co; Dec 12'04; June11'18. 30,000

St Nicholas av, 1090 (8:2121); Helene Ahrens, on premises, to Meta Blanke, 627 Ams av; (A) Kadel, Van Kirk & Kennedy, 370 E 149; Nov7'17; June7'18. 8,000

1ST av, 2370 (6:1809); Saml & Tillie Bor-der et al to Marie Wiggers; (A) Title Guar & T Co; July27'08; June11'18. 2,000

2D av, 2081-83 (6:1657); Adriatic Realty Corp, 165 Bway, to Vincenzo Tamburano, 57 Thompson; (A) G C Young, 165 Bway; July30'17; June11'18. 2,000

2D av, 2093 (6:1657), swc 108th (No 242); Benj Abrahams to Abr Birnbaum; (A) Wood, Cooke & Seitz, 63 Wall; Mar26'07; June8'18. 4,000

3D av, 710 (5:1299); Isaac Sakolski to Viola S Powers, 255 W 90; (A) Bowers & S, 46 Cedar; Apr15'03; June12'18. 19,000

MORTGAGES.

Borough of Bronx.

JUNE 7, 8, 10, 11, 12 & 13.

Cedar la, swc 151st, see Walton av, es, 111.8 n 150th.

Fox st, 1105 (10:2718), ws, 88.7 n 167th, 25x113.3x25.4x115; June13'18; 3y5½%; Wm McGee to Josephine Keller, 1333 Chisholm. 2,000

Home st, 975, see Hoe av, 1200.

Kelly st, 915 (10:2703); agmt modifying terms of mtg; June6; June11'18; Hy Mor-genthau Co with Harco Realty Co, 54 E 23. nom

Loring pl (11:3212), cl, 105 n cl 206th on map Land & Harlem River Fronts, runs n31x170 to ws Macombs Dam rd xs 31xw170 to beg, except part for Univer-sity av (?) error in description; PM; May 10; June11'18; due June10'23, 5%; Loretta Flanagan to Rebecca Thomson, 2323 Lor-ing pl. 6,500

Manida st, 860 (10:2740), nes, 588.10 nw Lafayette av, 25x100; ext of \$5,500 mtg to June23 at 5½%; May22; June7'18; Harry S Purdy & ano, exrs Harriet A Purdy, with Rose Levine & Lizzie Ostrove, 860 Manida. nom

Minford pl, 1533 (11:2967), ws, 100 n 172d, 33.3x100; pr mtg \$12,000; June11'18; due July11'21, 6%; Andreas Fuchs to Anna Doering, 465 E 136. 2,500

St Pauls pl, nec Park av, see Park av, 3732.

Seabury pl, 1524 (11:2967), es, 50 n 172d, 50x100; PM; pr mtg \$28,500; June1; June 11'18; 5y6%; 1447-1451 Boston Road Realty Co to Wm H Swanson, 62 W 88. 5,000

Seabury pl, 1520 (11:2967), nec 172d, 50x 100; PM; pr mtg \$40,000; June1; June11'18; 5y6%; 1447-1451 Boston Road Realty Co to Wm H Swanson, 62 W 88. 13,000

Tiffany st, 908 (10:2712), es, 375 s 163d, 50x110; pr mtg \$44,000; May27; June7'18; due June1'19, 6%; 908 Tiffany St Corp, 49 Wall, to Eliz L Goodnow, 6 West Mad-ison, Baltimore, Md. 4,000

Tiffany st, 908 (10:2712), es, 375 s 163d, 50x110; certf as to mtg for \$4,000; May27; June10'18; 908 Tiffany St Corp to Eliz L Goodnow. 4,000

133D st, 717 E (10:2562), ns, 466.8 e Cy-press av, 16.8x103.6; PM; June1; June7'18; 5y5%; Jos Roman to Winnie Pfaff, 908 Massachusetts av, N W, Wash, D C. 3,000

135TH st E (10:2564), ns, 200 w Willow av, 25x100; June7'18; 3y5%; Mary Hukle to Harry Rousseau, 1238 N 56th st, Phila, Pa. 1,000

141ST st E, ns, 121.11 e So blvd, see Whitlock av, es, 164.5 n So blvd.

149TH st, 540 E (9:2275); ext of \$21,000 mtg to May19'21 at 5½%; June7; June10 '18; Title Guar & T Co with David M & Naney Levy, as exrs & C Emanuel Levy. nom

149TH st, 540 E (9:2275), ss, 149.4 w St Anns av, runs s84.11xw0.7xs15.1xw39.4xn 100 to st xe40 to beg; pr mtg \$21,000; June 7; June10'18; 3y6%; David M Levy & Nancy Levy, exrs Emanuel Levy, Bklyn, to Alex Geiger, 346 Ocean Pkway, Bklyn. 4,000

151ST st E, swc Cedar la, see Walton av, es, 111.8 n 150th.

156TH st E, swc Prospect av, see Pros-pect av, swc 156th.

159TH st, 401 E (9:2381); asn Ls by way of mtg as collateral security for \$2,391; May24; June7'18; John Bentz, 232 E 144, to Ebling Brewing Co, 760 St Ann's av. nom

164TH st W (9:2511), ss, 225 e Ogden av, runs s25xe99.9 to ws Woodcrest av xnw & w— to beg; pr mtg \$5,000; May29; May 31'18; due, &c, as per bond; Augusta M Gay to Benj Parr, 1973 Bway. (Corrects error in last issue as to description of property). 2,000

166TH st E, sec Franklin av, see Frank-lin av, sec 166th.

169TH st E, swc Walton av, see Walton av, swc 169.

169TH st W, nwc Jerome av, see Jerome av, nwc 169.

169TH st W, swc Shakespeare av, see Shakespeare av, swc 169th.

172D st E, nec Seabury pl, see Seabury pl, 1520.

175TH st E, nwc Anthony av, see An-thony av, nwc 175th.

175TH st W, swc University av, see 135th, 635 W, Manhattan Mortgages.

180TH st, 780-2 E (11:3109); ext of \$36,000 mtg to June1'21 at 6%; June4; June10 '18; Lawyers Mtg Co with Leboros Constn Co, 368 Grand (R S 18). nom

180TH st E, swc Grand blvd & con-course, see Grand blvd & concourse, swc 180th.

187TH st, 753 E (11:3115), ns, 100 w Southern blvd, runs w32.9xn98.10xe25xs49.5 xs50 to beg; PM; pr mtg \$19,000; June1; June7'18; 5y6%; Harry E Hackett to Leon-ardo Melaragno, 2753 Briggs av. 3,000

190TH st, 58 E (11:3174), ss, 395 e Jerome av, 43.6x175, except part for st; PM; May 2; May13'18; due Nov2'18, 6%; Chas E Nettle to Christopher H Steinkamp, 570 W 172. (Corrects error in issue May18 when property was west of Jerome av). 6,000

198TH st, 356 E (12:3383); ext of \$5,500 mtg to Nov26'19 at 5%; Dec21'16; June10 '18; Jas A Benedict, Katonah, NY, with Ellen Sica, 356 E 198. nom

211ST st E, ns at ses Holland av, see Holland av, ses at ns 211.

240TH st E (12:3393), ss, 100 e Martha av, 25x100; ext of \$4,500 mtg to June 21 at 5½%; June 5; June 13; 18; Eliza Patterson, 108 St Marks pl, Bklyn, with Sidney O Weed, 410 E 240. nom

Alexander av, 164 (9:2298); ext of \$5,000 mtg to June 21 at 5½%; June 10; June 13; 18; Heinrich Hutman, 505 E 118, to A Hupfel's Sons, a corp, 161st & 3 av, nom

Anthony av (11:2891), nwc 175th, 45x90; June 1; June 11; 18; due Sept 13; 6%; Olds Holding Corp, 217 Bway, to Mary G Lanning, 2292 Loring pl, 5,000

Anthony av (11:2888), es, 78.9 s 173d, 49.11x100.3x49.10x100.6; also ANTHONY AV (11:2888), es, 128.11 s 173d, 49.11x100x49.10 x—; pr mtg \$—; Apr; June 11; 18; 19; 26%; Steenson-Schaefer Realty Co to Armin H Mittlemann, 46 W 83. 2,200

Anthony av, es, 128.11 s 173d, see Anthony av, es, 78.9 s 173d.

Balcom av, 1422-30 (18:5370); also EDWARDS AV, 1423-31; ext of \$3,000 mtg to May—, 1819, at 6%; May 31; June 10; 18; Eliza Steinmetz, 912 Bronx Park S, with Minnie Berger, 1007 E 180. nom

Boscobel av, es at nws Shakespeare av, see 160th, 652-4 W, Manhattan Mortgages.

Briggs av, 2600-8 (12:3294), es, 195 s 196th, runs s124.5x—x—79 xn 42.8xw 3.3xn 41.4xw 3.3xn 41.4xw 82.3 to beg; PM; June 1; June 10; 18; 5y5½%; Olds Holding Corp to Wicke Estates, Inc, at Glendale, LI, 47,500

Brook av (9:2394), ws, 96 s 168th, 25x 35.6; Marl; June 11; 18; due &c as per bond; May Geller, 362 E 156, to North Side Mtg Corp, 391 E 149. 750

Burnside av W (11:3192), nec Davidson av, 113.11x49.11x90x119.9; bldg loan; June 10; June 12; 18; due as per bond, 6%; Freybehl Realty Co, 30 E 42, to 135 Broadway Holding Corp, 135 Bway. 70,000

Burnside av (11:3192), nec Davidson av, same prop; certf as to above mtg; June 10; June 12; 18; same to same.

Clay av (11:2891), es, 145 n 175th, 65.11 to 176th (No 260) x94.1x59x93.10; PM; pr mtg \$59,000; May 20; June 1; 18; 2y6%; Saml L Kahn, 51 W 113, to Olds Holding Corp, 217 Bway. (Corrects error in last issue when property was Clay av, 2.) 2,500

Davidson av, nec Burnside av, see Burnside av W, nec Davidson av.

Edwards av (18:5371), es, 400 n Latting, 125x100; ext of \$2,000 mtg to May—19 at 6%; May 31; June 10; 18; Eliza Steinmetz, 912 Bronx Park S, with Minnie Berger, 1007 E 180. nom

Edwards av, 1423-31, see Balcom av, 1422-30.

Franklin av (10:2607), see 166th, 100x 31.6x100.3x31.6; PM; June 7; June 8; 18; 5y 5%; June 10; June 13; 18; Danl F Mahoney, 439 55th, Bklyn, to German Savings Bank, 157 4 av. 27,000

Franklin av (11:2936), es, 28.4 n 170th, 40x100; ext of \$22,000 mtg to Feb 21 at 5½%; N Y Investors Corp with Philipp Hill, 2760 Morris av. nom

Grand Blvd & Concourse (11:3160), swc 180th, 100x107.1x100.8x101.8; PM; June 6; June 7; 18; 3y, int as per bond; Raymond L Dittmars, Eastchester, NY, to T Irving Hadden, 14 Colvin pl, Hartsdale, NY. 10,000

Grant av, 1054 (9:2448), es, 157.8 n 165th, 25x100; ext of \$6,500 mtg to Apr 20 19 at 5½%; Apr 28; June 10; 18; Chas Zoller, 349 W 87, with Annie Prochaska, 2644 Marion av. nom

Greystone av (13:3414), es, 275 s 238th, runs s50x65x25x65x25xw70 to beg; June 13; 18; due July 12; 6%; Edw Hiznay to Robt Loose on Sylvan av & W 256th. 4,000

Hoe av, 1200 (11:2986), nec Home (No 975), 109.3x95x99.6x99.6; June 4; June 7; 18; due Dec 10; 18, 6%; D H Jackson Co to Jacob Rosenthal, 530 West End av. 5,600

Holland av (16:4660), see at ns 211th, 36.9x100x7.2x103.11; ext of \$1,500 mtg to Apr 19 21 at 5%; Apr 30; June 11; 18; Concesio De Simone, 3530 Holland av, with Leonardo Palumbo, 3530 Holland av. nom

Hull av (12:3351), es, 150 s 209th, 25x 100; PM; June 10; June 11; 18; installs, 6%; Wm D Hinck, 243 E 202, to Arthur J Hach, 3282 Hull av. 1,000

Hunts Point av, 819-75 (10:2740), ws, 181 n Lafayette av, 585x100; pr mtg \$—; June 5; June 10; 18; demand, 6%; Ell-Ess Holding Corp to Tawas Co, 299 Bway. notes 15,000

Hunts Point av, 819-75; certf as to above mtg; June 5; June 10; 18; same to same.

Jerome av (11:2855), nwc 169th, 75x100; June 7; June 12; 18; due Nov 22; 18, 6%; Nista Constn Co to Emma Dressner, 201 W 120. 8,200

Jerome av (11:2855), nwc 169th, same prop; certf as to above mtg; June 7; June 12; 18; same to same.

Jerome av (11:2855), nwc 169th, same prop; sobrn agmt; June 7; June 12; 18; John J Bell, Upper Nyack, NY, with same. —

Marmion av (11:2958), es, 92 n 175th, 52 x69.6x52x69.8; ext of \$27,000 mtg to Sept 30 21 at 5½%; June 11; June 12; 18; Jas S Coward, Bayonne, NJ, with Sadie Silverman, 213 Alex av. nom

Monroe av (11:2792), ws, 95 n 173d, runs w190 to es Weeks av x50x95x100x95 to ws Monroe av x5150 to beg, except part for av; June 7; June 12; 18; 3y6%; Wilton Holding Corp to N Y Title & Mtg Co, 135 Bway. 10,000

Park av, 3732 (11:2902), nec St Pauls pl, 56.6x150.5x48.1x150.8, except part for pl; June 10; June 11; 18; due &c as per bond; Ellen, John, Edw & Thos Gleason to Title Guar & T Co. 3,250

Pilgrim av, see Wilkinson av, see Wilkinson av, sec Pilgrim av.

Prospect av (10:2675), swc 166th, 25x89.6 x25x90.6; pr mtg \$—; June 5; June 7; 18; demand, 6%; Pauline Muller to Ebling Brewing Co, 760 St Ann's av. 1,000

Rosedale av (15:3913), ws, 392 n Harlem River Branch, N Y, N H & H R R Co, 25x77.5x25.1x80; ext of \$1,500 mtg to Sept 22 17 at 6%; Sept 22 17; June 13; 18; John J & Loretto C Devins, indivd & as admsr Jas Devins, with Saml L Marcus, 974 Prospect av. nom

Ryer av (11:3165), ws, 325 s Irving, 50x 100, except part for Grand Blvd & Concourse; pr mtg \$24,000; June 6; June 7; 18; 2 y6%; Excelsior Realty Co, 259 Sanford av, Flushing, LI, to Dividend Realty Corp, 215 Montague, Bklyn. 3,000

Ryer av (11:3165), same prop; certf as to above mtg; June 6; June 7; 18; same to same.

St Anns av, 535 (9:2275); ext of \$31,500 mtg to Apr 15 21 at 5½%; May 20; June 10; 18; Bankers Trust Co with Constantin Wagner (R S \$15.40). nom

St Lawrence av, 1489 (15:3915), ws, 125 s Mansion, 25x95; PM; pr mtg \$—; June 11; June 13; 18; 5y5%; Peter Frigeri, 740 E 181, to Hudwell Corp, 7 W 45. 2,500

Shakespeare av, nws at es Boscobel av, see 160th, 652-4 W, Manhattan Mortgages.

Shakespeare av (9:2517), swc 169th, 68.11x100; PM; May 31; June 7; 18; 3y5½%; Transit Bldg Corp to Willard A Mitchell, 321 W 92. 43,000

Shakespeare av (9:2517), swc 169th, same prop; certf as to above mtg; May 31; June 7; 18; same to same.

Shakespeare av (9:2517), swc 169th, same prop; PM; pr mtg \$43,000; May 31; June 7; 18; 3y6%; same to same. 28,000

Shakespeare av (9:2517), swc 169th, same prop; certf as to above mtg; May 31; June 7; 18; same to same.

Shakespeare av (9:2517), ws, 68.11 s 169th, 81x100x80.8x100; PM; May 31; June 7; 18; 3y5½%; Transit Bldg Corp to Willard A Mitchell, 321 W 92. 41,000

Shakespeare av (9:2517), ws, 68.11 s 169th, same prop; certf as to above mtg; May 31; June 7; 18; same to same.

Shakespeare av (9:2517), ws, 68.11 s 169th, same prop; pr mtg \$41,000; May 31; June 7; 18; 5y6%; same to same. 27,000

Shakespeare av (9:2517), ws, 68.11 s 169th, same prop; certf as to above mtg; May 31; June 7; 18; same to same.

Southern Blvd, 1769-75 (11:2940); agmt as to share ownership in mtg of \$50,000; June 12; 18; Sophie Stein with Real Estate Mtg Co of New Jersey, 63 Wall. nom

Tremont av, 483 E (11:3043); ext of \$16,000 mtg to June 3 21 at 5½%; June 3; June 8; 18; Flora Ehrmann to John Reyelt, 2789 Briggs av. nom

Vyse av (11:2988), ws, 150 n Jennings, 50x100; June 3; June 10; 18; 2y6%; Gustave Halpern, 252 W 148, to Chas Baum, 114 Summerfield av, B of Q, NY. 3,400

Wales av, swc Westchester av, see Westchester av, swc Wales av.

Walton av (9:2481), swc 169th, 157.8x30.5 x163.1x41.1; May 15; June 12; 18; due July 21, 5½%; John E S Barker, Rossmore av, Bronxville, NY, & Wm E Barker, now at Spartanburg, SC, to Herman Lehmann, 1062 1 av. 4,000

Walton av (9:2348), es, 111.8 n 150th, runs e100.2xn9.9x75 to Cedar la xn123.2 to 151st xw85.1xw117.8 to av xs188.4 to beg; June 7; June 8; 18; due &c, as per bond; C T Willard Co to Jas M Ide, 161 Washington, Troy, NY, indivd & as exr Geo P Ide et al. 20,000

Weeks av, es, 180 s 174th, see Monroe av, ws, 95 n 173.

Westchester av (10:2644), swc Wales av, 89.2x48.7x65.1x79.10; May 28; June 13; 18; installs, 6%; Isaac Cohn to Dora Eichler, 804 W 180. 2,000

Whitlock av (10:2599), es, 164.5 n So Blvd, runs n305.1x190.1x—242.11xw311.11xn 2.11 to beg; also 141ST ST (10:2599), ns, 121.11 e So Blvd, 12.11x161.6; pr mtg \$—; June 3; June 10; 18; 6 mos, 6%; Norcross Bros Co & Aldus C Higgins, 218 West Worcester, Mass; O W Norcross, Frank A Drury, Homer Gage, Chas L Allen & Frances L Chapin as endorsers of note, to First National Bank of Boston, Mass. 75,000

Wilkinson av (15:4232), sec Pilgrim av, 100x100; PM; June 5; June 7; 18; due July 5 23, 5½%; Fredk W Claussen to Wm G Bumsted, 48 Glenwood av, Jersey City, N J. 3,000

Certificante as to chattel mtg for \$3,000; June 3; June 10; 18; Globe Waist & Undergarment Co to Aaron Ratner, 1804 Arthur av.

Certificante as to chattel mtg for \$3,000; June 3; June 10; 18; Globe Waist & Undergarment Co to Aaron Ratner, 1804 Arthur av.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

JUNE 6, 7, 8, 10, 11 & 12.

Elsmere pl, 793 (11:2956); Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (\$4,500, May 20 04); June 10; 18. nom

Halperin st (15:4074), ss, 200 w Blondell av, 50x94.3x50x101.10; Laurentia Hoffmann, indivd & as exr Fredk Kurtz, to Geo L Kurtz, 71 Union av, Lynbrook, LI; (A) C F Wilber, 27 Main, Tarrytown, NY (\$4,000, Nov 9 07); June 8; 18. nom

Minford pl, 1545 (11:2977); Alfred J Sparborg, 725 Mad, Albany, NY, to Amelia Deutsch, 150 W 95; (A) Title Guar & T Co (\$650, June 22 15); filed & discharged June 8; 18. nom

Pond pl, 2781 (12:3290); Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (\$5,500, Jan 14 05); June 10; 18. nom

Rogers pl (10:2697), sec 163d, 100x168.8 to Dawson x101.10x187.1; Fredk Johnson & ano, trstes et al to Benenson Realty Co, 401 E 152; (A) Elfers & A, 277 Bway (\$30,000, Aug 4 14); June 7; 18. O C & 100

Simpson st, 1076 (10:2727); Chas Dane-witz to Modern Bldg Co, 949 Bway; (A) Saml Bitterman, 309 Bway (\$6,000, July 30 14); June 11; 18. 2,500

Union pl, 129 (9:2516); Ernest Hall & ano, exrs Stanley Gifford, to Eliza Gifford, 140 W 71; (A) Ernest Hall, 62 William (\$4,000, Sept 18, 1895); June 12; 18. nom

133D st, 675 E (10:2562); Ernest Hall & ano, exrs Stanley Gifford, to Eliza Gifford, 140 W 71; (A) Ernest Hall, 62 William (\$4,500, Oct 31, 1897); June 12; 18. nom

133D st, 683 E (10:2562); same to Geo F Gifford, 140 W 71; (A) same (\$4,500, Oct 31, 1897); June 12; 18. nom

146TH st, 256 E (9:2335); Ernest Hall & ano, exrs Stanley Gifford, to Eliza Gifford, 140 W 71; (A) Ernest Hall, 62 William (\$2,000, Dec 7, 1895); June 12; 18. nom

151ST st E (9:2393), ns, 100 e Courtlandt av, 25x115.6; Anna Fulling & ano, exrs Hy Fulling, to Hy Fulling, trste of Edmond H Fulling, Tuckahoe, NY; (A) Abr Wielar, 261 Bway (\$4,000, Marl, 1893); June 8; 18. nom

168TH st, 814 E (10:2681); Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (\$5,500, Jan 9 07); June 10; 18. nom

169TH st, 819 E (11:2968); Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (\$4,000, Jan 2 07); June 10; 18. nom

241ST st E (17:5082), ss, part lot 138, map Washingtonville, 25 x 100; Grant Squires, exr Kate S Metzger, to Sarah Farrington, 67 W 96; (A) G Squires, 299 Mad av (\$700, Jan 6 12); June 8; 18. 700

Anthony av (11:2888), es, 78.9 s 173d, 49.11x100.3x49.10x100.6; also ANTHONY AV (11:2888), es, 128.11 s 173d, 49.11x100x49.10 x—; Armin H Mittlemann to Alfred B Nathan, 78 Central av, Tompkinsville, SI, & ano; (A) A H Mittlemann, 347 Mad av (\$2,200, Apr 19 18); June 11; 18. 1,100

Bronxdale av, 1865 (15:4056); Fishkill Savings Institute to Louisa Ball, 367 E 155; (A) Chas H Baechler, 1126 East Tremont av (\$3,000, Aug 11 13); June 6; 18. 3,000

Brook av (9:2394), ws, 96 s 168th, 25x 32.5; North Side Mtg Corp to Andrew C Jung, 672 Eagle av; (A) Clocke, K & R, 391 E 149 (\$750, Marl 18); June 11; 18. 750

Clay av, 1060-4 (9:2425); Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (two at \$7,500 each, Mar 28 03); June 10; 18. nom

Concord av, 510 (10:2580); Addie B Clark, 225 W 86, to St Christopher's Home, Dobbs Ferry, NY; (A) Guaranteed Mtg Co, 200 Bway (\$28,000, May 13 14); June 12; 18. 25,000

Creston av, 2733 (12:3318); Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (\$5,000, June 8 05); June 10; 18. nom

& ano, exrs Stanley Gifford, to Geo F Gifford, 140 W 71; (A) Ernest Hall (\$3,500, June 16 14); June 12; 18. nom

Creston av (11:3163), sec 133d, 93x179 to Grand Blvd & Concourse; Eureka Realty Co to Annie L McEntyre, 249 W 76; (A) Geo B McEntyre, 508 Canal (\$16,500, Feb 8 16); June 10; 18. 100

Creston av, 2758 (12:3315); Ernest Hall Crotona av, 1426 (11:2937); Meyer Polasensky to Elwood M Townsend & Co, 850 St Johns pl, Bklyn (\$11,000, Oct 21 09); June 11; 18. nom

Decatur av (12:3351), ws, 194.11 n 207th, 25x100; Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (\$5,000, Dec 20 06); June 10; 18. nom

Franklin av, 1237 (10:2612); Ernest Hall & ano, as exrs Stanley Gifford, to Eliza Gifford, 140 W 71; (A) Ernest Hall, 62 William (\$11,000, May 7, 1890); June 12; 18. nom

Honeywell av (11:3125), es, 35.1 n 180th, 37.6x80; Guaranteed Mtg Co to Francis J Egan, 918 Blvd Astoria, LI; (A) Guaranteed Mtg Co, 200 Bway (\$20,000, Dec 13 11); June 12; 18. O C & 100

Inwood av (11:2859), es, 5 s Wolf, 25x 130; also LOT 43 (9:2514), map Kemp Estate; Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, exrs Cath H Ranney; (A) R Loewenthal, 1321 Boston rd (\$3,000, Aug 25, 1984); June 10; 18. nom

Jackson av, 1126 (10:2651); Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (\$7,000, Jan 9 07); June 10; 18. nom

Kingsbridge ter (12:3253), ses, 175 s Perot, 25x97 to Armand pl; Lawrence W Clark, trste Eliza C H Clark, to Lawrence W Clark, 547 75th, Bklyn; (A) Chas A Clark, 43 Cedar (\$2,000, Jan 17 16); June 12; 18. 2,000

Kingsbridge ter (12:3253), ses, 150 s Perot, 50x97 to Armand pl x50x97.6; same to Chas A Clark, 47 W 46; (A) same (\$4,000, Apr 15 15); June 12; 18. 2,000

Nelson av, 1021 (9:2512); Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (\$4,500, Jan 9 07); June 10; 18. nom

Park av, 4424-6 (11:3037); Ernest Hall & ano, exrs Stanley Gifford, to Geo F Gifford, 140 W 71; (A) Ernest Hall, 62 William (2 at \$4,600 each, June 9 04); June 12; 18. nom

Perry av (12:3341), swc 206th, 54.10x115, 50x137.10; Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (\$8,000, Jan11'07); June10'18. 1,000
Ryer av, 2044 (11:3149); Willie W Wilmot, trste Chas E Wilmot, to Title Guar & T Co (\$3,500, May18'15); June11'18. 3,500
Southern blvd, 1760-75 (11:2940); Sophie Stein to Real Estate Mtg Co of New Jersey, 63 Wall; (A) John B Pine, 63 Wall (\$50,000, June5'13); June12'18. 25,000
Summit av, 1007-9 (9:2523); Francis P Ranney & ano, trstes Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes Cath H Ranney; (A) R Loewenthal, 1321 Boston rd (two at \$6,500 each, July20'09); June10'18. 1,000
Trinity av, 1051 (10:2633); Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (\$3,500, Jan11'07); June10'18. 1,000
Union av, 1174 (10:2681); Francis P Ranney & ano, exrs Cath H Ranney, to Francis P Ranney, 28 W 37, & ano, trstes same; (A) R Loewenthal, 1321 Boston rd (\$4,500, Jan2'07); June10'18. 1,000
Vyse av, 1135 (10:2752); Burlock E Rabell, exr Jas W Westerfield, to Burlock E Rabell, 60 Hamilton ter; (A) B E Rabell, 38 Park Row (\$7,000, July2'06); June11'18. 1,000

Waltón av, 2413 (11:3188); Ernest Hall & ano, exrs Stanley Gifford, to Geo F Gifford, 140 W 71; (A) Ernest Hall, 62 William (\$6,500, Jan27'11); June12'18. 1,000
Washington av (11:2915), es, 50 s 174th, 50x90; Equitable Trust Co of N Y, trste Louisa S Wright, to Joshua B Wright, 1921 N st, N W, Wash, D C; (A) Murray, P & H, 37 Wall (\$33,000, May13'05); June11'18. 1,000
Woodycrest av, 1009 (9:2512); Kath B Potter, Saranac Lake, NY, to Wm V Simpson, Matawan, NY; (A) Wm V Simpson, 41 Park Row (\$500, Apr2'18); June8'18. 500
Wright av (17:4963), es, 325 s Randall av, 50x105; Land Co C of Edenwald to Matilda F Brown; (A) Salter & S, 140 Nassau (\$470, Apr20'05); filed and discharged June10'18. 484.95
Plot (15:4052), begins 590 e White Plains rd at point 570 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Viliam Huthanzl to Katerina Kostelecky, 405 E 74; (A) Chas E Chalmers, 1874 2 av (\$2,000, Jan3'11); June6'18. 1,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

JUNE 6, 7, 8, 10, 11 & 12.

Minford pl, 1545 (11:2967 & 2977); Chas Weinstein, 2123 Dean, Bklyn, to Amelia Deutsch, —; (A) Title Guar & T Co; June22'15; June8'18. 650
Seabury pl, 1520 (11:2967 & 2977); Seabury Realty Co to Fanny Greenebaum; (A) Jacob Gordon, 346 Bway; May22'13; June 11'18. 9,000
135TH st E (10:2564), ns, 200 w Willow av, 50x100; Martin Tully to Helen D Bogart; (A) A F Muhlbacher, 3 av & 137th; Marl, 1898; June7'18. 2,550
221ST st E (*), nec Carpenter av on map Wakefield, 50x105; Wm Kelly & John F Buckley to Mary A Ryan, 671 E 181; (A) M J Sullivan, Willis av & 148th; Aug4'06; June6'18. 1,500
Alexander av (9:2302), nec 139th, 20x 106.6; Ann Bullock to Harlem Savgs Bank, 124 E 125; (A) Archibald McInnis, 351 E 143; Sept18, 1886; June13'18. 700
Alexander av, nec 139th, 20x106.6; Ann Bullock to Harlem Savgs Bank, 124 E 125; (A) Archibald McInnis, 351 E 143; Aug20, 1885; June13'18. 3,700
Cauldwell av (10:2627), ws, 271 n 161st, 18x100; Jno W Decker to Mary Bedford, at Morsemere, NJ; (A) Lehman & Goldsmith, 35 Nassau; Nov1, 1888; June8'18. 5,000
Eagle av (10:2624), es, 245 s 156th, 20x 115; Alex Thern, 698 Eagle av to Eugene Hartwig, 100 E 81; (A) F Brodsky, 300 E 72; May14'12; June6'18. 2,000
Hull av (12:3348), nwc 209th, 125x100; Olaf Nordstrom to Emily T Fairchild, 65 E 56; (A) Salter & Steinkamp, 140 Nassau; July1, 1889; June13'18. 1,200
Jerome av (12:3321), es, 50 n Bedford Park blvd, 100x100; John F Boyle, Jersey City, NJ, to Cora E Booth, —; (A) Theall & B, 45 Wall; June12'05; June12'18. 10,000

Ryer av (11:3165), ws, 325 s Irving, 50x 100; Excelsior Realty Co to Emma G Leith, —, extrx John H Leith; (A) N Y Title & Mtg Co; Jan2'13; June7'18. 3,000
Vyse av (11:2988), ws, 150 n Jennings, 50x100; Hargton Bldg Co to Annie Halpern 252 W 148; (A) I Brinkman, 1475 Bway; Feb2'14; June10'18. 5,000
Walton av, 2391 (11:3188); Thos Smith to Bell A Davol, 18 Irving pl, Bklyn; (A) T C Ennever, 132 Nassau; June5'12; June 6'18. 6,000
Woodycrest av (9:2509), es, 25 n 165th, two lots, each 50x100.9; two mtgs, each \$4,500; Woodycrest Bldg Corpn to McDermott & Hanigan, a corp, 103 Park av; (A) Lawyers Title & T Co; July27'16; June10'18. 9,000
Wright av (17:4963), es, 325 s Randall av, 50x105; Michl Fleming to Matilda F Brown; (A) Salter & S, 140 Nassau; Apr 20'05; June10'18. 470
3D av (11:2911), ws, 150.2 s 171st, 50x 159.9x50x162.10; Cyril Crimmins to German Savgs Bank, 157 4 av; (A) N Y Title & Mtg Co; July5'10; June12'18. 35,000

Lots 647 & 648 (*), map Laconia Park; Peter A Zanelli, 303 E 104, to Max Orlean, —; (A) Geo Carrara, 2337 8 av; Jan15'15; June10'18. 1,000
Lot 411 (*), map Van Nest Park, except part for Morris Park av; Antonio Sconza & Minnie Schwartz, 608 Morris Park av, to John J Buckley at Eastern blvd & Ferry la; May13'14; June6'18. 1,200
Lot 40 (*), blk 15, map Edenwald; City of N Y to Jas F Keelon, as Acting Collector of Assessments & Arrears; Jan12'14; discharge transfer tax lien dated June11'18. 117.96
Plot (15:4052), begins 590 e White Plains rd at point 570 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Jan Kacin to Viliam Huthanzl, 429 E 66, & ano; (A) C H Baechler, 1126 Walker av; Jan3'11; June7'18. 2,000
Plot (*) begins 840 e White Plains rd at point 720 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Lina Anderson, widow, to Alvah W Burlingame, Jr, exr Edwin R Butler, Bklyn; Dec1'09; June12'18. 3,500
Spuynen Duyvil Creek (13:3402), ws, at stake set at low water mark, runs nw67.8 to es Kingsbridge rd at pt distant 133.10 n e from storehouse now or late Johnson Bros xne75xse59.6 to said low water mark, ws Spuynen Duyvil x— to beg; Jacob Weigel, 2490 Spuynen Duyvil rd, to David Mayer Brewing Co, 3560 3 av; (A) John J McKelsey, 43 Cedar; Feb24'17; June6'18. 11,000

REAL ESTATE APPRAISALS.

Borough of Manhattan.

Ackerman, Charlotte Y.—Feb21'17 (June 4'18)—82D ST, 331 W (4:1245-4), 25x102.2, 3-sty bk dwg, \$30,000.
RIVERSIDE DR (4:1245-3), nec 82d, 60.5x irreg x13.5, vacant, \$30,000.
7TH AV, 327 (3:804-5), 24.8x99.9, 3-sty bk loft & str bldg, \$40,000.
33D ST, 135 W (3:809-18), 31.8x98.9x0.9x 103.6, 2-sty bk storage, \$38,000.
24TH ST, 260 W (3:773-79), 16.8x98.9, 3-sty & b bk dwg, \$10,000.
MANGIN ST, 8 (2:321-31), 25x51.6, 3-sty bk tnt, \$4,500.
Barrett, Thos.—Feb23'13.—BROOME ST, 500 (2:487-7), nec West Bway, 20x75, 5-sty loft & str bldg, \$38,000.
7TH AV, 566 (4:1012-32), 25x90, 5-sty bk tnt & str, \$80,000.
7TH AV, 568 (4:1012-33), 25x90, 5-sty bk tnt & str, \$80,000.
8TH AV, 890-2 (4:1025-1), nec 53d, 30x60, 4-sty bk tnt & str, \$45,000.
90TH ST, 10 W (4:1203-40), 19x100.8, 4-sty bk & str dwg, \$25,000.
3D AV, 1896-8 (6:1632-39-40), swc 105th, 50.10x100, 1 & 2-sty bk & fr str & c, \$60,000.
Conabee, John S.—June13'17 (May28'18)—149TH ST, 515 W (7:2081-23), 16.6x99.11, 3-sty bk dwg, \$8,000.
128TH ST, 303 W (7:1955-9), 20x99.11, 1-sty bk stable, \$7,500.
8TH AV, 2395-9 (7:1955-12-13), 50x80, 1-sty fr bldg, \$15,000.
Goldenberg, Simon.—Feb19, 1897, original report filed June15, 1900 (May15'18)—WAVERLY PL, 20-2 (2:547-12), 50x81.9, 7-sty bk & str loft bldg, \$110,000.
LAFAYETTE ST, 409-11 (2:544-8), 50.6x 150, 6-sty bk & str loft bldg, \$115,000.
LAFAYETTE ST, 413 (2:544-10), 31.8x179.4 x irreg, 6-sty bk & str loft bldg, \$80,000. (Decedent had ¼ int in following, the appraisals on all were made on Aug17'17, & 20% less than whole value should be deducted from this on account of said undivided interest.)
WASHINGTON PL, 22-4 (2:546-10), 90.6x 96.3, 8-sty bk & str loft bldg; ¼ pt of \$250,000, or equity \$50,000.
Killing, Katharina.—June26'17 (June5'18)—85TH ST, 306 E (5:1547-48), 28x100, 4-sty str tnt, \$17,000.
Schmitt, Peter J.—Mar22'18 (June5'18)—81ST ST, 354 E (5:1543-30½), 25x76.8, 4-sty bk tnt & str, \$12,500.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 14, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

ARTHUR C. SHERIDAN.

72D st, 52 W (*), ns, 85 e Col av, 21x 102.2, 4-sty & b str dwg; due, \$42,873.86; T&c, \$1,532.50; N Y Savgs Bank. 40,000

HENRY BRADY.

Eldridge st, 236-44 (*), es, 96.3 s Houston, runs e87.10x102.5xne52.9xw92.10xn 127.5 to beg, 4-6-sty bk tnts & str; due, \$123,697.92; T&c, \$6,510.08; Greenwich Savings Bank. 122,500

Henry st, 168, ns, 78.3 w Jefferson, 26.1x 100, 5-sty bk tnt & str; due, \$30,175.43; T &c, \$1,105; Wilton Holding Corp. 27,500

63D st, 22-28 W (*), ss, 148.4 e Bway, 100x100.5, 10-sty bk studio bldg & 3-sty bk church; due, \$236,447.43; T&c, \$—; Wm F Clare, trste. 200,000

161ST st, 577 W, ns, 118.11 e Bway, 18x 99.11, 4-sty & b bk dwg (vol); withdrawn.

Manhattan av, 109, ws, 73.11 n 104th, 18 x50, 3-sty & b bk dwg; due, \$8,770.24; T&c, \$275.60; Lawyers Mtg Co, party in interest. 7,500

JOSEPH P. DAY.

Bank st, 112-8 (*), ss, 116.9 w Greenwich, runs w100xs95xe75xn—xe25xn91.10 to beg, 2-sty bk factory & 4-sty bk tnts; due, \$58,022; T&c, \$2,409.45; Equitable Trust Co of N Y, trste. 40,000

Cherry st, 228 (*), nwc Pelham, 28.7x 96.11x28.7x96, 6-sty bk loft & str bldg; due, \$32,669.09; T&c, \$3,305.67; Union Trust Co of N Y. 20,000

Rutgers pl, 3, see 18th st, 225-7 W.

18TH st, 225-7 W, ns, 325 w 7 av, 50x92, 2-5-sty str tnts; also RUTGERS PL, 3, ns, 26.6 e Jefferson, 26x120, 6-sty bk tnt & str; due, \$14,255.61; T&c, \$933.80; withdrawn.

24TH st, 341 E (*), ns, 125 w 1 av, 25x 98.9, 4-sty bk tnt & str; due, \$10,983.58; T&c, \$444.10; Central Trust Co of N Y. 8,000

95TH st, 210 E (*), ss, 180 e 3 av, 25.1x 100.8x25.7x100.8, 5-sty bk tnt & str; due, \$13,405.42; T&c, \$400; Abr C Quackenbush. 8,000

119TH st, 147-51 E (*), nec Lex av, runs e60xn78xnw29.3xsw55.3xse63.2 to beg, 3-sty bk stable, 4-5 pt; also PARK AV, 1807-1813, es, 75.8 s 125th, 63x90, 2-5-sty bk tnts & str, 4-5 pt; also 152D ST, 767 E, ns, 25 w Wales av, 25x86.11x28.11x101.5, 4-sty bk tnt, 4-5 pt; due, \$65,000.17; T&c, \$4,870.78; Jas A Trowbridge. 50,400

137TH st, 30 W (*), ss, 335 w 5 av, 37.6 x99.11, 6-sty bk tnt & str; due, \$27,264.48; T&c, \$1,460.55; Julius Samuels et al, exrs. 25,000

137TH st, 32 W (*), ss, 372.6 w 5 av, 37.6x99.11, 6-sty bk tnt & str; due, \$27,262.08; T&c, \$1,691.35; Isidore Samuels. 25,000

J. H. MAYERS.

78TH st, 342 E (*), ss, 230 w 1 av, 20x 102.2, 4-sty str tnt; due, \$8,472.06; T&c, \$115.77; Jacob Schnekraut. 6,000

2D av, 408 (*), es, 72.2 n 23d, 26.6x100, 4-sty bk tnt & str & 2-sty bk rear tnt; due, \$20,645.55; T&c, \$591.52; Martha Seymour. 5,000

CHAS. A. BERRIAN.

West st, 420 (*), es, 73.3 n Perry, 23x71.6 x23.6x71.1, 4-sty bk tnt & str; due, \$2,298.94; T&c, \$—; sub mtg \$13,500; Jos Roth et al. 16,475

L. J. PHILLIPS & CO.

36TH st, 36 W, ss, 435 w 5 av, 20x98.9, 3-sty str loft & str bldg; due, \$58,440.87; T&c, \$350; Henry Goodman. 49,500

HERBERT A. SHERMAN.

111TH st, 140-2 W (*), ss, 250 e 7 av, 37.6 x100.11, 5-sty bk tnt; due, \$37,794.27; T&c, \$2,388; Josephine M Chamberlin et al, trstes, &c. 36,000

Total \$686,475
 Corresponding week 1917..... 298,650
 Jan. 1, 1918, to date.....14,653,609
 Corresponding period 1917.....18,015,339

Bronx.

The following are the sales that have taken place during the week ending June 14, 1918, at the Bronx Salesrooms, 3208-10 Third av.

HENRY BRADY.

Hawkstone st, ss, abt 173 e Walton av, 61.7x64.10x50x28.9, vacant; due, \$985; T&c, \$2,800; Marie F Gerz. 500

Cauldwell av, 715 (*), ws, 193.9 s 156th, 37.6x115, 2-3-sty fr tnts; due, \$3,833.93; T &c, \$564.62; sub to 2 mtgs aggregating \$6,200; Anna L Allen. 9,300

JOSEPH P. DAY.

171ST st, Es, ns, 172 w 3 av, 72x100, vacant; due, \$6,718.86; T&c, \$—; Israel Lewis. 7,250

Kepler av, 4208 (*), es, 50 s 235th, 50x 100, 2-sty & a fr dwg; due, \$3,783.27; T&c, \$412.32; Mary A Tower. 3,600

Webster av (*), nec Mosholu Pkway, 75x122.5x170.3x206.4, vacant; due, \$10,808.48; T&c, \$712; sub to 1st mtg \$5,000; Bronx Investment Co. 13,000

JAMES J. DONOVAN.

162D st, 62-68 W, swc Anderson av (No 949), 109.8x100x115.11x100, 2-5-sty bk tnts; due, \$16,579.99; T&c, \$4,126.80; Thomas H Reynolds. 129,342

Eastern blvd (*), ns, — e Edison, 161x 183x203.6x197; also EASTERN BLVD, ws, adj above, 189.6x336.185.9x322; due, \$22,128.83; T&c, \$3,874; Henry E Huntington et al. 20,000

Eastern blvd (*), ns, — e Edison, 119x 183; due, \$6,233.32; T&c, \$1,189; Arabella D Huntington. 5,000

Hoe av, 1235, ws, 50 s Freeman, 18.7x 65.2x18.6x63.9, 2-sty fr dwg; due, \$3,676.31; T&c, \$217; Patrick J Dwyer. 3,875

Longfellow av, 1916 (*), nec Rodman pl (No 1091), 30x91.5x33x95.1, 2-sty fr dwg; due, \$1,482.52; T&c, \$361.80; Harlem Savings Bank. 4,000

L. J. PHILLIPS & CO.

182D st, B, Bassford av, Fletcher st & Washington av (*), blk, &c, 108.6x134.2x 130.2x109.6, 6-3-sty bk tnts & str; due, \$26,240.38; T&c, \$2,092.70; Lina Stix. 20,000

ARTHUR C. SHERIDAN.

White Plains rd (*), ws, 330.1 s Westchester av, 50x159.10x50x160.9; due, \$1,762.36; T&c, \$175.33; Wm D Reilly et al, admsrs. 2,000

J. H. MAYERS.

152D st, 312 E (*), ss, 400 w Courtlandt av, 50x116.75x50x116.6, 2-sty & b fr dwg & vacant; due, \$8,163.28; T&c, \$325; Harlem Savings Bank. 7,125

GEORGE PRICE.

Ogden av, 950 (*), nec 162d, 30x90, 3-sty fr tnt; due, \$6,647.75; T&c, \$1,746.07; sub mtg \$13,000; Thos H Reynolds. 16,000

Total \$240,992
Corresponding week 1917..... 275,850
Jan. 1, 1918 to date..... 3,854,597
Corresponding period 1917..... 5,879,792

VOLUNTARY AUCTION SALES.

Manhattan.

BRYAN L. KENNELLY.

JUNE 19.
RIVERSIDE DR, es, 63 n 170th, 201.6x139.4x 200x128.3; vacant (vol sale).
JOSEPH P. DAY.

JUNE 20.

29TH ST, 110 E, ss, bet Lex & 4 avs, 21.10x 98.9, 4-sty & b stn dwg (exrs sale).
51ST ST, 326 E, ss, bet 1 & 2 avs, 18.9x100.5, 3-sty bk dwg (exrs sale).
12TH ST, 633 E, ns, bet Avs B & C, 25x103.3, 4-sty bk tnt (exrs sale).
13TH ST, 634 E, ss, bet Avs B & C, 25x103.3 4-sty bk tnt (exrs sale).
14TH ST, 615 E, ns, bet Avs B & C, 21.10x103.3, 4-sty bk tnt (exrs sale).

Bronx.

BRYAN L. KENNELLY.

JUNE 19.
73 LOTS, situated on Baychester, Stillwell, De Reimer, Palmer, Mace, Waring, Bassett, St Raymonds, Laurie & Chesbrough avs & Westchester Creek (liquidation sale) at 14-16 Vesey.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JUNE 15.

No Legal Sales advertised for this day.

JUNE 17.

84TH ST, 37 W, ns, 510 w Central Park W, 20x 102.2, 4-sty & b bk dwg; Louis Marshall, admr, &c—Jennie W Clark et al; Guggenheimer, Untermeyer & Marshall (A), 120 Bway; Jos P Morrissey (R); due, \$22,522.50; T&c, \$489.55; Henry Brady.

MADISON AV, 778-80, ws, 60.5 n 66th, 40x80, 10-sty bk tnt; Albert H Stone—Rebe C Wilansky et al; Geo R Coughlan (A), 49 Wall; Isaac F Russell (R); due, \$51,152.49; T&c, \$—; sub to 1st mtg \$145,000; Arthur C Sheridan.

JUNE 18.

DYCKMAN ST, ss, 100 w C st, lot 10 blk 2246, sec 8, 100x66, vacant; Ambrose Joyce—Jas A Lynch et al; Jas E Duross (A), 100 Bway; Wm Bondy (R); due, \$1,176.61; T&c, \$165.20; Jacob H Mayers.

17TH ST, 319 W, ns, 200 w 8 av, runs n92xw 25x10.10xw3"xsl18.11x2"xsl15.8xw1"xsl9.8 xes36.10x25 to beg, 5-sty bk tnt; Henry F Schwarz, trste—Equitable Realty Co et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Peter R Gatens (R); due, \$21,662.70; T&c, \$907.05; Henry Brady.

18TH ST, 419 E, ns, 340 w Av A, 25x92, 5-sty bk tnt & str; Geo Ramsey et al, admr—Morris Donsenfeld et al; Miller, King, Lane & Trafford (A), 80 Bway; Chas A Oberwager (R); due, \$14,958.79; T&c, \$1,484.79; Henry Brady.

48TH ST, 232 W, ns, 242 e 8 av, 16.9x100.5, 3-sty stn tnt & str; Alex Carmichel, Jr—Edith E Moss et al; Todd & St John (A), 258 Bway; Chas M O'Keefe (R); due, \$21,253.74; T&c, \$1,274.60; Henry Brady.

64TH ST, 24 E, ss, 74 w Madison av, 21x100.5, 4-sty & b bk dwg; City Real Estate So—Cornelia G Ford Burchell et al; Harold Swain (A), 176 Bway; Edw Jacobs (R); due, \$47,782.50; T&c, \$2,250; Saml Goldsticker.

74TH ST, 244-6 E, ss, 133.4 w 2 av, 33.4x102.2, 2-4-sty bk dwgs; German Savgs Bank in City N Y—Frieda Hart et al; A Henry Mosle (A), 30 Broad; Henry F Miller (R); due, \$12,750.39; T&c, \$668.20; Joseph P Day.

5TH AV, 2133, es, 83.5 s 131st, 16.6x75, 3-sty & b stn dwg; Anna M E Watkins—Abr S Gilbert et al; Wells & Snedeker (A), 34 Nassau; Frank Keck (R); due, \$8,774.36; T&c, \$277.20; Joseph P Day.

5TH AV, 2135, es, 66.11 s 131st, 16.6x75, 3-sty & b stn dwg; Anna M E Watkins—Abr S Gilbert et al; Wells & Snedeker (A), 34 Nassau; Frank Keck (R); due, \$8,774.36; T&c, \$277.20; Joseph P Day.

5TH AV, 2141, es, 17.5 s 131st, 16.6x75, 3-sty & b stn dwg; Frederic D W Wells et al—Abr S Gilbert et al; Wells & Snedeker (A), 34 Nassau; Frank Keck (R); due, \$8,774.36; T&c, \$277.20; Joseph P Day.

5TH AV, 2143, sec 131st, 17.5x75, 3-sty bk tnt & str; Rutherford Realty Co—Abr S Gilbert et al; Wells & Snedeker (A), 34 Nassau; Frank Keck (R); due, \$10,886.20; T&c, \$421.06; Joseph P Day.

JUNE 19.

ELIZABETH ST, 255, ws, 231 s Houston, 24x 88.7x23.10x88.2, 5-sty bk tnt & str; Wilfred F Ricardo et al, trstes, &c—Rachel L Pasinsky et al; Jay & Candler (A), 48 Wall; Robt M Miller (R); due, \$24,080.56; T&c, \$619.25; Joseph P Day.

56TH ST, 433 W, ns, 325 e 10 av, 25x100.5, 5-sty stn tnt & str; Adelaide R Henry—Bertha

Kahn et al; Augustus Haviland (A), 40 Wall; William Bondy (R); due, \$16,089.34; T&c, \$236.85; Joseph P Day.

119TH ST, 125 W, ns, 305 w Lenox av, 20x 100.11, 3-sty & b stn dwg; Mary S Porter—Westman Realty Co et al; Harold Swain (A), 176 Bway; Peter Zucker (R); due, \$13,159.69; T&c, \$476.45; Joseph P Day.

129TH ST, 302 W, ss, 75 w 8 av, 25x99.11, 5-sty bk tnt; Benj Mordecia et al, trstes—Simon Hermann et al; Sidney B Cardozo (A), 52 Bway; Julian M Wright (R); due, \$14,077.91; T&c, \$377.60; Joseph P Day.

4TH AV, 59, es, 25 n 9th, runs e87.10x55.2xe37.6xn 23.10x37.6xn22.2xw75xsl14.5xw96x25 to beg, 8-sty bk loft & str bldg; Dime Savgs Bank of Bklyn—Andrew J Bastine et al; Cullen & Dykman (A), 177 Montague, Bklyn; Harold E Lippincott (R); due, \$113,492.91; T&c, \$1,357; Joseph P Day.

JUNE 20.

MANHATTAN ST, sec 129th, 135.3x67.5x152.1, gore, 1-sty fr bldgs & vacant; Emma G Badgley—Peter DeWitt et al; Henry T Randall (A), 149 Bway Jno T Sturdevant (R); due, \$7,590.29; T&c, \$4,092.60; Joseph P Day.

MONROE ST, 167, ns, 185.10 w Montgomery, 26.7x100, 6-sty bk tnt & str; Henry Jones—Harris Seal et al; Armin H Mittlemann (A), 347 Madison av; Maurice Bloch (R); due, \$30,231.80; T&c, \$436.84; Joseph P Day.

179TH ST, 531-3 W, ns, 100 w Audubon av, 50x 100, 5-sty bk tnt; Eliz H Gates—Wallach, Reiser & Co et al; Albert F Hagar (A), 60 Wall; Cambridge Livingstone (R); due, \$50,323.09; T&c, \$1,993.80; Henry Brady.

PLEASANT AV, 282, es, 22.5 n 115th, 18x94, 4-sty bk tnt; Greenwood Cemetery—Filomena Curzio et al; Action 2; Miller, King, Lane & Trafford (A), 80 Bway; Henry F Miller (R); due, \$10,308.41; T&c, \$499.70; Joseph P Day.

JUNE 21.

107TH ST, 232 E, ss, 175 w 2 av, 25x100.5, 4-sty bk tnt & str; E Louise Sande—Gaetano Sciantti et al; Middlebrook & Borland (A), 46 Cedar; Thos C McDonald (R); due, \$9,881.54; T&c, \$901.50; Joseph P Day.

JUNE 22.

No Legal Sales advertised for this day.

JUNE 24.

126TH ST, 117 W, ns, 196.5 w Lenox av, 17.10x 99.11, 3-sty & b stn dwg; Equitable Life Assurance Soc of U S—Cassery Assets Corp et al; Alexander & Green (A), 120 Bway; Chas H Strong (R); due, \$8,256.77; T&c, \$325; Joseph P Day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

JUNE 18.

232D ST, 1037 E, ns, 335 e Paulding av, 25x 85.2; Bankers Loan & Invest Co—Anfas Operating Co et al; Jno C Ten Eyck (A), 62 William; Jno J Hynes (R); due, \$2,530.52; T&c, \$6.24; Henry Brady.

JUNE 19.

FORDHAM AV, 15, ns, 1,091.4 w Main, 50x100, City Island; Danl London—Mary E Underhill et al; Jos Gans (A), 140 Nassau; Matthew C Griffin (R); due, \$873.31; T&c, 435.39; Jas J Donovan, Inc.

LACONIA AV, sec 214th, 50x100; Ralph Hickox—Frank Logue et al; R Hickox (A), 3830 White Plains av; Alex Kenney (R); due, \$2,015.16; T&c, \$536.64; Jas J Donovan.

VYSE AV, 1458, nec Jennings, 25x100, vacant; Rosa Schleissner—Thos C Dunn et al, exrs; Action 1; Edw Jacobs (A), 25 Broad; Henry M Goldfogle (R); due, \$3,244.83; T&c, \$268.50; Saml Goldsticker.

VYSE AV, 1460, es, 25 n Jennings, 25x100, vacant; same—same; Action 2; same (A); same (R); due, \$1,561.83; T&c, \$197.10 Saml Goldsticker.

JUNE 20.

TREMONT AV, or 177TH ST, E, swc Vyse av, 103x127.9, vacant; Chas Purdy—Frank A Becker et al; Austin K Griffen (A), 15 Court, White Plains, N Y; Jno F Fries (R); due, \$33,808.22; T&c, \$4,894.29; Geo Price.

CARTER AV, ws, 255.2 n 174th, 25x72.8x—x66, vacant; City of N Y—Minnie Schulteis et al; Action 1; Wm P Burr (A), Municipal Bldg; Algernon S Norton (R); due, \$2,696.77; T&c, \$44.18; Joseph P Day.

CARTER AV, ws, 197.8 n 174th, 57.5x66x—x 49.9, vacant; same—same, Action 2; same (A); same (R); due, \$3,832.28; T&c, 826.79; Joseph P Day.

JUNE 21.

MARION AV, nwc 197 (No 329), 50x104.4x50.6 x111.5, 2-sty fr club house, & vacant; Sophia M Moody—Jennie K Sbrady et al; Henry W Kiralfy (A), 391 E 149th; Jno Davis (R); due, \$6,643.32; T&c, \$900; Jas J Donovan.

JUNE 22.

CALHOUN AV, 1137, ws, 439.5 n Eastern blvd, 25x99.5x25x100; Eliz K Dooling—Arthur H Decker et al; Knox & Dooling (A), 27 Cedar; Ely Neumann (R); due, \$3,346.81; T&c, \$189.52; Henry Brady.

JUNE 24.

No Legal Sales advertised for this day.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JUNE 8.

53D ST, ss, 225 w 6 av, 37.6x100.3; 2 actions; Jas I Gulick—Fannie Brunhild et al; G J & S N Carr (A).

AUDUBON AV, ws, 50 s 180th, 50x100; Kate Hess—Alfred C Bachman et al; Gollmar, Smith & Froeb (A).

LEXINGTON AV, 1082; Eliz G Muldoon—Granby Corp et al; B J Tinney (A).

2D AV, ws, 26 n 98th, 26x75; Jno H Halloran—Matilda Fitzsimons et al; J J Cunneen (A).

2D AV, 1905; Jno H Halloran—Matons Realty Corp et al; J J Cunneen (A).

JUNE 10.

MADISON ST, 365-7; Margt W Keck et al—Morris Goldstein et al; H E Rogers (A).
STH AV, 265-7; Danl K De Beixodon—Julia Bachrach et al; amended; F de Poster (A).

JUNE 11.

MONROE ST, 279; Gertrude R de Chezelles—Gussie Dworkowitz et al; Parsons, Closson & Melvaine (A).
ST NICHOLAS AV, es, 25.4 n 152d, 22.1x67.7x irreg; Grace D Thorne—Celia Lowenfeld et al; G E Gartland (A).

JUNE 12.

2D AV, 1905; Jno H Halloran—Matons Realty Corp et al; J J Cunneen (A).
2D AV, ws, 26 n 98th, 26x75; Jno H Halloran—Matilda Fitzsimons et al; J J Cunneen (A).
WEST END AV, nec 88th, 20.8x100; Geo W Dunn et al—Henrietta E O'Connor et al; W A Daly (A).

JUNE 13.

MARKET ST, 25; Jno R Suydam, trste—Morris Lazarus et al; G W Ellis (A).
56TH ST, 342-4 W; Albany Savgs Bank—Grace E Harding et al; Tracey, Cooper & Townsend (A).
136TH ST, 209 W; Millie Levy—Margt Brown et al; A Levy (A).
110TH ST, ss, 228 w Mad av, 19.6x100.11; Matilde R deGonzalez et al—See-Em Holding Co et al; Cary & Carroll (A).
112TH ST, 125 E; Milton A Raub—Isaac Reubenstone et al; M Dammann (A).

JUNE 14.

LISPENARD ST, 27; Herman H W Neslage—Morris Weinstein et al; H Wendt (A).

Bronx.

JUNE 7.

PLOT 75, map Arden prop, Eastchester; Eugene M Travis as Comptroller of State N Y—Helen Haseltine et al; M E Lewis (A).
LOT 28, map partition Mary Ann Wells vs Ann Mahetabel Storer et al; Chas Krueger et al—Ellen E Twigg; Clocke, Koch & Reidy (A).

JUNE 8.

No Foreclosure Suits filed this day.

JUNE 10.

No Foreclosure Suits filed this day.

JUNE 11.

LOTS 181-182 (part of), map Undercliff Terrace, Morris Heights, 24th Ward; Commonwealth Savgs Bank City N Y—Lillian J Buda et al; G H Hyde (A).
BATHGATE AV, es, 64.6 s 180th, 16.8x69.9; Commonwealth Savgs Bank City N Y—Eliz M Fitzpatrick et al; G H Hyde (A).

JUNE 12.

141S. ST, ss, 325 e Jackson av, 50.4x148.4; City Real Estate Co—Chas J Kroehle et al; H Swain (A).

HULL AV, 3264; Albert C Bumpus et al—Wilhelmina C Conkling; R Link (A).

MORRIS AV, ws, 144 n 164th, 25x105; Robt J Moorehead—Abram W Herbst as exr et al; Satler & Steinkamp (A).

LOT 461, map Unionport; Madeline J Nack—Minnie Zimmermann et al; Knox & Dooling (A).

JUNE 13.

UNION AV, 533; Franz Aulbach et al—Edw P Butler et al; A Bell (A).

LOT-25, map prop in 24th Ward, belonging to est Geo W Hunt; G DeWitt Clocke—Mary A Robinson et al; Clocke, Koch & Reidy (A).

LOTS 4 & 41, blk 3, map Morris Park; Morris Park Estds—Jno R Peterson et al; H Baer (A).

LOT 36, blk 55, map Morris Park; Morris Park Estds—Jno R Peterson et al; H Baer (A).

LOTS 9 & 40, blk 3, map Morris Park; Morris Park Estds—Jno R Peterson et al; H Baer (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JUNE 6.

140TH ST, 104-6 W; Robt Grant—104-106 West 40th St Corp; Jos J Baker (A) Mark Goldberg (R); due.....15,772.91

1ST AV, 340; National Savgs Bank—Michl Maier; A S & W Hutchins (A); Henry C Wilcox (R); due.....20,693.62

JUNE 7.

85TH ST, 119 W; Lawyers Mtg Co—Martha T F Johnson; Cary & Carroll (A); Jno H Rogan (R); due.....15,900.62

JUNE 8.

No Judgments in Foreclosure Suits filed this day.

JUNE 10.

118TH ST, 58 E; Jacob Raucher et al—Stella L Boyajian et al; Cooke & Marvin (A); Ralph H Raphael (R); due.....10,265.27

JUNE 11.

VAN CORLEAR PL, ns, lots 105 & 106, map of North Marble Hill, 12th Ward, 58.2x103.10xirreg; Harlem Savgs Bank—Sarah B Overbaugh; Edw S Clinch (A); Herman Joseph (R); due..... 9,280.62

JUNE 12.

No Judgments in Foreclosure Suits filed this day.

JUNE 13.

LAFAYETTE ST, 434; U S Trust Co of N Y—Marshall H Mallory; Stewart & Shearer (A); Jno H Rogan (R); due.....34,538.50
LEWIS ST, ws, 140 n Stanton, 20x100; David M Edsall—Joel Berkowitz et al; C P & W Buckley (A); Thos W Churchill (R); due.....11,836.24

49TH ST, ss, 488.6 w 10 av, 6.6x100.5x irreg; Emigrant Industrial Savgs Bank—Fredk W Sherman et al; R & E J O'Gorman (A); Max Wieder (R); due 6,278.33

Bronx.
JUNE 7.
LOT 146, blk 3355, sec 12, on tax map; City N Y—Jno J Duffy et al; W P Burr (A); F S McAvoy (R); due... 2,191.06
JUNE 8.
LOT 90, blk 4953, sec 17, tax map; Mary C Kohn—Paul Kohn et al; F X Brennan (A); J E Joyce (R); due..... 828.59
JUNE 10.
MARMION AV, sec 178th, 33.1x171.1; Marcus E Cummings—Blvd Holding Co, et al; M B Rich (A); F C H Grelman (R); due. 1,117.56
JUNE 11.
TOPPING AV, ws, 125.5 s 176th, 24.1x 104; Bronx Savgs Bank—Jno Davis et al; D B Simpson (A); D V Sullivan (R); due. 3,597.84
JUNE 12.
LOT 61, blk 2564, sec 10, tax map; Jos Dana Miller—Robt J Rooney et al; A Weyman (A); F J Coyle (R); due... 751.23
JUNE 13.
FAILE ST, es, 269.4 s 165th, 20x100; Chas Adler—Jacob Broschart et al; S T Stern (A); A A Mayer (R); due. 7,389.72
184TH ST, sec Jerome av, 95x96; Saml Berman—Arklin Realty Co et al; L Schafran (A); H H Straus (R); due. 7,852.50

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.
JUNE 7.
31ST ST, ns, 145 w 4 av, 22.6x—; Arthur Lawrence—Wm Lawrence et al; partition; Bernstein & Quinn (A). Corrects error in last issue as to location of property.
JUNE 8.
No Lis Pendens filed this day.
JUNE 10.
50TH ST, nec 12 av, 100.5x300, land under water in front of same; also 51ST ST, sec 11 av, 225x100.5; also 10TH AV, swc 48th, 100.5x200.10; also 10TH AV, sec 50th, 200.10 x276.9; also 8TH AV, swc 46th, 100.5x525; also 9TH AV, sec 46th, 100.5x200; also 46TH ST, ns, 50 e 9 av, 150x163.7x irreg; also 8TH AV, nec 45th, 200.10x350x irreg; also BROADWAY, nwc 45th, 80.7x308.11x irreg; also 46TH ST, 148-50 W; also 8TH AV, 884, 489, 607 & 503; also 3D AV, 704; also 37TH ST, 302 W; also 49TH ST, ns, 575 w 9 av, 38.6x87.4x139.10, gore; Winthrop A Chanler—Margt L Aldrich et al; partition; Morris & McVeigh (A).
162D ST, 565-666 W; Dellon Watnik Co, Inc—J M B Co, Inc, et al; action to foreclose mechanics lien; S Kahan (A).
JUNE 11.
RIVERSIDE DR, sec 150th, 103.4x125; Jamestown Mantle Co—Be Glad Constn Co; notice of levy, &c; Thrasher & Clapp (A).
JUNE 12.
No Lis Pendens filed this day.
JUNE 13.
LOT 17, blk 1466, sec 5; Municipal Liens Co—Patk Welsh et al; foreclosure of transfer of tax lien; H Swain (A).
JUNE 14.
No Lis Pendens filed this day.

Bronx.
JUNE 7.
214TH ST, E, ns, 141.9 e Barnes av, 33x105.5; Cudahy Packing Co—Hayman Komissar et al; action to declare deed fraudulent; L Dashew (A).
NELSON AV, swc Boscobel av, 107.7x32.7; Jacob M Felson—Stephen J Duffy et al; action to foreclose mechanic's lien; Gettner, Simon & Asher (A).
JUNE 8.
No Lis Pendens filed this day.
JUNE 10.
PARK AV, ses, at intersec of sws 175th, 58x 100; Adelia M Anderson—Wilhelmina H C Phelps et al; partition suit; J Rosch (A).
SIMPSON ST, 1149; S Desowitz, Inc—Bronx National Realty Corp; action for specific performance of contracts; J J Weiss (A).
JUNE 11.
No Lis Pendens filed this day.
JUNE 12.
EAGLE AV, ws, 276.8 s Westchester av, 25x 120; Municipal Liens Co—Jas A Glover et al; action to foreclose transfer of tax lien; E C Smith (A).
JUNE 13.
WEEKS AV, es, 45 s 175th, 50x95; Peoples' Clothiers, Inc—Gertrude LeMien et al; action to set aside deed; J Schottland (A).

MECHANICS' LIENS.

The first name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

Manhattan.
JUNE 8.
No Mechanics' Liens filed this day.
JUNE 10.
74TH ST, 401 E; Berger Mfg Co—Wm Klappert & Carrie W Klappert (36). 57.50
108TH ST, 141-3 W; Sol Tempelman—Clara Schloss & Joe Kleinman (34). 54.00
125TH ST, 418-20 W; also 124TH ST, 401-15 W; Theo C Wood—Julia E & A S Cameron & Steen & Symes, Inc (35). 122.70
JUNE 11.
31ST ST, 142 E; Jas R Gordon—Wm H Seach; 31st St Garage Corp (37). 2,246.70
77TH ST, 201 E; Saml Gronick—Est of Christine W Franke; Mrs Gerald Betnel (43). 68.00

124TH ST, 401-13 W, & 125TH ST, 418-20 W; Fredk J Fleck—Julia E Cameron; Steen & Symes, Inc (40). 141.00
124TH ST, 410-13 W, & 125TH ST, 418-20 W; Pittsburgh Plate Glass Co—Julia E & Adam S Cameron; Steen & Symes, Inc (42). 160.00
124TH ST, 403-13 W; Gagen & Butler, Inc—Julia E & Adam S Cameron; Steen & Symes, Inc (38). 136.55
PARK ROW, 27; Wm H Brodie Co—Wm W Astor; Jno A Millard (41). 547.00
5TH AV, 1056; Hollerith Bldg & Cont Co—Wm E Benjamin (39). 6,123.00
JUNE 12.
ALLEN ST, 23-5; Saml Tessler—Moses Harris (45). 273.85
7TH ST, 193 E; Harry Josephson—Dora Lux & A Franklin (51). 39.25
12TH ST, 81 W; Geo Poster—Mary A Chisolm et al & M Pollack & Louis Belzer (47). 175.00
25TH ST, 137-9 E; Fredk J Fleck—Bralea Realty Co & Thos B Leahy (49). 77.25
63D ST, 106-10 W; Standard Bldg Supply Co—Wm H Wheeler & Steen & Symes, Inc (52). 179.50
63D ST, 106-10 W; Consolidated Roofing Co—Wm H Wheeler & Steen & Symes, Inc (56). 6.00
124TH ST, 401-13 W; also 125TH ST, 418-20 W; Lenox Sand & Gravel Co—Julia E & Adam S Cameron & Steen & Symes, Inc (44). 569.00
124TH ST, 401-13 W; also 125TH ST, 418-20 W; J Krese Co—Julia E & Adam S Cameron & Steen & Symes, Inc (53). 3,890.42
124TH ST, 401-13 W; also 125TH ST, 418-20 W; Jno P Kane Co—Julia E & Adam S Cameron & Steen & Symes, Inc (54). 588.45
124TH ST, 401-13 W; also 125TH ST, 418-20 W; Stehlin Miller Henes Co—Adam S Cameron & Steen & Symes, Inc (55). 1,770.82
5TH AV, 1056; Strand Electric Corp—Wm E Benjamin & Hollerith Bldg & Contracting Co, Inc (50). 450.40
5TH AV, 1056; Geo Schmidt—Wm E Benjamin & Hollerith Bldg & Contracting Co, Inc (46). 1,296.88
5TH AV, 1056; Unionport Wood Working Co—Wm E Benjamin & Hollerith Bldg & Contracting Co, Inc (48). 703.45
JUNE 13.
63D ST, 106-10 W; J Portman & Co—Wm H Wheeler; Steen & Symes, Inc (61). 510.00
114TH ST, 604 W; Howard S Casey—Delafield Est; N Seibert (60). 33.60
124TH ST, 401-13 W, & 125TH ST, 418-20 W; Chas K Barnum & Son, Inc—Julia E & Adam S Cameron; Steel & Symmes, Inc (57). 550.00
5TH AV, 1056; Jno Oslov—Wm E Benjamin; Hollerith Building & Cont Co, Inc (58). 590.00
5TH AV, 1056; Builders' Brick & Sup Co, Inc—Annie E Benjamin; Hollerith Bldg & Cont Co; Jos Maurice & Co (59). 552.26
JUNE 14.
CLINTON ST, 84; Isaac Fleisher—Est Henry Newman (70). 25.00
ORCHARD ST, es, 100 s Rivington, 25.1 x87.6; Isaac Fleisher—Est Henry Newman (69). 125.00
125TH ST, 305-7 W; Louis Bayer—Geo Heinlein (65). 747.00
LENOX AV, 145-9; Isidor M Edelman—145 Lenox Av Co & H A Bindseill (66). 241.50
WADSWORTH AV, es, 100 n 190th, 100 x84; S V Peloso Contracting Co, Inc—Harrison Av Bldg Co, Inc; renewal (72). 3,290.00
5TH AV, 1056; J Maurice & Co—Annie E Benjamin & Hollerith Bldg & Contracting Co (73). 1,546.11
5TH AV, 1056; J Maurice & Co—Wm E Benjamin—Hollerith Bldg & Contracting Co, Inc (63). 1,546.11
5TH AV, 1056; Casper Wolf—Wm E Benjamin & Hollerith Bldg & Constn Co, Inc (67). 192.00
SAME PROP; Purcell & Gilfeather Corp—same (68). 24.00
5TH AV, 1056; Cross, Austin & Ireland Lumber Co—Anne E Benjamin & Hollerith Bldg & Contracting Co (71). 491.77
6TH AV, 74; Jno Keller & Son—Saml A Goldschmidt & Corrigan Weis Constn Co (64). 1,234.00

Bronx.
JUNE 7.
JEROME AV, 1852-4; Patrick D Sullivan—Geo W Fraser; Brooker & Schneider, Inc, & Geo W Fraser (2). 491.00
JUNE 8.
No Mechanics' Liens filed this day.
JUNE 10.
No Mechanics' Liens filed this day.
JUNE 11.
No Mechanics' Liens filed this day.
JUNE 12.
No Mechanics' Liens filed this day.
JUNE 13.
No Mechanics' Liens filed this day.

SATISFIED MECHANICS' LIENS.

The first name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.
JUNE 8.
No Satisfied Mechanics' Liens filed this day.
JUNE 10.
57TH ST, 327 W; Regwald Constn Co—Henry Moeller et al; May20'18.. 2,575.45

57TH ST, 327 W; M Aizers Sons—Henry Moeller et al; May28'18.... 235.00
SAME PROP; same—same; May27'18. 235.00
SAME PROP; Jas McBride Flooring Corp—same; May17'18. 301.81
SAME PROP; Philip Levitt, Inc—same; May16'18. 765.00
CENTRAL PARK W, 370; Consolidated Chandelier Co—370 Central Park West, Inc, et al; Jan5'18.... 1,470.00
JUNE 11.
BANK ST, 108-10; GREENWICH ST, 760-2; Paletz & Zucker, Inc—Greenwich E Associates, Inc, et al; May 6'18. 3,186.00
35TH ST, 200 E; Lena Kern—Jno H Kroger et al; Feb16'18. 1,400.00
53D ST, 430-41 E; Otto Strack—Ward Baking Co et al; Feb28'18. 900.00
BROADWAY, nec 54th; Dempsey Cont Co, Inc—Ford Motor Co et al; May 2'18. 8,749.49
JUNE 13.
MADISON AV, sec 64th; J Dall Constn Co—Verona Holding Corp et al; Dec 22'17. 11,696.52
SAME PROP; Anton Sattler, Inc—same; Dec22'17. 2,417.86
SAME PROP; Jno P Blair—same; Dec 28'17. 2,170.98
SAME PROP; Cross & Cross—Same; Jan19'18. 1,667.00
JUNE 14.
No Satisfied Mechanics Liens filed this day.
Bronx.
JUNE 7.
No Satisfied Mechanics' Liens filed this day.
JUNE 8.
No Satisfied Mechanics' Liens filed this day.
JUNE 10.
No Satisfied Mechanics Liens filed this day.
JUNE 11.
MATTHEWS AV, ws, 125 n Rhineland av, 50x95; Israel Bornstein—Jos Adamec et al; Jun11'17..... 40.35
JUNE 12.
VYSE AV, 1557; Meyer Michelson—U S Title Guaranty Co et al; Mar 15'18. 38.42
JUNE 13.
No Satisfied Mechanics' Liens filed this day.
*Discharged by deposit.
*Discharged by bond.
*Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.
JUNE 6.
No Attachments filed this day.
JUNE 7.
BANCA DI ROMA; Equitable Trust Co of N Y; \$760,900.29; Murray, Prentice & Howland.
JUNE 8.
KENSINGTON CONSTN CO; Bank of Cuba in N Y; \$10,000; J Ingle, Jr.
JUNE 10.
No Attachments filed this day.
JUNE 11.
PURNEY, Jno J; Danl Damehy; \$9,000; Hunt, Hill & Betts.
STERLING FILM CORPN & Jno Von Rittberg, also known as Jack Tyrel; Chas Cogut; \$2,500; F E Klein.
JUNE 12.
BANCA BERGAMASCA DI DEPOSITI E CORRENTI; Patent Vulcanite Roofing Co, Inc; \$174,463.28; J E Roeser.
MARIO TAPPARELLI FU PIETRO; same; \$174,463.28; same.

CHattel MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.
JUNE 7, 8, 10, 11, 12 & 13.
Constantin, Geo. 2602-6 Bway..Ship-ley Constn & Supply Co.....13,000.00
Friedman Contracting Co. 154-8 W 12th st..A B See Electric Elevator Co. 4,700.00
Starrett & Van Vleck. 8 W 40th st.. Staley Electric El & M Co..... 3,300.00
Wharton, Green & Co, Inc. 71 Madison av..Staley Electric El & M Co..... 3,300.00
Bronx.
JUNE 6, 7, 8, 10, 11 & 12.
H C Jackson Realty Co. Fairmount pl, ss, 101.3 w Southern blvd..Colonial Mantel & Refrigerator Co. Re-frigerators (R) 212.50

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Manhattan.
JUNE 13.
78TH ST, 302 W; Cornelius D Van Wag-enen & Evelyn J Van Wagden loans Harby, Abrons & Melius, Inc to erect a —sty bldg; — payments. 5,000.00

Bronx.

JUNE 7.
No Building Loan Contracts filed this day.

JUNE 8.
No Building Loan Contracts filed this day.

JUNE 10.
No Building Loan Contracts filed this day.

JUNE 11.
No Building Loan Contracts filed this day.

JUNE 12.
BURNSIDE AV, nec Davidson av, 49.8x 119.7; 135 Broadway Holding Corp'n loans Freybell Realty Co to erect —sty apartment; 11 payments.....70,000.00

JUNE 13.
No Building Loan Contracts filed this day.

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

STORAGE AND WAREHOUSES.
WATER ST, 388-92, 1-sty bk storage, 57x60, plastic slate rf; \$10,000; (o) Sol Stolzowicz, 212 South; (a) Louis A. Sheinart, 194 Bowery (86).

MISCELLANEOUS.
BLEECKER ST, 196-8, 4-sty f. p. nursery, chapel & club room, 50x91, plastic rf; \$100,000; (o) University Pl. Pres. Church, 10th & University pl; (a) Geo. B. Post Sons, 101 Park av (87).

Bronx.

DWELLINGS.
FORDHAM ST, s s, 240 e City Island av, 1-sty fr dwg, 20x38, shingle rf; \$4,500; (o) Jane M. Hawkins, 321 King av; (a) Anton Pirner, 2069 Westchester av (101).

DWELLINGS.
HILL AV, w s, 200 n Randall av, 2-sty bk dwg, 16x47; slate & tin rf; \$4,000; (o) Klein & Sparsam, 815 Amsterdam av; (a) Lucian Placiotta, 3011 Barnes av (103).

STABLES AND GARAGES.
CRUGER AV, e s, 95 s Van Nest av, 1-sty bk garage, 25x17, tin rf; \$400; (o) P. Cappullo, 1670 Cruger av; (a) Timothy J. Kelly, 643 Morris Park av (105).

182D ST, E, n w c Washington av, 1-sty bk garage, 95.11x100, plastic slate rf; \$40,000; (o) Pincus Shalita, 264 South; (a) Lorenz F. J. Weiher, 271 W 125th (104).

FERRIS PL, w s, 125 s Thomas, 1-sty bk garage, 100x148, slag rf; \$25,000; (o) Westchester Land & Dock Co., Thos. B. Watson, on prem, Pres.; (a) B. Ebeling, 2400 Westchester av (102).

MISCELLANEOUS.
177TH ST, E, s s, from Bronx River to N. Y. W. & B. R. R., 2-1-sty fr stage, 91x79; stand, 180x115, rubberoid rf; \$27,000; (o) N. Y. W. & B. R. R. Co., 481 Morris Park av; lessees, Bronx Exposition Co., on prem; (a) Chas. E. Silkworth, Jr., 423 76th, Bklyn (99).

177TH ST, E, s s, from Bronx River to N. Y. W. & B. R. R., 2-1-sty fr Amusement bldgs, 22x 16, rubberoid rf; \$1,000; (o) Est of W. W. Astor, 23 W 26th; lessees, Bronx Exposition Co., on prem; (a) Chas. E. Silkworth, Jr., 423 76th Bklyn (100).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

ANN ST, 51, ceilings and partitions to 4-sty bk storage; \$1,000; (o) Wendell Est., 175 Bway; (a) Irving Margon, 355 E 149th (1146).

ASTOR PL, 7, 3,500-gal tank to 7-sty bk str & lofts; \$250; (o) John Wanamaker, 760 Bway; (a) Reising Co., 39 Cortlandt (1136).

BLEECKER ST, 163, reinforce floors to 2-sty bk storage; \$100; (o) Fred. M. Farrington Est, 18 W 130th; (a) Poletti Coda & Rebocchi, 163 Bleecker (1132).

BROOME ST, 498, fire-escape to 5-sty bk str & loft; \$1,500; (o) Sarah Bleyer, 22 W 22d; (a) Gronenberg & Leuchtag, 303 5 av (1177).

CANAL ST, 303, str front to 4-sty bk str & lofts; \$400; (o) Edw. L. & Sarah E. Parker, 132 W 12th; (a) J. Fisher, 25 Av A (1159).

CHERRY ST, 430, bk enclosure to 1 & 4-sty bk dyeing & cleaning; \$500; (o) C. Goren, on prem; (a) J. Hoffman, 188 St. Nicholas av (1176).

GRAND ST, 564, partitions to 3-sty bk str & tnt; \$150; (o) Geo. M. Adrian, 447 2 av; (a) Max Hirsch, 215 Montague, Bklyn (1140).

JANE ST, 58, doors to 4-sty bk dwg; \$250; (o) Celia Kerby, on prem; (a) S. F. Oppenheim, 265 W 45th (1147).

MADISON ST, 57, new windows to 4-sty bk tnt; \$500; (o) John Villio, 31 Oliver; (a) Otto Reissman, 147 4 av (1174).

RIVINGTON ST, 69-73, stairs, partitions & toilets to 6-sty bk str & tnt; \$1,000; (o) Max Dick, on prem; (a) Otto Reissmann, 147 4 av (1162).

UNIVERSITY PL, 82, partitions, plumbing fixtures & girders to 5-sty bk str & cflce; \$12,000; (o) Denison Realty Corp'n, 92 William; (a) J. H. Knubel, 305 W 43d (1150).

WASHINGTON ST, 416, flues to 5-sty bk warehouse; \$605; (o) Est John Castree, Inc., 49 Wall; (a) C. H. Richter, 39 Cortlandt (1149).

WASHINGTON ST, 561, rf, ceiling to 2-sty bk garage; \$1,500; (o) De Nottbeck Est, care Horace S. Ely & Co., 21 Liberty; (a) Wm. L. H. Gallin, 6 Gold (1161).

WOOSTER ST, 180, elevator shaft to 4-sty bk school; \$25,000; (o) Pietro Traverso, Fort Lee, N. J.; (a) Jacob Gescheidt, 142 E 43d (1157).

8TH ST, 411 E, rf & walls to 5-sty bk lofts & garage; \$25,000; (o) 8th St. Garage Corp'n, 736 E 14th; (a) L. F. J. Wehier, 271 W 125th (1155).

12TH ST, 6 E, 1-sty add, plumbing fixtures & str fronts to 4-sty bk str & lofts; \$5,000; (o) Robt. Barko, care Moss, Marcus & Wells, 233 Bway; (a) Jno. B. Snook Sons, 261 Bway (1163).

12TH ST, 4 E, remove stoop & plumbing to 4-sty bk res; \$6,000; (o) Samuel Marcus, care Moss, Marcus & Wells, 233 Bway; (a) Jno. B. Snook Sons, 261 Bway (1179).

19TH ST, 238 W, toilets to 2-sty bk garage; \$300; (o) West 19th St. Garage Corp'n, 23 Court, Bklyn; (a) Boris Dorfman, 26 Court, Bklyn (1123).

19TH ST, 134 E, remove stoop & new entrance to 4-sty bk dwg; \$2,500; (o) Fredk. Sterner, 150 E 52d; (a) owner (1142).

27TH ST, 115 W, vault to 12-sty f. p. str & lofts; \$500; (o) Gross, Engle & Co., on prem; (a) Maximilian Zipkes, 405 Lexington av (1165).

28TH ST, 38 W, stairs, f. p. windows & doors to 5-sty bk str & manufactory; \$2,500; (o) Samuel Abraham, 13 W 89th; (a) Jos. Putzel, 29 W 34th (1131).

34TH ST, 61 E, entrances & stone work to 1-sty bk church; \$15,000; (o) Church of the Messiah, on prem; (a) Wm. Burnett Tuthill, 287 4 av (1156).

34TH ST, 149-51 W, fence to 10-sty f. p. str bldg; \$3,000; (o) R. H. Macy & Co., Bway & 34th; (a) Robt. D. Kohn, 56 W 45th (1160).

34TH ST, 11 W, stairs & floor beams to 5-sty bk str & lofts; \$1,500; (o) Frances Harris, 11 W 34th; (a) Justin McAgnon, 247 E 43d (1181).

34TH ST, 64-6 W, openings & toilet to 4-sty bk str, office & dwg; \$500; (o) Hyman Susman, 104 W 37th; (a) Jacob Gescheidt, 142 E 43d (1169).

37TH ST, 55 W, walls & ext to 4-sty bk str & loft; \$500; (o) Clara A. Lincoln, Locust, N. J.; (a) Chas. Volz, 2 W 45th (1148).

38TH ST, 338 E, f. p. partitions to 5-sty bk factory; \$2,000; (o) Rachel Jacoby, 112 E 19th; (a) Sommerfeld & Steckler, 31 Union sq (1173).

40TH ST, 113-119 W, mezzanine to 22-sty f. p. str, office & loft; \$1,600; (o) Julius Kayser, 45 E 17th; (a) Scott & Prescott, 1 Madison av (1141).

48TH ST, 117-19 W, str fronts, stairs & fire-escapes to 4-sty bk rest, dance hall & res; \$6,000; (o) Calma Realty Co., I. Jules Mayer, Pres., 15 W 45th; (a) Herbert L. Krapp, 116 E 16th (1168).

49TH ST, 422 E, wall & beams to 1 & 2-sty bk stable; \$2,500; (o) R. K. Owens Realty Co., R. K. Owens, Pres., 432 E 49th; (a) Edgar P. Reynolds, 407 E 91st (1167).

55TH ST, 52 W, show window to 4-sty bk dwg; \$300; (o) Max Rimer, 301 E 108th; (a) S. Levingsen, 101 W 42d (1152).

57TH ST, 353 W, f. p. doors & partitions to 7-sty bk apts; \$900; (o) Dr. Henry Moeller, 341 W 57th; (a) J. Odell Whitnack, 231 W 18th (1138).

58TH ST, 517 W, reinforce floors to 4-sty f. p. paint factory; \$400; (o) Wm. Zinsner & Co., 195 William; (a) Louis Hornum, 405 Lexington av (1178).

59TH ST, 150 W, bk incinerator to 10-sty bk tnt; \$500; (o) Title Guarantee & Trust Co., 176 Bway; (a) F. D. Hollister, 176 Bway (1129).

61ST ST, 133-5 E, chimney & flues to 5-sty bk res; \$900; (o) Henry Rogers Winthrop, on prem; (a) Delano & Aldrich, 126 E 38th (1133).

66TH ST, 40 W, storage platform to 4-sty f. p. garage; \$450; (o) West Side Y. M. C. A., 318 W 57th; (a) Morgan M. O'Brien, 49 E 90th (1175).

67TH ST, 56 E, rf & connecting bridge to 4-sty bk res; \$1,600; (o) Esther Porter, 45 E 68th; (a) Edgar Josselyn, 70 E 45th (1153).

80TH ST, 526 E, boiler room to 1-sty bk garage; \$1,500; (o) Est Marnet Baff, Fanny Baff, extrx., care Harry Gordow, 42 Bway; (a) Jacob Fisher, 25 Av A (1158).

82D ST, 55 W, bathrooms & partitions to 5-sty bk res; \$6,000; (o) Mrs. Estelle L. Davis, 68 W 82d; (a) Louis A. Adam, 2316 Andrews av (1184).

90TH ST, 417-21 E, elevator & boiler room to 2-sty bk factory & stable; \$9,000; (o) Seitz Realty Co., 206 Bway; (a) Alfred L. Kehoe & Co., 1 Beekman (1134).

116TH ST, W, s s, bet Bway & Amsterdam av, steps & balustrade to enclose structure; \$18,000; (o) Columbia University, 63 Wall; (a) McKim, Mead & White, 101 Park av (1130).

AV A, 244, windows & chimney to 4-sty bk tnt; \$2,500; (o) Wm. Klumpf Est., John Ossman, extr, 102 1 av; (a) Henry Klein, 505 E 15th (1171).

BROADWAY, 870, partitions to 4-sty bk mfg.; \$600; (o) Newbold Edgar, 84 William; (a) Jean Jaume, 37 Sullivan (1143).

BROADWAY, 1450, 1-sty ext to 10-sty bk hotel; \$500; (o) 1450 Broadway Corp'n, on prem; (a) C. Hartzelus, 204 E 58th (1145).

BROADWAY, 386-8, doors & floor beams to 5-sty bk str, office & lofts; \$800; (o) Est. J. E. Parsons, 52 William; (a) Alfred L. Kehoe & Co., 1 Beekman (1135).

BROADWAY, 2851-7, stairs & str fronts to 2-sty bk str, office & lofts; \$2,500; (o) Moses Schlein, 71 Nassau; (a) Nathan Langer, 81 E 125th (1166).

BROADWAY, 704, remove toilets & line elevator shaft to 10-sty f. p. str & office; \$550; (o) Adolph Roskowitz, 527 5 av; (a) J. Odell Whitnack, 231 W 18th (1137).

BROADWAY, 806-8, gravity & pressure tank to 6-sty bk str & lofts; \$4,000; (o) O. B. Potter Properties, Inc., 71 Bway; (a) Rusling Co., 39 Cortlandt (1151).

BROADWAY, 57-61, mezzanine floor to 37-sty f. p. bank & office; \$4,400; (o) Adams Express Building Co., Robt. Dowling, Pres., on prem; (a) Francis H. Kimball & Roosa, Inc., 71 Bway (1180).

CENTRAL PARK W, 478-80, bathrooms & removing partitions to 7-sty bk apt house; \$25,000; (o) Albany Savings Bank, Albany, N. Y., Marcus T. Hun, Pres.; (a) F. G. Frost, 19 W 44th (1172).

MADISON AV, 1119, fire escape & doors to 4-sty bk school & dwg; \$2,800; (o) Sisters of Charity, Mt. St. Vincent on Hudson, N. Y.; (a) I. E. Dittmars, 111 5 av (1154).

MADISON AV, 2140, close openings & partitions to 1-sty bk garage; \$500; (o) Julia White, 320 Bway; (a) Otto Reissman, 147 4 av (1141).

MT. MORRIS PARK W, 35-8, f. p. partitions to 7-sty f. p. tnt; \$2,000; (o) Bernard Ratkowsky, 50 W 124th; (a) John Brandt, 271 W 125th (1170).

PARK ROW, 35-38, f. p. partitions & str fronts to 11-sty f. p. str & office; \$5,000; (o) Orlando B. Potter, on prem; (a) B. H. & C. N. Whinston, 148th & 3 av (1130).

Bronx.

184TH ST, E, n s, 156.9 e Hoffman, new columns, girders, show windows & partitions to 2-2-sty fr str & dwgs; \$2,000; (o) Civilla Marianano, on prem; (a) Henry Nordheim, 1087 Tremont av (153).

FRANKLIN AV, 1397, 1-sty bk ext, 8x22, to 3-sty bk dwg; \$300; (o) Augusta C. Hoyt, on prem; (a) Chas. J. Fahrenkopf, Jr., 1342 Franklin av (149).

HARTS ISLAND CENTER, w s Driveway, 1-sty fr ext, 37.6x50, to 1-sty fr dormitory; \$1,000; (o) City of N. Y.; (a) Sylvester S. McGrath, Municipal Bldg (151).

LOCUST AV, s e c 140th, new brick walls, fireproof windows & stairways, skylights to 2-sty bk storage; \$10,000; (o) C. D. Jackson, 83 E 69th; (a) Geo. Simpson, 51 Wall; contractor, Thompson Starrett Co., 51 Wall (150).

PROSPECT AV, 643, new porch, columns & str front to 2-sty fr str & dwg; \$100; (o) Nathan Schader, 1043 Prospect av; (a) Harold L. Young, 500 5 av (152).

RECORDS SECTION

of the

REAL ESTATE BUILDERS

RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. CI

No. 2623

New York, June 22, 1918

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

JUNE 14, 15, 17, 18, 19 & 20.

Academy st (8:2221-42), nec Post av, 100 x100, vacant; Martinique Realty Co, 143 Liberty, to Henry F Schutte, 447 Ft Washington av; mtg \$13,000 & AL; June18; June 19'18; A\$23,000-23,000 (R S \$17). O C & 100

Bedford st, 68-70 (2:587-5-6), es, 81.3 n Morton, 44.8x126.5x33.4x125, 2-3-sty bk dwgs & 4-sty bk rear bldg; A\$20,500-24,500; mtgs \$6,000 on No 68, \$10,000 on No 70 & \$4,000 on all of above & 1437 2 av; also 2D AV, 1437 (5:1429-27½), ws, 19.11 s 75th, 18.11x72, 4-sty bk tnt & str, A\$9,000-13,500; sub to \$9,125 of a mtg for \$20,000 covering above & other property; also note for \$700 & another mtg for \$4,000 on above & 68 & 70 Bedford st; also 109TH ST, 174 E (6:1636-44), ss, 200.11 w 3 av, 19x100.11x 19.2x100.11, 4-sty bk tnt; mtg \$7,000; A\$5,300-7,500; Wm F, Chester A, Jessie A & Walter E Messenger, all of Rutherford, N J, heirs, & c, Henry Messenger, to Four M Realty Corp, 203 E 60; B&S; June14; June 15'18 (R S \$11.50). O C & 100

Beekman st, 63-5 (1:94-19), sec Gold, runs e49.7x830 & 29.2xw46.6 to st xn64.3 to beg, 6-sty bk loft & str bldg; Robt W Todd, EXR & c S Freddie Curtis or Sarah F Curtis, to American Soc for the Prevention of Cruelty to Animals, 50 Mad av; 4-12 pts; AT; mtg \$27,500 on whole & mtg \$7,055 on said 4-12 pts; Nov17'17; June14'18; A \$60,000-85,000. nom

Beekman st, 63-5, sec Gold; American Soc for the Prevention of Cruelty to Animals to Danl C Adams, 130 E 67; ½ pt; AT; B&S; CaG; mtg \$34,555 as above; June13; June14'18 (R S \$9). O C & 100

Cedar st, 139-43, see Washington, 147-53.

Christie st, 99 (1:304-23), ws, 75 s Grand, 25.2x49.8x25.2x49.10, 2-sty bk & fr tnt & str; Wm Van Alstyne, ref, to Caroline G Coddington, at Englewood, NJ; FORECLOS June4; June18; June20'18; A\$12,000-13,500 (R S \$10.50). 10,000

Clinton st, 180 (1:314-5), es, abt 145 n Division, 25x100, 2 & 3-sty bk theatre; Sarra Wolff to Mollie Goldstein, 530 E 88; ½ pt; B&S; AL; June12; June18'18; A\$21,000-26,000. O C & 100

Cooper sq, 12, or Bowery, 374 (2:544-60), ws, 94.6 n 4th, runs w84.7x17.10xe29.4 & 48.6 to st xs21.9 to beg, 3-sty bk tnt & str; Ella Heath et al to Mollie Simon, 12 Cooper sq; mtg \$10,000 & AL; June6; June 17'18; A\$14,500-16,000 (R S \$8). O C & 100

Cooper sq, 33, or Bowery, 389, or 3d av (2:461-5), es, 97 n 5th, runs -80x-24.6x-80 to av x-24.6 to beg, 2 & 3-sty bk tnt & str; Greenberg Investing Co to Beatrice Moss, 1366 St Nicholas av; AL; May27; June18'18; A\$16,500-18,500 (R S \$11). O C & 100

Division st, 230 (1:314-35), ns, 136 e Clinton, runs n74.8x18.8x14.2x95 to st xs 95 to st xw24 to beg, 5-sty bk tnt & str; Morris Stone to Irving W Dimelow, 191 Pennsylvania av, Freeport, LI; mtg \$19,000 & AL; June12; June14'18; A\$13,000-20,500 (R S \$50c). O C & 100

Doyers st, 2, see Bowery, 2.

Eldridge st, 236-44 (2:417-5-7), es, 96.3 s Houston, runs s127.5xe92.10 xn24.9 xw5 xn 102.5 x w 87.10 to beg, 4-6-sty bk tnts & str; Alfred H Townley, ref, to Greenwich Savings Bank, 246 e 6 av, pff; FORECLOS June10; June19'18; A\$81,000-125,000 (R S \$122.50). 122,500

Elm st, 173, see Lafayette, 185.

Gold st, see Beekman, see Bekman, 63-5.

Greene st, 32 (1:230-22), es, 97 s Grand, 24.6x100, 5-sty bk loft & str bldg; Jos L Buttenwieser to The Senefelder Realty Co, 32 Greene; B&S & CaG; mtg \$22,000 & AL; June18; June19'18; A\$15,500-21,000 (R S \$22). O C & 100

Greenwich st, 704-6 (2:631-22), ws, 19.2 n 10th, runs w87.4xn46xe3.9xn14xe12.7 & 89.5 to st xs49.4 to beg, 4-sty bk stable; Laura J Edwards, at Millbrook, NY, to David Walsh, 1947 7 av; AL; June15; June 18'18; A\$30,000-35,000 (R S \$60). nom

Hamilton ter (7:2050-93), sec 141st (No 423), 20x59.11x20x58.5, 5-sty & b bk dwg; Antoinette Bunke to Emily D Pratt, 102 W 130; AL; June12; June14'18; A\$8,000-11,000 (R S \$10). 10,000

Houston st, 240½ E, see Av A, 2-4.

Houston st, 374 E (2:371-35), ns, abt 130 e Av C, -x-, 3-sty bk storage; Altman Furniture Co to Saml Krautman, 378 E Houston; mtg \$7,100 & AL; June15; June 19'18; A\$5,000-6,000 (R S \$1). O C & 100

Lafayette st, 185, or Old Elm st, 173 (2:472-7), es, old line, 116.6 s Broome, 20.6 x65.4x20.6x65.6, except part for st, 3-sty bk bldg; Sarra Wolff to Mollie Goldstein, 530 E 88; ½ pt; B&S; AL; June12; June18'18; A\$7,000-9,000. O C & 100

Leonard st, 19-21 (1:179-48), ns, abt 150 w Varick, 2 lots, -x-, 4-sty bk loft bldg & 2-sty bk rear loft bldg; Nilton Realty Corp to Robt E Paine, 1505 McKinney av, Houston, Texas; AL; June14'18; A\$38,000-43,000 (R S \$32). O C & 100

Liberty st, 132-8, see Washington, 147-53.

Ludlow st, 16 (1:297-5), es, abt 160 n Canal, 19x87.6, 5-sty bk tnt & str; Bernard Lazarus to Peter P Cappel, 333 W 23; ½ pt; B&S; mtg \$12,000; June12; June18'18; A \$11,000-16,000. O C & 100

Ludlow st, 16, same to Mollie Goldstein, 530 E 88; ½ pt; B&S; mtg \$12,000; June12; June18'18. O C & 100

Perry st, 1, see 8 av, 396.

Perry st, 1, see Greenwich av, 57.

Pine st, 51 (1:39-37), ss, 67.4 w Water, 30.6x40x30.9x40; also WATER ST, 128, nws, 40.7 sw Pine, 23.2x68.8x23x69.8, 7-sty bk loft & str bldg; Wm J Martin, 490 Riverside dr, to Elvira F Selgas, 112 McDonough, Bklyn; B&S & CaG; June19; June 20'18; A\$40,000-75,000 (R S \$22.50). nom

Tompkins st, 17 (2:322-51), ws, 100 n Broome, 25x100, 4-sty bk tnt & 4-sty bk rear stable; Margt Diamond, widow, et al, heirs & c John Diamond, to Kauffman & Lewenthal Realty Co, 206 Division; B&S; mtg \$4,000 & AL; June17'18; A\$5,000-7,000 (R S \$2). O C & 100

Warren st, 22 (1:135-10), ns, 98.10 e Church, 24.11x100.4, 5-sty stn loft & str bldg; Jesse H Levy of San Jose, Cal, to Horoscope Realty Co, 24 Barclay; AL; Apr 17; June14'18; A\$75,000-81,000 (R S \$5). nom

Washington st, 147-53 (1:54-15), nec Cedar (Nos 139-43), runs n132.2 to ss Liberty (Nos 132-8) xw97.8x58xe4.4xs-xw0.1 xs- to ns Cedar xw89.10 to beg, 7-sty bk office & str bldg; Wm H Oscanayan to Liberty-Washington-Cedar St Corp, 61 Eway; mtg \$230,000 & AL; June17; June19'18; A \$225,000-375,000 (R S \$113.50). O C & 100

Water st, 128, see Pine, 81.

1ST st, 41 E (2:442-16), ss, 194.4 e 2 av, 25.3x77.2x25.1x79.10, 5-sty bk tnt & str; Lawyers Mtg Co to Jos Schafer, 754 E 6; B&S; AL; June17'18; A\$14,000-20,000 (R S \$20). O C & 100

1ST st E, sec Av A, see Av A, 2-4.

3D st, 82 E (2:444-30), ss, 175 w 1 av, 25 x100.6x25x100.7, 5-sty bk tnt & str; Jas A Farrell to Stephan Baumann, 450 E 84; FORECLOS June5; June19'18; A\$17,000-27,000 (R S \$26). 26,000

3D st, 51 W (2:538-5), ns, 100 w Wooster, 24.9x109, 7-sty bk loft & str bldg; German Savgs Bank to Lena Rappaport, 1530 Bryant av; B&S; PM; mtg \$32,500; June 14; June18'18; A\$17,000-35,000 (R S \$40). 40,000

3D st, 51 W; Lena Rappaport to Metropolitan News Co, 47 Chrystie; AL; June17; June18'18. nom

6TH st, 743 E (2:376-43), ns, 143 w Av D, 23x93, 3-sty bk dwg; Agnes H Underhill & Mary U White, heirs & c Wm & Sarah Underhill, to Chas A Runk, 165 W 58, & Wm M Cruikshank, 165 W 58, EXRS & Jessie Gillander; AT; QC; May2; June 20'18; A\$9,000-10,000 (R S \$60). 200

10TH st, 14 W (2:573-35), ss, 209.11 w 5 av, 36x92.3, 4-sty & b bk dwg; Mary H Johnston & Robt W De Forest, EXRS Mary H Johnston, to John Farr, 14 W 10; May10; June15'18; A\$33,000-45,000 (R S \$45). 45,000

12TH st, 639 E (2:395-42), ns, 145.6 w Av C, 37.6x103.3, 6-sty bk tnt & str; Annie Golding to Jos L Buttenwieser, 300 Central Park W; AL; Mar12; June15'18; A\$14,000-38,000 (R S \$50c). nom

12TH st, 20 W (2:575-42), ss, 225 w 6 av, 26x103.3, 4-sty & b stn dwg; Henry A James to Russell Murray, 20 W 12; mtg \$20,000; June20'18; A\$23,500-30,000 (R S \$35). O C & 100

14TH st, 338 E (2:455-27), ss, 190 w 1 av, 25x103.3, 4-sty bk tnt; Selma L Diehl et al, EXRS Wm Diehl, to Gertrude V Manger, 622 Belmont av, Bklyn; AL; June 10; June18'18; A\$15,000-19,000 (R S \$15). 14,850

16TH st, 417-9 W (3:714-24-25), ns, 200.3 w 9 av, 49.11x92, 2-5-sty bk tnts; Jos F Kennelly, 298 Sackett, Bklyn, to Jennie Intermonite, 332 W 28; AL; June20'18; A \$19,000-23,000 (R S \$15). nom

17TH st, 319 W (3:741-25), ns, 200 w 8 av, runs n92xw25xs10.10xw3'xsl8.11xe2'xs 16.8xw1'xs9.8 xe-x36.10xe25 to beg, 5-sty bk tnt; Peter R Gatens, ref, to Henry F Schwarz, at Greenwich, Conn, TRSTE for Anna C F Schwarz, will Fredk A O Schwarz, pff; FORECLOS June18; June19; June20'18; A\$10,500-26,500 (R S \$20). 20,000

18TH st, 502-8 E, see Av A, 284-6.

21ST st, 326-8 W (3:744-55-56), ss, 375 w 8 av, 49.6x92, 2-5-sty bk tnts & str; Sonwil Holding Co to Wm Lindsay, 548 W 56; mtg \$39,500; June12; June14'18; A\$24,000-48,000 (R S \$1). O C & 100

21ST st, 534-6 W (3:692-53), ss, 233.9 e 11 av, 50x92, 1 & 2-sty bk garage; Wm F Clare, ref, to Georgie O Lynch, 333 W 78, party in interest; FORECLOS June4; June 19; June20'18; A\$25,000-28,000 (R S \$27). 26,800

24TH st, 341 E (3:930-25), ns, 125 w 1 av, 25x98.9, 4-sty bk tnt & str; Max J Bernheim, ref, to Central Trust Co of N Y, 54 Wall, pff; FORECLOS June14; June17'18; A\$10,000-12,500 (R S \$8). 8,000

25TH st, 300-2 E, see 2 av, 438.

26TH st, 459 W (3:724-7), ns, 125 e 10 av, 25x98.9, 4-sty bk tnt & 3-sty bk rear tnt; Wm Lustgarten & Co to John Trager Steam Copper Works, 447 W 26; mtg \$7,500 & AL; June17'18; A\$11,000-16,000 (R S \$2). O C & 100

27TH st, 28-32 W (3:828-64), ss, 291.6 e 6 av, 58.6x98.9, 12-sty bk loft & str bldg; Sperry Realty Co to Theresa Kann, 9 Edinson av, Throggs Neck, Bronx; B&S; mtg \$185,000; June20'18; A\$137,000-310,000 (R S \$110). O C & 100

27TH st, 28-32 W; Theresa Kann, of Bronx, to Wm L Levy, 46 W 76, & Oscar M Arnold, 120 W 75; B&S; mtg \$245,000; June20'18. O C & 100

33D st, 444 W (3:730-73), ss, 450 w 9 av, 25x98.9, 4-sty bk tnt & str; Service Realty Co, 7 E 42, to John I Downey, 43 E 57; AL; June20'18; A\$12,500-14,000 (R S \$10). O C & 100

41ST st, 243 W (4:1013-11), ns, 250 e 8 av, 25x98.8, 4-sty bk tnt & str & 4-sty fr rear tnt; Aaron Coleman to Amelia M Bauchle & Estelle L Marzolf, both at 25 W 86; B&S; AL; June17; June19'18; A\$34,000-35,000 (R S \$50c). nom

43D st, 339 E (5:1336-22½), ns, 73.9 w 1 av, 26.3x75.5, 5-sty bk tnt & str; Giuseppe Papasca, 623 E 161, to Sarah Sugerman, 354 18th, Bklyn; mtg \$15,750 & AL; June14; June17'18; A\$9,000-19,000. O C & 100

45TH st, 240 E (5:1318-32), ss, 150 w 2 av, runs s94.1xse-xel4xn100 to st xw25 to beg, 4-sty bk church, 1-sty ext; TRUSTEES of the Presbytery of N Y to Harry Aronson, Inc, a corp, 200 5 av; B&S; mtg \$6,000; June14; June15'18; A\$2,500-13,000 (R S \$3.50). 9,500

45TH st, 242 E (5:1318-31), ss, 150 w 2 av, 25x100, 4-sty bk tnt & str & 3-sty bk rear tnt; Inter-Section Realty Co, 66 Bway, to Harry Aronson, Inc, a corp, 200 5 av; mtg \$7,500; June11; June15'18 A\$10,000-14,000 (R S \$2). O C & 100

47TH st, 333 E (5:1340-19), ns, 175 w 1 av, 25x100.5, 5-sty bk tnt & str; David J Gallert, ref, to Frank M Wells, at Sutton Manor, New Rochelle, NY, EXR & c Mary E Depierris, pff; FORECLOS June6; June 12; June17'18; A\$9,000-19,000 (R S \$13.50). 13,500

50TH st, 335 E (5:1343-15), ns, abt 275 w 1 av, -x-, 4-sty & b stn dwg; Sigmund Loewenstein to Harriet B Loewenstein, 911 Park av; AL; June15; June17'18; A\$6,500-9,500. nom

53D st, 52 W (5:1268-66), ss, 199 e 6 av, 21.2x100.5, 5-sty stn dwg, 2-sty ext; Pearce Bailey to Reginald Burbank, 105 W 72; AL; June14; June19'18; A\$45,000-66,000 (R S \$42). O C & 100

55TH st, 501 E, see Av A, 1014.

60TH st, 44 E (5:1374-39), ss, 340 e Mad av, 20x100.5, 4 & 5-sty stn tnt; Wm E Silverthorne to Chas E Rushmore, 2 E 45; mtg \$45,000; June12; June20'18; A\$30,000-68,000 (R S \$15).

61ST st, 235 E (5:1416-15), ns, 235 w 2 av, 20x100.5, 3-sty & b stn dwg; Wm L & Geo H B Mitchell, EXRS, &c, Esther M Stone, to Ellis Wainwright, 22 E 62; AL; June14; June19'18; A\$11,000-15,000 (R S \$17).

68TH st, 16 W (4:1120-40), ss, 175 w Central Park W, 18x100.5, 5-sty bk dwg; Harry E Mowen, 65 Central Park W, to No 16 West 68th St Corp, 165 Bway; mtg \$10,000 & AL; June14; June17'18; A\$19,000-24,000 (R S \$10).

71ST st, 435 E (5:1466-18), ns, 150 w Av A, 25x102.2, 4-sty bk tnt & str; Albt W Seaman & ano, TRSTES Abr Lockwood, to Wm T Morgan, 258 W 123; mtg \$4,500 & AL; May31; June17'18; A\$8,000-12,000 (R S \$5).

72D st, 221 E (5:1427-10), ns, 240 e 3 av, 16.8x102.2, 3-sty & b stn dwg; 210 West 56th St Co to Jane W Lewine, 221 E 72; B&S; mtg \$6,000; June19; June20'18; A\$8,000-12,000 (R S \$3.50).

72D st, 221 E (5:1427-10), ns, 240 e 3 av, 16.8x102.2, 3-sty & b stn dwg; Julia D Heinemann, 221 E 72, to 210 West 56th St Co, 135 Bway; AL; June19; June20'18; A\$8,000-12,000 (R S \$7).

72D st, 52 W (4:1124-60½), ss, 85 e Col av, 21x102.2, 4-sty & b stn dwg Meyer Auerbach, ref, to N Y Savings Bank, 81 8 av, plff; FORECLOS June 11; June14; June 15'18; A\$40,500-47,500 (R S \$40).

73D st, 137 E (5:1408-16), nwc Lex av (Nos 1024-30), 20x102.2, 5-sty bk tnt & str; Emilie R Reiss et al to Louis Roth, 1098 3 av; mtg \$35,000; Feb16; June18'18; A\$40,000-59,000 (R S \$9.50).

74TH st, 150 E (5:1408-51), ss, 56.3 e Lex av, 18.9x68.2, 3-sty & b stn dwg; Ludwig F Lederer, 282 Pine st, Freeport, LI, to Wm J Lederer, 150 E 74; June13; June15'18; A\$11,000-15,000 (R S \$8.50).

76TH st, 21 E (5:1391-14), ns, 80 w Mad av, runs w19.6x85xw0.6xnl7.2xe20x102.2 to beg, 4-sty & b stn dwg; Farmers Loan & Trust Co, TRSTE will Saml R Callaway, to Frank O Walther, 110 E 73; B&S; mtg \$35,000; June13; June18'18; A\$52,000-70,000 (R S \$20).

76TH st, 432 E (5:1470-33), ss, 175 w Av A, 25x102.2, 5-sty bk tnt & str; Richd G Babbage, ref, to Mary Peroutka, 359 E 68, plff; mtg \$14,400; FORECLOS June7; June18; June19'18; A\$8,000-21,000 (R S \$2.50).

76TH st, 57 W, see 8 av, 396.

78TH st, 302 W (4:1186-34), ss, 75 w West End av, 21x102.2, 5-sty & b bk dwg; Susan Van Wagenen to Cornelius & Evelyn J Van Wagenen, all at 302 W 78; mtg \$20,000; Oct30'15; June17'18; A\$23,000-31,000 (R S \$4).

78TH st, 302 W; Cornelius D Van Wagenen & ano to 302 West 78th St Corp, 15 E 40; mtg \$19,000; June15; June17'18 (R S \$12).

83D st W, nec West End av, see West End av, 480.

86TH st, 330 W (4:1247-49), ss, 400 w West End av, 20x102.2, 4-sty & b bk dwg; Florence Cahen, 327 Central Park W, to 33 West 86th St Corp, at 299 Bway; June 7; June18'18; A\$27,500-33,000 (R S 50c).

93D st, 138 E, see 8 av, 396.

94TH st, 78 W (4:1207-61), ss, 55 e Col av, 50x72.8, 5-sty bk tnt; Burlock E Rabell, EXR Jas W Westerfield, to Burlock E Rabell, 60 Hamilton ter, as EXR Carrie Westerfield, 38 Park Row; June7'18; A\$33,000-48,000 (R S \$47.50); corrects error in last issue, when grantor & grantee was Burdock E Rabell.

95TH st, 210 E (5:1540-42), ss, 180 e 3 av, 25.1x100.8x25.7x100.8, 5-sty bk tnt & str; Paul M Crandell, ref, to Abr C Quackenbush, 1289 Mad av, plff; FORECLOS June 14; June19'18; A\$3,000-17,000 (R S \$8).

97TH st, 213 E (6:1647-9), ns, 213.6 e 3 av, 24.6x100.11, 5-sty bk tnt; Merrill W Galloway, 68 E 55, to Jas Dorier, 424 Summit av, Bronx; B&S; mtg \$13,000 & AL; May16; June19'18; A\$6,800-11,500.

101ST st, 154 W (7:1855-54), ss, 252 e Ams av, 25x100.11, 5-sty bk tnt; Hermann G Eggers & Katie, his wife, to Anna M Eggers, 154 W 101; mtg \$15,000; June12; June15'18; A\$14,000-21,000 (R S \$6).

101ST st, 154 W; Anna M Eggers to Hermann G Eggers & Katie, his wife, 154 W 101, as tenants by entirety; mtg \$15,000; June12; June15'18 (R S \$6).

103D st, 122-6 E (6:1630-61-65), ss, 153.6 e Park av, 146.6x100.11, 3-6-sty bk tnts; Albt R Klein to Henrietta Klein, both at 790 Riverside dr; AL; June19; June20'18; A\$64,000-163,000.

105TH st, 220 E (6:1654-39½), ss, 230 e 3 av, 15x100.9, 2-sty & b stn dwg; A\$4,200-4,700; also 106TH ST, 205-7 E (6:1656-5-6), ns, 110 e 3 av, 40x100.11, 2-4-sty bk tnts & str; A\$14,400-21,000; mtg on this \$10,000; Antonio Grantelli, Inc, to Antonio Grantelli & Teresina, his wife, 220 E 105, as tenants by entirety; June12; June20'18 (R S \$17.50).

106TH st, 205-7 E, see 105th, 220 E.

107TH st, 84 E (5:1612-39), ss, 25 w Park av, 25x75.11, 5-sty stn tnt & str; Anna Roessle of Bronx to Chas F Roessle, 306 E 169, Bronx; AL; May15; June14'18; A\$8,500-14,500.

108TH st, 145 W (7:1863-12), ns, 275 e Ams av, 25x100.11, 5-sty bk tnt; Hermann G Eggers & Katie, his wife, to Anna M Eggers, 154 W 101; mtg \$17,000; June12; June15'18; A\$13,000-23,000 (R S \$6).

108TH st, 145 W; Anna M Eggers to Hermann G Eggers & Katie, his wife, 154 W 101, as tenants by entirety; mtg \$17,000; June12; June15'18 (R S \$6).

109TH st, 174 E, see Bedford, 68-70.

111TH st, 140-2 W (7:1820-53), ss, 250 e 7 av, 37.6x100.11, 5-sty bk tnt; Sherwood E Hall, ref, to Josephine M Chamberlin at Harrison, NY; V Everit Macy at Scarborough-on-Hudson, NY, & U S Trust Co of NY, 45 Wall, TRSTES will Wm H Macy, Jr, for Josephine M Chamberlin, plffs; FORECLOS June13; June18; June19'18; A\$22,000-30,000 (R S \$36).

112TH st, 223 W (7:1828-25), ns, 167 w 7 av, 18x100.11, 3-sty & b stn dwg; Jos M Proskauer, ref, to Emigrant Indust Savgs Bank, plff; FORECLOS June6; June17; June18'18; A\$8,500-10,000 (R S \$9).

113TH st, 8 E (6:1618-66), ss, 150 e 5 av, 25x100.11, 5-sty bk tnt & str; Walter S Gurnee et al, TRSTES for Grace G Duer, will Walter S Gurnee, to Harry Aronson, Inc, a corp, 200 5 av; B&S; May4; June 19'18; A\$11,000-21,000 (R S \$15).

113TH st, 10 E (6:1618-65), ss, 175 e 5 av, 25x100.11, 5-sty bk tnt & str; Walter S Gurnee et al, TRSTES for Evelyn S Chapman, will Walter S Gurnee, to Harry Aronson, Inc, a corp, 200 5 av; B&S; May4; June19'18; A\$11,000-21,000 (R S \$15).

113TH st, 172 E (6:1640-40½), ss, 100 w 3 av, 20x100.11, 3-sty bk bldg; C F Schaeue Co, a corp, to John G Muth, 409 W 129, & John W Mannion, 157A Highland av, Jersey City, NJ, as TRSTES for benefit creditors under agmt of June12'18; mtg \$12,000; June13; June19'18; A\$7,200-22,000 (R S \$1).

113TH st, 310 W (7:1847-30), ss, 150 w 8 av, 16.8x100.11, 3-sty & b bk dwg; Alva Cuddeback to Helene H Lynch, 312 W 113; mtg \$6,000 & AL; June18; June19'18; A\$8,000-9,000 (R S \$4).

115TH st, 501 E, see Pleasant av, 280.

115TH st, 108 W (7:1824-44), ss, 193.6 w Lenox av, 31.6x100.11, 5-sty bk tnt; Olds Holding Corp, to Theo Danis, 1264 Ams av; mtg \$22,550 & AL; June20'18; A\$17,500-26,000 (R S \$4).

119TH st, 72 E (6:1745-42), ss, 115 w Park av, 25x100.10, 5-sty bk tnt & str; S & L Building Corp, to Jennie McBride, 502 W 177; mtg \$17,000; June13; June20'18; A\$8,000-16,500 (R S \$2).

119TH st, 135 E (6:1768-15), ns, 333.9 e Park av, 18.9x100.11, 4-sty bk tnt; Esther Greenberg to Mary J Mulvihill, 149 E 121; ½ pt; June13; June17'18; A\$6,000-8,000 (R S \$2).

121ST st, 512 E (6:1817-29), ss, 157 e Pleasant av, 17x80, 3-sty & b bk dwg; Hudson P Rose Co, 7 W 45, to Vincent Immediato, 234 E 96; mtg \$2,800 & AL; June13; June18'18; A\$2,500-3,700 (R S \$3.50).

126TH st, 248 E, see 2 av, 2459.

127TH st, 126 W (7:1911-45), ss, 275 w Lenox av, 25x99.11, 6-sty bk tnt; Equitable Trust Co of N Y, sub TRSTE Louisa S Wright, to Joshua B Wright, 1921 N st, N W, Wash, DC; June6; June20'18; A\$8,500-23,000 (R S \$29).

129TH st, 107 W (7:1914-28), ns, 75 w Lenox av, 25x99.11, 5-sty bk tnt; Jas H Cruikshank to J Frank McDavitt, 37 W 10; mtg \$19,000 & AL; June14; June17'18; A\$8,500-20,000 (R S \$2.50).

131ST st, 205 W (7:1937-26), ns, 125 w 7 av, 17.8x99.11, 3-sty & b bk dwg; Mary Burns, 112 W 63, to Chas Taylor, 205 W 61; mtg \$5,500; June14; June17'18; A\$4,500-5,700 (R S \$2).

134TH st, 109 W (7:1919-24), ns, 175 w Lenox av, 25x99.11, 5-sty bk tnt; John H Rogan, ref, to Jaysill Realty Corp, 15 E 26; mtg \$—; FORECLOS May9; June19; June20'18; A\$6,500-15,500 (R S \$1).

1,000 over & above encumbrances

134TH st, 109 W; Fredk West to Jaysill Realty Corp, 15 E 26; QC; June18; June 20'18.

135TH st, 626-30 W (7:2001-55), ss, 525 w Bway, 75x99.11, 6-sty bk tnt; Henry F Schutte, 447 Ft Washington av, to Martini-que Realty Co, 143 Liberty; mtg \$89,000 & AL; June11; June19'18; A\$47,000-115,000 (R S \$23).

136TH st, 264 W (7:1941-59), ss, 133.4 e 8 av, 17.6x99.11, 3-sty & b bk dwg; A\$4,800-7,000; also 136TH ST, 266 W (7:1941-59½), ss, 116.8 e 8 av, 16.8x99.11, 3-sty & b bk dwg; A\$4,600-6,700; N Y Life Ins & Trust Co, EXR, &c, Wm A Smith, to Leonard Weill, 155 W 103; Apr16; June19'18 (R S \$10).

136TH st, 266 W, see 136th, 264 W.

141ST st, 220 W (7:2026-48), ss, 350 w 7 av, 37.6x99.11, 5-sty bk tnt; Florence Nas- soit, 276 Riverside dr, to Betsy Panish, 55 W 116, & Ray Cohen, 123 W 115; mtg \$21,500 & AL; June11; June14'18; A\$10,500-28,000 (R S \$4).

141ST st, 351 W (7:2051-4), ns, 535.2 w 8 av, runs n99.11xw34.8 to cl Old Kings-bridge rd xsl100 to st x30.9 to beg, 6-sty bk tnt; Hugo Gutfreund to Kentucky Holding Co, 1042 St Nicholas av; mtg \$28,000; June17; June18'18; A\$10,000-36,000 (R S \$16).

141ST st, 423 W, see Hamilton ter, nec 141.

143D st, 246 W (7:2028-50), ss, 350 e 8 av, 25x99.11, 3-sty bk tnt & str; Morgan E Coman, 210 W 44, to Sarah E Grimes, 115 W 138; AL; June18; June19'18; A\$6,500-8,000 (R S \$10).

146TH st, 200 W, see 7 av, 2516-8.

162D st, 445 W (8:2110-51), ns, 241.6 e Ams av, 19.6x112.6, 3-sty & b stn dwg; Leon Hirsch to Lea or Leah Hirsch, his daughter, 445 W 162; mtg \$10,000 & AL; June17; June18'18; A\$6,500-10,500.

165TH st, 552 W (8:2122-80½), ss, 132.6 e Bway, 16x104.10x16x106.5, 4-sty & b stn dwg; Freybell Realty Co to John Fried- rich of Scarsdale, NY; mtg \$6,500 & AL; June18; June19'18; A\$7,000-9,000 (R S \$2).

166TH st, 457-9 W (8:2111-107), ns, 200 e Ams av, 50x76.6, 5-sty bk tnt; Millie Ros- enberg to Dora Freidus, 550 W 158; AL; May6; June19'18; A\$14,000-38,000 (R S 50c).

171ST st, 701 W, see Ft Washington av, 267-71.

172D st, 570 W (8:2128-12), ss, 100 w Audubon av, 62.6x95, 5-sty bk tnt; Olds Holding Corp, to Edgar L Jackson, at Herkimer, NY; mtg \$62,000 & AL; June1; June17'18; A\$23,000-66,000 (R S \$21).

184TH st, 555 W (8:2157-28), ns, 200 e St Nicholas av, 90x99.11, 6-sty bk tnt; Kentucky Holding Co, 103 Park av, to West One-Forty-One Realty Corp, 299 Bway; mtg \$83,500 & AL; June15; June18'18; A\$30,000-105,000 (R S \$36.50).

212TH st W, see Bway, see Bway, sec 212.

Bowery, 389, see Cooper sq, 33.

Av A, 2-4 (2:397-1-2), nec Houston (No 240½), runs n25.11 to ss 1st xael72.6 to ws Houston xs5 to ns Houston xw174.5 to beg, 2 & 4-sty bk tnts & str; Minsky Building Co, 111 E Houston, to Herbert K Minsky, 156 2 av; corrects deed rec June 12'18; mtg \$53,000 & AL; June14'18; A\$47,000-58,000 (R S 50c).

Av A, 266 (3:974-4), ses, 65.6 ne 16th, 24 x95.6, 5-sty bk tnt & str; Fredk Gronholz of Bklyn to Absar Realty Co, 2133 Daly av, Bronx; mtg \$20,000 & AL; June14; June15'18; A\$11,500-18,500 (R S \$5.50).

Av A, 266 (3:974-4), ses, 65.6 ne 16th, 24 x95.6, 5-sty bk tnt & str; Absar Realty Co to Acra Realty Co, 25 Broad; QC; AL; June14; June19'18; A\$11,500-18,500 (R S \$2).

Av A, 284-6 (3:975-48-50 & 54-55), es, a 95 n 17th, runs n46xe75xn46 to ss 18th (Nos 502-8) x95.6xs92xw170.6 to beg, 1 & 3-sty fr bldgs of lumber yard; Olney B Dowd to Emma R Dowd, his wife, 611 W 137; AT; B&S & CaG; AL; June11; June14'18; A\$42,500-44,400.

Av A, 1014 (5:1371-38), nec 55th (No 501), 25.5x79.8, 5-sty bk tnt & str; Her- man Lenz to Ernest N Adler, 1506 1 av; mtg \$12,500; June14; June19'18; A\$10,000-20,000.

Audubon av, 266 (8:2153-18), ws, 75 s 179th, 50x100, 5-sty bk tnt & str; Berent C Gerken to Jacob Bubser, 1376 St Nich- olas av; mtg \$52,500 & AL; June19; June 20'18; A\$23,000-60,000 (R S \$11).

Audubon av, 266; Jacob Bubser to Anna Bubser, his wife, 1376 St Nicholas av; ½ pt, whole to be held as tenants by the entirety; AL; June19; June20'18.

Bowery, 2 (1:162-61), nwc Doyers (No 2), runs w29.2xn48.9xne7.5xe71.6 to st xs 29.11 to beg, 5-sty bk tnt & str; Estate of Thos Suffern, Inc, to Chas E Haskell, 227 Main st, Orange, NJ; June20'18; A\$24,500-34,500 (R S \$38).

Bowery, 2, nwc Doyers (No 2); Chas E Haskell, of Orange, NJ, to New China Co, 2 Bowery; mtg \$30,000; June20'18 (R S \$8).

Bowery, 374, see Cooper sq, 12.

Bradhurst av, 4 (7:2043-29½), es, 27.8 n 142d, 27.4x59.2x26.10x61.10, 5-sty bk tnt & str; Edw J Dunphy, ref, to Frank W Blauvelt, 401 W 153, plff; FORECLOS May 28; June17; June19'18; A\$5,600-14,000 (R S \$15).

Broadway, 3472 (7:2073-63½), es, 60 s 142d, 19.11x70, 3-sty stn tnt & str; Eliz F Sibbald, widow, 470 Convent av, to Fran- wal, Inc, 1646 Ams av; mtg \$13,000; June 15; June17'18; A\$15,000-18,000 (R S \$3.50).

Broadway (8:2229-5), sec 212th, 113.7x 175x99.11x111.1, vacant; Raymond Du Puy, individ & EXR Doretta G Du Puy, to Sea- bury Memorial Home a corp, at Mt Ver- non, NY; AL; June1; June19'18; A\$47,000-47,000.

Ft Washington av, 267-71 (8:2139-200), nwc 171st (No 701), 100.4x87.6x100x95, 5-sty bk tnt; Norman Real Estate Corp, to Augustus H Schmidt, 510 W 140; mtg \$130,000; June14'18; A\$55,000-135,000 (R S \$32).

Greenwich av, 57 (2:613-61), nwc Perry (No 1), 29.1x65x13.9x70, 4-sty bk tnt & str; Melvin M Franklin et al to Melvin M Franklin, 6124 Greene st, Phila, Pa; Saml J Gittelson, 1017 Spruce st, Phila, Pa, & Anna Franklin, 1512 Diamond st, Phila, Pa, TRSTES for Henry Franklin, will of Marcus Franklin; mtg \$6,000; May31; June 15'18; A\$13,500-16,500 (R S \$6).

Greenwich av, 57, see 8 av, 396.

Lenox av, 437 (7:1916-35), ws, 24.11 s 132d, 25x75, 2-sty bk str; Ida Newman to Plumbers Realty Co; AL; June17; June20'18; A\$11,500-18,000 (R S \$6).

Lexington av, 1024-30, see 73d, 137 E.

Manhattan av, 109 (7:1840-15½), ws, 73.11 n 104th, 18x50, 3-sty & b bk dwg; N Taylor Phillips, ref, to Lawyers Mtg Co; FORECLOS June13; June19; June20'18; A\$7,000-8,000 (R S \$7.50).

Pleasant av, 280 (6:1714-1), nec 115th (No 501), 22.5x94, 4-sty bk tnt & str; Benj Berinstein, ref, to The Green-Wood Cemetery, a corp, 170 Bway, plff; FORECLOS June6; June19'18; A\$9,000-15,000 (R S \$14.50).

Post av, nec Academy, see Academy, nec Post av.

Vermilyea av, 149-51 (8:2227-5), ss, 100 e 207th, 50x150, 5-sty bk tnt; A\$12,000-54,000; also VERMILYEA AV, 157-9 (8:2227-8), ss, 200 e 207th, 50x150, 5-sty bk tnt; A\$12,000-54,000; Chas Gilbert to Rich Trading Co, 299 Bway; Jan3; June20'18 (R S 50c).

Vermilyea av, 157-9, see Vermilyea av, 149-51.

West End av, 480 (4:1231-1), nec 83d, runs e125xn92.xw1.4xn10 xw23.8 xn9 10 xw 100 to av xsl12 to beg, 12-sty bk tnt; Char- mon Consn Co, 2309 Bway, to Durham Realty Corp, 200 5 av; mtg \$665,000; July 15'14; re-recorded from July16'14; June14'18; A\$275,000-925,000.

2D av, 408 (3:929-4), es, 72.2 n 23d, 26.6x 100, 4-sty bk tnt & str & 2-sty bk rear tnt; David L Weil, ref, to Martha Seymour (Rheinfrank), 28 Bay View av, New Rochelle, NY, pft; FORECLOS June12; June14 '18; A\$17,500-21,500 (R S \$5).

2D av, 438 (3:930-55), sec 25th (Nos 300-2), 24.9x100, 4-sty bk tnt & str & 3-sty bk tnt; Conrad & Chas G Stegmann to Simon Lewald, 251 W 89; mtg \$20,000 & AL; June17; June18'18; A\$22,500-30,000.

2D av, 655 (3:916-35), ws, 49.4 s 36th, 24.8 x100, 1 & 2-sty bk tnt & str; Saml Bitterman, ref, to Lawyers Mtg Co, one of the pfts; FORECLOS June5; June17'18; A\$16,000-20,000 (R S \$12).

2D av, 1437, see Bedford, 68-70.

2D av, 1542 (5:1543-3), es, 51.1 n 80th, 25.6x100, 4-sty bk tnt & str; Elias Pitzele to Olga Scason, 354 W 180; ½ pt; AL; June15; June18'18; A\$14,000-19,000 (R S 50c).

2D av, 2450 (6:1790-29), swc 126th (No 248), 24.1x105, 3-sty fr tnt & str & 1-sty bk ext; John M Ward, ref, to P Chauncey Anderson, "The Highlands," Connecticut & California avs, Wash, DC, EXR Rosalie R Ford; FORECLOS June4; June14'18; A\$14,000-18,000 (R S \$10).

2D av, 2487 (6:1792-22), ws, 25.8 n 127th, 24.4x100, 5-sty bk tnt & str; Louisa Santoli to City Real Estate Co, 176 Bway; B&S & CaG; mtg \$11,750 & AL; June17; June18'18; A\$5,800-13,000 (R S \$1).

3D av, es, 97 n 5th, see Cooper sq, 33.

3D av, 1364-6 (5:1412-37-37½), ws, 63.11 s 78th, 38.3x100, 2-4-sty bk tnts & str; Israel Goldberg, 808 West End av, EXR Amelia Goldberg, to Israel Goldberg, indivd, 808 West End av; June6; June20'18; A\$26,500-36,000.

7TH av, 2516-8 (7:2031-37), swc 146th (No 200), 40x100, 6-sty bk tnt & str; Gustave Viehl, 234 E 178, Bronx, to Bavarian Realty Co, 30 E 42; mtg \$61,500 & AL; May 27; June15'18; A\$22,000-58,000 (R S 50c).

8TH av, 396 (3:779-76), es, 23.5 s 30th, 20x60, 4-sty bk tnt & str; A\$13,000-16,500; also GREENWICH AV, 57 (2:613-61), nwc Perry (No 1), 29.1x65x13.9x70, 4-sty bk tnt & str; A\$13,500-16,500; also 76TH ST, 57 W (4:1129-2), ns, 40 e Col av, 20x102.2, 4-sty & b stn dwg; A\$25,500-28,000; also LEXINGTON AV, 1412-6 (5:1521-57), s wc 93d (No 138), 100.8x18.4, 3-sty bk tnt & str & 1-sty bk str; A \$26,500-28,500; Anna Franklin et al, all of Phila, Pa, to Julian Franklin, 630 W 141, NY, & Marcus Franklin, 3850 N 18th st, Phila, Pa; AT; QC; May31; June15'18 (R S \$1).

8TH av, 396; mtg \$12,000; also GREENWICH AV, 57, nwc Perry (No 1); mtg \$6,000; also 76TH ST, 57 W; mtg \$12,000; also LEXINGTON AV, 1412-6, swc 93d (No 138); mtg \$10,000; Julian & Marcus Franklin of Phila, Pa, to Melvin M Franklin, 6124 Greene st, Phila, Pa; Nettie Gittelsohn, 1017 Spruce st, Phila, Pa; Anna & Saml Franklin, 1512 Diamond st, Phila, Pa & Edna F Levy, 434 Wayland av, Providence, RI; 2-7 pts; AT; May31; June15'18 (R S \$10).

11TH av, 846 (4:1086-64), es, 73.2 s 58th, 27.2x100, 5-sty bk tnt & str; Caroline Harfje of Bklyn to Rebecca Schnibbe, 595 Jefferson av, Bklyn; B&S & CaG; mtg \$18,000; June11; June14'18; A\$10,500-18,000 (R S 50c).

11TH av, 848 (4:1086-63), es, 46 s 58th, 27.2x100, 5-sty bk tnt & str; Rebecca Schnibbe of Bklyn to Caroline Harfje, 752 Greene av, Bklyn; B&S & CaG; mtg \$18,000; June11; June14'18; A\$10,500-18,000 (R S 50c).

All that parcel of land (to be recorded in Ancient Libers), dwg, barn & orchard of Peter Van Oblienus, bet lots of Arent Bussing & David Devoore in Town of New Harlem in Out-Ward of City of N Y, formerly called five Garden lots, contains 3 acres; also 7 LOTS on Van Keulens hook, Harlem, known as lots 10 to 16, bounded e by lands of Maria Meyers, w by Aaron Bussing, s by the River, & n by Peter Waldron; also SALT MEADOW on Harlem River, adj land Hendrick Meyer, bounded e by River, s by Creek & meadow of Jacob Myers; also MEADOW known by Mortje Davis's or Round Meadow, with the swamp land at head of said meadow, about 5 acres; also TRACT near Hudson River within boundaries of the General Patent of Town of Harlem, begins at a stake near a rock the land of Margreta Cortreight, runs nw171 rods to River x— 73 rods to a stake on meadow of Martji Davids x— to stake at head of swamp x— to a road x— to a chestnut tree on nws of road near house of Johanns Meyer x— about 100 acres; also LOT begins at a marked tree near fence of Isaac Lemaistre, runs to land of Johanns Oblienus x— to highway x—; also all other lands of Peter Van Oblienus be the same divided or undivided within the General Patent of the Town of Harlem in the Out Ward of City N Y with all woods, timber, feedings, pastures, meadows, marshes, swamps, ponds, pools, lakes, waters, streams, fishing, fowling, hunting, hawking, etc, & also all estate, RT&I property, possession, reversion, claim & demand whatsoever of said Peter Van Oblienus (property affected by this instrument are in following blocks: 6:1645, 1664 to 1667, 1683 to 1690, 1704, 1705, 1708 to 1710, 1767 to 1769, 1783 to 1785, 1795, 1796 & 7:1952 to 1954, 1957, 1967 to 1971, 1983 to 1988, 1996 to 2002, 2004, 2005 & 2012 to 2018); Peter Van Oblienus of Harlem in the Out Ward of City N Y, Yeoman, to Peter Waldron of same place, Yeoman; B&S; Sept20, 1742; June14'18; re-recorded from book 26, page 219 at Albany, NY, Oct3, 1794.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Greenwich st, 442 (1:223), ws, 41.8 n Vestry, 20.10x76.9; consent to 3d track; Eliz C Loughran, widow, 62 W 97, et al, to Manhattan Railway Co & ano; mtg \$4,000; Nov5'14; June20'18.

48TH st, 506 W (4:1076); assign rents to secure notes, &c; Wm Nulle, of New Milford, NJ, et al, to Gottlob F Schule, 69 Germania av, Jersey City, NJ; Aug6'17; June17'18.

67TH st W, nec Col av, see Col av, 161-7.

55TH st, 129 E (5:1514); agmt as to asn rents, etc, to extent of \$2,058 to secure notes; John A Minaldi, 252 W 76, to Gustav Hoffmann, 535 1 av, Astoria, B of Q; June15; June19'18.

106TH st, 160 W (7:1860), sec Ams av; assign rents to secure notes \$2,000; Winter Realities, Inc, 539 W 155, to John Moushekian, 435 Convent av; May25; June17'18.

113TH st, 8-10 E (6:1618), ss, 150 e 5 av, 50x100.11; re jdgt for \$1,459.85 docketed Sept18'08; Neal & Brinker Co, a corpn, to Harry Aronson, Inc, a corpn, 200 5 av; June17; June19'18.

Amsterdam av, see 106th, see 106th, 160 W.

Bowery, 82 (1:203), ws, 100.6 s Hester, 24.4x111.2; consent to 3d track; Fritz & Max Singer, NY, to Manhattan Railway Co & ano; mtg \$30,000; May13; June20'18 (R S \$1.50).

Bowery, 82; consent to 3d track; Greenwich Savgs Bank, mtgee, to same; mtg \$30,000; June18; June20'18.

Columbus av, 161-7 (4:1120), nec 67th, 100.5x100; consent to 3d track; Geo W Hartnett, of St Louis, Mo, EXR Mary E Boyce, et al, to Manhattan Railway Co & ano; May16; June18'18 (R S \$2).

Amplification of power of atty (miscel) dated Mar28'17; Max Glucksmann, 45 Callao, Buenos Aires, Argentine Republic, to Jacobo Glucksmann, 110 W 40, NY; Apr 12; June18'18.

Appointment of trste (miscel); Mary I Huntington, heir, &c, Amanda Irving, to Chas S McVeigh, 955 Park av, as TRSTE will Amanda Irving; May31; June19'18.

Power of atty (miscel); Ella Heath to D Stuart Dodge Jessup, 601 W 113, & J Edward Wyckoff, 131 E 39; Jan22'17; June 17'18.

Power of atty (miscel); Vincent K Hilton to Jas H Hickey, 121 E 52; Dec5'17; June 20'18.

Power of atty (miscel); Harry Siegel, 190 Forsyth, to Leon Siegel, 186 Forsyth; Feb 23; June20'18.

WILLS.

Borough of Manhattan.

Peck sl, 29-33 (1:107-36-39), nec Front (Nos 238-42), —x—, 1-6 & 4-5-sty bk loft & str bldgs; A\$55,000-81,000; an undivided interest; Grace T Rowland Est, Howard W Curtis, EXR, Stratford, Conn; (A) Meyers & Clark, 51 E 42, Filed May24'18.

19TH st, 352 W (3:742-66), ss, abt 160 e 9 av, —x—, 3-sty & b stn dwg; A\$9,500-12,000; Fredk Glock Est, Geo T Ernst, EXR, 13 7th; (A) W M Powell, 7 Wall, Filed Apr3'18.

34TH st, 427 W (3:732-23), ns, abt 345 w 9 av, —x—, 5-sty stn tnt; A\$11,000-13,000; Margt Reilly Est, Mary Reilly, EXR, 427 W 34; (A) Blandy, Mooney & Shipman, 37 Wall, Filed Apr9'18.

50TH st, 545 W (4:1079-9), ns, abt 200 e 11 av, —x—, 5-sty bk tnt; A\$8,000-15,500; Mary M Glenville Est, Edw P Glenville, EXR, 545 W 50; (A) Amend & Amend, 119 Nassau, Filed May20'18.

58TH st, 51 W (5:1274-6), ns, abt 125 e 6 av, —x—, 4-sty & b stn dwg; A\$42,000-47,000; Felicia H Castle Est, Anna M Clarke, EXR, 121 Madison av; (A) W A Purrrington, 78 Wall, Filed Apr13'18.

77TH st, 355 E (5:1452-23½), ns, abt 45 w 1 av, —x—, 4-sty stn tnt & str; A\$2,500-5,500; Sophie Speyer Est, Geo J Speyer, EXR, 355 E 77; (A) Geo J Speyer, 183 William, Filed May24'18.

78TH st, 161 E (5:1413-25), ns, abt 130 e Lex av, —x—, 2-sty & b bk dwg; A\$11,500-14,000; Kath B Bangs Est, Wm J Bangs, EXR, 161 E 78; (A) Geo D Beattys, 111 Bway, Filed May22'18.

87TH st, 536 E (5:1583-37), ss, abt 225 w East End av, —x—, 3-sty stn dwg; A \$4,500-8,000; Edw McDonald Est, Eliz McDonald, ADMTRX, 536 E 87; (A) Peck & Hancock, 26 Liberty, Letter of administration filed May7'18.

89TH st, 215 E (5:1535-11), ns, abt 260 e 3 av, —x—, 5-sty bk tnt; A\$10,000-19,000; also COLUMBUS AV, 794 (7:1853-36), swc 99th (No 100), —x—, 5-sty bk tnt & str; A\$31,000-40,000; also 8TH AV, 306 (3:775-4), es, abt 75 n 25th, —x—, 1 & 2-sty bk str; \$20,000-22,500; also 2D AV, 1696 (5:1550-50), es, 25 s 89th, —x—, 5-sty bk tnt & str; A\$12,500-21,000; Chas B Gumb Est, Jennie F Buchsbaum, EXR, 230 W 99; (A) S H Schwarz, 15 John, Filed Mar26'18.

91ST st, 6 W (4:1204-38), ss, abt 130 w Central Park W, —x—, 5-sty stn tnt; A \$22,500-37,000; also 96TH ST, 302-4 E (5:1558-47), ss, abt 100 e 2 av, —x—, 3-sty bk stable; A\$17,000-31,500; Fredk L Happel Est, Eleanor Happel, EXR, 6 W 91; (A) Theo Schultheis, 1511 3 av, Filed Nov16 '17.

91ST st, 314 W (4:1251-32), ss, abt 150 e Riverside dr, —x—, 3 & 4-sty & b bk dwg; A\$40,000-48,000; Chas De Hart Brower Est, Mary B Brower, EXR, 314 W 91; (A) Paul M Goodrich, 141 Bway, Filed May 13'18.

92D st, 305 W (4:1252-14), ns, 58 w West End av, —x—, 5-sty & b bk dwg; A\$18,000-29,000; Hy Griffen Est, Minnie R Griffen, EXR, 680 West End av; (A); R W Todd, 258 Bway, Filed Apr11'18.

114TH st, 222 E (6:1663-41½), ss, abt 255 e 3 av, —x—, 3-sty & b stn dwg; A\$5,000-6,500; Geo W Cohen Est, Sarah Cohen, EXR, 306 W 99; (A) Campbell, Flaherty & Turner, 2 Rector, Filed May21'18.

119TH st, 454 E (6:1806-28½), ss, abt 75 w Pleasant av, —x—, 4-sty bk tnt; A\$5,500-11,500; Sallie A O'Hara Est, Julia I O'Hara, EXR, 336 W 56; (A) Edw Jacobs, 25 Broad, Filed Apr4'18.

121ST st, 55 E (6:1747-44), ns, abt 140 e Mad av, —x—, 3-sty & b bk dwg; A\$5,000-6,500; Walter L Howell Est, Georgia J Howell, EXR, 55 E 121; (A) R K Brown, 320 Bway, Filed Jan24'18.

125TH st, 305 W (7:1952-28), ns, abt 100 w 8 av, —x—, 4-sty bk tnt & str; A\$31,000-38,000; also AV B-1-3 (2:384-1-3), nec Houston (Nos 298-302), —x—, 3-5-sty bk tnts & str; A\$44,000-59,000; also AV B, 45-51 (2:386-5-6-8-9), es, abt 25 s 4th, —x—, 4-3-sty bk tnts & str; A\$44,000-55,500; also INTERIOR LOT (2:386-7), begins 65 e AV B & at cl blk bet 3d & 4th, runs e25x172xw25x72 to beg, 2-4-sty bk tnts; A\$11,000-13,000; Anna M Aebly Est, Anna A Paterson, EXR, 905 West End av; (A) Wilmore Anway, 141 Bway, Filed Mar4'18.

137TH st, 125 W (7:2006-17), ns, abt 350 w Lenox av, —x—, 5-sty stn tnt; A\$6,500-15,000; Caroline Morlath Est, Caroline S Morlath, EXR, 147 Edgecombe av; (A) Wm R Hill, 141 Bway, Filed Apr5'18.

3D av, 2241 (6:1786-47), sec 122d (Nos 200-6), —x—, 1 & 3-sty bk str; A\$46,000-53,000; ½ pt; Robt A Bagely Est, Calvin Dunning, EXR, 4318 Berkeley av, Chicago, Ill; (A) Robt Godson, 302 Bway, Filed May21'18.

10TH av, 747-9 (4:1079-34-35), ws, 25 s 51st, —x—, 1-4 & 1-5-sty bk tnts & str; A\$30,000-51,000; ½ pt; Mary Bauer Est, Elsie Haffner, EXR, 598 W 177; (A) Dean, Tracy & McBarron, 160 Bway, Filed Dec 20'17.

CONVEYANCES.

Borough of Bronx.

JUNE 14, 15, 17, 18, 19 & 20.

Beck st, 765 (10:2708), ws, 275 n 156th, 25x100, 2-sty & b bk dwg; Annie Lennstrum et al to Harris Rosenberg, 39 W 135; June6; June17'18 (R S \$2.50).

Beck st, 777 (10:2708), ws, 425 n 156th, 25x100, 2-sty & b bk dwg; Abr J Herrick to Aaron Leviton, 777 Beck; Mar30; June 17'18.

Cottage pl, 3 (11:2932), ws, abt 190 n 170th, 25x100, 2-sty & b fr dwg; Nicholas Fasano, 3 Cottage pl, to Dorothea Fasano, 3 Cottage pl; B&S; May16; June19'18 (R S 50c).

Cottage pl, 3; Carmelo Fasano to same; B&S & CaG; May16; June19'18 (R S 50c).

Crotona Park E, 1424 (11:2938), ss, 226.6 e Prospect av, runs e41xsl30.2xw15.8xw 58.8x178.6 to beg, 5-sty bk tnt; Bronx Borough Bank to Ira F Marshall, 489A Hancock, Bklyn; B&S & CaG; mtg \$—; May 2; June14'18 (R S \$1).

Crotona Park N, 841 (11:2957), nec Marmion av (No 1780), 25x93.6x25x93.5, except part for Marmion av, 2-sty & a fr dwg; Frank J Muhlfeld, 960 Concourse, to Lindo Bldg Co, 1910 Webster av; June13; June 19'18.

Fox st, 1063-7 (10:2717), ws, 254 s 167th, 75x100, 2-5-sty bk tnts; Miatlades Realty Corp to Harris Schwartz, 920 Av St John; mtg \$61,500; June13; June14'18 (R S \$3.50).

Freeman st, 831 (11:2971), ns, 88.1 e Prospect av, 30.6x64.9x60.8x34.11, 2-sty & b fr dwg; Munderloh Realty Co to West Farms Constr Co, 30 E 42; mtg \$7,500; June12; June18'18 (R S \$1.50).

Freeman st, 1034 (11:3006), sws, 286.5 n w Westchester av, 50x100, 5-sty bk tnt; Louis Hubener et al to Hubener-Escher Co, 748 Melrose av; mtg \$39,000; June12; June14'18.

Freeman st, 1034; Hubener-Escher Co to Julian B Simpson, 50 Bloomfield; mtg \$39,000; June12; June14'18 (R S \$1.50).

Garfield st (15:4024), ws, 425 s Van Nest av, 25x100; Luigi & Ferdinand Andreotti, 3347 Barker av, to Theresa, wife Luigi Andreotti, 1631 Garfield; mtg \$2,000; June 15; June17'18.

Giles pl (12:3258), ws, 380.6 n Cannon pl, 25.11x11.11x25.4x14.3, vacant; Cath C Giles to Matthew S Egler, 611 Comstock av, Syracuse, NY; June19; June20'18 (R S \$2).

Grote st, 771 (1015) E (11:3113), ns, 117 e Prospect av, runs e19.6x119.9xw22.9x 116.3 to ns former old Kingsbridge rd xse 9.9 to beg, 4-sty bk tnt; Michele Scolaro, Bklyn, to Assunta Carnesale, 864 Eagle av; Jan4; June14'18 (R S 50c).

Home st, 1014, see West Farms rd, nws at ss Home.

Kappock st, ns, abt 32 e Fairfield av, see 227th W, ss, 31.5 e Fairfield av.

Marrin st, nwc Balcom av, see Balcom av, nwc Marrin.

Poplar st (15:4062), ns, 638.1 e Bear Swamp rd, 25x100; Ellen E Twigg, Phila, Pa, to Augusta K Diehl, 918 Morris av, & Louise K Coe, 367 E 184, joint tenants; mtg \$800; June14; June15'18 (R S 50c).

Review pl (12:3271B), ws, 225 n 238th, 25x100, vacant; Leopold Segal et al, 70 E 96, to Gertrude Kretschmer, 631 W 207, & Chas Lipschutz, 116 W 117; mtg \$1,200; May24; June14'18 (R S \$1).

Review pl (12:3271B), ws, 200 n 238th, 25x100, vacant; Gertrude Kretschmer, 631 W 207, to Chas Lipschutz, 116 W 117; ½ part; mtg \$1,200; May24; June14'18 (R S \$1). O C & 100

Rodman pl, 1001, see Longfellow av, 1916.

Schieffels la, es, abt 240 n Boston rd, see Grace av, ws, 177.10 n Boston rd.

Tiffany st, see Whitlock av, see Whitlock av, 884.

133D st E, nec Walnut av, see 134th E, ss, at h w mark East River.

133D st E, nwc Locust av, see 134th E, ss, at h w mark East River.

133D st E, nec Locust av, see 134th E, at h w mark East River.

133D st E, ns, at h w mark East River, see 134th E, ss, at h w mark East River.

134TH st E, see Walnut av, see 134th E, ss, at h w mark East River.

134TH st E, swc Locust av, see 134th E, ss, at h w mark East River.

134TH st E (10:2583), ss, at h w mark East River, runs s— to ss 133d if extended x— to ss 134th xw— to beg, vacant; also LOCUST AV (10:2583), see 134th, runs s263.5 to ss 133d if extended x— to h w line East River xw— to ss 134th xw— to beg, vacant; also LOCUST AV (10:2593), nwc 133d, 203.5 to 134th x 350 to es Walnut av; also all title to land under water, vacant; F & M Schaefer Brewing Co to Hy J Hemmens, 465 West End av; mtg \$90,000; June14; June18'18 (R S \$240). O C & 100

135TH st, 375 E (9:2298), ns, 164.10 w Willis av, 16.8x100, 3-sty & b bk dwg; Mary Lawrence, 222 Young av, Pelhamwood, NY, to Jas B Lawrence, 222 Young av, Pelhamwood, NY, & Helen Wardrop, 218 Young av, Pelhamwood, NY; June15; June20'18. nom

143D st, 268 E (9:2334), swc Morris av, runs w10.7x51.00x20x85x20, except pt for av, 3-sty fr dwg; Raymond M Lowes, ref, to Smith Williamson, White Plains, NY; FORECLOS June21; June18'18 (R S \$44). 3,750

152D st, 312 E (9:2411), ss, 400 w Courtlandt av, 50x116.7x50x116.6, 2-sty & b fr dwg & vacant; Harold H Herts, ref, to Harlem Savgs Bank, 124 E 125, plff; FORECLOS June12; June17; June18'18 (R S \$8). 7,825

156TH st, 1015 E (10:2720), ns, 45 e Fox, 40x100, 5-sty bk tnt; Kitzar Realty Corpn to Harted Realty Co, 299 Bway; mtg \$27,500; June1; June17'18 (R S \$2,500). omitted

158TH st, 690 E, see Trinity av, 772.

162D st, 62-68 W (9:2504), swc Anderson av (No 949), 100.8x100x115.1x100, 2-5-sty bk tnts; R Dulaney Whiting, ref, to Thos H Reynolds, 982 Anderson av; mtg \$121,000; FORECLOS June11; June13; June17'18. 100

169TH st, 302 E (9:2436), ss, 25 e College av, 16.8x100, 2-sty & b fr dwg; Patk Kennedy, 302 E 169, to Margt J Kennedy, 302 E 169; June8; June17'18 (R S \$2). O C & 100

170TH st, 1-9 E (11:2843), nec Jerome av (No 1400), 100.1x110.3x100x113.1, 1-sty bk str; Phoenix Ingraham, ref, to Realty Operating Co, 15 Wall, plff; FORECLOS June4; June12; June18'18 (R S \$38). 38,000

171ST st E, nwc Brook av, see Brook av, 1505-1513½.

173D st E, nwc 3 av, see 3 av, 3975-7.

178TH st, 770 E (11:3106), ss, 100 e Prospect av, runs e95.6x54.7.1x45.3x20.2xw50.3 x47 to beg, 5-sty bk tnt; Antonio Baselotta to Marianna, wife Benny Savio, 2074 Mohegan av; ½ pt; mtg \$30,000; June13; June14'18 (R S \$4). O C & 100

180TH st, 601 E, see Arthur av, 2100.

181ST st, 615 E (11:3070), ns, 132.5 w Hughes av, 17.2x95, 2-sty fr dwg; Julius Belfort to Vera Belfort, his wife, 615 E 181; mtg \$2,500; June6; June14'18. 100

183D st, 41-3 W, see Grand av, 2270.

184TH st, 351 E (11:3024), nes, 78.9 se Marion av (Bainbridge), runs se94.4xsw25 xnw71.8 to st xnw34.6 to beg, 2-sty & b fr dwg; Hudson P Rose Co, 7 W 45, to Vincent Petrone, 243 E 120; mtg \$2,000; June15; June17'18 (R S \$4). nofn

205TH st E, nec Hull av, see Hull av, n ec 205.

219TH st E (16:4677), see Barnes av, 105 x60, Wakefield; Louis Cevaso, 107 E 129, to Peter A Zanelli, 3768 Barnes av; June 15'18. nom

227TH st W (13:3407E), ss, 31.5 e Fairfield av, 94.6x348 to Kappock x97.10x323.1, 2-styfr dwg & vacant; John H Boschen, 416 W 154, to Fredk W Waue, 100 Morningside av; QC; May29; June18'18. nom

227TH st W (13:3407E), ss, 31.5 e Fairfield av, runs s233.1 to ns Kappock x97.10x141xw84.6xw207 to 227th xw10 to beg, 2-sty fr dwg & vacant; Fredk W Waue, 100 Morningside av to Estate Isaac G Johnson, a corpn, at Spuyten Duyvil, NY; June17; June18'18 (R S \$6). nom

227TH st W (13:3407E), ss, 31.5 e Fairfield av, 10x180, vacant; Estate Isaac G Johnson, a corpn, to Josephine C Stewart, 628 W 227; June11; June18'18 (R S \$150). nom

236TH st W (12:3269 & 3269A), ss, 25.6 w N Y & Putnam Railway, runs s136.2xw 39.5xnel134.10 to st x25 to beg, vacant; Hattie M Hicks, Yonkers, NY, to Bertha O Ferris, 42 Walworth av, Scarsdale, NY; June15; June17'18. O C & 100

Anderson av, 940, see 162d, 62-8 W.

Arthur av, 2100 (11:3070), nec 180th (No 601), runs n44.8x93.5x50xw64.5 to st xw 41 to beg, vacant; Mary J Kerby, 1910 Morris av, to Margaretha Wolff, Tillson, NY; mtg \$7,000; June17; June19'18 (R S 50c).

Balcom av (18:5347), nwc Marrin, runs n200xw100x5100x8xnel100 to st x25 to beg; Arcadia Realty Co, Bklyn, to Clarence E Gilmor, 471 E 26, Bklyn; mtg \$15,000; May 21; June19'18 (R S 50c). nom

Bailey av, 2882 (12:3260), es, 150 s 230th, 25x100.7, 3-sty bk tnt; Wm S Evans, ref, to Thos B Hidden, Sharon Station, NY, TRSTE Henrietta A Webb, plff; FORECLOS June7; June8; June17'18 (R S \$7). 6,700

Bainbridge av, 2593 (12:3293), ws, 220.3 s 194th, 22.10x90.4x22.8x89.6, 3-sty fr tnt; Geo Donnelly, 2789 Valentine av, to Thos Gilleran, 1895 Grand Concourse; mtg \$6,000; June18; June19'18 (R S \$6). 100

Barnes av, sec 219th, see 219th E, sec Barnes av.

Bogart av (15:4124), sws, 225 se Rhineland av, 25x100; Royal Electric Motor Co to Benj Schwartz, 500 W 44; May27; June17'18 (R S \$1). nom

Bogart av (15:4124), sws, 250 se Rhineland av, 25x100; Royal Electric Motor Co to Lena Katz, 145 E 114; May27; June 17'18 (R S \$1). nom

Boston rd, ns, 95 w Grace av, see Grace av, ws, 177.10 n Boston rd.

Bronx blvd, late Bronx ter (wills), es, 836.6 s 224th, —; certified copy last will & testament of Anne Kiernan; Apr3 '02; June17'18. —

Bronxdale av (15:4046), ws, 50.6 n Kinsella av, 25.2x88.1x25x92.2; Edw E Miers to David Scott, 28½ Windsor pl, Bklyn; B & S & AL; May31; June18'18 (R S 50c). O C & 100

Brook av, 1505-1513½ (11:2896), nwc 171st, 100x154 to ws Mill Brook, x100x 44.10, 5-sty bk tnt & str; Jacob W Michel to Michel Real Estate & Mtg Co; mtg \$63,100; Feb18; June18'18 (R S 50c). nom

Bryant av, see Home, see West Farms rd, nws at ss Home.

Bruner av, nec Fowler av, see Grace av, ws, 177.10 n Boston rd.

Cauldwell av, 800 (10:2630), nec 158th (Nos 651-5), 74.1x55, 3-3-sty fr tnts; Port Jervis Land Impt Co to Chas Wynne, 321 S 4th av, Mt Vernon, NY, & Harriet Cohen, 2612 Bway; ½ pt; mtg \$16,500; June5; June 13'18 (R S \$2). (Corrects error in last issue as to size of lot & mtg.) O C & 100

Clay av, 1052 (9:2425), es, 195 n 165th, 27x80, 2 & 3-sty fr dwg; Anna E Woolsey, Pleasantville, NY, to Herman J Schumacher, 15 Orchard, Bloomfield, NJ; B&S; May 28; June14'18 (R S 50c). nom

Clinton av, 1822 (11:2949), es, 116.5 n 175th, 19.5x90.2, 3-sty bk tnt; Theophilus A Brower, Suffolk Co, NY, to Anna C June-mann, 485 E 140; mtg \$5,000; May29; June 14'18 (R S \$2,500). O C & 100

Clinton av, 2159 (11:3098), nws, 173.5 s 182d, 24.1x97.1x26x98.1, 2-sty fr dwg; Johanna Zangenber to Henry M Zangen-berg, 2159 Clinton av; mtg \$5,000; June17; June18'18 (R S \$150). nom

Crotona av, 2104 (11:3096), es, 35 n 180th, 25x102, 2-sty & b fr dwg; Loretto F Coo-gon to Eliz Maglio, 247 E 119, & Frank Rubino, 240 E 119; mtg \$5,000; June10; June14'18 (R S \$1). O C & 100

De Reimer av (17:5020), ws, 372.1 s Bussing av, 150x87.6; Morris Frank, ref, to Emeline Dooley, 61 Powell av, Rock-ville Centre, LI, plff; FORECLOS May29; June18; June20'18 (R S \$150). 1,500

Eagle av, 911-13 (10:2620), ws, 175 s 163d, 50x125, 2-3-sty fr tnts, str in 911; Theo K McCarthy, ref, to Greek-American Institute of N Y, 909 Eagle av; FORECLOS May14; June17; June18'18 (R S \$10,500). 10,025

Edison av, 1921 (15:4233), ws, 175 s Mil-dred pl, 25x100; Charlotte, wife Geo Robb, to Ferdinand H & Eliz Topinka, 1921 Ed-ison av, tenants by the entirety; June3; June14'18. O C & 100

Fairfield av (13:3407E), es, 180 s 227th, 79x32.3x 85.3x31.9, vacant; Josephine C Stewart, 628 W 227, to Estate Isaac G Johnson, a corpn, Spuyten Duyvil, NY; June14; June18'18 (R S \$150). nom

Fordham rd, 304 E (11:3023), ss, 61.1 e Tiebout av, runs s67xne36.2x33.1 to rd x nw37.4 to beg, 1 & 2-sty bk office & str bldg; Sarah A Sutter to Albt D Phelps, 1982 University av, & Giovanna Damaine, 2496 Elm pl; Dec14'17; June18'18 (R S \$7). O C & 100

Fowler av, nwc Ely av, see Grace av, ws, 177.10 n Boston rd.

Furman av (17:5046), ws, 100 n 237th, 150x100; Wm T Sullivan to Irene Sullivan, his daughter, 1182 West Farms rd; mtg \$1,500; June14; June15'18 (R S \$3.50). gift

Grace av (17:4892, 4893, 4910 & 4884), ws, 177.10 n Boston rd, runs n470.6xw41.1 to Schieffels la, xs164.2x8x275x85 to beg; also BOSTON RD, ns, 95 w Grace av, runs w95xnl11.7x66.9 to Schieffels la xn 54.8x139.5x156.11 to beg; also SCHIEFFELINS LA, es, abt 240 n Boston rd, 78.4x 92.3x75x120.10; also SCHIEFFELINS LA, es, 400 n Boston rd, runs n41.5x again n 78.1x8.1xsl10xw55.1 to beg; also ELY AV, ws, 158 s Boston rd, 475x95; also FOWLER AV, nwc Ely av, 50x103.11; also BRUNER AV, nec Fowler av, 575x95; also BOSTON RD, ss, 52.2 w Bruner av, runs w 108.8x105.3x24.2x25x45x107.7 to beg; also BRUNER AV, ws, 122.10 s Boston rd, 25x95; also BRUNER AV, ws, 172.10 s Boston rd, 212.6x54.6x212x116.10; also BRUNER AV, ws, 422.10 s Boston rd, runs s150.1 to proposed 222d xnw156.3x43.8 to beg, map 113 lots Baychester Realty Co, except part for Boston rd & 222d; Hy Wacker, 96 W 169, to Hy J Crawford, 252 W 73; B&S & CAG; mtg \$22,455; June8; June19'18 (R S \$5). O C & 100

Grand av, 2270 (11:3197), nec 183d (Nos 41-3), 100x50.1, 2-sty fr dwg & vacant; Anthony Loschinger et al to Antonio B Camara, 41 W 183; mtg \$9,000; June17'18 (R S \$3.50). O C & 100

Grand av, ws, 100 s 192d, see Grand av, 2543.

Grand av, 2543 (11:3214), ws, 50 s 192d, 50x106 to es Old Croton Aqueduct, 2-sty & a fr dwg; also GRAND AV (11:3214), ws, 100 s 192d, 25x100 to es Old Croton Aqueduct, vacant; Rose M Butler, 3 Broad-view av, New Rochelle, NY, to Service Realty Co, 7 E 42; mtg \$6,500; June17; June 18'18 (R S \$12). O C & 100

Grant av, 1054 (9:2448), es, 157.8 n 165th, 25x101.9x25x101.11, 3-sty bk tnt; Marie Lechnyr to Minnie Seigal, 410 E 171; mtg \$6,500; June3; June17'18 (R S \$150). 100

Hull av (12:3350), nec 205th, 55.4x100x 59.1x100.1, vacant; also HULL AV (12:3350), es, 55.4 n 205th, 52x100, vacant; Har-sin Bldg Corp, 1478 Vyse av, to Margt Baglan, 1423 77th, Bklyn; mtg \$95,200; June14; June15'18 (R S \$5). O C & 100

Hull av, es, 55.4 n 205th, see Hull av, nec 205.

Intervale av, 840-8, see So Blvd, 837-41.

Jerome av, 1400, see 170th, 1-9 E.

Jerome av (12:3321), ss, 225 ne Bedford Park blvd, 25x100, vacant; Anne Gully to Mary Kirwan, 433 7 av, Bklyn; June14'18 (R S \$3). O C & 100

Jerome av (12:3321), ss, 150 ne Bedford Park blvd, 75x100, vacant; Anne Gully to Daniel J Murphy, 114 E 198; mtg \$10,000; June14'18 (R S \$1). O C & 100

Jerome av, 3105 (12:3321), ss, 70 sw 204th, runs sel00xsw24.3xw1.7xw98.8 to av xne25 to beg, 3-sty fr tnt & str; Anne Gully to Rose A Connell, 157 E 51; mtg \$5,500; June14'18 (R S \$1). O C & 100

Jerome av, 3110 (12:3321), ss, 45 sw 204th, 25x100, 3-sty fr tnt & str, 1-sty ext; Anne Gully to Arthur O'Neill, 114 E 198; mtg \$5,500; June14'18 (R S \$1). O C & 100

Kepler av, 4208 (12:3375), es, 50 s 235th, 50x100, 2-sty & a fr dwg; Saml S Koenig, ref, to Mary A Tower, 151 W 79, plff; FORECLOS June12; June17; June18'18 (R S \$4). 3,600

Lacombe av, see White Plains rd, see White Plains rd, nwc Lacombe av.

Lacombe av, nec White Plains rd, see White Plains rd, nwc Lacombe av.

Lacombe av, nwc White Plains rd, see White Plains rd, nwc Lacombe av.

Lafontaine av, 2118 (11:3062), es, 156.5 n 180th, 25x95, 3-sty fr tnt; Anna Hepner, 2118 Lafontaine av, to Harry Hayt, 816 E 179; mtg \$6,000; June17; June18'18. 100

Locust av, swc 134th, see 134th E, ss, at h w mark East River.

Locust av, nwc 133d, see 134th E, ss, at h w mark East River.

Locust av, see 134th, see 134th E, ss, at h w mark East River.

Locust av, nec 133d, see 134th E, ss, at h w mark East River.

Longfellow av, 1916 (11:3016), nec Rod-man pl (No 1001), 30x91.5x33x95.1, 2-sty fr dwg; Matthew P Doyle, ref, to Harlem Savgs Bank, 124 E 125, plff; FORECLOS June12; June17; June18'18 (R S \$4). 4,000

Monaghan av (17:5021), es, 300 n Jeffers-son, 25x100; Abr Levine to Bertha Schnie-dovitz, 4130 Derrenner av; ½ pt; mtg \$1,500; June14; June17'18 (R S 50c). O C & 100

Morris av, swc 143d, see 143d, 268 E.

Morris av, 636-S (9:2411), es, 25 s 152d, 33.9x70.3, 2-2-sty fr dwgs & str; Wm C Deane to Mary J De Lamater, Westport, Conn; QC; June12; June18'18. nom

Morris Park av (15:4055), ns, 23.11 e Gram-ham, 23.11x87.9x23.9x84.9, except part for av; Dora, wife Jacob Alperin, to Babista Rossi, 845 Morris Park av; June12; June 18'18 (R S 50c). 50

Neill av (15:4316), nws, 148.3 sw Wilson av, 60x159.2x50x125.11; Hy J Junemann to Hunter Bros Co, 156 Bway; mtg \$840; June10; June15'18 (R S 50c). O C & 100

Nelson av, 1214 (9:2515), es, 243.4 s 168th, 25x125, 2-sty & a fr dwg; Union Trust Co of Albany, NY, TRSTE for Mary Le Compte to Chas Pitthan, 200 E 69; June10; June 14'18 (R S \$4). 4,000

Nelson av, 1214; Chas Pitthan to Jas Hopkins, 210 W 69; mtg \$3,000; June13; June14'18 (R S \$150). O C & 100

Newman av, es, see White Plains av, nwc Lacombe av.

Ogden av, 1187 (9:2528), ws, 217.7 n 167th, 24.1x95x26.1x89, 3-sty fr tnt & str, 1-sty ext; Rose Fisher, 184 Lincoln av, to Dominick Costa, 507 Watchung av, Plainfield, NJ; mtg \$6,500; June3; June19 '18. O C & 100

Park av, 4466-S (11:3037), es, 100 s 182d, 50x150, except pt for sts, 7-sty bk storage; T Mulhare Constn Co to Thos Mulhare, 769 Tinton av, & Michl J Donahue, 2185 Arthur av; mtg \$10,000; June18'18 (R S 50c). O C & 100

Reebing av (18:5388), ss, 150 e May-flower av, 25x100; Jas Henderson to John A Voorhies, 1926 Lex av; Apr2; June14'18. nom

Southern blvd, 891 (10:2722), ws, 77 s Barretto, 74x104, 5-sty bk tnt & str; also SOUTHERN BLVD, 887 (10:2722), ws, 151 s Barretto, 74x105, 5-sty bk tnt & str; Benenson Realty Co, 401 E 152, to Louise H Jackson, widow, 871 Madison av; mtg \$116,000; June15; June18'18 (R S \$46). O C & 100

Southern blvd, 837-41 (10:2722), nws at nes Intervale av (Nos 840-8), 94.3x100x37.5 x115, 1-sty bk synagogue & str; Bond & Mtg Guar Co to TRUSTEES of Congrega-tion of Shearith Israel, a corpn, 843 So Blvd; B&S; mtg \$28,000; June14; June17 '18 (R S \$31). O C & 100

Southern blvd, 887, see Southern blvd, 891.

Southern blvd, 1556-60 (11:2982), es, 150 s 173d, 100x100, 2-5-sty bk tnts & str; Wauer Realty Corpn to Marie Wauer, 1534 Bryant av; mtg \$60,000; June13; June19'18 (R S \$1). O C & 100

Trinity av, 772 (10:2636), see 158th (No 690), 54x98.7x54x98.8, 6-sty bk tnt; Mil-tiades Realty Corpn to Harris Schwartz, 920 Av St John; mtg \$61,750; June13; June 14'18 (R S \$3.50). O C & 100

Trinity av (10:2623), ws, 150 s from cl 151st, 50x79, vacant; Alfred H Howe, 575 Trinity av, to Hilda H Howe, 575 Trinity av; B&S; Nov27'17; June18'18. O C & 100

Tryon av (12:3343C), ws, 30 n Reservoir Oval W, runs n122 xsw107.2xsw54.6 x78.3 to beg, vacant; Herman G Eilers, Red Hook, NY, to Carl I Dingfelder, 253 Washington; mtg \$2,000; Apr24; June19'18 (R S 50c). nom

Undercliff av (9:2533), es, 451.8 s Boscobel pl, 20x99.8x200x103.3, vacant; Elmer S Prater to Elmer E Knowles Realty Co, 31 Union sq; June1; June19'18. nom

Vyse av, 2059 (11:3127), ws, 86.7 s 180th, 38.6x100.3x33.8x103.8, 8-sty bk bldg; Robt C Miner, 2059 Vyse av, to Abr M & Clara Wougel, 50 Lenox av, tenants by the entirety; mtg \$32,000; June14; June15'18. 100

Walnut av, sec 134th, see 134th E, ss, at h w mark East River.

Walnut av, nec 133d, see 134th E, ss, at h w mark East River.

Watson av (11:2829), es, 102.11 n Tremont av, 100x100, foundations of 3 bldgs; Anthony Lukasey, 59 1 av, to Harry Donahue, 2334 2 av; mtg \$10,000; Mar15; June 19'18 (R S \$2). 100

White Plains rd, sec Lacombe av, see White Plains rd, sec Lacombe av.

White Plains rd, nec Lacombe av, see White Plains rd, sec Lacombe av.

White Plains rd (14:3500, 3501, 3527, 3528, 3529), nwc Lacombe av, runs n14.8 xsw22.3, s35.6x59.8, s35.6x59.8, 11x59.7, 8x59.7, 5x59.7, to rd n33.2, 10 to beg; also **WHITE PLAINS RD**, nec Lacombe av, runs n14.9 x n35.6 x s35.6 x 10.9, 1 to sec Newman av xsw60 to Ws Newman av xsw60, 10 to Lacombe av xsw10 x n10 to beg; also **WHITE PLAINS RD**, sec Lacombe av, runs s34.9 x s35.4 x n35.6 x 10.9, 10x n25 to Lacombe av x35.6 x n10 x w21.3, 1xsw 14.1 to beg; Louise H Jackson, widow, to Benson Realty Co, 401 E 152; B&S; June15; June18'18 (R S \$21). 100

Whitlock av, 884 (10:2731), sec Tiffany, runs s100x50x50x50x11xw50.3 to beg, 3-sty bk bldg & str; Multiads Realty Corp to Harris Schwartz, 920 Av St John; mtg \$44,000; June13; June14'18 (R S \$35.00). 100

West Farms rd (10:2753), nws at ss Home (No 1014), runs sw51.10xw91.11 to e s Bryant av x n2.8x n37.7 to Home xel20.6 to beg, 5-sty bk bldg; Absar Realty Co, 2133 Daly av, to Fredk Gronholz, 211 S 9th, Bklyn; mtg \$38,000; June14; June17'18 (R S \$19). 100

Woodycrest av, 1183-5 (9:2515), ws, 50.5 n 167th, 50.1x15.1x50.1x13.10, 4-sty bk bldg; Mary Foley, Mt Vernon, NY, to Chas Wynne, 321 S 4 av, Mt Vernon, NY, & Harriet Cohen, 2612 Bway; mtg \$22,500; June14; June20'18 (R S \$2). 100

3D av, 397-7 (11:2921), nwc 173d, 50x 116.7x49.1x111.8, 1 & 3-sty bk & fr str; Benj Bolton, 613 W 138, to Howard Cooper, 452 9th, Bklyn; B&S; June17'18. 2,500

Interior plot (11:3045), begins 30.3 e Bathgate av & 105 n 179th, runs e49.5x n3.5xw49.5x s3.5 to beg; Utility Realty Co to Benson Realty Co, 401 E 152; B&S & C&G (R S 50c). 100

Lot 294, blk 2767, tax map; Wm H Hatfield, Jr, ref, to Rodgers & Hagerty, Inc, 103 E 125; FORECLOS tax lien May7; June7; June17'18 (R S \$3). 3,000

Lot 310, blk 2767, tax map; Wm H Hatfield, Jr, ref, to Rodgers & Hagerty, Inc, 103 E 125; FORECLOS tax lien May7; June7; June17'18 (R S \$2). 2,000

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

Kappock st, ns, abt 31.5 e Fairfield av, see 227th W, ss, 31.5 e Fairfield av.

Kelly st, 912 (10:2711), also TIFFANY ST, 936 (10:2712); as n rents to extent of \$3,000; Ricka Siegel to Tawas Co, 299 Bway; June5; June14'18. 100

Tiffany st, 336, see Kelly, 912.

143D st, 268 E (9:2334), swc Morris av, runs w10.7x s100x20x n85xw20 to beg, 3-sty fr dwg; re dower; Anna Kennelly to Pierce A Kennelly, 515 E 85; June12; June 18'18 (R S 50c). 100

163D st, 295 E (9:2422); agmt as to erection of retaining wall; Mary Freischlager, life tenant, with Niewenhuis Bros, Inc, 369 E 169; May19; June20'18. 100

213TH st E (16:4661), ns, 150 w Holland av, 25x100; re mtg; John J Fleming, TRSTE, Burlington, Iowa, to Ignazio Meli, 3549 White Plains av; June6; June17'18. 900

227TH st W (13:3407E), ss, 31.5 e Fairfield av, runs s23.1 to ns Kappock x e7.10 x n14.1xw84.6x n20.7 to 227th xw10 to beg, 2-sty fr dwg; re mtg; Emma Feinler, 17 St Charles pl, Bklyn, individ & as GDN John Feinler, to Estate Isaac G Johnson at Spuyten Duyvil, NY; June11; June19'18. 5,606.50

Morris av, swc 143d, see 143d, 268 E. **Certified copy** (misc) anti-nuptial agmt; Saml McMillan, Putnam Co, NY, with E Eliz Wilson, of B of Manhattan, NY; Dec 11'09; June18'18. 15,000

Parcels 92, 92A, 98 & 98A (14:3818 & 3819), on damage map to open Havemeyer av from Lacombe av to Westchester av; re mtg; Sarah E Conklin, Haverstraw, NY, to City N Y; Aug17'15; June14'18. nom

Parcels 64 to 65A & 74 to 76A (14:3819), on damage map to open Haviland av from Virginia av to Zerega av; re mtg; Sarah E Conklin, Haverstraw, NY, to City N Y; Aug17'15; June14'18. nom

Parcels 288 & 288A (15:3962), on damage map to open Purdy st; re mtg; John Benz, 833 Kinsella av, to City N Y; Jan11'16; June14'18. nom

Parcels 288 & 288A (15:3962), on damage map to open same; re mtg; Sarah J Gedney, 208 W 118, to same; Feb5'16; June14'18. nom

Parcels 40 & 50 (16:4696), on damage map to open 213th st from Bronx blvd to Boston rd; re mtg; John McCormick, 575 W 155, to City N Y; May14; June14'18. nom

Parcel 85 (17:4882 & 4887), on damage map to open Boston rd from White Plains av to north line of city; re mtg; Crawford Real Estate & Bldg Co, 7 E 42, to City N Y; Feb14; June14'18. nom

Parcels 2 & 2A (15:3963), on damage map to open Glebe av from Westchester av to Overing av; re mtg; Noah Benevolent Widows' & Orphans' Assn to City N Y; July24'13; June14'18. nom

Parcels 1 & 2 (12:3332 & 3333) on damage map to open Hull av; re mtg; Benj J Pepperman to City N Y; Oct20'13; June19'18. nom

LEASES.

Borough of Manhattan.

JUNE 14, 15, 17, 18, 19 & 20.

Greenwich st, 53 (1:19); also TRINITY PL, 10, all; Julia A Doyle, 553 Ovington av, Bklyn, to Morris Gerwitzman, 53 Greenwich; 5yf May1; Apr22; June14'18. 1,500 & 1,752

Houston st, 200 W (2:528); assign Ls rec May4, 1900; Cecelia E & Alice P Patrick, individ & EXTRXCES John H Patrick, et al, to Michl Maresca, 15 Charlton; June1; June20'18 (R S 50c). nom

Houston st, 214-8 W (2:528); assigns Ls rec May4, 1900; Cecelia E & Alice P Patrick, individ & EXTRXCES John H Patrick, et al, to Michl Maresca, 15 Charlton; June1; June20'18 (R S \$150). nom

Trinity pl, 10, see Greenwich, 53.

3D st, 164 E (2:398), str & fl above & pt c; Missionary Soc of the Most Holy Redeemer in State O Y, 526 59th, Bklyn, to Geo Baur, 164 E 3; 2-10-12y & 13 days from June17; June17; June18'18. 900

3D st, 164 E (2:398), all; sur Ls dated Jan3'11; Geo Baur, 164 E 3, to Missionary Soc of the Most Holy Redeemer in State NY, 526 59th, Bklyn; June17; June18'18. nom

6TH st, 743 E (2:376); agmt merging tax Ls for 1,000 yrs from Mar22, 1833, in fee; Chas A Runk & Wm M Cruikshank, EXRS & Jessie Gillender, owners of said Ls, made by Mayor, &c, of N Y, & also owners of fee, having acquired title by deed dated May2'13, from Agnes H Underhill & Mary U White; June10; June20'18. —

8TH st, 65 E (2:560), str & rear ½ of b; Walter J Egan to Jeanette M Ockendon, 254th near Bway, & Wm J Kennedy, 269 W 122, firm "Dick, the Oysterman"; 5yf Aug1; June11; June14'18. 1,800 to 2,000

8TH st, 411-31 E (401-21 E) (2:365), ns, 128 e Av D, 244.10x93.11, all; Sarah E McPherson & Emeline Roach et al to Hyman Davidowitz, 316 Stanton; 21yf May1; May 28; June19'18. taxes, &c, 10,500

8TH st, 21 W (2:572), all; Arthur Coppell, TRSTE for Maria L Camacho, to Michael Maresca, 114 McDougall; 10yf July 1; June11; June19'18. taxes in excess of \$519.20 & 1,700

9TH st, 53 E (2:561); assign Ls rec Sept 1, 1897; Eugenio J Arbib, of London, Eng, to Alexander Arbib, NY; ½ pt; Nov5'06; June20'18. £2,060 15s 11d

9TH st, 53 E; assign above Ls; Annie Arbib et al, EXRS & Eugenio J Arbib, to Alex Arbib, 110 Greencroft Gardens, London, Eng; AT; May17; June20'18. nom

21ST st, 332 W (3:744), stable; Thos Orr to George Cooper & Son, 367 W 23, et al; 10yf May1; Mar15; June18'18. 2,500

27TH st, 533-5 W (3:699); also 28TH ST, 534-6 W, all; Ulmer Garage Co to Frank Billeci, 51 E Houston, & Anthony Fiducia, 30 St Marks pl; 19yf Feb1; Jan24; June18'18. 16,000

28TH st, 534-6 W, see 27th, 533-5 W.

36TH st, 11 E (3:866); also 37TH ST, 10 E, 9th fl of Haviland Bldg; assign Ls dated Apr12'15; Cheltenham Press, a corp, 11 E 36, to E Vergil Neal, 20 E 22; Sept17'17; June17'18. nom

37TH st, 10 E, see 36th, 11 E.

52D st, 119 W (4:1005); assign Ls dated Apr1'16; Louis Huth to 108 West 54th St Co; June14; June15'18. nom

57TH st, 52 W (5:1272), all; Marie N Davis, 52 W 57, to City Leasehold Corp, 1 E 53; 10yf Sept1; Mar29; June20'18. 6,000

72D st, nwc Bway, see Bway, nwc 72.

72D st, 301 W (4:1184); also WEST END AV, 263-7, school, &c, all; Gramercy Investing Co to Thos F Clark, 259 W 75; 10yf Sept1; June12; June14'18. 15,000

80TH st, 250 W (4:1227), all; Jennie Dimond et al, EXRS & Thos Dimond, to Rosser W Weston, 257 W 92; ext Ls; 2yf May1'21; June7; June18'18. 4,000

80TH st, 250 W (4:1227); assign Ls dated May1'16, & ext of same dated June1'18; Rosser W Weston to Jacob Rattner, 203 W 107; June—; June14'18. nom

133D st, 1 W (6:1731), w str; Henry Wineburgh to Mary Caramella, 2177 5 av; 3yf Jan1'19; Feb8; June18'18. 360

144TH st, 203-5 W (7:2030); agmt as to sur & cancellation of Ls dated May31'17; Cooper Realty Co to I & M Realty Co; June6; June19'18. 300

Amsterdam av, 1721-3 (7:2060), middle room, 1st fl (1 flight up); Wm Hobson to Republican Club, Inc, of the 17th Aldermanic District; 11 3-12yf June1; May24; June14'18. 300

Amsterdam av, 1721-3 (7:2060), four back rooms, 75x42; same to same; 12yf Sept1'17; June25'17; June14'18. 1,500 & 1,650

Bowery, 358 (2:531), 4 upper floors; Cath Jackson, 574 Ocean Pkway, Bklyn, to Chas & Amelia Pitthan, 200 E 69; 10yf Apr1; Mar7; June19'18. 1,200

Broadway (4:1164), nwc 72d, cor str & the smoking room in Hotel St Andrew; Fairfax Hotel Co, at Hotel St Andrew, Bway & 72d, to Henry Halper, 559 W 164; 4 2-12yf July1; July1'18 (?) or June15; June17'18. 3,600

Shegan av, 106 (8:2224), all; Martha Goldsticker, 86th & Bway, EXTRIX Martin Goldsticker, & Louis Goldsticker, 59 West End av, to Jeffrey Van Co, 2 Post av; 10yf Mar1; Mar13; June18'18. 1,200 to 2,000

West End av, 263-7, see 72d, 301 W.

3D av, 90 (2:558), ws, 25.6 n 12th, 26x60; assign Ls rec Sept9'16; Peter Menedis to Louis Vamvaketis, 90 3 av; June8; June 20'18. nom

3D av, 90; consent to assign above Ls; Augustus Van Horne Stuyvesant to same; June8; June20'18. nom

3D av, 151 (3:897), es, 46 n 15th, —x—; sur Ls rec Oct2'07; Simon Hansen, of Pennington, NJ, to Augustus Van Horne Stuyvesant, 3 E 57; AT; June1; June17'18. nom

3D av, 153 (3:897), es, 65 n 15th, —x—; sur Ls rec Oct2'07; Simon Hansen, of Pennington, NJ, to Augustus Van Horne Stuyvesant, 3 E 57; AT; June1; June17'18. nom

5TH av, 1346 (5:1596), str; Eliz G Litowich to Ringler Bros, 1346 5 av; 5yf Aug 7; May10; June18'18. 1,440

9TH av, 593 (4:1052), str, b & 1st fl above store; Ethel M Underwood, 401 Sterling pl, Bklyn, to Conrad Maurer, 593 9 av; 3 yf May1; May1; June19'18. 1,860

LEASES.

Borough of Bronx.

JUNE 14, 15, 17, 18, 19 & 20.

137TH st, 639 E (10:2550), ns, 101.11 w Cypress av, 37.6x100, all; Lillian B Taylor, 166 W 72, & ano, to Jacob Kaplan, 981 Av St John; 5yf June16; June14; June18'18. 2,800 to 2,900

149TH st, 363 E (9:2328), 3d & 4th fls; Oliver E Davis to John Counes & Sons, a corp, & John Counes, 598 Bergen av; 12yf Aug1; June12; June14'18. 1,400 & 1,500

149TH st, 364 E (9:2327), 3-sty bk bldg; Adam Nimphius, 2410 St Raymonds av, to Adolph Davis, 1704 1 av, & ano; 21yf June 1; June4; June14'18. 3,000 to 6,000

165TH st, 434-40 E (9:2386), all; Jos Bernstein, 199 Lenox av, to Hy Holtz, 180 Edgecombe av; 5yf May1, option 5y renewal; June11; June15'18. taxes &c & 1,200

180TH st E, swc Honeywell av, see Honeywell av, swc 180th.

Ft Schuyler rd (18:5531), at Eastern blvd, 100x100, "Hoffman's Park," all; Adam Hoffman to Kreimer Amusement Co, 284 11th av, L I City; 6 mos & 11 days from June19'18; June19'18. 400

Honeywell av (11:3123), swc 180th, cor str; Martha Bldg Corp to Geo Weinstein, —; 3yf Apr15'17; Mar26'17; June17'18. 840 & 960

Webster av, 1242-6 (9:2396), es, 160 n 168th, 3 north front str & 3 ½ north rear str; Dodge Realty Co to Wm Wahl, 941 Wash av; 10yf Aug1; Apr29; June15'18. 2,400

MORTGAGES.

JUNE 14, 15, 17, 18, 19 & 20.

Allen st, 87, see Broome, 275-7.

Beekman st, 113, see Beekman, 115-7.

Beekman st, 115-7 (1:95), nwc Water (Nos 220-2), 57.7x50.9x63.4x56.9; also BEEKMAN ST, 113 (1:95), ws, 92.2 se Pearl, 19.2x50.9x19.1x48.10; pr mtg \$102,500; June19'18; 5yf5%; Volunteer Hospital at nwc Beekman & Water sts, to Guaranty Trust Co of N Y, 140 Bway. 17,500

Broome st, 275-7 (2:413); also ALLEN ST, 87; ext of mtg for \$70,000 to June10'21, 5 ½%; June10; June14'18; Max & Jos Kashowitz with Spencer Holding Corp, 109 East Bway (R S \$35). nom

Cedar st, 139-43, see Washington, 147-53.

Chrystie st, 47-53 (1:303), nws, 49.11 ne Canal, runs ne along st 101.5xw75xsw 100.1xse75 to beg; June15; June18'18; due June17'23, 5%; Metropolitan News Co to German Savings Bank, 157 4 av. 70,000

Chrystie st, 47-53; certf as to mtg \$70,000; June12; June18'18; same to same.

Chrystie st, 47-53; sobrn of mtg for \$13,750 to mtg \$70,000; June17; June18'18; Saml Kaufman, 133 W 118, mtgee, with same. nom

Columbia st, 14 (2:331), es, 200.6 n Grand, 20x55; Apr1'13; June18'18; due Apr1'18, 5%; Saml Wolf, 152 S 8th, Bklyn, to Nathan De Scherer, 16 Engle st, Englewood, NJ. 8,000

Columbia st, 14; ext of above mtg for \$8,000 on which is due \$7,000 after payment of \$1,000 herewith to Apr1'21, 5 ½%; June17; June18'18; same (and consent by Moses & Isidore Scherer) with same. nom

Cooper sq, 12, or Boverly, 374 (2:544), ws, 94.8 n 4th, runs w84.7x n17.10x e29.4 & 48.6 to st xs21.9 to beg; PM; pr mtg \$6,250; June6; June17'18; due June17'23, 5%; Mollie Simon, 12 Cooper sq, to Ella Heath, 131 E 39, et al. 3,750

Dewey pl, nec 42d, see 42d, 119-35 E.

Dewey pl, sec 43d, see 42d, 119-35 E.

Doyers st, 2, see Bowery, 2.

Eldridge st, 5 (1:292), ws, 275.9 s Canal, 25.6x75; pr mtg \$21,000; June20'18; due June1'19, 6%; Saml Friedman, 67 E 93, to Philip Dworsky, 53 E 93. 3,000

Eldridge st, 71 (1:306), ws, 75 n Hester, 25x100; June18; June19'18; installs, \$150 monthly on & after Aug5'18, 6%; Peppi Rosenzweig, 515 W 187, to Sophie Hurewitz, 601 W 190. 3,000

Fulton st, 146-58, see Bway, 204-10.

Greene st, 32 (1:230), es, 97 s Grand, 24.6x100; PM; pr mtg \$3 —; June18; June 19'18; due June15'23, 5 ½%; Senefelder Realty Co, 32 Greene, to Jos L Buttenwieser, 300 Central Park W. 14,000

Greenwich st, 704-6 (2:631), ws, 19.2 n 10th, runs w87.4x n46.3x n14.1x e12.7 & 89.5 to st xs49.4 to beg; PM; June15; June18'18; 3y, int as per bond; David Walsh to Laura J Edwards at Millbrook, Dutchess Co, NY. 30,000

Hamilton ter (7:2050), nec 141st (No 423), 20x59.11x20x58.5; PM; June12; June 14'18; due June14'21, 5%; Emily D Pratt, 102 W 130, to Antoinette Bunke, 423 W 141. 8,000

Lawrence st, 132 (7:1982); ext of mtg for \$36,000 to June1'21, 5%; June11; June 18'18; Eliz G Buck of Summit, NJ, with Ladman Realty & Impt Co, 826 Ams av, & H v Dammann of Grantwood, NJ (R S \$18). nom

Liberty st, 132-8, see Washington, 147-53.

Ludlow st, 174 (2:412); ext of mtg for \$22,450 to Nov3'18, 5½%; Dec30'18; June 20'18; Ludwig Uimann, at Chappaqua, N.Y., with Coppel Stugensky, 174 Ludlow. nom

North Moore st, 96, see Washington, 364.

Perry st, 36 (2:612); ext of mtg for \$8,000 to June20'21, 6%; June20'18; Geo W Cohen with Chas Harit, 36 Perry. nom

Tompkins st, 17 (2:322), ws, 100 n Broome, 25x100; pr mtg \$4,000; June17; June18'18; 3y6%; Kaufman & Lewenthal Realty Co to Josephine M Crow, 207 Warburton av, Yonkers, N.Y. 3,000

Tompkins st, 17; certf as to mtg \$3,000; June17; June18'18; same to same.

Washington st, 147-53 (1:54), nec Cedar (Nos 139-43), runs n13.2 to ss Liberty (Nos 132-8), xe97.8x55x64.4x5-xw0.1x5—to ns Cedar xw89.10 to beg; PM; pr mtg \$230,000; June18; June19'18; due July1'23, 6%; Liberty-Washington-Cedar St Corp to Wm H Oscanyan, 118 W 79. 100,000

Washington st, 147-53 (1:54), nec Cedar (Nos 139-43), 113.2 to ss Liberty (Nos 132-8), x irreg; ext of mtg for \$233,356.92 to April'18, 4½%; July17'16; June19'18; Mutual Life Ins Co of N Y with Wm H Oscanyan, 118 W 79. nom

Washington st, 364 (1:185), swc North Moore (No 96), runs w97x87.6x22x66x6x75 to st x21.6 to beg; June18'18; due & int as per bond; Margaretta K & Henry B Welsh, exrs, Henry Welsh to Title Guar & T Co. 20,000

Water st, 220-2, see Beekman, 115-7.

1ST st, 41 E (2:442), ss, 194.4 e 2 av, 25.3 x77.2x25.1x79.10; PM; June17'18; due & int as per bond; Jos Schafer to Lawyers Mtg Co. 17,500

3D st, 51 W (2:538), ns, 100 w Wooster, 24.9x109; PM; June17; June18'18; due July 1'23, 5%; Lena Rappaport, 1530 Bryant av, Bronx, to German Savings Bank, 157 4 av. 32,500

10TH st, 14 W (2:573), ss, 209.11 w 5 av, 36x92.3; PM; May28; June15'18; due June1'23 or sooner, 5½%; John Farr to Robt W De Forest, 7 Washington sq N, & ano, exrs Mary H Johnston. 30,000

14TH st, 338 E (2:455), ss, 190 w 1 av, 25x103.3; PM; June17; June18'18; due & int as per bond; Gertrude V Manger of Bklyn to Title Guar & T Co. 10,000

16TH st, 417-9 W (3:714), ns, 200.3 w 9 av, 49.11x92; PM; June20'18; due Dec20'18, 6%; Jennie Intermonste, 332 W 28, to Jos F Kennelly, 298 Sackett, Bklyn, 6,000

20TH st, 313 W (3:744), ns, 200 w 8 av, 25x91.11; May17; June18'18; due & int as per bond; Jas P Eadie & John B Robinson, exrs Kath E Moore, to Title Guar & T Co. 9,000

21ST st, 530-540 W (3:692), ss, 183.9 e 11 av, 150x92; pr mtg \$50,000; June19'18; due & int as per bond; Georgie O Lynch to Robt R Velie, 104 W 190, Bronx, 10,815.32

21ST st, 530-2 W, see 21st, 534-6 W.

21ST st, 534-6 W (3:692), ss, 300 e 11 av, 50x92; PM; also 21ST ST, 538-40 W (3:692), ss, 250 e 11 av, 50x92; also 21ST ST, 530-2 W (3:692), ss, 350 e 11 av, 50x92; equal lien with mtgs rec May27'07 for \$33,000, now \$30,000, & supplemental mtg herewith; June19; June20'18; due Oct1'20, 5%; Georgie O Lynch to Farmers Loan & Trust Co, 22 William. 20,000

21ST st, 534-6 W; also 21ST ST, 538-40 W; also 21ST ST, 530-2 W; supplemental mtg to above; June19; June20'18; due Oct 1'20, 5%; same to same. nom

21ST st, 538-40 W, see 21st, 534-6 W.

23D st, 163 W (3:799), ns, 122 e 7 av, 28x112.6; June18'18; due & int as per bond; Alice H & Ida L Greenleaf to Title Guar & T Co. 5,000

27TH st, 28-32 W (3:828), ss, 291.6 e 6 av, 58.6x98.9; PM; pr mtg \$185,000; June20'18; 5y or sooner 6%; Theresa Kann, 911 Edison av, to The Sperry Realty Co, 2 W 45. 60,000

31ST st, 312 W (3:754), ss, 137.6 w 8 av, 18.9x98.9; Apr8; June18'18; 5y5½%; O Wilmena Hawthorne or Agnes G Hawthorne of Cincinnati, Ohio, to N Y Title & Mtg Co. 5,000

33D st, 157 E (3:889); ext of mtg for \$15,000 to June19, 5½%; June4; June15'18; Bella Meyer, 166 W 121, with J P Zurita Tile Co, 157 E 33, et al (R S \$750). nom

37TH st, 107-21 W, see Bway, 1372-80.

38TH st, 105 W (3:814), ns, 80 w 6 av, 20x98.9; sub to two pr mtgs \$—, held by party 2d pt; June12; June15'18; due May1'20, 5%; Anita G Jerome, 944 Park av (Gilbert) & Frances G Lyon, 10 E 58 (Gilbert), to Mutual Life Ins Co of N Y. 3,000

38TH st, 105 W; sobrn of mtg for \$— rec Apr12'04, to mtg \$3,000; June12; June 15'18; Frances G Lyon, 10 E 58, with same. nom

38TH st, 114 W, see Bway, 1372-80.

42D st, 119-35 E (5:1280), nwc Lex av (Nos 400-6), runs w275 to es Depew pl (closed) x208.4 to point 7.6 n from ss 43d (closed) or 43d (Nos 108-24) x275 to Lex av x208.4 to beg; leasehold, with furniture, &c; pr mtg \$4,500,000; supplemental to mtg rec Jan15'17; May29; June17'18; due & int as per bond; Bowman Hotel Corp to Columbia Trust Co, 60 Bway, as trste for bondholders, &c. nom

42D st, 119-35 W, nwc Lex av (Nos 400-6); certf as to above supplemental mtg \$—; May29; June17'18; same to same.

43D st, 108-24 E, see 42d, 119-35 E.

45TH st, 23 W (5:1261); ext of mtg for \$45,000 to May17'21, 5%; May14; June19'18; Wm P Draper, 21 Kebo st, Bar Harbor, Me, with Isaac J Mayer, 821 Riverside dr (R S \$22,500). nom

53D st, 52 W (5:1268), ss, 199 e 6 av, 21.2x100.5; PM; June14; June19'18; due June19'23, 5%; Reginald Burbank to Pearce Bailey, 2400 16th, NW, Wash, DC. 35,000

60TH st, 44 E (5:1374); ext of mtg for \$25,000 to Mar27'22, 4½%; Mar27; June20'18; Dry Dock Savgs Instn with Wm E Silverthorne, 44 E 60. nom

65TH st, 122 E (5:1399); ext of mtg for \$25,000 to May26'21, 5%; June4; June18'18; Clarence B Smith with Henry A C Taylor on East rd, South Portsmouth, R I. (R S \$12,500). nom

71ST st, 435 E (5:1466), ns, 150 w Av A, 25x102.2; PM; May31; June17'18; due June 1'23, 5½%; Wm T Morgan to Abt W Seaman, at Wantagh, LI, & ano, trstes Abr Lockwood. 4,500

72D st, 221 E (5:1427), ns, 240 e 3 av, 16.8x102.2; PM; June19; June20'18; 3y5½%; 210 West 56th St Co, 135 Bway, to Henry Wasserman, 1321 3 av. 6,000

73D st, 137 E (5:1408); sobrn of mtg for \$5,000 to mtg \$1,500; June17; June18'18; Emma Roth, mtgee, with Fredk Herrmann, 951 Park av. nom

74TH st, 139 E (5:1409), ns, 34.6 w Lex av, 17x72.2; pr mtg \$15,000; June14; June 20'18; due June19'18, 6%; Robt H E Elliott, B of Q, to Saml P Savage, 1039 N Broad st, Elizabeth, NJ. 1,000

74TH st, 150 E (5:1408), ss, 56.3 e Lex av, 18.9x68.2; June14; June15'18; due & int as per bond; Wm J Lederer to Title Guar & T Co. 10,000

78TH st, 302 W (4:1186), ss, 75 w West End av, 21x102.2; pr mtg \$—; June17'18; due June15'33, 6%; 302 West 78th St Corp, 15 W 40, to Cornelius D & Evelyn van Wagenen, 302 W 78. 16,000

78TH st, 302 W; certf as to mtg \$16,000; June17'18; same to same.

81ST st, 153 W (4:1212), ns, 307.6 e Ams av, 17.6x102.2; June18'18; due & int as per bond; David B Ingersoll to Title Guar & T Co. 6,000

84TH st, 40-4 W (4:1197), ss, 474.6 w Central Park W, 50.6x102.2; pr mtg \$125,000; June19; June20'18; due July1'19, 6%; 40 West 84th, Inc, to Saml Cohn, 1942 Grand blvd & concourse. 10,000

84TH st, 40-4 W; certf as to mtg \$10,000; June19; June20'18; same to same.

92D st, 133 W (4:1223), ns, 355 w Col av, 20x100.8; pr mtg \$—; Mar2'16; June 19'18; due July10'16, 6%; Emma L Reaney, 562 West End av, to John H Judge, 27 W 94. 20,000

93D st, 138 E, see Lex av, 1412-6.

102D st, 322 E (6:1678), ss, 276 w 1 av, 25x100.11; pr mtg \$6,000; June15; June17'18; due July1'21 or sooner, 5%; Michele Masucci, 126 Hayes av, Corona, LI, to Chiara Chiarella, 2030 1 av. 2,000

112TH st, 257 W (7:1828); ext of mtg for \$25,500 to May1'21, 5%; June6; June14'18; Henry F Schwarz, at Greenwich, Conn, trste for Ida T L Schwarz, will Fredk A O Schwarz, with Augusta F Specht, 294 Court, Bklyn (R S \$12.75). nom

113TH st, 8-10 E (6:1618), ss, 150 & 175 e 5 av, 2 lots, each 25x100.11; 2 PM mtgs, each \$11,000; May4; June19'18; due June1'23, 5%; Harry Aronson, Inc, a corp, to Walter S Gurnee at Bar Harbor, Me, et al, trstes for Grace G Dyer & Evelyn S Chapman, will Walter S Gurnee. total 22,000

113TH st, 310 W (7:1847); ext of mtg for \$6,000 to Jan1'22, 5%; June18; June 19'18; Anna H Cuddeback with Alva Cuddeback, 310 W 113 (R S \$3). nom

114TH st, 259 W (7:1830), ns, 425 w 7 av, 25x100.11; pr mtg \$13,000; June19; June 20'18; 3y6%; John F Schmonsees, 413 W 43, to Adam Muller, 44 E 87. 3,000

114TH st, 259 W; sobrn of mtg for \$5,000 to mtg \$3,000; June3; June20'18; Peter Blatt, 342 Central av, West Hoboken, NJ, mtgee, with same. nom

115TH st, 120 E (6:1642), ss, 172.10 e Park av, 17.10x100.11; pr mtg \$—; June 19'17; 1y6%; Fanny Aschner to Barnett Diamond, 909 Driggs av, Bklyn. 650

115TH st, 108 W (7:1824); ext of mtg for \$23,000 to Mar1'22, 5%; Mar5'17; June20'18; Lawyers Mtg Co with Saml L & Harry Kahn. nom

115TH st, 108 W (7:1824), ss, 193.6 w Lenox av, 31.6x100.11; PM; pr mtg \$22,550; June20'18; due June15'20, 6%; Theo Danis, 1264 Ams av, to Olds Holding Corp, 217 Bway. 1,500

119TH st, 72 E (6:1745), ss, 115 w Park av, 25x100.10; PM; pr mtg \$17,500; June 13; June20'18; installs, \$75 quarterly 6%; Jennie McBride to Jas H Cruikshank, at Freeport, LI. 1,000

120TH st, 51 E (6:1747), ns, 300 w Park av, 17x100.11; pr mtg \$4,500; June19; June 20'18; due July5'19, 6%; John P Peel to Mary E Merritt, 308 W 26. 1,000

121ST st, 512 E (6:1817), ss, 157 e Pleas-ant av, 17x80; PM; pr mtg \$—; June13; June18'18; 3y or sooner, 5%; Vincent Immediato, 234 E 96, to Hudson P Rose Co, 7 W 45. 1,650

128TH st, 83 W (6:1726), ns, 75 e Lenox av, 30x99.11; May31; June14'18; due Apr1'28, 6%; Hilmon Realty Corp, 127 W 141, to Melton Realty Corp, 55 John. 3,000

128TH st, 83 W; certf as to mtg \$3,000; May31; June14'18; same to same.

131ST st, 205 W (7:1937), ns, 125 w 7 av, 17.8x99.11; PM; pr mtg \$5,500; June14; June17'18; due Dec15'21, 6%; Chas Taylor to Mary Burns, 112 W 63. 1,050

131ST st, 573-7 W (7:1986), ns, 99.10 e Bway, 68.2x99.11; pr mtg \$35,000; June5; June14'18; due July1'21, 6%; A L S Realty Corp, 347 5 av, to Church of the Annun-iation at Manhattanville, at 88 Convent av. 2,000

133D st, 119 W (7:1918), ns, 20 ow Lenox av, 19x99.11; ext of mtg for \$14,000 to Jan 2'21, 5%; Mar18; June20'18; Lottie L L Workman Laing, 119 W 133, with Hester Peto, 53 Branford st, Jamaica, B of Q. nom

141ST st, 423 W, see Hamilton ter, nec 141st.

143D st, 246 W (7:2028), ss, 350 e 8 av, 25x99.11; June18; June19'18; due June1'23, or sooner, 6%; Sarah E Grimes, 115 W 138, to Morgan E Coman, 210 W 44. 9,000

161ST st, 567 W (8:2120), ns, 209.10 e Bway, 18x99.11; June13; June17'18; due Oct 13'18, 6%; Thos J Meehan to Thos F Walsh, 1715 Newkirk av, Bklyn. 2,000

165TH st, 552 W (8:2122), ss, 132.6 e Bway, 16x104.10x16x106.5; PM; pr mtg \$6,500; June18; June19'18; due June3'22, 6%; John Friedrich of Scarsdale, NY, to Frey-bell Realty Co, 30 E 42. 2,000

172D st, 570 W (8:2128), ss, 100 w Audu-bon av, 62.6x95; PM; pr mtg \$62,000; June 1; June17'18; 3y6%; Edgar L Jackson, at Herkimer, NY, to Olds Holding Corp, 217 Bway. 6,000

184TH st, 555 W (8:2157), ns, 200 e St Nicholas av, 90x99.11; PM; pr mtg \$—; June15; June18'18; 4y6%; West One-Forty-One Realty Corp to Kentucky Holding Co, 1042 St Nicholas av. 10,000

184TH st, 555 W; ext of mtg for \$72,000 to July1'21, 5%; June17; June18'18; Brook-lyn Savings Bank with same (R S \$36). nom

184TH st, 555 W; ext of 2d mtg for \$11,500 to June15'21 or sooner, 6%; pr mtg \$—; May24; June18'18; Abel King, 148 E 65, & Isaac Schorsch, 38 W 97, with same. nom

Amsterdam av, 426 (4:1228), ws, 77.2 n 80th, 25x82; ext of mtg for \$20,000 to June 20'21, 5½%; June5; June18'18; Bankers Trust Co as trste with Wm Ziegler, 645 9 av (R S \$10). nom

Amsterdam av, 505 (7:1854); ext of mtg for \$20,000 to June1'21, 5%; June14; June 19'18; Florence E Rauh, NY, with Louise Kissling, 38 N 10 av, Mt Vernon, NY (R S \$10). nom

Amsterdam av, 1307 (7:1965); ext of mtg for \$15,000 to July1'21, 5%; June13; June 18'18; Fredk F Kortlucke with Saint Mary's Free Hospital for Children, 405 W 34 (R S \$7.50). nom

Audubon av, 266 (8:2153), ws, 75 s 179th, 50x100; PM; pr mtg \$—; June19; June20'18; installs, \$150 monthly or sooner, 6%; Jacob Buber, 1376 St Nicholas av, to Olds Holding Corp, 217 Bway. 2,000

Bowery, 2 (1:162), nwc Doyers (No 2), runs w29.2x48.9xne75x71.6 to st x29.11 to beg; PM; June20'18; 5y5½%; Chas E Haskell, 227 Main st, Orange, NJ, to The Estate of Thomas Suffern, Inc, 5 Nassau. 30,000

Bowery, 374, see Cooper sq, 12.

Broadway, 204-10 (1:79), see Fulton (Nos 146-58), 62.8x160.2; leasehold; consent to mtg for \$55,000 made to Ormond Realty Co; June5; June15'18; Minister, &c, of the Reformed Protestant Dutch Church to Broadway-John St Corp. nom

Broadway, 1372-80 (3:813), nec 37th (Nos 107-21), runs n104x187.5x98.9 to st xw 154.10 to beg; also BROADWAY, 1382 (1372) (3:813), es, 74.1 s 38th, 26x96x24.8x 104.2; also 38TH ST, 114 W (3:813), ss, 180 w 6 av, runs w20x87.1x8x24.8x12x98.9 to beg; ext of mtg for \$400,000 to May1'21, 5½%; June5; June15'18; East River Savgs Instn, 291 Bway, with Hobart Estate Co, 37 Wall (R S \$200). nom

Broadway, 1382, see Bway, 1372-80.

Broadway, 5226 (8:2215), es, 20 s 226th, 20x85; June18'18; 3y5½%; Mary G Waters of Yonkers, NY, to Eliz J Bennett, 32 Ep-pirt st, East Orange, NJ. 5,000

Lexington av, 400-6, see 42d, 119-35 E.

Lexington av, 1412-6 (5:1521), swc 93d (No 138), 100.8x18.4; May31; June15'18; due & int as per bond; Melvin M Franklin & Elsie, his wife, Nettie Gittelson, Anna & Saml Franklin, all of Phila, Pa, & Edna F Levy, at Providence, RI, to Isaac Harlem, 259 W 44. 16,000

Madison av, 1775-9 (6:1622), es, 75.11, 50.11 & 25.11 s 117th, 3 lots, each 25x91; 3 mtgs, each \$10,000; June18; June20'18; due & int as per bond; Harold K & Edw H Mount, of Bklyn, to Title Guar & T Co. total 30,000

1ST av, 1448 (5:1470); ext of mtg for \$18,000 to June5'21, 5½%; June3; June15'18; Bankers Trust Co with Ignatz Modry & Sigmund Leivy (R S \$8.75). nom

1ST av, 1525 (5:1542); ext of mtg for \$12,000 to July1'21, 6%; June10; June18'18; Lawyers Title & T Co with Barbara Rosen-berg et al, exrs, &c, Morton Rosenberg & et al (R S \$6). nom

2D av, 770 (5:1334), es, 148½ inches (should be 148 ft) s 42d, 24.7½x70; AT-pr mtg \$—; June20'18; due June20'18 (should be 1919), 6%; Malvine Bauer, 772 2 av, to Rachel Altstok, 600 Schenck av, Bklyn. 500

7TH av, 259 (3:800), es, 25.2 s 25th, 21.6 x60; June18; June20'18; due & int as per bond; Harold K & Edw H Mount, of Bklyn, to Title Guar & T Co. 10,000

8TH av, 2112 (7:1830), es, 20.11 n 114th, 20x80; June18; June20'18; due & int as per bond; Harold K & Edw H Mount, of Bklyn, to Title Guar & T Co. 10,000

8TH av, 2114 (7:1830), es, 40.11 n 114th, 20x80; June18; June20'18; due & int as per bond; Harold K & Edw H Mount, of Bklyn, to Title Guar & T Co. 10,000

1ST av, 1448 (5:1470); ext of mtg for \$18,000 to June5'21, 5½%; June3; June15'18; Bankers Trust Co with Ignatz Modry & Sigmund Leivy (R S \$8.75). nom

1ST av, 1525 (5:1542); ext of mtg for \$12,000 to July1'21, 6%; June10; June18'18; Lawyers Title & T Co with Barbara Rosen-berg et al, exrs, &c, Morton Rosenberg & et al (R S \$6). nom

2D av, 770 (5:1334), es, 148½ inches (should be 148 ft) s 42d, 24.7½x70; AT-pr mtg \$—; June20'18; due June20'18 (should be 1919), 6%; Malvine Bauer, 772 2 av, to Rachel Altstok, 600 Schenck av, Bklyn. 500

7TH av, 259 (3:800), es, 25.2 s 25th, 21.6 x60; June18; June20'18; due & int as per bond; Harold K & Edw H Mount, of Bklyn, to Title Guar & T Co. 10,000

Lense & conditional sale agmt (misc) of railroad equipment, gen mtg. & Co; May 15; June 18; 10y6m; Commercial Trust Co of Phila, Pa, trste under agmt with New England Car Co, dated May 18, lessor, with N Y, N H & H R R Co, \$3,333,863.45

Lense, &c, as above (misc); agmt abrogating N Y, N H & H Equipment Trust, Series DD, dated Aug 17 & conveying the equipment in said trust to New England Car Co; May 14; June 18; same with same.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

JUNE 14, 15, 17, 18, 19 & 20.

Beekman st (1:95); nwc Water, 57.7x 50.9x63.4x6.9; also BEEKMAN ST, s.w.s. 92.2 se Pearl, 19.2x50.9x19.1x4.10; Mary E Miller at Smithtown Branch, LL, to Guaranty Trust Co of N Y, 140 Bway; (A) Lawyers Title & T Co (\$47,500, July 13'12); June 19'18. 47,500

Beekman st, nwc Water, same property; Harry Rosenwasser, 322 W 100, to same; (A) same (\$35,000, June 17'13); June 19'18. 35,000

Beekman st, nwc Water, same property; Volunteers of America, 34 W 28, to same; (A) same (\$20,000, Aug 28'14); June 19'18. 20,000

Columbia st, 14 (2:331); John Everling, of Fort Lee, NJ, to Isidore Scherer, 261 Bway, NY; (A) McCandless, A & E, 62 Wall (\$1,250, Aug 16'07); June 18'18. 1,287.50

Division st, 215 (1:286); Charlotte C Hall of Eldred, NY, & ano to Alex Pomerooy, 2350 Bway; (A) Myer Nussbaum, 51 Chambers (\$16,000, Apr 2'07); June 19'18. nom

Eldridge st, 72 (1:307); Emma Plaut, 71 Central Park W, to Golde Tames, 72 Eldridge; (A) Abr Stern, 31 Nassau (\$6,000, Mar 1'08); June 14'18. 6,000

Elizabeth st, 291 (2:521); Thos Krekeler, 287 Decatur, Bklyn, to Antonio Guido, 2234 8 av; (A) A Ruggiero, 225 E 115 (\$3,000, June 17'10); June 18'18. 3,000

Essex st, 45 (1:310); Alfred F Hess & ano, exrs Selmar Hess, to Bond & Mtg Guarantee Co, 176 Remsen, Bklyn; (A) Title Guar & T Co (\$24,000, Apr 16'12); June 20'18. 24,000

Monroe st, 93 (1:272); Mary Foley, of Mt Vernon, NY, to Chas Wynne, 321 S 4 av, Mt Vernon, NY, & ano; (A) Leo Schafman, 51 Chambers (\$1,000, June 18'18); June 18'18. nom

Mott st, 102 (1:204); Pedro R De Florez, exr Isabel or Ysabel Fancia De Santos Suarez, to Lawrence S & Francis S Suarez, 9 Rue Leonard de Vinci, Paris, France; (A) Weekes Bros, 52 William (\$20,000, Sept 11, 1895); June 18'18. 20,000

Perry st, 36 (2:612); John E Miller & ano, exrs Kate C Brown, to Lawyers Mtg Co; (A) Title Guar & T Co (\$10,000, Feb 16'12); June 20'18. 9,000

Perry st, 36; Lawyers Mtg Co to Geo W Cohen, 33 Greenwich av; (A) same (same mtg); June 20'18. 8,000

Washington st, 385-7 (1:216); Pedro R De Florez, exr Isabel or Ysabel Fancia De Santos Suarez, to Lawrence S & Francis S Suarez, 9 Rue Leonard de Vinci, Paris, France; (A) Weekes Bros, 52 William (\$40,000 (now \$32,000), July 3'01); June 18'18. 32,000

9TH st, 729-31 E (2:379); John M Knox & ano, trstes will Jane G Phelps, to Lawyers Mtg Co (\$40,000, Dec 30'09); an int of \$32,000; June 18'18. nom

10TH st, 410 E (2:379); N Y Mtg & Security Co to Chas W Watson; (A) Eustace Conway, 66 Bway (\$13,000, Aug 4'04); June 17'18. 13,000

14TH st, 241 E (3:896); Anzonetta B Knappe (Bining) to Bankers Trust Co, 16 Wall; (A) White & Case, 14 Wall (\$25,000, Dec 1'13); June 17'18. 25,000

25TH st, 205 W (3:775); F A Ringler Co of N Y, 39 Barclay, to Justin Ringler, 211 Palisade av, West Hoboken, NJ; (A) Chas A Brodek, 44 Cedar (\$16,000, Oct 29'12); June 20'18. nom

31ST st, 312 W (3:754); N Y Title & Mtg Co to Trstes of Hope Lodge, No 244, F & A M, at 46 W 24; (A) N Y Title & Mtg Co (\$5,000, June 18'13); June 18'18. 5,000

44TH st, 522 W (4:1072); Charlotte C Hall of Eldred, NY, & ano to Alex Pomerooy, 2350 Bway; (A) Myer Nussbaum, 51 Chambers (\$16,000, Feb 6'06); June 19'18. nom

57TH st, 327 E (5:1350); Lawyers Mtg Co to Chas H Young at New Rochelle, N Y, & ano, trste Geo Bell; (A) Lawyers Mtg Co (\$9,500, May 1'18); June 17'18. 8,500

61ST st, 35 E (5:1376); Douglas Robinson, at Warren Township, Herkimer Co, NY, to Sara Walt Kakels, 35 E 61; (A) Title Guar & T Co (\$18,000, June 5'13); June 18'18. 18,000

68TH st W (4:1179), ss, 100 w West End av, 50x100.5; U S Title Guar Co of Bklyn to Dime Savgs Bank of Bklyn, at 9 De Kalb av, Bklyn; (A) U S Title Guar Co, 32 Court, Bklyn (\$55,000, June 7'18); June 15'18. 55,000

69TH st, 257 W (4:1161); M Emma & Emma M Katzl, both at 424 W 154, to Philip Woods, 323 Caton av, Bklyn; (A) H A View, 320 Bway (\$3,000, June 18'13); June 17'18. 2,000

73D st, 137 E (5:1408); Fredk Herrmann, 981 Park av, to Emma Roth, 983 Lex av; (A) Title Guar & T Co (\$5,000, Nov 24'08); June 18'18. nom

98TH st, 6-12 W (7:1833); Clarence J Carroll, 600 W 176, to Wm S Ortgies, 60 Continental av, Forest Hills, B of C, admr Wm Sharp; AT; (A) Lord, D & L, 49 Wall (\$29,000 (now \$11,000), Sept 14'15); June 17'18. nom

101ST st, 121-3 W (7:1856); Natsim Corp, 55 John, to The State Bank, 378 Grand (\$12,000, May 2'18); June 14'18. nom

103D st, 215 E (6:1635); Dorothy McC Symes of Jersey City, NJ, to Mabel Ahern, 612 W 178; (A) Whaley W & F, 27 Wm (\$2,000, June 6'18); June 20'18. O C & 100

113TH st E (6:1663), ns, 121.2 e 3 av, 16.8x100.11; Amy A W Francis, 41 Fairview av, Orange, NJ, to Bowery Savings Bank, 128 Bowery; (A) Cadwalader, W & T, 40 Wall (\$8,000 (now \$4,000), Dec 1, 1886); June 17'18. 4,000

113TH st, 310 W (7:1847); Title Guar & T Co to Anna H Cuddeback, 310 W 113; (A) Title Guar & T Co (\$6,500, Dec 20'09); June 19'18. 6,000

119TH st E (6:1795), ss, 265 w 1 av, 35 x100.10; Cora Rosenthal to Noah Lubo, 96 Bay 31st, Bklyn; AT; (A) Lawyers Mtg Co (\$32,000, Apr 14'06); June 17'18. 1,000

119TH st E (6:1795), ss, 265 w 1 av, 35x100.10; John M Knox & ano, exrs Jane G Phelps, to Lawyers Mtg Co (\$32,000, Apr 14'06); an int of \$25,000; June 18'18. nom

119TH st, 132 E (6:1767); Equitable Trust Co of N Y to N Y Title & Mtg Co (\$8,000, Feb 2'18); June 14'18. an int of 7,500

119TH st, 132 E (6:1767); N Y Title & Mtg Co to Anna Van Wart Frick, 49 Arlington av, Caldwell, NJ; (A) N Y Title & Mtg Co (\$8,000, Feb 2'18); June 20'18. an int of 7,500

123D st, 334 E (6:1799); Margt Rennett to Alex S Beck, 641 Leonard st, Bklyn; (A) W H Orr, 350 Fulton st, Bklyn (\$8,000, Dec 1'09); June 18'18. 6,000

135TH st W (6:1733), ns, 185 e Lenox av, 37.6x99.11; Title Ins Co of N Y to Chas W Watson, 500 Mad av; (A) Eustace Conway, 66 Bway (\$35,000, Dec 28'06); June 17'18. 35,000

139TH st W (7:2071), ns, 200 w Ams av, 50x99.11; Columbia Trust Co, 60 Bway, to Centennial Mtg Co, 469 6 av; (A) Lawyers Mtg Co (\$49,000, July 29'13); June 20'18. nom

143D st, 102-4 W (7:2011); Bronx Security & Brokerage Co, 258 E 138, to Max N Natanson, 780 Riverside dr; (A) N Y Title & Mtg Co (\$39,000, Mar 13'06); an int of \$600; June 15'18. O C & 100

143D st, 102-4 W; Max N Natanson to Augustus H Schmidt, 510 W 140; (A) same (same mtg); an int of \$600; June 15'18. nom

143D st, 102-4 W; Augustus H Schmidt to Irvine I Lewine, 221 E 71; (A) same (same mtg); June 15'18. O C & 100

144TH st, 553-5 W (7:2076); Wm W Cohen to Frances Kaliski, 522 W 133; (A) Aronson & Salant, 34 Pine (\$8,500, Sept 21 '08); re-recorded from June 12'18; June 17'18. nom

Amsterdam av, 482 (4:1231); Edw Oppenheimer to Dry Dock Savings Instn, 341 Bowery; (A) Frank M Tichenor, 38 Park Row (\$26,000, June 7'05); June 18'18. 24,000

Bowery, 290-2 (2:521); Saml Goldenberg, 65 Ft Washington av, to Wolf Sanft, 560 W 163; collateral for payment of \$6,000; (A) A L Kalman, 99 Nassau (\$4,300, June 19'15); June 18'18. 10,000

Broadway (3:813), nec 37th, 104x187.6x 98.9x154.10; also BROADWAY, 1382 (1372); also 38TH ST, 114 W; Moses T Pyne, at Princeton, NJ, & ano, trstes will Moses Taylor, for Kate W Winthrop & ano, to East River Savgs Instn, 291 Bway; (A) Cadwalader, W & T, 40 Wall (\$500,000, Oct 31'13); June 15'18. 400,000

Park av (6:1614), swc 109th, 80.10x24.5x irreg x17; Title Ins Co of N Y to Chas W Watson, 500 Mad av; (A) Eustace Conway, 66 Bway (\$9,000, June 2'10); June 17'18. 9,000

St Nicholas av, 712 (7:2053); Florence S Koshland to Maurice M Sternberger, 117 W 74, trste for Chas Sternberger, will Meyer Sternberger; (A) Title Guar & T Co (\$16,500, Aug 16'09); June 15'18. 10,000

St Nicholas av, 712 (7:2053); Maurice M Sternberger, trste as above, to City Real Estate Co, 176 Bway; (A) same (same mtg); June 15'18. 10,000

Sherman av (8:2227), ns, 100 e Emerson, 75x150; Peter Alexander at Glen Spey, N Y, to John Lever, 238 Ft Washington av; (A) Frank L Mayham, 27 Cedar (\$4,500, June 8'09); June 18'18. 4,500

Vermilyea av (8:2226), swc Emerson, e100 x300 to ns Sherman av; Jas C McCreery, exr, & Fanny M McCreery, to Jas C McCreery, 325 West End av, & Bankers Trust Co, 14 Wall, sub-trstes Fanny M McCreery; (A) White & Case, 14 Wall (\$100,000; Sept 25'12); June 20'18. nom

1ST av, 1290 (5:1464); Wm C Orr, exr Grace L Smidt, to Louise M Lee, 82 Spruce-land av, Springfield, Mass; (A) Wm C Orr, 51 Chambers (\$22,000, June 12'05); June 14'18. 22,183.33

2D av, 2130 (6:1681); Title Ins Co of N Y to Chas W Watson, 500 Mad av; (A) Eustace Conway, 66 Bway (\$12,000, Jan 8 '06); June 17'18. 12,000

6TH av (3:807), swc 32d, 49.5x75; leasehold; Warren Leslie to May K Faulkner, 201 W 78; (A) Leslie, Francoeur & McMahon, 165 Bway (\$39,660.74, Nov 8'16); June 17'18. 39,660.74

6TH av, 124 (2:573); Title Ins Co of N Y to Chas W Watson, 500 Mad av; (A) Eustace Conway, 66 Bway (\$16,000, Jan 9 '11); June 17'18. 16,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

JUNE 14, 15, 17, 18, 19 & 20.

Bond st (2:530), ns, 382.4 e Bway, 25.8x 100; Emily M F Braem of Vienna, Austria, to Emily D Van Wagenen, trste for Alice Castree Williams, will of Carrie R Castree; (A) Title Guar & T Co; Dec 1, 1898; June 17'18. 60,000

Cherry st, 140 (1:253); Sarah A Trumpy to Josephine L J Graham & Emma L Graham, 823 West End av; (A) Bailey & Sullivan, 122 Bowery; Aug 25, 1886; June 14'18. 2,500

Cherry st, 140 (1:253); Jas M & Mary F Long to Josephine L J & Emma L Graham, 823 West End av; (A) Salter & S, 140 Nassau; Apr 20'04; June 14'18. 5,000

Christie st (1:303), nws, 49.11 ne Canal, runs nel01.5xw75xsw101 to s face of s wall of No 47 Christie st & included herein xse75 to beg; Wilton Holding Corp to Bowery Savings Bank, 128 Bowery; (A) N Y Title & M Co; Mar 26'17; June 19'18. 42,500

Columbia st, 14 (2:331); Isidore Scherer to Louis Pleines, —; (A) Title G & T Co; Mar 12'07; June 18'18. 7,400

Columbia st, 14; Isidore Scherer to Isidore Scherer by assignment; (A) G C Goebel, Schoon Lake, Essex Co, NY; Aug 9, 1900; June 18'18. 1,250

Leonard st, 19 & 21 (1:179); Saml Kilpatrick to Lincoln Trust Co as EXR & TRSTE under will Fredk C Gebhard; (A) Bowers & S, 46 Cedar; July 6'17; June 14'18. 10,000

Leonard st, 19 & 21 (1:179); Milton Realty Corp to Gouverneur Mort Corp, 149 Bway; (A) H T Randall, 149 Bway; Nov 22 '17; June 14'18. 8,000

Pearl st, 291 (1:98); Gustave R Schrock to Bank of Washington Heights, —; (A) Fred W Bates, 30 Exchange pl; Feb 14'07; June 20'18. 7,000

South st, 226-227 (1:249); Emma L Nepert, 527 W 173, to Harmon W Hendricks, 270 Park av; (A) S Riker, Jr, 46 Cedar; Dec 15'10; June 17'18. 2,000

Washington st (2:637), swc W 11th, runs 27xw56x12.6xe61 to beg, begins at pt 61 ft at swc of Wash & W 11th st, runs s 35.6xw19.8x31 & thence 19 to beg, known as 348-50 W 11th; Sarah M Chapman, Freeport, LI, to Francis C Wood; (A) Title Guar & T Co; June 14'15; June 17'18. 8,000

52D st, 399 E (5:1364); Louis Michelson to Florence B Marcus, 974 Prospect av, Bronx; (A) Title Guar & T Co; June 14'12; June 18'18. 1,300

61ST st E (5:1416), ns, 209 e 3 av, 18x 100.5; Eliza F wife Thos Brimelow, to Fannie Falk, 375 Park av; (A) Riegelman & Bach, 44 Cedar; Nov 1, 1888; June 18'18. 12,000

66TH st, 205-7 E (5:1421); Michael Wielandt, 887 E 176, to Abel King, 148 E 65, & ano; (A) T G & T Co; May 27'14; June 14'18. 9,750

66TH st, 209-11 E (5:1421); Michael Wielandt to Abel King, 148 E 65, & ano; (A) Title Guar & T Co; May 27'14; June 14'18. 9,750

81ST st W (4:1212), ns, 307.6 e Ams av, 17.6x102.2; Imogene T & David B Ingersoll, to Wm P Hardenbergh & Hugh J Chisholm, exrs will Hy J Hardenbergh; (A) Marsh, Wilson & Wallis, 43 Wall; Sept 15, 1886; June 18'18. 16,700

88TH st W (4:1219), ns, 359 w Col av, 16x100.8; Alonzo B & Nanna Knight, Morristown, NJ, to Central Trust Co of N Y, 54 Wall; (A) Duer, S & Jarvis, 50 Wall; Oct 24, 1898; June 18'18. 15,500

90TH st, 178-80 W (4:1220); D Edmund Dealy to Amanda Marcus, 1187 Lex av; (A) Frank Moss, 299 Bway; June 15'06; June 15'18. 10,000

95TH st E (6:1647), ss, 160.5 e 3 av, 25.3 x100.11; Morris P Joachim of Bklyn to City Kalamein Co, Inc; (A) M J Sullivan, 500 Willis av; May 18'16; June 15'18. 700

112TH st E (6:1639), ss, 119.6 w 3 av, 25.6x100.11; Louis Lese to Jno T Nagle, Thos Ford & Lizzie M Grafton, exrs & trstes Fannie J Nagle; (A) Thompson, Koss & W, 266 Bway; Mar 4'07; June 18'18. 16,000

119TH st E (6:1783), ss, 175 e 3 av, 37.6 x100.5; Abr B Keve & Albert L Silberstein to Saml L Hewlett & Geo Y MacMurphy, trste will S R Hewlett; (A) Merrill & Rogers, 31 Nassau; Mar 1'06; June 19'18. 12,000

120TH st W (7:1947), ns, 125 w 8 av, 25 x100.11; Max & Hannah Falk to Emil Altman, 740 5th; (A) Max Falk, 118 W 122; May 2'13; June 18'18. 3,000

126TH st, 141 W (7:1911); Geo Deweirdt to Jennie Lewinson, 596 Riverside dr, & Meta Kuno, 862 E 18, Bklyn; (A) Benno Lewinson, 119 Nassau; Feb 29'16; June 19'18. 2,000

146TH st W (7:2077), ss, 100 w Ams av, 40x99.11; Laura Hirshfeld, 536-38 W 136, to Mary W Horling, individ & admx estate Jno Horling; (A) Oscar Hammann, 44 Court, Bklyn; Nov 4'12; June 20'18. 2,762.81

148TH st W (7:2034), ns, 287.3 w 7 av, 37.5x99.11; Alice Blaine & ano to Thos F Reilly; (A) Hy Wendt, 99 Nassau; Feb 1'10; June 17'18. 7,000

Columbus av, 141 (4:1118), sec 66th, leasehold; Michael J Dominick J & Jas J Gihuly to Louis Lutjen; (A) P G Tighe, 411 W 25; Mar 30'14; June 17'18. 10,000

Lenox av, 311 (7:1910); Francis P Thomas to Corn Exch Bank, 13 William; (A) Bowers & S, 46 Cedar; Feb 19'17; June 17'18. 14,000

Lexington av, 1852 (6:1642); Edw C Sheehy, 1374 Lex av, to Chas J Carroll, 121 E 92; (A) Jno E Sheehy, 256 Bway; Nov 9'11; June 14'18. 5,000

Lexington av (5:1521), swc 93d, 100x18; Marcus & Matilda Franklin of Phila, Pa. to Columbia Trust Co, 60 Bway, & Louis A D Ripley, as surviving trstes will of Julie Dillon Moulton for benefit of Julien A Ripley; (A) Howland, Murray & Anderson, 35 Wall; April 27, 1898; June 15'18. 10,000

Madison av (5:1390), es, 26.8 s 76th, runs 60x55.4x65.6x51.7x50.6 to es av xn 23 to beg; Amy E Burk to John Graham, —; (A) Hays, G & Schram, 170 Bway; April 6, 1887; June 18'18. 8,500

2D av, 2192-2194 (6:1684); Otto A Rosalsky & ano to Sigmund Ashner; (A) Arnstein & Levy, 128 Bway; July 7'06; June 14'18. 12,500

3D av, 710 (5:1299); Solomon Loewensohn to Maurice L Powers, by Viola S Powers as comm of Maurice L Powers; (A) D L Ritterband, 43 Exch pl; Jan 28'09; June 15'18. 15,000

11TH av, 846 (4:1086); Anne Lazarus to Rebecca Schnibbe; (A) Rabe & Keller, 258 Bway; Apr 5'05; June 14'18. 18,000

11TH av, 848 (4:1086); Annie Lazarus to Caroline Harrie; (A) Rabe & Keller, 258 Bway; Apr 5'05; June 14'18. 18,000

MORTGAGES.

Borough of Bronx.

JUNE 14, 15, 17, 18, 19 & 20.

Beck st, 765 (10:2708), ws, 275 n 156th, 25x100; PM; June 15; June 17'18; 5y5%; Harris Rosenberg to Annie Lennstrum, 765 Beck, et al. 6,000

Charlotte st (11:2977), ws, 100.4 n Jennings, 40x100; agmt as to share ownership in mtg; June 1; June 14'18; Babette Moller with Richd Moller, 316 E 65. nom

Charlotte st (11:2977), ws, 100.4 n Jennings, 40x100; ext of \$29,500 mtg to June 1'23, at 5%; June 1; June 15'18; Babette Moller with Richd Moller, 306 E 65 (R S \$14.75). nom

Cottage pl, 3 (11:2932), ws, 215 n 170th, 25x100; May 16; June 19'18; 1y5%; Dorothea Fasano, 3 Cottage pl, to Caterina Aiello, 1 Cottage pl. 400

Gates pl (12:3321), ws, 235.1 n Mosholu pkway, 50x100; ext of \$2,500 mtg to July 1'21 at 6%; May 28; June 18'18; M Balitzer, 852 E 163, with Danl Buckley, 140 Rodney, Bklyn (R S \$2.50). nom

Grote st, 771 (10:15) (11:3113), ns, 117 e Prospect av, runs e19.6xn119.9xw22.9xsl16.3 to ns former Old Kingsbridge rd xse9.9 to beg; pr mtg \$12,000; June 10; June 14'18; 1y 6%; Assunta Carnesale, 684 Eagle av, to Abr Schulman, 605 W 137. 2,000

Jennings st (11:2995), nec Vyse av, lot 1, blk 2995, tax map transfer of tax lien for yrs 1907 to 1915, assessed to Fredk Regelman; Apr 23'17; June 19'18; 3y12%; City N Y to City N Y (assigned to Rosa Schleissner, 171 E 64). 2,862.08

Main st, es, abt 325 n Cross, see Minneford av, ws, 325 n Cross. 2,500

Melville st (15:4020), es, 99.11 s Morris Park av, 25x100; June 14'18; 3y6%; Duilia Triulzi, 558 Morris Park av, to Union Trust Co of N Y, trste, 80 Bway. 2,500

145TH st, 411 E, see Willis av, see Willis av, 440. 2,500

156TH st E (10:2720), ns, 45 e Fox, 40x100; PM; pr mtg \$27,000; June 1; June 17'18; due Dec 1'18, 6%; Harted Realty Co, 299 Bway, to Kitsar Realty Corp, 852 E 172. 500

171ST st E, nwc Brook av, see Brook av, nwc 171. 173d

173D st E, swc So Blvd, see So Blvd, swc 173d. 178th

178TH st, 770 E, see Mohegan av, 2074-6. 181ST st, 785 E, see Mapes av, nwc 181. 184TH st, 351 E (11:3024), nes, 78.9 se Bainbridge av, runs se9.4xsw25xw17.3 to st xnw34.6 to beg; PM; pr mtg \$—; June 15; June 17'18; 5y5%; Vincent Petrone, 243 E 120, to Hudson P Rose Co, 7 W 45. 3,000

205TH st E, nec Hull av, see Hull av, nec 205th. 218TH st E (16:4689), ns, 280 e Bronxwood av, as on map Wakefield, 25x114; June 15; June 17'18; 3y6%; Luigi Satriale, 757 E 218, to Caterina Girolamo, 3225 Barnes av. 1,200

218TH st E (16:4689), same prop; pr mtg \$1,200; June 15; June 17'18; 3y6%; same to Raffaele Billotti, 3548 Holland av. 1,000

219TH st E (16:4677), sec Barnes av, 105x60, Wakefield; June 15'18; due July 1'22, 5y5%; Peter A Zanelli, 3768 Barnes av, to Louis Cersavo, 107 E 129. 6,000

227TH st W (13:3407E), ss, 300.7 e Spuyten Duyvil pkway, 51.9x180; June 17; June 18'18; due May 1'21, 5y5%; Josephine C Stewart to East River Savgs Instn, 291 Bway. 6,500

235TH st E (17:4995), ss, 230 w White Plains rd, 50x114; certf as to payment of \$1,500 on a/c of mtg of \$2,500; June 15; June 17'18; Mary S Bahrenburg to Josephine C Tassi. 2,500

Brook av, 1285 (9:2396); ext of \$26,000 mtg to June 17'21 at 5y5%; June 17; June 18'18; Louise H Jackson, 871 Mad av, & Maria D Pringle, Villa Pringle, Biarritz, France, with 152d St Consn Co, 320 Bway (R S \$13). nom

Brook av (11:2896), nwc 171st, 100x44.10; ext of \$35,000 mtg to May 24'21 at 5y5%; June 15; June 18'18; Sidney C Borg & ano, firm Simon Borg & Co, 46 Cedar, with Michael Real Estate & Mtg Co, 227 E 117. nom

Concord av, 506-14 (10:2580), es, 238 s 149th, 118.6x100; pr mtg \$—; June 3; June 15'18; installs, 6%; 1447-1451 Boston Rd Realty Co to Chas Attel, 4807 Ft Hamilton av, Bklyn. 2,500

Crotona av, 2104 (11:3096); ext of \$5,000 mtg to June 10'21 at 5y5%; June 10; June 14'18; Amelia M Christie, 525 West End av, with Loretta F Coogan (R S \$2.50). nom

Cruger av (15:4037), ws, 100 s Van Nest av, 25x95, except part for Cruger av; June 17; June 18'18; installs, 6%; Anna S, wife of & Jacob Levy, 1675 Cruger av, to Franklin Soc for Home Bldg & Savings, 38 Park Row. 2,500

Davidson av (11:2861), es, 655 n Featherbed la, 25x100; June 6; June 15'18; 3y, int as per bond; Anthony P Pinard, Meriden House, Meriden, Conn, to Frank H Pinard, 149 Crown, Meriden, Conn. 1,000

Edison av, 1921 (15:4233), ws, 175 s Mildred pl, 25x100; PM; June 3; June 14'18; 2y 6%; Ferdinand H & Eliz Topinka, tenants by the entirety, to Charlotte Robb, 1920 Pilgrim av. 2,000

Findlay av, 1301 (11:2783), ws, 80 n 169th, 18x100; June 12; June 17'18; installs, 6%; Saml K J Thompson, 1301 Findlay av, to Cornelia S Collins, extrx Arthur Collins, 46 Marlborough rd, Yonkers, NY. 5,000

Grant av, 1054 (9:2448), es, 157.8 n 165th, 25x101.9x25x101.11; PM; pr mtg \$6,500; June 15; June 17'18; 3y6%; Minnie Seigel to Marie Lechnyr, 2644 Marion av. 500

Hull av (12:3350), nec 205th, 55.4x100x 59.11x100.1; pr mtg \$—; May 17; June 15'18; 2y6%; Harsin Bldg Corp, 1478 Vyse av, to Eliz Brown, 389 Manhattan av. 3,200

Hull av (12:3350), nec 205th; same prop; certf as to above mtg; May 17; June 15'18; same to same. 1,000

Hull av (12:3350), es, 55.4 n 205th, 52x100; pr mtg \$—; May 17; June 15'18; 2y6%; Harsin Bldg Corp, 1478 Vyse av, to Julia Foley, 1219 Bryant av. 7,000

Hull av (12:3350), es, 55.4 n 205th; same prop; certf as to above mtg; May 17; June 15'18; same to same. 1,000

Lafontaine av, 2118 (11:3062), es, 156.5 n 180th, 25x95; pr mtg \$4,500; June 17; June 18'18; 5y5%; Harry Hayt, 816 E 179, to Anna Hepner, 2118 Lafontaine av. 1,500

Longfellow av, 1143 (10:2754), ws, 207.3 n 167th, 50x100; June 19'18; installs, 6%; Amanda F Buttner, 1143 Longfellow av, to Simon M Goldsmith, 302 Convent av. 500

Mapes av (11:3110), nwc 181st (No 785), 46.1x94; June 15; June 18'18; 5y6%; Millie Rosenberg to Maurice Cohen, Pennsylvania av, Yonkers, NY. 12,500

Matthews av, 1917 (15:4262), being plot begins 1,090 e White Plains rd at point 985 n along same from Morris Park av, runs e 95x50xw59x55 to beg, with right of way over strip to Morris Park av; pr mtg \$2,900; June 17; June 18'18; due, &c, as per bond; Josef Adamec, 713 E 133, to Saml J Ashley, 747-9 St Nicholas av. 1,500

Minneford av (18:5635), ws, 325 n Cross, 100x200 to Main, except part for City Isl- and av; June 12; June 15'18; installs, 6%; Jas J Feeley to Emil Waldenberger, 580 Minneford av. 3,000

Mohegan av, 2074-6 (11:3123), es, 99.1 n 179th, 66.1x145.2; also 178TH ST, 770 E (11:3106), ss, 100 e Prospect av, runs e95.6 x547.1xw 45.3x n 0.2xw50.3xw47 to beg; pr mtg \$72,200; June 13; June 14'18; due &c as per bond; Mohegan Realty Co & Benny Savio to Jas G Wentz, 335 West End av. 4,400

Mohegan av, 2074-6 (11:3123); certf as to mtg for \$4,400; June 13; June 14'18; Mohegan Realty Co to Jas G Wentz, 335 West End av. 4,400

Monroe av (11:2792), ws, 95 n 173d, runs w190 to es Weeks av xn50xe95xn100xe95 to Monroe av xsl50 to beg; certf as to mtg for \$10,000; June 12; June 14'18; Wilton Holding Corp to N Y Title & Mtg Co. 2,500

Morris av, 636-8 (9:2411), es, 25 s 152d, 33.9x70.3; June 12; June 18'18; due, &c, as per bond; Mary J De Lamater, Westport, Conn, to Title Guar & T Co. 2,500

Nelson av, 1214 (9:2515), es, 243.4 s 168th, 25x125; PM; June 13; June 14'18; 3y5y5%; Chas Pitthan to Union Trust Co of Albany, 47 State st, Albany, NY, trste for Mary Le Compte. 3,000

Ogden av, 1045 (9:2525), ws, 50 s 165th, 25x100, except part for av; June 18; June 19'18; due as per bond; Martin F Lodge, 319 E 138, to N Y Savings Bank, 81 8 av. 3,000

Old Kingsbridge rd, ss, abt 117 e Pros- pect av, see Grote, 1015. 1,015

Park av, 4044 (11:2907); sobn agmt; June 13; June 19'18; Hy Lang, 1966 Valen- tine av, with Aaron Brand, 1510 Crotona Park East & ano. nom

Popham av, ws, 156.3 s Palisade pl, see Popham av, ws, 31.3 s Palisade pl. 2,500

Popham av (11:2877), ws, 31.3 s Palisade pl, 175x142.6x176x166.1, except POP- HAM AV (11:2877), ws, 156.3 s Palisade pl, 50x100; also except POPHAM AV (11:2877), ws, 31.3 s Palisade pl, 50x100; PM; pr mtg \$7,000; Oct 8; June 17'18; installs, 6%; Sister Mary Susan (known in world as Susan M Eckhard) to Wheeler Corp, 503 5 av. 2,065

Rosedale av (15:3913), ws, 392 n Harlem River Branch N Y N H & H R R Co, 25x 77.5x25.1x80; ext of \$1,500 mtg to Sept 22'22, at 6%; Sept 22'17; June 13'18; John J & Loretta C Devins, individ & as admrs Jas Devins, with Saml L Marcus, 974 Prospect av. (Corrects error in last issue as to when due.) nom

St Peters av (15:4001), ns, 100 w Maclay av, 25x98.7x25x98.10; pr mtg \$—; June 18; June 20'18; 1y6%; Thos J Battle to Rose Edelson, Sea Cliff Inn, Surf av cor 33d, Coney Island. 800

Southern Blvd (11:2977), swc 173d, 77.8x 102.3x98.11x100; pr mtg \$50,000; June 20'18; due &c as per bond; Alpeiana Realty & Consn Co, 871 Forest av, to Rebecca Krooss, 441 E 140. 10,000

Southern Blvd (11:2977); same prop; certf as to above mtg; June 20'18; same to same. 2,000

Southern Blvd (10:2722), nws, at nes In- tervale av, 94.3x100x37.5x115; PM; June 14; June 17'18; due &c as per bond; Trustees of The Congregation of Shearith Israel, a corp, to Bond & Mtg Guar Co, 175 Rem- sen, Bklyn. 24,000

Southern Blvd (10:2722), nws, at nes In- tervale av; same prop; PM; pr mtg \$24,000; June 14; June 17'18; due &c as per bond; same to same. 4,000

South Oak dr, 784 (16:4603), ss, 628.3 w Bronxwood av, —x65.7x85x97.8; June 19; June 20'18; 3y5y5%; Eliz P How to Morris Liberman, 719 E 218. 5,500

Valentine av (12:3302), ses, 105.9 ne 198th, 25x99.4x25x99.6; pr mtg \$5,000; May 16; June 18'18; demand, 5y5%; Emil Rosen- baum, 2860 Valentine av, to Tessie M Buschhoff, 530 W 113. 1,000

Vyse av (11:2995), es, bet Jennings & 172d, being lot 2, blk 2995, tax map trans- fer of tax lien for yrs 1907 to 1915, as- sessed to Fredk Regelman; Apr 23'17; June 19'18; 3y12%; City N Y to City N Y (as- signed to Rosa Schleissner, 171 E 64). 1,326.30

Vyse av, 2089 (11:3127), ws, 86.7 s 180th, 38.6x105.3x38.6x103.8; PM; pr mtg \$29,000; June 14; June 15'18; installs, 6%; Abr M Wolgel, 86 Lenox av, to Robt C Muller, 2089 Vyse av. 3,500

Vyse av, nec Jennings, see Jennings, n ec Vyse av. 1,000

Walker av, 1174-92 (15:3909); ext of \$31,500 mtg to June 1'21 at 5y5%; June 18; June 19'18; Century Holding Co with Mil- ton S Ginterman & Moe C Levy, exrs, &c, Edw Frank (R S 50c). nom

Washington av, 2055 (11:3036); ext of \$35,000 mtg to May 3'23 at 5y5%; June 10; June 20'18; Hy L Shattuck, 135 Marlbor- ough, Boston, Mass, trste Augustus Aymar, with Bertha Kahn, — (R S \$17). nom

Webster av, 1240 (9:2396), es, 162.11 n 168th, 75x90; pr mtg \$15,000; June 19; June 20'18; 1y6%; Dodge Realty Corp, 700 W 179, to Lillian Stimel, 763 Jennings. 3,500

Webster av, 1240; certf as to above mtg; June 19; June 20'18; same to same. 260

Weeks av, es, 180 s 174th, see Monroe av, ws, 95 n 173d. 1,000

Willis av, 440 (9:2290), nec 145th, 25x 100; also 145TH ST, 411 E (9:2290), ns, 100 e Willis av, 25x100; June 11; June 19'18; installs, 6%; Jacob G Muller to Bronx Se- curity & Brokerage Co, 258 E 138. 260

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

JUNE 13, 14, 15, 17, 18 & 19.

Claremont pkway (11:2895), ss, 26 e Brook av, 75x104.6; Richd Mackenzie & ano to John Wiehe, 1100 Brook av, & ano, trste Christina Wiehe; (A) Edw J Krug, Jr, 150 Nassau (\$5,000, Feb 21'13); June 13'18. 5,090.83

Gates pl (12:3324), ws, 235.1 n Mosholu Pkway, 50x100; Thos J Groark to M Bal- itzer, 852 E 163; (A) O'Hara Bros, 2873 Webster av (\$2,500, May 18'15); June 18'18. 2,500

Home st, 862 (10:2693); Jos Levy, 1956 Prospect av, to Ulster Court Corp, 30 Church; (A) Jos G Abramson, 30 Church (\$4,000, Sept 1'17); June 19'18. O C & 100

Home st (11:3006), nes, 21.5 se Long- fellow av, 65x100; Rebecca S Krakower to Sol Cohen, 251 W 89; 1/2 pt; (A) Sol Cohen, 150 Mad av (\$14,000, Mar 31'17); June 19'18. nom

Kingsbridge ter, 3040 (12:3253); Hugh M Creighton to N Y Trust Co, 26 Broad (\$820, June 12'17); June 19'18. 820

Loring pl (11:3225), es, 295.6 s Fordham rd, 100x112x100.2x116.5; Wm H Picken, 418 E 144, gdn John W Oakley, to John W Oakley, 415 Congress st, Portland, Me (10,000, Oct 3'17); June 17'18. 10,000

Minford pl, 1558-62 (11:2977 & 2978); Fredk Johnson & ano, trstes, to Samuel Friedman, 1307 Wash av; (A) Franken- thaler Bros, 115 Bway (2 at \$2,500 each, June 6'13); June 13'18. 100

Minford pl, 1558-62 (11:2977 & 2978); Saml Friedman to Advance Mtg Co, 115 Bway; (A) same (2 at \$2,500 each, June 5'13); June 13'18. 100

Simpson st (10:2719), nwc 169th, 71.8x 36.7; H Randolph Lever to Title Guar & T Co, 176 Bway (\$13,000, Aug 12'12); June 13'18. 13,000

139TH st E (9:2314), ss, 93.9 w Alex av, 18.9x100; Fannie F Gips to Lawyers Mtg Co (\$7,500, May 12'10); June 19'18. 6,500

143D st, 446 E (9:2287); Laura Verity, 3126 Hull av, to Minnie Brown, 2043 Bath- gate av; (A) De La Mare & M, 140 Nassau (\$2,000, Feb 3'06); June 17'18. 2,000

143D st, 446 E; Sarah A Vaden to Laura Verity, 3126 Hull av; (A) same (\$2,000, Feb 3'06); June 17'18. nom

143D st, 446 E (9:2287); Julian Rich- mond to Sarah A Vaden, —; (A) same (\$2,000, Feb 3'06); June 17'18. 2,024.75

149TH st E (10:2557), sws, equi distant from Trinity & Jackson av, runs sw 50 xnw25xne50 to st xse25 to beg; North Side Mtg Corp to G De Witt Clocke, 300 East Bellevue dr, Pasadena, Cal; (A) Clocke, K & R, 391 E 149 (\$2,000, Dec 29 '17); June 19'18. 2,000

179TH st, 228 E (11:2811); Wm T Hay- ward, extr Eliz Black, to Martha E Hay- ward at Sayville, LI; (A) Title Guar & T Co (\$5,000, Oct 1, 1889); June 13'18. 2,500

183D st E (11:3101), ss, 25 e Clinton av, 25x95; Harriet Van Dine, 1111 Birch, Mor- ris Park, LI, extrx Sarah J Brinkerhoff, to Jas J May, gdn Jas Wilgallon, 4312 Kepler av; (A) Lawyers Title & T Co (\$3,000, Nov 30'04); June 13'18. 3,000

191ST st E (12:3273), ns, lots 259 & 260, map Union Hill Powell Farm, 104.5x158x 101x158; Peoples Trust Co as exr Araminta D Small to Ethel M Prichard, 1510 Elec- tric st, Scranton, Pa; (A) W H Bristol, 181 Montague, Bklyn (\$6,000, May 16'05); June 18'18. nom

227TH st, W (13:3407E), ss, 31.9 e Fairfield av, 94.6x310.3 to Fairfield av, x 105.9x265.6; Assets Liquidation Co, 1 E 14, to John H Boschen, 416 W 154; (A) Title Guar & T Co (\$12,000, Mar22'09); June18'18. nom

227TH st W (13:3407E), ss, 31.8 e Fairfield av, runs s 265.6 to es Fairfield av x105.8x310.3 to st xw94.5 to beg; Emma Feinler, admtr John Feinler, to Emma Feinler, gdn same; (A) Title Guar & T Co \$10,000, July7, 1896; (A) June19'18. nom

242D st, 669 E (17:5109); Edw A Patterson, 2310 Valentine av, to John Bussing, Jr, 205 E Lincoln av, Mt Vernon, NY; (A) F Wm Eggert, 4709 White Plains rd (\$2,800, June13'14); June13'18. 2,800

Alexander av, 164 (9:2298); August Moebus, New Rochelle, NY, to Henrich Hutman, 505 E 118; (A) Lawyers Title & T Co (\$9,000, Apr9'14); June13'18. 5,000

Alexander av, 308 to 312 (9:2303); Title Guar & T Co to Francis J Bumiller, 1124 Findlay av; (A) Title Guar & T Co (\$7,500, May17'18); June13'18. 7,500

Arthur av (11:3077), sec 189th, 25x80.7x 25x80.6; Title Guar & T Co to Michl Giordano, 2922 Grand Concourse (\$10,000, May 17'05); June18'18. 8,000

Brook av (9:2396), ws, 40 s 169th, 42x 100; Louise H Jackson to Maria D Pringle at Villa Pringle, Biarritz, France; (A) Lawyers Title & T Co (\$26,000, Jan20'15); June18'18. 23,000

Bryant av, 1530 (11:3001); Wauer Realty Corp to Marie Wauer, 1534 Bryant av; (A) Hy W Riessick, 3 av & 148th (\$6,250, June14'14); June19'18. 6,250

Fulton av, 1565 (11:2929); Lizzie M Hillman to Bronx Borough Bank, — Tremont av (\$7,000, Nov15'10); June13'18. 3,478.77

Gleason av (14:3755), ss, 100 e 174th, 50 x100; Hy Brinckman, 2303 Creston av, to Jacob Nicolaus, 481 E 140; (A) H C Knoepel, 5 Beckman (\$1,000, Sept30'09); June 14'18. 1,000

Honeywell av (11:3125), es, 109.8 s 182d, 50x22.1x57.1x20; Anna A M Dennerlein et al, trste for Alexander Dennerlein et al, to Ellen Clancy, 528 W 124, & ano; (A) Bergman & D, 2804 3 av (\$6,000, Apr20'08); June14'18. nom

Longfellow av, 1143 (10:2754); Hy Linsmann, 2480 Elm pl, to Simon M Goldsmith, 302 Convent av; (A) A Zimmermann, 206 Bway (\$6,000, July16'15); June19'18. 6,000

Marion av, 2793 (12:3289); Chas Reinhardt, 1998 Morris av, to Jacob Marx, 170 W 74; (A) Jacob Marx, 35 Nassau (\$3,500, Apr1'14); June18'18. 2,800

Morris av, 2343 (11:3183); Lawyers Mtg Co to Helen M Schramm; (A) Columbia Trust Co, 358 5 av (\$5,000, Feb2'09); June 14'18. 5,000

Monroe av (11:2792), ws, 95 n 173d, 150 x irreg to Weeks av; N Y Title & Mtg Co to David Grant, 418 Madison, Bklyn; (A) N Y Title & Mtg Co (\$10,000, June7'18); June17'18. 10,000

Park av, 4044 (11:2907); Wm R Cantrell to Aaron Brand, 1510 Crotona Park E, & ano; (A) S N Tuckman, 320 Bway (\$15,000, June22'15); June19'18. nom

Stebbins av (10:2690), swc 164th, 77x 40.10x73.10x19; Lawyers Mtg Co to Chas H Young, New Rochelle, NY, & ano, trstes Geo Bell; (A) Lawyers Mtg Co (\$7,500, Dec22'11); June17'18. 6,500

Stebbins av, 1193 (10:2693); Jos Levy, 1356 Prospect av, to Ulster Court Corp, 30 Church; (A) Jos G Abramson, 30 Church (\$3,000, Sept1'17); June19'18. O C & 100

Valentine av, 2021 (11:3149); David Carle to Title Guar & T Co (\$2,500, June 18'07); June18'18. 2,500

Wallace av (15:4260), ws, 1020 n Morris Park av, 25x100; North Side Mtg Corp to Hulda Patterson, 2310 Valentine av; (A) Clocke, K & R, 391 E 149 (\$3,000, Apr 29'18); June19'18. 3,000

3D av (9:2319), ws, 21.6 n 134th, 77x21.6 x irreg; Wm F Hudson to Penn Mutual Life Ins Co; (A) Lawyers Title & T Co (\$100,000, Dec21'16); June13'18. nom

Lot 217 (15:4020), map Van Nest Park; Ferri-Rissert Co to Virginia Pro, 742 59th, Bklyn; (A) Alex Josephson, 256 Bway (\$1,000, Jan2'15); June17'18. nom

Lot 642 (18:5341), map Lohbauer Park; Frank Gass, Inc, to Gertrude Bronnenkant, 825 Eagle av; (A) Frank Gass, 2019 Powell av (\$600, Jan3'18); June13'18. 600

Plot (15:4048), begins 475 n White Plains rd at point 274.6 e along same from Morris Park av, runs w100x25x100x25 to beg, with right of way over strip to Morris Park av; Alice E Leonard, 77 South st, Ware, Mass, to North Side Mtg Corp, 391 E 149; (A) Clocke, K & R, 391 E 149 (\$2,500, May8'03); June15'18. 1,250

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Bronx.

JUNE 13, 14, 15, 17, 18 & 19.

Beck st (10:2708), ws, 425 n 156th, 25x 100; Aaron Leviton to Fannie Mench, 1033 Sutter av, Bklyn; (A) A J Herrick, 99 Nassau; June7'09; June19'18. 1,100

Kappock st (13:3407), nes, at line bet land hereby conveyed & land D M Lesley, runs ne37.9xnw105.3xsw51.10 to st xse— to beg; Mary J Heuer to Estate Isaac G Johnson; (A) Title Guar & T Co; Nov4'09, June19'18. 3,000

218TH st E (16:4689), ns, 280 e Bronxwood av, 25x114, Wakefield; Luigi Satriale to Eliz K Dooling, 179 E 80, & ano; (A) A Cianchetti, 192 Bowery, June15'15; June17'18. 2,200

219TH st E (16:4677), sec Barnes av, 105x60, Wakefield; Cecelia Zanelli, 164 E 104, to Louis Berger, 3137 Hull av; (A) L Berger, 79 E 130; Sept12'16; June15'18. 1,600

219TH st E (16:4677); same prop; same & Sabina Barbieri to Chas J Dumas, 869 Union, Bklyn; (A) P A Zanelli, 3768 Barnes av; June16'16; June15'18. 4,250

227TH st W (13:3407), ss, 300.7 e Spuyten Duyvil Pkway, runs s180x105x79xse32 x265 to st xw1.8 to beg; Josephine C Stewart to East River Savgs Instn, 291 Bway; (A) Title Guar & T Co; Aug16'10; June19'18. 6,700

227TH st W (13:3407), ss, 31.9 e Fairfield av, 94x310.3 to Fairfield av x105.9 x265.6; Mary J Heuer to John H Boschen, 416 W 154; (A) Title Guar & T Co; Mar 22'09; June19'18. 12,000

Anthony av, 1727 (11:2890 & 2891); Esther Chaves to Franziska Zeller, 856 Elmere pl, widow; (A) Title Guar & T Co; May25'16; June15'18. 700

Anthony av (11:2890 & 2891), nwc 174th, 42.1x67.4x26x59.6; Uda Lapin, 417 Claremont pkway, to Amelia Siegel; (A) Lawyers Title & T Co; Feb10'15; June14'18. 800

Bronxdale av (*), ws, lots 96 & 97, map part Downing Estate, 50.5x85.8x50x92.2; Fred A Brownshield, 1860 Wallace av, to Saml Bitterman, 122 W 114; (A) C H Baechler, 1126 E Tremont av; Dec20'12; June18'18. 1,400

Chatterton av (*), ns, 180 w Havemeyer av, 25x100; also CHATTERTON AV (*), ns, 205 w Havemeyer av, 25x108; August F Schultz to Amelia Lohr, 1589 Union, Bklyn; (A) Title Guar & T Co; June14'10; June13'18. 4,000

Clay av, 1052 (9:2425); John Huter to Anna E Woolsey at Pleasantville, NY; (A) Joline, L & R, 54 Wall; June1'08; June14'18. 3,750

Courtlandt av (9:2329), swc 148th, 27.6x 94; Hy Steinberg, 226 E 10, to Hy J Blumensohn, 518 W 143; (A) Max Monfried, 299 Bway; June13'18. 2,500

Cruger av (15:4037), ws, 100 s Van Nest av, 25x95; Chas Ringelstein to Philip Murray; (A) Chas H Baechler, 1126 E Tremont av; Nov25'07; June18'18. 3,500

Edison av (*), ws, 175 s Mildred pl, 25x 100; Geo Hublitz to North New York Savings & Loan Assn, —; (A) J Homer Hildreth, 7 E 42; Oct12'08; June14'18. 1,500

Forest av, 1110 (10:2661); Mary Gilman to Title Guar & T Co; (A) Sigmund Honig, 280 Bway; May10'15; June13'18. 2,500

Grand av (11:3197), nec 183d, 100x50.1; Pt; Michl Loschinger to John Eichler Brewing Co, 3582 3 av; (A) G Frey, 3429 3 av; May23'16; June17'18. 200

Gunther av (*), nwc Jefferson av, 25x 100; Ida C Smith to Railroad Co-Oper B & L Assn, 103 Park av; (A) E J Crandall, 154 Nassau; Dec23'13; June13'18. 4,000

Jackson av, 827 (10:2637); Olenick Realty Co to J Strawbridge Van Allen, Swampscott, Mass, exr Cornelius G Van Allen; (A) Meyer Boskey, 55 William; Aug27'07; discharged by court order dated June12'18; June17'18. 7,500

Lafontaine av, 2018 (11:3062); Mary Harris to Anna Hepner, —; (A) Title Guar & T Co; Dec23'09; June18'18. 2,000

Mohegan av (11:3123), es, 99 n 179th, 66x 150; Mohegan Realty Co, 2074 Mohegan av, to Robt Cohn, 1192 Bway & ano; (A) Title Guar & T Co; Aug24'16; June14'18. 6,500

Morris av (9:2334), swc 143d, 102x20; Wm T Kennelly, 268 E 143, to Smith Williamson, 112 N Bway, White Plains, NY; (A) Williamson & B, 364 Alex av; Oct6'17; June18'18. 100

Morris av (9:2334), same prop; same to same; (A) same; June13'17; June18'18. 100

Roebling av (*), ss, lot 98 map W A & H C Mapes, Westchester, 25x100; Jas Henderson, 1531 Benson av, to John A Voorhies, 1926 Lex av; (A) Hildreth & P, 7 E 42; Aug23'15; June18'18. 400

Vyse av (11:3127), ws, 86.7 s 180th, 38.6 x105.4x38.6x103.8; Phelan Bros Constn Co to Eberhardt Bldg Co, 1462 1 av; (A) Title Guar & T Co; Feb2; June19'18. 4,000

3D av (11:2921), nwc 173d, 50x114x50x 110; Howard Cooper & Benj Bolton to Howard Cooper, 452 9th, Bklyn; (A) R L Scott, Jr, 93 Nassau; Dec13'06; June17'18. 7,000

Lot 14 (*), map St Raymonds Park; Norbert Robillard to Heinrich Rehling; (A) Frank Gass, Inc, 2215 Westchester av; May7'06; June18'18. 3,500

Lots 40 & 41 (*), blk 28, map Morris Park; Benj Schwartz, Isaac Joffe & Abr Zwenitzky to Adolph Katz, —, (A) Abr Miles, 37 Graham av, Bklyn; July31'13; June18'18. 1,470

Lots 200 to 203 (12:3343), map 134 lots Varian Est; Hermann G Eilers to Andw Dugan, of Marcellus, NY; (A) C A Furthman, 3 av & 148th; Nov20'05; June19'18. 2,000

Lot 139 (*), map partition sale Lott G Hunt Estate; Frank W Gordon & John Gillingham to Teresa Farrington, —; (A) Lawyers Title & T Co; May4, 1900; June 13'18. 2,000

Lot 221 (15:4020), map Van Nest Park; Cornelius Sanderman, 430 E 155, to Fredk C Hardy, 82 Decatur, Bklyn; (A) Title Guar & T Co; Feb26'14; June14'18. 1,000

Plot (*) begins 740 e White Plains rd at point 220 n along same from Morris Park av, runs e100x25xw100x25 to beg, with right of way over strip to Morris Park av; Franz Breuer to Moses G Wright, 123 W 120, & ano, exrs Eliz Wright; (A) Williamson & B, 364 Alex av; Apr1'07; June18'18. 2,500

REAL ESTATE APPRAISALS.

Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Brennan, Wm. J.—Mar13'17 (June18'18)—JANE ST, 52 (2:625-28), 22.6x80, 3-sty bk dwg, ½ pt of \$9,000.

Breck, Francis T.—Dec17'17 (June11'18)—56TH ST, 343 W (4:1047-11), 16.8x100.5, 4-sty bk & stn dwg, \$15,000.

Brooks, Eliz.—Jan16'18 (June10'18)—121ST ST, 341 W (7:1948-11), 16x100.11, 3-sty bk dwg, \$8,200.

Daly, Mary A.—Nov2'17 (June11'18)—9TH AV, 421 (3:731-44), 19.9x80, 3-sty bk tnt & str, 1-sty ext, \$7,000.

Einstein, Fannie F.—Apr8'17 (June18'18)—72D st, 45 E (5:1387-28), 22x102.2, 4-sty bk & stn dwg, \$65,000.

Green, Michl.—Feb18'18 (June14'18)—17TH ST, 510 E (3:974-53), 23.9x92, 5-sty bk tnt, \$13,000.

69TH ST, 217 E (5:1424-12), 28x100.5, 5-sty bk tnt, \$23,000.

Jung, Jacob.—Jan24'14 (June12'18)—83D ST, 131 E (5:1512-16), nwc Lex av (Nos 1228-34), 41.7x102.2, 5-sty bk tnt & str, \$82,500.

119TH ST, 158-60 E (6:1767-51), 38.4x100.11, 6-sty bk tnt & str, \$44,000.

119TH ST, 162-4 E (6:1767-49), 38.4x100.11, 6-sty bk tnt & str, \$44,000.

128TH ST, 53-5 W (6:1726-14), 38.4x99.11, 6-sty bk tnt, \$50,600.

Kent, Julia A.—Mar9'17 (June12'18)—37TH ST, 109 E (3:893-9), 21x98.9, 3-sty & b stn dwg, 1-20 pt of \$42,500, less 15%. HAGUE ST, 8 & 10 (1:113-40), at cor Cliff, 25.3x42x44.8x11.2, 6-sty bk tnt, 1-20 pt of \$6,000, less 15%.

Krag, Maria.—Sept4'16 (June12'18)—96TH ST, 139 W (7:1851-9), 25x100.11, 5-sty stn tnt, \$29,000.

Lawrence, Chas. W.—June4'17 (June11'18)—48TH ST, 227 E (5:1322-13), 12.6x100, 3-sty & b stn dwg, \$7,800.

Maurer, Louis.—Dec16'17 (June12'18)—17TH ST, 328 W (3:740-47), 25x127.5x—x 129.4, 5-sty bk tnt & 4-sty bk tnt on rear, ½ pt of \$22,500, less 10%. 17TH ST, 344 W (3:740-54), 25x143.10x—x 146.2, 5-sty bk tnt & 3-sty bk tnt on rear, ½ pt of \$23,000, less 10%.

Simmons, Julia G.—Oct30'17 (June13'18)—52D ST, 28 W (5:1267-53), 22x100.5, 4-sty & b stn dwg, \$70,000.

Stevens, Alexina.—June19'17 (June18'18)—PARK AV, 434-42 (5:1292-33), nwc 56th (Nos 85-7), 67x35.6, 7-sty bk & stn tnt & str, ¼ pt of assessed value, \$125,000, equity \$16,435.

125TH ST, 178-84 E (6:1773-43), ss, 100 w 3 av, 140x100.11, 1-sty bk str, 1-40 pt of assessed value \$240,000, equity \$2,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of local sales to next week are noted under Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 21, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

Elizabeth st, 255 (*), ws, 231 s Houston, 24x88.7x23.10x88.2, 5-sty bk tnt & str; due, \$24,680.56; T&C, \$619.25; Wilfred F Ricardo et al, trstes, &c. 20,000

Manhattan st (*), sec 129th, 135.3x67.5x 152.1, gore, 1-sty fr bldgs & vacant; due, \$7,590.29; T&C, \$4,092.60; Emma G Badgley. 10,000

Monroe st, 167 (*), ns, 185.10 w Montgomery, 26.7x100, 6-sty bk tnt & str; due, \$30,231.80; T&C, \$436.84; Henry Jones. 25,000

12TH st, 633 E, ns, 233 w Av C, 25x103.3, 4-sty bk tnt & str (exrs sale); N Nesser. 6,500

13TH st, 634 E, ns, 233 w Av C, 25x103.3, 4-sty bk tnt & str (exrs sale); Julius Maier. 5,800

14TH st, 615 E, ns, 241.1 e Av B, 21.10x 103.3, 5-sty bk tnt (exrs sale); N Nesser. 6,550

29TH st, 110 E, ss, 150 e 4 av, 21.10x98.9, 3-sty & b stn dwg (exrs sale); Saml Marcus. 21,000

51ST st, 320 E, ss, 275 e 2 av, 18.9x100.5, 3-sty bk dwg (exrs sale); Barbara Pospisil. 6,200

56TH st, 433 W (*), ns, 325 e 10 av, 25x 100, 5-sty stn tnt & str; due, \$16,089.34; T&C, \$236.85; Adelaide R Henry. 10,000

74TH st, 244-6 E (*), ss, 133.4 w 2 av, 33.4x102.2, 2-4-sty bk dwgs; due, \$12,-750.39; T&c, \$668.20; German Savgs Bank in City N Y. 12,000

107TH st, 232 E (*), ss, 175 w 2 av, 25x 100.5, 4-sty bk tnt & str; due, \$9,881.54; T&c, \$901.50; E Louise Sands. 8,000

119TH st, 125 W (*), ns, 305 w Lenox av, 20x100.11, 3-sty & b stn dwg; due, \$13,-159.69; T&c, \$476.45; Mary S Porter. 13,000

129TH st, 302 W (*), ss, 75 w 8 av, 25x 99.11, 5-sty bk tnt; due, \$14,077.91; T&c, \$377.60; Benj Mordecai et al, trstes. 10,000

Pleasant av, 282 (*), es, 22.5 n 115th, 18x94, 4-sty bk tnt; due, \$10,308.41; T&c, \$499.70; Greenwood Cemetery. 10,500

4TH av, 59, es, 25 n 9th, runs e87.10xs 5.2xe87.6xn23.10xe37.6xn22.2xw75x14.5xw96 xs25 to beg, 8-sty bk loft & str bldg; due, \$113,492.91; T&c, \$1,357; L Barth & Co. 115,000

5TH av, 2133 (*), es, 83.5 s 131st, 16.6x 75, 3-sty & b stn dwg; due, \$8,774.36; T&c, \$277.20; Anna M E Watkins. 6,500

5TH av, 2135 (*), es, 66.11 s 131st, 16.6x 75, 3-sty & b stn dwg; due, \$8,774.36; T&c, \$277.20; Anna M E Watkins. 6,500

5TH av, 2141 (*), es, 17.5 s 131st, 16.6x 75, 3-sty & b stn dwg; due, \$8,774.36; T&c, \$227.20; Frederic D W Wells et al, 6,500

5TH av, 2143 (*), sec 131st, 17.5x75, 3-sty bk tnt & str; due, \$10,886.20; T&c, \$421.06; Rutherford Realty Co. 7,500

HENRY BRADY.

17TH st, 319 W (*), ns, 200 w 8 av, runs n92xw25x10.10xw3"x18.11xe2"x15.8xw1" xs9.8xe—xs36.10xe25 to beg, 5-sty bk tnt; due, \$21,662.70; T&c, \$907.05; Henry F Schwarz. 20,000

18TH st, 419 E (*), ns, 340 w Av A, 25x 92, 5-sty bk tnt & str; due, \$14,958.79; T&c, \$1,484.79; Geo Ramsey et al, admr. 5,100

48TH st, 232 W (*), ss, 242 e 8 av, 16.9x 100.5, 3-sty stn tnt & str; due, \$21,253.74; T&c, \$1,274.60; Alex Carmichel, Jr. 15,000

84TH st, 37 W (*), ns, 510 w Central Park W, 20x102.2, 4-sty & b bk dwg; due, \$22,522.80; T&c, \$489.55; Louis Marshall, admr. &c. 5,000

179TH st, 531-3 W (*), ns, 100 w Audubon av, 50x100, 5-sty bk tnt; due, \$50,-323.09; T&c, \$1,993.80; Eliz H Gates. 45,000

BRYAN L KENNELLY.

Riverside dr, es, 63 n 170th, 201.6x139.4x 200x128.3, vacant (vol sale); Chas E Greimels. 19,500

ARTHUR C. SHERIDAN.

Madison av, 778-80, ws, 60.5 n 66th, 40x 80, 10-sty bk tnt; due, \$51,152.49; T&c, \$—; sub to 1st mtg \$145,000; 778 Madison Av Co. 210,000

JACOB H. MAYERS.

Dyckman st (*), ss, 100 w C st, lot 10, bk 2246, sec 8, 100x66, vacant; due, \$1,-176.61; T&c, \$165.20; sub mtg \$20,000; Ambrose Joyce. 21,000

SAMUEL GOLDSTICKER.

64TH st, 24 E, ss, 74 w Madison av, 21x 100.5, 4-sty & b bk dwg; adj July 9. —

Total \$647,150
Corresponding week 1917..... 383,475
Jan. 1, 1918 to date.....15,300,759
Corresponding period 1917.....18,398,814

Bronx.

The following are the sales that have taken place during the week ending June 21, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

Carter av (*), ws, 255.2 n 174th, 25x72.8 x—x66, vacant; due, \$2,696.77; T&c, \$444.18; sub mtg \$2,500; City of N Y. 2,750

Carter av (*), ws, 197.8 n 174th, 57.5x66 x—x49.9, vacant; due, \$3,832.28; T&c, \$826.79; sub mtg \$3,500; City of N Y. 3,750

JAMES J. DONOVAN.

Fordham av, 15, ns, 1,091.4 w Main, 50x 100, City Island; due, \$873.31; T&c, \$435.39; T H Curtin. 1,650

Laconia av (*), sec 214th, 50x100; due, \$2,015.16; T&c, \$536.64; Ralph Hickox. 300

Marion av (*), nwc 197th (No 329), 50x 104.4x50.6x111.5, 2-sty fr club house & vacant; due, \$6,643.32; T&c, \$900; Sophia M Moody. 5,000

HENRY BRADY.

232D st, 1037 E (*), ns, 335 e Paulding av, 25 x 85.2; due, \$2,530.52; T&c, \$62.4; Bankers Loan & Invest Co. 500

Calhoun av, 1137, ws, 439.5 n Eastern blvd, 25x99.5x25x100; due, \$3,346.81; T&c, \$189.52; Marie F Getz. 500

Bryant av, 1465 (*), ws, 150 n Jennings, 25x100, 3-sty bk tnt & str; due, \$9,257.45; T&c, \$329.42; Cornelia H Hughes. 5,000

SAMUEL GOLDSTICKER.

Vyse av, 1458 (*), nec Jennings, 25x100, vacant; due, \$3,244.83; T&c, \$268.50; Rosa Schleissner. 3,500

Vyse av, 1460 (*), es, 25 n Jennings, 25x 100, vacant; due, \$1,561.83; T&c, \$197.10; Rosa Schleissner. 1,800

BRYAN L KENNELLY.

Chesebrough av, sec Laurie av, 100x100, vacant (liquidation sale); Max Baum. 330

Stillwell av, sec Edison av, 25x100; also STILLWELL AV, sec Baychester av, 25x 100, vacant (liquidation sale); Maria Chambers. 400

De Reimer av, ws, 25 s Stillwell av, 150 x100, vacant (liquidation sale); J E Wilson. 1,320

De Reimer av, es, 225 n Stillwell av, 25x 100, vacant (liquidation sale); C J Webb. 120

De Reimer av, sec Waring av, 50x100, vacant (liquidation sale); Jos E Marx. 310

De Reimer av, nec Waring av, 75x100; vacant (liquidation sale); H Blair. 420

Baychester av, sec Mace av, 50x80, vacant (liquidation sale); C J Webb. 360

Baychester av, sec Mace av, 100x80; vacant (liquidation sale); Jacob Friedman. 780

GEORGE PRICE.

Tremont av or 177TH st E (*), sec Vyse av, 103x127.9, vacant; due, \$3,808.22; T&c, \$4,894.29; Chas Purdy. 15,000

GEORGE F. ALLISON.

Bronxwood av (*), sec, at sws Corsa av, 36x84.8x—; due, \$250; T&c, \$400; Jefferson F O'Reilly. 100

Total \$43,400
Corresponding week 1917..... 144,125
Jan. 1, 1918 to date.....3,897,997
Corresponding period 1917.....4,021,917

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JUNE 22.

No Legal Sales advertised for this day.

JUNE 24.

126TH ST, 117 W, ns, 196.5 w Lenox av, 17.10x 99.11, 3-sty & b stn dwg; Equitable Life Assurance Soc of U S—Cassery Assets Corp et al; Alexander & Green (A), 120 Bway; Chas H Strong (R); due, \$8,256.77; T&c, \$325; Joseph P Day.

JUNE 25.

HOUSTON ST, 208-10 E, nes, 226.8 nw Av A, 50.4 x70.10 to 1st (Nos 101-3) x50x64.6, 1-4 & 1-5 sty bk tnts & str; Cathedral Church of St John the Divine in City & Diocese of N Y—Max D Steuer et al; Henry M Bellinger, Jr (A), 135 Bway; Isidore D Morrison (R); due, \$38,302.25; T&c, \$1,939.12; Joseph P Day.

JUNE 26.

COLUMBIA ST, 98, es, 300 n Rivington, 25x 100, 4-sty bk tnt & str & 3-sty bk rear tnt; Grace D Thorne—Meyer Israelowitz, et al; Geo E Gartland (A), 11 Wall; Eugene L Bushe (R); due, \$18,846.16; T&c, \$1,617.96; Joseph P Day.

FORSYTH ST, 147, ws, 175 n Delancey, 24x 100, 5-sty bk tnt & str; Henry B Schwab, exr—Bertha Ryshan et al; Schenck & Punnett (A), 84 William; Geo W Collins (R); due, \$25,187.64; T&c, \$700; Samuel Marx.

104TH ST, 66 E, ss, 98.9 w Park av, 18.9x100.11, 3-sty & b stn dwg; Pamela C Lowrie—Chas Wilder et al; Cary & Carroll (A), 59 Wall; Isidor Wasservogel (R); due, \$5,780.75; T&c, \$341.26; Daniel Greenwald.

122D ST, 159 W, ns, 125 e 7 av, 19x100.11, 3-sty & b stn dwg; German Savgs Bank in City N Y—Nathan Spiegel et al; Meyer Auerbach (A), 25 Broad; N Taylor Phillips (R); due, \$14,072.45; T&c, \$150; Henry Brady.

2D AV, 235-7, ws, 50 n 14th, 53.3x79.3, 6-sty bk tnt; Michael Donoghue—Louis Manheim et al; Richard Kelly (A), 233 Bway; Isaac F Russell (R); due, \$58,179.24; T&c, \$15,-840.40; Arthur C Sheridan.

JUNE 27.

25TH ST, 217 E, sec 2d av, 1019-25.

128TH ST, 11 W, ns, 166.6 w 5 av, 18.5x99.11, 3-sty & b stn dwg; Robt B Hirsch et al, exrs—Minnie Salzman et al; Cary & Carroll (A), 59 Wall; Mortimer S Brown (R); due, \$8,817.35; T&c, \$160.59; Henry Brady.

LEXINGTON AV, 1885-95, sec 118th (No 152), 100.11x92.9, 6-3-sty & b stn dwgs; Greenwich Savgs Bank—1889 Lexington Av Co et al; Middlebrook & Borland (A), 46 Cedar; Phoenix Ingraham (R); due, \$58,240.93; T&c, \$2,029.90; Joseph P Day.

MANHATTAN AV, 126, es, 51.3 n 105th, 17x 70, 3-sty & b stn dwg; Eliz F Gregory—Emma C Rayburn et al; Smith & Bowman (A), 38 Park Row; Chas Levy (R); due, \$9,924.65; T&c, \$221.50; Joseph P Day.

2D AV, 1019-25, ws, 25.5 s 54th, 100x100, 4-5-sty stn tnt & str; 25TH ST, 217 E, ns, 210 e 3 av, 25x98.9, 5-sty bk tnt; Joel Rinaldo—Edw J Rinaldo et al; Richard Kelly (A), 233 Bway; Harry N French (R); partition; Henry Brady.

JUNE 28.

SEAMAN AV, 13 & 15, ss, 150 e Academy, 50x 100, 5-sty bk tnt; Sarah G Fuller—Saml Eichhorn et al; Wesselman & Kraus (A), 55 Liberty; Mark M Schlesinger (R); due, \$6,-679.83; T&c, \$2,035; Samuel Marx.

JUNE 29 & JULY 1.

No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

JUNE 22.

HAWKSTONE ST, ss, abt 173 e Walton av, 61.7x64.10x50x28.9, vacant; Anne R Crossin—Jas A Woolf et al; Action 10; Harold Swain (A), 176 Bway; Jerome F Donovan (R); due, \$985; T&c, \$2,800; Henry Brady.

JUNE 24.

No Legal Sales advertised for this day.

JUNE 25.

166TH ST, 428-30 E, ss, 97 e Park av, 50x239, vacant; Sheriff's Sale of all right, title, &c, which United Bohemian Soc of Bronx had on Oct 19, 1917, or since; Jas F Donnelly, sheriff; James J Donovan.

JUNE 27.

MACY PL, 876, ss, 50 w Hewitt pl, 25x94.9, 2-sty & b fr dwg; Margt L Varick, extr, et al—Mary J Higgins et al; Harris, Corwin, Moffat & Schek (A), 165 Bway; Robt M Reid (R); due, \$4,706.22; T&c, \$416; Joseph P Day.

VYSE AV, 1153, ws, 320 n 167th, 20x100, 3-sty bk tnt; Thos C Stephens—Mac R Sturges et al; Thos F Keogh (A), 233 Bway; Chas M O'Keefe (R); due, \$9,189.84; T&c, \$1,894.54; Henry Brady.

JUNE 28.

WHITLOCK AV, 959, ws, 200 n Barretto, 25x 100, 3-sty bk tnt; Jno Raschen—Kath Eckhardt et al; Peter P Smith (A), 44 Court, Bklyn; Myron Sulzberger (R); due, \$8,-165.42; T&c, \$4,719.14; Henry Brady.

JUNE 29.

No Legal Sales advertised for this day.

JULY 1.

184TH ST, 2 E, sec Jerome av, 95x96, 1-sty bk str; Saml Berman—Arklin Realty Co et al; David Stecker (A); Harold H Straus, due, \$8,279.86; T&c, \$300; sub to mtg \$37,500; Samuel Marx.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JUNE 15.

No Foreclosure Suits filed this day.

JUNE 17.

STANTON ST, 179; Central Trust Co of N Y—Abr L Stone et al; Joline, Larkin & Rathbone (A).

39TH ST, ns, 225 w 5 av, 20x98.8; Farmers' Loan & Trust Co et al, exrs—Rose Jodrell et al; Geller, Rolston & Horan (A).

48TH ST, 367 W; Christian G Euler et al—Kate C Boyer et al; R Underhill (A).

107TH ST, ns, 293 e 1 av, 50x100.11; Geo P Ludlam—Carmela Canoro et al; H M Belfinger, Jr (A).

2D AV, 2457; Louis T Lehmeyer—Antonio Marinello et al; H S Marden (A).

JUNE 18.

ESSEX ST, 85-9; State Bank—Grand Delancey Co et al; J A Kohn (A).

71ST ST, ns, 589.6 w Central Park W, 18x102.2; Bklyn Trust Co—Hamilton H Salmon et al; Cullen & Dykman (A).

113TH ST, 68 E; Esther Reinheimer—Lena Baum et al; Rose & Paskus (A).

JUNE 19.

MADISON ST, ss, 95 e Scammel, 24.7x96; Citizens Savgs Bank—Max Markel, exr, et al; amended; Beall & Rogers (A).

MULBERRY ST, 235; N Y Trust Co—Wm J Cunningham et al; amended; Merrill, Rogers & Terry (A).

1ST AV, 189; Simon Engel, exr—Jacob Safran et al; I Cohn (A).

1ST AV, 191; Simon Engel, exr—Jacob Safran et al; I Cohn (A).

1ST AV, es, 75.7 s 118th, 50x94; also 28TH ST, ns, 60 w 8 av, 20x54.9; Karl Fink—Rocco D'Onofrio et al; L Oppenheimer (A).

JUNE 20.

ALLEN ST, 171; Grand Lodge of the U S Independent Order of the Free Sons of Israel—Nathan Greenberg et al; M B & D W Blumen-thal (A).

BEDFORD ST, 23, 25 & 27; Emigrant Indus Savgs Bank—Wm Lustgarten & Co, Inc et al; R & E J O'Gorman (A).

STANTON ST, 179; Central Trust Co of N Y—Max Lapidus; Joline, Larkin & Rathbone (A).

69TH ST, 14 W; Augustus Van Cortlandt—Chas E Locke et al; S S Menken (A).

78TH ST, ns, 125 w 78th, 25x73.1x irreg; Empire Trust Co, trste—Est of Jos Herman et al; Myers & Goldsmith (A).

79TH ST, 73 E; U S Trust Co of N Y—Allela Weston; Stewart & Shearer (A).

80TH ST, 501 E; German Savgs Bank in the City of N Y—Frank Volz et al; M Auerbach (A).

144TH ST, 553-5 W; Frances Kaliski—Hannah F Lersner et al; Aronson & Salant (A).

MADISON AV, 1698; Henry F Holtorf—Elise Ruckert et al; H H Holbert (A).

3D AV, 1645; N Y Savgs Bank—Abr Satzman et al; J A Dutton (A).

JUNE 21.

GOERCK ST, 23; Union Trust Co of Albany, N Y—Bertha Kahn et al; amended; D D Whitney (A).

125TH ST, ss, 202 e Bway, 27x100.11; Cornelia L Manierre—Jno F Nonnenbacher et al; H Swain (A).

MANHATTAN AV, nec 115th, 25x100.11; Columbia Trust Co—Gorham Constn Co et al; Davies, Auerbach & Cornell (A).

Bronx.

JUNE 14.

236TH ST, ns, 250 e Oneida av, 25x100; Smith Williamson, as exr—Pauline Levy, es extr, et al; Williamson & Bell (A).

JUNE 15.

LOTS 228, 229 & 230; map prop Upland Realty Co; LOTS 83, 84 & 85, same map; LOTS 132, 133 & 134, same map; LOTS 8, 9 & 10, same map; LOTS 13, 14 & 15, same map; Bond & Mtg Guar Co—Nearby Realty Corp et al; H Swain (A).

JUNE 17.

168TH ST, nwc Boston rd, 100x137; N Y Life Insur Co—C M Silverman & Sons et al; Cary & Carroll (A).

MARION AV, nec 193d, 80.9x79.9; Josephine Mulholland—Aberholm Realty Co; Sproull, Harmer & Sproull (A).

JUNE 18.

HOLLAND AV, ws, 200 s Van Nest av, 25.2x100; Fredk A Southworth, as trste—Chas H Baechler, as exr, et al; W R Brinkerhoff (A).

MORRIS AV, nwc 150th, 59.2x100; Julia Friedlander et al—Alliego & Spallone Constn Co et al; Unger & Unger (A).

MORRIS AV, ws, 33.7 e 151st, 55.2x100; Dollar Savgs Bank in City N Y—Richard I Epstein et al; Mackellar & Gerbracht (A).

UNION AV, sec 156th, 25x91; Ada M Donelle—Lillian Lewis et al; H Swain (A).

VALENTINE AV, 2106; Washington Beaudine et al, as trstes—Jos W Leberman et al; Deiches & Goldwater (A).

JUNE 19.
NEWMAN ST, ws, 100 s 150th, 50x111.6; Jno Hargash et al—Pasadama Realty Corp; H H Straus (A).
BROOK AV, es, 267.2 n 169th, 43x100.6; East River Savgs Inst—Henry J Semke et al; E R Vollmer (A).

JUNE 20.
No Foreclosure Suits filed this day.

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JUNE 13.
GOVERNOR ST, 26; J Blackburn Miller—Abr L Ulnick; Kornblush & Hutter (A); Henry A Friedman (R); due 23,905.90
HOUSTON ST, 470 E; Isaac Fry et al—Saml Greenfeld et al; Horwitz & Rosenstein (A); Jas O'Malley (R); due 14,815.08

JUNE 14.
73D ST, 211 E; Geo F Droste—Henry M Earle, admr; Geo E Dyde (A); Geo W Burleigh (R); due 20,900.00
108TH ST, ns, 200 w 1 av, 50x100.11; Lawyers Mtg Co—Mary Kaufman et al; Cary & Carroll (A); Middleton S Borland (R); due 34,324.61
131ST ST, ss, 247.6 w Park av, 17.6x 99.11; Eliz B Anderson—Robt C Fraser; Wells & Snedeker (A); Algernon S Norton (R); due 6,180.83

JUNE 15.
No Judgments in Foreclosure Suits filed this day.

JUNE 17.
AMSTERDAM AV, nec 215th, 99.11x 150; Sarah E Cook—Atlantic Realty Co; Louis B Hasbrouck (A); Jno L O'Brien (R); due 31,800.00

JUNE 18.
BROOME ST, 65 to 69; Metropolitan Bank—Rudolph Wallach Co; A S & W Hutchins (A); Chas H Strong (R); due 26,288.19

JUNE 19.
LEWIS ST, ws, 150 s Houston, 25.1x 100; Union Trust Co of N Y—Theresa Bernstein et al; Miller, King, Lane & Trafford (A); Arthur D Kinney (R); due 16,528.81

JUNE 20.
12TH ST, 413 E; Lawyers Mtg Co—Gotham Mtg Co; Cary & Carroll (A); Thos H Baskerville (R); due 24,063.75
103D ST, 320 E; Munderloh Realty Co, Inc—Hanna T McLaughlin; Oliver E Davis (A); Theo K McCarthy (R); due 4,752.75
117TH ST, ns, 81 e 2 av, 24x50; Metropolitan Savgs Bank—Diego Salatino et al; A S & W Hutchins; (a) Winter Russell (R); due 7,895.30

Bronx.

JUNE 14.
No Judgments in Foreclosure Suits filed this day.

JUNE 15.
No Judgments in Foreclosure Suits filed this day.

JUNE 17.
FOREST AV, es, 196 s Home, 60x117; Emigrant Indus Savgs Bank—Edw Bornhoef et al; R & E J O'Gorman (A); H G Pelletier (R); due 12,265.00

JUNE 18.
LOT 54, blk 2845, sec 11, on tax map; Anna R Crossin—Claus Henry Kruse et al; H Swain (A); I S Heller (R); due 623.29

JUNE 19.
No Judgments in Foreclosure Suits filed this day.

JUNE 20.
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JUNE 15.
57TH ST, 315 W; LENOX AV, 465; 8TH AV, 516; 9TH AV, 464; 36TH ST, 364 W; 6TH AV, 655, & PROP in Dutchess & Queens counties—Amelia Finck—Theo Finck et al; partition; Esselstyn & Haughwout (A).

JUNE 17.
No Lis Pendens filed this day.

JUNE 18.
LUDLOW ST, 16; CLINTON ST, 180; LA-FAYETTE ST, 185; Mollie Goldstein—Peter P Cappel et al; partition; I Cohn (A).
12TH ST, ss, 108.10 e 6 av, 19.9x103.3; 3D AV, ec 36th, 24.9x100; 3D AV, swc 47th, 25.5x 95; 3D AV, ws, 25.5 s 47th, 25x95; 3D AV, ws, 50.5 s 47th, 50x95; 3D AV, nwc 48th, 25x76; 57TH ST, ns, 321.5 w Av A, 20x—; 1ST AV, sec 58th, 24.3x49.6, & 1ST AV, es, intersec nes 58TH, 100.4x106.5; Adelaide E O'Meara—Nicholas Betjeman et al; partition; O W Ehrhorn (A).
5TH AV, es, 68 s 12th, 39.3x125; Maillard M Canda—Salmagundi Club et al; action to foreclose mechanic's lien; Jno J Danzilo (A).

JUNE 19.
36TH ST, 506-8 W; Nanreik Realty Co—Mary F Kiernan et al; action to establish interest; W F Clare (A).

JUNE 20.
1ST AV, es, 49 to 51st sts & East River, —x—; also BEEKMAN PL, es, 49th to 51st sts, —x —; Gustavus Staats et al—Berkman Est; counterclaim; Anderson, Iselin & Anderson (A).

4TH AV, 429; Morris Spitz—Paul A McGoldrick et al; notice to levy; S P Pollak (A).

JUNE 21.
AUDUBON AV, 185; Meyer L Sire—Anna Vogel et al; accounting, &c; B E Siegelstein (A).

Bronx.

JUNE 14.
No Lis Pendens filed this day.

JUNE 15.
No Lis Pendens filed this day.

JUNE 17.
No Lis Pendens filed this day.

JUNE 18.
No Lis Pendens filed this day.

JUNE 19.
LOT 7, blk 2890, sec 11, on tax map; Saml Goldsticker—Otto Fersenheim et al; action to foreclose transfer of tax; E Jacobs (A).

JUNE 20.
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub Contractor.

Manhattan.

JUNE 15.
38TH ST, 239 W; Abr Rabinowitz—Laura A Cregan; J Arthur Fisher (73). 2,946.00

JUNE 17.
38TH ST, 239 W; Mofenson & Cohen—Laura A Cregan & Abr Rabinowitz (80). 135.00

58TH ST, 10 W; Geo Dress—Alice Stearn & Restaurant De La Fontaine, Inc (79). 1,014.50

77TH ST, 208 W; Max Berliner—Chas W Chapen, Jas Henderson & A Lerner (78). 103.00

123D ST, 439 W; Eugene Glucksmann—Chalmers Realty Co & Jos F Benaim (75). 103.40

124TH ST, 401-13 W; also 125TH ST, 418-20 W; Chas M Gray Marble & Slate Co—Julia E & Adam S Cameron & Steen & Symes, Inc (76). 59.40

5TH AV, 1056; Vincent De Lazzerio—Wm E Benjamin & Hollerith Bldg & Contracting Co, Inc (77). 680.00

5TH AV, nec 53d, 25x100; Robt Jay Carey, Inc—Chas J Duveen & E A Carpenter; renewal (74). 177.02

JUNE 18.
HOUSTON ST, E, swc Attorney, 20x54; Max Spinner—Regina Kanner (82). 30.00

38TH ST, 239 W; Morris Rabinowitz—Laura A Cregan; Abr Rabinowitz—(83). 900.00

124TH ST, 401-13 W, & 125TH ST, 418-20 W; Richard Furlong, Inc—Julia E & Adam S Cameron; Steen & Symes, Inc (84). 720.00

5TH AV, 1056; Bklyn Fireproof Sash & Door Co, Inc—Anne E Benjamin; Hollerith Bldg & Cont Co (81). 116.00

10TH AV, 187; Jos Goldstein et al—Jacob Appel; Robt Cobban & Sons, Inc (85). 42.50

JUNE 19.
CANAL ST, 415; A C Hall—Alex M Powell & L A Rockwell Co (87). 829.90

48TH ST, 6-8 W; Edw Corning Co—Collegiate Bldg Corp & Paralta Plays, Inc (89). 3,836.21

49TH ST, 47 W; Harry Spencer—W C Benedict & Jane Verdija et al (86). 162.75

BOWERY, ws, 100.1 s Canal, 50x200; Angelo Maggio—Atlantic Garden Realty Corp & Maria Acierno & Feliciano Acierno (90). 1,108.05

BROADWAY, 206-8; Manhattan Sand Co—Ministers, Elders, &c, of the Reformed Protestant Dutch Church of City N Y & Broadway—John St Corp (88). 285.50

JUNE 20.
116TH ST, 206 E; Emanuel Zarraffes et al—Jos Rinaldi (91). 639.25

160TH ST, 656-60 W; Empire Roofing Co—Natwill Holding Co; renewal (92). 225.00

JUNE 21.
No Mechanics Liens filed this day.

Bronx.

JUNE 14.
No Mechanics' Liens filed this day.

JUNE 15.
No Mechanics Liens filed this day.

JUNE 17.
No Mechanics Liens filed this day.

JUNE 18.
ALEXANDER AV, 270; David Levin—Ida Daniel, Blanche Groetzinger & Florence Loewy; Extensive Bldg Co (8). 675.00

WALTON AV, swc 140th, 61.1x150; Hammer Bros—M F O'Neill, Inc, & Jno Doe; Ella O'Neill, M. F. O'Neill & Jno Doe; renewal (4). 535.00

JUNE 19.
204TH ST, 603 E; Herman Ohl—W Frank Cannon (5). 93.75

JUNE 20.
No Mechanics Liens filed this day.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 15.
No Satisfied Mechanics' Liens filed this day.

JUNE 17.
BLEECKER ST, 216 to 220; Alessandro Guastalla—Emme M Golding et al; April'18. 313.50

BLEECKER ST, 216 to 226; same—Henry L Meyer et al; Feb'18. 313.50

243D ST, 124 W; Superior Skylight Co—Henry W Miller et al; May'18. 245.00

JUNE 18.
2CHARLES ST, 98 to 104, & 10TH ST, 229 to 235 W; Geo M McCabe—Hermann C Fricke et al; May'18. 3,675.78

1ST AV, 2226-34; Aug Nugler—Jno O'Brien et al; Oct'17. 343.50

JUNE 19.
37TH ST, 327-9 W; also 38TH ST, 310-28 W; Milton Schnaier Contracting Corp—Emma M Vynne et al; June'18. 3,477.68

SAME PROP; Patrizio & Hendrickson, Inc—same; June'18. 477.50

SAME PROP; Albin Gustafson Co—Equitable Trust Co of N Y; May'18. 1,324.01

45TH ST, 23 W; Weissberg Baer Co—Jules Mayer et al; Apr'18. 160.00

JUNE 20.
77TH ST, 266 W; Isidore H Simpson—Benj Romaine et al; May'18. 182.41

4TH AV, 429; Simon Ginsberg—Harry C Hallenbeck et al; Feb'18. 1,005.00

JUNE 21.
38TH ST, 310-28 W; also 37TH ST, 327-9 W; Oderwald Iron Works, Inc—Emma M Wynne et al; June'18. 1,582.88

CLINTON ST, 99-6; Raisler Heating Co—Jonathan Krader et al; May'18. 265.00

Bronx.

JUNE 14.
No Satisfied Mechanics Liens filed this day.

JUNE 15.
No Satisfied Mechanics Liens filed this day.

JUNE 17.
No Satisfied Mechanics' Liens filed this day.

JUNE 18.
No Satisfied Mechanics Liens filed this day.

JUNE 19.
No Satisfied Mechanics' Liens filed this day.

JUNE 20.
No Satisfied Mechanics Liens filed this day.

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

JUNE 13.
FRANKLIN TRUST CO (a Pennsylvania corp); Jno B Elmendorf; \$6,400; Duer, Strong & Whitehead.

METROPOLITAN PETROLEUM CORPN; Equitable Trust Co of N Y; \$1,378,000; Murray, Prentice & Howland.

JUNE 14.
BARNES MFG CO; David Kahnweiler & Sons; \$2,500; M L Shaine.

JUNE 15.
ST NICHOLAS ZINC CO; American Metal Co, Ltd; \$723.79; Steinhardt & Goldman.

JUNE 17.
No Attachments filed this day.

JUNE 18.
KANEKO & CO; F A Straus & Co; \$13,500; Feiner & Maas.

JUNE 19.
No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

JUNE 14, 15, 17, 18, 19 & 20.
Prudential Lithographing Co. 65 Duane st., Fall Printing Press Co. (R) 4,561.67

Sauter, Wm. 105 Park Row, Bridge Cafe (R) 34,250.00

Wallace, Robt, Jr. 414 W 121st st., Otis Elevator Co. (R) 368.75

Bronx.

JUNE 13, 14, 15, 17, 18 & 19.
Ensign Impt Co. Valentine av, nws 181st st., Overhead Kitchen Clothes Dryer Co. Dryers. (R) 100.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender;
the second that of the Borrower.

Manhattan.

JUNE 18.
57TH ST, 543-7 W; Henry H Jackson
loans College Garage, Inc, to erect 2-
sty garage; 5 payments.28,000.00

Bronx.

JUNE 14.
No Building Loan Contracts filed this
day.

JUNE 15.
No Building Loan Contracts filed this
day.

JUNE 17.
LOTS 46, 47 & 48, sec 3, map of 56 lots
belonging to Geo Huber in 23d & 24th
Wards; Emma Dressner loans Nista
Constn Co to erect —sty bldg; 3 pay-
ments.8,200.00

JUNE 18.
No Building Loan Contracts filed this
day.

JUNE 19.
No Building Loan Contracts filed this
day.

JUNE 20.
No Building Loan Contracts filed this
day.

PLANS FILED FOR NEW
CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

CENTRE ST, 175, 1-sty bk storage, 25x40, tar
& gravel rf; \$600; (o) City N. Y., Dept. of
Finance; (a) Griffin & Wynkoop, 30 Church
(90).

STABLES AND GARAGES.

40TH ST, 351-7 W, 2-sty f. p. garage, 80x197,
slag rf; \$45,000; (o) F. A. Cella, 888 6
av; (a) Jas. J. Gavigan, Grand Cent. Terminal
(88).

50TH ST, 102-4 W, 1-sty bk garage, 38x75,
plastic slate rf; \$10,000; (o) F. A. Cella, 888 6
av; (a) Jas. J. Gavigan, Grand Cent. Terminal
(88).

FRONT ST, 348-50, 1-sty bk garage, 20x70, tar
& gravel rf; \$1,500; (o) Jno. Sweeney, 350
Front; (a) Louis Allmendinger, 20 Palmetto,
Bklyn (92).

8TH ST, 416 E, 1-sty bk garage, 22x97, slag
rf; \$4,000; (o) Wm. Rosenbaum, 245 2d; (a)
Jacob Fisher, 25 Av A (94).

WEST BROADWAY, 541-51, 5-sty f. p. ga-
rage, 100x129, slag rf; \$200,000; (o) Lorenzo
A. Cunéo & Wm. E. Podsoa, 73 Washington
Sq S; (a) Frank Vitolo, 56 W 45th (93).

JANE ST, 31, 1-sty bk garage, 29x21, tar &
gravel rf; \$3,000; (o) Est of P. E. Guerin, 23
Jane; Fred Haroth, exr, 23 Jane; (a) J. H.
Knubel, 305 W 43d (96).

46TH ST, 617 W, 1 & 2-sty bk stable & milk
station, tar & gravel rf; \$10,000; (o) J. H.
Muller, 617 W 46th; (a) J. H. Knubel, 305
W 43d (95).

WATER ST, 274, 1-sty f. p. garage, 45x60,
plastic slate rf; \$5,000; (o) M. J. Sullivan, 111
Cliff; (a) Wm. A. Kennedy, 5654 Newton av
(97).

MISCELLANEOUS.

11TH AV, n e c 19th, 1-sty fr cantonment
service station, 18x11, tar rf; \$9,000; (o)
Consolidated Gas Co, 130 E 15th; (a) Walter
Bloor, 68 Jay, Bklyn (91).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
192D ST, E, s e c Creston av, 5-sty bk tnt,
83.9% x 95.6, slag rf; \$85,000; (o) Absar Realty
Co., Abraham Weisman, 2130 Daly av, Pres; (a)
Chas. Kreymborg, 2240 Quimby av (108).

DWELLINGS.

COLDEN AV, e s, 125 n Mace av, 1-sty hollow
tile dwg, 30x30, slag rf; \$2,000; (o) Frank
Nyari, 867 E 181st; (a) Franz Wolfgang, 535 E
177th (100).

GREYSTONE AV, e s, 59, 11 n Waldo av, 2-
sty hollow tile dwg, 25x43, asbestos shingle rf;
\$6,500; (o) C. M. Doyle, 485 E 180th; (a) W.
O. Tait, 476 Rossmore av, Bronxville, N. Y.
(109).

STABLES AND GARAGES.

RIVER AV, e s, 57.9 n 149th, 1-sty bk garage,
100x100, composition rf; \$20,000; (o) Newat
Realty Co., Philip Wattenberg, 960 Prospect av,
Pres; (a) Irving Margon, 355 E 149th (107).

PLANS FILED FOR
ALTERATIONS

Manhattan.

ATTORNEY ST, 157, columns & girders to 6-
sty bk tnt; \$1,000; (o) Jos. L. Bittenwieser,
220 Bway; (a) Realty Arch. Co., 2471 8 av
(1191).

CANAL ST, 358, alter fire-escape to 4-sty bk
lofts; \$750; (o) Catherine L. K. Pell, 14 Wall;
(a) Adolph E. Nast, 546 5 av (1193).

FRONT ST, 13-17, 1-sty add to 3-sty f. p.
storage; \$6,000; (o) N. Y. Rws. Co., Theo. P.
Shouts, Pres., Plaza Hotel; (a) Severance & Van
Allen, 4 W 37th (1189).

GREENWICH ST, 838, extend elevator shaft
to 4-sty bk stable; \$200; (o) Geo. D. Kuper,
157 Christopher; (a) Jos. Mitchell, 332 W 24th
(1217).

GROVE ST, 96, bathrooms, skylights & boiler-
room to 4-sty bk str & tnt; \$8,000; (o) Jos.
Ettlinger, 13 Astor pl; (a) Harold F. Smith,
38-40 W 32d (1225).

HOUSTON ST, 22 W, new str front, counter
partition to 4-sty bldg; \$800; (o) Marie Son-
tag, 324 Pleasant av; (a) Wm. J. Russell, 25 W
42d (1236).

LIBERTY ST, 123, new f. p. stairs to 7-sty
bk factory; \$3,000; (o) Est of David B. Iverson,
12 W 48th; extrx, Emeline Iverson; (a) Peter J.
McKeon, 217 Bway (1228).

MERCER ST, 253-5, f. p. stairs, partitions,
doors to 2-sty bk police station house; \$28,000;
(o) Police Dept., City of N. Y., 240 Centre; (a)
Thomas E. O'Brien, 240 Centre (1192).

PINE ST, 9, f. p. passageway to 8-sty f. p.
str & office; \$800; (o) J. J. Astor, 21 W 26th;
(a) H. H. Heidgerd, 79 Jane (1195).

THOMPSON ST, 129, fire escape & f. p. doors
to 8-sty bk str & lofts; \$600; (o) Victor Corner,
115 Bway; (a) Robt. A. Fash, 163 W 20th
(1183).

VANDAM ST, 12-16, mezzanine to 14-sty f. p.
factory; \$400; (o) Butterick Publishing Co.,
223 Spring; (a) Jas. S. Johnston, 193 Varick
(1224).

WALL ST, 78-80, sun parlor & rest rooms to
12-sty f. p. office; \$6,500; (o) Pacific Develop-
ment Corp., Mr. Bruce, Pres., 78 Wall; (a)
Wolung & Bull, 214 Fulton (1212).

WATER ST, 622-4, stairs, floors & remove stalls
to 5-sty bk stable; \$1,500; (o) Benj. & Jacob
Jackson, 168 Church; (a) Jos. P. Whiskeman,
30 E 42d (1201).

WOOSTER ST, 100, beams to 5-sty bk factory;
\$50; (o) Crescent Star Realty Co., 211 E 55th;
(a) Alex. Baylies, 33-4 Bible House (1203).

4TH ST, 31-5 E, stairs, floors, roof & open-
ings to 4-sty bk cafe & dwg; \$30,000; (o)
Nitrarn Realty Co., 3219 3 av; (a) Alex. Baylies,
33-4 Bible House (1188).

5TH ST, 220 E, ext, stairs, new entrance,
wall removed, partitions & floors removed &
new bathrooms to 3-sty nursery, synagogue &
dwg; \$6,000; (o) Congregation of Daughters &
Sons of Israel, 220 E 5th; (a) Sam Rosenblum,
51 Chambers (1221).

8TH ST, 39 E, partitions to 4-sty bk factories;
\$800; (o) Mrs. Louisa Streicher, on prem; (a)
A. Vendrasco, 64 Washington sq (1197).

12TH ST, 119 W, partitions, toilet to 6-sty bk
tnt; \$400; (o) No. 119 W 12th St Co., 22 E 105th,
Morris Marcho, Pres; (a) Jos. C. Shaeffer, 38
W 32d (1230).

19TH ST, 531-3 W, 2-sty ext, walls & stairs
to 2-sty bk stable; \$15,000; (o) Jas. Mac-
Kenzie, 191 9 av; (a) Albert E. Straker, 191 9
av (1187).

20TH ST, 201 E, 2 toilet rooms, remove & cut
openings in partitions of 55 ft. bldg; \$300; (o)
J. Chr. G. Hupfel Brewing Co., J. Chr. G.
Hupfel, Pres; (a) K. Harlack, 1702 Amsterdam
av (1239).

25TH ST, 124 W, relocate toilets & stairs,
new partitions, lavatory to 5-sty bk tnt; \$2-
500; (o) Blanch C. Adler, 525 W 152d; (a) E.
A. Lynde, 2715 Decatur av, Bronx (1199).

25TH ST, 202 E, show window, stairs to 2-
sty bk workshop; \$700; (o) Est. Geo. Schuch-
man, 1511 3 av; (a) Chas. M. Straub, 147 4
av (1207).

26TH ST, 130 W, new exits to 7-sty f. p.
lofts; \$2,000; (o) Ernest W. Brown, 45 W
130th; (a) John Brandt, 271 W 125th (1209).

26TH ST, 19 W, skylights to 5-sty bk lofts;
\$900; (o) Wm. W. Astor, London, Eng.; (a) J.
Francis Burrows, 410 W 34th (1200).

27TH ST, 520 W, fire-escapes to 4-sty bk
factory; \$1,000; (o) L. W. Lyons & Sons, Inc.,
520 W 27th; (a) H. E. Horwitz, 501 W 44th
(1211).

34TH ST, 138 W, stairs & partitions to 4-sty
bk str, office & lofts; \$1,000; (o) Albert Levi,
care arch; (a) B. H. & C. N. Winston, 148th
& 3 av (1205).

35TH ST, 21 W, 42 ft. ext to 1st & 2d stys
of 5-sty bk res; \$2,500; (o) A. F. Goodby, 59
E 65th; (a) Wm. J. Russell, 25 W 42d (1235).

40TH ST, 34-6 E, remove elevator shaft to
5-sty bk res; \$5,500; (o) John A. Alvord, 34 E
40th; (a) Emery Roth, 119 W 40th (1222).

42D ST, 3 W, columns to 4-sty bk str & office;
\$500; (o) Louis M. Gerry, 3 W 42d; (a) Struc-
tural Eng. Co., 198 Bway (1215).

44TH ST, 213-15 E, 5,000-gal. tank to 5-sty
bk lofts; \$350; (o) Mary M. Williams, 213 E
44th; (a) David Isseks, 94 Mangin (1223).

45TH ST, 505 W, water closet compartments
& stairs to 3-sty bk loft; \$3,500; (o) C. M.
Smith, 99 Warwick; (a) Nathan Langer, 81 E
125th (1220).

48TH ST, 22 E, show windows & partitions to
5-sty bk bldg; \$15,000; (o) Mrs. R. A. McC.
Eagen, 22 E 48th; (a) Wm. Edgar Moran, 15
W 38th (1213).

55TH ST, 13 E, new show front, ext, parti-
tions to 4-sty bk apt; \$10,000; (o) David Ma-
hony, 101 Park av; (a) N. H. Hunt, 101 Park
av (1231).

60TH ST, 137 E, rest stoop, change window
to door, small partition to 4-sty bk dwg; \$500;
(o) D. Bovaird, 137 E 60th; (a) M. Jos. Har-
rison, World Bldg. (1234).

62D ST, 210 E, bathrooms, remove stoop to
4-sty bk dwg; \$1,200; (o) Mrs. Edw. Dick-
son, 32 W 58th; (a) Chas. H. Richter, 39 Cort-
landt (1210).

62D ST, 9 E, 1-sty add to 5-sty bk dwg; \$10-
000; (o) Robt. J. F. Schwarzenbach, 470 4 av;
(a) Harry Allan Jacobs, 370 5 av (1186).

67TH ST, 63-7 W, remove stairs and show
window to 2-sty bk str & office; \$600; (o) Est
Mary E. Boyce, 137 W 23d; (a) P. J. Murray,
141 E 40th (1206).

72D ST, 265 W, rearrange entrance & parti-
tions, new bathrooms, stairs to 4-sty bk dwg;
\$7,000; (o) Marian K. Clark, 749 West End
av; (a) Geo. & Ed. Blum (1238).

78TH ST, 148 E, remove stoop, 1-sty ext, new
plumbing, elec lighting, heating, stairs, parti-
tions to 3-sty bk dwg; \$12,000; (o) H. R.
Childs, 149 E 78th; (a) A. C. Nash, 345 5th av
(1237).

84TH ST, 434 E, ext to 1st & 2d stys of 4-sty
bk bldg; \$2,500; (o) A. Freifeld, 434 E 84th;
(a) Sam Cohen, 32 Union sq (1227).

86TH ST, 108 W, new partitions, vent shaft,
boiler flue, stairs, & removal of stoop from 4-
sty tnt; \$5,000; (o) Histania Holding Co., 18 E
41st; Jos. M. Philbrich, Pres; (a) Seymour
Schampain, 104 W 42 (1233).

92D ST, 436-42 E, 1-sty ext to 2-sty bk stable;
\$2,000; (o) Riverside Ice Co., 436 E 92d; (a)
Jas. P. Whiskeman, 30 E 42 (1202).

99TH ST, 147 W, door openings to 6-sty bk
garage; \$1,000; (o) Thos. A. Williams, on
prem; (a) Robt. A. Fash, 163 W 20th (1184).

104TH ST, 64 E, str front to 3-sty bk str &
tnt & synagogue; \$700; (o) Nathan Kletz, 159
E 103d; (a) Chas. M. Straub, 147 4 av (1182).

120TH ST, 36 W, reset partitions, window
frame & shades to 3-sty bk dwg; \$2,000; (o)
S. Beck; (a) Nathan Langer, 81 E 125th
(1219).

124TH ST, 232 E, doors to 3-sty bk dyeing &
cleaning; \$300; (o) A. W. Pross & F. H. Sin-
cerbeaux, 46 Cedar; (a) J. Hoffman, 188 St.
Nicholas av (1194).

BROADWAY, 679, strengthen floors to 8-sty
f. p. hotel; \$600; (o) Eugene Higgins, prem;
(a) Edw. A. Lehmann & Co., 40 Cedar (1196).

BROADWAY, 1425, rearrange stage entrance
of 1 & 7-sty opera house; \$2,000; (o) Metro-
politan Opera & Real Estate Co., 105 W 40th;
August D. Julliard, Pres; (a) Louis E. Oud-
wein, 2078 Vyse av (1232).

CENTRAL PARK W, 275, partitions to 7-sty
f. p. apt house; \$500; (o) Home Prospect
Realty Co., 149 Church; (a) Schwartz & Gross,
347 5 av (1185).

MADISON AV, 360, openings to 11-sty f. p.
str & office; \$300; (o) Harold Phipps, on prem;
(a) Jacob Gescheidt, 142 E 43d (1204).

MADISON AV, 1001, ext, partitions, toilets
to 5-sty bk str & dwg; \$1,500; (o) Bertalova
Barna, on prem; (a) Gronenberg & Leuchtag,
303 5 av (1208).

1ST AV, 447, elevator shaft, toilet, 1-sty ext
to 5-sty bk lofts; \$17,000; (o) Bowery Savings
Bank, 128 Bowery, Henry A. Schenck, Pres.;
(a) A. M. Colucci, 1342 Fulton av (1218).

1ST AV, 1556, extend 1st sty, add seats to 2-
sty bk theatre; \$2,000; (o) Wygoda Realty Co.,
1573 1 av; (a) Samuel Levingsen, 101 W 42d
(1216).

4TH AV, 429, erect marquise at entrance to
7-sty str & tnt; \$100; (o) Jno. Hallenbeck, 429
4th av; (a) J. M. Felson, 1133 Bway (1226).

5TH AV, 372-4, 35th st, 1-3-7 W, remove walls
& connect bldg to 6 & 12-sty f. p. str & lofts;
\$5,000; (o) 5th Av Bldg., J. J. Astor, J. Roose-
velt, Vincent Astor, trustees, 23 W 26th; of 3
W 35th st bldg., Ball Realty Co., 374 5 av; (a)
Townsend, Steinle & Haskell, Inc., 1328 Bway
(1198).

6TH AV, 406, remove partitions, new show
windows, plumbing, fire escapes to 3-sty bk str
& lofts; \$3,500; (o) Jean Guthlin, 101 W 42d;
(a) Sam Levingson, 101 W 42d (1229).

8TH AV, 664-6, 1-sty ext, toilets to 3-sty bk
str & loft; \$2,000; (o) Richard S. Treacey,
662 8 av; (a) Ernest A. Lynde, 2715 Decatur
av (1214).

10TH AV, 743-5, show windows & stairs to
1½-sty bk lunch & club rooms; \$8,000; (o) Y.
W. C. A., Mrs. Robt. B. Speer, 600 Lex av; (a)
P. J. Murray, 141 E 40th (1190).

Bronx.

BARNES AV, e s, 120 n Morris Park av, raise
to grade 3-2-sty fr dwgs; \$2,500; (o) Geo.
Langdon, 77 Woodland av, New Rochelle, N. Y.;
(a) B. Ebeling, 2400 Westchester av (155).

HOUGHTON AV, 2223, 2-sty fr ext, new
toilet, partitions to 2-sty fr dwg; \$1,500; (o)
Patrick Gannon, on prem; (a) Wm. H. Hop-
kins, 2600 Decatur av (157).

JEROME AV, 1868-70, new str fronts, parti-
tions to 2-3-sty fr str & tnts; \$1,500; (o) Geo.
W. Ebermayer, 33 W 150th; (a) Chas. S. Clark,
441 Tremont av (156).

WASHINGTON AV, 1244-8, remove encroach-
ments & new steps to 3-5-sty bk tnts; \$1,500;
(o) Harrietta Holding Co., 101 W 42d; (a)
Samuel Livingston, 101 W 42d (154).

RECORDS SECTION

of the

REAL ESTATE BUILDERS' RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

*Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CI

No. 2624

New York, June 29, 1918

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

JUNE 21, 22, 24, 25, 26 & 27.

Allen st, 167 (2:416-22), ws, 125 s Stanton, runs s25.6xw46xn0.6xw41.6xn25 xe 87.6 to beg, with AT to strip 25x0.8 on rear, 5-sty bk tnt & str; 5-sty bk rear tnt; Max Cohen et al to Efficiency Realty Corp, 36 W 24; AL; July 20 '17; June 25 '18; A\$13,500-19,000. O C & 100

Chrystie st, 124 (2:419-2), es, 25.1 n Broome, 25x62.5, 5-sty bk tnt & str; A \$11,000-17,000; also CHRYSTIE ST, 126 (2:419-3), es, 50.1 n Broome, 24.10x62.5, 5-sty bk tnt & str; A\$11,000-17,000; Lawyers Mtg Co to Giuseppe Di Cristina, 17 Spring; B&S; June 26 '18 (R S \$31). O C & 100

Chrystie st, 124-6; Giuseppe Di Cristina to Vincenza Montana, 17 Spring; B&S; mtg \$25,000; June 26 '18 (R S \$6). O C & 100

Chrystie st, 126, see Chrystie, 124.

Clinton st, 210, see Henry, 208.

Clinton st, 246 (1:258-41), es, 40.7 n Cherry, 30.1x71.11x29.10x71.11, 6-sty bk tnt & str; Eva Diamondston to Harjo Realty Corp, 309 Bway; B&S; AL; June 26; June 27 '18; A\$13,500-28,500 (R S 50c). O C & 100

Cooper sq, 33, or 3D av, or Bowery, 389 (2:461-5), es, 97 n 5th, runs -80x-24.6x-80 to av x-24.6 to beg, 2 & 3-sty bk tnt & str; Beatrice Moss, 1366 St Nicholas av, to Henry M Greenberg, 34 W 119; AL; June 5; June 24 '18; A\$16,500-18,500 (R S \$150). O C & 100

Delancey st, 174 (2:348-72), ns, 50 w Attorney, 25x100, 5-sty bk tnt & str; 5-sty bk rear tnt; Jos L B Mayer to Bertha Kahn, 421 E 82; B&S; AL; June 12; June 26 '18; A\$23,000-32,000. O C & 100

Delancey st, 174; Bertha Kahn to Jos L B Mayer, 63 E 74; B&S; AL; June 18; June 26 '18. O C & 100

Division st, 230 (1:314-35), ns, 136 e Clinton, runs n74.8xn18.8xn14.2xs95 to st xw 24 to beg, 5-sty bk tnt & str; Morris Stone to Irving W Dimelow, 191 Pennsylvania av, Freeport, LI; mtg \$19,000 & AL; June 12; June 14 '18; A\$13,000-20,500 (R S 50c). (Corrects error in last issue as to size of lot.) O C & 100

Eldridge st, 3 (1½) (1:292-30), ws, 41.8 n Division, 22.4x50, 3-sty bk tnt & str; A \$11,000-18,500; also 27TH ST, 331-3 E (3:933-16-17), ns, 337.6 e 2 av, 41.8x98.9, vacant; A\$16,000-16,000; Wm B Case, of Jamaica, LI, to Albin R Case, 49 Union Hall st, Jamaica, LI; QC; Nov 19 '17; June 25 '18 (R S \$150). nom

Eldridge st, 3 (1½); also 27TH ST, 331-3 E; Mary C Parks, at Richmond Hill, B of Q, et al to same; QC; Nov 19 '17; June 25 '18 (R S \$150). nom

Eldridge st, 3 (1½); also 27TH ST, 331-3 E; Wm W Case, of Bklyn, et al, to same; QC; Nov 19 '17; June 25 '18 (R S \$150). nom

Eldridge st, 3 (1½); also 27TH ST, 331-3 E; Geo D Randall, NY, et al, to same; QC; Nov 19 '17; June 25 '18 (R S \$150). nom

Eldridge st, 3 (1½); also 27TH ST, 331-3 E; Wm W Case, of Boston, Mass, et al, to same; QC; Nov 19 '17; June 25 '18 (R S \$150). nom

Eldridge st, 3 (1½); also 27TH ST, 331-3 E; Mary C Case, by Harry S Case, her COMMITTEE, to same; AT; QC; AL; June 13; June 25 '18 (R S \$1). 761.16

Front st, 367-9 (1:243-21 & 31-32), ss, 62.10 w Jackson, runs w62.2xsl40 to ns South (No 384) xe25xn70xe25xn27.3xe12.1xn7.5xe0½xn35.8 to beg, 1-sty bk storage & vacant; Rothbart Garage Operators, Inc, 320 E 38, to Solomon Haber, 1568 1 av; mtg \$14,250; June 19; June 21 '18; A\$12,500-13,000. O C & 100

Henry st, 208 (1:269-85), sec Clinton (No 210), 23.9x100, 6-sty bk tnt & str; Bessie Lazerus to 491 Powell St Realty Co, 350 Bway; AL; Jan 25; June 22 '18; A\$27,500-48,500. O C & 100

Lispensard st, 17, see Park Row, 225.

Lispensard st, 46-8 (1:194-26), ss, 152.6 e Church, 47.11x93.8x48.2x93.8, 5-sty bk str; Matilda E Hayes of Newport, RI, to Eloise C Miles, 526 W 114; 1-6 pt; AT; AL; June 11; June 24 '18; A\$34,000-47,000. nom

THE SUPREME COURT

has permitted real estate appraisers to qualify as experts and testify in court proceedings from their knowledge of real estate values obtained from the records as published in the Record and Guide. Why? Because, they are absolutely authentic, for these records are carefully abstracted from the original instruments, verified and edited by experts with years of experience, thus making them accurate, dependable and reliable, having no equal, and their value never decreasing.

With additional information not given in the Record and Guide weekly, these records are also published in the Quarterly, the final one, making in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscellaneous Conveyances such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

Ludlow st, 172 (2:412-44), es, 100.7 n Stanton, 24.9x90, 5-sty bk tnt & str; Esther Koppelman to Morris Rabinowitz, 356 Bway, Bklyn; mtg \$23,000; June 25; June 26 '18; A\$14,000-23,000 (R S \$150). nom

Manhattan st (7:1995-38), sec 129th, 135.3 x67.5x152.1, gore, 1-sty fr bldgs & vacant; John T Sturdevant, ref, to Emma G Badgley at East Orange, NJ, plff; FORECLOS transfer tax lien June 20; June 24; June 26 '18; A\$10,000-10,000. 10,000

Mercer st, 121 (97) (2:499-27), ws, abt 200 s Prince, 25x100, 5-sty bk loft & str bldg; N Y Eye & Ear Infirmary, 218 2 av, to Harry Swanson, 324 W 96; B&S & CaG; AL; June 25; June 26 '18; A\$17,000-23,000 (R S \$20.50). 20,500

Mercer st, 121 (97); Harry Swanson to Lawrence Stern, 122 Courtelyou rd, Bklyn; mtg \$15,500 & AL; June 25; June 26 '18. O C & 100

Monroe st, 257 (1:266-30), ns, 200.8 w Jackson, 24.10x93.5x25.2x93.1, 5-sty bk tnt & str; Johanna Bach, 170 So New York av, Atlantic City, NJ, to Carrfa Tencoon, 3 W 101; mtg \$20,000; May 15; June 24 '18; A\$13,500-28,500. nom

Monroe st, 279 (1:265-3), ns, 50.2 e Jackson, 25x95, 6-sty bk tnt; Gussie Dworkowitz to Albert S Wright, 103 Midland av, Montclair, NJ; B&S & CaG; AL; June 21; June 24 '18; A\$9,000-23,500. nom

Norfolk st, 107 (2:353-34), ws, 150 n Delancey, 25x100, 5-sty bk tnt & str; Robt F Wagner, ref, to Harris D Colt, 515 Park av & Lucius H Beers at Westhampton Beach, LI TRSTES will Richd S Ely, plffs; FORECLOS May 28; June 24 '18; A\$20,500-35,000 (R S \$24.50). 24,500

New Bowery, 62, see Park Row, 225.

South st, 384, see Front, 367-9.

Stanton st, 67 (2:416-16), sws, 65.6 nw Allen, 23x50, 3-sty fr bk ft tnt & str; Sol Solovinsky to Ray Gross, both at 453 Shephard av, Bklyn; AL; June 24; June 26 '18; A \$8,500-10,500 (R S \$3). O C & 100

Stanton st, 240 (2:339-56), ss, 75 w Sherif, 25x75, 5-sty bk tnt & str; Bertha Kahn to N Y Trust Co, 26 Broad; B&S; mtg \$19,500 & AL; June 18; June 26 '18; A \$13,500-23,500 (R S \$1). nom

3D st, 416 E (2:356-43), ss, 131.1 w Tompkins, runs s62.11xw40 to es Mangin or East st xn68 to 3d xe40.4 to beg, 6-sty bk tnt & str; A\$7,500-21,500; also 3D ST, 418 E (2:356-45), ss, 90.9 w Tompkins, 40.4x63x40x62.11, 6-sty bk tnt & str; A \$7,500-21,500; Mary Abramson of Middletown, NY, to Wolf Cohen, 170 E 105; ½ pt; B&S & confirmation deed; AL; June 21 '18 (R S 50c). nom

3D st, 418 E, see 3d, 416 E.

9TH st, 7 E (2:567-31), ns, 150 e 5 av, 25x92.3, 3-sty & b bk dwg, 1-sty ext; Columbia Trust Co, TRSTES will Mary E Cumming, to Gustavus T Kirby, 7 E 9; mtg \$5,000; June 18; June 25 '18; A\$21,000-24,000 (R S \$33). 33,000

10TH st, 112 E (2:465-13), ss, 175.4 e 3 av, 18x57.5x19.2x64.1, 5-sty bk tnt; Celia Almour of Bklyn to Rose Fleischman, 1516 Union, Bklyn; mtg \$6,500 & AL; June 12; June 21 '18; A\$7,000-10,000. nom

10TH st, 230 E (2:451-26), ss, 200 w 1 av, 25x92.3, 4-sty bk tnt; Theo K McCarthy, ref, to Mary B Hague, 1724 1 st, Wash, D C, plff; FORECLOS June 4; June 20; June 21 '18; A exempt-exempt (R S \$15). 15,000

18TH st, 100-6 W, see 6 av, 279-87.

25TH st, 36-8 W (3:826-63), ss, 300 e 6 av, 49.6x98.9, 16-sty bk loft & str bldg; Systematic Building Co, 228 W 36, to Delor Realty Co, 37 Liberty; mtg \$118,000 & AL; May 28; June 26 '18; A\$110,000-290,000 (R S \$162). nom

27TH st, 331-3 E, see Eldridge, 3.

27TH st, 236 W (3:776-59), ss, 285 e 3 av, 24.10x98.9, 4-sty bk tnt & 3-sty bk rear tnt; A\$15,500-19,500; also 27TH ST, 238 W (3:776-60), ss, abt 261 e 8 av, 24.10x98.9, 4-sty bk tnt & str; A\$15,500-19,500; Anna Van Dyke Malcolm, 130 W 57, to Eliphalet L Davis, 249 W 22; B&S; mtg \$40,000 & AL; June 27 '18. nom

27TH st, 238 W, see 27th, 236 W.

36TH st, 36 W (3:337-66), ss, 435 w 5 av, 20x98.9, 3-sty stn loft & str bldg; Jos C Levi, ref, to Juliette H Goodman, 36 W 36, & Katie Haas, 3924 Bway; FORECLOS June12; June24; June27'18; A\$56,000-61,000 (R S \$49.50). **49,500**

39TH st, 451 W (3:737-7), ns, 125 e 10 av, 25x98.9, 4-sty bk tnt & str; Chas Coogan, 2942 Bainbridge av, Bronx, to Caroline L Gilsey at Good Ground, LI, EXTRX Peter Gilsey, 2d; B&S; mtg \$10,000; Apr30; June24'18; A\$11,000-13,000. **O C & 100**

48TH st, 232 W (4:1019-54½), ss, 242 e 8 av, 16.9x100.5, 3-sty stn tnt & str; Chas M O'Keefe, ref, to Alex Carmichel, 311 W 76, plff; FORECLOS June18; June24; June25'18; A\$23,000-24,000 (R S \$15). **15,000**

49TH st, 605 W (4:1097-23), ns, 100 w 11 av, 25x93, to ss Verdant ia with AT to said land in rear of above, 1-sty fr shop & 3-sty bk & fr rear tnt; Anna McGuire or Maguire, 484 Willoughby av, Bklyn, to David Wilson, 459 W 47, & Gustave A Zerbst, 344 W 47; AL; June24; June26'18; A\$9,500-9,500 (R S \$9.50). **nom**

52D st, 517 W (4:1081-23), ns, 225 w 10 av, 25x100.5, 5-sty bk tnt & str; Leonard Lindenbach to Albert H Ammidown, 211 Lincoln av, Orange, NJ; mtg \$16,000 & AL; June24'18; A\$9,000-17,000 (R S \$2). **O C & 100**

54TH st, 236-S E, see 148th, 403 W.

56TH st, 433 W (4:1066-14), ns, 325 e 10 av, 25x100.5, 5-sty stn tnt & str; Wm Bondy, ref, to Adelaide R Henry, 51 E 72, plff; FORECLOS June19; June20; June21'18; A\$11,000-18,500 (R S \$10). **10,000**

57TH st, 33 W (5:1273-15), ns, 550 w 3 av, 25x100.5, 5-sty & b stn dwg, 1-sty ext; Francis L Minton et al, EXRS Jos W Ogden, to John A Harriss, 140 Riverside dr; June14; June25'18; A\$132,000-160,000 (R S \$140). **140,000**

70TH st, 259 W (4:1162-9), ns, 191.1 e West End av, 16.11x100.5, 4-sty bk dwg; Rex E Beach of Lake Hopatcong, NJ, to R B Holding Corp, 149 Bway; AL; Mar29; June26'18; A\$14,500-22,000 (R S \$15). **nom**

72D st, 222 E (5:1226-38½), ss, 254 e 3 av, 18x102.2, 3-sty & b stn dwg; Eva Rose et al to Geo W Goldberg, 122 E 82; June 19; June26'18; A\$9,000-15,000 (R S \$2). **nom**

75TH st, 168 E (5:1409-51), ss, 55 e Lex av, 18x102.2, 4-sty bk tnt; Frederic R Halsey to Anne Dupre, 138 E 94; June4; June 22'18; A\$11,000-20,000. **nom**

76TH st, 432 E (5:1470-33), ss, 175 w Av A, 25x102.2, 5-sty bk tnt & str; Mary Peroutka to Max Katz, 229 E 72, & Ludwig Polacek, 353 E 72; mtg \$14,400; June 18; June21'18; A\$8,000-21,000 (R S \$25.0). **O C & 100**

77TH st, 203 W (4:1169-28), ns, 100 w Ams av, 25x102.2, 6-sty bk stable; Geo Crawford to Ella Crawford, 252 W 73; mtg \$19,500; May7; June25'18; A\$25,000-40,000 (R S \$15). **O C & 100**

77TH st, 307 W (4:1186-19), ns, 100.6 w West End av, 18.6x102.2, 4-sty & b stn dwg, 2-sty ext; Ethel Holly to Sophie L Marsh, both at 307 W 77; ½ pt; mtg \$15,000 & AL; June12; June26'18; A\$20,000-26,000 (R S \$1.75). **O C & 100**

77TH st, 325 W (4:1186-10), ss, 263 w West End av, 19x102.2, 4-sty & b stn dwg, 2-sty ext; Louis S Brush to Millie Claman, 790 Riverside dr; B&S; June20; June27'18; A\$20,500-27,000 (R S \$16). **nom**

78TH st, 342 E (5:1452-36), ss, 230 w 1 av, 20x102.2, 4-sty stn tnt; Robt J Hare Powell, ref, to Jacob Schnekraut, 794 E 158, plff; FORECLOS June10; June25'18; A\$7,000-11,500 (R S \$6). **6,000**

80TH st, 146 W (4:1210-53), ss, 270 e Ams av, 20x102.2, 4-sty & b stn dwg; Bloomfield Littell, EXR Mary S Wilson, to Agnes G W Bertieri & John S Wilson, both at 16 Victoria rd, London, Eng; July 16'13; June21'18; A\$18,000-23,000. **nom**

84TH st, 37 W (4:1198-11½), ns, 510 w Central Park W, 20x102.2, 4-sty & b bk dwg; Jos P Morrissey, ref, to Louis Marshall, 47 E 72, ADMR Florence Marshall, plff; FORECLOS June17; June24'18; A\$16,000-21,500 (R S \$5). **5,000**

87TH st, 131 W (4:1218-22), ns, 258.4 w Col av, 16.8x100.8, 3-sty & b stn dwg; City Real Estate Co to Rave P Terrell, 322 W 46; B&S; June24'18; A\$14,000-17,500 (R S 50c). **O C & 100**

87TH st, 131 W; Rave P Terrell to City Real Estate Co, 176 Bway; B&S; mtg \$4,000; June24'18 (R S 50c). **O C & 100**

95TH st, 210 E (5:1540-42), ss, 180 e 3 av, 25.1x100.8x25.7x100.8, 5-sty bk tnt & str; Abr C Quackenbush, 1287 Mad av, to Jacob Jacobowitz, 110 E 96; June20; June21'18; A\$8,000-17,000 (R S \$14.50). **O C & 100**

103D st, 222 E (6:1652-38), ss, 255 e 3 av, 25x100.9, 4-sty bk tnt & str; Arkay Realty Co, 102 E 124, to Francis C Kelly at Larchmont, NY; mtg \$10,500 & AL; June 26'18; A\$7,000-12,000. **nom**

105TH st W, see Riverside dr, see Riverside dr, 323.

107TH st, 232 E (6:1656-32), ss, 175 w 2 av, 25x100.5, 4-sty bk tnt & str; Thos C McDonald, ref, to E Louise Sands, 11 E 84, plff; FORECLOS June21; June22; June 24'18; A\$6,500-10,500 (R S \$8). **8,000**

111TH st, 521 W (7:1823-18), ns, 275 w Ams av, 100x100.11, 6-sty bk tnt; Wm F Armstrong to Olds Holding Corp, 217 Bway; sub to PM; mtg \$145,000; June25; June26'18; A\$88,000-172,000 (R S \$172). **nom**

113TH st, 114 W, see St Nicholas av, 54.

114TH st, 208-10 E (6:1663-47), ss, 122.4 e 3 av, 42.3x100.11, 6-sty bk tnt & str; Transfer Holding Co to Alfred Hahn 32 Walker; AL; June11; June21'18; A\$12,700-39,000. **nom**

115TH st, 34 W (6:1598-53), ss, 451 e Lenox av, 18x100.11, 3-sty bk tnt & str; Rountable Life Assur Soc of U S, to Abr Fourn, 34 W 115; B&S; mtg \$11,000 & AL; June25'18; A\$7,500-10,000 (R S \$11). **nom**

115TH st, 113 W (7:1825-25), ns, 150 w Lenox av, 25x100.11, 5-sty bk tnt; Jos Jacobs to Louis J Jacobs, both at New Canaan, Conn; B&S; AL; Nov27'17; June25'18; A\$14,000-24,000 (R S 50c). **nom**

116TH st, 438 W, see Ams av, 1129.

118TH st, 524-6 E (6:1716-38), ss, 331.4 e Pleasant av, 41.8x100.11, 6-sty tnt & str; Louis H Strouse TRSTE in bankruptcy of Estate of Loretta Corp, bankrupt, to Louis Mandel, 83 Hinsdale st, Bklyn; B&S; Apr12; June24'18; A\$8,300-33,000 (R S 50c). **25,000**

118TH st, 524-6 E; Louis Mandel of Bklyn to Barnett Feinstein, 48 W 119; B&S; AL; Apr16; June24'18 (R S 50c). **O C & 100**

118TH st, 524-6 E; Barnett Feinstein to Zelah Van Loan, 12 E 31; B&S; June22; June24'18 (R S 50c). **225**

121ST st, 50 E, see Madison av, 1861.

122D st, 255 E (6:1787-19½), ns, 73.6 w 2 av, 14x70, 3-sty & b stn dwg; John Od-done to Alfredo & Arturo Fasano, 1508 Ams av; mtg \$3,500 & AL; June25'18; A\$3,500-4,000 (R S \$1.50). **O C & 100**

124TH st, 124 W (7:1908-43½), ss, 243.9 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; Mary Frank, 441 E 161, ADMTRX Jos A Frank, to John A Bloom, 1081 Bush- wick av, Bklyn; AL; June25; June27'18; A\$7,500-11,000 (R S 50c). **O C & 100**

127TH st, 41 W (6:1725-19), ns, 441.3 w 5 av, 18.9x99.11, 3-sty & b stn dwg; Cath A Dieterlen et al, individ & EXRS & Theo Dieterlen, to Edwin C Worns, 150 W 127; June27'18; A\$4,800-6,500 (R S \$6.50). **6,500**

129TH st, 32 W (6:1726-54), ss, 438.6 w 5 av, 21.6x99.11, 3-sty & b bk dwg; Fredk A Camp, 4418 Waldo av, to Menyhert Schatz, 32 W 129; mtg \$6,000 & AL; June 22'18; A\$5,000-5,800 (R S \$1). **nom**

129TH st, 302 W (7:1955-18), ss, 75 w 8 av, 25x99.11, 5-sty bk tnt; Julian M Wright, ref, to Benj Mordecai, 319 W 105, & Clara M Plough, 322 W 100, TRSTES will Allen L Mordecai, plffs; FORECLOS June19; June 21; June25'18; A\$7,500-16,000 (R S \$10). **10,000**

129TH st, 613-5 W (7:1996-21), ns, 225 w Bway, 50x199.10 to ss 130th (Nos 618-20), 1-sty fr stable; A\$37,000-38,000; also 129TH ST, 617 W (7:1996-20), ns, 275 w Bway, 25x199.10 to ss 130th (No 622), 3 & 4-sty bk tnt & str & 2-sty bk tnt; A\$18,000-23,000; Francis MacD Sinclair, 310 W 104, et al, to Clover Farms, Inc, 534 W 43; May27; June27'18 (R S \$75). **nom**

129TH st, 617 W, see 129th, 613-5 W.

129TH st W, see Manhattan, see Man-hattan, sec 129.

130TH st, 230 W (7:1935-47), ss, 425 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Lawvers Mtg Co to Grace Edwards, 472 W 136; B&S; AL; June18; June22'18; A\$5,000-6,600 (R S \$6). **O C & 100**

130TH st, 618-22 W, see 129th, 613-5 W.

131ST st E, see 5 av, see 5 av, 2143.

131ST st, 11 E (6:1756-9), ns, 200 e 5 av, 25x99.11, 5-sty bk tnt; Sol Samansky or Sumansky to Sarah Altman, 528 E 135, Bronx; mtg \$17,000; Apr19'15; June21'18; A\$6,000-16,000. **nom**

134TH st, 109 W (7:1919-24), ns, 175 w Lenox av, 25x99.11, 5-sty bk tnt; Jaysill Realty Corp to Ambassador Realty Co, 425 E 83; mtg \$11,000; June21'18; A\$6,500-15,500 (R S \$25.0). **O C & 100**

136TH st, 209 W (7:1942-25), ns, 151 w 7 av, 17x99.11, 3-sty & b stn dwg; Margaret Brown to Abr Levy, 57 W 90; AL; June22'18; A\$4,700-6,800. **nom**

139TH st, 253 W (7:2025-74), ns, 156.1 e 8 av, 19x99.11, 4-sty bk dwg; Jeanette Holzwasser to Herman Holzwasser, 253 W 139; mtg \$8,000 & AL; Mar20; June26'18; A \$5,300-7,400. **O C & 100**

144TH st, 251-3 W (7:2030-14), ns, 305 e 8 av, 40x99.11, 6-sty bk tnt; Wilson M Powell & ano, individ & EXRS, & Wilson M Powell, decd, & ano to Bertha Smolian, 835 Hunts Point av, Bronx; AT; June13; June21'18; A\$11,500-37,000 (R S \$36). **36,000**

144TH st, 251-3 W; Bertha Smolian of Bronx to Ess Zee Realty Corp, 61 Park Row; mtg \$32,000; June21'18. **nom**

148TH st, 403 W (7:2063-28), ns, 101 w St Nicholas av, 18.6x80, 3-sty & b stn dwg; A \$6,500-9,000; also 54TH ST, 236-8 E (5:1327-30-31), ss, 125 w 2 av, 50x100.4, 2-5-sty stn tnts; A\$20,000-35,000; Marie N Hoguet, widow, et al to Oaklawn Corp, 27 Wm; AL; June24'18 (R S \$4.75). **nom**

152D st, 547 W (7:2084-9), ns, 590.6 w Amst av, 15x99.11, 3-sty & b bk dwg; Cath A Smyth individ & Alice O'R Flynn, EXTRX, &c, Mary E Toumey, to Sarah E & Rebecca E Norton, both at 467 W 159, as joint tenants; mtg \$4,000 & AL; June 15; June21'18; A\$6,000-8,500 (R S \$4.50). **nom**

158TH st, 634 W (8:2134-155), ss, 675 w Bway, 19.2x100, 3-sty & b bk dwg; August W Cordes, of Fort Lee, NJ, to Anna M Von Mueller, at Whitman st & Palisade av, Fort Lee, NJ, a daughter of Wm R Franke; mtg \$7,000 & AL; June20; June22'18; A\$5,500-7,500 (R S \$7). **O C & 100**

162D st, 542 W (8:2120-17), ss, 281 e Bway, 19x99.11, 3-sty & b stn dwg; Martin McHale of Long Beach L I, to Basile D Dugundji, 532 W 111; mtg \$6,000 & AL; June25; June26'18; A\$7,000-10,000. **O C & 100**

171ST st, 701 W, see Ft Washington av, 267-71.

187TH st, 515 W (8:2159-25), ns, 100 w Ams av, 87.6x94.9, 6-sty bk tnt; Olds Holding Corp to Goldie E Gomberg, 1053 Walla st, Bronx; B&S; Apr5; June21'18; A \$27,000-105,000. **O C & 100**

187TH st, 515 W; Goldie E Gomberg of Bronx to Kingsdale Holding Corp, 217 Bway; B&S & Cn; May6; June21'18. **nom**

227TH st W, see Adrian av, see Adrian av, sec 227th.

Av B, 179 (2:394-3), es, 51.9 n 11th, 17.2x 71, 4-sty bk tnt & str; Emanuel Bleyer to Hyman Spiegel, 17 Livingston pl; mtg \$16,000 & AL; June4; June25'18; A\$6,500-8,500. **O C & 100**

Adrian av (8:2215-378-381), sec 227th, 100 x100, vacant; Delta Holding Corp to Aaron Weiss, 215 Audubon av; AL; Mar29; June25'18; A\$18,000-18,000. **nom**

Amsterdam av, 307 (4:1146-3), es, 70.4 n 74th, 17x81, 4-sty bk tnt & str; Paul R Opp to John M Butler, 202 W 80; mtg \$14,000; June1; June21'18; A\$17,000-21,500 (R S \$22). **O C & 100**

Amsterdam av, 1129 (7:1867-74), sec 116th (No 438), 100.11x100, 7-sty bk tnt; Fred Bowsky, of Hollis, LI, to Louis Bowsky, 438 W 116; AL; Apr4'17; June27'18; A\$130,000-270,000. **nom**

Audubon av, 2, ws at es St Nicholas av (No 1110), deed reads Kingsbridge rd (8: 2124-1), begins Croton st, ns, 475 w Ams av, runs n90xw123.1 to es Kingsbridge rd xse110.8 to Croton st xse57.8 to beg, 2-2-sty fr dwgs & str; A\$31,000-32,000; also BROADWAY, 4624-6 (8:2172-28), ses, 201.9 sw Ellwood st, 50x150, 1-sty fr garage; A \$14,000-14,200; Jas W O'Hare, 1090 St Nicholas av et al, heirs Mary J O'Hare, to Frances M O'Hare, 1090 St Nicholas av; ¼ pt; QC; May21; June21'18 (R S \$12.50). **nom**

Bennett av, es, 178.9 n 181st, see Bway, 4271.

Bowery, 389, see Cooper sq, 33.

Broadway, 4624-6, see Audubon av, 2.

Broadway, 4271 (8:2180-93), ws, 149.10 n 181st, 30.3x184.3 to cl 12 av as on Randels map x30x187.7, vacant; A\$15,000-15,000; also BENNETT AV (8:2180-91), es, 178.9 n 181st, runs e14 to cl 12 av xn33 to cl 182d xw 18.7 to Bennett av xs33.7 to beg, vacant; A\$1,000-1,000; Lewin Seelig, 61 E 97, to Monroe Flegenheimer, 1 Leighton pl, Yonkers, NY; mtg \$16,500; corrects deed recd Mar16'18; Mar21; June25'18. **nom**

Ft Washington av, 267-71 (8:2139-200), nwc 171st (No 701), 100.4x87.6x100x95, 5-sty bk tnt; Augustus H Schmidt to Ida A Schmidt, 271 Fort Washington av; ½ pt; mtg \$130,000; June25; June26'18; A\$55,000-135,000. **gift**

Madison av, 1861 (6:1747-31), sec 121st (No 50), 17.9x83, 3-sty & b stn dwg; Louis Finkelstein to Barnett Brodsky, 712 E 136; mtg \$9,000 & PM mtg \$2,000; June17; June 27'18; A\$13,000-15,500 (R S \$4). **nom**

Park Row, 225 or Chatham st, 185 (1:117-45), ss, 72.8 e James, 28x56.3 to New Bowery (No 62) x32.8x77.8, 4-sty stn tnt & str; mtg \$47,000 on whole; A\$46,000-75,000; also LISPENARD ST, 17 (1:211-8), ns, 175 w Church, 25.2x100, 5-sty bk loft & str bldg; A\$15,000-22,000; mtg \$15,000 on whole; John F Simpson to Hazen F Simp-son, on the Compound rd, Peekskill, NY; ½ pt; AT; May6; June26'18 (R S \$15). **nom**

Park Row, 225; also LISPENARD ST, 17; Chas H Simpson of Peekskill, NY, now so- journaling at St Alexis des Monts, Quebec, Can, to same; ½ pt; AT; mtgs \$62,000 as above; May16; June26'18 (R S \$15). **nom**

Pleasant av, 282 (6:1714-1½), es, 22.5 n 115th, 18x94, 4-sty bk tnt; Henry F Miller to Green-Wood Cemetery, 170 Bway; FORECLOS June20; June26'18; A\$5,600-9,000 (R S \$11). **10,500**

Riverside dr, 323 (7:1891-35-37), sec 105th, 80x100, vacant; Frances Holden, by Alice C Holden, her GDN, as an individ, to Randolph Realty Corp, 253 W 58; AT; AL; June17; June25'18; A\$120,000-120,000 (R S \$7.50). **15,000**

Riverside dr, 415 (7:1895-78), es, 50.11 s 114th, 25.9x93.4x25x99.8, 5-sty & b stn dwg; Bklyn Savgs Bank to Thos J C Rhine-lander, 36 W 52, & Philip Rhinlander, 18 W 48; B&S & Cn; June24; June25'18; A \$38,000-52,000 (R S \$42). **O C & 100**

St Nicholas av, 54 (7:1822-42), sec 113th (No 114), 76.3x55.6x55x95.5, 5-sty bk tnt; Lena Shepman of Middle Village, LI, to Lulu Benedict, 200 E 68; mtg \$47,000 & AL; June24; June26'18; A\$45,000-60,000. **O C & 100**

St Nicholas av, 54 (7:1822-42), sec 113th (No 114), 76.3x55.6x55x95.5, 5-sty bk tnt; Lulu Benedict, 200 E 68, to Lena Shepman at Middle Village, LI; AL; June4; June24'18; A\$4,500-60,000. **O C & 100**

St Nicholas av, 1110, see Audubon av, 2.

West Broadway, 477 (2:515-14), es, 80 s Houston, 18.6x50, 3-sty bk tnt & str; Karoline Josephans, 477 West Bway, to Mich- ele Marta & Bernard F Morris, both at 90 West Houston; mtg \$8,000; June20; June21'18; A\$6,000-6,500 (R S 50c). **nom**

1ST av, 224 (2:441-4), es, 104 s 14th, 25.6 x66, 5-sty bk tnt & str; Effie R C Lough-lln & ano, individ, EXRS, &c, John Opp, to Morris Dworetzky, 26-8 Ferry; mtg \$10,000 & AL; June10; June21'18; A\$15,000-20,000 (R S \$5). **nom**

2D av, 2081 (6:1657-22), ws, 25 n 107th, 25.1x73, 4-sty bk tnt & str; Adriatic Real-ty Corp, 165 Bway, to Santo Curro, 300 E 111; mtg \$9,000 & AL; June21; June26'18; A\$3,500-14,500 (R S \$3.50). **O C & 100**

2D av, 2306 (6:1795-3), es, 53 n 118th, 27x 80, 5-sty bk tnt & str; Simon Dannenberg to Raedna Realty Co, 198 Bway; mtg \$11,000; June24; June26'18; A\$9,000-16,500. **nom**

3D av, 388 (3:383-50), ws, 24.8 s 28th, 24.8x64.6, 3-sty bk tnt & str; Frances D Bergeman, 2405 Grand av, Bronx, individ & ano, TRSTES Julius Bergeman, to Ja- cob Klein, 408 3 av; June17; June21'18; A \$16,500-19,000 (R S \$13). **13,000**

3D av, es, 97 n 5th, see Cooper sq, 33.

4TH av, 59 (2:555-11), es, 25 n 9th, runs n25xe96xn14 xse75 x22.2 xw37.6 x23.10 xw 37.6xn5 x2w87.10 to beg, 8-sty bk loft & str bldg; Harold E Lippincott, ref, to Harry Barth, 1361 Mad av; FORECLOS June19; June25; June26'18; A\$52,000-115,000 (R S \$115). **115,000**

5TH av, 2133 (6:1755-72), es, 83.5 s 131st, 16.6x75, 3-sty & b stn dwg; Frank Keck, ref, to Anna M E Watkins, 538 Pacific, Bklyn, plff; FORECLOS June18; June21; June22'18; A\$4,600-5,600 (R S \$6.50). **6,500**

5TH av, 2135 (6:1755-72½), es. 66.11 s 131st, 16.6x75, 3-sty & b stn dwg; Frank Keck, ref, to Anna M E Watkins, 538 Pacific, Bklyn; FORECLOS June18; June21; June22'18; A\$4,600-5,600 (R S \$6.50). 6,500

5TH av, 2141 (6:1755-70), es. 17.5 s 131st, 16.6x75, 3-sty & b stn dwg; Frank Keck, ref, to Frederic D Witt Wells, 24 E 63, & Richd S Chisholm, 1337 Lex av, TRSTES under trust agmt, piffs; FORECLOS June 18; June21; June22'18; A\$4,600-5,600 (R S \$6.50). 6,500

5TH av, 2143 (6:1755-69), sec 131st, 17.5x 75, 3-sty bk tnt & str; Frank Keck, ref, to Rutherford Realty Co, 34 Nassau, piff; FORECLOS June18; June 21; June22'18; A \$7,200-8,700 (R S \$7.50). 7,500

6TH av, 279-87 (3:793-38), swc 18th (Nos 100-6), 92x100, vacant; Francis S Wetmore, of Bklyn, to Lauretta H Harding, 332 Stratford rd, Bklyn; AT; B&S; June24; June27'18; A\$230,000-230,000. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Broome st, 216-8, see Broome, 220.

Broome st, 220 (2:352), ns. 88.9 w Norfolk, 46.9x75.5x46.6x75.5; also BROOME ST, 216-8 (2:352), ns. 42 w Norfolk, 46.9x75.5; also SUFFOLK ST, 30 (1:313), es. 80.1 s Grand, 20x100; asn rents to secure \$6,000; 216 Broome St Corp'n at 220 Broome, & Herle Realty Co to Atlantic Finance Corp'n, 299 Bway; June18; June21'18. nom

Maiden la, 2-4, see Bway, 166-72.

Suffolk st, 30, see Broome, 220.

10TH st, 144-6 W (3:794); assign of rents to ext of \$500 monthly as collateral to secure assign of 3 mtgs aggregating \$14,000, & taxes & c int on 1st mtg \$—; Farles Realities, Inc, 1400 5 av, to St Lukes Realty Co, 320 Bway; May10; June27'18. nom

31ST st W (3:754), ss the w1 being 156.3 w 8 av, owned by party 1st pt, & party 2d pt owns land adj above on w; agmt as to party wall or boundary line; O Wilmena or Agnes G Hawthorne, 1224 Landon av, Cincinnati, Ohio, with Julia E McMahon of Peekskill, NY; June3; June26'18. nom

44TH st, 315 E (5:1337-10), ns. 222.4 & 2 av, 26.4x100.5, 4-sty bk tnt; re mtg; rec June18'12; Salvatore Di Caprio Co, 302 E 44, to Vincenzo Da Braccio, 315 E 44, & Salvatore Di Caprio, 302 E 44; QC; June21; June24'18; A\$9,500-16,000. nom

105TH st W, see Riverside dr, see Riverside dr, es. 59 s 105th.

137TH st, 118-120 W (7:1921); assign rents; C A Knowles & Co, 2420 7 av, to John Moushekian, 435 Convent av; June18; June25'18. 450

202D st W (8:2184), ns. 169.3 & 9 av, runs n199.10 to ss 203d; also 203D ST W (8:2185), ns. 199.7 & 9 av, runs n199.10 to ss 204th; also 204TH ST W (8:2185), ns. 229.11 & 9 av, runs n199.10 to ss 205th; also 205TH ST W (8:2186), ns. 250 & 9 av, runs n199.10 to ss 206th; agmt that above shall be line of high water mark of Harlem River as fixed by agmt of July27'16, bet lands of parties 1st & 2d pts; party 1st pt QC & re AT to all land & land under water lying w of said line & party 2d pt QC & re AT to all land & land under water lying e of said line; City N Y with Jas N Butterly, 331 Central Park W; Mar10'17; June25'18. exch & 113.50, paid by party 2d pt

203D st W, ns. 199.7 & 9 av, see 202D W, ns. 169.3 & 9 av.

204TH st W, ns. 220.11 & 9 av, see 202D W, ns. 169.3 & 9 av.

205TH st W, ns. 250 & 9 av, see 202D W, ns. 169.3 & 9 av.

206TH st W, ss. abt 250 & 9 av, see 202D W, ns. 169.3 & 9 av.

Broadway, 160, see Bway, 166-72.

Broadway, 166-72 (1:64), sec Maiden la (Nos 2-4), owned by party 1st pt; also BROADWAY, 160; also MAIDEN LA, 6, owned by party 2d pt; agmt as to fire escapes, etc; Broadway-Maiden Lane Corp'n, 71 Bway, with Lawyers Title & T Co; June19; June22'18. nom

Riverside dr, see 105th, see Riverside dr, es. 59 s 105th.

Riverside dr (7:1891), es. 59 s 105th, a strip 0.2x100; AT; also RIVERSIDE DR (7:1891-35-37), sec 105th, 80x100, vacant; release, & c. except as to mtg rec Apr2'07 & held by party 1st pt; Farmers Loan & Trust Co, 22 William, EXR Edwin R Holden, to Randolph Realty Corp'n, 253 W 58; AL; June5; June25'18; A\$120,000-120,000 (R S 50c). 125

2D av, 842 (5:1337), es. 19.5 s 45th, 13x 70; consent to 3d track; Eva J Rogers & Estelle M Ross to Manhattan Railway Co & ano; May17; June22'18 (R S 50c). 216

3D av, 702 (5:1299), nwc 44th, 25.5x95; consent to 3d track; Frank Lamour of Bklyn et al TRSTES with Cath Lamour, to Manhattan Railway Co & ano; May2; June 25'18 (R S 50c). 190.91

3D av (3:883), ws. 24.8 s 28th, 24.8x64.6; re mtg rec June29'03; Farmers Loan & Trust Co to Frances D Bergeman, 2405 Grand av, Bronx, & Emnire Trust Co, 120 Bway, TRSTES Julius Bergeman; June17; June21'18. 5,000

9TH av, 767 (4:1061), ws. 75.5 n 51st, 25 x100; consent to 3d track; Max Weitzstein, 213 W 106 to Manhattan Railway Co & ano; mtg \$20,000; June5; June27'18 (R S \$1). 950

9TH av, 767; consent to 3d track; Emigrant Indust Savings Bank, mtgee, to same; mtg \$20,000; June12; June27'18. nom

9TH av, 785 (4:1062), ws. 50.5 n 52d, 25 x100; consent to 3d track; Christopher Welcker, 412 W 58, to Manhattan Railway Co & ano; mtg \$20,000; June4; June22'18 (R S \$1). 950

9TH av, 785; consent to 3d track; Emigrant Indust Savings Bank, mtgee, to same; mtg \$20,000; June6; June22'18, nom

9TH av, 811 (4:1063), ws. 50.2 s 54th, 25.1 x100; consent to 3d track; Henry R & Lillian Paul of Yonkers, NY, to Manhattan Railway Co & ano; mtg \$15,000; June4; June22'18 (R S \$1). 951.21

91H av, 811; consent to 3d track; Catharina E Neher or Neber, EXTRX Francis Neber, mtgee, to same; mtg \$15,000; June 10; June22'18. nom

Power of atty (misc); Henry F Shoemaker to Blanche Q Shoemaker, his wife; June18; June26'18. —

Power of atty (misc); Robt S Clark of Middlefield, Otsego Co, NY, to Edw S & Stephen C Clark, both at Cooperstown, Otsego Co, NY; May21'17 (recorded in Bronx July28'17); June24'18. —

Power of atty (misc); Louis S Brush to Bennett J King, 12 E 50; May24; June27 '18. O C & 100

Power of atty (misc); Robt Mazet to Frank M Gordon; June20'16; June27'18. —

Power of atty (misc) to conduct business of M R Flooring Co, at 139th & Rider av; Marcus E Cummings to Othmar A Moeller; Jan3; June27'18. —

Power of atty (misc); Cath Seibel to John Seibel, her husband, both at 153 Hayes av, Corona, B of Q; Jan3; June21'18. —

Power of atty (misc); Walter S Greacen, NY, to Robt F Greacen, NY; Feb7'08; June21'18. —

WILLS.

Borough of Manhattan.

Eldridge st, 173 (2:420-65), ws. abt 175 s Rivington, —x—, 4-sty stn tnt & str & 3-sty bk rear loft bldg; A\$17,500-21,000; Mary Seigle Est, Bernard Seigle, EXR, 716 Cauldwell av; (A) J Frank, 15 Park Row. Filed Nov19'17.

Pitt st, 64 (2:338-9), es. abt 125 s Rivington, —x—, 3-sty bk tnt & str & 4-sty bk rear loft bldg; A\$16,000-20,000; Isaac Goldstein Est, Isidore, Goldstein, EXR, 2142 62d, Bklyn; (A) J H Fargis, 37 Liberty. Filed Mar5'18.

12TH st, 405 E (2:440-57), ns. abt 75 e 1 av, —x—, 5-sty bk tnt & str; A\$6,500-11,000; also 23D ST, 505 W (3:695-32), ns. abt 40 w 10 av, —x—, 3-sty bk tnt & str; A\$10,000-11,000; also 1ST AV, 200 (2:440-2), es. abt 25 n 12th, —x—, 5-sty bk tnt & str; A\$13,000-19,000; Michl Gafney Est, Union Trust Co, EXR, 80 Bway; (A) Thornton & Earle, 38 Park Row. Filed Mar11'18.

29TH st, 259 W (3:779-6), ns. abt 70 e 8 av, —x—, 4-sty bk tnt & str; A\$7,500-11,500; also 8TH AV, 382 (3:779-1), nec 29th (No 261), —x—, 4-sty stn tnt & str; A\$25,500-36,500; Wm H Smith Est, Mrs Wm H Smith, EXTRX, 57 W 75; (A) M R Lawrence, 60 Bway. Filed Mar1'18.

42D st, 327 E (5:1335-12), ns. abt 285 e 2 av, —x—, 3-sty & b bk dwg; A\$6,600-8,500; also FULTON ST, 22 (1:74-48), ss. abt 55 w Front, —x—, 4-sty bk loft & str bldgs; A\$18,000-22,000; John Conran Est, Annie Harrington, EXTRX, 327 E 42; (A) W J Canary, 2 Rector. Filed Apr4'18.

47TH st, 36 W (5:1262-56), ss. abt 460 w 5 av, —x—, 4-sty & b stn dwg, 2-sty ext; A\$58,000-66,000; also 2D AV, 678 (3:912-60), es. abt 40 s 37th, —x—, 4-sty bk tnt & str; A\$9,500-12,500; an int, Brono Kalish Est, Richd Kalish, EXR, 36 W 47; (A) Johnston & Messler, 256 Bway. Filed Apr 10'18.

53D st, 44 W (5:1268-63), ss. abt 270 e 6 av, —x—, 4-sty & b stn dwg; A\$59,000-75,000; also SPRUCE ST, 9-13 (1:102-19), ns. abt 100 e Nassau, —x—, 5-sty bk of office bldg; A\$190,000-240,000; Hy L Einstein Est, Cecilia Einstein, EXTRX, 44 W 53; (A) Goldsmith, Cohen, Cole & Weiss, 61 Bway. Filed Mar14'18.

58TH st, 213 E (5:1332-9), ns. abt 205 e 3 av, —x—, 5-sty bk tnt; A\$12,000-28,000; Chos W Logelinge Est, Henrietta Logelinge, EXTRX, 235 E 57; (A) W Hauser, 100 William. Filed Apr5'18.

58TH st, 338 E (5:1350-34), ss. abt 195 w 1 av, —x—, 5-sty stn tnt; A\$8,500-17,000; Park McGuire Est, Mary Scoales, EXTRX, 411 E 53; (A) T Louis A Britt, 271 Bway. Filed Mar12'18.

85TH st, 123 W (4:1216-20), ns. abt 300 w Col av, —x—, 4-sty & b bk dwg; A\$15,000-335,000; Alma P Taylor Est, Stevenson Taylor, EXR, 123 W 85; (A) Carter, Ledyard & Milburn 54 Wall. Filed Mar11'18.

90TH st, 37 W (4:1204-16), ns. abt 415 w Central Park W, —x—, 4-sty & b stn dwg; A\$14,500-19,500; Leo Stein Est, Gerda Stein, EXTRX, 37 W 90; (A) A L Strasser, 37 W 90. Filed Apr4'18.

91ST st, 62 E (5:1502-47), ss. abt 160 e Mad av, —x—, 3-sty & b stn dwg; A\$17,500-28,000; Emanuel Untemeyer Est, Louis Untemeyer, EXR, 306 W 100; (A) M Davidson 165 Bway. Filed Apr24'18.

100TH st, 323 W (7:1839-9), ns. abt 190 e Riverside dr, —x—, 5-sty bk dwg; A\$17,000-23,000; Herman Kertscher Est, Margarete Kertscher, EXTRX, 323 W 100; (A) Phillips & Avery, 41 Park Row. Filed Jan 22'18.

126TH st, 133 W (7:1911-18), ns. abt 335 w Lenox av, —x—, 3-sty & b stn dwg; A \$6,000-7,500; also 131ST ST, 134 W (7:1915-49), ss. abt 380 w Lenox av, —x—, 3-sty & b stn dwg; A\$5,200-7,000; Rosa Mack Est, Louis L Mack, EXR, 133 W 126; (A) M S & I S Isaacs, 52 William. Filed Apr4'18.

Madison av, 516 (5:1289-15), ws. abt 40 n 53d, —x—, 4-sty & b stn dwg; A\$57,000-63,000; Kate M Brookfield Est, Hy M Brookfield, EXR, 132 E 78; (A) Platt & Field, 120 Bway. Filed Apr11'18.

CONVEYANCES.

Borough of Bronx.

JUNE 21, 22, 24, 25, 26 & 27.

Bartholdi st, ss, 75 e Barnes av, see Barnes av, es. 150 s Bartholdi.

Bartholdi st, ss, 55.8 e Wallace av, see Barnes av, es. 150 s Bartholdi.

Beck st, 853 (10:2710), ws. 430 n Longwood av, 40x100, 5-sty bk tnt; Israel Burstein to Frieda Landes, 101 W 114; mtg \$27,000; June4; June21'18. O C & 100

Claremont Pkway, 546 (11:2928), ss. 99 w Fuiton av, 50x104.10x50.4x97.7, 6-sty bk tnt & str; Morris Shalit, 787 E 176, et al, to Arthur J Stang, 715 Hendrix, Bklyn; mtg \$45,000; June24; June27'18 (R S \$12.50). omitted

Coster st (10:2765D), ws. 325 s Spofford av, runs s102.11x111.1x42.1 to beg, 2-sty bk tnt & 1-sty bk garage; Arnold Selzer, — Coster, to Dora Selzer, 641 Coster; mtg \$10,000; June24; June25'18. nom

Emily st, nec Pier av, see Pier av, nec Emily.

Evelyn pl, see Davidson av, see Evelyn pl, 54.

Evelyn pl, 24 (11:3197), ss. 175 w Jerome av, 50 to Davidson av x100, except part of Davidson av, 2-sty fr dwg & 1-sty fr rear stable; Amalia Schramm to Emma Vilches, 721 Lex av, widow; mtg \$4,200; Apr2'07; June24'18. O C & 150

Faille st, 1016 (10:2748), es. 160.8 n Aldous, 20x100, 3-sty bk tnt; Jos B Peck, Mt Hope, NY, to Frank A Spencer, 1051 Faille; mtg \$10,500; May25'15; June21'18 (R S 50c). nom

Fletcher st, 480, see Washington av, 2186-96.

Fletcher st, nec Washington av, see Washington av, 2230.

German pl, es, 7-1 n 157th, see Brook av, 766.

Giles pl (12:3258), ws. 380.6 n Cannon pl, 25.11x111.11x25.4x114.3, vacant; Cath C Giles to Matthew S Eylar, 611 Comstock av, Syracuse, NY; June19; June20'18 (R S \$2); corrects error in last issue, when grantee was Matthew S Egler. nom

Kelly st, 738 (10:2708), es. 200 n 156th, 25x100, 3-sty & b bk dwg; Bessie Livingston to Ida Kandel, 1580 President, Bklyn; mtg \$6,000; June14; June27'18 (R S \$1.60). nom

Roselle st (15:4078), ws. 120.4 n Silver, 25x125; Sidney B Hickox to Frank Gass, Inc, 2215 Westchester av; mtg \$—; Apr 17'16; June22'18. nom

Roselle st (15:4078), same prop; Frank Gass, Inc, to Fred W Kern, 2140 Story av; June21; June22'18 (R S 50c). nom

Stevenson pl, see Bronxdale av, nes, 125.2 sw Van Nest av.

Teasdale pl (10:2621), ss. 425 w Trinity av, 100x100, vacant; Marco Bldg Corp'n to Louis P Mendham, Laurelton blvd & Essex, Laurelton, LI; mtg \$7,000; May31; June27'18 (R S 50c). nom

Tiffany st, 1147 (10:2706), ws. 165.10 s Intervale av, runs s52xw86.1x119.2xnell1xe 12.5x117.4xne25xe48.2 to beg, 5-sty bk tnt; Lizzie Cahn, 1888 Bathgate av, to Harry Cahn, 2540 Grand av; mtg \$29,000; June5; June21'18 (R S \$1). O C & 100

133D st E, see Locust av, see Locust av, es. 106.6 n 132.

135TH st, 330 E, see Alex av, 154-6.

135TH st, 339 E, see 135th, 337 E.

135TH st, 337 E (9:2298), ns. 81.6 e Alex av, 12.6x100, 3-sty & b bk dwg; also 135TH ST, 339 E (9:2298), ns. 94 e Alex av, 12.6x 100, 3-sty bk dwg; Jas R Trotter, 205 Kent, Bklyn, to Eliz M & Eleanor M Mitchell, 239 E 46; mtg \$7,000; Apr22; June25'18 (R S 50c). nom

136TH st, 426 E (9:2280), ss. 240 e Willis av, 15x100, 3-sty & b bk dwg; Lawyers Mtg Co to Kathryn V Garlick, 428 E 136; B&S; June26; June27'18 (R S \$5). O C & 100

140TH st, 491-3 E (9:2285), ns. 762.6 e Willis av, 37.6x100, 6-sty bk tnt; Olds Holding Corp'n to Johanna Bloomfield, 484 E 141; mtg \$26,000; June24; June26'18 (R S \$3.50). 100

140TH st, 491-3 E (9:2285), ns. 762.6 e Willis av, 37.6x100, 5-sty bk tnt; also 140TH ST, 495 E (9:2285), ns. 800 e Willis av, 37.6x100, 5-sty bk tnt; Jaysill Realty Corp'n to Olds Holding Corp'n, 217 Bway; mtg \$53,000; June8; June26'18 (R S \$4). 100

140TH st, 495-7 E (9:2285), ns. 800 e Willis av, 37.6x100, 5-sty bk tnt; Olds Holding Corp'n to Emil Hiltcherich, 1431 3 av; mtg \$27,000; June24; June26'18 (R S \$4). 100

140TH st, 495 E, see 140th, 491-3 E.

141ST st E, ns, 275 w Walnut av, see Walnut av, es. 139.5 n 141.

141ST st E, nwc Walnut av, see Walnut av, es. 139.5 n 141st.

141ST st E, nes, 279 10 nw Walnut av, see Walnut av, es. 139.5 n 141st.

162D st W, nec Ogden av, see Ogden av, 950.

163D st, 284 E (9:2422), ss. 141.8 e Morris av, 16.8x114.10, 2-sty & b fr dwg; Spencer T Case, devisee Helen M Case, to Truman G & Margt Case, joint tenants, 2130 Tiebout av; June15; June26'18 (R S \$4.50). O C & 100

169TH st, 880-2 E, see Stebbins av, 1246-50.

173D st, 230 E, see Eastburn av, sec 173d.

174TH st E, nwc Townsend av, see Townsend av, swc 174.

180TH st, 412 E (11:3029), ss. 96.6 w Park av, runs g95xw9.11x18.11xw 8.1x11 13.10 to st xel8 to beg, 2-sty fr dwg; Jas Lynch to John F Sweeney, 4331 Park av; mtg \$3,000; June24; June25'18 (R S \$1). O C & 100

182D st, 480 E, see Washington av, 2186-96.

182D st, 481 E, see Washington av, 2186-96.

182D st, 712 E (11:3098), ss. abt 30 e Crotona av, 25x70, 2-sty & b bk dwg; Anastasia M Haas, 712 E 182, to Rocco Graneli, 2082 Hughes av, & Francesco P Casella, 352 E 33; mtg \$4,000; June27'18 (R S \$2.50). nom

186TH st, 460 E (11:3039), ss, 200 e Park av, 20x100, 4-sty stn tnt; also 186TH ST, 464 E (11:3039), ss, 240 e Park av, 20x100, 4-sty stn tnt; Jacob A Stickney, 464 E 186, to Seymour Realty Co, 25 Broad; June 21'18 (R S 50c). nom

186TH st, 464 E, see 186th, 460 E.

196TH st E, nwc Creston av, see Creston av, 2715.

197TH st E (12:3278), ss, 50 w Webster av, 50x100, vacant; S W Cor 197th & Webster av Corp to Hy M Greenberg, 34 W 119; mtg \$5,000; June 21; June 24'18 (R S \$2.50). O C & 100

198TH st, 310 E (12:3290), sws, 115.3 se Bainbridge av, 25.9x111.1x25x118.3, 2-sty & b fr dwg; Marion V Zeller to Chas P W Zeller, 310 E 198; June 14; June 24'18. nom

198TH st, 310 E; Chas P W Zeller to Marion V Zeller, 310 E 198; June 14; June 24'18. nom

216TH st E (16:4699), ns, 275 w Oakley av, 25x109.4; Arthur J Mace to Florence E Gordon, on Williamsbridge rd; B&S; June 14; June 22'18. nom

223D st, 850 E (17:4847), ss, 25x114; Hugh A McGorry to Wm P Sheridan, 52 W 129; mtg \$2,200; May 1; June 22'18 (R S \$1). O C & 100

223D st E (17:4847), ss, 530 e Barnes av, 25x114; Hugh A McGorry to Wm P Sheridan, 52 W 129; mtg \$1,800; May 1; June 22'18 (R S \$1). O C & 100

243D st E (17:5115), ss, 145 w Barnes av, 150x95; Mt Vernon Trust Co of Mt Vernon, NY, TRSTES, to Nathan Packard, 411 West End av, & Moses Packard, 270 Riverside dr, firm Packard & Co, 1 Wall; May 10; June 21'18 (R S \$4). order of court

Alexander av, 154-6 (9:2297), sec 135th (No 330), 40x75, 2-2-sty & b bk dwgs; Warren E Davis & ano, heirs Elwood C Davis, to Ada B Davis, widow, 2715 Creston av; B&S & CaG; mtg \$2,500; June 21; June 25'18 (R S 50c). gift

Anthony av, es, abt 105.1 s 174th, see Carter av, 1691.

Barnes av (16:4604 & 4607), es, 150 s Bartholdi, 68.4x103.10x81.2x125; also BARTHOLDI ST, ss, 75 e Barnes av, 91.9x103.9x63.11x100; also BARTHOLDI ST, ss, 55.8 e Wallace av, 50x100, map bldg lots near Williamsbridge station; Morris Sobin, Newark, NJ, to Ralph Hickox, 1111 Dean, Bklyn, & Ralph Hickox, 3830 White Plains av, TRSTES Levi H Mace; B&S; Mar 20; June 22'18. 125

Barnes av, 1883 (15:4261), nwc Rhineland av, 25x95; Richd Ricossi, 1883 Barnes av, to Carmelo Scolaro, 36 3 av, 1/2 pt, & Tindardo & Giusepina Galluccio, 129 E 102, 1/2 pt; mtg \$3,000; June 18; June 26'18 (R S \$2.50).

Basford av, 2231, see Washington av, 2186-96.

Baychester av (17:5016), ws, 163.4 s Kingsbridge rd, 50x100; Sophie Maas, EX-TRX Hy Kornahrens, to Anna S Mavert-Lang, 1920 Highland blvd, Bklyn; June 13; June 21'18 (R S \$1). 600

Belmont av, 2310-2 (11:3088), es, 150 n 183d, 50x100, 5-sty bk tnt; Margt E Rich, Hillside av, Westfield NJ, to W & M Rich Realty Corp, 140 Nassau; mtg \$35,000; June 21; June 24'18 (R S \$2.50). O C & 100

Briggs av, 2690 to 2698 (12:3294), es, 195 s 196th, runs s124 7e679xw4.6xw3.3xw41xw3.3xw41xw82.3 to be, 3-4-sty bk tnts; Olds Holding Corp to Gustaf H Berg, Somerville, NJ; mtg \$47,500; June 24; June 25'18 (R S \$28). O C & 100

Bronxdale av (15:4091), nes, 125.2 sw Van Nest av, 50x131.10x50x132.11; also SEDGWICK AV (12:3246), ss, 25.6 w Stevenson pl, 51.4x95.11 to Stevenson pl x56.6x80.10, vacant; Mary A Norris, 434 W 164, to Jos I Norris, 207 W 96; June 14; June 26'18. gift

Brook av, 766 or German pl (9:2360), es, 75.1 n 157th, 25x82.7x25x81.4, 4-sty bk tnt; Fannie Sommerholder, widow, to Louisa, wife Hy Wiederkehr, 804 Melrose av; mtg \$8,750; June 21; June 22'18. O C & 100

Brook av, 1502 (11:2895), es, 25 s 171st, 25x100.9, 4-sty bk tnt & str; Jas S Bryant to Trustwell Co, 391 E 149; mtg \$9,500; June 6; June 26'18 (R S 50c). O C & 100

Brook av, ws, 250 s 167th, see Webster av, es, 250 s 167.

Carter av, 1691 (11:2889), ws, 105.1 s 174th, 37.6x85.4 to Anthony av x37.5x89.2, 5-sty bk tnt; Hy Young, 125 W 115, to Anthony Av Realty Co, 5 Beekman; mtg \$30,750; June 25; June 27'18 (R S \$150). omitted

Clinton av, 2150 (11:3097), ses, abt 230 n 181st, 33x150, except part for av, 2-sty & b fr dwg & 1-sty fr rear storage; Edw J Donohue, 1081 Lex av, et al, to Annie Ullian, 785 Tremont av; mtg \$2,500; June 20; June 21'18 (R S \$150). O C & 100

Creston av, 2715 (12:3318), nwc 196th, 23.8x75.3, 3-sty fr dwg; Warren E Davis & ano, heirs Elwood C Davis, to Ada B Davis, widow, 2715 Creston av; B&S & CaG; mtg \$8,000; June 21; June 25'18 (R S 50c). gift

Daly av (11:3122), ws, 31.4 s 180th, 25x101.10x25x101.6, vacant; Stephen Schoepp to Fredk Schoepp, 2089 Daly av; 1/2 pt; AT; June 17; June 26'18. nom

Davidson av, see Evelyn pl, see Evelyn pl, 24.

Doon av (17:4929), ws, 125 n Nelson av, 25x92.8x25x94.1; North Central Realty Co, 740 Bway, to David E Bjorkman, 3911 Ely av; mtg \$3,950; June 26; June 27'18 (R S 50c). nom

Eastern blvd, 2971 (18:5313), ns, abt 217.3 e Edison 119x183; C Arthur Arnstein, ref, to Arabella D Huntington, 2 E 57, plff; FORECLOS June 10; June 14; June 21'18 (R S \$5). 5,000

Eastern blvd (18:5313), ns, abt 227.2 e Edison, 161x197x203x183; also EASTERN BLVD, ws, 197 n from ns Eastern blvd, 189.6x336x185.9x322; Max Bendit, ref, to Hy E & Arabella Huntington, 2 E 57, plffs; FORECLOS June 10; June 14; June 21'18 (R S \$20). 20,000

Eastern blvd, ws, 197 n from ns Eastern blvd, see Eastern blvd, ns, abt 227.2 e Edison.

Eastburn av (11:2798), see 173d (No 230), 46.9x95, 5-sty bk tnt; Nathan Friedman, Bklyn, to Taroff Constn Co, 230 E 173; QC; June 1; June 27'18 (R S \$2.50). nom

Gun Hill rd (12:3328B), nes, 50.10 se De Kalb av, 50.10x101.2x50x91.9, vacant; Michl J Dowd to Thos Dowd, 31 W 91; 1/2 RT&I; mtg \$2,000; Nov 27'17; June 22'18 (R S 50c). O C & 100

Hughes av, 2508 (11:3078), es, 112.10 s Fordham rd as on map S Cambrelling, 25 x87.6, 3-sty bk tnt & str; Margt Pasquale, 2508 Hughes av, to Thos Pascale, 2508 Hughes av; 1/2 pt; mtg \$4,800; June 22; June 27'18. O C & 100

Jerome av (11:2846), es, 339.8 s Mt Eden av, 61.7x114.2x50x78.3, vacant; Corporal Realty Co, 55 Liberty, to J Romaine Brown, 79 Fanshaw av, Yonkers, NY; Apr 3; June 21'18 (R S \$1). O C & 100

Locust av, sec 133d, see Locust av, es, 106.6 n 132.

Locust av (10:2583), es, 106.6 n 132d, runs e— to h w mark, East River, xn— to 133d, if extended, xw— to av x106.6 to beg, vacant; all title to land under water; Port Morris Land & Impt Co to Hy J Hemmens, 465 West End av; B&S & CaG; June 18; June 21'18 (R S \$60). O C & 100

Locust av (10:2595), es, 470.9 n 134th if extended, runs e— to h w line East River x101.5xw— to av x101.5 to beg, 1 & 3-sty bk dwg; all title to land under water; John H Shipway et al, to Shipway Estates, Inc, 136th & East River; mtg \$67,500; June 19; June 25'18 (R S \$51.50). O C & 100

Longfellow av, 131-9 (10:2754), ws, 107.3 n 167th, 100x100, 4-4-sty bk tnts; Seymour Realty Co, 25 Broad, to May Sarnoff, 1640 Anthony av; June 24; June 27'18 (R S 50c). O C & 100

Merriam av (9:2532), nws, 75 ne 169th, 250x100, vacant; K M Holding Corp to Rose Benioff, 445 Grand av, L I City; B&S; May 28; June 26'18; re-recorded from June 1'18. nom

Monaghan av (17:4982), ws, 100 s Jefferson av, 50x100; Leslie F Randall, individ & as EXR Sidwell S Randall, to Lena Weiman, 3211 Mermaid av, Bklyn; QC; June 11; June 24'18. nom

Ogden av, 950 (9:2511), nec 162d 30x90, 3-sty fr tnt; Chas M O'Keeffe, ref, to Thos H Reynolds, 982 Anderson av, plff; mtg \$13,000; FORECLOS June 11'18; June 20; June 25'18 (R S \$3). 3,000 over mtg

Ogden av (9:2536), ws, 50 n 171st, 25x100, vacant; Stewart Constn Co to Danl T Robbins, Jr, 27 Chilton, Elizabeth, NJ; mtg \$2,250; June 25; June 26'18 (R S 50c). nom

Palisade av (Bettner's lane) (13:3426), e s, abt 1,030.1 s from ss of curve at cor Palisade av & 261st, runs se93.4xse, e & n the following courses: 49.11, 18.7, 53.1, 38, 46 & 23.8 xnw41.1xsw61 to beg, vacant; Susan M Allien to Berthalin Osgood, Riverdale, NY; June 20; June 21'18 (R S \$2.50). 2,500

Pier av (15:4161), nec Emily, 50x100, City Island; John J McCall to Margt & Mary McCall, joint tenants, on ss Hobart av, near Baisley av; June 19; June 21'18 (R S \$1.50). O C & 100

Prospect av, 1402 (11:2963), es, 20.9 n Jennings, 20.8x68.7x19.9x74.8, 3-sty fr tnt & str; Andreas Hux, Elizabeth, NJ, to Christopher J Doody, 107 W 82; June 24; June 25'18 (R S \$6.50). nom

Prospect av, 1819 (11:2949), ws, 119 n 175th, 50x100, 2-sty & a fr dwg & 2-sty fr rear bldg; Luder Hanken to Philip Herschowsky, 1202 Vyse av; mtg \$7,000; June 25'18 (R S \$10). O C & 100

Prospect av, 1963 (11:3093), ws, 95 n Tremont av, 25x119x24.10x119, 3-sty fr tnt; Sophia C, wife of, & Fredk H Wogram, to Wm C Schnane, 1963 Prospect av; mtg \$7,500; June 26; June 27'18 (R S \$3). nom

Rhineland av, nwc Barnes av, see Barnes av, 1883.

Sedgwick av, ss, 25.6 w Stevenson pl, see Bronxdale av, nes, 125.2 sw Van Nest av.

Stebbins av, 1246-50 (10:2694), ses, at sws 169th (Nos 880-2), 89x39.1x86.5x42.6, 2-3 & 1-2-sty fr tnts & str; Wilhelmine Obrook, of Pleasantville, NY, to Ralph W Croll, of same place; mtg \$7,500; June 24; June 27'18 (R S \$5). 5,000

Teller av, 1053 (9:2428-2433), ws, 119.6 n 165th, 20x100.1, 3-sty bk tnt; Thos F Burke, 1053 Teller av, to Mary Burke, 1053 Teller av; June 24; June 26'18 (R S 50c). O C & 100

Townsend av (11:2847), swc 174th, 100x75, vacant; Wm Holman, College Pl, LI, to Theo Southard, 1624 University av; June 21; June 22'18 (R S \$5). O C & 100

Unionport or Bronxdale rd (15:4256), es, 50 n Sagamore, 75x102x75x105; Minnie P Gaffney, Fall River, Mass, to Wm J Purcell, 1817 Morris av; mtg \$2,000; May 31; June 26'18 (R S \$1). nom

University av, 2201, see University av, ws, 496.6 s 183d.

University av (11:3212), es, 438.2 n 183d, 113.2x98.4, vacant; John Fleming, 2375 Morris av, to Jas J McCabe, 429 W 147; June 24; June 25'18 (R S \$25). O C & 100

University av (11:3217), ws, 496.6 s 183d, runs n81.1xw100x81.1xw100 to beg, vacant; also UNIVERSITY AV, 2201 (11:3117), ws, 437.8 s 183d, 50x100, 2-sty & b fr dwg; Mary E Bell, 2201 University av, to Harold W Bell, 2201 University av; mtg \$14,500; Jan 2; June 25'18 (R S \$4). O C & 100

Vyse av, 1173 (10:2752), ws, 71 s Home, 31x81.11, 4-sty bk tnt; Geo Inselmann, 1173 Vyse av, to Geo V Lahr, 1138 Union av; mtg \$15,800; June 22; June 24'18 (R S 10c). O C & 100

Valentine av, 2541 (11:3154), ws, 149.4 s 192d 31.3x100, 2-sty & b fr dwg; Michl J Dowd to Thos Dowd, 31 W 91; mtg \$6,000; Nov 28'17; June 22'18 (R S 50c). O C & 100

Walnut av (10:2599), es, 139.5 n 141st, 177.5x242.8x212x275.2, vacant; also WALNUT AV (10:2599), nwc 141st, 189.5x275.2x150x275, vacant; also 141ST ST E (10:2599), ns, 275 w Walnut av, runs ne150xne212.9xw72.5xsw372.7 to st x47.6 to beg, vacant, except 141ST ST E (10:2599), nes, 279.10 nw Walnut av, runs nw44xne372.6xse37xsw365.9 to beg, vacant; John H Shipway et al to Shipway Estates, Inc, 136th & East River; mtg \$47,500; June 19; June 25'18 (R S \$37). O C & 100

Walnut av, nwc 141st, see Walnut av, es, 139.5 n 141st.

Washington av, 1186-8 (9:2372), es, abt 245 n 167th, 50x137, except part for av, 6-sty bk tnt; Margherita Cavaliere, 2167 Belmont av, & ano to Benenson Realty Co, 401 E 152; June 20; June 22'18 (R S \$13.50). O C & 100

Washington av, 2055 (11:3036), ws, 248.4 s 180th, 37.6x145, 6-sty bk tnt & str; Bertha Kahn to Bernhard Mayer, 41 E 72, 1/2 pt; B&S & AL; Apr 25; June 22'18 (R S \$1). nom

Washington av, 2055; same to Saml Weil, 222 Lenox av; Benj J Weil, 21 E 82, & Louis V Weil, 52 E 75, EXRS Jonas Weil; B&S & CaG & AL; Apr 25; June 22'18 (R S \$1). nom

Washington av, 2186-96 (11:3050), sec 182d (Fletcher) (No 480), 109.5 to ns 182d (No 481) x108.6 to ws Bassford av (No 2231) x134.2 to ss 182d xw130.1 to beg, 6-3-sty bk tnts & str; Ely Neumann, ref, to Lina Stix, 302 W 86, plff; FORECLOS June 10; June 25; June 26'18 (R S \$20). 20,000

Washington av, 2230 (11:3050), nec Fletcher, 36.7x86.5x36x93, 5-sty bk tnt & str; Riverdale Holding Corp to Saul Katz, 494 E 176; mtg \$32,000; June 24; June 25'18 (R S \$9.50). O C & 100

Webster av (9:2392), es, 250 s 167th, 209.11x60.6 to ws Brook av x194x97, vacant; Benenson Realty Co, 401 E 152, to Jacob Schumacher, 779 Dawson; mtg \$9,000; June 20; June 24'18 (R S \$41). O C & 100

Willis av, 337 (9:2304), ws, 61.3 n 141st, 13.9x70, 3-sty bk tnt & str; Warren E Davis & ano, heirs Elwood C Davis, to Ada B Davis, widow, 2715 Creston av; B&S & CaG; mtg \$5,000; June 21; June 25'18 (R S 50c). gift

3D av, 3108 (9:2364), es, 124.6 n 158th, 29.3x88.10x24.10x107, 5-sty bk tnt & str; Marie Doll, widow, to Annie Fuchs, 2801 Pond pl; AL; Apr 29; June 24'18 (R S 50c). nom

3D av, 3108; Louisa Doll (now known as Louisa Renz) to same; AL; Apr 29; June 24'18 (R S 50c). nom

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

Fletcher st, nec Washington av, see Washington av, 2250.

Giles pl (12:3258), ws, 380.6 n Cannon pl, 25.11x111.11x25.4x114.3; re mtg, vacant; Edw Knapp, EXR Christian Knapp, to Cath C Giles, 350 W 115; June 15; June 24'18. nom

Rae st (9:2359), from German pl to Brook av; agmt as to sewer pipe; N Y C & H R R Co with City N Y; June 4; June 26'18. nom

179TH st E (15:4004), ss, 125 w Bronx Park av, 25x114.1 to Walker av x26.11x104.1; asn of rents to extent of \$445; Michl D Howard, 929 Courtlandt av, to N E Vail & Co, 22 W 1st, Mt Vernon, N Y; Feb 27; June 22'18. nom

182D st, 441-3 E (11:3050); re assign of rents; Wm Stoffegn to Riverdale Holding Corp, 115 Nassau; June 22; June 25'18. nom

Daly av (11:3122), ws, 31.4 s 180th, 25x101.10x25x101.6; also DALY AV (11:3122), ws, 81.5 s 180th, 25x101.10x25x102.2; agmt as to release of all title to above; Fredk Schoepp, 2089 Daly av, with Frank L Kensler, Andw C Kensler & John S Schoepp, 2089 Daly av; June 17; June 26'18. nom

Daly av, ws, 81.5 s 180th, see Daly av, ws, 31.4 s 180th.

Eastburn av, 1752 (11:2796) (owned by party 1st pt); also EASTBURN AV, 1754 (owned by party 2d pt); agmt as to alleyway; Anna Weinstein, 1752 Eastburn av, with Rachel Harris, 1754 Eastburn av; Apr 25; June 21'18. nom

Eastburn av, 1754, see Eastburn av, 1752.

Kingsbridge rd (11:3202-3205; 12:3259), from Webster av to Harlem River; petition & order of court to acquire title; City N Y to whom it may concern; June 21; June 24'18. order of court

Rosedale av (14:3760), from Gleason av to Westchester av; petition & order of court to acquire title; City N Y to whom it may concern; June 20; June 24'18.

Walker av, ns, abt 125 w Bronx Pk av, see 179th E, ss, 125 w Bronx Park av.

Washington av, 2250 (11:3050), nec Fletcher, 36.7x89.5x36x93, 5-sty bk tnt & str; re mtg; Wm V Simpson, Matawan, NJ, to Riverdale Holding Corp, 150 Nassau; May 16; June 25'18. nom

3D av, 3651-3 (11:2910); certf of satisfaction of assign of rents; Richd E Thibaut, Inc, 153 Mad av, to Thos D Malcolm Constn Co; June 25; June 27'18.

3D av, 3651-3 (11:2910); certf of satisfaction of assign of rents; Geneva Holding Corp to same; June 28'16; June 27'18.

3D av, 3690-2 (11:2925); consent to 3d track; Bond & Mte Guar Co, 175 Remsen, Bklyn, mtgee, to Manhattan Railway Co; June 26; June 27'18. nom

3D av, 3690-2 (11:2925), see 170th, 89x100; consent to 3d track; Bond & Mte Guar Co (owner) to Manhattan Railway Co; mtg \$55,000; June 1; June 25'18 (R S 50c). 445

Agreement that each party will transfer a share in estate of Augusta Kippel to their wives; Jacob Kippel, Jr, 1848 Rummel av, Bklyn, with Herbert Kippel, 122 College av, June 1; June 21'17. nom

Parcel 27 (15:4263), on damage map to open Unionport rd from Bronx Park E to Birchall av; re mtg; Warren E Sammis, 60 Hugewater rd, Chuside Park, Borough N J, & ano, to City N Y; May 24; June 21'18. nom

Power of atty; Frances Maclean at Ardour, Beckenham, Kent, Eng, to David A Clarkson of Nassau Co, NY; Dec 10; June 21'18 (R S 20c).

Revocation of power of atty; Frank Gass to Frederick W Schneider, 2319 Powell av; June 22'18.

LEASES.

Borough of Manhattan.

JUNE 21, 22, 24, 25, 26 & 27.

Canal st, 51-3 (1:298), all; Jacob & Morris Silberman, EXRS, & C, Harris Silberman & et al to Eli & Sami Levy, 51-3 Canal; 5yf May 1'19; May 23; June 21'18. 7,500

Beaver st, 24 (1:11), all; Sarah M Sealing, 15 Appleton pl, Glen Ridge, NJ, to Thos Hall, 204 Schermerhorn st, Bklyn; 10yf May 1'19; Mar 1; June 22'18. 4,000 & 5,000

Clinton st, 97 (2:348), s str fl & b; Barnett Realty Corp, 271 Bway, to Ignatz Hornick, 97 Clinton; 3yf May 1'19; Feb 2; June 25'18. 1,008

Depew pl, nec 42d, see 42d, 119-35 E.

Depew pl, sec 43d, see 42d 119-35 E.

Hall pl, 4 & 5 (2:462), all, garage & c; Albert Horstmann, 15 Waldorf Court, Bklyn, to Jos Sternberg, 154 E 113, & David Frank, 183 E 100; 21yf completion of alterations to bldg; Mar 20; June 21'18. 6,000 & 6,900 for 1st 5 yrs & then 6,000

Houston st, 35-9 E (2:510), from Lafayette to Mulberry, space on 8th fl in Puck Bldg; Louis Ottmann & ano, TRSTES will Jacob Ottmann et al, to Paulus-Ullmann Printing Corp; 7yf Feb 1'18; Oct 29'17; June 25'18. 5,000

Lafayette st, see Houston, see Houston, 35-9 E.

Mulberry st, swc Houston, see Houston, 35-9 E.

Trinity pl, 33-41, see Bway, 57-61.

6th st, 510 E (2:401), ss, 174.9 E Av A, 24.10x97, the land; Wm W Astor, of London, Eng, to Geo Schaefer, 339 E 5; 20yf May 1'19; June 12; June 25'18. taxes & c & 850

8TH st, 57 E (2:560), ns, 285.7 W Bway, 37.6x93.11, the land; TRSTES of Sailors Snug Harbor to Estate of Moritz H Rosenstein, Inc, 48 E 9; 18yf May 1'19; 21y ren; Apr 25; June 25'18. taxes & c & 1,500

9TH st, 46 E (2:560), ss, 327.4 E University pl, 25x93.11, the land; TRSTES of Sailors Snug Harbor to Estate of Moritz H Rosenstein, Inc, 48 E 9; 18yf May 1'19; 21y ren; Apr 25; June 25'18. taxes & c & 1,050

9TH st, 48 E (2:560), ss, 352.4 E University pl, 25x93.11; assign Ls rec Nov 27, 1897; Arthur S Levy et al, EXRS & C Moritz H Rosenstein, to Benj Rosenstein, at Ansonia Hotel, Bway & 73d; Feb 12'12; June 25'18. nom

9TH st, 48 E (2:560), ss, 352.4 E University pl, 25x93.11; TRSTES of Sailors Snug Harbor to Benj Rosenstein, at Ansonia Hotel, Bway & 73d; 18yf May 1'19; 21y ren; Apr 22; June 25'18. taxes & c & 1,050

14TH st, 28 E (2:571), all; H R M Realty Corp to Saml Miel, 568 Wyona st, Bklyn; 5yf Feb 1; July 1'17; June 21'18. 8,500

21ST st, 128-30 W (3:796), asn Ls dated Mar 21'16, & deposit; Henry Diversi, 8 Merrimac st, Concord, NH, to Maria Da Prato Milani, 128-30 W 21; all undivided int; May 29; June 26'18. nom

29TH st E, sec 2 av, see 2 av, 514.

40TH st, 351-7 W, see 41st, 352-4 W.

41ST st, 352-4 W (4:1031), ss, 100 e 9 av, runs s—to ns 40th (Nos 351-7) x80x9n—xw30x9n—to 41st x50 to beg, all, new garage to be constructed; 352 West 41st St Inc to G S Green Co, 74 Warren; 10yf Oct 1; 11y ren at \$15,000; June 6; June 21'18. 16,000

42D st, 119-35 E (5:1280), nwc Lex av (Nos 400-6), 275 to es Depew pl (closed) x208.4 to pt 7.6 n from ss 43d (Nos 108-24), closed x275 to av x208.4 to beg, except underground rights, & c; agmt & consent as to modification of Ls, etc, rec Nov 9'16; N Y State Realty & Terminal Co with Bowman Hotel Corp; June 19; June 22'18. nom

42D st, 361-3 W (4:1033), all; Marie G Darmstadt, 668 Riverside dr, to Nathan Jaffe & Chas Salutin, 355 W 37; 10yf July 1; June 18; June 21'18. 6,125 to 6,400

43D st, 108-24 E, see 42d 119-35 E.

47TH st, 257-9 W (4:1019), all; tenant to alter to garage at cost of \$20,000; Francis X O'Connor, 18 Leland av, New Rochelle, NY, to Donald Constn Co, 39 W 113; from June 1'18 to Sept 30'39; June 14; June 24'18. taxes, & c, & 5,000 & 5,500

47TH st, 257-9 W, 4-sty bldg, all, to be altered to a garage; Donald Constn Co to Automobile Mechanics Corp, 159 W 24, from completion of alterations to Sept 30'39; June 14; June 24'18. taxes, & c, & 10,000

48TH st, 533-7 W (4:1077), ns, 75x100, 7-sty bldg, all; Salvation Army, 122 W 14, to Coastwise Warehouses, Inc, 534 Washington st; 10yf July 1; May 24; June 22'18. 15,000

70TH st W, swc Col av, see Col av, swc 70th.

79TH st, 205 W (4:1227), all, except cellar; Geo C Engel to Mary T Hanley, 173 W 79; 3yf Oct 1'17; Aug 27'17; June 21'18. 2,350

111TH st W, swc 5 av, see 5 av, swc 111th.

181ST st, 513 W (7:1986), all; Peter J Devine to Henstone Storage & Van Co; 5yf June 18; June 1; June 20'18. taxes, & c, & net 1,500

144TH st W, nwc 7 av, swc 7 av, nwc 144. 3,100

Broadway, 57-61 (1:21); also TRINITY PL, 33-41, space on 2d fl; Adams express Building Co to E F Hutton & Co, 61 Bway, et al; 5yf May 1'19; Oct 1'17; June 21'18. 10,100

Broadway, 57-61; also TRINITY PL, 33-41, space on 2d fl; same to same; 3yf May 1'19; 5y ren; Feb 2'16; June 21'18. 3,100

Broadway, 57-61; also TRINITY PL, 33-41, space on 2d fl; same to same; 5yf May 1'19; 5y ren; Oct 1'13; June 21'18. 12,000

Broadway, 57-61 (1:21); also Trinity pl, space on 2d fl, together with premises covered by lease dated Jan 28'16; same to Chase National Bank of City N Y, 67 Bway; 10yf May 1'24; Feb 20; June 21'18. 20,000

Broadway, 57-61 (1:21), or Trinity pl, 33-41, space on 2d fl; asn above three Ls; E F Hutton & Co, 61 Bway, et al to Chase National Bank, 67 Bway; Feb 20; June 21'18. nom

Broadway, 915 (3:849); sur Ls dated Dec 10'02 & modified May 10'07; A De Pinna Co to N Y Life Ins & Trust Co, TRSTES will Geo R Schieffelin, & Julia M & Geo R G Schieffelin, EXRS Geo R Schieffelin, decd; Julia G Walker & Richd S Chisholm; Mar 1'11; June 25'18. 25,966.50

Broadway, 1544 (4:998), all; Edgar S Appley, 1KSTE for Leonard Bampton & ano, to United Cigar Stores Co of America, 44 W 18; 10yf Aug 1; June 6; June 22'18. taxes, & c, & 5,200 & 5,300

Broadway, 2848 (7:1882), str & pt b; Anna E Zagat, 515 W 110, to Geo Hanges, 2848 Bway; from termination of Ls of Jas Cuseo to Mar 1'25; June 19; June 21'18. 3,000 to 3,600

Broadway, 4233 (8:2176), n str & pt b; Patk Kiernan of Maywood, NJ, to Israel Ratner, 2153 So Blvd, Bronx; 3-12yf July 1; 2y ren at \$1,200 per annum; June 22; June 24'18. total for term 3,575

Columbus av (4:1141), swc 70th, 100.5x 100, Hotel Walton, all; Ralph L Spotts, EXR & C Harford B Kirk, to John K Morris, at Sag Harbor, LI; 20 11-12yf Nov 1'15; Oct 25'15; June 27'18; 1/2 pt taxes in excess of \$10,332.40 & \$45,000 to 50,000

Columbus av, swc 70th; same prop; consent to assign above Ls; same to same; May 9'17; June 27'18. nom

Columbus av, swc 70th; assign above Ls; John K Morris to John K Morris Hotel Co; AT; May 29'17; June 27'18. nom

Lexington av, 400-6 E, see 42d, 119-35 E. Park row, 99 (1:121), fl above str; Jos Mazzeo, 70 New Chambers, to Nicholas Christiano, 26 Madison; 4yf May 1'20; May 29; June 25'18. 480

1ST av, 2051 (6:1678), cor str & b; F L Realty Corp to Adolph Moskovitz, 220 Union av, New Rochelle, NY; 5 2-12yf Mar 1; Feb 13; June 27'18. 1,630

2D av, 514 (3:934), sec 29th, str fl & front pt of c; John P Schussler, 604 Riverside dr, to Saml Mansdorf, 313-5 E 27; 4 10-12yf July 1; June 24; June 27'18. 1,320 & 1,500

3D av (3:876), ws, 24 n 20th, —x—; asn Ls rec May 25'04; Matilda Epstein to Augustus Van Horne Stuyvesant, 3 E 57; June 26'18. nom

3D av, 475 (3:913), str, fl & pt c; Roman Ketterer to Max Manheim, 475 3 av; 5yf Nov 1'17; Oct 23'17; June 22'18. 1,200

3D av, 1703 (5:1541), es, 75.6 s 96th, 25x 100, all; also 3D AV, 1705, south pt ground fl 9 ft wide; Chas V Lamb, 2105 5 av, to Wm Harawitz, 226 E 96; 5yf July 1; June 19; June 21'18. 1,800 & 2,100

3D av, 1705, see 3 av, 1703.

5TH av (6:1594), swc 11th, str & b; Louis H Chalif to Isidor Danchig, 2 W 111; 5yf Aug 1; June 24; June 25'18. 2,160 & 2,192.64

7TH av, 2484-6 (7:2030), ws, 40 n 144th, all; Fred Dreher to Direct Leasing Corp, 201 W 144; 5yf July 1; June 20; June 22'18. 5,500

7TH av (7:2030), nwc 144th, 40x100, all; Saml Newman & Aaron Alper to Gertrude Thorpe, 103 W 143; 5yf May 1; Apr 23; June 21'18. 7,500

8TH av, 613-5 (3:763), top fl; sur Ls rec Feb 5'18; Leopold A De Rosa, 701 W 179, to Dionysios & Marina Zacharopoulos, 577 W 170; AT; June 13; June 27'18. nom

8TH av, 791 (4:1038), n str fl & b; John C Forster, 724 3 av, to Max Baum, 781 3 av; 4yf May 1; June 19; June 24'18. 1,020

9TH av, 771 (4:1061), all; Grand Picture Operating Co to Henrietta Schnier, 533 E 149; 3yf Sept 1; 3y ren \$2,900 & \$3,000; June 24'18. 2,400 & 2,600

LEASES.

Borough of Bronx.

JUNE 21, 22, 24, 25, 26 & 27.

140TH st, 611-19 E (10:2553), 3 bldgs; Bertha Kahn & ano, EXRS Henrietta Kahn to Abr P Kramer & Louis Grodsky, doing business as Kramer & Grodsky, 498 E 138; 5yf Jan 1'19, option 5y renewal; Jan 9; June 25'18. 7,800

161ST st E, nwc Forest av, see Forest av, 873.

169TH st E, swc Morris av, see Morris av, swc 169.

Bathgate av, 1978 (11:3044), all; Fannie B Pugh to Edw Castano, 1978 Bathgate av; 5 3-12yf Feb 1; Jan 2; June 25'18. 300

Forest av, 873 (10:2648), nwc 161st, —x—; asn Ls; Hy Glassman to Eltona Investing Corp, 391 E 149; June 19; June 21'18. 1,500

Gun Hill rd, 469 (12:3356), str; Michl Brennan to Patsy Miranda, 409 Gun Hill rd; 3yf Apr 1; 2y renewal; Apr 9; June 24'18. 480 & 600

Morris av (8:2450), swc 169th, cor str; Vermilyea Realty Co to Saml Bernin, 944 3 av; 10yf Jan 1'17; Oct 1'16; June 25'18. 800 to 1,250

Wales av, 665 (10:2644), cor str; John H Sievers to Abr Teitler, 706 E 104; 3yf May 1'19; June 20; June 21'18. 840

Washington av, 1699-1703 (11:2906), 2 bldgs; Sarah Jacobs to Hyman Radow, 1699 Wash av; 3 3-12yf Feb 1; option 2y renewal; Jan—'18; June 25'18. 9,400

MURIGAGES.

Borough of Manhattan.

JUNE 21, 22, 24, 25, 26 & 27.

Christie st, 124 (2:419), es, 25.1 n Broome, 20x62.5; FM; June 20'18; due & int as per bond; Giuseppe Di Cristina to Lawyys Mlg Co. 12,900

Carysle st, 126 (2:419), es, 50.1 n Broome, 24.10x62.5; FM; June 20'18; due & int as per bond; Giuseppe Di Cristina to Lawyys Mlg Co. 12,900

Canton st, 240-2 (1:258); agmt as to subin by party 2d pt of mtg for \$3,000 to mtg for \$1,100, & also mtg for \$300, June 20; June 21'18; Leon & Rachel Arrowitt, mtgees, with Saran Schnaener, 240 Canton mtgees. nom

Crosby st, 91, see Lafayette, 252.

Deanancey st, 174 (2:348); ext of mtg for \$31,000 to Maria 24, 5yf; June 18; June 26'18; N Y Trust Co, 26 Broad, with Berna Kahn, 421 E 82 (R S \$10.10). nom

Depew pl, nec 42d, see 42d, 119-35 E.

Depew pl, nec 43d, see 42d, 119-35 E.

Greenwich st, 501 (2:398), es, 50 s King, 25x93.5; pr mtg \$14,000; June 20; June 21'18; due July 2'18, 5yf; United Confectioners Supply Co to Fredk Lange, 204 Daily av. 10,000

Greenwich st, 561; cert as to mtg \$20,000; June 20; June 21'18; same to same.

Hall pl, 4 & 5 (2:462); deposit of \$5,000 to secure performance of covenants in Ls; pr mtg \$15,000; Mar 20; June 21'18; 2ly (see Ls newwith), —x—; Albert Horstmann, 15 Waldorf Court, Bklyn, landlord, to Jos Sternberg, 154 E 113, & David Frank, 183 E 100, tenants. 5,000

Lafayette st, 252 (2:496); also CROSSY ST, 91; ext of mtg for \$21,000 to May 24, 5yf; Apr 20; June 21'18; N Y Assoc for Improving the Condition of the Poor with Jos Gatti. nom

Lispeard st, 46-8 (1:194), ss, 152.6 e Church, 47.11x93.8 x 48.2 x 93.5; 1/2 pt; AT; June 22; June 24'18; due & int as per bond; Elouse C Mines to Title Guar & T Co, 5,000

Macree st, 121 (9.) (2:499), ws, apt 200 s Prince, 25x100; PM; June 20; June 26'18; due & int as per bond; Harry Swanson, 324 W 96, to N Y Eye & Ear Infirmary, 218 2 av. 15,000

Monroe st, 257 (1:266), ns, 200.8 W Jackson, 24.10x93.5x25.2x93.1; FM; May 20; June 24'18; 1y6%; Carrie Tencorno, 3 W 101, to Johanna Bach, 170 South New York av, Atlantic City, NJ. 1,200

Norton st, 85 (75) (2:352), ws, 100 s Delancey, 25x100, except pt for Delancey, leasehold; pr mtg \$6,000; June 21; June 22'18; 3y6%; Henry M Greenberg, 34 W 119, to Dividend Realty Corp, 21a Montague, Bklyn, & Hyman Berman Bldg Co, 1076 Findlay av, Bronx. 8,500

Rivington st, 173-5 (2:348), ss, 90 e Clinton, runs e40x93xw20x25xw20x100 to beg; June 20; June 21'18; 1y6%; Saml Krautman to Sarah Maryanov, 73 Bushwick av, Bklyn. 6,000

Vandewater st, 17-27 (misc); cert as to mtg \$—; June 25; June 25'18; Newark Lithographing Co of Newark, NJ, to David Greenebaum.

Washington st, 248, see 19th, 113 E.

19TH st, 113 E (3:875), ns, 216.8 e 4 av, 16.8x70; also 48TH ST, 18-20 W (5:1263), s s, 275 w 5 av, 49x100.5; also 50TH ST, 114 W (4:1002), ss, 175 w 6 av, 25x100; also LEXINGTON AV (5:1517), es, 50.8 s 89th, 50x91.7; also 88TH ST, 153-7 E (5:1517), n s, 100 e Lex av, 75x100.8; also 89TH ST, 153-162 E (5:1517), ss, 175 e Lex av, 50x 100.8; also 92D ST, 312-4 E (5:1554), ss, 200 e 2 av, 50x100.8; also WASHINGTON ST, 248 (1:129), ws, 54.4 n Park pl, 20.8x 93.2x20.1x93; also WASHINGTON AV (Bronx), es, part lot 49, map 143, by Andrew Findlay, filed in Westchester Co, begins 52.6 n lot 49, runs n20x137x250xw137 to beg; also WASHINGTON AV (Bronx), e s, 217.10 s 168th, runs n25x137x25xw137 to beg, excepts parts of this & above lots as taken to widen av; also property at Yonkers, NY; June 24; June 25'18; due & int as per bond; Philip & Thos J O Rhinelander to Brooklyn Savings Bank, 141 Pierrepont st, Bklyn. 250,000

20TH st, 532-4 W (3:691), ss, 400 w 10 av, —x—; ext of mtg for \$14,000 to Jan 13'21, 5yf; Jan 14; June 26'18; Cornelia K Thomas with Jas P Eadie, 121 Barclay st, Flushing, LI, & John B Robinson, 39 Blvd Haussmann, Paris, France, exrs Kath E Moore. nom

21ST st, 534-40 W (3:692), ss, 250 e 11 av, 100x 1/2 blk; leasehold; June 1; June 27'18; due Feb 15'20, 6y; Daylight Garage, Inc, 540 W 21, to Meyer Rosenthal, at Centerville Station, NY. 2,000

35TH st, 15 W (3:837), ns, 256.3 w 5 av, 18.9x98.9; June 24; June 25'18; due & int as per bond; Mary A & Eliz Sweeney to Title Guar & T Co. 7,000

36TH st, 36 W (3:837), ss, 435 w 5 av, 20x98.9; PM; June 24; June 27'18; due July 1'21 or sooner, 6y; Juliette H Goodman, 36 W 36, & Katie Haas, 3924 Bway, to Isabel C Smith, 1 W 81. 30,000

39TH st, 327-9 E (3:945); 2 exts of 2 mtgs for \$7,000 each to Feb 1'21, 5yf; May 10; June 25'18; Hannah Wallach with Wm Gillilan, 6 Palace Gate, Kensington W, London, Eng (R S on each \$350). nom

42d st, 119-35 E (5:1280), nwc Lex av (Nos 400-0), 210 to es Dewey pl (closed) x200.4 to point 7.6 n from ss 43d (closed), or 43d (Nos 108-24), x210 to av x200.4 to beg, leasehold; agmt & consent to modification of mtg rec Jan 15/17 for \$1,000,000, & to supplemental mtg \$1,000,000; June 19; June 24/18; N Y State Realty & Terminal Co, lessee, with Bowman Hotel Corp. nom

42d st, 119-35 E (5:1280), nwc Lex av (Nos 400-0), 210 to es Dewey pl (closed) x200.4 to point 7.6 n from ss 43d (closed) (Nos 108-24) x210 to av x200.4 to beg, leasehold; parties 1st & 4th pts agree with party 3d pt that modified Ls shall be sub & subordinate to mtg for \$1,000,000 rec July 20/17, held by party 3d pt, & parties 1st & 2d pts agree that supplemental mtg shall also be sub & subordinate to same mtg, &c; June 19; June 27/18; Bowman Hotel Corp, party 1st pt; Columbia Trust Co, 60 Bway, mtgee of mtg \$—, rec Jan 15/17, party 2d pt; Metropolitan Life Ins Co, party 3d pt; N Y State Realty & Terminal Co, lessor of Ls rec Nov 10/16, party 4th pt. nom

43d st, 168-24 E, see 42d, 119-35 E.

45th st, 233 E (5:1319); ext of mtg for \$1,000 to June 18/21, 5%; June 19; June 21/10; Emigrant Indust Savings Bank with U S Trust Co of N Y, 45 Wall, trste will Jas Dobbins (R S \$5.50). nom

45th st, 18-20 W, see 19th, 113 E.

50th st, 114 W, see 19th, 113 E.

50th st, 542 W (4:1078), ss, 525 w 10 av, x200.0; June 19; June 25/18; 5y 5%; Edw S Clinch, NY, exr & margt M Blumstein & Chandler W Blumstein, of Chetennam, Pa, to Frankun Savgs Bank, 606 8 av. 5,000

57th st, 33 W (5:1273), ns, 550 w 5 av, 25x100.3; PM; June 24; June 25/18; 3y 5%; John A Hariss to Francis L Minton, 136 Washington Park, Bklyn, et al, exrs Jos W Ogden. 100,000

5th st, 52 W (5:1272), ss, 145 e 8 av, 25x100.3; pr mtg \$—; June 1; June 26/18; due Dec 31/18, 6%; Marie N Davis, 52 W 57, to Margt E Davis at Augusta, Ga. note 33,323.89

73d st, 208 E (5:1427); ext of mtg for \$6,000 to June 18/21, 5%; June 18; June 21/18; Emigrant Indust Savings Bank with U S Trust Co of N Y, 45 Wall, trste will Jas Dobbins (R S \$3). nom

7th st, 320 W (4:1186), ns, 263 w West End av, 19x102.2; PM; June 20; June 27/18; 5y or sooner, 5%; Milie Ciaman to Louis S Brush, 10 E 43. 13,500

81st st, 205-11 W (4:1229), ns, 100 w Ams av, 112.5x102.2; ext of mtg for \$335,000 to Mar 1/23, 5y 5%; Feb 23; July 25/18; William F Kenny Co with Metropolitan Life Ins Co (R S \$167.50). nom

82d st, 10 E (5:1493); ext of mtg for \$20,000 to June 25/18, 5y 5%; June 2; June 26/18; Julius Oppenheimer, 11 W 87, with Jas S Ward, 10 E 82 (R S \$10). nom

87th st, 131 W (4:1218), ns, 258.4 w Col av, 16.8x100.8; PM; June 24/18; due & int as per bond; Raye P Terrell to Title Guar & T Co. 4,000

88th st, 153-7 E, see 19th, 113 E.

89th st, 155-62 E, see 19th, 113 E.

92d st, 312-4 E, see 19th, 113 E.

95th st, 40 E (5:1540), ss, 180 e 3 av, 25.1x100.8x25.1x100.8; PM; June 20; June 21/18; 3y 5%; Jacob Jacobowitz, 110 E 96, to Abr C Quackenbush, 1287 Mad av, 14,300

100th st, 238 W, see Bway, 2637-9.

101st st, 121-3 W (7:1500), ns, 193.4 w Col av, 31.8x100.11; June 13; June 27/18; due May 1/28, 6%; Hilmon Realty Corp, 127 W 141, to Natsim Corp, 55 John. 2,000

101st st, 121-3 W; certf as to mtg \$2,000; June 13; June 27/18; same to same.

106th st W, see Ams av, see Ams av, see 106th.

111th st, 321 W (7:1883), ns, 275 w Ams av, 100x100.11; PM; June 25; June 26/18; 3y 5y 5%; Olds Holding Corp, 217 Bway, to Wm F Armstrong, 118 W 57. 145,000

112th st, 46-8 E (6:1617), ss, 110.3 e Mad av, 40.3x100.11; June 19; June 27/18; due Apr 24/21, 6%; Sarah Finkelstein to Saul Singer, at Cedarhurst, LI. 1,000

113th st, 207 E (6:1663); ext of mtg for \$4,000 to June 17/21, 5%; June 17; June 21/18; Morris J Schuster & Saml Strasbourger, exrs & Sol Weisbecker, with Bowery Savings Bank (R S \$2). nom

114th st, 259 W (7:1830); sobrn of mtg for \$5,000 to mtg \$3,000; June 8; June 20/18; Peter Blatt, 342 Central av, West Hoboken, NJ, mtgee, with Adam Muller, 44 E 87; corrects error in last issue as to 2d line. nom

115th st, 34 W (6:1598), ss, 451 e Lenox av, 18x100.11; PM; June 25/18; due July 1/23, 5%; Abr Brown to Equitable Life Assur Soc of U S. gold 11,000

116th st, 316 W (7:1848); ext of mtg for \$20,000 to July 10/21, 5%; June 19; June 24/18; Rosalind R Cane with Emanuel Ettenheimer, 101 W 85 (R S \$10). nom

117th st, 236-8 E (6:1666), ss, 185 w 2 av, runs s-xe-xe to cl blk w50xnn-xe—xn—to st x250 to beg, with AT to any strips or gores on e or w; pr mtg \$—; Apr 24; June 26/18; 1y 6%; Victoria Garage, Inc, to Alfred D Senfner, 10 Halcyon pl, Yonkers, NY. 3,000

117th st, 236-8 E; certf as to mtg \$3,000; Apr 24; June 26/18; same to same.

121st st, 50 E, see Madison av, 1861.

122d st, 100 E (6:1770), see Park av (Nos 1753-5), 18x75; pr mtg \$10,500; June 17; June 27/18; demand, 6%; Jacob Fradus, 894 Riverside dr, to The Texas Co, at 17 Battery pl. note 3,921.33

127th st, 41 W (6:1725), ns, 441.3 w 5 av, 18.9x99.11; PM; June 27/18; 5y or sooner, 5%; Edw C Worns to Cath A Dieterlen, 301 W 91, et al, individ & exrs & Theo Dieterlen. 5,000

127th st, 235 W (7:1933), ns, 282 w 7 av, 14x99.11; June 18; June 25/18; due & int as per bond; Wells Holding Co, 159 W 125, to Frances S Quinn, 2 E 127. 2,000

129th st, 32 W (6:1726), ss, 438.6 w 5 av, 21.0x99.11; PM; June 24/18; 5y 5%; Michy-acht Schatz, 52 W 125, to Erek A Camp, 410 W 100 av, Bronx (R S \$2). 2,000

129th st, 613-5 W (7:1996), ns, 225 w Bway, 20x100.10 to ss 130th (Nos 610-20); also 129th St, 617 W (7:1996), ns, 210 w Bway, 20x100.10 to ss 130th (No 622); PM; June 24/18; due July 1/20 or sooner, 5%; Clover Farms, Inc, 524 W 48, to Frances Maed Sincian, 310 W 104, & Robt R Hoff-wood, 524 W 103. 70,000

129th st, 617 W, see 129th, 613-5 W.

129th st, 600 W (7:1900), ss, 420 e 8 av, 10.0x99.11, 1st, June 24; June 25/18; due & int as per bond; Grace Edwards to Law-yers Mtg Co. 5,000

129th st, 245 W (7:1936), ns, 287 e 3 av, 10x99.11; ext of mtg for \$10,000 to June 18/21, 5%; June 21; June 27/18; Clara P Hann, 200 W 54, with Rosnoff Realty Corp, 245 W 130 (R S \$10). nom

129th st, 615-22 W, see 129th, 613-5 W.

129th st, 600 W, see Park av, 1930.

129th st, 109 W (7:1919), ns, 175 w Lenox av, 20x99.11; PM; pr mtg \$—; June 24/18; due June 15/20 or sooner, 6%; Ambassador Realty Co to Jaysill Realty Corp, 10 E 26. 1,000

129th st, 190 W, see 7 av, 2299.

129th st, 512 W (7:1909), ss, 175 w 8 av, 20x99.11; sub to annuity of \$360; June 20; June 27/18; 5y or sooner, 6%; Harvey R Denton to N Y Title & Mtg Co. 2,000

130th st, 519 W (7:1900); ext of mtg for \$20,000 to June 26/21, 5y 5%; June 20; June 27/18; Title Guar & T Co with Chas W Nelson, 100 Riverside dr (R S \$12.50). nom

144th st, 251-3 W (7:2030), ns, 305 e 8 av, 40x99.11; PM; June 1; June 21/18; 5y 5%; Bertha Smolian of Bronx to Wilson M Fowen, 130 E 10, & ano, exrs Wilson M Fowen, decd, & ano. 32,000

161st st, 510-5 W (8:2114); ext of mtg for \$40,000 to May 1/21, 5%; May 27; June 27/18; Irma H Schwarz, at Greenwich, Conn, with Saml Jane, 10 E 108 (R S \$20.20). nom

161st st, 542 W (8:2120), ss, 281 e Bway, 19x99.11; June 26/18; 5y 5%; Basile D Duganji, 532 W 111, to Martin McHale, at Long Beach, LI. 6,000

161st st, 617-35 W (8:2142), ns, 133.10 e Ft Washington av, 33.1x100; pr mtg \$—; June 20; June 22/18; 13 monthly in- stalls, 6%; One Seventy-Bunding Co, 30 E 42, to Fahlee & McCaul, Inc, 203 E 82. notes 6,750

170th st, 617-39 W (8:2142), ns, 133.10 e Ft Washington av, 33x100; June 21; June 27/18; due & int as per notes; One-Seventy Building Co & Emanuel Krue- witz, 645 West End av, to Marcus E Cummings, trading as the M R Flooring Co. notes 5,740

170th st, 617-639 W (8:2142), ns, 133.10 216.9, 299.9 & 282.9 e Ft Washington av, 4 plots, each 82.1x100; 4 exs of 4 mtgs for \$10,000 each (reduced from \$88,180 each) to June 21/23, 6%; June 21; June 24/18; Edw A Ridley, at Fanwood, NJ, with One-Sev-enty Building Co, 30 E 42 (R S on each \$37.50). nom

170th st, 617-639 W; sobrn of mtg for \$85,000 to 4 mtgs \$88,180 each; June 21; June 24/18; One-Seventy Building Co, 30 E 42, owner, & Saml Blumenthal, 230 W 105, mtgee, with Edw A Ridley, at Fanwood, NJ. nom

170th st, 617-639 W; 4 sobrns of 4 mtgs for \$19,430 each to 4 mtgs \$88,180 each; June 21; June 24/18; One-Seventy Building Co, 30 E 42, owner, & S & H A Blumenthal, Inc, 233 Bway, mtgee, with Edw A Ridley, at Fanwood, NJ. nom

Amsterdam av, 307 (4:1146), es, 70.4 n 74th, 17x81; pr mtg \$14,000; June 1; June 21/18; 3y 6%; John M Butler to Paul R Opp, 307 Ams av. 16,000

Amsterdam av (7:1860), see 106th, —x—; agmt as to ownership of bond & mtg for \$90,000 rec June 1/16; June 15/16; June 27/18; City Real Estate Co (owns \$80,000) with Henry A Mark, 177 S Ox-ford, Bklyn (owns \$10,000). nom

Bowery, 290 (2:521), ws, 44 n Houston, 22x78.4x21.1x79.6; also BOWERY, 292 (2: 521), ws, 65.11 n Houston, 22.6x78.1x15.1x 78.11; pr mtg \$—; June 26/18; due Jani '38, 6%; Sanft Realty Co, 280 Bowery, to Sanft Bros Co, 292 Bowery. 10,000

Bowery, 292, see Bowery, 290.

Broadway, 2637-9 (7:1871), swc 100th (No 238), 40.7x219x31.5x217.2; June 22; June 24/18; due June 24/23, 5y 5%; Edw H & Harold K Mount, both at 159 Remsen, Bklyn, to E Matilda Ziegler, 907 5 av, & ano, trstes will Wm Ziegler. 100,000

Lexington av, 400-6, see 42d, 119-35 E.

Lexington av, 400-6 E, see 42d, 119-35 E.

Lexington av, es, 50.8 s 89th, see 19th, 113 E.

Madison av, 699 (5:1377), es, 80 n 62d, 20.5x50; 1/2 pt; pr mtg \$30,000; Jan 26/12; June 21/18; due Jan 1/15, 6%; Bernard W Vogel, 697 Mad av, to Bessie Holzinger, 1331 Mad av. 2,500

Madison av, 699; 1/2 pt; pr mtg \$30,000; Jan 26/12; June 21/18; due Jan 1/15, 6%; Harry W Vogel, 525 West End av, to same. 2,500

Madison av, 699 (5:1377), es, 80 n 62d, 20.5x50; 1/2 pt; pr mtg \$30,000; Jan 26/12; June 21/18; due Jan 1/15, 6%; L G Company, 15 Broad, to Bessie Holzinger, 1331 Mad av. 2,500

Madison av, 699; 1/2 pt; certf as to mtg \$2,500; June 18; June 22/18; same to same.

Madison av, 1861 (6:1747), see 121st (No 50), 17.8x83; PM; pr mtg \$9,000; June 25; June 26/18; due Dec 25/19, 6%; Barnett Brod- sky, 712 E 136, Bronx, to Louis Finkelstein, 1861 Mad av. 2,000

Park av, 1753-5, see 122d, 100 E.

Park av, 1980 (6:1758), nwc 133d (No 65), 24.11x86; PM; pr mtg \$7,000; Sept 1/17; June 21/18; due as per bond, 6%; August Lauter to Wilhelm Lauter, 410 E 141, Bronx. 5,000

Riverside dr (7:1891), es, 59 a 105th, 21 x100; June 21; June 25/18; due June 25/23 or sooner, 5%; Randolph Realty Corp, 203 W 58, to Alice C Holden, 323 Riverside dr, individ & gun Frances Holden. 10,000

Riverside dr (7:1891), es, 55 s 105th, 25 x100; certf as to mtg \$15,000; June 20; June 25/18; same to same.

Riverside dr, 415 (7:1895), es, 50.11 s 114th, 20.9x93.4x20x99.3; PM; June 24; June 26/18; 5y or sooner, 5%; Philip & Thos J O Rhineclander to Bklyn Savgs Bank, 141 Pierrepont, Bklyn. 17,000

West Broadway, 462 (3:516), ws, 269.4 s Houston, 20x10; pr mtg \$—; June 10; June 24/18; 1y 6%; Jacob Spieles, 462 West Bway, to Max Tagman, 147 43d, Bklyn. 1,000

1st av, 189 (2:453); sobrn of mtg for \$14,900 to mtg \$8,000; Dec 24/13; June 25/18; Jacob Sairan, owner, & Martin Engel, 29 E 3, mtgee (& mtg held by him being sub to two mtgs aggregating \$20,000) with David N Sairan, 100 W 110. nom

1st av, 231 (2:455); certf that \$12,000 is now unpaid on mtg rec Apr 25/10; June 25; June 26/18; Henry Katzenberg to Harris Lurie, 1015 Tlany, Bronx. 2,000

3d av, 388 (3:883), ws, 24.8 s 28th, 24.8x 64.6; PM; June 1; June 21/18; 5y 5%; Jacob Klein, 408 3 av, to Frances D Bergeman, 2405 Grand av, Bronx, individ & ano, tases Julius D Bergeman. 8,000

4th av, 59 (2:555), es, 25 n 9th, runs n 25x90x14.5x61x52.2xw37.6x82.3x10xw 37.6 xno.2xw87.10 to beg; PM; June 20; June 26/18; instals due as per bond, 5%; Harry Barth to Dime Savings Bank of Bklyn at 9 De Kalb av, Bklyn. 125,000

5th av, 1346 (6:1596), ws, 25.11 n 112th, 25x100; ext of mtg for \$26,000 to June 25/23, 6%; May 17; June 24/18; Minnie D Jacobs with Eliz G Litowich, at Troy, NY (R S \$13). nom

7th av, 2209 (7:1919), sec 135th (No 190), 24.1x15; Jan 1/13; June 26/18; due July 1/14, 6%; Norwood Holding Co to Carrie M Cur- ran, 467 W 57. 2,000

Certf (miscel) as to mtg \$—; June 25; June 26/18; Knickerbocker Lithographing Co, a corp of N J in City N Y, to David Greenebaum.

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

JUNE 21, 22, 24, 25, 26 & 27.

Clinton st, 240-2 (1:258); Leon & Ra- chel Arnowitz, 130 W 113, to Sarah Schaefer, 240-2 Clinton; (A) Saml L Zucker- man, 350 Bway (\$5,500, May 26/13); June 27/18. nom

Delancey st (2:352), swc Norfolk (No 85) (75), 100x25, except pt for Delancey at, leasehold; Dividend Realty Corp, 215 Mon- teague, Bklyn, to Hyman Berman Building Co, 1076 Findlay av, Bronx; 1/2 pt; AT; (A) N Y Title & Mtg Co (\$8,500, June 22/18); June 25/18. O C & 100

Hamilton pl (7:1988), es, 81.4 n 136th, 135.8x irreg to cl old Bloomingdale rd, x124.5x79.7; Brentmore Realty Co to Orinoco Realty Co, 119 W 40; (A) Bing & Eng, 119 W 40 (\$23,000 (now \$13,000), Oct 27/14); June 25/18. nom

Manhattan st, 5 (2:357); Max Zucker to Hygrade Products Trading Co, 132 Nas- sau; (A) Feitenstein & R, 309 Bway (\$6,000, Jan 20/12); June 27/18. nom

Manhattan st, 5; Hygrade Products Co to State Mercantile Co, 51 Chambers; (A) same (same mtg); June 27/18. nom

Spring st, 213 (2:504); John E Miller & ano, exrs Kate C Brown, to Lawyers Mtg Co (\$7,000, July 17/13); June 24/18. 4,000

15th st, 221 W (3:765); Mary A Duer (Hamilton), trste will Thos Suffern, to Edw N T Burnett, at Coachella, Cal, trste will Agnes S Taler, for Agnes T Burnett; (A) Chas T Cowenhoven, Jr, 27 William (\$26,000 (now \$23,500), Dec 19, 1892); June 26/18. 23,500

17th st, 21 E (3:846); Virginia S Mac- kay-Smith et al, exrs Ellen E Ward, to Wm C Stuart et al, trstes same will for Virginia S Mackay-Smith; (A) Emmet & Parish, 52 Wall (\$30,000, May 10, 1881); June 27/18. nom

17th st, 115 E (3:873); Chas H Rus- sell & ano, exrs Eliza W Howland, for Arixene S Woolsey, to Farmers Loan & Trust Co, 22 Wm. sub-trste will Eliza W Howland; (A) Geller, R & H, 22 Exch pl (\$33,000 (now \$22,000), Feb 6/07); June 27/18. nom

30th st, 240 E (3:910); N Y Investors Corp to Title Guar & T Co (\$18,000 (now \$14,000), Sept 8/08); June 21/18. 14,000

44th st, 313-5 E (5:1337); Herbert R Limburg, 11 E 45, to Salvatore Di Caprio Co, 302 E 44; (A) Salvatore Di Caprio, 302 E 44 (\$8,500 (now \$3,500), June 18/12); June 24/18. nom

46th st, 75 W (5:1262); Farmers Loan & Trust Co, 16-22 Wm. to Bond, Mtg & Securities Co, 22 Exchange pl; (A) Geo J Gil- lespie, 20 Vesey (\$9,500, Dec 20, 1893); June 24/18. 9,500

46th st, 75 W; Bond, Mtg & Securities Co to Thos H Kelly, 427 E 56, trste will Margt A Kelly; (A) same (same mtg); June 24/18. 9,500

47th st, 215 E (5:1321); Title Guar & T Co to Abigail A O'Donnel, 2650 Marion av, Bronx; (A) Albert Van Winkle, 31 Nas- sau (\$5,000, Mar 1/18); June 24/18. 5,000

48th st E (5:1322), ns, 120 w 2 av, 20x 100.5; Karoline Rosenthal to Moses Mayer at Stearns Park, Freeport, LI; (A) John F Connolly, 56 Pine (\$8,000 (of which \$5,000 has been paid), June 7/07); filed & dis- charged June 24/18. nom

71ST st, 114 W (4:1142); also **1ST AV** (6:1800), nwc 123d, 22x60; also **131ST ST W** (7:1997), ss, 325 w Bway, 50x99.11; Margt A Gregory to David D A Outcalt, exrs, &c, Julia P Outcalt, to Geo F Gregory, gdn Ruth Gregory, Sherman Sq Hotel, 71st & Bway; ½ pt; (A) Cannon & C, 135 Bway (3 mtgs, \$—, July31'08; \$9,000, Nov 11, 1885, & \$10,000, Aug22'08); June21'18. 2,500
71ST st, 114 W; also **1ST AV**, nwc 123d, 22x60; also **131ST ST W**, ss, 325 w Bway, 50x99.11; same to same as gdn Beatrice Outcalt, now Paul, ½ pt; (A) same (same mtgs); June21'18. 2,500
73D st, 509 E (5:1485); Richd H Hunt to N Y Title & Mtg Co (\$27,000, now \$22,000), Feb14'10); June26'18. O C & 100
76TH st W (4:1185), ns, 151 w West End av, 18x102.2; Margt A & Ruth Gregory, exrs Geo F Gregory, to Ruth Gregory, 2178 Bway; ½ pt; (A) Cannon & C, 135 Bway (\$21,000, Oct30'13); June21'18. 2,500
76TH st W (4:1185), same prop; same to Beatrice O Paul, 2124 No Anderson st, Tacoma, Wash; ½ pt; (A) same (same mtg); June21'18. 2,500
78TH st, 302 W (4:1186); Cornelius D Van Wagenen & ano to Wm F Armstrong, 118 W 5; (A) Armstrong & Keith, 40 Wall (\$16,000, June17'18); June21'18. 2,500
82D st, 10 E (5:1493); Sol Tim, 378 West End av, to Julius Oppenheimer, 11 W 87, (A) Title Guar & T Co (\$30,000, June21'18); June26'18. 2,000
84TH st, 35 W (4:1198); Jos W Tanum to Lawyers Mtg Co (\$8,500, June3'15); June 25'18. 8,500
90TH st, 330 E (5:1552); Henry F Lippold to Mary M Lippold, 328 E 87 (\$700, Oct18'16); June24'18. 700
101ST st, 124-3 W (7:1856); The Natism Corp, 55 John, to The State Bank, 318 Grand (\$2,000, June22'18); June27'18. 2,000
102D st, 404 E (6:1695); Geo R Lathrop, trste for Juliet D Connelly, will Juliet D Smith, to Juliet D Connelly, 5673 Von versen av, St Louis, Mo; 1-6 pt; (A) Francis B Sanford, 165 Bway (\$8,500, now \$7,200), July25'07); June24'18. 1,208.33
102D st, 404 E; same as exr Juliet D Smith to Geo R Lathrop, 5627 Etzel av, St Louis, Mo, as trste for Juliet D Connelly, will Juliet D Smith & et al, all; (A) same; (same mtg); June24'18. 8,500
107TH st, 310-7 E (6:1679); Levi S Tenney & ano, trstes will Wm Druid Thompson, to Mary R Bryan, 1109 St Paul st, Baltimore, Md; (A) Levi S Tenney, 141 Bway (\$33,000, now \$32,800, Mar15'11); June27'18. an int of 3,451.79
107TH st, 315-7 E; Mary R Bryan to Safe Deposit & Trust Co of Baltimore at 15 South st, Baltimore, Md; (A) same (same int in above mtg); June27'18. 2,000
112TH st, 119 E (6:1640); Title Guar & T Co to Mutual Trust Co of Westchester County at Portchester, NY, as sub-trste will John Gandy, (A) Title Guar & T Co (\$3,000, June13'18); June25'18. 3,000
117TH st, 236-8 E (6:1666); 135 Broadway Holding Corp to N Y Title & Mtg Co (\$4,250, Apr16'18); June25'18. 2,000
118TH st, 31 W (6:1717); Eliz Seitz, 160 E 61, to Eliz M Seitz Sherwood, 160 E 61; (A) Henry Wendt, 99 Nassau (\$22,000, Aug 19, 1899); June24'18. 16,000
119TH st E (6:1795), ss, 265 w 1 av, 35x 100.10; John M Knox & ano, exrs Jane G Phelps, to Lawyers Mtg Co; corrects asn rec June18'18 (\$32,000, Apr14'06); June21'18. an int of 23,750
120TH st, 51 E (6:1747); Mary E Merritt to Rosa Rosenfeld, 1128 Franklin av, Far Rockaway, LI (\$1,000, June20'18); June 27'18. 1,000
128TH st, 83 W (6:1726); Melton Realty Corp, 55 John, to State Bank, 378 Grand (\$3,000, June14'18); June22'18. 2,000
131ST st W (7:1997), ss, 325 w Bway, 50 x99.11; Margt A & Ruth Gregory, exrs Geo F Gregory, to Ruth Gregory, 2178 Bway; ½ pt; (A) Cannon & C, 135 Bway (\$10,000, Aug21'08); June21'18. 2,500
131ST st W (7:1997), same prop; same to Beatrice O Paul, 2124 No Anderson st, Tacoma, Wash; ½ pt; (A) same (same mtg); June21'18. 2,500
134TH st, 217 W (7:1940); The Hudwll Corp, 7 W 45, to Hudson P Rose Co, 7 W 45 (\$2,000, May24'18); June21'18. 2,000
135TH st, 519 W (7:1988); Bertha Guttenberg et al to Title Guar & T Co (\$35,000, May29'06); June26'18. 25,000
170TH st W (8:2142), ns, 382.9 e Ft Washington av, 82.11x100; Saml Blumenthal, 230 W 105, to Edw A Ridley at Fanwood, NJ; (A) N Y Title & Mtg Co (\$88,180, Oct18'16); June24'18. 75,000
170TH st W (8:2142), ns, 299.9 e Ft Washington av, 82.11x100; Saml Blumenthal, 230 W 105, to Edw A Ridley at Fanwood, NJ; (A) N Y Title & Mtg Co (\$88,180, Oct18'16); June24'18. 75,000
170TH st W (8:2142), ns, 216.9 e Ft Washington av, 82.11x100; Saml Blumenthal, 230 W 105, to Edw A Ridley at Fanwood, NJ; (A) N Y Title & Mtg Co (\$88,180, Oct18'16); June24'18. 75,000
170TH st W (8:2142), ns, 133.10 e Ft Washington av, 82.11x100; Saml Blumenthal, 230 W 105, to Edw A Ridley at Fanwood, NJ; (A) N Y Title & Mtg Co (\$88,180, Oct18'16); June24'18. 75,000
170TH st W (8:2142), ns, 133.10 e Ft Washington av, 82.11x100; Robt S Clark of Middlefield, Otsego Co, NY, to Saml Blumenthal, 230 W 105; (A) Henry A Blumenthal, 233 Bway (\$85,000, now \$75,000, Jan20'16); June24'18. 75,000
172D st, 570 W (8:2128); Olds Holding Corp, 217 Bway, to Ryzko Realty Co, 299 Bway; (A) Herman Gottlieb, 299 Bway (\$6,000, June17'18); June21'18. O C & 100
184TH st, 555 W (8:2157); Kentucky Holding Co, 1042 St Nicholas av, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97; (A) Fredk Lese, 35 Nassau (\$10,000, June18'18); June25'18. O C & 100

Broadway, 1679 (4:1024); also **COLUMBUS AV** (8:2202), nwc 200th, 199.10 to ss 200th x100; Jared W Bell to Fort Independence Realty Co 9 Pine; (A) Lawyers Title & T Co (\$25,000, June24'01); June27'18. 2,500
Madison av, 699 (5:1377); ½ pt; Bessie Holzinger, 1331 Mad av, to Edgar R Lincoln, 525 West End av; (A) Elkus, V, G & P, 111 Bway (\$2,500, June21'18); June21'18. 2,500
Madison av, 699; ½ pt; same to same; (A) same (\$2,500, June21'18); June21'18. 2,500
Madison av, 699 (5:1377); ½ pt; Bessie Holzinger, 1331 Mad av, to Edgar R Lincoln, 525 West End av; (A) Elkus, V, G & P, 111 Bway (\$2,500, June22'18); June22'18. 2,500
1ST av, 1663 (5:1544); Anna or Annie Rottkamp, individ & admrx Dominick Rottkamp, to Mary & Bernard Rottkamp, 446 E 89; (A) John C Hoenninger, 5 Beekman (\$11,000, Feb20'02); June21'18. 2,500
1ST av (6:1800), nwc 123d, 22x60; Margt A & Ruth Gregory, exrs Geo F Gregory, to Ruth Gregory, 2178 Bway; ½ pt; (A) Cannon & C, 135 Bway (\$9,000, Nov11, 1885); June21'18. 2,500
1ST av (6:1800), nwc 123d, 22x60; same to Beatrice O Paul, 2124 No Anderson st, Tacoma, Wash; ½ pt; (A) same (same mtg); June21'18. 2,500
2D av, 73 (2:460); Kath F & Arthur J McClure, exrs David McClure, to Title Guar & T Co (\$13,000, Aug17'10); June27'18. 7,000
2D av, 383 (3:903); Ferdinand R & Robt Minrath, exrs Wm Minrath, to John Benzur, 160 Claremont av; (A) Ernest Schaefer, 111 Bway (\$15,000, May23'07); June21'18. 15,000
3D av, 388 (3:883); Frances D Bergeman, 2405 Grand av, Bronx, individ & ano, TRSTES will Julius Bergeman, to Farmers Loan & Trust Co, 22 Wm; collateral to mtg on 162-4 E 28th st; (A) Title Guar & T Co (\$8,000, June29'03); June21'18. 8,000
7TH av, 2460 (7:2029), nwc 143d; Andw Kane, Jr, to Jules Realty Co, 170 Bway (\$20,000, now \$5,000, Nov27'12); June26'18. 2,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

JUNE 21, 22, 24, 25, 26 & 27.
Bleecker st (2:539), ns, 50 e Sullivan, 25 x100; also **CRESCENT AV** (11:3088), sec Belmont av, 77.1x96x60x47.7; Calogero Caputo, 165 Bleecker, to Daily Realty Co, 407 E 153; (A) Elfers & A, 277 Bway; Sept 8'14; June20'18. 4,500
Chambers st, 110 (1:136); Rosa Wolf, 216 W 100, to Louis Needles, Elkus Park, Pa; (A) Gettner, S & A, 299 Bway; Feb29'16; June25'18. collateral for 4,000
Duane st, 159 (1:144); Andrew & Helen L Hall to the Bank for Savings in City of N Y; (A) Greene, Hurd & S, 43 Exch pl; Mar23, 1859; June21'18. 15,000
Dyckman st (8:2175), sws, 150 nw Sherman av, 100x100; Philip A & Matilda I Messer to Leopold Frank, 449 W 24; (A) Kurzman & F, 25 Broad; Mar17'10; June 21'18. 5,000
Grand st, 26-28 (2:476); Giuseppe Sabatino & Teresa, his wife, to Tillie Wacht, 790 Riverside dr; (A) Isidore Hersfield, 99 Nassau; Feb1'12; June21'18. 6,000
Irving pl (3:871), sec 16th, 103.3x80; Central Realty Co to Albany Savgs Bank, Albany, NY; Jan23'12; June25'18. 20,000
Ludlow st, 49 (1:309); Whipple Security Co, 170 Bway, to Hannah Lissman, 133 W 113; (A) Herman Oppenheimer, 170 Bway; Aug10'11; June27'18. 3,000
Maiden la, 28 (1:66); Hy & Rebecca Ruhnstruck, 303 W 87, to U S Trust Co, trste; (A) Chas Benner, 100 Bway; Aug 3'14; June25'18. 80,000
Monroe st (1:265), ns, 50.2 e Jackson, 25 x95; Lizzie Schor, 2143 2 av, to Sarah Dworkowitz; (A) Frank Silberman, 66 Hendrix, Bklyn; Oct25'17; June25'18. 2,500
Stanton st, 249 (2:339); Nathania S Ans-pacher to Isaac S Heller, —; (A) Isaac S Heller, 71 Nassau; Mar31'06; June26'18. 10,000
6TH st, 219 E (2:462); Ruthenian Greek Catholic Church of St George, in N Y, to Mary Nurse, 121 1 av; (A) Adolph Waxen-baum, 124 Stanton; Dec19'12; June27'18. 4,000
9TH st, 54 W (2:572); French E Chad-wick, of Morgantown, Va, to Trstes of the Soc of the New Church, Signified by the New Jerusalem, in City of N Y; (A) Title Guar & T Co, 176 Bway; Apr17, 1906; June27'18. 5,000
24TH st W (3:695), sws, lots 888-889, map Clement C Moore at Greenwich, City of N Y, 50x98.9; Wm H Dartt to Isabella Wells, individ & extrs Jas N Wells; (A) Nicholas E Betzeman, 56 Liberty; June23 '05; June25'18. 4,000
35TH st, 15 W (3:837); Harris Mandel-baum & Fisher Lewine to Wm Harrison & Harry Sadler, adms of Jane MacKen-zie; (A) Blandy, M & S, 37 Wall; Feb1, 1893; June26'18. 25,000
39TH st W (3:737), ns, 125 e 10 av, 25x 98.9; Chas Coogan to Milton E Oppenheimer, —; (A) Wolf, Kohn & A, 203 Bway; July5'06; June22'18. 3,000
48TH st E (5:1322), ns, 120 w 2 av, 20x 100.5; Teresa B Gloster to Moses Mayer, Freeport, LI; (A) Lawyers T & T Co; June 6'07; June24'18. 6,000
3D st, 38 W (5:1268); Jno R Bennett to Mutual Life Ins Co; (A) Law Dept, 59 Cedar; Apr13'04; June24'18. 75,000
83D st W (4:1196), ss, 201.6 w 8 av, 18 x102.2; Jno & Elvid Livingston to Institu-tion for the Savings of Merchants Clubs; (A) Green, Hurd & S, 43 Exch pl; Sept15, 1890; June24'18. 14,000

85TH st W (4:1215), ss, 250 e Ams av, 50x98.9x60.6x60.6; Emma & Hy Hinner to Mutual Life Ins Co; Apr1'09; June21'18. 1,000
85TH st W (4:1215), ss, 250 e Ams av, 56.6x60.6x60.6x60.6; Emma & Hy E Hinner to Mutual Life Ins Co; (A) Law Dept, 59 Cedar; June19'07; June21'18. 1,500
87TH st, 131 W (4:1218); Raye P Ter-rell to Title Guar & T Co; May16'18; June 24'18. 2,500
88TH st W (4:1249), ss, 305 w West End av, 19.11x100.5; K Lieweyln Kees to Hy L Wohl, 104 West End av; (A) Koenier & B, 61 Bway; Aug1'09; June26'18. 10,000
90TH st E (5:1553), ns, 250 e 2 av, 20x 100.8; Geo & Virginia Schreiner to the German Savgs Bank; (A) Amend & A, 119 Nassau; July10, 1899; June25'18. 15,000
111TH st, 517-23 W (7:1883); Wm Zieg-ler, Jr, Noroton, Conn, to Geo E Chisholm, Morristown, NJ, & Benj O Chisholm, 21 W 10, trstes for Mary F Chisholm (Schiefel-in), will Mary A Chisholm; (A) Bowers & S, 46 Cedar; Aug25'15; June26'18. 120,000
122D st, 255 E (6:1787); John & Caroline Oduone, 132 7ed, Bklyn, to Gustav Bahl-dorn; (A) G Bahlhorn, c/o Hudson P Rose Co, 7 W 45; Sept17'15; June26'18. 1,450
129TH st, 617 W (7:1996); also **130TH ST**, 622 W; Ront R Heywood to Jennie H Sinclair; (A) Title Guar & T Co; Apr2'14; June27'18. 15,000
150TH st W (7:1988), ns, 350 w Ams av, 40x99.11; Chas W & Theodora Nelson to Jos J & Belmont Corn & Bertha Guten-berg, 311 W 139; (A) Lawyers Title & T Co, 160 Bway; May13'12; June27'18. 5,500
137TH st W (6:1735), ns, 100 w 5 av, 36.7x99.11; May S A & Annie Wilson to Matilda & Saml Stierel, exrs & trstes will Louis Stierel; (A) Mortimer Stierel, 30 Broad; Feb2'05; June27'18. 32,000
137TH st W (6:1739), ns, 136.7 w 5 av, 37.6x99.11; Max S A & Annie Wilson to Simon E Osserman, —; (A) Phelps & East, 30 Broad; Feb2'05; June27'18. 30,000
137TH st (6:1735), ns, 100x136.7 w 5 av, 2 lots, each 36.7x99.11; mtgs \$4,000 & \$6,000; Max S A & Annie Wilson to Emma B Atterbury, of Plainfield, NJ; (A) Sidney H Herman, 35 Nassau; Feb2'05; June27'18. total 10,000
171ST st, 643-5 W (8:2142); Tillie Titus to Harris & Ely Maran, 132 Nassau; (A) Louis Mannheim, 302 Bway; Apr17'18; June 25'18. 4,000
Bowery (2:521), ws, 44 n Houston, 22x 78.4x21.11x79.6; also **BOWERY**, 292; Sanft Realty Co, 290 Bowery, to Wolf Sanft, 237 W 111; (A) A L Kalman, 99 Nassau; June18'15; June26'18. 4,300
East End av, 132 (5:1582); Christian F J & Madeline M Laase to Anna Zergiebel, —; (A) G A Steinnmuller, 1511 3 av; June 1'07; June25'18. 4,000
Lenox av, 505 (7:1920); Fredk H & Marie S L Schwiebert to Cath Schwiebert & Jno H Bredehoff, exrs will of Johanna H Schwiebert; satisfied of record without production of mtg by order Supreme Court; (A) for petr, Henry Wendt, 99 Nassau; Jan5'10; June21'18. 6,000
St Nicholas av (7:2067), nec 152d, runs n 25.4xe51.11xn0.1½ to land of Comey on the n xe75.2 to ws St Nicholas pl xs along ns 152d 12.9 to beg; West 152d St Constn Co, 1124 St Nicholas av, to Carrie Cohn, 3675 Bway; (A) D E Goldfarb, 35 Nassau; July22'15; June27'18. 5,000
2D av, 893 (5:1321); Annie Mauerer to Aurelia Boband, 2775 Marion av, Bronx; (A) A & H Bloch, 99 Nassau; Mar1'09; June26'18. 2,000
2D av (2:458), nwc 2d, 79.9x20.6; Mary L Wood, 41 2 av, to Fredk Johnson & Central Trust Co of N Y, trstes; (A) Lawyers T & T Co, 160 Bway; Oct17'17; June24'18. 1,069
Plot bounded e by 12 av, w by bulkhead line established by the Comms of Central Park, n by 138th, s by 137th, containing 199.10 on es, 202.4 on ws, 146.4 on ns & 178.4 on ss, vacant ground & soil under water to be made land & gained out of North River (7:2101); N Y State Realty & Terminal Co to Wm K Vanderbilt, Oakdale, LI, & Fredk W Vanderbilt, N Y C, trstes will of Wm H Vanderbilt of trust for Eliza O Webb; (A) Ira A Place, Grand Central Sta-tion; June10'08; June21'18. 75,000

MORTGAGES.

Borough of Bronx.

JUNE 21, 22, 24, 25, 26 & 27.
Claremont Pkway (11:2928), ss, 99 w Fulton av, runs w50xs104.10xe50.4xn97.7 to beg; PM; June24; June25'18; 10y5½%; Bessie S Stang, 715 Hendrix, Bklyn, & Annie Sent, 115 Columbia, Bklyn, to Mor-ris Shalita, 787 E 178. 8,500
Charlotte st (11:2977), ws, 100.4 n Jen-nings, 40x100; ext of \$29,500 mtg to June 1'23, at 5%; June1; June15'18; Babette Mol-ler with Richd Moller, 316 E 65 (R S \$14.75). (Corrects error in last issue as to address party 2d pt.) 2,000
Fletcher st, nec Washington av, see Washington av, nec Fletcher.
Fletcher st, nec Washington av, see Washington av, nec Fletcher.
Lorillard pl, 2425 (11:3056); agmt as to share ownership in mtg; Mar24'16; June 21'18; May Fraade, 973 Whitlock av, with Annie C Tower, 175 Orange rd, Montclair, NJ. 2,000
136TH st, 426 E (9:2280), ss, 240 e Wil-lis av, 15x100; PM; June27'18; due &c as per bond; Kathryn V Garlick to Lawyers Mtg Co, 59 Liberty. 3,000
130TH st, 589 E (10:2551-2552); ext of \$10,000 mtg to July'21 at 5%; June8; June 21'18; Meyer Rosenberg, 1919 7 av, with Rosabella Cohen, 72 3 av, New Brighton, S I. 2,000
145TH st E, see Concord av, see Concord av, 438.

163D st, 284 E (9:2422), ss, 141.8 e Morris av, 16x114.10; PM; June16; June20'18; 8y6%; Truman G Case to Spencer T Case, 214 University av. 4,500
170A st 10, swc Fulton av, see Fulton av, swc 170.
172D st E, see Washington av, see Washington av, sec 172d.
174A st E, swc Townsend av, see Townsend av, swc 174.
182D st, 712 E (11:3098), 25x70; PM; June27'18; due Sept18'18, 6%; Rocco Grassi, 2082 Hughes av, & Francesco P Casella, 352 E 33, to Anastasia M Haas, 712 E 182. 1,000
188TH st E, see Washington av, see Washington av, sec 188th.
189TH st E, nwc Grand blvd & concourse, see Grand blvd & concourse, nwc 189.
Aequeduct av E, 2188 (11:3207); ext of \$3,000 mtg to May17'21 at 5 1/2%; May17; June22'18; Lawyers Title & T Co with Marie E Furlong, 2188 Aequeduct av E. nom
Balcom av, 1422-30 (18:5370); also EDWARDS AV, 1423-31; ext of \$3,000 mtg to May-19 at 6%; May31; June10'18; Eliz Steinmetz, 912 Bronx Park So, with Minnie Berger, 1007 E 180. (Corrects error in issue June15 as to due date.) nom
Brook av (11:2896), nwc 171st, 100x44.10; ext of \$3,000 mtg to May24'21 at 5 1/2%; June15; June18'18; Sidney C Borg & ano, firm Simon Borg & Co, 46 Cedar, with Michel Real Estate & Mtg Co, 227 E 117. (Corrects error in last issue as to party 2d pt.) nom
Brook av, ws, 250 s 167th, see Webster av, es, 250 s 167th.
Bryant av (11:3003), es, 105 n 174th, 150x100; bldg loan; June25; June26'18; demand, 6%; Eckman Bldg Co to City Mtg Co, 15 Wall. 55,000
Bryant av (11:3003), es, 105 n 174th, same prop; certf as to above mtg; June26; June26'18; same to same.
Bryant av (11:3003), es, 105 n 174th, 150x100; certf as to mtg \$55,000; June25; June 26'18; Eckman Building Co to City Mtg Co.
Burnside av E (11:3156), nes, at nws Ryer av, 31.1x106.4x26x123.4, except part for Ryer av; pr mtg \$11,000; June12; June 24'18; 2y6%; Otto T & Julia V Schmitt, 2029 Ryer av, to Chas Fehring, on Grove st, Maywood, NJ. 3,000
Clinton av, 2150 (11:3097), ses, abt 230 n 181st, 33x150, except part for av; pr mtg \$2,500; June20; June21'18; 2y6%; Annie Ullian, 75 Tremont av, to Edw J Donohue, 1081 Lex av. 500
Concord av, 438 (10:2577), sec 145th, 77.9x100; given as collateral security for satisfaction of mtg of \$350; May31; June24'18; due Dec31'18, 6%; Benj Goldberg to Richardson Co, 1400 Grand blvd & concourse. 1,000
Creston av (11:2808), sec 179th, 86x76.2 x50.7x47.3; PM; pr mtg \$—; Mar21; Mar 22'18; 3y6 1/2%; Louisa D Rosenberg, 1872 Wash av, to Chas Reinhart, 152 E 179; corrects error in issue Mar27, when property was Creston av, sec 173d. 3,200
Daly av, 2089 (11:3122), ws, 81.5 s 180th, 25x101.10x25x102.2; pr mtg \$2,750; June22; June24'18; due &c as per bond; Fredk Schoepf, 2089 Daly av, to Fredk N Winkler, 368 E 161. 550
Edwards av, 1423-31, see Balcom av, 1422-30.
Fulton av (11:2925), swc 170th, 26.2x96x17.5x96.11; June26'18; due June26'18, 6%; Geo Thau, Sr, 8793 Bay 21st, Bklyn, to Timothy Donohue, 430 E 148. 1,000
Grand blvd & concourse (12:3320), nwc 199th, 25.1x106.7x25x104.8, except part for Grand blvd & concourse; July6'11; June26'18; 2y5 1/2%; Geo Toffler & Jennie Konti, 2923 Concourse, & Carrie Toffler, 232 7th, to Carrie K Toffler, 233 7th. 2,500
Gunter av, 4111 (17:5004), ws, 100 n Jefferson av, 25x100; May1; June21'18; 5y 5%; Jas R Harper to Lillian J Fredenburg, 809 E 170. 2,750
Monterey av (11:3061), ws, 50 n 178th, 55x75; ext of \$22,000 mtg to June22'21 at 5 1/2%; June25; June26'18; Andw Wilson, Newark, NJ, trste Chas E Fleming, with Monterey Bldg Co, 440 W 14, & Olga Rolles, 440 W 14. nom
Oakes av (17:5010), es, 265.11 s Kingsbridge rd, 50x100; June27'18; 3y6%; Wm H Stone, 421 W 113, to Geo Stone, 363 8 av. 1,000
Prospect av (11:2949), ws, 119 n 175th, 50x100; PM; June25'18; 5y5%; Philip Herschowsky to Luder Hanken, 3302 Hull av. 7,000
Rosedale av (14:3724), ws, 150 n Ludlow av, 50x100; June27'18; 3y6%; Wm H Stone, 421 W 113, to Geo Stone, 363 8 av. 1,000
Ryer av, nws, at nes Burnside av, see Burnside av E, nes, at nws Ryer av.
Southern blvd, 966 (10:2742), es, 270.5 s Aldus, 42x150; June21; June26'18; due May 15'21, 5%; Mary Blum, 169 Hewes, Bklyn, to Olds Holding Corp, 217 Bway. 4,475
Townsend av (11:2847), swc 174th, 100x75; June21; June22'18; due, &c, as per bond; Theo Southard, 1624 University av, to Wm Holman, 711 7 av. 2,000
Vyse av (10:2753), nec West Farms rd, runs n158xse86 to rd xsw132.6 to beg; ext of \$60,000 mtg to May1'23 at 5%; Mar25; Mar27'18; West Side Savgs Bank with Vywest Bldg Corp, 967 E 165 (R S \$30); corrects error in issue Mar30 as to size of lot. nom
Washington av, es, 217.10 s 168th, see 19th, 113 E, Manhattan Mortgages.
Washington av, es, pt lot 49, map 143, A Findlay, see 19th, 113 E, Manhattan Mortgages.
Washington av (11:3050), nec Fletcher, 36.7x86.5x36x93; ext of \$32,000 mtg to Oct 24'20 at 5%; Jan30; June25'18; Frances H Sanford, 117 W 130, with Riverdale Holding Corp, 150 Nassau. nom
Washington av, 1186-8 (9:2372), es, 50x137, except part for av; PM; pr mtg \$44,000; June20; June22'18; 1y6%; Benenson Realty Co, 401 E 152, to Margherita Cavaliere, 2167 Belmont av, & ano. 5,000

Washington av (11:3913), sec 172d, 39x109.9x29.1x109.9; ext of \$18,000 mtg to June20'21, at 5 1/2%; June17; June27'18; Church Pension Fund with Hy Lang, 1966 Valentine av. nom
Washington av (11:3057), sec 188th, runs e96.10xsl100xe95xsl7xsl19.10 to av xn 173 to beg; pr mtg \$111,000; June24; June 25'18; 1y6%; One Hundred and Eighty-Eighth St & Washington Av Co to Sumner Gerard, 7 E 72. 11,000
Washington av (11:3057), sec 188th; certf as to above mtg; June24; June25'18; same to same.
Washington av (11:3050), nec Fletcher, 36.7x86.5x36x93; PM; pr mtg \$—; June 24; June25'18; 3y6%; Saul Katz to Riverdale Holding Corp, 150 Nassau. 6,100
Webster av (9:2392), es, 250 s 167th, 209.11x60.6 to Brook av x194x97; PM; pr mtg \$17,500; June20; June24'18; 3y6 1/2%; Jacob Schumacher, 779 Dawson, to Benenson Realty Co, 401 E 152. 26,000
West Farms rd, 1920 (11:3021), es, abt 220 n 176th, 93.6x46 to Bronx River x88x55, given to secure bill for \$10,000; May21; June21'18; due, &c, as per bill; Danl Mapes Jr to Philetus Smith, Linden, NJ. 10,000
Plot (15:4261) begins 840 e White Plains rd at point 820 n along some from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; ext of \$3,000 mtg to Nov 1'20 at 5 1/2%; Oct8'17; June26'18; Clarissa L Hobson with Richd Riccossi, 1883 Barnes av. nom
ASSIGNMENTS OF MORTGAGES.
The date and amount in parentheses are that of the original mortgage. When attorney is not given it is the party of second part.
Borough of Bronx.
JUNE 20, 21, 22, 24, 25 & 26.
Carroll st (18:5643), ns, 148.6 e City Island av, old line, 23x117; Danl V Craft, Bridgeport, NJ, to Loretta D Craft, same place; (A) Bonyne & B, 111 Bway (\$2,400, June8'12); June24'18. nom
Cordova pl (12:3311), ws, 198.4 n St George's Crescent, 25x160; Title Guar & T Co to Jean Schott, 143 W 96; (A) Harleman & V, 391 E 149 (\$1,500, July13'08); June26'18. 1,500
Ferris pl (14:3857), sws, lot 23, map part Bowne Est, 25x144.7x25.2x147.4; Tiebout Av Co to Eliz Steinmetz, 2155 Daly av; (A) J A Steinmetz, 1005 E 180 (\$1,000, May15'18); June22'18. 1,000
Minford pl, 1440 (11:2977); Julius Hoffman to Wm C Rice, 1440 Minford pl (\$2,000, Jan3'05); June26'18. 2,000
135TH st, 379 E (9:2298); Fredericka Probst & ano, extr Caroline Ridgely, to Board of Foreign Missions of Methodist Episcopal Church, 150 5 av (\$4,000, Dec3 '13); June21'18. 4,000
142D st, 421 E (9:2287); Lincoln Trust Co to Lincoln Trust Co, gdn Gerald C Holbrook; (A) Hawkins, D & L, 20 Exch pl (\$10,000, Jan19'12); June22'18. 10,000
147TH st E (9:2322), ns, 387.9 n Brook av, 45.3x99.11x40x100; East River Savgs Instn to Eliz Rankin, 119 W 77; (A) W R Adams, 50 Broad (\$29,000, May26'05); June 26'18. nom
167TH st, 846-8 E (10:2691); Benenson Realty Co to Harris Ratner, 779 Crotona Park N; (A) Julius D Tobias, 5 Beekman (\$10,000, May28'18); June20'18. nom
173D st E (11:2978), ns, 50 e Minford pl, 60x67.5x56.5x93.7; Ada C McCoy et al, exrs Edw A McCoy, to Ada C McCoy, 63 Evergreen pl, East Orange, NJ; (A) Presinger & N, 60 Wall (\$28,000, Apr3'12); June26'18. 1,000
189TH st, 664 E (11:3075); Ryzo Realty Co, 299 Bway, to Dominic A Trotta, 2079 Benedict av; (A) Arthur Bell, 391 E 149 (\$4,000, June10'16); June24'18. O C & 100
194TH st E (12:3276), ss, 50 e Decatur av, 50x108.1x50x104.7; Hy R Murray to Mary A Murray, 2736 Marion av; (A) Friend & F, 132 Nassau (\$8,500, July5'16); June22'18. nom
230TH st E (17:4832), sec Lowerre pl, 75x93; North Side Mtg Corp to Mary J Haviland, 37 W 58; (A) Clocke, K & R, 391 E 149 (\$2,000, Sept28'14); June26'18. 2,000
Av St John (10:2684), nwc Fox, 50x100; Geo Hyman, 1219 Madison av, to Jos G Abramson, 875 W 180 (\$13,000, Jan4'13); June24'18. nom
Balcom av, 1422-30 (18:5370); Eliz Steinmetz, 2155 Daly av, to Hy Becker, 115 Jefferson, Union Hill, NJ; (A) J A Steinmetz, 1005 E 180 (\$3,000, July15'16); June25'18. 3,000
Bryant av, 1521 (11:2996); Title Guar & T Co to Harry S Purdy, 219 W 130, & ano, exrs, &c, Harriet A Purdy; (A) Title Guar & T Co (\$4,350, May14'07); June25'18. 4,000
Edwards av, 1440-52 (18:5371); Eliz Steinmetz, 2155 Daly av, to Hy Becker, 115 Jefferson, Union Hill, NJ; (A) J A Steinmetz, 1005 E 180 (\$2,000, July15'16); June 25'18. 2,000
Fox av (17:4975), ws, 200 s Jefferson av, 25x100; T Emory Clocke, exr Mary Anderson, 800 Riverside dr, to Louis Faller, 585 Col av; (A) W T Matthes, 506 E 175 (\$2,000, Aug3'14); June21'18. 1,800
Grand blvd & concourse (11:3152), es, 149.10 n 187th, 75x irreg; Wendover Hall Co to Mary G Lanigan, 2292 Loring pl; (A) O E Davis, 3210 3 av (\$6,000, July11'16); June25'18. 6,000
Hoe av, 1041 (10:2743); Ess Ess Ess Realty Co to Franklin F Hopper, 125 E 146; (A) A Knox, 198 Bway (\$6,500, Aug 14'12); June22'18. 100
Hoe av, 1045 (10:2743); Ess Ess Ess Realty Co to Franklin F Hopper, 125 E 146; (A) A Knox, 198 Bway (\$6,750, Aug 14'12); June22'18. 100

Longwood av, 882 (10:2638); Edna F Jenkins to Title Guar & T Co, 176 Bway (\$28,000, June20'10); June21'18. 20,000
Morris av, 682 (9:2411); Albert Asmus of Hancock, NY, to Julius Asmus, 529 E 146; (A) Lawyers Title & T Co (\$6,000, Apr30 '06); June25'18. 6,000
Park av, 4578 (11:3039); Edith McDonald to Areco Realty Co, 299 Bway; (A) H Gottlieb, 299 Bway (\$6,500, July14'15); June21'18. O C & 100
St Annas av (10:2551), es, extends from 138th to 139th, 200.1x125; Bond & Mtg Guar Co to Title Guar & T Co (\$140,000, Mar19 '13); June22'18. 132,500
Southern blvd (10:2727), ws, 305 s 167th, 120x100; Lawyers Title & T Co to Louisa J Ashforth, 423 W 144; (A) Title Guar & T Co (\$18,000, Jan19'09); June22'18. 15,000
Topping av (11:2977), es, 215 s 175th, 20 x95; Mary E Cutler to Edw M Cutler, 1 W 81; (A) Wilmore Anway, 141 Bway (7,500, Oct30'06); June24'18. 7,500
Union av, 1278 (11:2968); Saml Stern, 938 St Nicholas av, to Systell Holding Co, 299 Bway; (A) Gettner, S & A, 299 Bway (\$6,000, Oct27'15); June21'18. 3,500
Union av, 1278 (11:2968); Systell Holding Co to Benj Wachner, 554 W 148; (A) Gettner, S & A, 299 Bway (\$5,000, Oct47 '15); June26'18. nom
Washington av, 2240-54 (11:3050); Wm V Simpson, Matawan, NJ, to Saul Siculer, 16 Atlantic av, Lynbrook, NY; (A) Title Guar & T Co (\$3,000, Mar1'12); June25'18. 200
Washington av, 2240-54; also JACKSON AV (10:2039), ws, 188.7 n 163d, 25x75; same to same; (A) same (\$10,000, Sept7'11); June 25'18. 200
Lots 140 to 143 (16:4711), map Laconia Park; Antonio Mangieri to Mary A Mangieri, 292 E 148; (A) Title Guar & T Co (\$1,200, Jan10'17); June25'18. 1,200
SATISFIED MORTGAGES.
The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.
Borough of Bronx.
JUNE 20, 21, 22, 24, 25 & 26.
Faile st, 1031 (10:2749); Orlando & Clara Heerwagen to Augustus S Barth, —; (A) H C Knoeppel, 5 Beekman; May1'08; June 25'18. 8,500
Main st (*), ws, lots 759 & 760, map Eliz R B King, City Island; August Karabacek to Auguste Moritz; (A) A Ragette, 2602 3 av; June21, 1897; June22'18. 1,300
134TH st E (9:2261), ss, 25.1 e Brook av, 49.10x100; Manhattan Swiss Embroidery Co to David Davidson, 995 Simpson, & ano; (A) Benj Davidson, 100 Bway; June24'18. 5,000
158TH st, 650-2 E (10:2629); Sarah A Byrnes to Eliz F Hickey, 790 Cauldwell av; (A) Bergman & D, 3219 3 av; Sept30'11; June22'18. 2,000
158TH st E (9:2483), ns, 30 e River av, 25x130; Emma Page to Berton L Wright, —; (A) Jos Atz, 55 Liberty; Jan16'02; June26'18. 900
169TH st, 306 E (9:2436); Thornton Bros Co to Anna R Fairchild, 9 Rue Jean Gon Jon, Paris, France; (A) Schecter & L, 10 Wall; Nov30'14; June26'18. 3,500
173D st E (11:2921), nwc 3 av, 50x114.11 x50x110; Howard Cooper & Benj Bolton to Howard Cooper, 452 9th, Bklyn; (A) Rufus Scott, Jr, 93 Nassau; June28, 1895 (discharged by court order dated June25'18); June26'18. 2,500
223D st E (17:4847), ss, 505 e Barnes av, 2 lots, each 25x114; 2 mtgs, each \$500; Jos Hoyenski to Margaretha Weisheimer, New Rochelle, NY; (A) Title Guar & T Co; May 14'08; June22'18. 1,000
Belmont av, 2322 (11:3083); Rose T Clements, 2322 Belmont av, to Clark L Jordan, 51 Rutland rd, Bklyn; (A) C L Jordan, 115 Bway; Oct13'17; June24'18. 700
Cambreleng av (11:3071), swc 189th, 50x100; De Candido Constn Co to Dominic A Trotta, 2079 Benedict av; (A) Arthur Bell, 391 E 149; June10'16; June25'18. 4,000
Corlear av (13:3406), es, being plot begins 150 n Kingsbridge av & 163 s 234th, runs 829xw107 to es Corlear av xn29x105 to beg; Wm Byers to Estate Louisa Dash, —; (A) Title Guar & T Co; July1'13; June25'18. 600
Crescent av, sec Belmont av, see Bleecker st, ns, 50 e Sullivan, Manhattan Satisfied Mortgages.
Forest av (10:2651), nwc 166th, 42.8x87.6; Lucy A Couch to Jacob Schmitt, —; (A) Theo Cattler, 147 4 av; June1'07; June20 '18. 9,500
Grand av (11:3197), nec 183d, 100x50.1; Cecelia D Smith & Anthony, John & Michl Loschinger to Pauline Frank, 1839 Harrison av; (A) Chas S M First, 27 Cedar; Dec5'17; June24'18. 1,000
Jackson av, ws, 188.7 n 163d, see Washington av, 2240-54.
Johnson av (*), es, 225 n Nelson av, 25x100; John McCauley to Land Co "D" of Edenwald; (A) R B Alling, 149 Bway; Apr 10'08; June25'18. 270
St Lawrence av (*), es, 50 n Gleason av, 25x100; Jacob Cohen to Mary Franz, 1537 St Lawrence av; (A) S Wray, 1995 Boston rd; May1'13; June25'18. 1,000
St Peters av (15:4001), ns, 100 n MacLay av, 25x98.7x25x98.10; Thos J Battle to Myron Strauss, 73 W 116; (A) M D Siegel, 63 Park Row; Mar31'16; June20'18. 500
Southern blvd (11:2977), swc 173d, 77.8x102.3x98.11x100; Chas J O'Reilly, 428 Pelhamdale av, Pelham Manor, NY, to Alpepiana Realty & Constn Co, 871 Forest av; (A) Title Guar & T Co; Apr20'16; June20 '18. 53,500
South Oak dr, 784 (16:4603); Eliz P. wife of & Lucius W How, to Dollar Savings Bank; (A) Title Guar & T Co; Aug16'06; June20'18. 4,500

South Oak dr, 784 (16:4603); same to **Master J Morrison, 435 E 189**; (A) same; July 24/11; June 20/18. 1,100

Stebbins av (11:2965), es, 94.2 n Jennings st, 25x107.5x25x106.3; Chas H Sproussig Jr to Carl Ernst, —; (A) Parker & E. 170 Bway; April/09; June 25/18. 1,250

Story av (*), ss, 275 e Olmstead av, 50x103, Unionport; Wm F Angus to Chas A Christian, 20 St Nicholas av; (A) Lawyers Title & T Co; May 19/13; June 22/18. 2,500

Tinton av, 730 (10:2665); Valentine Gies to Emil F Lumpe, 730 Tinton av; (A) Geo Frankenthaler, 35 Nassau; June 19/13; June 26/18. 10,000

University av (11:3212), es, 551.4 from n e 183d, runs s113.2xe98.4xn113.2xw98.4 to beg; John Fleming to Harriet A Anderson, 164 Waverly pl; (A) Deyo & B, 111 Bway; Feb 3/12; June 25/18. 10,000

Valentine av (11:3142 & 3144), sec 180th, 67.5x97.6x irreg; Morris Mann to Brevoort Real Estate Co, 15 Wall; (A) F A Snow, 15 Wall; May 24/06; June 26/18. 19,000

Washington av, 2240-54 (11:3050); also JACKSON AV (10:2639), ws, 188.7 n 163d, 25x75; Nora Constn Co to Wm V Simpson, Matawan, NJ; (A) Title Guar & T Co; Sept 7/11; June 25/18. 10,000

Washington av, 2240-54 (11:3050); same to same; (A) same; Mar 1/12; June 25/18. 3,000

Washington av (11:3050), nec Fletcher, 36.7x86.5x36x93; Nora Constn Co to Candee Smith & Howland Co, ft of E 26th; (A) Title Guar & T Co; Feb 16/12; June 25/18. 6,000

Lots 16 & 17 (*), blk 22, map Morris Park; Aaron Wolgin to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July 29/13; June 22/18. 3,750

Lot 280 (*), map partition sale Lott G Hunt Estate; Maria Yates to Phineas V Stephens, Atlanta, Ga; (A) Nicholas Pecora, 38 Park Row; June 24/18. 600

Lot 87 (11:2877), map Undercliff ter; Herman Stahlberg to Title Guar & T Co; June 16/03; June 24/18. 3,000

Lots 7 to 9 (*), blk 65, map Morris Park; Anna L Brophy to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July 25/13; June 20/18. 4,280

REAL ESTATE APPRAISALS.

Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Brooks, Eliz A.—Nov 8/17 (June 19/18)—69TH ST, 25 E (5:1384-26), 27x100.5, 4-sty bk & stn dwg, \$8,000.

Burke, Della B.—Jan 3/18 (June 20/18)—63D ST, 118 W (4:1134-44), 25x100.5, 5-sty bk & stn tnt, \$26,000.

Corbet, Bernard.—June 22/17 (Apr 25/18)—4TH ST, 315 W (2:615-8), 20x75.2, 3-sty bk dwg, \$7,000.

Lyle, John S.—July 27/12 (Apr 25/18)—BROADWAY, 469-71 (2:474-37-38), 47.10x200 to Mercer (No 44) x26.8x irreg, 2 & 5-sty strts & lofts bldg; ½ pt of \$175,000. LEROY ST, 107 (2:602-81), 20x75, 2-sty bk dwg, \$8,000.

Shields, Cath E.—Apr 27/14 (Apr 16/18)—PROSPECT PL, 58 (5:1335-32), 16.8x73, 3-sty bk dwg, \$6,500.

Vanderbilt, Geo W.—Mar 6/14 (June 19/18)—5TH AV, 647 (5:1287-71), 37.6x100, 4-sty bk & stn dwg; ½ pt of \$450,000, less 10% or equity \$135,000.

Wright, Eliz A.—Dec 27, 1896 (June 19/18)—MADISON AV, 1982 (6:1751-17), 20x85, 4-sty & b stn dwg, \$5,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 28, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

HENRY BRADY.

25TH st, 217 E (*), ns, 210 e 3 av, 25x98.9, 5-sty bk tnt; partition; Joel Rinaldo. 22,000

122D st, 159 W (*), ns, 125 e 7 av, 19x190.11, 3-sty & b stn dwg; due, \$14,072.45; T&c, \$1.50; German Savgs Bank in City N Y. 10,000

128TH st, 11 W (*), ns, 166.6 w 5 av, 18.5x99.11, 3-sty & b stn dwg; due, \$8,817.35; T&c, \$160.59; Robt B Hirsch et al, exrs. 8,000

2D av, 1019-23 (*), ws, 50.5 s 34th, 100x100, 3-5-sty stn tnts & strs; partition; Joel Rinaldo. 60,750

2D av, 1025, ws, 25.5 s 54th, 100x100, 5-sty stn tnt & strs; sub mtg \$13,500; partition; Mary Rinaldo. 20,500

JOSEPH P. DAY.

Columbia st, 98 (*), es, 300 n Rivington, 25x100, 4-sty bk tnt & strs & 3-sty bk rear tnt; due, \$18,846.16; T&c, \$1,617.96; Grace D Thorne. 17,000

Houston st, 205-10 E (*), nes, 226.8 nw Av A, 50.4x70.10 to 1st (Nos 101-3) x50x64.6, 1-4 & 1-5-sty bk tnts & strs; due, \$38,302.25; T&c, \$1,939.12; Cathedral Church of St John the Divine in City & Diocese of N Y. 30,000

126TH st, 117 W, ns, 196.5 w Lenox av, 17.10x99.11, 3-sty & b stn dwg; due, \$8,256.77; T&c, \$325; John B Johnston. 7,200

Lexington av, 1885-95 (*), sec 118th, (No 152), 100.11x92.9, 6-3-sty & b stn dwgs; due, \$58,240.93; T&c, \$2,029.99; Greenwich Savgs Bank. 60,000

Manhattan av, 126 (*), es, 51.3 n 105th, 17x70, 3-sty & b stn dwg; due, \$9,924.65; T&c, \$221.50; Eliz F Gregory. 8,000

ARTHUR C. SHERIDAN.

2D av, 235-7 (*), ws, 50 n 14th, 53.3x79.3, 6-sty bk tnt; due, \$58,179.24; T&c, \$15,840.40; Michl Donoghue. 60,000

SAMUEL MARX.

Forsyth st, 147 (*), ws, 175 n Delancey, 24x100, 5-sty bk tnt & strs; due, \$25,187.64; T&c, \$700; Henry B Schwab, exr. 24,000

Seaman av, 13 & 15 (*), ss, 150 e Academy, 50x100, 5-sty bk tnt; due, \$6,679.83; T&c, \$2,035; sub mtg \$40,000; Sarah G Fuller. 48,800

DANIEL GREENWALD.

104TH st, 66 E, ss, 98.9 w Park av, 18.9x100.11, 3-sty & b stn dwg; due, \$5,780.75; T&c, \$341.26; Louis Hutter. 5,450

Total \$339,200
Corresponding week 1917..... 1,540,900
Jan. 1, 1918 to date..... 15,639,959
Corresponding period 1917..... 19,939,714

Bronx.

The following are the sales that have taken place during the week ending June 28, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JAMES J. DONOVAN.

166TH st, 428-30 E, ss, 97 e Park av, 50x239, vacant; sub mtg \$3,500; Sheriff's sale of all right, title, &c; Geo Young. 3,505

HENRY BRADY.

Hawthorne st (*), ss, abt 173 e Walton av, 61.7x64.10x50x28.9, vacant; due, \$985; T&c, \$2,800; Anne R Crossin (corrects error in issue June 15 as to buyer and price). 950

Vyse av, 1153 (*), ws, 320 n 167th, 20x100, 3-sty bk tnt; due, \$9,189.84; T&c, \$1,894.54; Thos C Stephens. 8,000

Whitlock av, 559 (*), ws, 200 n Barretto, 25x100, 3-sty bk tnt; due, \$8,165.42; T&c, \$4,719.14; Jno Raschen. 7,500

JOSEPH P. DAY.

Macy pl, 876, ss, 50 w Hewitt pl, 25x94.9, 2-sty & b fr dwg; due, \$4,706.22; T&c, \$416; Andw Burke. 6,050

Total \$26,005
Corresponding week 1917..... 144,907
Jan. 1, 1918 to date..... 3,924,002
Corresponding period 1917..... 4,166,824

VOLUNTARY AUCTION SALES.

Bronx.

GEORGE PRICE.

JULY 3.
ALEXANDER AV, 276, nec 139th, 19.4x106.2, 3-sty bk tnt & strs (vol sale) at 12 o'clock on premises.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JUNE 29 & JULY 1.

No Legal Sales advertised for these days.

JULY 2.

20TH ST, 242 W, ss, 554.2 w 7 av, runs s 93 xw5xn20xw17xn70.10xe22 to beg, 3-sty bk tnt; Farmers' Loan & Trust Co, adm &c—Chas S Furst et al; Geller, Rolston & Horan (A), 22 Exchange pl; James A Foley (R); due, \$9,814.38; T&c, \$247.66; Henry Brady.

40TH ST, 104-6 W, ss, 100 w 6 av, 50x98.9, 2-5-sty bk tnts; Robert Grant—104 and 106 West 40th St Corp et al; Joseph J Baker (A), 34 Nassau; Mark Goldberg (R); due, \$16,227.26; T&c, \$2,046.15; sub to two mtgs aggregating \$75,000; Joseph P Day.

JULY 3.

No Legal Sales advertised for this day.

JULY 5.

ARDEN ST, 12, ws, 129.6 n Nagle av, 40x130, 3-sty bk tnt; Cora B Rutherford—Brown Bros, Inc; Owners and Builders et al; Clarence A Sparks (A), 55 Liberty; Wm H Ford (R); due, \$30,457.67; T&c, \$648.40; Bryan L Kennelly.

ARDEN ST, 16, ws, 169.6 n Nagle av, 40x130, 3-sty bk tnt; Cora B Rutherford—Brown Bros, Inc; Owners & Builders et al; Clarence A Sparks (A), 55 Liberty; Wm H Ford (R); due, \$30,456.43; T&c, \$648.40; Bryan L Kennelly.

JULY 6.

No Legal Sales advertised for this day.

JULY 8.

38TH ST, 262-6 W, es, 150 e 8 av, 50x98.9, 3-4-sty bk tnts; Chas C Bull, ex'r—Dowd Construction Co; Howard Hasbrouck (A), 5 Nassau; Thomas H Keogh (R); due, \$58,392.92; T&c, \$1,682.64; Henry Brady.

118TH ST, 58 E, ss, 260 w Park av, 20x100.11, 5-sty bk tnt; Jacob Kaucher et al—Stella L Boyajian et al; Cooke & Marvin (A), 31 Nassau; Ralph H Raphael (R); due, \$10,598.17; T&c, \$365.50; Samuel Goldstick.

122D ST, 345 W, ns, 224 e Morningside av, 15x100.11, 3-sty stn tnt; Daniel J Quinlan—Timothy I O'Connell et al; Alexander & Green (A), 120 Broadway; Chas A Hickey (R); due, \$10,532.44; T&c, \$120; Henry Brady.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

JUNE 29.

No Legal Sales advertised for this day.

JULY 1.

184TH ST, 2 E, sec Jerome av, 95x96, 1-sty bk strs; Saml Berman—Arkin Realty Co et al; David Steckler (A); Harold H Straus (R); due, \$8,279.86; T&c, \$300; sub to mtg \$37,500; Samuel Marx.

JULY 2.

CROTONA AV, ws, 425 n 183d, 75x80, vacant; Andrew Wissemann—Moses F Goldstein et al; Reynolds & Geis (A), 359 Fulton, Bklyn; Thomas Gilleran (R); due, \$6,617.00; T&c, \$246; Henry Brady.

135TH ST, 309 E, ns, 150 w Alexander av, 25x100, 4-sty bk tnt; Jos W Blaisdell et al—Margaret E Rich et al; Henry M Bellinger, Jr (a), 185 Broadway; Hartley G Pelletier (R); due, \$7,036.83; T&c, \$165.60; Henry Brady.

FAILE ST, 1036, es, 269.4 s 165th, 20x100, 3-sty bk tnt; Chas E Adler—Jacob Broschart et al; Simon T Stern (A), 41 Park Row; Alex A Mayer (R); due, \$7,269.77; T&c, \$—; M Morgenthau, Jr, Co.

JULY 3.

No Legal Sales advertised for this day.

JULY 5.

178TH ST, 856 E, ss, whole front between Marmion av and So Boulevard (Nos 1989-91), 156.4x33.2x171.2x36.3, 5-sty bk tnt & strs; Marcus E Cummings—Boulevard Holding Co et al; Maurice B Rich (A), 66 Broadway; Forrest C Hileman (R); due, \$1,117.56; T&c, \$—; George Price.

JULY 6.

No Legal Sales advertised for this day.

JULY 8.

TIFFANY ST, ws, 250 n Randall av, 100x100; WORTHEN ST, es, 350 n Randall av, 100x100; WORTHEN ST, es, 350 n Randall av, nx Truxton xw—to c l of st xs—x30; GARRISON SQ, ws, 25 s Truxton, runs sw100xw25 to Truxton, xsw—to WORTHEN xs—x100xs100xe100 xn164.8xn104.9 to beg, vacant; TRUXTON ST, nws,—aw Garrison sq,—x3.4x,—gore, vacant; Walter S Gurnee et al, ex'rs—Tiffany Development Co; Action No 1; Morris Cooper (A), 20 Vesey; Edwin H Updike (R); due, \$12,217.21; T&c, \$1,773.63; J. Clarence Davies.

TIFFANY ST, sec Spofford av, runs s 100xe100 xs100xw100 to Tiffany, xs500xe100xs50xe50xs 100 to Randall av, xe50 to Casanova, xn750 to Spofford av, xw200 to beg; RANDALL AV, nec Casanova, runs n650xe75xn100 to Spofford av, xe50xs100xw25xs25xe100 to Barretto, xs175xw100xs25xe100xs425xw200 to beg; BARRETTO ST, sec Spofford av, 275x100; BARRETTO ST, es, 300 s Spofford av, runs e100 xs50xe100 to Manida, xs75xw100xs100xw100xn 225 to beg; RANDALL AV, nwc Manida, 100x100; vacant; Same—John J Tierney et al; Action No 2; Same (A); Same (R); due, \$63,898.50; T&c, \$27,972.76; J Clarence Davies.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JUNE 22.

ALLEN ST, 169; Alice W Hodges—Nathan Greenberg et al; amended; C S Davison (A).

JUNE 24.

126TH ST, ns, 92.9 e 3 av, 16x99.11; 126TH ST, ns, 140.9 e 3 av, 16x99.11, & 126TH ST, ns, 156.9 e 3 av, 16x99.11; Jno B Roosevelt et al—Loretta Corp et al; Roosevelt & Kobbe (A).

162D ST, 656 W; Saml J Jacobs et al, exrs—J M B Co et al; L Livingston (A).

JUNE 25.

38TH ST, 237-41 W; German Savings Bank in City of N Y—Laura A Cregan et al; A H Mosle (A).

103D ST, 222 E; Sarah J Deshon—Isaac Brumer et al; C A Sparks (A).

JUNE 26.

RIDGE ST, 24; Anna S Stemme—Louis Levy et al; Chedsey & Rosenblum (A).

LEXINGTON AV, ws, 51.2 s 102d, 16.7x75; Society for the Relief of Poor Widows with Small Children—Henrietta Stern et al; Miller, King & Trafford (A).

8TH AV, 2266; Mary H Tompkins—Geo Kitt et al; F de P Foster (A).

8TH AV, 2268; Ambrose K Jones et al—Geo Kitt et al; F de P Foster (A).

JUNE 27.

BROAD ST, 82 & 84; Equitable Life Assurance Society of U S—Helen Herbert et al; Alexander & Green (A).

SHERIFF ST, 68 & 68; Jos Kleinrock—Abr Gerstel; M Steindler (A).

45TH ST, ss, 23.4 w 6 av, 61.8x100.5; Mutual Life Ins Co of N Y—John Wragge et al (amended); F L Allen (A).

KINGSBRIDGE ROAD, es, 40.9 ne 214th, 37.5x 94.11; James Bloomingdale—Michael J Dowd et al; A C Streitwolf (A).
LEXINGTON AV, es, 42.2 s 82d, 20x70; Julius Guggenheimer et al—Edward J McCabe Co et al; M Monfriede (A).
5TH AV, nec 16th, 29.10x65, and 16th, ns, 65 e 6 av, 30x92; Vir I Stern—Max Kurzrok et al; E H Rosenstock (A).
JUNE 28.
E BROADWAY, 204; Winfield S Hoyt et al—Sheppard H Sapir et al; Cary & Carroll (A).
GRAND ST, 155; Jacob Boss—Chas W Bauschat et al; Lewis & Schaap (A).
MADISON AV, 2137; Etta Crakow—Danl H Holloway et al; H Sammet (A).

Bronx.

JUNE 21.
141ST ST, ss, 250 e Jackson av, 75x127; City Real Est Co—Chas J Kroehle et al; H Swain (A).
186TH ST, E, nwc Washington av, 50x91; Sigmund M Lehman et al as exrs—Wm J Ward et al; H Swain (A).
BATHGATE AV, es, 64.6 s 180th, 16.8x69.9; Commonwealth Savgs Bank of N Y City—Eliz M Fitzpatrick et al; G H Hyde (A).
3D AV, 4431; Sanford S Bettman—Jacob Ecker et al; L Spiegel (A).

JUNE 22.
WEBSTER AV, ss, 25 w 204th, 100x100; Jas H Grace—Peter Seery et al; S E Ryan (A).
LOTS 126, 127, 129 & 130, map of 134 lots as University Heights, 24th Ward, belonging to Est Ellen M Hennessy; Ellen M Parker et al as exrs—Jno A Gaspercik; J Delahunty (A).

JUNE 24.
RIVERVIEW TER, es, 250 n Sedgwick av, 25x 80; Henry Becker—Peter Elding et al; J T Hanlon (A).

JUNE 25.
CROTONA AV, es, 50 s 176th, 41.3x80; Fannie C Browning—Fanny Speciner, et al; Dean Tracy & Stanfield (A).

JUNE 26.
CLAY AV, ws, 275 n 174th, 75x95; German Savgs Bank in City N Y—Belle C Hard; Amend & Amend (A).

TREMONT AV, 410; Emigrant Indust Savgs Bank—Mary E Mullins et al; R & E J O'Gorman (A).

PLOT 4, map of land in Town of Eastchester, prop belonging to Peter Bertine; Wm Hayes—Boston Post Rd Realty Co et al; W R Adams (A).

JUNE 27.
WASHINGTON AVE, ws, 448.9 n 169th, 41.8x 139; Isaac Leader et al—Sigmund Gottesman et al; O Englander (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JUNE 21.
120TH ST, 505 E; Edw F Cole—Lee A Nelson, admr; Wm F Wund (A); Isaac F Russell (R); due..... 4,632.06
85TH ST, 218 E; Henry T Molter—Sarah Stravitz; Wallace A Kroyer (A); Orson A Raynor (R); due...22,791.34

JUNE 22.
LEXINGTON AV, 1563; Roman Catholic Orphan Asylum in City N Y—Rosalie J Greenbaum et al; Edw H Daly (A); Chas D Donahue (R); due18,890.20

JUNE 24.
174TH ST, ss, 150 w Amsterdam av, 25x100; Geo C Marvin—Mary A Williams et al; Henry M Bellinger, Jr (A); Jas A Lynch (R); due..... 4,357.33

JUNE 25.
15TH ST, 338-40 E; Home for Incapables—Carrie Bendheim; Roosevelt & Kobbe (A); Francis D H Gallatin (R); due.....61,772.77

JUNE 26.
14TH ST, 612 E; Metropolitan Savgs Bank—Ellsworth J Healy; A S & W Hutchins (A); Jno H Rogan (R); due12,621.50
CONVENT AV, ws, 122 s 133d 71.6x100; Richard F Weeks—Convent Park Consn Co; Skinner & Bermant (A); Phoenix Ingraham (R); due.....72,643.85

JUNE 27.
SPRING ST, 150; Metropolitan Savgs Bank—Spring Holding Co, Inc; A S & W Hutchins (A); Robt J H Powell (R); due18,837.00

41ST ST, ns, 100.8 e 2 av, 15.11x97.7; Emigrant Indus Savgs Bank—Margt Knight; R & E J O'Gorman (A); Arthur D Kinney (R); due..... 7,137.35

41ST ST, 311 E; same—same; same (A); same (R); due.....6,588.33

49TH ST, 506 W; Farmers' Loan & Trust Co—Carrie Hollander; Geller, Rolston & Horan (A); Cambridge & Livingston (A); due.....18,094.23

116TH ST, ns, 72.11 e Pleasant av, 25x 80; N Y Savgs Bank—Wm V Geis, exr; Jno A Dutton (A); Chas O'Sullivan (R); due.....10,631.87

Bronx.

JUNE 21.
LOT 166, map of Unionport; Queen Mab Co—Wm F Angus et al; Pressinger & Newcombe (A); T K McCarthy (R); due..... 3,696.58

JUNE 22.
 No Judgments in Foreclosure Suits filed this day.

JUNE 24.
 No Judgments in Foreclosure Suits filed this day.

JUNE 25.
LOT 232, map of Unionport; Eliza J Many—George Keiser et al; P Mahoney (A); I J P Alderman (R); due 4,295.33

JUNE 26.
LOT 136 (northerly 25 ft), map of Olinville; Michael Brennan, Inc—Michael Brennan et al; F A Bennett (A); A I Solomon (R); due 4,060.56

JUNE 27.
 No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

JUNE 22.
 No Lis Pendens filed this day.

JUNE 24.
 No Lis Pendens filed this day.

JUNE 25.
 No Lis Pendens filed this day.

JUNE 26.
5TH AV, 47; Siegel Bldg Corp—Salma Pendi Club et al; action to foreclose mechanics lien; A Cohen (A).

JUNE 27.
WILLET ST, 31; Max Reinich—Eliza Mandel et al (action to remove encroachment, etc); S N Tuckman (A).

JUNE 28.
 No Lis Pendens filed this day.

Bronx.

JUNE 21.
 No Lis Pendens filed this day.

JUNE 22.
 No Lis Pendens filed this day.

JUNE 24.
 No Lis Pendens filed this day.

JUNE 25.
 No Lis Pendens filed this day.

JUNE 26.
 No Lis Pendens filed this day.

JUNE 27.
 No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 22.
 No Mechanics Liens filed this day.

JUNE 24.
57TH ST, 153 W; Kronman Cornice Works, Inc—Charlotte V Bacon; Frederick Consn Co (94)..... 208.00

57TH ST, 153 W; David Smith—Lucille B Aspergren; Frederick Consn Co (95)..... 175.00

57TH ST, 153 E; H Greenbergs Sons—Jeanette Esterger; Frederick Consn Co (96)..... 336.20

57TH ST, 153 W; C J Gleason, Inc—Lucille B Aspergren; Frederick Consn Co (97)..... 2,792.00

MADISON AV, 110; H Greenbergs Sons—Est G Oakley; Frederick Consn Co (98)..... 329.50

5TH AV, 1056; Jas B Lenahan—Wm E Benjamin; Hollerith Bldg & Cont Co (93)..... 859.81

JUNE 25.
57TH ST, 153 W; McBride Flooring Co—Lucille B Aspergren, Frederick Construction Co (104)..... 785.00

57TH ST, 153 W; Candee, Smith & Howland Co—Mrs Mary B Aspergren, Frederick Construction Co (99)..... 437.66

57TH ST, 153 W; Peck Bros & Co—Lucille B Aspergren, O J Gleason (101)..... 772.40

57TH ST, 153 W; H Greenbergs Sons—Lucille B Aspergren, Frederick Construction Co (102)..... 336.20

104TH ST, 114-20 E; Julius Kaplan—Fanny L Levy, Isidore Berg (103)..... 150.00

MADISON AV, 110; Candee, Smith & Howland Co—Oakley Estate, Frederick Construction Co (100)..... 311.10

JUNE 26.
ACADEMY ST, 678; Max Karp—Edw J Knapp, tres, & Jarvis Realty Co, Inc (105)..... 30.30

57TH ST, 153 W; Lent & Canter—Lucille Aspergren & Fredk Consn Co (107)..... 44.58

57TH ST, 153 W; Pardi Tile Co—Lucille B Aspergren & Frederick Consn Co (108)..... 255.00

71ST ST, 120 W; Larkin Lumber Co—Jacob Mayers & Jos Sinnott (106)..... 158.00

MADISON AV, 110; Chelsea Lumber Co—Est Georgiana Oakley et al & Frederick Consn Co (109)..... 249.00

JUNE 27.
50TH ST, 57 W; C Muller & Son—Samuel Eiseaman; Laurence E Bergere (111)..... 62.23

SAME PROP; Elsie Muller—Same (112)..... 186.05

57TH ST, 153 W; Chelsea Lumber Co, Inc—Lucille B Aspergren; Frederick Construction Co (116)..... 81.42

SAME PROP; Kronman Cornice Works, Inc—Lucille B Aspergren; Frederick Construction Co (117)..... 208.00

124TH ST, 401-5 W; Sargent & Co—Julia E & Adam S Cameron; Steen & Symes, Inc (110)..... 244.78

129TH ST, 102 W; Benjamin Smith—Louise Crabbe (115)..... 200.00

150TH ST, ns, 200 e Broadway, 100x100; Paris Tile & Mosaic Works, Inc—Academy Construction Co (renewal) (113)..... 200.00
ST NICHOLAS AV, 54 & 56; Larkin Lumber Co—Lulu Benedict; Julian Benedict (114)..... 77.88

JUNE 28.
35TH ST, 226-30 W; Chas F Peck—Walter Brooks, Yorkville Realty Co & Liberty Bakeries Corp (129)..... 150.00

50TH ST, 25 W; Jos Davidson & Co—Trustees of Columbia University & W L Sutphin Realty Co (125)..... 323.37

57TH ST, 153 W; Maurice Lustbader—Lucille B Aspergren & Frederick Consn Co (120)..... 124.90

57TH ST, 153 W; Whitlaus Glessner Co—Lucille B Aspergren & Frederick Consn Co (124)..... 95.00

68TH ST, 302-4 W; National Fire Proofing Co—302-4 West 68th St Co, Inc, & 38th St Realty Corp & Jno O Devlin Consn Co, Inc (121)..... 1,562.13

70TH ST, 10 W; Saml Klein—Patrick H McGratty & Mrs E J Wood (123)..... 525.00

85TH ST, 228-30 E; Rubinstein Bros, Inc—Grand Bldg Corp, Inc, & H & I Levine Consn Co (122)..... 290.00

LEXINGTON AV, 771; J W Clark, Inc—Henry F Deane (128)..... 187.50

ST NICHOLAS AV, 54-6; A W Gerstner Co—Lulu Benedict, Lena Shepman & Julian Benedict (118)..... 107.15

1ST AV, 813-5; Geo Schmitt—Ella Samuels & Sam Samuels (127)..... 57.95

3D AV, 1508; Saml Lifshitz—Est Michl A McManus & Morris Steinhelmer et al, exrs (119)..... 30.00

5TH AV, 661-3; also 52D ST, I E; Comstock Associate Co, Inc—Henry Phipps Est, Maison Maurice, Inc, & M M Leasing & Holding Corp; renewal (126)..... 2,905.21

Bronx.

JUNE 21.
 No Mechanics Liens filed this day.

JUNE 22.
HULL AV, nec 205th, 110x100.1; Church E Gates & Co—Harsin Bldg Corp, Adele M Harrington, Julia Foley, Margt Boylan, Harsin Bldg Corp & Adele M Harrington (6)..... 6,769.12

HULL AV, nec 205th, 100x107; Bartholomew C Mitchell—Harsin Bldg Corp (7)..... 1,351.20

JUNE 24.
HULL AV, nec 205th, 107.4x100; Murray & Hill Co—Harsin Bldg Corp (8)..... 3,855.75

HULL AV, nec 205th, 110x100.1; Builders' Brick & Supply Co—Harsin Bldg Corp, Adele M Harrington, Julia Foley, Eliz Broun & Margt Boylan; Harsin Bldg Corp & Adele M Harrington (9)..... 3,133.47

HULL AV, nec 205th, 110x100.1; City Kalamein Inc—Harsin Bldg Corp, Adele M Harrington, Pres; Julia Foley, Eliz Brown, Margt Boylan & Adele M Harrington (10)..... 400.00

HULL AV, nec 205th, 110x100.1; Decorative Concrete Works—Harsin Bldg Corp, Julia Foley, Margt Boylan & Adele M Harrington; Adele M Harrington (11)..... 153.12

HULL AV, nec 205th, 110x100.1; Max Brenner—Harsin Bldg Corp, Adele M Harrington, Julia Foley, Eliz Brown & Margt Boylan; Harsin Bldg Corp & Adele M Harrington (12)..... 2,050.00

JUNE 25.
HULL AV, nec, 205th, 110x100; John Kingston—Harsin Bldg Corp, Adele M Harrington, Julia Foley, Elizabeth Brown & Margaret Boylan, Harsin Bldg Corp (13)..... 927.00

JUNE 26.
HULL AV, nec 205th, 107x100; Bartholomew C Mitchell—Harsin Bldg Corp, Adele M Harrington, Julia Foley, Eliz Brown & Margt Boylan (14)..... 1,351.20

HULL AV, nec 205th, 110x100.1; Philip Aginsky—Harsin Bldg Corp, Adele M Harrington, Julia Foley & Margt Boylan (15)..... 550.00

JUNE 27.
HULL AV, nec 205th, 110x100; Daniel Stein—Adele M Harrington, Julie Foley, Elizabeth Brown & Margaret Boylan; Harsin Bldg Corp (16)..... 225.90

SAME PROP—Same—same; same (17)..... 725.00

WASHINGTON AV, 1693-1703; Tischler Roofing & Sheet Metal Works, Inc—Sarah Jacobs (18)..... 440.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

JUNE 22.
BANK ST, 121; Aaron Brown—Augusta Wellkamp et al; Apr10'18. 69.98

JUNE 24.
14TH ST, 218 E; Anna Metz—Rose Sirotta et al; Apr13'18. 196.00

WATER ST, 273; Jesse Whillmon—Julius A Zibell; May11'18. 150.00

SAME PROP; Morris Spergel—same; May23'18. 420.00

37TH ST, 327-9 W, & 38TH ST, 310-28 W; Northern Waterproofing Co—Equitable Trust Co of N Y et al; June'18. 736.31

107TH ST, 617-35 W; M R Flooring Co—170 Bldg Co et al; Oct19'17. 7,500.00

170TH ST, 617-35 W; Henry Bosch Co—170 Bldg Co; Oct19'17. 854.67

3D AV, 2255; Tully Goldreyer—Edw D Farrell et al; Nov29'16 (canceled).. 670.13

3D AV, 2255; Jno Viviani—E D Farrell Est et al; Dec1'16.	445.00
SAME PROP; Hull, Grippen & Co—same; Dec1'16.	73.20
SAME PROP; Theodore C Wood—same; Nov29'16.	207.94
SAME PROP; Wright Lumber Co—same; Dec13'16.	36.00

JUNE 25. BLEECKER ST, 159-61; Morris Margo-witz—Elsie Angiola et al; Sept25'17.	15,200.00
107TH ST, 201 W; Goldin Paint & Glass Co, Inc—Arthur Simons et al; Nov1'17.	27.98

JUNE 26. GREENWICH ST, 797-9; Oriental Fire Proof Sash & Door Co—A R McMichael et al; May14'17.	662.72
IRVING PL, 30; W P Youngs & Bros—34 Irving Pl Corp et al; June3'18.	30.99
53D ST, 439-41 E; Clinton Wire Cloth Co—Ward Baking Co et al; Mar1'18.	441.47
AV A, 1598; Ire Rosenthal—Seymour Realty Co et al; May6'18.	100.00
2D AV, 806; Jos Kisselstein—Wadsworth Bldg Co et al; Mar4'18.	325.00

JUNE 27. 38TH ST, 310-28 W; Berger Mfg Co—Emma Mann et al; Apr3'18.	449.00
107TH ST, 201 W; Fuhr Wall Paper Co—Arthur Simons et al; Nov20'17.	67.73
116TH ST, 404 W; Fuhr Wall Paper Co—Chemical Realty Co et al; Nov20'17.	84.04
119TH ST, 102 W; Fuhr Wall Paper Co—Chemical Realty Co et al; Nov20'17.	41.72

JUNE 28.
No Satisfied Mechanics Liens filed this day.

Bronx.

JUNE 21. ALEXANDER AV, 270; David Levin—Ida Daniel et al; June18'18.	675.00
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JUNE 22.
No Satisfied Mechanics Liens filed this day.

JUNE 24.
No Satisfied Mechanics' Liens filed this day.

JUNE 25.
No Satisfied Mechanics' Liens filed this day.

JUNE 26. PARK AV, es, 208 s 176th, 58x100; Abr Miller—Greenhut Co, Inc, et al; May16'18.	1,200.00
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JUNE 27.
No Satisfied Mechanics' Liens filed this day.

- *Discharged by deposit.
- *Discharged by bond.
- *Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

JUNE 20. BIDDLE MOTOR CAR CO, INC; French Motor Co, Inc; \$25,000; Ehlermann, Wright & Abbott.	
SECURITY CO (a Pennsylvania corp); Benj Frankenstein; \$2,026.34; M Kaufman.	
JUNE 21. CUMMINS, Albert D; L Richardson & Co, Inc; \$99,328.80; Goldman & Unger.	
CANADA MAPLE EXCHANGE, Ltd; W K Jahn Co, Inc; \$12,600; F E Parham.	
VICKERY, Valentine M, & Aliene M; Jas L Crawford; \$300; W H Hancock.	

JUNE 22. CITIZENS BAN (a South Carolina corp); Perley, Morse & Co; \$2,952.38; Morris, Plante & Saxe.	
O'CONNOR, Jos P; Jos Miller; \$8,078.14; A B Parker.	
PRIVATE FEATURE FILM CO; Crystal Film Co; \$718.87; P Bernstein.	
GARCIA, Jose; Suzarte & Whitney; \$5,000; Joline, Larkin & Rathbone.	

JUNE 24, 25 & 26.
No Attachments filed these days.

CHattel MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

No Chattel Mortgages filed during week.

Bronx.

JUNE 20, 21, 22, 24, 35 & 26. Harsin Bldg Corp & Adele M Harrington. Hull av, nec 205th, —X—, Refrigerators.	612.75
Same. Same prop. Anton Larsen Son, Inc. Dumbwalters.	352.00
Same. Same prop. Central Chandelier Co. Chandeliers.	1,425.00
Harsin Bldg Corp. Same prop. Overhead Kitchen Clothes Dryer Co. Dryers.	208.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Bronx.

JUNE 21.
No Building Loan Contracts filed this day.

JUNE 22.
No Building Loan Contracts filed this day.

JUNE 24.
No Building Loan Contracts filed this day.

JUNE 25.
No Building Loan Contracts filed this day.

JUNE 26.
BRYANT AV, es, 105 n 174th, 150x100; City Mtg Co loans Eckman Bldg Co, Inc to erect 5-sty apartment; 8 payments \$55,000.00

JUNE 27.
No Building Loan Contracts filed this day.

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
155TH ST, W, n s, 518 W Riverside dr, 2 5-sty bk tnts, 46 & 55x92, tar felt & slag rf; \$175,000; (o) A W Hay, 830 W 179th; (a) Fred F French Co, 299 Madison av (99).

158TH ST, W, n s, 302 W Riverside dr, 2 5-sty bk tnts, 38x73 & 142x38, tar felt & slag rf; \$165,000; (o) A W Hay, 830 W 179th; (a) Fred F French Co, 299 Madison av (100).

STABLES & GARAGES.
9TH ST, 325 E; 4-sty bk f p garage, 34x92, gravel rf; \$30,000; (o) Delancey Realty Co, 114 E Bway; (pres) Alfred Harn; (a) Charles B Meyers, 1 Union Sq W (98).

57TH ST, 543 W, 2-sty bk garage, 75x100, slag rf; \$35,000; (o) College Garage, Inc., 550 W 37th; (pres) Davis Levin; (a) J. M. Felson, 1133 Bway. (101).

STORES, OFFICES AND LOFTS.
BROAD ST, n e c Stone, 8-sty bk f. p. office bldg, 70x47; \$200,000; (o) Mexican Tele. Co., 66 Bway; (pres) J. L. Merrill; (a) Whitney Warren & Chas. D. Wetmore, 16 E 47th (102).

Bronx.

CHURCHES.

MINFORD PL, s s, 75 e Jennings, 1-sty bk synagogue, 42x95, tin rf; \$12,000; (o) Cong. Ein Jacob Aushe Liskove, 890 Jennings; (a) Nathan Langer, 81 E 125 (111).

STABLES AND GARAGES.
250TH ST, s s, 143 W Goodridge av, 1-sty hollow tile garage, 12x19.8, shingle rf; \$1,100; (o) Delafield Est., Inc., 27 Cedar; (a) Dwight J. Baum, 246th & Waldo av (113).

MORRIS AV, s w c 179th, 1-sty bk garage, 11x20, tin rf; \$500; (o) August Jacob, 1999 Morris av; (a) Franz Wolfgang, 535 E 177th (114).

MORRIS AV, n e c 193d, 1-sty bk garage, 12x18, slag rf; \$1,000; (o) Wm. Sohmer, 37 Liberty; (a) John P. Boyland, 4788 3 av (115).

STORES, OFFICES AND LOFTS.
MORRIS AV, n e c Fordham rd, 1-sty bk strs, 93.3x40, paper & pitch rf; \$8,000; (o) Fordham Holding Co., Mark L. Kelly, 2447 Morris av, Pres; (a) John P. Boyland, 4780 3 av (112).

MISCELLANEOUS.

177TH ST, E, s s, from Bronx River to N. Y. W, & B. R. R., 1-sty fr toilet & coat room, 20x 40, rubberoid rf; \$600; (o) Est of W. W. Astor, 23 W 26th; lessees, Bronx Expos. Co, on prem; (a) F. M. Williams, on prem (110).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.
(b) builder; (200) plan No.
fr—frame. str—store.
bk—brick. apt—apartment.
tnt—tenement. dwg—dwelling.
ext—extension. rf—roof.

Manhattan.

BROAD ST, 30, new stairs to 16-sty f. p. office bldg; \$450; (o) J. S. & J. Johnston, 30 Broad (1247).

CLEVELAND PL, 31, & Spring st, 60, alter to store fronts & partitions, remove toilets to 4-sty bk stores & tnt; \$7,500; (o) Ed. McCoy, 252 W 76th; (a) Euvard, Samback & Euvard, 29 Cleveland pl (1271).

ESSEX ST, 7, new bk elevator shaft to 4-sty f. p. warehouse; \$6,000; (o) L. Farnum, 129 Front; (a) Jacob Gescheidt, 142 E 43d (1281).

FRONT ST, 98, install 8"x8" column to 5-sty bk storage; \$25; (o) Mary B. Caswell, 11 W 48th; (a) T. F. Rae, 369 W 28th (1260).

FORSYTH ST, 150, remove w. c. comp's in yard, remove old partitions & erect new ones to 6-sty bk tnt; \$5,000; (o) Est. of John May, 26 Gates av, Bklyn.; (a) Benj. Hoffman, 112 E 3d (1253).

GREENE ST, 141, remove iron column, new bk pier, extend girders; \$200; (o) J. Lynn, 48 Bond; (a) Freeman Bloodgood, Jr., 8 York (1265).

GREENE ST, 159, all floors reinforced with girders & columns to 5-sty bk warehouse; \$2,500; (o) Isador Kahn, 89 Fulton; (a) Ed. I. Shire, 373 4 av (1274).

HOUSTON ST, 11 E, new store front & vestibule, partitions, toilets to 5-sty bk lofts; \$9,500; (o) James Dean, c arch.; (a) B. H. & C. N. Winston, 148th & 3 av (1246).

LAFAYETTE ST, 444, new str front, tile walls & floor to 7-sty bk loft bldg; \$2,500; (o) O. P. Potter Properties, Inc., 71 Bway, Pres., Fred Potter; (a) J. C. Hankinson, 529 W 111th (1269).

9TH ST, 717 E, bathrooms & hot water supply system to 5-sty bk tnt; \$1,000; (o) Davis Weinstein, 119 1 av; (a) Chas. M. Straub, 147 4 av (1235).

16TH ST, 133 E, enclose stair cases of 6-sty bk lofts; \$2,200; (o) Est J. C. Orr, trustee Henry S. Orr, care Carstein & Linnekin, 221 4 av; (a) Rich. Rohl, 42 E 23d (1258).

18TH ST, 131 W, remove doors, ramps, new openings, stairs, gen repairs to 5-sty bk warehouse; \$5,000; (o) Warner Hudnut Corp., 113 W 18th, Pres., G. A. Pfeiffer; (a) G. A. & H. Boehm, 7 W 42d (1256).

18TH ST, 447 W, remove stalls, new flooring, f. p. elevator, new columns & girders, new toilets, alteration of partitions of 4-sty bk storage; \$10,000; (o) F. M. Carpenter, 153 W Main, Mt. Kisco, N. Y.; (a) R. T. Lyons, 52 Vanderbilt av (1240).

21ST ST, 46 E, remove windows & piers, new steel girder, new store fronts to 4-sty bk tnt; \$1,500; (o) Dio L. Holbrook, 250 11 av; (a) J. Odell Whitenack, 231 W 18th (1249).

30TH ST, 3 W, 1-sty ext, f. p. stairs, new partitions & plumbing fixtures to 5-sty bk str & tnt; \$5,000; (o) Mrs. Helen Joseph, 632 5 av; (a) Maurice & Wolf Forman, 1132 Bway (1280).

36TH ST, 409 W, front wall removed, new wall to 1 & 2-sty garage; \$200; (o) Diamond Carbonating Co., 409 W 36th, Pres., Morris Wheeler; (a) Wm. H. Rohmann Sons, 126 Cedar (1266).

40TH ST, 445 W, new partitions & toilet to 5-sty bk dwg; \$1,000; (o) F. L. Ungar, 2175 3 av; (a) J. M. Felson, 1133 Bway (1282).

42D ST, 42 W, & 43d st, 30 W, alts to strs and apts to 5-sty bk office bldg; \$10,000; (o) Est of Chas. F. Hoffman, 258 Bway; (a) John H. Shier, 25 W 42 (1283).

45TH ST, 15 W, new partitions & marble trim, alter show windows, f. p. doors to 6-sty bk str & lofts; \$1,000; (o) I. J. Mayer, care arch; (a) B. H. & B. C. Winston, 148th & 3 av (1276).

50TH ST, 21 W, remove stoop, new windows & skylight, D. W. shaft, bathrooms & partitions to 4-sty bk dwg; \$6,000; (o) Trustees of Columbia College, 63 Wall; (a) Andrew J. Thomas, 137 E 45th (1272).

51ST ST, 46 W, windows changed to 5-sty bk dwg; \$500; (o) Dr. Wm. D. Tracy, 46 W 51st; (a) Edgar A. Josselyn, 70 E 45th (1254).

54TH ST, 5 E, remove stoop, alter bas to stores, change partitions to 4-sty bk tnt; \$15,000; (o) Wm. Rockefeller, c W A White & Sons, 46 Cedar; (a) F. Goodwille & Wesley S. Bessel, 56 W 45th (1252).

55TH ST, 73 E, 2-sty bk ext. w c relocated, new sink, roof leader; \$1,000; (o) Geo. B. Salisbury, 73 E 55th; (a) T. Nash, 52 Vanderbilt av (1248).

56TH ST, 115 E, remove stoop, new bathroom, relocate plumbing fixtures, omit doorways, new partitions, vent stacks, skylight, redecorating, renovate ext stone to 4-sty dwg; \$5,000; (o) Mrs. J. C. Johnston, 115 E 56th; (a) E. P. Mellon, 52 Vanderbilt av (1251).

56TH ST, 203 E, remove stairs, new closet to 3 & 5-sty bk cafe; \$250; (o) Henry Elias Brewing Co., 403 E 54th; (a) Rich. Rohl, 42 E 23d (1257).

57TH ST, 330 E, new stairs, steam & hot water system, new floors, entrance, remove partitions, plumbing fixtures, etc., new chimney, remove stoop, partitions, fixtures to 4-sty bk dwg; \$90,000; (o) Japanese Christian Inst., Inc., 328 E 57th; (a) Ferd. Savignano, 6005 14 av, Bklyn (1268).

61ST ST, 217 E, alter partitions, 3 new baths, stairs to 3-sty bk dwg; \$5,000; (o) Myron S. Falk, 251 4 av; (a) L. S. Weekes, 101 Park av (1273).

102D ST, 67 E, remove partitions & cut down windows of 6-sty bk tnt; \$300; (o) Benj. J. Well, 5 Beekman; (a) Realty Arch. Co., 2471 8 av (1263).

110TH ST, 31 W, addition to pent house to be used as studio; \$6,000; (o) Y. W. F. A., 31 W 110th, Pres. Mrs. I. Unterberg; (a) Louis A. Abramson, 220 5 av (1264).

122D ST, 269 W, new chimney to 5-sty bk tnt; \$250; (o) Farmers' Loan & Trust Co, for Marg. A. Howard, 22 Wm.; (pres) E. S. Marston, 22 Wm.; (a) Robt. Feichman, 10 Old Slip (1270).

125TH ST, 268 W, 8-ft bk enclosure for elevator from cellar to 1st floor to 1-sty bk market; \$300; (o) H. C. Sillick, 71 E 82d; (a) Jos. C. Cocker, 2017 5 av (1242).

125TH ST, 418 W, f. p. elevator shaft, G. I. skylight to bk storage; \$950; (o) Mrs. Julia E. Cameron, 31 E 38th; (a) J. O. Whitenack, 231 W 18th (1267).

AMSTERDAM AV, 1915, stairs, brick wall, reinforced concrete walls to 2-sty bank; \$5,000; (o) John Whalen, on prem; (a) Otto Reissmann, 147 4 av (1279).

BROADWAY, 335, alter partitions, new store fronts, mezzanine floors, piers to 6-sty bk bldg; \$9,000; (o) Bond & Mortgage Guarantee Co., 176 Bway; (pres.) C. H. Kelsey; (a) W. A. Kennedy, 5654 Newton av, Bronx (1241).

BROADWAY, 487, alter fire escape, new f. p. doors & windows to 4-sty bk loft; \$1,200; (o) Fred D. Fricke, 254 Hart, Bklyn.; (a) A. E. Nast, 546 5 av (1243).

BROADWAY, 1560, new store front & stairs to 4-sty bk lofts; \$375; (o) F. K. James, 3665 Bway; (a) H. Z. Harrison, 1787 Madison av (1245).

BROADWAY, 2520, f. p. partitions removed, new partitions, iron stairs to 12-sty f. p. hotel; \$5,000; (o) Broadway-94th St. Realty Co., Harry Shiff, Pres., care arch; (a) B. H. & N. Whinston, 148th & 3 av (1277).

COLUMBUS AV, 351, main entrance, stores, & apts rearranged to 7-sty bk tnt; \$40,000; (o) 64 W 77th St. Co., 44 E 25th; (pres) Louis Cowan; (a) W. L. Rouse & L. A. Goldstone, 512 5 av (1250).

LENOX AV, 405, new copper Baptistry, 4x8x4, to 3-sty bk Mission; \$1,500; (o) Christian Mission; (pastor) E. E. Tarnum; (a) Geo. H. Griebel, 81 E 125th (1244).

2D AV, 386, supports for 1st sty beams of 5-sty bk tnt; \$500; (o) E. W. Bliss, Inc., 312 E 23d; Pres, J. W. Lane; (a) Wm. W. Knowles, 37 W 39th (1279).

2D AV, 170, remove roof & floor, new walls & columns, f. p. floors & beams, f. p. stairs, fire-escape, 1st floor altered for restaurant, audi-

torium, steam heat; elec light, sprinkler system to 4-sty bk club; \$75,000; (o) Progressive Workers Assn., 5 E 3d; (a) Megirian & Waerber, 38 W 32d (1261).

5TH AV, 881, alter rf framing & new skylight to 4-sty bk res; \$950; (o) A. Lewisohn, 881 5 av; (a) C. F. H. Gilbert, 1123 Bway (1259).

5TH AV, 75, ext. mezzanine, 6', partitions to 5-sty str & tnt; \$300; (o) Est Mary Mason Jones; trustee, W. K. Post, 16 Exchange pl; (a) Mr. Blake, 751 5 av (1275).

10TH AV, 669, new wall, stair enclosure, new str front to 5-sty bk tnt; \$1,500; (o) Est of Henry Astor, 501 5 av, trustee, Chas. A. Peabody; (a) John H. Knubel, 305 W 43d (1262).

Bronx.

ARTHUR AV, 2349, new str front, toilet to 3-sty fr str & tnt; \$500; (o) Pietro Cinelli, 2393 Arthur av; (a) Lucian Pisciotta, 3011 Barnes av (159).

BLACKROCK AV, s s, 90.9 e Olmstead av, move & 2-sty fr ext, 20x5.6, to 2-sty fr dwg; \$1,800; (o) Antonio Florio, 2110 Blackrock av; (a) Anton Pirner, 2069 Westchester av (160).

BLACKROCK AV, s s, 90.9 e Olmstead av, move 1-sty fr shop; \$200; (o) Antonio Florio, 2110 Blackrock av; (a) Anton Pirner, 2069 Westchester av (161).

GERARD AV, e s, 100 n 161st, move 2-2-sty fr dwgs & add 1 sty; \$5,000; (o) Chas. Meyer, 872 Gerard av; (a) Chas. S. Clark, 441 Tremont av (158).

SPUYTEN DUYVIL PKWAY, n e c 227th, 1-sty of fr built upon present 1-sty fr ext of 2½-sty fr dwg; \$4,000; (o) Est of I. G. Johnson, Spuyten Duyvil (162).

TELLER AV, 1302, 1-sty bk ext, 19.8x25, to 2-sty fr dwg & garage; \$500; (o) Dorothy Huckide, on prem; (a) Wm. Kurtzer, 1753 Boston rd (163).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrix—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
c—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extr—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame.

ft—front.

indiv—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit-Claim.

R T & I—Right, Title & Interest.

(R)—referee.

R S—Revenue Stamp.

r—room.

rd—road.

re mtg—release mortgage.

ref—referee.

sal—saloon.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

T & c—taxes, etc.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

TS—Torren System.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK JANUARY 5, 1918

THE CONDITIONS OF THE COURT HOUSE PROBLEM

Situation Review and Suggestions Made Which
Might Prove of Value to the New Administration

By ALANSON T. BRIGGS, Former Executive Secretary Court House Board

SINCE my retirement from the Court House Board, I have refrained from interfering in any way with the efforts of the Board to solve the Court House problem, which, however, have not been productive of any other result than continued wastefulness in carrying charges and useless expenses.

The new administration faces a solution of this difficult problem, convinced at the outset that the law should

be repealed and the Board abolished; and it is inclined to drop the project altogether. I have taken the liberty to point out to them that the effect of repealing the Court House Acts will be to take away the broad powers conferred by the law, which are required by the city to solve the problem.

I have suggested that, in place of a paid Board, certain city and county officials concerned should be appointed Commissioners, by reason of their office, thus effecting a considerable saving, and assuring the carrying out of a policy which undoubtedly the administration will be led to adopt.

The problem is far too important to be solved by the easy method of abandonment. Real property interests in the section of the city affected, and consequently the city's financial interests, which have been very seriously damaged, must be protected, its values restored and enhanced.

A court house must ultimately be erected at one or another location, and it behooves real estate interests that this undertaking once initiated, be carried on properly and economically.

There has been a general misunderstanding and misconception of the conditions of the problem, which should not be permitted to mislead the incoming administration.

I have, therefore, outlined for its guidance the conditions of the Court House problem, which should be of the very greatest concern to all interested in real estate.

In 1910, the then Court House Board accepted my advice against selecting any of the new sites suggested, on the ground that the city could not afford to acquire any of them, the cost being estimated

at between \$15,000,000 and \$25,000,000.

The Board, acting upon my recommendation, selected the present site of the old court house at City Hall park. Against the protest of Mayor Gaynor, the Board of Estimate refused to approve that selection. It caused a law to be enacted giving to it alone, for a six months' period, the power to select a site. When that period had about elapsed, and almost over night, the Collect Pond site was selected.

It was considered to be highly undesirable to permit the Court House to be surrounded by Chinatown, second-hand metal and machine shops, an old clothes market and rag warehouses. These conditions of the neighborhood constituted an important element in the error of original selection of the Collect Pond site, which remains to be corrected.

A comprehensive plan was prepared by me, after consultation with the most experienced professional authorities,

which made adequate provision for the ultimate improvement of the area bounded by the Municipal Building on the south, Canal street on the north, lying between Broadway and the East River.

This plan was necessary to encourage the erection of large office buildings and commercial structures in proximity to the public buildings proposed ultimately to be erected, and to thereby change the character of the entire section.

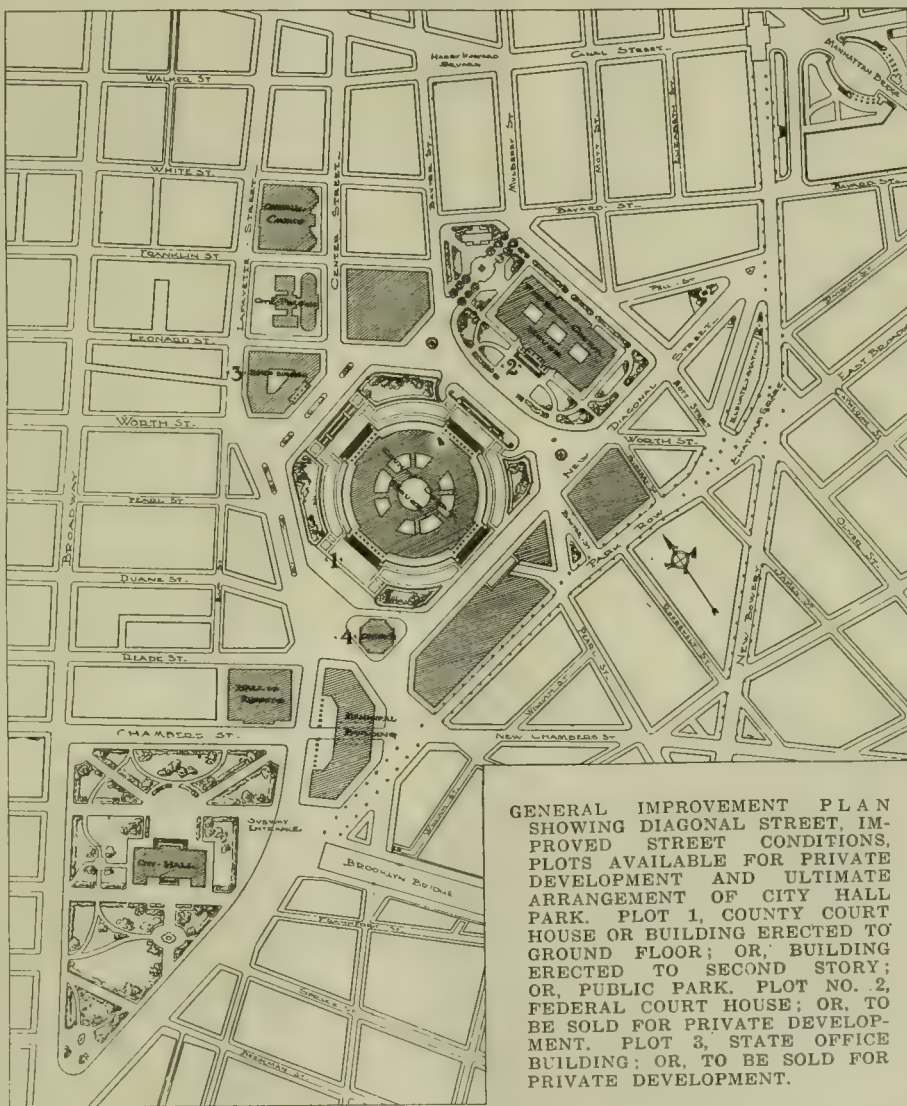
It was intended to create such public improvements as would materially increase the value of land in this section, and stimulate private capital to erect large buildings thereon, thus establishing a great new business centre in the city. A vast return would thereby accrue to the city, by increased assessments and taxes thereon, produced by the enhanced value of the land, and the added increment of value of costly new buildings thereon. It was conceived that only in this way could the error of original selection of the

Collect Pond site be remedied, and the city saved from great financial loss.

The public improvements, proposed to be ultimately carried out by this plan, were as follows:

- (1) The County Court House.
- (2) A Federal Court House, for which land on Columbus Park and east thereof may be acquired by the Federal Government, the necessity of which has been urged in Congress for years.
- (3) A State Office Building, for which a remaining parcel of the Court House site is available and appropriate, which may be acquired from the city by the State government.

(Continued on page 6)



GENERAL IMPROVEMENT PLAN
SHOWING DIAGONAL STREET, IMPROVED STREET CONDITIONS, PLOTS AVAILABLE FOR PRIVATE DEVELOPMENT AND ULTIMATE ARRANGEMENT OF CITY HALL PARK. PLOT 1, COUNTY COURT HOUSE OR BUILDING ERECTED TO GROUND FLOOR; OR, BUILDING ERECTED TO SECOND STORY; OR, PUBLIC PARK. PLOT NO. 2, FEDERAL COURT HOUSE; OR, TO BE SOLD FOR PRIVATE DEVELOPMENT. PLOT 3, STATE OFFICE BUILDING; OR, TO BE SOLD FOR PRIVATE DEVELOPMENT.

After a careful study of the topographical conditions of the site, and after consultation with the most competent engineering advisers, I showed that the location was not practicable as a building site for the proposed Court House. Consequently, additional land to the east was acquired at considerable cost. As it was necessary to make compensation for street and park area taken for the improvement, it was found that the greater part of the entire site would be required for approaches, parking and streets. Certain minor parcels of land would remain to be utilized for other public buildings, or could be sold, with restrictions, for private development.

It was considered to be highly unde-

BUILDING STATISTICS.

Interesting Figures Compiled Which Give the 1917 Totals Throughout the Country as Compared with 1916.

INTERESTING building and engineering figures have been compiled covering the territory roughly bounded by the Atlantic Seaboard, north of the Ohio River, east of the Missouri River and the Great Lakes.

The following tables comprise figures for 1917 divided into months and reclassified into residences, manufacturing and miscellaneous. These figures in turn are compared with the corresponding periods in 1916. In some instances mobilization work is given.

Under the heading "residences" are included all buildings where people live, such as dwellings, apartment houses, rectories, homes, asylums, hotels, dormitories, jails, etc.

The "manufacturing" heading comprises power plants, factories, mills, etc., and under the "miscellaneous" column is included churches, schools, stores, business blocks, garages, road work, sewers, post offices, etc.

The year 1917 from January 1 to December 1, produced more new work than any year since 1910, when the records were first compiled. The total aggregate amount of contracts awarded for new work for the current eleven months was \$1,527,370,000, as compared with \$1,243,998,397, for the corresponding period in 1916. The figures for the current year are more than twice the total operations in 1910, in which year \$756,284,931 was expended in this territory.

Statistics for New York State and Northern New Jersey, which include New York City, for the first eleven months of 1917, total \$316,014,000, as against \$255,381,500 for the same period in 1916.

So far as Nassau and Suffolk Counties were concerned, July was the banner month, the total amount of operations aggregating \$1,239,000, of which \$816,000 went into residences. The February total was \$1,190,000, of which \$772,000 was for new residences.

In New York State, September reached the high mark, the miscellaneous buildings aggregating \$16,014,000, the total being \$18,938,000. Northern New Jersey made a splendid showing this year, especially when the high prices of materials and labor are taken into consideration.

Careful analysis of the tables, printed herewith, will show in a comprehensive way conditions as they exist throughout the country, as compared with last year. It must be borne in mind, however, that the figures do not include only building construction, but also engineering operations, such as highways, etc. The totals in the aggregate far exceed those of 1916. It is difficult to forecast the structural activity for the coming year. It is known that a vast amount of money will be spent by the Government and that private capital is willing to invest in gigantic operations providing they can learn what the Governmental program will be. Labor is an important factor, and before most of these operations can go ahead, those back of the projects must be satisfied that labor will not be requisitioned to such an extent as to interfere with their projects, otherwise they will be held in abeyance, as is the present policy. The matter of deliveries is one which is interesting all those connected with building.

The mobilization work in New York State and Northern New Jersey for June, July, August, September, October and November totalled \$43,219,000, of which more than \$17,000,000 was spent during October. The tables follow:

Mobilization Work, New York State and Northern New Jersey, Contracts Awarded.

For month of June 1917.....	\$ 3,703,000
" " " July 1917.....	4,624,000
" " " Aug. 1917.....	3,692,000
" " " Sept. 1917.....	4,637,000
" " " Oct. 1917.....	17,062,000
" " " Nov. 1917.....	9,481,000
" " " Dec. 1917.....	249,000

Total.....\$43,568,000

Greater New York, Contracts Awarded.

1916				1917			
Residences	Mfg.	Misc.	Total	Residences	Mfg.	Misc.	Total
\$2,285,000	\$358,000	\$242,500	\$2,855,500	\$5,330,000	\$899,000	\$7,484,000	\$13,713,000
1,180,000	194,000	74,000	1,457,000	4,212,000	992,000	4,005,000	9,209,000
3,987,000	2,033,000	338,500	6,358,500	5,756,000	855,000	4,029,000	10,640,000
1,355,500	1,299,000	132,500	27,870,000	2,901,000	1,631,000	4,379,000	8,911,000
3,176,000	978,000	2,160,000	6,320,000	5,634,000	561,000	6,220,000	12,415,000
2,949,000	144,000	2,442,000	5,535,000	2,370,000	2,233,000	4,486,000	9,089,000
5,654,000	398,000	7,085,000	13,133,000	2,272,000	535,000	6,747,000	9,554,000
5,238,000	677,000	9,868,000	15,783,000	3,973,000	760,000	4,478,000	9,211,000
8,239,000	232,000	8,596,000	17,067,000	3,018,000	179,000	4,196,000	7,393,000
10,226,000	2,539,000	7,094,000	19,859,000	2,493,000	188,000	5,914,000	8,595,000
7,800,000	832,000	7,504,000	16,136,000	2,162,000	1,276,000	5,215,000	8,653,000
8,249,000	354,000	4,264,000	12,856,000	2,469,000	534,000	3,796,000	6,803,000

Nassau and Suffolk Counties, Long Island.

1916				1917			
Residences	Mfg.	Misc.	Total	Residences	Mfg.	Misc.	Total
\$606,500	\$108,000	\$20,000	\$734,500	\$437,000	\$183,000		\$620,000
818,000	52,000	22,000	892,000	772,000		418,000	1,190,000
1,216,500	99,000	49,500	1,365,000	604,000	\$4,000	76,000	684,000
1,099,000	519,500	56,000	1,674,500	230,000	64,000	430,000	724,000
1,119,000		298,000	1,417,000	355,000	15,000	239,000	609,000
635,000		18,000	653,000	809,000		113,000	922,000
1,506,000	11,000	208,000	1,725,000	816,000		423,000	1,239,000
366,000	68,000	146,000	580,000	391,000	3,000	193,000	587,000
715,000		134,000	849,000	199,000		107,000	306,000
763,000	10,000	221,000	994,000	95,000	6,000	89,000	190,000
905,000		123,000	1,028,000	183,000	150,000	153,000	486,000
1,282,000		234,000	1,516,000	160,000	10,000	59,000	229,000

New York State, Contracts Awarded.

1916				1917			
Residences	Mfg.	Misc.	Total	Residences	Mfg.	Misc.	Total
\$1,390,000	\$1,009,500	\$201,000	\$2,600,500	\$1,386,000	\$565,000	\$2,256,000	\$4,207,000
1,315,000	1,117,000	79,500	2,511,500	1,329,000	1,051,000	5,071,000	7,451,000
1,729,500	625,000	140,000	2,494,500	3,253,000	686,000	5,513,000	9,452,000
2,840,000	1,638,500	264,000	4,742,500	3,627,000	1,743,000	6,536,000	11,906,000
4,797,000	2,265,000	2,323,000	9,385,000	3,013,000	3,117,000	6,711,000	12,841,000
2,459,000	2,023,000	1,707,000	6,189,000	2,220,000	1,905,000	4,097,000	8,222,000
2,387,000	1,422,000	5,210,000	9,019,000	2,604,000	2,501,000	6,590,000	11,695,000
3,002,000	2,498,000	9,430,000	14,930,000	2,052,000	2,901,000	3,026,000	7,979,000
3,686,000	1,449,000	4,565,000	9,700,000	1,805,000	1,119,000	16,014,000	18,938,000
4,738,000	2,333,000	8,582,000	15,653,000	2,590,000	2,238,000	3,675,000	8,503,000
3,492,000	1,122,000	4,370,000	9,984,000	1,840,000	2,501,000	2,286,000	6,627,000
2,519,000	2,682,000	3,796,000	8,997,000	2,673,000	1,805,000	2,105,000	6,583,000

Northern New Jersey, Contracts Awarded.

1916				1917			
Residences	Mfg.	Misc.	Total	Residences	Mfg.	Misc.	Total
\$2,393,000	\$550,500	\$63,500	\$3,007,000	\$1,424,000	\$455,000	\$1,439,000	\$3,318,000
965,000	168,500	76,500	1,210,000	1,016,000	552,000	952,000	2,520,000
1,018,000	656,000	78,500	1,753,000	1,907,000	1,809,000	1,932,000	5,648,000
976,000	375,500	87,000	1,438,500	2,529,000	470,000	2,283,000	5,282,000
2,297,000	924,000	1,272,000	4,493,000	1,534,000	1,690,000	3,330,000	6,554,000
1,551,000	394,000	1,074,000	5,451,000	1,134,000	759,000	3,558,000	5,451,000
1,958,000	573,000	2,807,000	5,338,000	749,000	965,000	2,723,000	4,437,000
2,782,000	1,391,000	5,482,000	9,655,000	1,168,000	737,000	2,124,000	4,029,000
2,739,000	1,102,000	4,261,000	8,102,000	1,090,000	963,000	1,680,000	3,733,000
2,362,000	1,840,000	3,595,000	7,797,000	1,708,000	1,136,000	1,723,000	4,567,000
1,816,000	465,000	1,846,000	4,127,000	1,310,000	1,234,000	1,947,000	4,491,000
1,813,000	799,000	2,286,000	4,898,000	971,000	894,000	1,598,000	3,463,000

Minnesota, North and South Dakota, Contracts Awarded.

1916				1917			
Residences	Mfg.	Misc.	Total	Residences	Mfg.	Misc.	Total
\$1,014,000	\$258,000	\$2,562,000	\$3,834,000	\$1,002,000	\$194,000	\$838,000	\$2,034,000
993,000	1,094,000	1,623,000	3,710,000	461,000	1,044,000	1,503,000	3,008,000
3,075,000	1,428,000	3,767,000	8,270,000	907,000	483,000	3,010,000	4,400,000
2,498,000	954,000	3,317,000	6,769,000	962,000	451,000	1,278,000	2,691,000
3,073,000	615,000	3,959,000	8,647,000	1,393,000	1,095,000	2,699,000	5,187,000
2,293,000	718,000	2,780,000	5,797,000	1,222,000	389,000	3,970,000	5,581,000
1,720,000	1,046,000	1,864,000	6,218,000	1,371,000	1,013,000	4,503,000	6,887,000
1,430,000	685,000	3,104,000	5,219,000	2,455,000	1,153,000	2,699,000	5,307,000
1,804,000	1,467,000	1,864,000	5,135,000	870,000	356,000	2,383,000	3,009,000
2,224,000	559,000	4,597,000	7,380,000	977,000	702,000	3,408,000	5,087,000
1,624,000	345,000	1,048,000	3,017,000	997,000	258,000	1,243,000	2,498,000
805,000	183,000	1,262,000	2,310,000				1,423,000

New England, Contracts Awarded.

1916				1917			
Residences	Manufacturing	Miscellaneous	Total	Residences	Manufacturing	Miscellaneous	Total
\$5,566,000	\$2,685,000	\$2,684,000	\$10,930,000	\$6,307,000	\$6,103,000	\$2,391,000	\$14,801,000
6,117,000	2,340,000	2,736,000	11,193,000	4,432,000	2,031,000	3,029,000	9,492,000
7,569,000	3,553,000	6,521,000	17,643,000	4,545,000	3,517,000	6,847,000	14,909,000
9,422,000	3,273,000	5,680,000	18,273,000	10,534,000	4,182,000	4,554,000	19,270,000
10,869,000	3,610,000	9,518,000	23,997,000	6,833,000	5,185,000	8,540,000	20,548,000
9,697,000	4,801,000	7,431,000	21,929,000	6,433,000	4,856,000	5,223,000	20,186,000
6,871,000	2,824,000	7,038,000	16,783,000	3,258,000	2,791,000	10,374,000	19,376,000
8,184,000	2,859,000	7,216,000	18,259,000	3,837,000	6,855,000	9,370,000	20,412,000
6,936,000	4,148,000	5,028,000	16,112,000	4,854,000	3,033,000	8,358,000	16,998,000
9,856,000	4,557,000	6,961,000	21,374,000	3,357,000	12,602,000	11,151,000	27,760,000
7,623,000	5,216,000	4,889,000	17,228,000	2,765,000	4,202,000	2,447,000	9,591,000
7,610,000	3,780,000	.....	15,321,000	1,838,000	1,928,000	1,765,000	5,531,000

Pittsburgh, Western Pennsylvania, West Virginia, and Ohio, Contracts Awarded.

1916				1917			
Residences	Manufacturing	Miscellaneous	Total	Residences	Manufacturing	Miscellaneous	Total
\$910,000	\$1,500,000	\$4,933,000	\$7,343,000	\$3,339,000	\$1,078,000	\$9,436,000	\$13,853,000
908,000	1,536,000	4,606,000	7,050,000	2,742,000	1,677,000	10,860,000	15,279,000
1,444,000	1,068,000	7,797,000	10,309,000	2,723,000	2,078,000	10,295,000	15,096,000
2,641,000	3,338,000	10,195,000	16,194,000	3,272,000	1,733,000	12,229,000	17,234,000
3,341,000	2,057,000	12,227,000	17,627,000	3,041,000	3,141,000	12,512,000	18,694,000
2,277,000	2,456,000	12,105,000	16,838,000	3,160,000	2,251,000	9,295,000	24,326,000
3,164,000	1,652,000	11,561,000	16,377,000	7,063,700	2,291,000	10,097,335	19,452,035
2,786,000	2,568,000	16,640,000	21,994,000	3,957,700	4,472,500	9,938,955	19,469,155
2,772,000	2,434,000	10,291,000	15,497,000	6,284,131	6,582,952	6,970,153	21,218,000
3,624,000	1,485,000	6,842,000	11,951,000	4,765,333	1,006,793	8,526,118	14,999,000
2,844,000	2,095,000	10,447,000	15,386,000	3,461,519	1,898,800	2,803,238	13,363,000
1,593,000	1,238,000	17,652,000	20,483,000	1,892,000	4,541,000	29,793,000	36,227,000

Philadelphia, Baltimore, Washington, Eastern Pennsylvania, Southern New Jersey, Maryland, Delaware, District of Columbia, and Virginia, Contracts Awarded:

1916				1917			
Residences	Manufacturing	Miscellaneous	Total	Residences	Manufacturing	Miscellaneous	Total
\$4,286,000	\$1,790,000	\$3,088,000	\$9,164,000	\$3,684,000	\$1,302,000	\$4,698,000	\$9,684,000
4,387,000	1,207,000	6,275,000	11,869,000	2,741,000	7,960,000	4,773,000	15,474,000
5,260,000	2,627,000	5,743,000	13,630,000	3,821,000	2,856,000	5,118,000	11,795,000
4,460,000	2,590,000	8,868,000	16,918,000	3,288,000	11,755,000	10,420,000	25,463,000
4,457,000	4,854,000	7,651,000	16,962,000	3,887,000	3,796,000	5,916,000	13,599,000
6,377,000	4,289,000	6,756,000	17,422,000	2,626,000	2,131,000	9,293,000	29,098,000
3,661,000	1,669,000	4,033,000	9,363,000	2,168,000	4,132,000	15,860,000	28,289,000
3,517,000	1,815,000	2,106,000	8,465,000	2,310,000	3,729,000	4,410,000	13,142,000
5,140,000	1,297,000	8,543,000	14,980,000	1,670,000	2,568,000	4,285,000	15,958,000
6,470,000	3,530,000	7,007,000	17,007,000	3,108,500	11,092,500	7,747,779	28,039,000
4,320,000	4,434,000	4,502,000	13,266,000	1,371,000	2,913,000	7,584,000	14,113,000
3,115,000	4,960,000	7,059,000	15,134,000	.....	.....	.....	7,566,000

Central West, Including Illinois, Indiana, Iowa, Wisconsin, Michigan and Portions of Missouri and Eastern Kansas, Contracts Awarded.

1916				1917			
Residences	Manufacturing	Miscellaneous	Total	Residences	Manufacturing	Miscellaneous	Total
\$8,457,000	\$2,241,000	\$11,582,000	\$22,280,000	\$5,815,000	\$5,211,000	\$17,593,000	\$28,619,000
7,922,000	2,262,000	16,134,000	26,388,000	8,424,000	1,719,000	21,426,000	31,569,000
10,506,000	2,057,000	20,140,000	32,712,000	12,527,000	2,323,000	45,270,000	60,120,000
11,988,000	1,539,000	18,459,000	31,986,000	19,434,000	4,040,000	33,558,000	57,032,000
16,407,000	2,050,000	24,133,000	42,590,000	16,380,000	7,405,000	43,331,000	67,116,000
22,451,845	2,112,000	38,717,241	63,281,086	15,884,000	4,478,000	70,242,000	90,963,000
10,806,000	2,448,314	23,261,346	36,515,660	9,590,000	7,657,000	31,100,000	53,647,000
10,914,000	2,090,301	18,130,375	31,134,676	5,515,000	2,685,000	38,346,000	81,746,000
11,632,000	2,618,474	30,534,001	44,784,475	4,922,000	1,701,000	20,031,000	29,654,000
16,628,000	3,237,000	29,485,000	49,350,000	5,265,000	4,299,000	23,142,000	39,321,000
13,609,000	5,583,000	24,018,000	43,210,000	4,590,000	3,891,000	16,329,000	24,975,000
9,765,000	1,516,000	20,184,000	31,465,000	3,288,000	3,837,000	13,440,000	22,717,000

Subway Openings.

Announcement has been made by the Public Service Commission that it is hoped to have the Lexington avenue subway and the Seventh avenue subway in full operation, in connection with the First Subway, as soon after April 1, as is possible. In the meantime, according to Frank Hedley, Vice-President and General Manager of the Interborough Rapid Transit Company, which will operate these lines, the earliest date at which partial operation

may be expected, is on or about March 1, with the hope, however, that partial operation on Lexington avenue may be had a week or so before that date. Delays in material, Mr. Hedley stated, were responsible for the inability of the operating officials to have the lines ready with operating equipment before that time. General construction work under the auspices of the Public Service Commission is practically completed and only the equipment details are lacking. Some of these materials come

from points far distant from New York and in the present congestion of railroad traffic, shipments have been difficult to obtain. In some cases it has been necessary to ship carloads of materials by express in passenger trains, while other materials have been loaded in motor trucks and brought to New York all the way from Pittsburgh. Mr. Hedley stated that the program of temporary operation as outlined could be carried out in the event that other and more serious delays did not occur.

COURT HOUSE PROBLEM.

(Continued from page 3)

ment, the demand for which has been under consideration by the Legislature for several years.

(4) A diagonal street, cutting through and opening up the old Chinatown section, which is badly needed to connect Brooklyn by the way of the Manhattan Bridge with lower Manhattan; a requirement for traffic made urgent by the crowding and darkening of Park Row and the Bowery with the double-decked elevated structure.

(5) Several minor street widenings, changes in line and grade, designs to facilitate traffic to the East River, by making more accessible communicating streets, which is required to develop shipping and dock facilities on the East river.

None of these improvements are essential, as far as the Court House is concerned, which is an isolated improvement by itself.

But all of these public improvements are essential to bring back to the city the fullest return upon the large investment in land already made. Without them, this important but isolated section of the city is doomed to remain "dead" to development, as it has been in the past.

The resources of the city, from which it obtains both capital and income, consists of the value of privately owned land, and the value added to that land by buildings or other improvements which private capital may be induced to erect upon the land.

Assessed valuation on the land, as thus improved, is the basis of the city's borrowing capacity, at 10 per cent. thereof, which constitutes the credit of the city. The annual taxes, computed at a percentage thereon, provides the city with the greater part of its revenue, with which it is enabled to amortize its loans, and obtain funds to meet the ordinary expenses of government.

The maximum value of real property will be obtained when all of the land in the city is built up with modern improvements, at which point the maximum credit of the city will have been attained, the annual tax revenues will become the largest and inversely the annual tax rate will become the lowest. To obtain the maximum value of privately owned property, both on land and improvements, is, therefore, the great business undertaking of the city. The value of real property is primarily created by public improvements. When these public improvements are competent and sufficiently comprehensive, private capital is invariably induced to erect substantial buildings and improvements on the land. Both these public and private improvements produce a value which the city is enabled to assess, and which provides the city with the borrowing capacity to pay for the public improvements, and the annual tax revenue to amortize its loans.

It is, therefore, of the most vital importance to the city to utilize its credit to the uttermost to project competent and comprehensive public improvements; because thereby alone can its credit be extended and its revenues be increased.

It is bad business policy, obviously therefore, for the city to permit sections of the city to remain "dead" by the lack of public improvements; because private capital, which works by an infallible law, naturally shuns such "dead" sections and refuses to develop them with building improvements. As a consequence, the basis of the city's credit and of its tax revenues is reduced to a constantly diminishing value of land.

In the Court House site section, as in other "dead" sections of Manhattan, the increasingly dilapidated condition of the old buildings, most of which were erected when New York was a small town, and the natural character of their occupancy, has resulted in a very small tax return and assessed valuation.

But the central location of the section, its accessibility to every part of the city, and the proximity of it to the

seat of government should give the land an extraordinary value, and induce a tremendously valuable development, once it is opened up.

If the city, by contriving well considered public improvements in this section, can induce private capital to erect large and important buildings on the land, now encumbered with buildings inadequate for the value of the land—it will obtain, by increase in assessed valuation, a sufficient borrowing capacity to pay for the improvements. The increased revenue from annual taxes will be sufficient to amortize the loan within its normal period of life.

After the loan has been amortized, the continuing increase in taxes, thus secured, will constitute a clear profit upon the undertaking, available as surplus revenue to be applied to other municipal purposes.

The more the city improves such "dead" sections, and thereby encourages building improvements by private capital, the greater will be its revenue and the less its financial embarrassment.

Complaint Widespread.

A fair example of a profitable public improvement by the city is the Library Building at Bryant Park, of which operation I was in charge for the trustees. In that case also, complaint was widespread as to the extravagance of the plan of improvement. The influence caused by the removal of the old reservoir, which had blocked the development of that section for many years, and the erection of the monumental library building in its stead, has been such as to produce an increase in the assessed valuation of land and buildings on blocks immediately contiguous to the library in the enormous aggregate of \$39,300,500, or nearly five times the cost of the building, in a period of only twenty years.

In the area affected by the Court House site, out of a total of 535 buildings, only six are modern structures constituting an adequate improvement on the land. These six buildings produce nearly as much return in taxes as all of the other 529 buildings put together.

6 modern buildings are assessed at an aggregate of	\$7,185,000
529 old buildings are assessed at an aggregate of.....	9,294,100

As many as 27 per cent. of them are assessed at under \$5,000, and 54, per cent. of them are assessed at between \$100 and \$10,000.

The tax income to the city from these six modern buildings is calculated as follows:

From the land.....	30 per cent.
From the buildings.....	70 per cent.

The tax income to the city from the other 529 buildings is calculated as follows:

From the land.....	72 per cent.
From the buildings.....	28 per cent.

Normal Development Induced.

A normal development of new building operations in this section will be naturally induced as soon as comprehensive public improvements are started in connection with the Court House operation. The increase, thereby, to the assessed valuations in this section cannot fail to exceed \$50,000,000. Before the Court House and other public improvements proposed can be completed, the city will derive, an additional assessed valuation of the new improvements on privately owned land, an amount which will enable the city to borrow the cost of the public improvements, without encumbering the normal debt margin. Before the bonds have matured, as in the case of the library operation, the increased tax return will provide funds to amortize the loan, and accumulate a surplus to be applied to other public purposes.

The error made in the original selection of the Collect Pond site may thus be converted into a very profitable undertaking; but only if it goes forward as planned as a comprehensive improvement looking to the improvement of the entire section.

The problem before the Administra-

tion, therefore, is plain. The improvement of the district north of the Municipal building to Canal street, and east of Broadway, so as to induce the erection by private capital of suitable improvements on the land.

To accomplish this, the section must be made alive with traffic, by opening up the section with suitable streets. Public buildings must be erected in such a manner as to advertise the advantages of the area for improvement. Attractive plazas and parking must be laid out to guarantee convenience of light, air and access.

The section must be made the most important and attractive section of the city for high class business and office buildings, for which, even during the war there is already a demand, and certainly after the war there will develop a great necessity.

The need for a new Court House has been a public scandal since before 1908. The old buildings now occupied by the Supreme Court and the City Court are unhealthy, unsanitary, unsafe from fire and in a dangerous condition. The congestion of business is very great. The litigants, witnesses, lawyers and jurors have no conveniences whatever, and are herded like sheep in a stockade. The judges have had to seek chambers elsewhere to their great inconvenience. The court records are scattered in several buildings. It is not possible to preserve any centralized system of administration, and the business as a result is carried on with vexatious inconvenience and delays. It is not possible to remodel the building, because it was planned for an entirely different era. Patching has been tried and the money wasted.

It has been the unanimous opinion of all who have studied this problem intelligently in the past, that a new building must, sooner or later, be erected for the courts and the administrative branches thereof.

The plans prepared by the architect were made, after a thorough and comprehensive study of court conditions and court house accommodations had been completed by me in this country and in Europe.

The plans were not conceived to meet any architectural phantasy, as has been intimated.

The exterior expresses fully the purpose of the interior—the grouping of court rooms in units of two each with appurtenant rooms, about a central corridor. Such an arrangement naturally produced a building polygonal in shape. The architect cut off the angles of the polygon, in order to save space, and the structure was evolved in circular form. Because of the size of the circle, the wedge like spaces between the rectangular court rooms were large enough to use as closets, duct spaces and the like. The percentage of usable area in the building, therefore, compares very favorably with large office buildings in this city.

As a noted architect expressed it: "The arrangements of the various departments and the rooms, and above all the separation of the court room units, so that each group was isolated from the general crowd, is a feature which was considered to be extremely advantageous in itself—probably the greatest advance which has ever been made in court house design."

The design of the exterior is dignified and monumental, but in no sense ornate. Every effort has been made by the architect to reduce the cost to a minimum, consistent with the character of the building, and with proper avoidance of inferior materials.

The accommodations provided are ample for the needs of the Supreme Court, the City Court, and if need be, the Surrogate's Court; the County Clerk and the Commissioner of Records, and if desired the Register, the Commissioner of Jurors and the Sheriff. Facilities are provided for the lawyers, jurymen, litigants and witnesses, so that the functions of the court may be conducted with convenience, dispatch and decorum.

(Continued on page 11.)

BUILDING MANAGEMENT

NEW YORK MANAGERS TO HOLD ELECTION NEXT TUESDAY--SUGGESTIONS MADE TO SAVE COAL

THE Fire Department has been active lately in sending out orders for new fire escapes, etc., according to the report of the New York Building Managers' Association, which seems that many of these orders should be modified where no great menace to life is at stake. At present all appliances requiring metal is high in price, for metal is much needed by the Government.

The next meeting of the association will be held on January 8. This will be the annual meeting, with election of officers for the ensuing year.

The association draws attention to the fact that it is desirable to have the engineer in large office, store and loft buildings examine the radiators to see whether they are large enough to heat the space required. It is pointed out that sometimes a small radiator acts as a condenser. In other instances it is found that a smaller radiator than is already installed would be of sufficient size to properly heat the space. Air valves should also be examined.

The coal situation is giving building managers much anxiety, though members of the association are hoping that the Government control of the railroads will result in increased tonnage at tide water. Notices are being posted in many buildings notifying tenants to close the radiators in their offices when heat is not needed.

Governor Whitman has issued the following suggestions for conserving the coal supply which are well worth a second reading:

1. Don't burn coal in an open grate, for in such a practice 75 per cent. or more of the heat goes up the chimney.

2. It is not necessary to have every room heated. Most people would be healthier if they slept in cold bedrooms. Close off spare rooms.

3. Examine furnace and see that there are no cracks at the floor line to permit air leakage into the ashpit, and clean-out doors are air-tight when closed.

4. Endeavor to keep the entire fuel space of your range or furnace filled, heaping the coal slightly in the centre. Steam or hot-water boilers should be filled so that the coal is level with the bottom of the feed-door opening. Do not let the fuel burn down too low. Thin fires mean waste. Break lumps about egg size.

5. Feed the fire and shake the grate at regular intervals. Two or three times daily is generally sufficient, unless the plant is inadequate for the service required. Frequent feeding and shaking are uneconomical. Shake down the ashes before adding fresh fuel and stop shaking the moment the first bright spot appears under the grate. In mild weather let some ashes accumulate on top of the grate; in severe weather have only a very thin layer of ashes on it.

6. If, however, the fire has burned very low and more heat is desired, open the damper in the ashpit and add a small quantity of coal. In this particular case, do not shake the grate until this fresh coal is well ignited, then shake down the ashes and again add fuel.

7. Do not leave the feed-door draughts open and admit cold air over a glowing fuel bed at any time. The feed-door damper should be opened only to admit air over a fresh fire. Air for combustion should be drawn through the burning bed of coal and, as a general rule, all checking of draught should be accomplished by closing the ashpit

damper and opening the check damper in the smoke pipe. The check damper should never be opened until the ashpit damper is closed. The shut-off damper in the smoke pipe may be partially closed in the case of an unusually strong draught or to check the fire in mild weather; but, as a rule, this damper should be touched very seldom. Never check by leaving the firing door open.

8. Before feeding a furnace see that the shut-off damper in the pipe is open, and close the check damper. This prevents the escape of dust through the feed-door into the cellar.

9. Keep the ashpit empty. Ashes banked up under the grate prevent necessary air circulation, hinder combustion and tend to warp the grate bars. Remove ashes at least once daily, and be sure to sift all

ashes to recover the good coal that had dropped through the grate.

10. Serious coal wastes result from allowing soot and ashes to be deposited on the interior heating surfaces. This prevents utilization of the heat in the smoke and gases. Clean flues frequently with soft coal, every other day is none too often to give the furnace a brushing down. One-eighth inch of ashes and soot on boiler surfaces retards heat transfer 25 per cent.

Suggestions have been made that oil-burning furnaces be given a trial, but Mr. Cushman, of Cushman & Wakefield, stated that he had made a personal investigation, and finds that fuel oil is as hard to obtain as coal. It is predicted that the various grades of oil will become as expensive as gasoline.

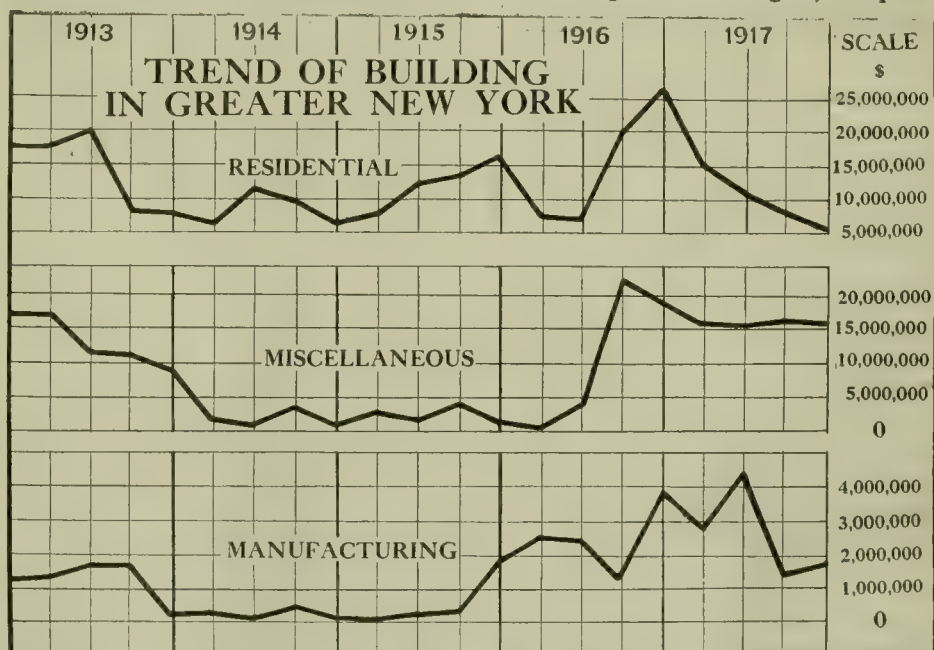
The New York Edison Company will continue for the time being the present seven-cent rate.

REVIEW OF BUILDING TREND FOR MONTH OF DECEMBER

A LONG range view of the building situation in the city proper and the surrounding districts leads inevitably to the belief that the stagnation is at low ebb. A study of the chart published herewith reveals many interesting facts, and points to certain fundamentals in the situation that are likely to be overlooked ordinarily. This chart is made up on the basis of quarterly totals of

chart below. Demand for all classes of building materials rose immediately to tremendous volume.

With the entry of the United States into the war conditions were radically changed. Improvement in domestic conditions which had begun in 1916 was temporarily checked by various hindering factors incident to war-time readjustment. Costs of certain materials rose to almost prohibitive heights, but price-



all buildings started in Greater New York.

In the first place, it will be observed that for a period of three years before the short boom of latter 1916, construction of all types has been in more or less depressed condition. Considering the enormous increase of the city's population during this period and the rapid expansion of its manufacturing and commercial activities, it is not surprising that serious overcrowding has resulted from the relatively small amount of new building. The rise of the building line during 1916, while due in part to inflated costs, probably represents a movement to make up for vast arrears in new construction resulting from the depressed condition of the previous slack years.

The revival of general industrial prosperity in 1916 led to renewed activity in building. Stimulation of industry resulting from war business exercised a beneficial influence upon factory and mill construction, which was the first type to feel the better times as revealed in the

fixing has again steadied the material market to a large extent. No sooner was the beneficial effect of price-fixing beginning to be reflected in better building conditions, than other factors, such as the adverse priority rulings and the more serious transportation congestion intervened to check the movement for renewed building activity. All these conditions were bound to occur in the course of an industrial readjustment as radical as that which the nation is now passing through. Until the Government has its "war plant" well established, other activities must, very properly, wait.

As the New Year opens, however, there are indications that the building industry will come into its own in the not far distant future, and the needs of more building is so pressing throughout the Metropolitan and outlying districts that much of the work can no longer be postponed. Particularly is this true of the urgent call for additional dwellings for the working people. High-class resi-

(Continued on page 20)

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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NOTICE.

IN accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated by the Appellate Division of the First Department, for the publication of all legal notices, and such insertion in the Record and Guide will be accepted as fulfilling all requirements of the law.

The "Own-Your-Own-Home" movement is gaining headway in the suburbs. The movement is based on sound principles, and, especially at this time, should do much to help the congested housing conditions.

Dr. Jonathan P. Day, the new Commissioner of Public Markets, favors terminal markets. He has, up to the present time, followed instructions laid down by Mayor Hylan, and remained silent as to what his department is going to do and will not make any statement until he is prepared to produce results. This policy has advantages, but is apt to shut off sources of advice, which might prove beneficial in the conduct of the department.

In the Bronx an active campaign is to be inaugurated to have amendments passed which will, it is claimed, simplify the Torrens Law and make it more workable. New York City wants a real Torrens Law. The trouble in the past has been that the various interests could not agree, and therefore have been working at cross purposes. It is time that those who are interested in the common cause get together and agree on a measure meeting all requirements. Discord must be eliminated if results are to be accomplished.

The Legislative Session of 1918.

At Albany this week the 142d Annual Session of the State Legislature was opened. War-time spirit prevailed, and the keynote was struck in the message of the Governor. It reviewed the activities and accomplishments since the commencement of the war and warned the lawmakers to make every effort and leave nothing undone which would help bring the war to a successful conclusion.

New York City was brought into the limelight before the adjournment to January 9, when the real serious work will be started. An act was introduced, by Senator Wagner, empowering New York City to own and operate public utilities. This bill is far-reaching in effect. The question of municipal ownership comes up for consideration of the Legislature almost every session, but the present trend, due to the action of the Federal authorities at Washington, seems to be along these lines. There is now a better chance of its passing than ever before, though this will be accomplished only after a bitter fight.

Another important measure, affecting New York City, provides for the repeal of the "pay-as-you-go law. Senator Wagner also introduced this measure. Limitations are suggested, which are designed to curb the expenditures of the city authorities. There is but little doubt that the city must use every effort to conserve its resources and not spend moneys, except where they will do the most good to the greatest number, but, nevertheless, care must be taken that the wonderfully valuable plant owned by the city be maintained, so that in future years the cost of replacement will not be so excessive that economy at the present time would prove disastrous.

Real estate organizations and civic bodies are going to watch the happenings at Albany with great interest. Co-operation will be given to the Legislature and the municipal authorities, providing good common sense is exercised. The impossible is not looked for or expected, but business judgment must be exercised, and if the taxpayers realize that it is the intention of the authorities and lawmakers to really help the community, every aid and assistance will be forthcoming in order to accomplish this result.

Converting Dwellings in Jersey.

The Real Estate Board of Hudson County is sponsor of a bill which is patterned upon the Lawson Three-Family House Law, passed last year in the New York State Legislature, which will permit the conversion of three-story dwellings, in Hudson County, into three-family apartment houses.

Such a law has been favored for some time by Mayor Hague, of Jersey City, and when Commissioner Gannon was elected, he turned the matter over to him. Commissioner Gannon has the co-operation of the Board, and efforts are being made to eliminate some of the adverse features which exist in the Law as passed in New York State.

The Lawson Bill has not worked out satisfactorily in New York City, for several reasons, two of which are that certain limitations were imposed prohibiting the conversion of many dwellings, and the other is the expense of making the alteration, due to present high prices.

It has been estimated that to convert a dwelling, in Brooklyn, would cost upwards of \$2,400, and it is doubtful whether the increased rentals obtained would offset this extra expense. In normal times, when labor is easily obtainable, the changing over of these buildings would be practical, but at the present time it would certainly be a venturesome investor who would consider the project.

New Jersey interests would do well to consult those who have made a study of the practical workings of the Three-Family Law, as in force in New York State. It is more than likely that they could profit by mistakes made, and when they do pass their law "over the

river" it could be so shaped as to make it of practical benefit to realty owners.

At the present time it costs about twenty-five per cent. more to build an ordinary "walk-up" tenement, as against last August. Figures obtained in Manhattan and Queens bear out this statement; therefore, any means devised so as to procure additional housing for the workingman, at reasonable cost, is welcome.

Real estate men and builders will watch with interest the efforts of their New Jersey neighbors, and they sincerely hope that a solution may be found which will be applicable to Greater New York.

Starting the New Year.

Another year has started and to the allied building interests of this city and the adjacent territory the coming months are fraught with possibilities, great or small, largely according to the mental attitude of the individuals that make up the industry. Naturally there are numerous other factors, beside a mental viewpoint to be considered, but a proper approach to the problems that have maintained, and that in a large measure continue to confront the building fraternity, will do much to relieve the depression that has so adversely affected structural conditions.

The start of a new year is no time to bewail the disappointments of the past. Rather it is a time to coordinate individual efforts to make the coming twelve months a better period from every viewpoint insofar as it is humanly possible to do. During the past year the conditions were admittedly bad and there was a just cause for much of the depression, yet the building industry as a unit also made its mistakes and it is from this angle that considerable improvement can be looked for. Mistakes are oftentimes of immeasurable benefit, particularly when they bring home in a definite manner exactly what might have been possible had the other course been chosen. The mistakes of the building interests during the last twelve months were obvious ones, and unquestionably during the current year the experience so dearly bought will be profitable to the builders and their allied interests.

It is sincerely to be hoped that with the unfolding of the new year the general conditions affecting the building situation will be materially improved and that the relief afforded will change the building situation into something nearer to the normal of other years, but no matter what the conditions, let the building industry maintain its interest and hope, and continue in a firm endeavor to speedily solve the problems.

The Coal Famine.

The decision of the Government to utilize the Pennsylvania tubes for the transportation of coal is wise. While Manhattan will not be affected as much as Long Island and New England, still it will be benefited, because more barges will be released to supply the wants of the central borough.

It has been estimated that coal will be accelerated from a week to ten days on account of hold-ups being eliminated on the New Jersey shore. Every effort is being made to supply the immediate demands of the city. Conditions are acute, and owners must save coal as much as possible, without endangering the health of the occupants of the buildings.

There is practically no reserve supply in the city. Shipments are arriving daily, but hardly sufficient to meet the immediate demands. There is little likelihood that the situation will be relieved until a warm spell arrives, and according to the Weather Bureau, this will be several days. One of the welcome events of the present year will be the "January thaw." There does not seem to be any difference of opinion on the question.

Throughout the city several business buildings were closed from lack of coal,

NEW APPOINTMENTS.

The following appointments have been announced by Mayor Hylan:

Office.	Appointee.	Salary.
Secretary to the Mayor.....	Grover A. Whalen.....	\$6,500
Executive Secretary to the Mayor.....	John F. Sinnott.....	4,800
Commissioner of Police.....	Frederick H. Bugher.....	7,500
Chamberlain	Alfred J. Johnson.....	12,000
Corporation Counsel.....	William P. Burr.....	15,000
Commissioner Docks and Ferries.....	Murray Hulbert.....	7,500
Commissioner Public Markets.....	Jonathan P. Day.....	7,500
Commissioner Public Charities.....	Bird S. Coler.....	7,500
Commissioner of Licenses.....	John Gilchrist.....	7,500
Commissioner Tenement House Dept.....	Frank Mann.....	7,500
Fire Commissioner.....	Thomas Drennan.....	7,500
Commissioner Water Supply, Gas and Electricity	Nicholas J. Hayes.....	7,500
Commissioner Weights and Measures.....	Joseph Holwell.....	5,000
Commissioner Plant and Structures.....	John H. Delaney.....	7,500
Commissioner of Parks, Manhattan and Richmond	William F. Grell.....	5,000
Commissioner of Parks, Brooklyn.....	John N. Harman.....	5,000
Supervisor City Record.....	Peter J. Brady.....	5,000
President Municipal Civil Service Commission	James E. MacBride.....	6,000
Civil Service Commissioner.....	William Drennan.....	5,000
Civil Service Commissioner.....	Morris Cukor.....	5,000
Commissioner Correction.....	James A. Hamilton.....	7,500
President Board Taxes and Assessments	Jacob A. Cantor.....	8,000
Commissioner Taxes and Assessments.....	Lewis M. Swasey.....	7,000
Commissioner Taxes and Assessments.....	James P. Sinnott.....	7,000
Commissioner Taxes and Assessments.....	George H. Payne.....	7,000
Commissioner Taxes and Assessments.....	Arthur Murphy.....	7,000
Commissioner Taxes and Assessments.....	Joseph O'Grady.....	7,000
Commissioner Taxes and Assessments.....	Richard Williams.....	7,000
Member Board of Assessors.....	Maurice Simmons.....	5,000
Member Board of Education.....	Joseph Yeska.....	Unpaid
Member Board of Education.....	Mrs. Emma L. Murray.....	"
Member Board of Education.....	Arthur Somers.....	"
Member Board of Education.....	Mrs. Isaac Franklin Russell.....	"
Member Board of Education.....	Frank D. Wilsey.....	"
Member Board of Education.....	Anning S. Prall.....	"
Member Board of Education.....	George J. Ryan.....	"
Chief Medical Examiner.....	Patrick J. Riordan.....	\$7,500
Health Commissioner.....	No appointment.....	7,500
Street Cleaning Commissioner.....	No appointment.....	7,500
Commissioner Parks, Bronx.....	No appointment.....	5,000
Commissioner Parks, Queens.....	No appointment.....	5,000
Two Members Board of Assessors.....	No appointment.....	5,000

The following rules for city employes have been laid down by Mayor Hylan:

Office hours: 9 A. M. to 5 P. M. Officials and subordinates: 1. Must not loll in city automobiles with big cigars in their mouths. 2. Must not be conspicuous at baseball games when they should be in their offices. 3. Must not spend two hours at luncheon. 4. Must use city automobiles for city business only. 5. Must reduce excessive salaries. 6. Must not increase salaries that exceed \$1,800. 7. Must abolish useless positions. 8. Must not have too spacious offices or other than simple furniture and accommodations. 9. Must show no discourtesy or arrogance to callers. 10. Must dispense with so-called efficiency experts. 11. Must send to the Mayor the names and addresses of all employees living outside the city. It must be the aim of the new appointees to "make the world yearn for Democracy."

or because water mains were frozen solid. Not for years, if ever, has such a condition existed, and it behooves everyone to make the best of a bad situation, and do their utmost to help, rather than complain about the inconveniences and sufferings which have to be borne.

Flat Dwellers.

Editor of the RECORD AND GUIDE:
In a recent issue of the Record and Guide a correspondent, E. P. S., stated that flat dwellers moving into smaller apartments or taking roomers or boarders are not caused by war-time economies. I agree with your correspondent. For my own part I cannot understand how a large class of New York's flat dwellers could move into smaller apartments than already occupied, not because of the size of the apartments, but rather because of the size of the families. Therefore, it is doubtful if they could take any more boarders than heretofore.
The point touches, however, on one of the problems confronting landlords in various sections of the city where tenants rent an apartment entirely too small for the family to be accommodated, and then live, largely, on the front stoop and on the sidewalk. This is to the detriment of the house in particular and the neighborhood in general.

The situation resolves itself into what can be done before and after the tenant takes possession. The landlord can ask prospective tenants as to the size of the family and can refuse to accept a family larger than he thinks suitable for the flat, but what he cannot do is to make prospective tenants make a truthful statement as to the size of the family. So much for before.
Now, as to after: The landlord who finds he has been deceived can require the tenant to move, but landlords naturally hesitate at such drastic measures, entailing rerenting and usually more or less renovation and decoration, the cost of same and the loss of revenue while all this is being done. The tenant, therefore, who has rented under false pretenses is usually suffered to remain, except in apartment houses of pronounced high class.
What is there left to do? The landlord or agent or the janitor can call the offending tenant's attention to rules and regulations against go-carts, lunch baskets, chairs, etc., in vestibules, sitting on the stoop, so as to make entrance and egress difficult if not impossible, and in general try to keep the front of the house neat and tidy. It seldom does much good and, moreover, the janitor who in the majority of cases is the one in constant touch with the situation, does not take the bother

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:
E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 294.—A & B as general partners, sharing generally (but without written partnership agreement), conduct a general real estate business that has averaged \$20,000 per year net profit for the past three years. A dies, and by will leaves his interest in the business to C, an employee. A had drawn his share of profits to date of death. B declines to receive C as partner. To what is C entitled? Is there good will, and, if so, to what would it amount to in the case cited.

Answer No. 294.—C cannot compel B to enter into partnership relations with him. He is entitled, however, to all of A's interest in the assets of the partnership which has been dissolved by A's death and must be liquidated by B promptly. There would probably be value in the good will of the partnership, but the amount of such value depends on the nature of the business, details of which are not given in the question.

Question No. 295.—I would like to know what the law requires a property owner to do relative to the building of a retaining wall at the rear of his premises where the property abutting is about 30 feet lower. The owner of the land is about to build. Who should stand the expense of the retaining wall, which would be for the protection of both interests?

Answer No. 295.—You are referred to the Code of Ordinances, Chapter 5, Article 11, Sections 210 to 215 inclusive. As applied to your case you are called upon to stand half the original cost and half the cost of maintenance if the wall is placed half on your land and half on the adjoining property or, if the wall is placed entirely on your property which is at the higher elevation, the adjoining owner has to pay for constructing the wall and the maintenance is divided equally between you and him. If you cannot agree on the procedure the Superintendent of Buildings determines where the wall shall be placed and the apportioning of the cost of erection and upkeep.

Question No. 296.—Is there any law or regulation, State or municipal, requiring elevators in business buildings or apartment houses over any certain height, and if so, is it based on area or on the number of people, tenants or employees in a structure?

Answer No. 296.—There is no law, State or municipal, requiring the installation of an elevator in any building.

to do so—unless there be a personal antagonism to the tenant in question.
So it seems that very little that is effective can be done before the tenant moves in and that but little can or is done afterwards. The result is that many neighborhoods that could otherwise be classed and maintained as fair are rendered unsightly and undesirable. Women with chairs, camp-stools, go-carts and babies clutter up the stoop and sidewalk. It seems as though some people hire a letter box, a telephone and a dumbwaiter and then live out of doors. The condition I speak of is, of course, not so bad at this time of year as in the summer time, but the condition is there, ready to burst forth at any moment the weather permits.
Perhaps some landlords and agents who have successfully combatted this condition can tell how to do so. They would have attentive and interested listeners.
J. A. B.

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REAL ESTATE NEWS OF THE WEEK

Inclement Weather, Holiday and Other Factors Create Inactive Market

EVERYTHING seemed to conspire against real estate this week. But all things considered the market made a fair showing. The holiday, the protracted cold spell, the advent of the new administration, the convening of the Legislature—all were factors which tended to hold investors back.

It was a most unpropitious time for any one to look at property with the idea of purchasing, for no sooner would an agent or broker show himself before complaints about the lack of coal, the freezing of gas, etc., would be hurled on his head. There was one specific instance on the East Side, where a broker took a prospective client to look at a property, and when he stepped inside the door he found several of the tenants lodging complaints with the superintendent. The prospective investor ceased to be interested and the deal fell through.

The coal situation is bothering managing agents a great deal. In fact, the shortage is acute, and there does not seem to be any prospect of anything but a day-to-day existence for some time to come. Coal is moving somewhat freer, but the reserve has disappeared, and a storm would bring about suffer-

ing such as has not been witnessed in the city for many years.

As a rule tenants appreciate the situation and realize that the owners and agents are doing their utmost, but still the discomfort is present.

The future of the real estate market depends largely upon the action to be taken by the new administration and also the attitude of Albany towards realty. Confidence is being expressed that Mayor Hyland will do his utmost and surround himself with capable lieutenants. He has gone on record as being a friend of real estate, and some of the changes in department heads seem to bear out this position.

It is to be hoped that the Legislature will appreciate New York City's position and will do what is in their power to help owners to pass through the present crisis. Owners have a heavy burden to carry and are trying to "do their bit" as well as possible, but the time has come when it is necessary for them to obtain help. If they had assurance that no legislation would be enacted which would work harm much of the tension would be relieved. The tax burden must be made as light as possible so that they can do more to help bring the war to a successful and speedy termination.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Construction of Building Contract.

A CLAUSE in a contract provided that a corporation was "to receive for its entire compensation for services in so doing [i.e. building] a sum equal to 10 per cent. of the entire cost of the building." The New Jersey Court of Errors and Appeals holds, *Shaw v. G. B. Beaumont Co.*, 102 Atl. 151, that under this clause the corporation was not entitled to receive for its services, in addition to the 10 per cent. called for by the contract, the proportion of the salaries of its officers and office employees while supervising the construction of the building, nor 10 per cent. of the cost of financing the building when the disbursements in connection therewith had been allowed, nor for telephone calls, carfare, postage, stationery, as these were office charges of the corporation, nor tools used in the construction of the building, as these were part of the equipment of a contractor.

It was also held that after the building was completed, the corporation, having become a mortgagee in possession, was not entitled to compensation for services rendered for renting the premises, an apartment house.

Fire Measures in Tenements.

The Massachusetts Supreme Judicial Court holds, *Stevens v. Casey*, 117 N.E. 588, that the initial decision of an inspector made under St. 1913, c. 655, §20, relating to tenement houses as regards fire exits, as to whether a building is a tenement house, is not binding on the owner under all circumstances. The act requires that tenement houses shall be provided with proper egresses or other means of escape from fire. It is held that a requirement of a building inspector that a tenement house should have electric lights and no other kind of a light on its landings is not an arbitrary enforcement of the statute, in the absence of circumstances showing it to be such.

Subrogation.

Subrogation is the substitution of one person in the place of another as to his rights, remedies, or securities. The law recognizes two kinds of subrogation, legal and conventional. By the former is meant the right of substitution which springs as a matter of

course from the mere fact of the payment of a debt without an agreement so to do between the parties. Conventional subrogation arises by virtue of an agreement, express or implied, that a third person or one having no previous interest in the matter involved shall upon discharging an obligation or paying a debt be substituted in the place of the creditor in respect to such rights, remedies, or securities as he may have against the debtor. Subrogation is born of equity and results from the natural justice of placing the burden where it ought to rest.—*Kent v. Bailey*, Iowa Supreme Court, 164 N. W. 852.

Board Issues Manual.

Containing more information than ever before, the Diary and Manual of the Real Estate Board for 1918 is now ready for circulation. A special feature of the book this year is the law relating to the Building Zone, together with a map of Manhattan, showing the Height, Area and Use districts. The diary also contains reports from city departments, information for taxpayers, Tenement House Law, with the new three-family converted dwelling law; Workmen's Compensation Law, Labor Law, rules for valuing real estate, rates of commission and list of leading real estate firms.

Bronx County Records.

Register Edward Polak of Bronx County issued the following report as to the business of the Register's office for his four-year term, beginning January 1, 1914:

Mortgages recorded, 33,213; conveyances and miscellaneous papers recorded, 31,204; satisfaction of mortgages recorded, 8,833; chattel mortgages filed, 95,671; notary and Commissioner of Deeds certificates filed, 8,824; certified copies issued, 1,570; miscellaneous, which includes issuance of certificates, etc., 10,324. Total number of folios recorded was more than 1,010,000.

The total fees received in the Mortgage Tax Department was \$645,749.93, and in the General Administration Department, \$185,834.69, a total of \$831,584.62. The expenses totaled \$423,271.50, leaving a surplus of \$408,313.12.

COURT HOUSE PROBLEM.

(Continued from page 6)

Provision is made for every requirement of the Justices. Future need for expansion and for variations in conditions have been taken into account in the plans.

In 1915 charges of extravagance in the plans and in the specifications were contained in a report, made public, which originated in the Bureau of Contract Supervision of the Board of Estimate and which was submitted to the Mayor by the director. Such wide publicity was given to these charges that an impression was created in the public mind that there might be some truth in them. In September, 1915, a detailed reply was made to the Board by the architectural and engineering advisers and myself, which effectually disposed of the many mis-statements and false conclusions of the directors. There were not, as a matter of fact, any extravagant features in the plans and specifications, and consequently, but after a long and expensive delay, they were finally approved by the Justices and the Board of Estimate.

Since 1903, it has invariably been estimated that, no matter where built, the Court House will cost \$10,000,000. This is at the rate of 41 cents per cubic foot, which compares very favorably with the cost of other large court houses in this country. This estimate was made after a calculation of the cost of detailed items, at the hands of skilled estimators of buildings. Notwithstanding all the mis-statements to the contrary, the plans never did, nor do they now require an expenditure of over \$10,000,000, under a proper contract, honestly and economically administered. On the other hand, it will not be possible to build it for much less. It may also be stated that no plan has been presented which would not have cost more.

If the building is erected in a market such as at present, of course an economical and business-like administrator would study the peculiar conditions which prevail and adapt the specifications accordingly, substituting alternate materials for those now impossible to procure or unduly expensive. There is no reason, in fact, against building the basement and ground floor at the present time, although the conditions indicate the necessity of redesigning the structural part of these stories in concrete instead of steel. That portion of the building can be put to use for the occupancy of the County Clerk, Commissioner of Records, the Register, the Commissioner of Jurors and the Sheriff. It will also provide eight court rooms.

Minor rearrangements of the Municipal building will enable the Hall of Records building, which was never suitable for its purpose, to house the Board of Education, for which it is best suited.

The sale of the Board of Education building, which is easily marketable, will provide more than sufficient funds for the construction of the Court House to the second story. It will, consequently, be unnecessary to encroach upon the debt margin.

The old court house will thereupon be in part also available for other municipal purposes, and the city will be relieved of large rent charges.

It is to be said, in favor of this suggestion, that thus without increasing the debt of the city a dollar, a very large increment of value will accrue to the real estate in the vicinity of the Court House site by determining the improvement, which, before the building can be completed, will provide fully for the cost.

The Court House site, ill-advised as was its selection, has, in fact, been acquired, and most of the buildings removed. The present condition of the site has depressed real estate values in that vicinity. The general conditions of the neighborhood, of long standing, urgently required public improvements. It is the plain business of the city, irrespective of the question of building the new Court House, to lay out this section so as to induce improvements on the privately owned property.

The plan of general improvement, as proposed, is not dependent upon the

building of the Court House or of the other public buildings suggested. No matter what use it may be found advisable to be made of the Court House site, the lay-out proposed cannot be improved. The new street arrangements are well planned for the convenience of traffic. The plot designed for the Court House is equally well designed, for a public park, or for any other temporary or permanent public purpose. If the site, or any part of it, is ever to be sold, it will sell for much higher prices as so laid out, than as at present.

The problem is one of no small difficulty; but a solution will best be found in going ahead as fast as possible to effect an improvement on comprehensive lines, which should pay for itself as the work progresses, and probably produce an increase in assessed valuation and in annual taxes which will enable the city ultimately to build the Court House, either here or elsewhere, without charging unduly the normal debt margin.

On the other hand, to continue to de-

lay this improvement of the section incurs the inevitable penalty of continuously mounting carrying charges, and a disastrous depression of real estate values in that vicinity. A sale of the site in its present condition, even if it could be effected, will entail a tremendous loss, and will tend to decrease real estate values. Sooner or later, a new Court House must be built, and the opportunity must not be lost to build the most complete and imposing Court House in the world. To fail in this will be a greater crime than was committed by the father of the old Court House. To remodel the old building, or to add to it, has proven most wasteful in the past, and can only prove an expensive make-shift.

The city is, however, not able to build a Court House, at this time, either upon the new site, or upon the old premises. The city must wait for increased assessed valuations to accrue in the neighborhood of the new site before funds are available to build a Court House on any site. When, by reason of the gen-

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eral improvements of that district, private improvements are projected which actually warrant the carrying out of the original plan, the increased assessed valuations, caused thereby, will enable the city to finance a notable undertaking.

If, on the other hand, private capital does not avail of the opportunity afforded to develop a new business section for large office and mercantile buildings in this vicinity, and the increase in assessed valuations is not in fact realized, then the original plan should be abandoned, and the Court House built on the present premises, as I originally advised.

The building plot of the Court House can then be retained as a public park, and the remaining property on the site sold for private improvement.

To work out a comprehensive plan of

public improvement of the Court House site and its surroundings, so as to induce large private improvements, and consequent increase in the assessed value of property in that section is the immediate problem before the administration.

The problem of the Court House building will take care of itself when the city has accumulated increased and ample resources to pay for it.

Safety Signs.

The use of safety signs is proving its worth in the prevention of industrial accidents. These reminders placed in convenient locations throughout a plant unquestionably are helping in calling attention to hazards and reminding industrial workers of the importance of caution and carefulness.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 23, as against 20 last week and 37 a year ago.

The number of sales south of 59th street was 7, as compared with 7 last week and 16 a year ago.

The sales north of 59th street aggregate 16, as compared with 13 last week and 21 a year ago.

From the Bronx 7 sales at private contract were reported, as against 6 last week and 12 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 17 of this issue.

Eighteen Parcels in Deal.

On December 31, there was recorded a number of properties in the name of the newly-formed West Mercer Corporation, headed by John R. MacMurray. The Bond and Mortgage Guarantee Company, subsidiary of the Title Guarantee & Trust Company, was the seller. The parcels transferred included 209 Bowery, a five-story building, on lot 26.11x100x irregular, located 45.8 feet south of Rivington street; also 132 West 78th street, a four-story and basement dwelling, 16x95.6, between Columbus and Amsterdam avenues; also 146 and 148 West 22d street, two three-story and basement houses, 41.8x98.9, flanked by twelve-story loft buildings; also 259 West 25th street, a four-story house, 13.6x98.9, 193 feet east of Eighth avenue. Other properties in the deal are 3 Rivington street, a four-story building; also 61 West 82d street; also 318 to 320 Houston street, 113 and 115 Mercer street, 265 Stanton street, 25 West Houston street, 1687 Third avenue, 4009 to 4019 Third avenue, 1128 Southern boulevard, 2627 Third avenue, 2497 Third avenue, 2503 Third avenue, a vacant lot, and 910 and 912 Whitlock avenue. The properties are valued at about \$450,000. Mr. MacMurray will have an office at 30 East 42d street. The West Mercer Corporation was formed at Albany on December 21, with a capital of \$158,000. Its incorporators are Mr. MacMurray, S. C. T. Dodd and J. McDonald. Efforts to reach Mr. MacMurray during the past few days concerning reports of the purchase have been unavailable, as he was reported to be out of town.

Barnard to Obtain Property.

General Horace W. Carpentier, who donated a chair of Chinese language and literature at Columbia University about sixteen years ago, plans to give his fine dwelling at 108 East 37th street to Barnard College when he dies. In a document drawn last April and recorded this week, Barnard gets the title to the property, but the General will have possession of it during the remainder of his life. It is also stipulated that for six years after his death, it will continue in possession of one he will name at some future time. The house is a four-story brownstone dwelling, four doors east of Park avenue. It has been General Carpentier's home since he came from California about twenty years ago. It has been estimated that his fortune is more than \$20,000,000. He was once Mayor of Oakland, and has been identified with the building up of California since the "gold days" when he laid the foundation for his fortune. Shortly after his coming to New York City, he gave \$100,000 to Columbia University trustees for the endowment of a Chinese chair. It was called the "Dean Lung Department" in honor of his Chinese valet, who had served him for many years. The establishment of the Chinese chair was due to his close commercial relationship with China. Shortly after the endowment the Chinese Government presented to Columbia a compilation of Chinese literature, history, language, maps and illustrations, which has been added to since by contributions from General Carpentier and others.

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Twenty-Acre Tract Sold.

Colgate & Company, of Jersey City, manufacturers of soaps and perfumes, bought from the Land Filling & Improvement Company, a tract of about twenty acres at Newark, N. J., fronting on Newark Bay, through Joseph P. Day and Frank J. Bock, of Newark. The property just acquired is in the meadow section of Newark, not far from the Port Newark Terminal, and accessible to the industrial section of the city. The buyers will improve the property with an immense plant. The Land Filling & Improvement Company, a corporation owned by Dailey & Ivans, New York contractors, acquired the property many years ago and filled the land with materials obtained from New York City. The land is well above the general elevation of filled ground. The property is along the same shore line as the new plant of the American Synthetic Dye Works and Butterworth, Judson Chemical Company plant, and many other large industries. It is not far distant from the new locations on the Passaic and Hackensack Rivers, recently acquired by the Ford Motor Company, the United States Steel Corporation, and the Niles-Bement-Pond Company. There has been a great deal of activity in water front sites on the Passaic and Hackensack Rivers and Newark Bay. The fact that Colgate & Company have located on this particular property will no doubt be the means of attracting other industries to that locality. The railroad facilities are unusually good, as the tracks of the Central Railroad of New Jersey run through the property. The possibility of shipping by steamboat is excellent, as the Federal Government's twenty-one-foot channel through Newark Bay and the Passaic River is almost at the exterior line of the property recently acquired by Colgate & Company. This channel will soon be dredged to much greater depth; in fact, in the very near future there will be sufficient water to allow the safe navigation of very large vessels.

Marhattan-Bronx Exchange.

The Hudson Realty Company, Maximilian Morgenthau, president, purchased from the Benenson Realty Company, Benjamin Benenson, president, the block front on the south side of Westchester avenue, between Tiffany and Fox streets, improved with taxpayers. The property fronts 246 feet on Westchester avenue, 145 feet in Tiffany street, 95 feet in Fox street, and was held at \$250,000. In part payment the Hudson Realty Company gave to Mr. Benenson the following properties: The six-story apartment house at 512 West 135th street, between Amsterdam avenue and Broadway, held at \$75,000, measuring 45x100 feet; also 61½ and 63 East 125th street, a five-story tenement with stores, on plot 33x100, located near the Harlem station of the New York Central railroad and valued at \$60,000; also 846 and 848 East 167th street, a five-story apartment on a plot 50x117x150, held at \$75,000; also 1169 and 1171 Fox street, two two-story dwellings on plot 50x100, held at \$15,000; also twelve lots, measuring 300x100, on the south side of Sedgwick avenue, located 275 feet north of 167th street, free and clear, held at \$60,000; and ten lots, 250x100, on the south side of Muliner avenue, in the old Morris Park tract, held free and clear, at \$20,000. The transactions involved about \$550,000. Simon J. Bloom was the broker.

Building Site Enlarged.

The Bible Teachers' Training School at the northeast corner of Lexington avenue and 49th street, has bought the two three-story dwellings at 137 to 141 East 49th street, from Donald MacColl, and Robert M. Kurtz, respectively. It is reported that negotiations are pending for the intervening house at 139, owned by the Estate of James Nugent. The acquisition of the latter parcel would square out the school's holdings in 49th street, through to 50th street, where a large addition will eventually be erected.

Judge Gary Buys.

The residence of the late Mrs. Simon Borg at 855 Fifth avenue, adjoining the south corner of 67th street, has been sold through Pease & Elliman, to Judge Elbert H. Gary. The property is improved with a four-story structure, having a frontage of 40 feet on the avenue, and a depth of 120 feet. It is valued by the city for taxation purposes at \$375,000, and was held at \$600,000. Nicholas Partos, president of the Partola Manufacturing Company, leased the building last September, furnished, for a reported rental of something less than \$25,000, the asking price. Previous tenants of the Borg house were Mrs. John Dryden, widow of the late president of the Prudential Life Insurance Company, and Mrs. John E. Baldwin. Adjoining on the north is the home of Judge Gary,

at the 67th street corner, and to the south is the residence of George E. Mason. The Havemeyer residence, which has a frontage of 75.5 feet on the avenue, occupies the lower end of the block.

Yorkville Landmark Sold.

Louis Gold, Brooklyn builder, bought from the Eighty-fifth Street Garage, Inc., the former Metropolitan M. E. Church property at 228 and 230 East 85th street, 50x100 feet. The buyer will improve the site with a two-story brick and stone garage at an estimated cost of \$35,000, plans for which are being prepared by Shampian & Shampian, architects. The projected building has been leased from the plans to Joseph Levy, for twenty-one years, at an aggregate rental of about \$170,000. Ames & Co. negotiated both the sale and lease.

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Touraine Hotel, Brooklyn, Sold.

The Touraine Hotel, at 23 Clinton street, extending to Fulton street, Brooklyn, was sold to Frank A. K. Boland, of Campbell & Boland, who represented New York interests, for a reported price of about \$300,000. The Brooklyn Touraine Hotel Company, E. H. Crandall, president, is the seller. Included in the sale was 271 West 121st street, between St. Nicholas and Seventh avenues, valued at \$11,500, which will pass to Arthur H. Myers, who has been lessee of the Touraine for the past two years; also Bronx lots valued at \$35,000. The lease of the hotel expires on April 1, 1920, but has a five-year renewal privilege.

Chemical Concern Buys Plant.

Joseph P. Day sold the large plant of the Canadian Car & Foundry Company at Kingsland, N. J., to a chemical concern which expects to establish a new factory for the manufacture of commercial chemicals. The plant was partially destroyed by a spectacular fire last February, at a time when the Canadian Company was completing a large contract for shells for the Russian Government. More than 2,000,000 loaded shells were stored in the building at the time, a large part of which were exploded during the fire. The property consists of eighty-five acres of land along the Hackensack meadows, on the main line of the Delaware & Lackawanna Western Railroad.

Manhattan.

South—of 59th Street.

GREENE ST.—John R. and Oscar L. Foley sold for Central Trust Co. trustees, to Charles Laue, 204 and 206 Greene st, a 6-sty loft building, 50x100, between Bleecker and West 3d st.

3D ST.—Louis S. Visittainer sold to 47 West Third Street Co, 47 West 3d st, a 4-sty loft building, 32.6x104.6.

7TH ST.—Julius Ratner and Louis Cherney sold for Harris Joseph 215 and 215½ 7th st, two flats, containing stores, 33.4x97.6, between Avs B and C, to Meyer Edstein, who gave in exchange an 86-acre farm, fully stocked, at Fallsburg, Sullivan County, N. Y., valued at \$15,000, and containing a residence and other buildings.

50TH ST.—Beekman Estate holdings on the east side of Beekman pl, between 49th and 50th sts, bought from the City of New York for \$9,012.50, the plot 50.11x60, in the south side of 50th st, adjoining the southeast corner of Beekman pl.

North—of 59th Street.

70TH ST.—Henry W. McMann sold to James W. Fleming 241 West 70th st, a 3-sty dwelling, on lot 19.5x100.5.

71ST ST.—Annie McGimpsey sold to the Evermore Realty Co. 114 West 71st st, a 4-sty dwelling, 19x100.5, 136.1 ft. west of Columbus av.

74TH ST.—Bond and Mortgage Guarantee Co. sold 57 West 74th st, a 4-sty dwelling, on lot 20x102.2, separated by a similar house, from the Greylock apartment, at the northeast corner of Columbus av. The selling company acquired the property last September from Abram M. Hyatt.

93D ST.—Land Estates, associated with the New York Title and Mortgage Co., sold the 5-sty apartment house, on plot 37.6x88.10, at 62 West 93d st, between Columbus av and Central Park West.

101ST ST.—Lawyers' Mortgage Co. sold to a buyer, for occupancy, 136 East 101st st, a 3-sty dwelling, 17x100.11, near Lexington av.

117TH ST.—Douglas Robinson, Charles S. Brown Co. sold for Silas B. Brownell to Samuel Williams a plot, 100x100.11, in the south side of 117th st, located 194.9 ft. west of St. Nicholas av and adjoining public school 10. This is the first transfer of the property in twenty years.

120TH ST.—R. Rothchild sold the dwelling 117 West 120th st, 20x100.11, between Lenox and 7th avs, to Hensle Construction Co.

137TH ST.—James C. Brown purchased for investment from Belwood Realty Co. the property, 100x100, in the north side of 137th st, 100 ft. west of Alexander av.

179TH ST.—M. I. Strunsky and H. F. Byrnes & Co. sold for the Cowanase Realty Corp. 714 West 179th st, a 5-sty apartment house, on plot 50x92.6, between Broadway and Fort Washington av. It is fully tenanted, the annual rental being \$8,500. The buyer is Mrs. Sarah Hafner, who gave in exchange 2377 8th av, near 128th st, a 5-sty flat, on lot 25x84. The transaction involved about \$100,000.

AMSTERDAM AV.—Sharp & Co. sold for Loretta Higgins to David Pasvisky the 6-sty flat with stores on plot 40x100 at the southeast corner of Amsterdam av and 185th st.

CONVENT AV.—Ennis & Sinnott resold, through William D. Morgan, 411 Convent av, between 147th and 148th sts, a 3-sty dwelling, on lot 20x75, to Angela C. Garcia, for occupancy.

HAVEN AV.—Frederick Brown bought from William Daly, 98 and 100 Haven av, opposite 171st st, a 5-sty apartment, 50x103, held at \$85,000.

2D AV.—J. Edgar Leaycraft & Co. sold for the New York Life Insurance and Trust Co. 2 tenements containing stores, 2231 and 2233 2d av, 25x80 each, between 114th and 115th sts.

Bronx.

143D ST.—Harry Sugarman and Edward A. Polak & Co. resold for Arthur J. Seidman 494 East 143d st, at the southwest corner of Brook av, apartments, 25x100.

163D ST.—Richard Dickson and J. G. Brunich sold for Mary R. McPhillips the northeast corner of 163d st and Trinity av, 50x100, for improvement.

233D ST.—Builders of Modern Homes, Inc., sold to Thomas A. Grimes the property in the south side of 233d st, 392.6 ft. west of Laconia av, on a plot 37.6x89.3, for \$7,400.

SOUTHERN BOULEVARD.—Frederick Brown resold to Mrs. Mary Blum 966 Southern blvd, near 163d st, a 5-sty apartment house arranged for 18 families and two stores, on plot 42x150, held at \$60,000. In part payment Mr. Brown took the 3-sty dwelling at 310 Greene av, Brooklyn, containing 12 rooms, on lot 20x100, near Franklin av. J. Shapiro was the broker.

TREMONT AV.—Byrne & Baumann sold for Frederick Brown to Thomas J. Bannon the 5-sty apartment house, 40x115, at the northeast corner of Tremont and Marion avs. The buyer gave in part payment the plot, 80x103x irreg., east side of Davidson av, 115 ft. north of North st.

TRINITY AV.—Mary R. McPhillips sold the plot, 50x100, at the northeast corner of Trinity av and 163d st. Richard Dickson and J. G. Breunich negotiated the sale.

Brooklyn.

CARROLL ST.—Charles Buermann & Co. sold 180x127 ft. in the south side of Carroll st, between Kingston and Albany avs, to the Charles Goell Construction Co. for the sites of 9 dwellings with rear garages.

PARKSIDE COURT.—Harry Sugarman and Edward A. Polak & Co. sold for James C. McEachen 5 Parkside court, 20x100, a 2-fam. house.

UNION ST.—Simon Wolf sold to a client of the John Pullman Real Estate Co., for occupancy, the 2-sty dwelling at 716-A Union st, on a lot 20x100.

79TH ST.—Frank A. Seaver & Co. sold the 1-fam frame house, 213 79th st, for C. Pellegrino to a buyer for occupancy.

BAY RIDGE AV.—E. J. Hollahan sold the 2-fam. brick house 219 Bay Ridge av for Realty Associates.

DE KALB AV.—R. A. Schlesing sold for Frank L. Lappin the 4-fam. house, 1735 DeKalb av, Ridgewood, to Oswald and Louisa Hodapp for investment.

DE KALB AV.—H. S. Crosby sold the dwelling 360 DeKalb av to Harris Kahn.

FRANKLIN AV.—H. S. Crosby sold the dwelling 311 Franklin av to F. Ranildi.

GRAND AV.—H. S. Crosby sold the dwelling 366A Grand av to Walter K. Taylor.

GREENE AV.—R. A. Schlesing sold for Anna Johnson the 2-fam. house at 1173 Greene av to George Solan.

7TH AV.—H. S. Crosby sold the dwelling 65 7th av to Stanley McMurray.

17TH AV.—I. Salzberg sold for W. Wanner to J. H. Connelly, plot 40x100 ft., on the west side of 17th av, 40 ft. north of 52d st.

Queens.

BELLE HARBOR.—Richter & Co. sold for John Holler to L. Kirchner a plot of 6 lots, 120x100, in Block +2, Belle Harbor.

MELVINA.—Minor L. Platt sold the dwelling 25 Broad st, Melvina, 50x105, which the buyer will occupy.

MASPETH.—Minor L. Platt sold the dwelling 200 Grand st, Maspeth, 50x100, to 3d st, which the buyer will occupy.

FAR ROCKAWAY.—S. Bernard sold to P. E. Rapelle the property, 80x100, on the east side of West End av, 100 ft. north of Washington av.

FOREST HILLS.—H. N. Kirby sold to J. E. Woodruff a plot, 102x203 ft., at the northwest corner of Kent st and Aberdeen rd.

KEW.—Kew Gardens Corp. purchased from F. E. Phillips a plot, 145x246 ft., at the southwest corner of Union turnpike and Grenfell av, and a plot, 125x318 ft., at the southeast corner of the two streets, at Kew Gardens. The plots will be divided and used for high-class detached cottages.

LONG ISLAND CITY.—Groton Realty Corp. purchased from E. A. Wood a plot, 105x181 ft., at the southeast corner of Harris and Ely avs. The sale also includes 10 lots in the immediate vicinity of the above plot.

LONG ISLAND CITY.—John C. Raven sold the apartments 480 14th av to Joseph Knott, 74 13th av to George Bennett, 76 13th av to Mrs. Plina Stake, 83 and 85 14th av to Nassau Bookbinding Co., 69 and 71 14th av to Laura de Stefano, 627 Graham av to Thomas Nolan and the dwellings 923 Crescent av to John L. Longran, 5 and 7 Summit pl to Thomas Lynch and Michael Kenny, respectively, 26 and 28 Franklin st to Albert Perowski and 32 and 34 Fulton st to Christian Nielson and Joseph Gretschesel, respectively.

ROCKAWAY PARK.—Richter & Co. sold a cottage on South Columbus av for F. E. Miller to a client.

WOODHAVEN.—Rosebern Building Corp. has taken title to a plot, 100x100 ft., at the northeast corner of Jerome av and Welling st, and plans to start work at once on the construction of five dwellings to be completed in time for spring sales. The buildings will each have a frontage of 20 ft. on Jerome av. Building mortgages have been obtained aggregating \$22,000.

Out of Town.

HARRISON, N. J.—The Carr & Ball stone and brick yard, at 118 to 132 Passaic av. has been sold through Feist & Feist to La Brecque Co., of this city, one of the largest forwarding concerns in the East. The property measures 162x155, with a frontage on the Passaic River of 150 ft. There are a 1-sty building, used for 45 years as a stoneyard; a 1-sty manufacturing building and a 2-sty frame office.

NEWARK, N. J.—Feist & Feist sold the northeast corner of New Jersey av and Miller st for Arthur C. Hensler, head of the Hensler Brewing Co., to William E. Yehman, architect. The new owner purchased this plot for a client on which he will erect a modern 3-sty mill constructed building, to be used for light machine work.

NEWARK, N. J.—Newark Factory Sites conveyed to Edward C. Porter 423x300 ft. on the north side of the Lincoln highway, between Passaic and Adams sts, Kearny Meadows.

NEWARK, N. J.—Feist & Feist, Inc., sold for Bernard Benson to Milton C. Dent, of Upper Montclair, the dwelling 85 and 87 Osborne ter, Clinton Hill, 50x150.

NEWARK, N. J.—Robert B. Stoutenburgh re-sold the Irving apartment, at Broad and Gouverneur st, which he sold last April for \$80,000. for \$90,000; the apartment 24 and 26 South 10th st, valued at \$25,000; property at Hillside av and Runyon st, valued at \$20,000; 9 lots in Belgrove dr, Arlington, valued at \$12,000; four lots in Belleville, valued at \$3,000, and the dwelling 42 Walnut st, valued at \$10,000.

NEWARK, N. J.—Union Pacific Tea Co. of Manhattan purchased the 4-sty building, 200x100, at 290 Jelliff st. The company last week sold the 7-sty warehouse at the southeast corner of Washington and Laight sts, occupied by a subsidiary, the Ragus Tea Co., through the Douglas Robinson, Charles S. Brown Co.

PLEASANTVILLE, N. Y.—Griffen, Prince & Ripley sold for Lilla Radclyffe Dugmore her estate in Church st. It is approximately 12 acres, with main dwelling, garage and cottage. The purchaser is Charles W. Walker, who will occupy.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold a plot on Greenacres av, in the Greenacres section of Scarsdale Village, to Julian A. Rice.

RECENT LEASES.

Y. M. C. A. Makes Large Lease.

The increased activities of the Y. M. C. A. has necessitated the obtaining of larger and more central executive quarters in this city for its organization. It has rented from Todd & Robertson, Inc., builders, seven floors in the new Equitable Trust Company Building, now nearing completion at the southeast corner of Madison avenue and 45th street. The space comprises from the fourth to the tenth floors, inclusive, and will house the International Committee of the Y. M. C. A. for the work of both its home and foreign departments, as well as the War Work Council of the association. At present these branches are located in East 28th street and other parts of the city, and it is proposed to centralize them under one roof. Francis Guerrlich, of Horace S. Ely & Company, was the broker. Other tenants in the Equitable Building include the Equitable Trust Company, Warner Brothers Company, and the Drassell Chemical Company. The building has direct entrance to the subway, and an arcade extending from Madison to Vanderbilt avenues.

Manhattan.

AMES & CO. rented apartments in 430 West 34th st to J. Goldfar, R. Alma Bishop and Theodore Dietrich; apartments in 132 West 34th st to Miss L. Hartley, Mrs. Wm. Harris; and an apartment at 309 5th av to Mrs. M. J. McDowell.

BASTINE & CO. leased the 2d floor 238 4th av to Cloak & Suit Operators' Union; 8th floor 78 5th av to Finkelstein & Reizes; 5th floor 97 5th av to Leo Newhouse; 6th floor to Ramer & Lissbauer; 3d floor to S. Horowitz & Son; 10th floor 19 to 21 West 24th st to Edwin Wilensky & Co.; 4th floor front and rear room 23 West 24th st to Empress Embroidery Works; 6th floor front 15 and 17 West 26th st to Drapkin & Hecht; 10th floor 34 East 12th st to Colonial Cloak & Suit Co.; 2d floor 28 Waverly pl to Peter Coughlin, Charles E. Brown Co.; 3d floor to Annex Manufacturing Co., and 8th floor to John Bisotti.

HENRY BRADY leased the store at 131 Bowery to the Kupferberg Electrical Supply Co. for four years, and the store 432 Canal st to J. Maxfield.

BRETT & GOODE CO. leased at 202 and 204 Centre st the 4th floor to James Tyroler, and for the Silver Lunch Co. the store at 30 West 32d st for 10 years to Isaac Dincin and Isaac Kluberg.

H. F. BYRNES & CO., INC., leased to Reardon & Kreuter the store, 559 West 20th st, and to Koffman & Co. the store, 561 West 20th st.

CARSTEIN & LINNEKIN, INC., leased space at 456 to 460 4th av to Morris Zieff and A. C. Gaebelein; also at 244 5th av 4th floor to Sannhill & Co.; also at 126 5th av 4th floor to Moritz Wohl; also at 215 to 219 4th av to

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Childs, Thorman & Childs, M. B. Lippman, P. & A. Bleiberg; also in Park Row Building to Harry J. Packner, M. Delisner, Donato & Rosenfeld, A. B. Gile, Inspection Signal Corps., U. S. Army; also at 195 Wooster st to Abramowitz & Schwartz; also at 24 and 26 East 21st st to Ernest Adelberg, Robert August A. Mills, Frechtman & Cohen, Inc., and 221 to 227 4th av to R. Deutsch and Gus L. Rosenberg, Plymouth Rubber Co., and with S. H. Tyng space to Krebs, Stengel & Levy.

CROSS & BROWN CO. leased at 243 West 64th st the store to the Goodyear Tire and Rubber Co.; also at 35 Jones st the 2d loft to M. & E. Newman, and at 1140 Broadway space on the 15th floor to the Majestic Garment Co.

CROSS & BROWN CO. leased to Mason Shirt Co. the store in 34 West 36th st for a term of years.

CROSS & BROWN CO. leased at 483 Broadway space on the 2d floor to Frank Levy; at 78 Reade st the 2d loft to Adolph Felsonfeld; at 102 5th av space to J. L. Lewis; at 98 5th av the 17th floor to Robert H. Ingersoll & Brother, and the store 34 West 36th st to Mason Shirt Co.

DUROSS CO. leased, in conjunction with William H. Whiting & Co., 2 vacant lots at 425 and 427 East 22d st to the Faultless Box & Lumber Co. for a term of years; and in conjunction with Charles F. Noyes & Co. the 4th and 12th lofts of the Heptagon Building, 147 to 153 Waverly pl, to the Amalgamated Oil & Gas Co. for a term of years.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 850 Park av for Mrs. Frederic S. Coolidge, furnished, for the season to Brown Caldwell; also at 85 East 56th st an apartment for Karl H. Behr, furnished, to Winthrop D. Smith; and at 106 East 85th st for Mrs. Francis Wyatt to Mrs. L. Baring Kissel.

DOUGLAS L. ELLIMAN & CO., in conjunction with Wright Barclay, leased for the Vanderbilt Avenue Realty Corp. to August Miller one of the stores on the Madison av front of the building, known as 270 Park av, for a term of years.

J. ARTHUR FISCHER leased at 42 West 29th st the following lofts: to Jacob Hacker the 1st loft; to Miller & Levande the 2d loft; and to William Leschinsky the 3d loft.

OGDEN H. HAMMOND rented, furnished, the 5-sty dwelling at 19 West 48th st, between 5th and 6th avs, Columbia College leasehold. Mr. Hammond takes the property under a sublease. The asking rental was \$7,000.

HENRY HOF leased for Summer Gerard the building at 213 Lexington av to Art Upholstery & Decorating Co., Inc.

LAKIN & DINKELSPIEL leased for a term the store and part of 2d floor at 124 West 44th st to Mrs. E. Kosiner; also the store at 778 8th av to Samuel Minkowsky; office for Walter J. Salmon in the Unity Building, 101 West 42d st, to Henry Green, and an office in the Broadway Theatre Building for Felix Isman to Edward Estep.

JOHN H. LAWRENCE leased for L. Laffin Kellogg 338 West 70th st, a 2-sty stable, 25x 100, for 10 years at a total rental of \$24,000. The building will be altered into a garage.

WILLIAM H. McDONALD leased the store 1739 Broadway and space at 235 West 54th st to the Van Dyk Automobile Co. for 10 years for \$12,000 a year.

PAYSON McL. MERRILL CO., INC., leased a loft at 39 East 20th st to B. Forscher & Son, manufacturer of furs.

PAYSON McL. MERRILL CO., INC., leased an apartment at 200 West 57th st to Luis Graner.

PEASE & ELLIMAN leased for the West Fourth Street Realty Corp. to the Schulte Cigar Co. for a term of years the corner store in the property 699 Broadway, northwest corner 4th st, and upon completion of extensive alterations the Schulte Co. will open a branch establishment.

PEASE & ELLIMAN rented apartments at 330 West 102d st to Alfonso C. Pratt.

PEASE & ELLIMAN leased a loft at 30 West 39th st to Nathan Lewis and the store 139 West 56th st to Frederick G. Hurst.

PEASE & ELLIMAN rented, furnished, for T. L. Van Norden, as executor to George E. Kent, the 5-sty, 25-ft. dwelling at 8 East 62d st; and for Montgomery, Ward & Co. an apartment in the "Paul Revere," at 450 West 147th st to Nelson C. Dennis.

PEASE & ELLIMAN leased to Alfred C. Bunn for a term of years at an aggregate rental of about \$150,000 the restaurant in the Lords Court Building, at the southwest corner of William st and Exchange pl; also for Miss Maxine Elliott her residence, a 6-sty dwelling, at 3 East 81st st, adjoining the 5th av corner, to Mrs. W. Roscoe Bonsal.

PEPE & BRO. leased for 5 years the 3-sty building 18 Barrow st for Martha E. McKeown to Leighton Haring Smith.

GEO. R. READ & CO. leased for Josiah H. De Witt the 6-sty building at 448 Greenwich st, between Vestry and Desbrosses sts, to Butler Bros.

M. ROSENTHAL CO. leased for I. Kempner a floor in 36 and 38 West 25th st to Sport Suit & Coat House.

M. ROSENTHAL CO. leased to Frankel & Littoff a loft at 143 West 20th st.

M. ROSENTHAL CO. leased for Albert B. Ashforth & Co., agents, a loft in 142 West 29th st to William Wiener.

M. ROSENTHAL CO. leased to L. Schlinger a floor at 65 West 36th st for a term of years.

M. ROSENTHAL CO. leased for A. L. Mor-decai & Son to L. Schlinger a floor in 63 and 65 West 36th st.

ROWANTREE-SCHLEY CO. leased a loft in 122 West 26th st to Louis Hochstein, cloaks and suits; for Daniel Birdsall & Co., agents, a loft at 103 5th av to the Union Yarn Co.; for

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day, March 23rd, 1918.

H. C. Demorest the parlor store at 10 East 15th st to A. J. Mayer, and for Tucker, Speyers & Co. the easterly 7th loft at 30 West 38th st to Joseph Anderson.

ROWANTREE-SCHLEY CO. leased for E. S. Willard & Co., agents, a loft in 596 Broadway, 10,000 sq. ft., to Siegel, Youngwitz & Co., ladies' hats; also subleased for the Faultless Waist Co. a loft in 561 and 563 Broadway through to Prince st to Bregstein, Simon & Co.

ROWANTREE-SCHLEY CO. leased for People's Co-Operative Property Co. the 11th loft in 144 to 152 West 27th st to Goldstein & Falk for a term of years.

ROWANTREE-SCHLEY CO. leased for E. S. Willard & Co. as agents for the Adams Land & Holding Co. the 8th loft at 596 Broadway, containing 10,000 sq. ft., to Siegel, Youngwitz & Co., manufacturers of ladies' hats; also subleased for the Faultless Waist Co. and secured a renewal from Daniel Birdsall & Co. as agents for the Singer Sewing Machine Co. the 7th loft at 561 to 563 Broadway to 88 Prince st to Bregstein, Simon & Co.

LOTON H. SLAWSON CO. leased approximately 3,000 sq. ft. of space in Cuyler Building, 116 to 120 West 32d st to Doubleday, Page & Co., publishers, for their New York offices. This completes the renting of Cuyler Building.

MALCOLM E. SMITH and Rudolph C. Culver leased an apartment at 137 East 66th st to Mrs. Elise M. Selden, of Memphis, Tenn.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., leased an apartment at 137 East 66th st to Thomas J. Walsh.

WALTON AUTO BODY CO. leased for 5 years the 4-story building at the southwest corner of Av D and 11th st, 100x100, equipped with machinery, in which it will manufacture aeroplane frames.

CHARLES E. WILLIAMS and James M. Couper leased for the 9 and 11 East 41st Street Co. the building 11 East 41st st to John Reilly, who will make extensive alterations.

CHARLES E. WILLIAMS leased the 3-story building 104 East 17th st, between 4th av and Irving pl, to John Giannelli for a term of years.

WOLLNER & WRONKER, manufacturers of silk waists, leased from 74 Madison Holding Co. the 10th floor at 72 and 74 Madison av for a term of years through the M. Rosenthal Co.

Queens.

CROSS & BROWN CO. leased in the Degnon Contractor Co.'s subway building, Hunterspoint av, Long Island City, the store floor to Stentor Leather Manufacturing Co.

REAL ESTATE NOTES.

PEASE & ELLIMAN negotiated the lease of 19 West 48th st.

LOUIS SCHLESINGER, INC., and E. E. Bond & Co. negotiated the sale of 276 and 290 Jelliff st, Newark.

ELIZABETH S. HARVIE is the buyer of 16 East 105th st, sold recently by William H. Morgan.

BUTLER & BALDWIN have been appointed agents for the 6-story and store loft building 11 East 30th st; also the 6-story and store loft building 147 West 24th st.

WILLIAM A. FERGUSON, former secretary to Marcus M. Marks, President of the Borough of Manhattan, has entered the office of the law firm of White & Case, 14 Wall st.

ARTHUR TRUSLOW, formerly with Ruland & Whiting Co., is now associated with Cross & Brown Co. at their downtown office, 438 Broadway, and will give special attention to leasing business properties.

LEOPOLD ROTHSTEIN is the buyer of the dwelling 519 Manhattan av, and Max Langfain of the dwelling at the southeast corner of Manhattan av and 106th st. Both houses were recently sold by the Lawyers' Mortgage Co.

ANNING S. PRALL, one of the new members of the Board of Education appointed on Tuesday by Mayor Hylan, has long been identified with real estate interests in Richmond County, and is the real estate expert of the Staten Island Savings Bank.

HUGHES & HAMMOND placed for 2 John Alden Construction Co. a loan of \$190,000 for three years, at 5½ per cent., on the recently completed 9-story apartment house 42 to 46 West 10th st, covering a plot 63x100. The house is completely rented and returns a gross income of \$51,000 per annum. The same brokers placed for the owner a second mortgage of \$20,000 for two years, on the property.

WM. A. WHITE & SONS announce that the year 1917 was one of the best periods their mortgage department ever had, during which time \$10,635,250 was placed. This is especially gratifying in view of the fact that mortgage conditions for the last twelve months have never been as bad since the panic of 1873, when no mortgage money could be had under any conditions. Prominent among the properties mortgaged by them was the southwest corner of Park av and 66th st, on which they placed a loan of \$585,000 at 4½ per cent. for 10 years. This was the last loan placed by them at 4½ per cent. They recently placed a loan of \$600,000 at 5½ per cent. on the property surrounding the Farmers' Loan and Trust Co.'s building, at the southeast corner of 5th av and 41st st. Also a mortgage of \$50,000 at 5½ per cent. on the northwest corner of 3d av and 148th st; also a loan of \$90,000 at 5½ per cent. on the northeast corner of Park av and 59th st, and a loan of \$225,000 at 5 per cent. for 3 years on the 9-story apartment house, just completed and fully tenanted, at 112 East 74th st. In Brooklyn two loans were placed recently, one for \$100,000 for Boorum & Pease Co. on their new 7-story fireproof loft building in Front st, and \$150,000 on the Adriance Machine Works new building, 100x200, directly in back of the Atlantic Basin. Of the amount placed during the year \$2,015,000 was placed in the month of December.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1916. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1917—1918 Dec. 28 to Jan. 3	1916—1917 Dec. 29 to Jan. 4
Total No.....	123	148
Assessed Value.....	\$3,903,000	\$7,175,100
No. with consideration.....	24	21
Consideration.....	\$701,770	\$584,775
Assessed Value.....	\$639,500	\$588,500
	Jan 1 to 3	Jan. 1 to 4
Total No.....	39	81
Assessed Value.....	\$1,105,000	\$3,883,000
No. with Consideration.....	6	11
Consideration.....	\$87,520	\$320,850
Assessed Value.....	\$103,000	\$323,000
	1917	1916
Total No. for year of..	7,300	7,126
Total Amt. for year of..	\$493,654,199	\$42,851,184

Mortgages.

	1917—1918 Dec. 28 to Jan. 3	1916—1917 Dec. 29 to Jan. 4
Total No.....	51	87
Amount.....	\$1,119,607	\$2,869,549
To Banks & Ins. Cos..	10	13
Amount.....	\$241,800	\$1,807,330
No. at 6%.....	15	32
Amount.....	\$288,425	\$435,864
No. at 5½%.....	3	5
Amount.....	\$67,500	\$1,225,000
No. at 5%.....	13	20
Amount.....	\$303,682	\$439,863
No. at 4½%.....	2	2
Amount.....	.....	\$396,000
No. at 4%.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	\$49,500
Interest not given.....	20	28
Amount.....	\$460,000	\$323,340
	Jan. 1 to 3	Jan. 1 to 4
Total No.....	14	53
Amount.....	\$175,000	\$1,242,850
To Banks & Ins. Cos..	1	2
Amount.....	\$56,500	\$393,000
	1917	1916
Total No. for year of..	3,216	3,532
Total Amt. for year of..	\$121,432,859	\$106,362,710

Mortgage Extensions.

	1917—1918 Dec. 28 to Jan. 3	1916—1917 Dec. 29 to Jan. 4
Total No.....	18	62
Amount.....	\$910,500	\$4,315,375
To Banks & Ins. Cos..	5	45
Amount.....	\$670,000	\$4,005,375
	Jan 1 to 3	Jan. 1 to 4
Total No.....	9	25
Amount.....	\$144,000	\$812,375
To Banks & Ins. Cos..	1	13
Amount.....	\$9,000	\$634,875
	1917	1916
Total No. for year of..	1,764	1,798
Total Amt. for year of..	\$120,096,375	\$102,026,558

Building Permits.

	1917—1918 Dec. 29 to Jan. 28	1916—1917 Dec. 30 to Jan. 5
New Buildings.....	6	7
Cost.....	\$519,000	\$1,720,000
Alterations.....	\$190,650	\$351,650
	Jan. 1 to 4	Jan. 1 to 5
New Buildings.....	2	6
Cost.....	\$430,000	\$440,000
Alterations.....	\$150,400	\$121,700
	1917	1916
Total No. for year of..	369	575
Total Amt. for year of..	\$29,419,200	\$113,138,145

BRONX.

Conveyances.

	1917—1918 Dec. 28 to Jan. 3	1916—1917 Dec. 29 to Jan. 4
Total No.....	63	94
No. with consideration.....	11	13
Consideration.....	\$477,776	\$65,634
	Jan. 1 to Jan. 3	Jan. 1 to 4
Total No.....	34	59
No. with consideration.....	6	9
Consideration.....	\$36,900	\$44,225
	1917	1916
Total No. for year of..	5,738	5,585
Total Amt. for year of..	\$8,080,470	\$6,429,410

Mortgages.

	1917—1918 Dec. 28 to Jan. 3	1916—1917 Dec. 29 to Jan. 4
Total No.....	34	44
Amount.....	\$185,750	\$471,784
To Banks & Ins. Cos..	1	6
Amount.....	\$6,500	\$264,500
No. at 6%.....	12	15
Amount.....	\$73,400	\$88,319
No. at 5½%.....	5	1
Amount.....	\$16,500	\$3,500
No. at 5%.....	5	8
Amount.....	\$18,250	\$272,000
No. at 4½%.....	.....	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	12	20
Amount.....	\$77,600	\$107,965

	Jan. 1 to 3	Jan. 1 to 4
Total No.....	21	32
Amount.....	\$90,950	\$314,384
To Banks & Ins. Cos..	.....	4
Amount.....	.....	\$168,000
	1917	1916
Total No. for year of..	\$2,700	3,499
Total Amt. for year of..	\$16,720,332	\$29,147,452

Mortgage Extensions.

	1917—1918 Dec. 28 to Jan. 3	1916—1917 Dec. 29 to Jan. 4
Total No.....	4	10
Amount.....	\$115,900	\$223,000
To Banks & Ins. Cos..	.....	2
Amount.....	.....	\$14,000
	Jan. 1 to Jan. 3	Jan. 1 to 4
Total No.....	1	5
Amount.....	\$6,500	\$168,000
To Banks & Ins. Cos..	.....	2
Amount.....	.....	\$14,000
	1917	1916
Total No. for year of..	591	743
Total Amt. for year of..	\$11,992,138	\$15,331,214

Building Permits.

	1917—1918 Dec. 28 to Jan. 3	1916—1917 Dec. 29 to Jan. 4
New Buildings.....	4	6
Cost.....	\$57,000	\$101,000
Alterations.....	\$11,850	\$8,150
	Jan. 1 to Jan. 3	Jan. 1 to 4
New Buildings.....	.....	3
Cost.....	.....	\$82,000
Alterations.....	.....	\$6,650
	1917	1916
Total No. for year of..	607	641
Total Amt. for year of..	\$8,616,675	\$16,543,882

BROOKLYN.

Conveyances.

	1917—1918 Dec. 27 to Jan. 2	1916—1917 Dec. 28 to Jan. 3
Total No.....	264	368
No. with consideration.....	13	37
Consideration.....	\$75,451	\$1,049,325
	Jan. 1 to Jan. 2	Jan. 1 to 3
Total No.....	47	158
No. with consideration.....	1	19
Consideration.....	\$14,800	\$902,450
	1917	1916
Total No. for year of..	\$22,257	22,830
Total Amt. for year of..	\$18,049,295	\$14,495,451

Mortgages.

	1917—1918 Dec. 27 to Jan. 2	1916—1917 Dec. 28 to Jan. 3
Total No.....	128	275
Amount.....	\$708,751	\$1,313,596
To Banks & Ins. Cos..	16	53
Amount.....	\$56,400	\$351,850
No. at 6%.....	77	157
Amount.....	\$393,614	\$677,996
No. at 5½%.....	23	53
Amount.....	\$147,850	\$249,900
No. at 5%.....	14	40
Amount.....	\$96,830	\$206,200
Unusual rates.....	2	2
Amount.....	\$26,042	\$75,300
Interest not given.....	12	23
Amount.....	\$44,415	\$104,200
	Jan. 1 to Jan. 2	Jan. 1 to 3
Total No.....	23	111
Amount.....	\$78,890	\$441,140
To Banks & Ins. Cos..	3	19
Amount.....	\$11,600	\$122,600
	1917	1916
Total No. for year of..	\$13,693	17,321
Total Amt. for year of..	\$56,902,149	\$73,845,742

Building Permits.

	1917—1918 Dec. 28 to Jan. 3	1916—1917 Dec. 28 to Jan. 3
New Buildings.....	13	52
Cost.....	\$1,630,500	\$417,000
Alterations.....	\$84,150	\$66,580
	Jan. 1 to Jan. 3	Jan. 1 to 4
New Buildings.....	3	12
Cost.....	\$35,500	\$132,500
Alterations.....	\$14,050	\$24,98
	1917	1916
Total No. for year of..	2,891	5,011
Total Amt. for year of..	\$27,390,015	\$41,687,355

QUEENS.

Building Permits.

	1917—1918 Dec. 28 to Jan. 3	1916—1917 Dec. 29 to Jan. 4
New Buildings.....	12	31
Cost.....	\$34,015	\$156,700
Alterations.....	\$2,505	\$14,542
	Jan. 1 to Jan. 3	Jan. 1 to 4
New Buildings.....	1	25
Cost.....	\$12,000	\$75,200
Alterations.....	\$200	\$10,325
	1917	1916
Total No. for year of..	\$3,402	5,211
Total Amt. for year of..	\$11,192,934	\$20,357,632

RICHMOND.

Building Permits.

	1917—1918 Dec. 28 to Jan. 3	1916—1917 Dec. 22 to Jan. 4
New Buildings.....	1	10
Cost.....	\$75	\$13,193
Alterations.....	170	\$17,310
	Jan. 1 to Jan. 3	Jan. 1 to 4
New Buildings.....	.....	.....
Cost.....	.....	.....
Alterations.....	.....	.....
	1917	1916
Total No. for year of..	611	822
Total Amt. for year of..	\$1,903,097	\$1,689,605

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE present state of the building industry in the Metropolitan district is best evidenced by the fact that not a single barge load of brick was sold during the week in the local market. Furthermore, no brick has arrived from up-river points. The sustained spell of zero weather has effectually crippled the building industry in all of its branches, and it is feared that it will be some time before the situation can again return even to the status of a month ago.

There are a number of large and important projects on the boards in the offices of prominent architects, and recently there have been a goodly number of new operations out for estimates, but it cannot be expected that these structures will be commenced while this weather lasts. The manufacturers of building materials and supplies have suffered severe setbacks also, as the scarcity of fuel has hampered production greatly, and some of the producers have found it necessary to shut down their plants and factories while waiting for fuel and raw materials. The railroad situation is slowly being untangled, and it is confidently expected that before long the traffic conditions will be materially improved through Federal operation of the lines. While it is true that all Governmental business will receive preference over the lines, the general operation of the railroads will be coordinated and systematized and that the transportation of freight will be an easier matter than it has been for some time past.

Although building construction in Greater New York and the adjacent territory is at present practically at a standstill there is considerable promise for the future. From all parts of the local territory reports are current that lead to the opinion that with the advent of spring a strong building movement will be started. The suburban districts will unquestionably lead in this movement, as there has been an intense

demand during the past year for small houses. Plans are under way for the construction of dwellings of moderate cost on a large scale, and some of the towns within easy commuting distance of New York are actively preparing for a busy building season. In Greater New York there is every likelihood that the major portion of the building work during the coming year will take the form of apartment and tenement house construction and the erection of factory and industrial buildings. Quite a number of structures of the latter type have already been planned, and if no unforeseen circumstances arise to act as deterrents to progress, construction will probably be started early next spring.

The City of New York, through its various administrative departments, also is preparing a schedule of new construction work that includes a number of large and costly buildings. The Board of Education, the Department of Public Charities and the Department of Correction have had plans prepared for buildings that will increase the efficiency and scope of work in their respective departments, and other branches of the city administration will be responsible for additional improvements.

For all branches of the building industry the new year seems to give much promise. While it cannot be expected that material improvement in the situation will be possible for the next two months or as long as the inclement weather lasts, reports from practically all parts of the country are unanimous in admitting the demand for hundreds of additional buildings to house the industrial and commercial activities of the nation, and thousands of small houses, apartments, stores, schools and other community projects to provide accommodations for the rapidly growing population of the country. The expected building movement must shortly be started, and when it comes it will bring with it capacity business for all of the various branches of the building industry.

Common Brick.—The market for Hudson River common brick is absolutely dead and will undoubtedly continue in this state until the weather moderates to a considerable degree. During the past week there have been no sales, and the prices are purely nominal at \$7.75 to \$8.25 a thousand. Owing to the sustained zero weather the Hudson River is frozen solid as far south as Yonkers, and it has been impossible for any tows to come through. According to the present outlook it will be some weeks before the brick market will be able to regain its stride, even should a decided thaw set in. By virtue of the fact that there have been no arrivals of brick from up-river points for more than a week and that it seems indefinite when boats will be able to navigate again, there is some talk in the brick market of an important advance in the prices of brick. The figure of \$9 a thousand has been mentioned, and it is not at all unlikely that the reserve stocks in the local market will bring this figure before long. The Raritan situation is nominally unchanged. The frozen condition of the river makes transportation impossible, and there is no present prospect of relief.

SUMMARY.—Transactions in the North River Brick market for the week ending Friday, January 4, 1918. Condition of market: Demand none; prices nominal. Quotations: Hudson Rivers, \$7.75 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 0; sales, 0.

Structural Steel.—The market for this commodity is in relatively the same position as those for other structural materials and supplies. The excessively cold weather that has now maintained

for more than a week has effectually stopped what little construction work was under way, and the demand for fabricated material has decreased in proportion. The steel mills have been hampered severely during the cold snap by the shortage of coal and coke, and a number of the prominent fabricators have had to temporarily suspend manufacturing operations. The Government is by long odds the dominant factor in the steel situation, and the demands from this source, besides being exceptionally heavy, are taking preference over all other business, so there is not much prospect that private consumers will be accommodated for some time, even if they should suddenly increase their orders. Private construction is practically at a standstill, and while the general conditions remain as at present there is no great prospect of improvement along this line. The current quotations for mill shipments of fabricated materials are unchanged from those of one week ago, the Federal control figure being accepted generally.

Copper.—The situation as applied to this metal is fairly satisfactory, and there is no anticipation that consumers will be greatly restricted in obtaining a sufficient amount of the metal to meet all requirements. The market is comparatively easy and deliveries reasonable. The prevailing price is 23.5c. a pound, and there is a feeling of confidence that this figure will rule for the next three months. This fixed price has operated largely in permitting the consumers to fix definite prices for their products, thus somewhat stabilizing the market conditions for finished products.

Lumber.—The market for lumber products has remained firm, although there has been practically no demand from building sources. The manufacturing consumers are responsible for a large volume of business, and the Government is a strong factor in the lumber situation. The Federal requirements are immense, and for the current year a large percentage of the available supply will be used for military purposes or for some usage allied to war activities. According to a report by the Southern Pine Association, portable knock-down wood houses, to be erected of standard panels fabricated in the United States and shipped abroad to be used for hospitals and barracks by the American forces in France, will require approximately 300,000,000 feet of pine lumber. This type of house was decided upon for use in Europe owing to the scarcity of labor. Panels of a standardized size, made in this country, can be put together quickly with bolts by the troops on the other side. The lumber mills will furnish the material only, and the panels will be built under separate contracts. Other phases of Governmental requirements are looming up large, and the lumber industry will feel itself severely taxed in keeping abreast of the military demands. Lumber prices are generally firm, with the tendency toward advances that has now been noticeable for a period of months. The outlook for the coming spring is good, and if the transportation problems are settled and the expected building movement arrives the lumber producers and dealers should have no cause for complaint.

Wire Products.—The demand for both wire and wire nails continues strong, and the producers report that their plants are working day and night to reduce the congestion in orders. Some of the leading manufacturers are sold for some months ahead. The Federal Government is still the most prominent factor in the market for wire nails and wire, and there is a considerable volume of export business available. Governmental orders are taking precedence in the mills, and it is said that the producers are shipping promptly on all Government business. Prices are firm and likely to continue for the next three months without change. Quotations are according to the Federal control figure of \$3.50, base, per keg for wire nails and \$3.35 per hundred pounds for bright basic wire.

Window Glass.—The market for both plate and window glass is generally dull, with but a small percentage of the producers manufacturing glass and those curtailing their output on account of the obvious shortage in fuel, raw materials and the difficulties entailed in obtaining transportation for their finished product. Window glass prices are firm, and there is a strong feeling prevalent in the trade that increases are imminent. The stocks in the hands of the dealers are low and badly broken as to sizes and great difficulty is being experienced in filling orders of any magnitude. During the past week there was no change in the schedule of discounts, but a revision might be made at any time without further notice.

Rosendale Cement.—The market for this commodity is to all intents and purposes inactive, the total volume of business being registered with the prominent dealers being exceptionally light. Inquiries for future requirements are scarce, and there is no evidence of an immediate improvement. Better conditions in this line are not anticipated until the building situation generally demonstrates considerably more life than it has for some time past. The price for natural cement is unchanged.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
North River common.....\$7.75@ \$8.25
Maritan common.....@ 8.75

Second hand common, per load
of 1,500.....8.50@ —
Red face brick, rough or
smooth, car lots.....\$21.00@ —
Buff brick for light courts.....21.00@ —
Light colored for fronts.....25.00@ —
Special types.....36.09@ —

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....\$2.12@ —
Rebate on bags, returned, 10c. bag.
Forendale Natural to dealers,
wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):
Rap rock, 1½ in. (nominal)....\$1.00@ —
Rap rock, ¾ in. (nominal)....1.20@ —
Limestone flagging, per sq. ft. .17@ 0.18
Limestone curbing, 5x16......40@ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in., per 1,000.....\$87.50
6x12x12 in., per 1,000.....122.50
8x12x12 in., per 1,000.....148.75
10x12x12 in., per 1,000.....175.00
12x12x12 in., per 1,000.....218.75

Interior—
3x12x12 in., per 1,000.....\$66.00
4x12x12 in., per 1,000.....74.25
6x12x12 in., per 1,000.....99.00
8x12x12 in., per 1,000.....132.00

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$1.90@ —
Eastern finishing.....2.10@ —
Hydrated common (per ton)....12.00@ —
Hydrated finishing (per ton)....15.43@ —

LINSEED OIL—
City Brands, oiled, 5 bbl. lots..\$1.27@ —
Less than 5 bbls.....1.28@ —

GRAVEL (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):
¾ in. (nominal).....\$1.60@ \$1.75
1 in.No quotation
S. C. gravel.....@ \$1.25
S. C. gravel.....2.20@ 2.40

LUMBER (Wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
12 to 16 ins., 16 to 20 ft....\$40.00@ \$50.00
14 to 16 ft.....55.00@ 70.00
Heart face siding, 4-4 & 5-4 34.00@ 36.00
Emlock, Pa., f. o. b. N. Y.

Base price, per M.....\$0.50@ —
Emlock, W. Va., base price
per M.....30.50@ —
To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random car-
goes, narrow (delivered) 6. \$35.00@ \$38.00
Wide cargoes.....37.00@ 45.00
Add \$1.00 per M. for each inch in width
over 12 ins. Add \$1.00 per M. for every 2
over 20 ft. in length. Add \$1.00 per M.
for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$4.50@ \$4.75
ypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in.....\$61.00@ —
ypress shingles, 6x18, No. 1
Hearts.....10.00@ —
ypress shingles, 6x18, No. 1
Prime.....8.50@ —
Quartered oak.....90.00@ 95.00
Main oak.....68.00@ 73.00
Flooring:
White oak, quartered, select..\$55.00@ \$59.00
Oak, quartered, select...55.00@ 59.00
Maple No. 1.....49.00@ —
Yellow pine, No. 1, common
flat.....38.00@ —
C. Pine, flooring, Norfolk. 40.00@ —

PLASTER—(Basic prices to dealers at
yard, Manhattan):
Season's finishing in 100 lbs.
bags, per ton.....@ \$15.00
ry Mortar, in bags, return-
able at 10c. each, per ton. 6.75@ 7.25
lock, 2 in. (solid), per sq. ft.....\$0.08
lock, 2-in. (hollow), per sq. ft.09
boards, ¾ in. x 8 ft......12½
boards, ¾ in. x 8 ft......15½

SAND—
Screened and washed Cow Bay.
500 cu. yds. lots, wholesale..\$0.50@ \$0.55

STRUCTURAL STEEL (Plain material
at tidewater, cents per lb.):
Beams & channels up to 14 in. 3.195@ —
Beams & channels over 14 in. 3.195@ —
Angles 3x3 up to 6x8.....3.195@ —
Beams and tees.....3.195@ —
Steel bars, half extras.....3.195@ —

TURPENTINE:
Pot, in yard, N. Y., per gal..\$0.48@ 0.48½

WINDOW GLASS. Official discounts
from jobbers' lists:

Single strength, A quality, first three
brackets.....80%+20%
Single strength, A quality, first three
brackets.....85%
Grades A and B, larger than the first
three brackets, single thick...80%+10%
Double strength, A quality.....80%+10%
Double strength, B quality.....80%+20%

MODERN CLUB HOUSE FOR NURSES
IN WEST FORTY-FIFTH STREET

Cost of Building Placed at \$160,000

OCCUPYING a prominent position among the building operations that are now under construction in this city is the handsome new clubhouse for nurses that is at present rapidly nearing completion. This structure is located at 317 to 321 West 45th street, on a plot 54 x 100 feet. The building is being erected by Vincent Astor, owner, 23 West

two rooms with private baths. Each of the upper floors contains a room that may be used as a tearoom or a community room for those occupying that floor. The roof will be utilized as a roof garden. According to the present estimates this building will provide accommodations for between one hundred and fifty and one hundred and sixty nurses, and although the prime



Jas. McWalters & Son, Builders.

Tracy & Swartwout, Architects.

CLUBHOUSE FOR NURSES IN WEST 45TH STREET.

26th street, and will be occupied by the Alumnae Association of the New York Hospital Training School. This organization has acquired a twenty-year lease on the property, having outgrown its present quarters further uptown, and the project will be conducted strictly along modern club lines.

This clubhouse is being constructed according to plans and specifications prepared by Tracy & Swartwout, architects, 18 West 34th street. James McWalters & Son, 1492 Broadway, have charge of the construction under a general contract. The cost of the building is approximately placed at \$160,000, and a considerable sum in addition will be expended by the lessees for furnishings, decoration and equipment. The new structure is eight stories in height and is fireproof throughout. Every possible comfort and convenience will be installed in this building in an effort to make the club a real home for the nurses.

This handsome structure will add materially to the appearance of the neighborhood in which it is being erected. The facade has been designed in the style of the Italian Renaissance and has been constructed of face brick, with base and trimmings of Indiana limestone. The basement provides space for the boiler plant and other mechanical apparatus, storage rooms and a portion of the service equipment. On the first floor is located the main entrance corridor, registrar's office, general office, reception rooms, clubrooms, library, dining room and pantry. The seven upper floors are devoted to sleeping rooms, arranged singly and in suites of

purpose of the project is to provide for the members of the New York Hospital Training School Alumnae, nurses from other schools will be accommodated.

Architects for New Clubhouse.

McKim, Mead & White, architects, 101 Park avenue, have been retained to prepare the plans and specifications for the five-story brick and stone clubhouse to be erected at 113 to 123 West 43d street. This structure will become the home of the League for Political Education, Civic Forum and Economic Club. The ground dimensions of the proposed building will be 100 x 120 feet. Further details will be announced later.

Large Factory in the Bronx.

The Port Morris Industrial Terminal Co., H. D. Jackson, president, 140th street and Locust avenue, contemplates the erection of an eight and ten story factory building, 260 x 100 feet, at the East River, 139th to 140th streets. The name of the architect for this project and details of construction will be available later. According to the present plans active construction will not be started until late next spring.

Figuring Large Jersey Residence.

F. H. Bhar and B. Smith, associated architects, 27 Madison avenue, Manhattan, are taking estimates on general contract for the construction of a two-and-one-half-story brick residence at Normandie Park, Morristown, N. J., for Leland H. Ross, owner. The bids will close January 9th. This operation will cost in the neighborhood of \$125,000.

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BUILDING REVIEW.

(Continued from page 7)

dential building is likely to continue somewhat dull as a result of war conditions. Indeed, as will be observed from the chart below such construction is already very much curtailed. On the other hand, work upon additional storage facilities, plant extension and other construction serving to promote greater war-time efficiency, will doubtless in the nature of things, proceed with energy.

December was not as good a building month as it probably would have been if the cold were less severe and storms not so frequent. Starting off with a rather dull spirit in building circles, there came evidences of renewed activity in the trade about midway in the month and for a time conditions promised to bring forth a goodly volume of work. Then came repeated cold snaps, making operations difficult, particularly in the hauling of materials over the slippery, ice-covered streets. Even in the face of unfavorable weather conditions and other generally distressing factors, such as railroad congestion and labor scarcity, the month has totalled up fairly well, all things considered.

Furthermore, there is a more optimistic spirit abroad regarding the future of the trade under war conditions. One evidence of this is the active wholesale buying of brick to be stacked for the winter. The past few weeks have witnessed a greater tendency to accumulate supplies of brick and various other materials in anticipation of renewed activity of building in the near future.

During December the steadily increasing Government business has reached a point where it completely overshadows other operations, and with the enlarging scope of the nation's war plans, has arisen a call for miscellaneous Federal building and construction work that promises to outstrip anything the trade has hitherto imagined. Recently announcement was made by the Secretary of the Treasury that upwards of one billion dollars will be spent in building operations of every conceivable description contributing to first-class military efficiency. Included in these construction plans are the erection of storehouses, gunshops, hospitals, training camps, improvement of present military and naval bases, and land fortifications. Undoubtedly the new year will witness the most gigantic efforts toward thorough military and industrial preparedness ever conceived.

As a corollary to the Government's industrial war program arises the imminent necessity of added housing facilities for the tremendously increased number of workers in munition and supply factories. Realization of the urgent need for such building is spreading over the country and rapidly this work assumes the nature of a vital and patriotic duty. Plans are under way for wholesale construction of workmen's houses in several large shipbuilding centers, besides other cities and towns manufacturing war supplies. As the new year progresses this movement promises a remarkable volume of work.

The material markets have been generally quiet for the past few weeks and prices have held steady at the levels established. Producers have been vexed with many troubles, such as labor shortage, strikes and shutdowns because of coal scarcity. Manufacturing costs continue to rise to higher points than in many years. Supplies of the basic materials in dealers hands have been none too large, with stocks badly broken in many cases. Only an absence of active building demand has prevented a serious scarcity of supplies in and about the city. Transportation continues in a chaotic state, and many dealers have rushed to replenish their supplies of brick and lumber before the situation as regards shipping became further complicated by frozen water routes. Noticeable activity has recently occurred in wholesale buying and stacking of brick for the winter. Anticipations are that building is likely to revive considerably during the coming months, and that the spring will usher in a considerable volume of work which has been delayed by various adverse circumstances.

Architects for New Hospital.

The Board of Supervisors of Nassau County, N. Y., have retained Tooker & Marsh, architects, 101 Park avenue Manhattan, to prepare the plans and specifications for the tuberculosis hospital to be erected at Massapequa, L. I. The proposed building will be one story in height, but the dimensions are as yet undecided. The cost will be approximately \$60,000. Further details of the operation will be available at a later date.

State Office Building Proposed.

Preliminary plans have been prepared in the office of State Architect Lewis J. Pilcher, Capitol, Albany, N. Y., for a State Office Building to be erected on Washington avenue. This structure will occupy the entire block front from Swan to State street, and will be eight stories in height. Definite details of this operation are not available at this time, and it is not expected that active construction will be started for some months.

Projected Long Island City Factory

The American Packing House Engineering Co., 126 Liberty street, Manhattan, has recently taken bids upon a general contract for the construction of a six-story reinforced concrete factory, 90 x 120 feet, to be occupied by the Van Iderstein Company, soap manufacturer. This structure will be located on Newtown Creek, Long Island City, and will cost in the neighborhood of \$75,000. A general contract will soon be let.

Bronx Warehouse Planned.

Beverly S. King and Shiras Campbell, associated architects, 103 Park avenue, are preparing the preliminary plans for a one-story brick warehouse, 50 x 100 feet, in the north side of 238th street between Mathilda and Richards streets. This building is to be erected for Edward Caterson, owner, 17 Battery place, and will cost approximately \$50,000. It is expected that the plans will be completed and the project ready for estimates on a general contract by January 25.

Million Dollar Yonkers Orphanage.

The Surdna Co., Inc., care of John Emory Andrus, president, 4 Hudson street, Yonkers, N. Y., contemplates the erection of an orphanage, probably to be constructed of reinforced concrete on Broadway, near the Hastings line. While no architect has been definitely decided upon, the tentative plans call for a large group of separate buildings. The cost of the project is expected to exceed one million dollars. Further details of construction will be available for a later issue.

Plan Addition to Newark School.

Louis Sonntag, School Architect, City Hall, Newark, N. J., is preparing plans for an extensive addition to the public school in Hawkins street, for the Board of Education, Frank H. Sommer, president. The projected addition will be three stories in height, built of brick with trimmings of stone and having ground dimensions of approximately 200 x 50 feet. The structure will provide sixteen additional class rooms, assembly room, kindergarten and two gymnasiums. The cost is estimated to be in the neighborhood of \$225,000. Bids will probably be advertised about March 1, 1918.

Pittsburgh Plate Glass Co. to Build

Plans are being prepared privately for a large factory building to be erected in Long Island City for the Pittsburgh Plate Glass Co., Richard T. Conley, New York manager, 322 Hudson street, Manhattan, owner. The structure will be located on Hunters Point avenue and will be built of brick, mill construction, one and two stories in height. According to the tentative plans the total building will have ground dimensions of 280 x 264 feet, and the two-story portion 200 x 200 feet. The cost

the project is estimated to be approximately \$400,000. Bids upon general contract will soon be called for.

New Hospital at Orange, N. J.

Plans are nearing completion in the offices of York & Sawyer, architects, 50 East 41st street, for the hospital to be erected at Lincoln avenue and Frankfort street, Orange, N. J. This structure will be for the use of the Orthopaedic Hospital and Dispensary of New Jersey, 148 Scotland road, Orange, N. J., owner. The proposed building will be constructed of hollow tile, stone and stucco, fireproof, and will be three stories in height, with basement. The structure will have ground dimensions of 66 x 132 feet, with extension 44 x 72 feet. Included in the project will be a gymnasium and other special rooms, in addition to the regular hospital features. Bids will soon be called for upon a general contract.

PERSONAL AND TRADE NOTES.

French Purchasing Commission has moved its offices from 10 Bridge street to the American Express Building, 65 Broadway.

Pulsometer Steam Pump Company has recently established new executive offices in the Candler Building, 220 West 42d street.

P. H. Chase, who was assistant engineer with the Public Service Electric Company, of Newark, N. J., has become the electrical engineer for the American Railways Company, with headquarters at Philadelphia, Pa.

William A. Del Mar, recently assistant electrical engineer for the Interborough Rapid Transit Company of New York, has become chief engineer for the Electric Cable Company and the Fairbank Electric Cable Company, Inc.

Waldo S. Coulter, until recently of the firm of Hansen & Coulter, consulting engineers, which has now dissolved, has opened offices in the Engineering Building, 29 West 39th street, as a consulting, designing and supervising engineer.

The Contractors' and Builders' Show, successor of the annual cement show, planned to be held in Chicago, February 6 to 13, has been postponed on account of the generally unsettled building situation throughout the entire country.

Cantor & Dorfman, architects, 373 Fulton street, Brooklyn, announce that they have dissolved partnership. Mr. Cantor will continue the practice of his profession at the present address and Mr. Dorfman will establish his offices at 5 Court street.

C. H. Vom Baur, after seven years' experience in the electric steel industry in various capacities, has opened an office at 30 Church street, New York, where he will practice his profession as consulting engineer and also handle the sale of an electric furnace of his own design.

The American Institute of Architects has decided not to hold its usual convention this year on account of the war. Many members have joined the colors, while others report business so uncertain that they do not feel in a position to attend the convention with its accompanying expenses.

Frank W. Hall has been appointed commercial manager of the Sprague Electric Works of the General Electric Co., New York. With the exception of a short period, Mr. Hall has been connected with the Sprague works continuously for twenty-two years in various engineering and sales capacities, and for the three years prior to his present appointment occupied the position of sales manager. D. C. Durland, former executive head of the Sprague Electric Works, has resigned to accept the presidency of the Mitchell Motors, Inc.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids, to close January 7, for the superstructure of the 3 to 6-sty reinforced concrete power plant, 58x107, at the Naval Hospital, from plans by the American Institute of Architects, 101 Park av, Manhattan.

GOVERNOR'S ISLAND, N. Y.—U. S. Government, Construction Quartermaster, on premises, owner, contemplates erecting twenty-four 1-sty frame and corrugated iron warehouses, 60x390 ft each, from privately prepared plans. Local authorities are awaiting the granting of appropriations before any action can be taken.

MANHATTAN.—York & Sawyer, 50 East 41st st, architects, and James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., completed plans

and specifications for a 4-sty Assay Bldg, 50x100, at Wall and Nassau sts, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner. J. Hollis Wells, 32 Nassau st, is consulting engineer. Cost, \$807,000.

VARIOUS LOCATIONS.—Mr. Leeland, architect, c/o owners, will draw plans for 2-sty frame and brick housing projects for the U. S. Emergency Fleet Corp., E. N. Hurley, chairman, 1321 F st, N. W., Washington, D. C., owner. Cost, \$30,000,000.

MORGAN, N. J.—The U. S. Government, Commanding General, Eastern Dept., Governors Island, New York City, and Gen. L. W. Littell, Adams Bldg, Washington, D. C., owner, contemplates erecting a 1-sty steel and corrugated iron plant from privately prepared plans. The general contract has been awarded to T. A. Gillespie Co., 50 Church st, Manhattan, and on premises, Mr. Eldredge, in charge.

OWEGO, N. Y.—James A. Wetmore, Treasury Dept., Washington, D. C., Acting Supervising Architect, is taking bids on the general contract, to close January 14,

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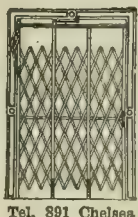
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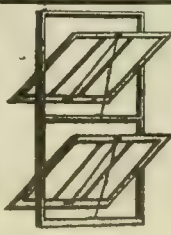


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for a 1-sty brick and stone post office bldg in Lake st, near Front st, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. A. E. Badgeley, Stone Opera House, Binghamton, N. Y., is figuring the general contract. Cost, \$75,000.

HONOLULU, HAWAII.—York & Sawyer, 50 East 41st st, Manhattan, architects, are preparing sketches for a post office and custom house for the U. S. Government, Treasury Dept., Hon. W. G. McAdoo, Secy., Washington, D. C., owner. James A. Wetmore, Treasury Dept., Washington, D. C., is the Acting Supervising Architect. Details will be available later. Cost, \$1,125,000.

GALVESTON, TEX.—Horton & Horton, Houston, Tex., have the general contract for 2-sty frame barracks and quarters for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., architect.

PENSACOLA, FLA.—Hugger Brothers, Montgomery, Ala., have the general contract for 2-sty frame barracks and quarters for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., architect.

MOBILE, ALA.—Jett-Nuths Construction Co., Mobile, Ala., has the general contract for 2-sty frame barracks and quarters for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., architect.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

MANHATTAN.—Charles H. Fielder, 124 West 130th st, owner, contemplates remodeling the 4-sty brick and stone bachelor apartments, 50x100, at 160 to 164 West 129th st, for which no architect has been retained.

MANHATTAN.—Joseph J. O'Donohue, 334 5th av, owner, contemplates making alterations to the 2-sty brick and stone garage, 125x98, at 206-14 East 24th st. Samuel Cox, Brook st, Bayshore, L. I., is the lessee. No architect has been selected.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Locis Sommer, on premises, owner, is taking bids on the general contract for fire repairs to the 5-sty brick apartment and store at the northeast cor of 101st st and Columbus av, from plans by Charles B. Meyers, 1 Union sq, architect. The Miller Reed Co., 103 Park av, is figuring the general contract and desires estimates. Cost, \$7,000.

DWELLINGS.

NORTH STAMFORD, CONN.—S. Edson Gage, 28 East 49th st, Manhattan, architect, is taking bids on the general contract for alterations and addition to the 2½-sty frame and siding dwelling, for Archibald D. Tappan, North Stamford Conn., owner.

FAR ROCKAWAY, L. I.—Morrell Smith, Bank Bldg, Far Rockaway, L. I., architect, is taking bids on the general contract for a 2½-sty frame and stucco dwelling, 25x41, for Sigmund Hochstadter, 227 Front st, Manhattan, owner. Cost, \$9,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Albert Ullrich, 373 Fulton st, architect, is taking bids on the general contract for alterations to the 4-sty brick factory and store, 25x100, at the northeast cor of Atlantic av and Herman st, for the Johannis Steamship Provisions Co., Produce Exchange, Manhattan, owner. Cost, \$6,000.

BROOKLYN, N. Y.—Charles Schaefer & Sons, 304 Meserole st, owner, is taking bids on the general contract for a 1-sty brick hay storage house, 60x200, in the north side of Meserole st, 341 ft east of Waterbury st, from plans by E. S. Mesinger, 394 Graham av, architect. Cost, \$15,000.

EAST VIEW, N. Y.—Westchester County Building Commission, Robert Brewster, chairman, Court House, White Plains, N.

Y., owner, is taking bids on the general contract, to close January 8, for a 1-sty brick cold storage plant, 48x82, in the town of Mt. Pleasant, from plans by the Madison Cooper Co., Calcium, N. Y., engineer.

HOSPITALS AND ASYLUMS.

BROOME COUNTY, N. Y.—Board of Supervisors of Broome County, H. L. Williams, clerk, Court House, Binghamton, N. Y., owner, is taking bids on the general contract, to close 12 m., January 7, for 2-sty hollow tile and stucco tuberculosis hospital, from plans by Walter H. Whitlock, Security Bldg, Binghamton, N. Y., architect. Above will accommodate patients and consists of two pavilions, 1 sty each, and a 2-sty administration bldg. Cost, \$60,000.

MUNICIPAL.

MANHATTAN.—City of New York, Magistrates' Court and Detention Prison, Hon. William McAdoo, Chief Magistrate, 30 Mulberry st, owner, is taking bids on the general contract, to close 2 p. m., Thursday, January 10, for the erection and construction of a 2-sty brick and marble magistrates' court bldg, 44x100, at the southeast cor of 2d st and 2d av, from plans by Alfred Hopkins, 101 Park av, architect. Cost, \$150,000.

STABLES AND GARAGES.

MANHATTAN.—New York Railways Co., Theodore P. Shonts, pres., 165 Bway, owner, is taking bids on the general contract for the alteration of the 3-sty brick cab barn, 103x50, in the north side of 11th st, 183 ft east of Av C, into a garage, from plans by Otto Reissmann, 147 4th av, architect. The lessee is the Sanitary Wet Wash Laundry Co., 811 East 9th st. Consists of removing 1 sty from present bldg. Cost, \$14,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Dodge & Morrison, 13 Front st, architects, are taking estimate on the general contract, to close about January 9, for alterations to the brick loft and office bldg at 152 Water st, for H. C. Hollenbeck, owner. Consists of changing 1st and 2d stys to offices. Cost, \$4,000.

MISCELLANEOUS.

MANHATTAN.—Herbert M. Baer, 65 5th av, architect, is taking bids on the general contract for the alteration and addition of the 5-sty brick store, studio and dwelling at 656 Madison av, for David T. Davis, 55 Liberty st, owner. Consists of tearing out 1st and 2d stys and installing store; also minor alterations.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

72D ST.—Charles T. E. Dieterlen, 1 West 38th st, completed plans for alterations to the 5-sty brick apartment, 25x60, at 14 West 72d st, for Allen Rogers, 8 Walker st, owner. Cost, \$10,000.

STABLES AND GARAGES.

37TH ST.—Ludin Realty Co., 261 West 34th st, owner, has had plans complete privately for a 1-sty brick and stone public garage, 100x100, in the north side of 37th st, 63 ft east of 12th av. Elwyn J. Seelye, 101 Park av, is the consulting engineer, and Tully & McInnis Co., Grand Central Terminal, has the general contract. Cost \$35,000.

115TH ST.—John A. Mulligan, 147 Shakespeare av, completed plans for a extension to the 3-sty brick garage, 75x96, at 307-311 East 115th st, for Sara Kanter, 1811 Lexington av, owner. The general contract has been awarded to Thomas Mulligan Construction Co., 147 Shakespeare av. Cost, \$6,000.

52D ST.—M. Joseph Harrison, World Bldg, completed plans for the alteration of the brick stable at 160 East 52d st, at 167-169 East 51st st, into a garage, for Michael A. Hoffman, 321 Convent av, owner, and Hyman Rosenfeld, 16 West 19th st, lessee. Cost, \$10,000.

25TH ST.—J. A. Hamilton, 32 Broadway, completed plans for alterations to the 1-sty brick garage, 22x98, at 138-142 East 25th st, for the Ess Eff Realty Co., 178 Broadway, owner and builder. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

23D ST.—United States Realty & Improvement Co., 115 Broadway, owner, contemplates making alterations to the brick and stone store and basement, at 46 West 23d st, from privately prepared plans. F. W. Woolworth Co., Woolworth Bldg, is the lessee. Cost, \$5,000.

BROADWAY.—Matthew Clarkson Estate, c/o Bauzer B., executor, 25 West 50th



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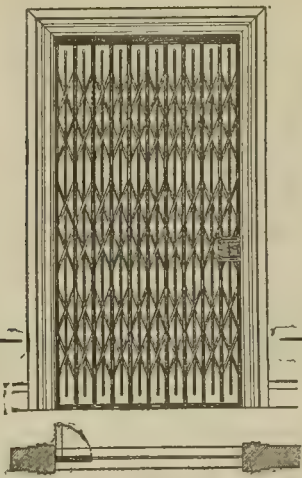
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THE LAWRENCE CEMENT CO.
1 BROADWAY, NEW YORK
"CONCRETE FOR PERMANENCE"

st, owner, contemplates making alterations to the 6-sty brick and stone store and loft bldg, 25x100, at 678 Broadway, from privately prepared plans. The Broadway Bargain House, 676 Broadway, is the lessee.

17TH ST.—Charles B. Meyers, 1 Union sq, completed plans for alterations to the 7-sty brick loft bldg, 88x100, at 513-7 East 17th st, for the New York Contracting & Trucking Co., 1117 Broadway, owner, and the American Express Co., 165 Broadway, lessee. Cost, \$7,000.

21ST ST.—Thornton Chard, 101 Park av, has plans in progress for a 9-sty brick loft bldg at 35 West 21st st, for Edward H. Litchfield, Esq., owner.

MERCER ST.—Henry Regelman, 133 East 7th st, completed plans for alterations to the 6-sty brick store and loft bldg, 24x93, at 79 Mercer st, for the Etalog Holding Co., 5 Beekman st, owner. Consists of fireproof partitions. Cost, \$5,000.

MANHATTAN.—Mann & MacNeille, 70 East 45th st, completed plans for alterations to the 10-sty fireproof office bldg, 42x66, at 182-4 Front st, for William J. Matheson, 184 Front st, owner. Cost, \$5,000.

MISCELLANEOUS.

PINE ST.—John A. Hamilton, 32 Broadway, has revised plans in progress for a terra cotta blocks and stucco pent house at the southwest cor of Pine and Nassau sts for the Hanover National Bank, on premises, owner. Plans are being revised for a larger structure. Cost, \$10,000.

Bronx.

DWELLINGS.

RANDALL AV.—Anton Pirner, 2069 Westchester av, completed plans for two 2½-sty frame dwellings, 20x34, at the southeast cor of Randall and St. Lawrence avs, for Philip Dietrich, 151 Clason Point rd, owner and builder. Cost, \$8,000.

STABLES AND GARAGES.

WHITLOCK AV.—Gronenberg & Leuchtig, 303 5th av, have plans in progress for fifty-eight 1-sty brick individual garages, 100x142, at the northeast cor of Whitlock av and Tiffany st, for the Rosencrouse Realty Co., 574 Tinton av, owner. Cost, \$15,000.

WASHINGTON AV.—James J. F. Gavigan, Grand Central Terminal, completed plans for a 1-sty brick garage, 50x130, on the west side of Washington av, 101 ft north of 182d st, for Benedicta Vetter, 2259 Washington av, owner. Cost, \$15,000.

238TH ST.—King & Campbell, 103 Park av, Manhattan, completed plans for a 1-sty brick garage, 55x75, at the northwest cor of 238th st and Nereid av, for Edwin Caterson, 17 Battery pl, owner. Cost, \$9,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

SOUTH 3D ST.—Gross & Kleinberger, Bible House, Manhattan, completed plans for alterations to the 4-sty brick apartment and store at the southwest cor of South 3d st and Driggs av for Mrs. Rosa Boeker, 168 3d st, owner and builder. Cost, \$3,000.

DWELLINGS.

HERKIMER ST.—R. T. Short, 370 Macon st, has plans in progress for a 4-sty brick and stone dwelling, store and office, 30x58, at the southeast cor of Herkimer st and Bedford av (1265 Bedford av), for Thomas J. Carrier, 1190 Fulton st, owner. Cost, \$10,000.

BROOKLYN, N. Y.—Tobias Goldstone, 50 Graham av, has plans in progress for a 2-sty brick dwelling and bakery, 25x100. Owner's name and exact location will be announced later. Cost, \$10,000.

47TH ST.—S. Millman, 1780 Pitkin av, completed plans for three 2-sty frame dwellings, 18x50, in the south side of 47th st, 38 ft east of 16th av, for the Robrag Building Corp., 1323 46th st, owner and builder. Cost, \$19,500.

WEST 28TH ST.—Harry J. Sprung, 44 Court st, completed plans for a 2-sty brick dwelling, 20x60, in the east side of West 28th st, 320 ft south of Mermaid av, for Benjamin Cohen, owner and builder, Cost, \$9,000.

MERMAID AV.—George H. Suess, 2966 West 29th st, completed plans for eighteen 2-sty brick dwellings, 14x13x33, at the northeast cor of Mermaid av and West 27th st, for Bariech Lelortas and Abraham Gaimese, 1920 Mermaid av, owners and builders. Total cost, \$45,000.

AV Z.—Charles H. Boss, 673 Enfield st, Bklyn, completed plans for a 2-sty brick dwelling and store, 20x50, at the northwest cor of Av Z and West 16th st, for Bartollemo Praffitta, 274 Walabout st, Bklyn, owner. Cost, \$4,500.

EAST 8TH ST.—R. T. Schaefer, 1526 Flatbush av, completed plans for three 2½-sty frame dwellings, 16x40, in the west side of East 8th st, 400 ft north of Av I, for George V. & D. M. McPherson, 4703 Eastern Parkway, owners and builders. Cost, \$12,000.

52D ST.—Charles Infanger, 2634 Atlantic av, Brooklyn, completed plans for five 2-sty brick dwellings, 20x53, at the southeast cor of 52d st and 9th av, for Solomon Agress, 487 Hendricks st, owner. Total cost, \$23,000.

FACTORIES AND WAREHOUSES.

NEWTOWN CREEK.—Ajax-Grieb Rubber Co., 1182 Bedford av, Bklyn; Breunig av, Trenton, N. J., and Racine, Wis., has purchased property at Newtown Creek and the East River (former sugar house property) and contemplates erecting a factory and warehouses. Details will be available later.

2D AV.—Thomas Paulson & Son, 97 2d av, Bklyn, owners, have had plans completed privately for an addition to the 2-sty brick foundry, 35x59, at 97 2d av. George F. Driscoll, 548 Union st, has the general contract. Cost, \$6,000.

CARROLL ST.—C. H. Richter, 29 Cortlandt st, completed plans for extension to the 5-sty factory in the north side of Carroll st, 200 ft east of Van Brunt st, for Francis Romeo, 621 McDonough st, owner. Cost, \$5,000.

53D ST.—Walter Pfaendler, foot of 53d st, Brooklyn, completed plans for a 6-sty brick and steel manufacturing plant, 200x380, including a 575 ft pier, 60 ft wide, at 53d st and the water front, for E. W. Bliss & Co., Adams and Plymouth sts, Brooklyn, and 312 East 23d st, Manhattan, owner. W. H. & F. W. Cane, 74 54th st, Brooklyn, are the contractors for foundations, and the Hedden Construction Co., 53 Vanderbilt av, Manhattan, are the contractors for grillage.

12TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for extension to the 1-sty brick factory, 50x28, in the north side of 12th st, 70 ft west of 5th av, for Charles J. Obermeyer, 489 5th av, Brooklyn, owner. Cost, \$8,000.

SEDGWICK ST.—Buchman & Kahn, 30 East 42d st, Manhattan, completed plans for an extension to the 6-sty brick factory at 39 Sedgwick st for Lehn & Fink, 120 William st, Manhattan, owner. Cost, \$60,000.

STABLES AND GARAGES.

7TH AV.—F. W. Eisenla, 571 77th st, completed plans for a 1-sty brick public garage, 50x100, on the west side of 7th av, 50 ft south of 50th st, for Asher Dann, 1251 12th av, owner. Cost, \$10,000.

MOFFATT ST.—Walter B. Wills, 1181 Myrtle av, completed plans for eight 1-sty brick individual garages, 40x40, in the north side of Moffatt st, 100 ft east of Hamburg av, for Henry E. Kordes, 243 Moffatt st, owner and builder. Total cost, \$2,500.

CHURCH AV.—Benjamin Dreisler, 153 Remsen st, completed plans for extension to the 1-sty garage on the south side of Church av, 715 ft east of Bedford av, for Henry W. Bischoff, 2414 Church av, owner. Cost, \$6,000.

ROBINSON ST.—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick and stone public garage, 50x122, in the north side of Robinson st, 122 ft west of Nostrand av, for the Kop-Arrow Garage, 330 Utica av, Brooklyn, owner and builder. Cost, \$13,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—W. B. Wills, 1181 Myrtle av, has plans in progress for a 6-sty reinforced concrete laundry, 100x100, at the southeast cor of Atlantic av and Perry st, for Frederick Weiss, 862 De Kalb av, owner and builder. Cost, \$65,000.

Queens.

DWELLINGS.

NEPONSIT, L. I.—John J. Carroll, 158 Spruce st, Brooklyn, completed plans for a 2½-sty frame dwelling, 32x36, in the east side of Ontario st, 300 ft south of the Boulevard, for Sydney Lamporte, 1321 Carroll st, Brooklyn, owner, in charge. Cost, \$3,500.

COLLEGE POINT, L. I.—Harry T. Morris, 321 13th st, College Point, completed plans for two 2-sty frame dwellings, 20x26, in the west side of 13th st, 125 ft south of Av D, for Caroline Reiher, 504 East 55th st, Manhattan, owner, in charge. Cost, \$4,000 each.

ST. ALBANS, L. I.—N. C. Mortenson, Rosedale, L. I., completed plans for a 1-sty frame dwelling, 27x52, in the west side of San Juan st, 200 ft south of Carter av, for Louis Riester, St. Albans, L. I., owner. Cost, \$5,000.

JAMAICA, L. I.—I. M. Kirby, 363 Fulton st, Jamaica, completed plans for a 2½-s y frame dwelling, 46x25, in the south side of Cedarcroft pl, 49 ft west of Kingston rd, for Herman Homes Co., 363 Fulton st, Jamaica, owner. Cost, \$7,500.

FACTORIES AND WAREHOUSES.
COLLEGE POINT, L. I.—Harry T. Morris, 321 13th st, College Point, completed plans for a 2-sty frame factory and storage bldg, 50x120, at the northeast cor of 1st av and 3d st, for the College Point Boat Corp., College Point, owner and builder. Cost, \$10,000.

STABLES AND GARAGES.
FOREST HILLS, L. I.—F. B. Colton, Burns st, Forest Hills, completed plans for a 1-sty brick garage, 50x185, on the south side of Queens Blvd, 130 ft west of Continental av, for the Continental Avenue Garage Co., on premises, owner. Cost, \$20,000.

Richmond.

FACTORIES AND WAREHOUSES.
CLIFTON, S. I.—Pouch Terminal, Inc., 17 State st, Manhattan, owner, has had plans completed privately for a 1-sty frame storage bldg, 48x95, in the west side of Edgewater st, cor Maple st. The Barney Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract. Cost, \$4,500.

Nassau.

DWELLINGS.
GREAT NECK, L. I.—Caretto & Fors- ter, 50 East 42d st, Manhattan, have plans in progress for a 2½-sty frame and stucco dwelling, 30x68, for C. Erle Clyne, owner. Cost, between \$15,000 and \$20,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
YONKERS, N. Y.—C. J. Carroll, 60 West 176th st, Manhattan, owner, has had plans completed privately for alterations to the two 4-sty brick apartments and stores, 25 x87 ft each, at 111 and 113 Main st. Cost, \$4,000.

DWELLINGS.

MT. VERNON, N. Y.—Moore & Land- siedel, 148th st and 3d av, Bronx, com- pleted plans for six 2½-sty frame dwell- ings, 28x31, on South 6th av, for the South Side Construction Co. of Mt. Vernon, 2045 Ryer av, Bronx, owner and builder. Cost, \$6,000 each.

MT. VERNON, N. Y.—Moore & Land- siedel, 148th st and 3d av, Bronx, com- pleted plans for four 2½-sty frame dwell- ings, 28x49, on South 6th av, for the South Side Construction Co. of Mt. Vernon, 2045 Ryer av, Bronx, owner and builder. Cost, \$8,000 each.

FACTORIES AND WAREHOUSES.
YONKERS, N. Y.—Yonkers Woodwork- ing Co., 2 Springer st, Yonkers, owner, has had plans completed privately for top addition to the 2-sty frame factory, 30x90, on Tibbets rd. Denault & Perin, 593 Belle- vue av, Yonkers, have the general con- tract. Cost, \$3,000.

MISCELLANEOUS.

YONKERS, N. Y.—Federal Sugar Refin- ing Co., William Graham, engineer, Foot of Varick st, Yonkers, owner, has had plans completed privately for a 1-sty brick carpenter shop, 28x62. Cost, \$4,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, completed plans for a 2-sty frame apartment and store, 23x65, at the southwest cor of South Park st and New Point road, for Mrs. L. Cohen, Jef- ferson av, near Fairmount av, Elizabeth, owner. Cost, \$8,000.

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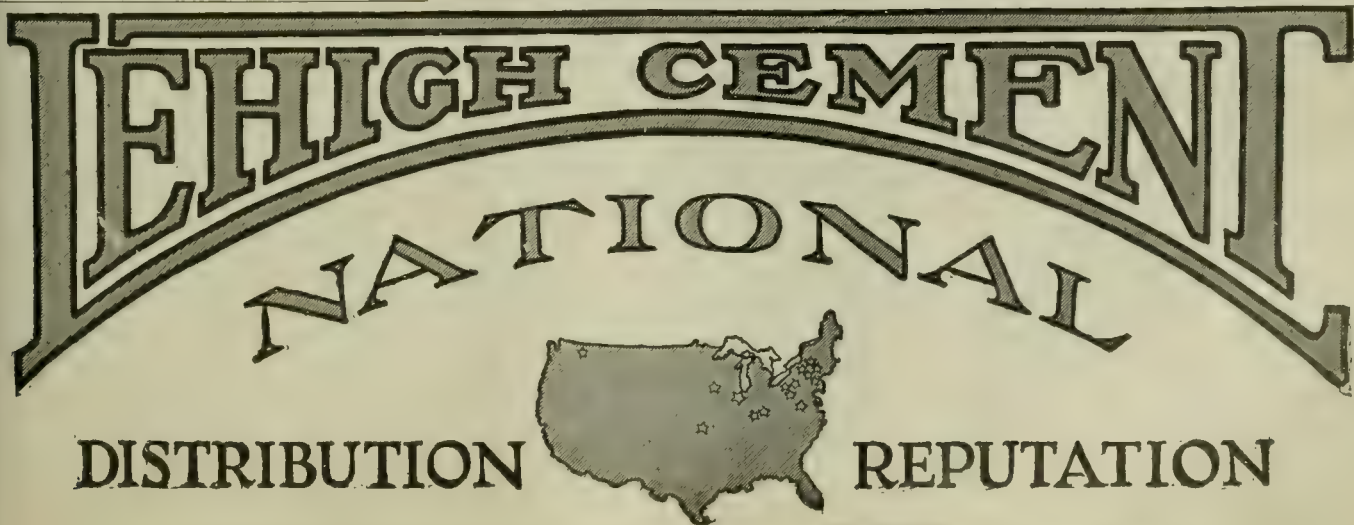
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JERSEY CITY, N. J.—Christopher H. Ziegler, 75 Montgomery st, Jersey City, completed plans for a 4-sty brick, stone and terra cotta apartment, 60x72, at 280-2 Magnolia av, for James Billington, 2614 Boulevard, Jersey City, owner and builder Cost, \$40,000.

WEST NEW YORK, N. J.—William A. Tilton, 76 Montgomery st, Jersey City, completed revised plans for a 5-sty brick apartment house and three stores, 97x100, at 13th st and Park av, for John Aragona, 766 Bergenline av, West New York, owner and builder.

CHURCHES.

PERTH AMBOY, N. J.—George E. Savage, 807 Witherspoon Bldg, Philadelphia, Pa., and J. N. Pierson & Sons, Raritan Bldg, Perth Amboy, N. J., associate architects, completed revised plans for a 1-sty brick church, 90x68, at Market and Madison sts, for the First Baptist Church of Perth Amboy, Rev. William H. Bawden, pastor, 133 Garden st, Perth Amboy, owner.

DWELLINGS.

BERNARDSVILLE, N. J.—Hiss & Weekes, 452 5th av, Manhattan, have new plans in progress for a 2½-sty stone, brick and frame dwelling, 120x31, for Robert McKean Thomas, Mendham, N. J., owner.

NEWARK, N. J.—L. C. Mersfelder, 288 Seymour av, Newark, owner, has had plans completed privately for a 2½-sty frame dwelling, 26x32, at 106 Ranner av. Cost, \$5,500.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Flavio B. Grosso, 126 Market st, Paterson, completed plans for a 1 and 2-sty brick silk mill, 100x100. Owner's name will be announced later. Cost, \$25,000.

BOUND BROOK, N. J.—Francis Y. Joannes, 52 Vanderbilt av, Manhattan, completed plans for an addition to the 2-sty reinforced concrete manufacturing plant, 60x395, on Bound Brook rd, for the Calco Chemical Co., Mr. Chamberlain in charge, Bound Brook, owner. The general contract has been awarded to Frank N. Goble, 1 East 42d st, Manhattan.

SCHOOLS AND COLLEGES.

LINDEN, N. J.—J. N. Pierson & Son, 130 Smith st, Perth Amboy, N. J., completed plans for School No. 1 on Wood av, for the township of Linden, Board of Education, John J. Vanderwall, chairman, Wood av, Linden, N. J., owner.

WEST NEW YORK, N. J.—William Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York, completed plans for a 3-sty brick and terra cotta Public School No. 1, 115x190, to contain 41 classrooms, with auditorium and gymnasium, in 18th st, from Madison to Polk sts for the Town of West New York, Board of Education, School No. 5, Henry G. Aufder Heide, pres., owner. Cost, \$225,000.

STABLES AND GARAGES.

NEWARK, N. J.—Robert Sellick, 225 Jelliff av, Newark, completed plans for sixteen 1-sty cement block individual garages, 20x83 and 29x97, at 162 to 166 Ridge st, for Mrs. Mary Doriety, 168 Ridge st, Newark, owner. The mason and carpentry contracts have been awarded to Robert Doriety, 168 Ridge st, Newark, and George J. Fredericks, 378 Ridge st, Newark, respectively. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—Elliott R. Coe, 317 Romaine Bldg, Paterson, is revising plans for eleven 2-sty brick and terra cotta stores and loft bldg, 50x200, at the southeast cor of Broadway and Paterson st, for William Pierce, 244 Marshall st, Paterson, owner. Cost, \$30,000.

THEATRES.

NEWARK, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, completed plans for alterations to the Newark Theatre, at 193-5 Market st, for the Market & Beaver Realty Co., Max Spiegel, Strand Theatre Bldg, 47th st and Broadway, Manhattan, owner. Cost, \$4,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—C. King, foot of Pavonia av, Jersey City, completed plans for an extension to the steel and galvanized iron boiler house at the foot of Pavonia av for the Erie Railroad Co., 50 Church st, Manhattan, and Jersey City, N. J., owner. F. A. Knapp, foot of Pavonia av, Jersey City, has the general contract. Cost, \$4,000.

JERSEY CITY, N. J.—David M. Ach, 1 Madison av, Manhattan, completed plans for two 1-sty timber sheds, 25x100 ft each, for the Nagle Packing Co., 683 Henderson st, Jersey City, owner. Stillman, Delahanty, Ferris Co., 26 Exchange pl, Jersey City, has the general contract.

Other Cities.

DWELLINGS.

MAHOPAC FALLS, N. Y.—Alex. Mackintosh, 55 Bible House, Manhattan, completed revised plans for a 2½-sty dwelling, 42x26, with a kitchen wing, 18x16, two miles from Mahopac Station, for Peter Bell, 86 Hancock st, Bklyn, owner. Frank Ferrieri, Mahopac, N. Y., has the masonry contract. Cost, \$11,000.

GREENWICH, CONN.—D. H. Ponty, Liberty sq, Portchester, is preparing plans for a 2½-sty frame and shingle dwelling, 28x30, in Weaver st, for Joseph W. Simons, Westchester av, Portchester, N. Y., owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

HERKIMER, N. Y.—R. E. Sluyter, First National Bank Bldg, Herkimer, completed plans for a 1-sty storehouse, 21x120, in West Albany st, for Gerwig & Agan, 108 Park av, Herkimer, owner.

HOSPITALS AND ASYLUMS.

BUFFALO, N. Y.—Henry Spann, 38 Ardmore pl, Buffalo, has working plans in progress for a brick, stone and steel hospital on Abbott road, for the Mother of Mercy Hospital, c/o Mt. Mercy Academy, Mother Superior DeLores, in charge, 1475 Abbott road, Buffalo, owner. Main building is 6-stys high, 50x260; central wing, 1-sty, 125x60, to be built to sustain additional stories later for wards; also two additional wings will be built later. Cost, \$250,000.

COLD SPRING, N. Y.—Hobart B. Upjohn, 456 4th av, Manhattan, is preparing sketches for a 2-sty hospital bldg, 38x76, and a 1-sty library bldg, 40x75, for the Village of Cold Spring, Cold Spring, owner, and the Estate of Julia Butterfield, donor, c/o Albert Francis Hagar, 69 Wall st, Manhattan. The general contract has been awarded to the F. H. Wakeman Co., 2 West 47th st, Manhattan.

SCHOOLS AND COLLEGES.

SCHENECTADY, N. Y.—C. G. Van Rensselaer, 505 State st, Schenectady, N. Y., is preparing sketches for an addition to the Edison School in Centre st, for the City of Schenectady, Board of Education, Charles P. Steinmetz, pres., Schenectady, N. Y., owner. W. Thomas Wooley, City Hall, Schenectady, N. Y., is city engineer. Cost, \$90,000.

STABLES AND GARAGES.

ALBANY, N. Y.—Joseph R. Torrance, 409 West 15th st, Manhattan, has about completed new plans for a 1 and 2-sty brick stable and wagon shed, 40x62, and 47x62, in North Pearl st, for John J. Cregan, 90 State st, Albany, owner, and the National Biscuit Co., 251 North Pearl st, Albany, lessee.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

ALBANY, N. Y.—M. Kantrowitz, 20½ Market st, Albany, has the general contract for alterations to the 5-sty brick apartments and store at 52 Hudson av, for Philip Sternfeld, owner, and J. W. Pattison, vice-pres., in charge, 73 Hudson av, Albany, from plans by the Obenaus Nichols Co., 119 State st, Albany, architect. Cost, \$8,000.

CHURCHES.

BROOKLYN, N. Y.—John Auer & Sons, 648 Lexington av, Brooklyn, have the general contract for a 1-sty brick church and Sunday school, 65x108, at the northwest cor of Vincent and Bleeker sts, for Our Lady of the Miraculous Medal Roman Catholic Church, 2453 Ralph st, Ridgewood, L. I., owner, from plans by Francis J. Berlenbach, 260 Graham av, architect. Basement will be used as Sunday school. Cost, \$15,000.

DWELLINGS.

MANHATTAN.—Bernard Robinson, 1363 Broadway, has the general contract for alterations to the 4-sty brick dwelling, 20 x60, at 64 West 12th st, from plans by Rawson-Haddon and Herbert M. Baer, 665 5th av, architects. Owner's name will be announced later.

MANHATTAN.—Jacob Schlesinger, 1265 Broadway, has the general contract for alterations and addition to the 4-sty brick dwelling and store, 40x64, at 87-9 Av B, for Wildfeuer Bros., 87-9 Av B, owners, from plans by J. M. Felson, 1133 Broadway, architect. Consists of a 1-sty brick rear addition, 22x40, to store; rearranging hall and new store fronts. Cost, \$5,000.

UTICA, N. Y.—Charles and Frank Alt, 1568 Steuben st, Utica, have the general contract for a 2½-sty frame dwelling, 26x30, with wing, on Proctor blvd, for Walter

R. Schiller, c/o Schiller Electric Co., 1402 Francis st, and 7 Springate st, Utica, owner, from plans by Egbert Bagg, Jr., Clarendon Bldg, Utica, architect. Cost, \$9,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Joseph Rudtner, 63 Havens st, has the general contract for a 2-sty extension to the 2-sty brick storage bldg, 25x35, at the northeast cor Glenmore av and Sackman st, for Isaac Willensky, on premises, owner, from plans by Charles Infanger, 2634 Atlantic av, architect.

BROOKLYN, N. Y.—Edward Taylor, 63 Sullivan st, has the general contract for extension to the 3-sty storage bldg in the south side of Coffey st, 160 ft west of Richard st, for P. J. Therson Co., on premises, owner, from plans by Boyle & Kelley 367 Fulton st, architects. Cost, \$2,000.

BROOKLYN, N. Y.—C. E. Fickoff, 132 West 100th st, Manhattan, has the general contract for fire repairs to the 4-sty brick factory at 151 33d st for Norman Hubbard, Jr., Co., 80 Maiden lane, Manhattan, owner, from privately prepared plans.

NEWARK, N. J.—DeRiso Brothers, Inc., 17 Bergenline av, Town of Union, N. J., have the general contract for addition to the brick freight house in River st for the Pennsylvania Railroad, New York Division, Exchange pl, Jersey City, N. J., G. C. Koons, assistant supt., in charge, owner, from privately prepared plans.

JERSEY CITY, N. J.—A. J. Robinson Co., 123 East 23d st, Manhattan, has the general contract for a 1-sty hollow tile and steel storage bldg, 50x125, at Woodward st and Communipaw av, for William Ames & Co., 41 Communipaw av, Jersey City, owner, from plans by Charles Higgins, 165 Broadway, Manhattan, architect. Cost, \$10,000.

HALLS AND CLUBS.

BROOKLYN, N. Y.—E. S. Haynes, 10 East 43d st, Manhattan, has the general contract for alterations to the 3-sty wood club at 201-3 Clinton st, for the Syrian Community Centre, owner, from plans by York & Sawyer, 50 East 41st st, Manhattan, architects. Cost, \$3,000.

FORT JAY, N. Y.—Lythic Building Co., 103 Park av, Manhattan, has the general contract for a 1-sty frame Y. M. C. A. bldg, 55x110, at Governor's Island, for the Y. M. C. A., Naval Branch, William Fellows Morgan, pres., 215 West 23d st, Manhattan, owner, from privately prepared plans. N. Guttmann, 247 East 28th st, Manhattan, has the plumbing contract.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—Rangeley Construction Co., 405 Lexington av, Manhattan, has the general contract for a 4-sty brick and stone chronic bldg, 96x45, and dining room, at the Brooklyn State Hospital, for the State Hospital Commission, E. S. Elwood Secy., Capitol, Albany, N. Y., owner, from plans by Lewis F. Pilcher, State Architect, Albany, N. Y. Cost, from \$150,000 to \$200,000.

SUFFERN, N. Y.—Moody Engineering Co., 115 Broadway, Manhattan, has the general contract for a 2-sty fieldstone and frame tuberculosis hospital, 200x82, for the Rockland County Tuberculosis Hospital, Otis H. Cutler, in charge, Court House, Manhattan, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects.

GREENWICH, CONN.—Charles T. Wills, Inc., 286 5th av, Manhattan, has the general contract for a 3-sty brick, stucco and stone nurses' home, 67x85, for the Greenwich Hospital, William st, Greenwich, owner, from plans by William B. Tubby, 31 Fulton st, Manhattan, architect. Cost, from \$50,000 to \$60,000.

SCHOOLS AND COLLEGES.

DUMONT, N. J.—Ferber Construction Co., Johnson av, Hackensack, N. J., has the general contract for alterations and addition to the 2-sty brick school, 36x100 for the Board of Education of Dumont, W. Casey, district clerk, Dumont, N. J., owner, from plans by Ernest Sibley, Palisade Park, N. J., architect. Addition will contain five classrooms. Cost, \$35,000.

STABLES AND GARAGES.

MANHATTAN.—James C. Mack Co., 30 East 42d st, has the general contract for alterations to the 2-sty reinforced concrete public garage, 65x160, at 356-360 West Broadway, through to 34 to 38 Thompson st, for Leo and Fred Dour, 365 Canal st, owner, from privately prepared plans. Cost, \$65,000.

MANHATTAN.—Joseph L. Burke & Co., 280 Madison av, has the general contract for a 1-sty brick public garage, 100x98, at 547-551 West 38th st, for David Stevenson Estate, J. McLenahan, Treas., on premises, owner, from plans by Newman & Harris, 1123 Broadway, architects. Cost, \$12,000.

BROOKLYN, N. Y.—John Auer & Son, 348 Lexington av, Bklyn, have the general contract for a 3-sty brick and stone garage, 50x100, in the south side of Madison st, 125 ft west of Ralph av, for William D. Edwards, 12 Howard av, Bklyn, owner, from plans by Charles Gastmeyer, 1612 Myrtle av, Middle Village, L. I., architect. Cost, \$18,000.

NEWARK, N. J.—Francis McCue, 142 Market st, Newark, has the general contract for a 1-sty brick public garage, 50x98, at 417 Plane st, for William Fielder, Fireman's Bldg, Newark, owner, from plans by R. Bottelli, 207 Market st, Newark, architect. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Samuel Robinson, 1787 Amsterdam av, has the general contract for the alteration of the 2-sty brick store, at 3550 Broadway, into a restaurant, for Charles D. Donahue, 291 Lenox av, owner, and George Hom, on premises, lessee, from plans by Moore & Landsiedel, 509 Willis av, architects. Cost, \$10,000.

MANHATTAN.—Henry Von Der Leith Co., 128 West 124th st, has the general contract for fire repairs to the 6-sty brick and stone loft bldg, 25x100, at 156 Chambers st, for the Hotel Beresford, Central Park West and 81st st, owner, from privately prepared plans.

BROOKLYN, N. Y.—Stern & St. Johns, 1432 Park pl, Brooklyn, have the general contract for extension and interior alterations to the 4-sty office bldg in the north side of Willoughby st, 68 ft east of Adams st, for John P. Shea, 88 1st pl, owner, from plans by W. A. Parfitt, 26 Court st, architect. Cost, \$6,000.

MISCELLANEOUS.

MANHATTAN, ETC.—Walter Farrington, 261 West 126th st, Manhattan, has the general contract for station finish on Broadway, 4th, 7th and Lexington av Rapid Transit Railroad, Trinity pl, Whitehall st, East River, Manhattan, and Montague and Fulton sts, etc., Brooklyn, for the Public Service Commission for the First District, Oscar S. Straus, chairman, 120 Broadway, owner.

MANHATTAN.—Lorraine Contracting Co., 299 Broadway, has the general contract for alterations to the building at 24 Dey st and 41 to 45 Church st, for the

United Cigar Stores, owners, from plans by L. E. Denslow, architect.

MANHATTAN.—Lorraine Contracting Co., 299 Broadway, has the general contract for alterations to the building at 462-4 Grand st, for Weiss & Klau Co., owner, from plans by Louis A. Sheinart, architect.

BROOKLYN, N. Y.—Robbins, Ripley Co., 50 Church st, Manhattan, has the general contract for a pier and shed, at the foot of Conover st, for the New York Dock Co., foot of Montague st, Bklyn, and 44 Whitehall st, Manhattan, owner, from plans by P. T. Bruyere, engineer.

YAPHANK, L. I.—J. R. Hill, Post av, Westbury, L. I., has the general contract for a 1-sty shingle hostess house, 69x94, at Camp Upton, for the War Work Council National Board, Y. W. C. A. of U. S., 600 Lexington av, Manhattan, owner, from plans by F. B. & A. Ware, 1170 Broadway, Manhattan, architects.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

AMERICAN CONCRETE INSTITUTE will hold its annual meeting in Chicago, Ill., February 7 to 9, 1918. Secretary, H. B. Alvord, 27 School st, Boston, Mass.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS will hold its annual meeting in New York January 14, 1918. Secretary, F. A. Molitor, 35 Nassau st.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY OF HEATING & VENTILATING ENGINEERS will hold its annual meeting at the Engineering Societies Building, 29 West 39th street, January 22 to 24, 1918.

AMERICAN CONCRETE PIPE ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1918. Secretary, J. H. Libberton, 208 South La Salle st, Chicago, Ill.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

MASTER HOUSE PAINTERS AND DECORATORS' ASSOCIATION of the State of New York will hold its annual convention at Syracuse, N. Y., January 22 to 24, 1918. Headquarters will be at the Onondaga Hotel.

AMERICAN ROAD BUILDERS' ASSOCIATION will hold its fifteenth annual convention in St. Louis, Mo., during the early part of February, 1918. Further details of this meeting will be available for a later issue.

NATIONAL LUMBER EXPORTERS' ASSOCIATION will hold its annual meeting at the Hotel Martinique, January 22 to 23. The program for this meeting has been practically completed and interesting sessions are promised.

AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its 65th annual meeting in the new headquarters of the organization, 33 West 39th st, New York, Wednesday and Thursday, January 16-17, 1918. The business session will take place Wednesday evening.

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION AND THE NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold a joint annual convention and exhibition in New York City, February 12, 13, 14, 15, 1918. Headquarters at the Hotel Astor.

NATIONAL ASSOCIATION OF SAND & GRAVEL PRODUCERS will hold its annual convention in Chicago, Ill., February 7 to 8, 1918. Headquarters will be at the Great Northern Hotel. An interesting program has been prepared and open discussions will be conducted upon a number of live topics.

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

SERVICES

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OWNERS, ENGINEERS and ARCHITECTS are respectfully requested by this Corporation to submit their enterprise to it. All communications will receive prompt attention and strictest confidence. Whatever form of service you may desire will be rendered with a view of maintaining the highest standards of efficiency as represented by Quality, Speed and Economy.

REFERENCES

The following is a selected list of engineering work and building construction with which the personnel of this Corporation have been identified as principals:

Metropolitan Life, New York, N. Y.
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Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.

Mexico, Northwestern R. R., El Paso, Tex.
Metropolitan Street Railway, New York, N. Y.
Prudential Life, Newark, N. J.
Union R. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.
Barcelona Traction & Light & Power Plant, Barcelona, Spain.
West End Street Railway System, Boston, Mass.
Dominion Coal Co. Plant, Nova Scotia, Canada.

Union Railroad Station, Washington, D. C.
Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.
Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Merchants Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.

Hedden-Pearson-Starrett Corporation

QUEENS COUNTY BRANCH OF THE ASSOCIATION OF MASTER PLUMBERS OF THE CITY OF NEW YORK, the Master Plumbers, Steam and Hot Water Fitters' Association of Suffolk County, and the Association of Master Plumbers, Steam and Gas Fitters and Sheet Metal Workers of Nassau County have arranged that delegates of the different associations will attend one another's meetings and discuss the trade happenings of the three counties. Meetings such as these, where ideas and views are freely exchanged, should prove beneficial to the trade.

THE RETAIL LUMBER DEALERS' ASSOCIATION OF THE STATE OF NEW YORK, Paul S. Collier, secretary, Chamber of Commerce Building, Rochester, has announced that the dates for the annual convention of that association have been fixed. The convention headquarters will be the Ten Eyck Hotel, Albany, N. Y., January 30, 31 and February 1, a three-day session, for which will be arranged a very interesting program of business proceedings as well as addresses on current topics of interest along with a social program which will be appropriate to the occasion and the times.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition of architecture, sculpture, decorative and landscape design in the Fine Arts Building, 215 West 57th st, from February 3 to February 23, inclusive. This is practically

the most important showing of architectural and allied arts made in this country, and it invariably attracts wide attention and calls out a large attendance of architects, draughtsmen, builders and persons having building projects in mind. The league always has various competitions in hand which serve to stimulate interest. Owing to the fact that the past year has been a dull one in the building line an effort will be made to give to the coming exhibition an unusual merit with the idea of creating a renewed interest in building work.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FHSy—Approved Filtering and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHSy, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending Dec. 29.

MANHATTAN ORDERS SERVED.

Av A, 1408-10—Krauss Cigar Mfg Co.FP-Ex(R)
Baxter st, 146—Jos P Greaves, Spring Valley, N. Y.....Ex(R)-ExS
Centre st, 212—Wm Hugerhoff.....GE-Rec
Centre st, 212—Louis Eisenpresser.....D&R-Rec
Centre st, 210—Mary Marrin est, c Alice Fitzpatrick, 828 Lex av.....FE(R)
Chambers st, 81—David A Stillwagon, GE-El-Rec
Chambers st, 81—Edw C Carpenter.....El
Chambers st, 81—Edw D McKenna.....El-GE
Chatham sq, 9—Robt Kerr & Sons.....Tel
9 st, 43 E—Bergin & Beringson.....Rec
9 st, 43 E—Gutstein & Hoppenstand.....Rec
5 av, 411-3—Red Cross Society.....Rec
5 av, 411-3—Henry N Tift, 15 William.....ExS
Frankfort st, 15—Wm MacKellar est, care Geo M, 43 Cedar.....ExS-Ex(R)
Leonard st, 159-65—Jno Simmons, 110 Centre.....Rec
Lispenard st, 60-2—Boxner Medicines.....Rec
Lispenard st, 60-2—Miller Bros.....GE-Rec-Rub
Lispenard st, 60-2—Hyman Bernowitz.....Ex(R)
Lispenard st, 60-2—Henry Glass & Co.....El-Rec
Mercer st, 71—Wm Colgate, 5 E 82, Ex(R)-WSS(R)-ExS-FE(R)
Malden la, 14—Alfred D Pell, 22 W 53, FP-St-ExS-Rec
Pearl st, 295—Ullick A Kearln, 637 Park pl, Bklyn.....Ex(R)-St(R)-ExS-FE(R)
Pearl st, 295—Joshua Edgecombe, El-GE-FA-Rec
Pearl st, 295—Percival Block, GE-D&R-FA-Rec-Rub
Pearl st, 233-5—Benj B Johnston est, c B Faulkner, 918 St Marks av, Bklyn, Ex(R)-ExS-FE(R)-St(R)

7 av, 338—Harriet S James, c J Arthur Fischer, 690 6 av.....Ex(R)-FE(R)
7 av, 331—Robt Petty, 59 W 76.....FE(R)
7 av, 727—Max Hoppe.....Rec-FA(R)
6 av, 401—Louis Offenberger.....FA-Rec
6 av, 401—Isaac Barnett.....GE-Rec-Ex(R)
6 av, 401—Saml Totenbaum.....El
6 av, 387—Henry E Strack.....El
6 av, 387—Louis Teitelson.....FP(R)-FP-Rec
6 av, 495—Adolph Auerbach.....FA
6 av, 495—Jno H Riker est, c Harris Wilson, 48 Wall.....FE(R)-ExS-Ex(R)
Spring st, 53—Georgianna G R Wendel, 175 Bway.....ExS-FE(R)-Ex(R)
Spring st, 96-104—U S Realty & Imp Co, 111 Bway.....Ex(R)-ExS-Stp(R)
10 av, 767-9—J H Becker & Co.GE-D&R-El-Rec
10 av, 581—Atlas Economy Store.....TD
3 av, 801-3—Geo A Haggerty, 160 E 94, FP-FE(R)-ExS
3 av, 1686—Morris Goldstein est, 93 William.GE
3 av, 2336—Ettinger & Bruno.....Rec-Rub
3 av, 2135-7—Anthony Riccio.....FA-Rec
3 av, 2275—Elizabeth B Valentine, 255 W 34, GE
Thompson st, 129—Kammer & Obringer.....GE
Thompson st, 129—Rocco Cinguegrana.....Rec
Thompson st, 129—Michael Albanese, FA-GE-Rec
University pl, 74—Ann E Allin est, c Edna A Elliott, 146 W 88.....FE(R)-FP-ExS
University pl, 116—Samuel Levine.....FA-FP-Rec
University pl, 124—Emmeline C Baxter, 333 W 86.....ExS-Ex(R)-St(R)-FE(R)
Washington st, 513—Jno Stevens.....GE
145 st, 421 W—Theo H Lamprecht.....FP
120 st, 84 W—Violet C Miller.....FP-FE(R)-ExS
47 st, 125 W—Mary E Stebbins, c Geo M Richards, 28 W 46.....GE
50 st, 647 W—Jno J Astor, 23 W 26, FE(R)-St(R)-ExS

43 st, 532-4 W—Park & Tilford, 529 W 42.Rec-El
43 st, 55 W—Bernard W Webel, 140 Park av, Mt Vernon, N. Y.....ExS
41 st, 449-50 W—Heyward Cutting, c Cadwalader, Wickersham & Taft, 40 Wall, GE-FE(R)-St(R)-ExS-Ex(R)
32 st, 30 W—Greenfield & Delara.....Rec
32 st, 30 W—Edelstein & Zeller.....Rec
30 st, 642-53 W—Jno T Stanley & Co, GE-FA-ExS-Ex(R)-O
29 st, 148-50 W—Antonio Dalzini.....GE-FA-Rec
23 st, 100-8 W—Henry Parker.....O
Ann st, 61—Contract Impvt Co, 2 W 33, FP-St(R)-FE(R)-ExS
Blackwells Island, City Home Section—Jno A Kingsbury, Comr, Public Charities, Municipal Bldg.....A
Division st, 47-9—Wm Scheinman, 323 Grand, A-FD
Division st, 23-23½—Saml Miller, 35 Catharine.....St(R)-ExS
East Broadway, 91—Rosen & Elliott.....FP-GE
9 st, 43 E—Sailors' Snug Harbor, 61 Bway, ExS-Ex(R)-WSS(R)
8 st, 9 E—Henry Pensel, GE-FE(R)-St(R)-Ex(R)-O
75 st, 310-320 E—David Dohman.....FA-Rec
Eldridge st, 50-2—Witty Realty & Con Co, FE(R)
5 av, 71—Henry Spingler, 65 5 av.....Stp(R)
1 av, 1989—H J Brenden, Inc.....Rec
Pearl st, 295—Louis Rosenblum, GE-Rec-Ex(R)-O
Prince st, 130—Wm H White, 85 Neperan rd, Tarrytown, N. Y.....ExS-FE(R)
6 av, 502-4—Harry Margolin.....El-Rec-Ex(R)
6 av, 401—Harris Radusky.....Ex(R)-FA
10 av, 577-9—Herts Bros.....O-Rec
Thompson st, 129—Mary Koch, St(R)-FE(R)-ExS-Ex(R)-WSS(R)-GE
72 st, 261-3 W—Marion K Clark.....DC
29 st, 155 W—Josephine M Schweinler, c Chas, 421 Hudson.....A-FD-FE(R)-ExS
29 st, 148-50 W—M Chalion & Co, FA-Rec-GE-O
29 st, 148-50 W—Arthur P Hinton, 1 W 34, ExS-Ex(R)-FE(R)
28 st, 225-7 W—Wolcott Tuckerman, 224 R, Washington, D C.....St(R)-Ex(R)-ExS
25 st, 102-6 W—Edw Friebele.....GE-DC-El
22 st, 548-554 W—Hopkins Mfg Co, Rec-El-D&R-WSS(R)-FE(R)-ExS
18 st, 40 W—Mrs Martha Phillips, 161 Madison av.....ExS-Ex(R)-FE(R)-St(R)
14 st, 9 W—Wm C Demerast, FE(R)-ExS-Ex(R)

Ann st, 61—Geo Ringlain.....DC
Ann st, 61—Emil Travers.....GE
Bowery, 266—Louis Green.....FA-FP(R)-Rec
Bowery, 266—Morris Schneider.....FA-Rec-GE
Bowery, 266—Geo Tuminelli.....FA-FP(R)-Rec
Chambers st, 81—Franklin Bldg Co, 54 Wall, WSS(R)-St-Ex(R)-ExS-FE(R)
Chambers st, 81—Consol Gas Co, 130 E 15, GE
Chambers st, 81—Progressive Cycle Co, El-O-Ex(R)
11 av, 628-644—D Auerbach & Sons.....El-Rec
134 st, 64 E—Stephen H Jackson, 106 Lexington av.....DC
96 st, 306-8 E—M Bowsky.....St(R)-ExS
Bowery, 42—Consol Gas Co, 130 E 15.....GE
Bowery, 42—Jos Goldflam.....O
Chambers st, 181-5—Consol Gas Co.....GE
Chambers st, 181-5—Brent Good est, 45 Murray.....FE(R)-FP
Church st, 328—Premier Overall Co.....GE
Church st, 328—Eclipse Coat Co.....GE-DC-El
75 st, 432 E—Walter J Watts.....GE-DC-Rec
75 st, 432 E—Heller Bros.....FA
75 st, 432 E—Jacob Jacobs.....GE-El
18 st, 617-21 E—Conley Foll Co, D&R-El-Rec-SA

4 av, 125—Henry R Browne, O-FE(R)-St(R)-Ex(R)-ExS
Greenwich st, 63—Henry H Morton, 32 Scherhorn, Bklyn.....A
Greene st, 223—Harry A Herche, 45 Bway, FE(R)-St(R)

Greene st, 72—Harry Rose.....Rec
Jay st, 27-35—DeWinter & Co, 321 Washington.....ExS
Pelham st, 9—J Shapiro & Son.....DC-Rec
Pelham st, 9—Levin & Scherln.....FA
6 av, 825—Manhattan Fee Co, ExS-FD-St(R)-FP(R)-FE(R)

Washington st, 426—Annie L Morris, c Lewis G, 50 Broad.....WSS(R)
Waverly pl, 11-3—Herman M Joel.....GE-Rec
Waverly pl, 11-3—August Tams.....GE-Rec
Waverly pl, 11-3—Enterprise Mfg Co.....GE
Willett st, 7-11—Beth Harkness Anschel.....Tel
39 st, 231-49 W—McGraw Realty Co, ExS-O-Ex(R)

39 st, 231-49 W—Consol Gas Co, 130 E 15.....GE
23 st, 61-76 W—Jas McCreery Realty Corp, ExS-WSS(R)
20 st, 24 W—Sol Rosenberg.....Rec
20 st, 24 W—Kassel Werstein.....FA-Rec
17 st, 55-61 W—Childs Restaurant Co, 200 5 av.....Rec-DC-O
17 st, 55-61 W—George Borgfeldt.....Ex(R)-O
4 st, 31 W—Isabel Anderson, Larz "Weid", Brookline, Mass.....WSS(R)

BROOKLYN ORDERS SERVED.

Southern Blvd, 81-101—Amelia Ricca, FE(R)-WSS(R)-ExS-GE
Brook av, 871—Leopold Neugass.....DC
Seneca av, 926—Van Cortland Amusement Co, Ex(R)
Park av, 4077—Prabline Realty Co.....FD-A

BROOKLYN ORDERS SERVED.

33 st, 27-87—Bush Terminal Co, foot 43.....ExS
33 st, 27-87—C Kenyon Clothing Co, 734 Pacific.....Ex(R)-El-FA-Rec
Atlantic av, 2941-57—Abe Berger.....Rec
Atlantic av, 2941-57—Jacob Berkerwitz.....Rec
Division av, 268-70—Adolph Spitzer.....El
Johnson av, 105-7—Frank Dubrowitz.....El
North 4 st, 174-6—Bernhard Muench, FP-ExS-FE(R)-Ex(R)-WSS
North 4 st, 174—Amer Middy Co.....Rec-GE
North 4 st, 174—Kings Co.....GE
North 4 st, 174—Hutchins Bros.....GE
North 4 st, 174—Appeman & Belosln.....GE
35 st, 202-84—C Kenyon Clothing Co, 734 Pacific.....Rec-Ex(R)

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RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

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FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.
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MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.

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BROWN, WALTER E., 3428 Third Ave. Tel. Melrose 43.

CUTNER, HARRY B., 1181 Broadway. Tel. Farragut 4585.

DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.

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GOODWIN & GOODWIN, 260 Lenox Ave. Tel. Harlem 6500.

HOF, HENRY, 567 Third Ave. Tel. Murray Hill 5994.

KURZ & UREN, 370 E. 149th St. Tel. Melrose 2140.

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PERSON, O. D., 101 Park Ave. Tel. Murray Hill 110.

Sand and Gravel.

ROSE CO., JOHN B., 103 Park Ave. Tel. Murray Hill 5787.

Sheet Metal Work.

CENTURY VENTILATING CO., 257 Third Ave. Tel. Gramercy 4560.

Skylights.

AMERICAN GUARANTEE ROOFING CO., 22 E. 77th St. Tel. Lenox 7966.

Surveyors, City.

FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.

Telephone Accessories.

COIN DEVICE & SIGNAL CO., INC., 126 Broadway. Tel. Mad. Sq. 2594.

Terra Cotta.

NEW JERSEY TERRA COTTA CO., 149 Broadway. Tel. Cortlandt 3903.

Title Insurance

LAWYERS TITLE & TRUST CO., 160 Broadway. Tel. Cortlandt 6140.

NEW YORK TITLE & MORTGAGE CO., 13 Broadway. Tel. Cortlandt 6880.

TITLE GUARANTEE & TRUST CO., 176 Broadway. Tel. Cortlandt 8800.

Window Shades.

ORDINATOR CO., 101 Park Ave. Tel. Vanderbilt 3250.

Windows, Fireproof.

POMEROY CO., INC., S. H., 30 E. 42d St. Tel. Murray Hill 3338.

Wire Glass.

MISSISSIPPI WIRE GLASS CO., 220 5th Ave. Tel. Mad. Sq. 9370.

Wire Work

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.

STOLP, OSCAR, WIRE WORKS, 21 Fletcher St. Tel. Iowa 1048.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, JANUARY 12, 1918

THROUGH THE OPENING OF NEW SUBWAY BROADWAY IS BROUGHT UP-TO-DATE

It has frequently been charged against property owners that while protesting loudly against large city budgets they were not averse to clamoring for local improvements in their own particular sections. This is less true than it was formerly. It cannot, however, be said that there are many instances on record where property owners deliberately threw aside a great opportunity for obtaining a benefit for their district; one, moreover, which it is almost uniformly considered most fortunate to secure.

The middle Broadway district enjoys the unique distinction of having refused to tolerate a subway under its main artery, Broadway. It was not only willing to see this great achievement of modern times—the underground rapid transit railroad—diverted to another thoroughfare, but actually prevented its location under Broadway by protesting so loudly that the public authorities changed the plans and utilized Fourth avenue, turning west in 42d street instead of reaching Times Square by the shorter diagonal route under Broadway, past Union Square to 42d street.

Improvement Welcome.

To this extent the Broadway Subway, opened some weeks ago as far north as Union Square and extended last week to Times Square, may be said to be fifteen years behind the times, and correspondingly welcome.

A little more than twenty years ago the area south of 14th street, with Broadway as its main artery, was in an extremely flourishing condition. The hotel center was south of 23d street, and many of the hotels along Broadway, south of 14th street, were still able to retain some of their former prestige. Except in isolated cases business had not gone far beyond 25th street. If anything 14th street was a more prosperous retail thoroughfare than 23d street. Business construction, both in office and mercantile structures, had not yet passed through that evolution that has produced the modern building as we understand it today. That is to say, business housing in the area under consideration was adequate to the demands made upon it. The textile trades, silk, woolen, cotton, hosiery, underwear, knitted goods and commission houses were all centered on the area approximately between 14th and Chambers streets, mainly west of Broadway. The jobbing houses, retail specialty houses and offices were on Broadway. In the next few years some local shifting of trade took place, but this was not more than a normal movement, reflecting heavy expansion and without adverse effect on fee or rental values.

Succession of Events.

Several external events were taking place about this time, which had a more or less important local bearing. One was the repaving of Broadway. This apparently unimportant event was a serious one for middle Broadway, for the upheaval incidental to so large an undertaking directed attention to the adjacent parallel streets, including Greene and Mercer. These experienced arise in values, representing approximately what was being lost on Broadway.

Then followed the laying of cables for the cable car service. And not so very long after this came the necessary interruption, due to the change from the cable system to electric trac-

tion. Broadway each time suffered to some extent from the resultant interference with business. The limit of human endurance seems to have been reached when a new tearing up process was threatened in the late nineties.

These points are worth noting in tracing the decline in rental and fee values on so prominent a thoroughfare as Broadway and in a contiguous territory which a few years before housed a number of wholesale concerns, whose annual trade represented many millions of dollars. And taken in connection with the fact that a large majority of these wholesale concerns occupied leased quarters; that, broadly speaking, this housing was antiquated, and that owners were singularly indifferent to the need of modernizing these structures, they help to explain a condition which later became exceedingly grave.

Both the normal shifting of trade and the uptown movement of retail business began to be emphasized practically from the time that the subway was completed, in 1904. The influence of the Pennsylvania Railroad's activities were reflected between 1901 and 1905 in the creation of a new department store center, extending from Herald Square through 34th street to Fifth avenue.

When, in 1909, the notable building campaign began on Fourth avenue, from Union Square practically to 23d street, it found the old wholesale section south of 14th street unprepared to meet the competition coming from that quarter. This building campaign entirely transformed Fourth avenue, not only in its physical appearance, but also in the character of its tenantry, and it made serious inroads into the fee and rental values on middle Broadway nearly as far south as Canal street and for some blocks west.

Large vacancies were created in the territory about West 4th street, Wooster and Greene streets. The emigration of the lace, silk, ribbon, woolen and embroidery trades and of numbers of notion houses, mainly into the new Fourth avenue section left whole buildings empty. Incomes fell from 25 to 50 per cent. Lofts in Wooster and Greene streets, which brought an annual rental of \$3,000, had fallen in 1913 to a \$900 rental. In the vicinity of Broadway and 4th street office space in a typical building that brought \$1,200 in 1912 was a little later let for \$600. In some parts of this section small tradesmen and contractors secured quarters in 1913 at as low as 20 cents a square foot. In the side streets loft space for various trades was as low as 30 cents, and on Broadway 45 cents a square foot. Along Greene and Wooster streets mercantile buildings, on 25-foot lots, that in 1900 brought \$50,000 went at \$30,000 a dozen years later.

In the interval between the refusal of the late nineties and the subway opening last month the northerly section of this territory, between 33d and 42d streets, to and within the immediate influence of the Grand Central terminal and the Pennsylvania station, has missed the penalty through the force of circumstances—the northward trend of business and the great constructional expansion that has taken place since the first subway was started.

The lower section, from Chambers street north to beyond 23d street, has undoubtedly suffered largely from this refusal to be temporarily disturbed

through the derangement of business incidental to subway construction, and later Sixth avenue lost its old-time prestige as a great retail center.

All this, however, is about to be changed; is already being changed. Having finally submitted to the inevitable and gone through, several years later than was originally planned, the throes of subway building, this interesting section of New York City is already responding to the improved transit conditions. Not only does it now enjoy, between Brooklyn or the Wall street district and Times Square, a shorter route than the older Fourth avenue subway, but it has come doubly into its own through the recent opening of the Seventh avenue subway tapping the Broadway line at Times Square, where the latter branch will continue under Seventh avenue to 59th street and across the Queensboro Bridge, with extensions into Queens.

Realty Values Improving.

It is a coincidence merely, but a satisfactory one, that even before the opening of these two subway lines—the Broadway and the Seventh avenue—property values in the middle Broadway and lower middle west side sections had been improving mainly on account of the fact that for more than a year building has been held in check and practically all forms of housing in New York City, and notably in Manhattan, are as a consequence very much in demand.

The northerly section, south of 33d street, reflects a like condition. Sixth avenue in the twenties—the old retail district—is a notable example, while the side streets are reaping large benefit from the exclusion of manufacturing from the Fifth avenue section. Much is also expected from a solution, now hoped to be within sight, of the New York Central's West Side problem.

John P. Kirwan, of John P. Kirwan & Sons, who have been closely identified with real estate in the Times Square section for many years, in speaking of the opening of the new subway said: "The new line will do much to improve realty values along Broadway. South of 42d street property has suffered because of inadequate transit facilities, though the blame for this condition rests upon the property owners themselves. They had an opportunity several years ago to obtain subway transportation, but they were bitterly opposed to the scheme. In fact, they went so far as to get out an injunction. As a result the subway was built in Elm street, and Fourth avenue, the latter thoroughfare receiving the direct benefits. The building movement of a few years ago is ample testimony of this fact.

Owners Grant Permission.

"It was not until the realization of the harm done to Broadway through this short-sighted decision was thoroughly apparent, that owners saw the errors of their ways, and then they were only too glad to grant their permission for the present line.

"I firmly believe, that as soon as the building conditions improve and financial accommodations are obtainable, there will be a reconstruction movement started in Broadway which will change the entire skyline. By this I do not mean that exceedingly tall buildings will be erected, for the Zoning Law will come into play, but I do mean that modern structures will supplant the present antiquated buildings. I have

faith in Broadway and I look for an improvement in values. In fact, I am radical enough to firmly believe that as soon as the war is over that real estate will witness an activity such as has not been seen for many years.

Monroe Davis, of Folsom Brothers, said: "There is no doubt in my mind that the new subway will prove a great boon to property along Broadway and in the sections adjacent to Broadway. It is bound to bring about increased realty values and rentals. How could it do otherwise? Any improvement that will bring people nearer their homes or places of business is bound to benefit the property as well as the people. If the conditions in Brooklyn are as I expect them to be here, people

from that Borough, who had to take roundabout ways to get to and from their places of business here, will benefit. I wish we had a dozen more such improvements ready or even under way. Whether the new subway will come up to expectations or not, I cannot say. I believe it will come up to my expectations, but I cannot speak for anyone but myself. Conditions of traffic have been more or less unsatisfactory for people who are engaged in business any distance from where the old subway touched, but I look for a decided improvement from now on, and with new stations to be built at streets heretofore without a subway route—these streets are bound to improve, and real estate values and rentals increase."

COMMITTEE GOES TO WASHINGTON

Representatives of the Association of Building and Allied Industries to Confer With Officials

LAST Thursday a Committee composed of members of the Association of Building and Allied Industries of New York went to Washington for the purpose of getting in closer touch with the attitude of the Government toward the building industry. Among those who went were Elliott Smith, President of the Building Material Exchange; H. H. Murdock, of Jardine, Hill & Murdock, architects; G. Osgood Andrews, representing the National Plate Glass Manufacturers' Association; Frank N. Quinby, of the Brooklyn Chapter of the American Institute of Architects; Allan E. Beals and E. A. MacDougall, President of the Queensboro Corporation.

The Committee, which also includes other members, has had several meetings within the past two weeks, and the subject of present-day conditions, so far as the housing needs are concerned and possible remedies, has been gone over extensively. It was to get additional data that the Committee made the trip to the Capitol.

The meeting was set for yesterday and appointments were made with Senator William G. Calder, Walter E. Gifford, Director of the Council of National Defense, and Otto M. Eidlitz, Chairman of the Housing Committee of the Council of National Defense.

The recent meeting held at the rooms of the Building Trades Employers' Association, 30 West 33rd street, brought out clearly the aims and purposes of the association, and at that time many of those present stated their approval and willingness to join in the movement. A large number of delegates representing prominent organizations allied with the building industry were present, and, in answer to a roll call, stated that they were in sympathy with the work being done by the association, and would bring the matter to the attention of their respective organizations at the earliest opportunity, so that they could give their cooperation as a body. Among those who were present and favored the movement were the following:

C. A. Jackson, of the New York Chapter, American Institute of Architects; E. A. MacDougall and A. F. Mathews, of the Chamber of Commerce of the Borough of Queens; Louis Gold, of the Brooklyn Board of Real Estate Brokers; J. M. Wakeman and Theodore Dwight, of the Society for Electrical Development; Richard O. Chittick and H. H. Murdock, of the Real Estate Board of New York; Frank H. Quinby, of the Brooklyn Chapter, American Institute of Architects; L. W. Harrington and E. I. Johnson, of the Credit Association of New York; Professor Ira H. Woolson, of the National Board of Fire Underwriters; S. Harby Plough and W. C. Bergen, of the Builders' Protective Association; Elliott H. Smith, C. J. Curtin and George A. Molitor, of the Building Material Exchange; Hugh Getty, Frank Conover and C. G. Norman, of the Building Trades Employers' Association; Francis N. Howland, of the Material Dealers' Association; Frederick C. Zobel and A. E. Fischer, of the New

York Society of Architects; Wesley C. Bush, W. C. Williams and John McKewen, of the Mechanics' and Traders' Exchange; Charles Burns, of the Long Island Building Trades, and Benjamin Leavin, of the Bronx Chamber of Commerce.

Senator Ernest R. Ackerman made the opening address, after having been introduced by Elliott Smith, who presided and struck the keynote of the meeting. He spoke about the necessity for the co-ordination of the different lines of the building industry, so that all those whose vocation was that of construction could join forces in an orderly manner, thereby presenting a united front, ready for such service as the Government might call upon them to perform.

"In the metropolitan zone," said Senator Ackerman in the course of his address, "building permits aggregating in excess of \$200,000,000 were filed during 1916, which represent 25 per cent., or roughly so, of the building activities in the principal cities of the country. Undoubtedly the same proportion holds true for 1917, but the aggregate volume will probably be less. Such a large percentage of activity proceeding from the principal city of the Empire State must necessarily have the most impressive effect upon other cities throughout the country, and serve as a barometer of their constructive activities. Whatever we do, therefore, will be judged as expressive of the best thought of the nation, and be a standard by which the other communities of the Union may follow with profit to themselves and with patriotic uplift to the country."

In another part of his speech Senator Ackerman said: "The economic waste of the present world war is almost immeasurable, which of necessity must cause a higher level of prices than would normally exist. Therefore if those interested in any particular industry wink at profiteering or undue profits in any vocation those engaged in all other lines will necessarily have to pay in proportionate taxes for the excess profits obtained by the few associated in the particular line involved, thus unjustly and unpatriotically adding to the already great burden to the people."

"Primarily our actions are liable to influence the architects of the country, those great creators of visions which so quickly assume tangible form. Then the thousands of builders and building contractors who are anxious to prove their usefulness; then the thousands of material people, and, finally, the large army of laborers and other artisans in many lines too numerous to mention."

"If we can impress this vast army of industrial workers that we are striving to aid the Government along the lines prescribed we will be performing a service almost beyond comprehension, for we will have inculcated in the body politic cooperation founded upon the rock of truth and justice, and an endeavor built upon that foundation stands forever. When the war comes to an end let us be able to look back to our endeavors and be in a position to say: 'There has been no profiteering by

the building industry in the United States.'"

Edward M. Bassett was the next speaker, and said in part: "In the zoning work that I have been connected with during the last four years I have made a rather intensive study of all of Greater New York and many districts beyond Greater New York, and, coupled with this, have an experience of twenty-five years in making mortgages, not through appraisers, but through making the examination myself, seeing whether it was good, seeing whether the timbers were right and whether the iron work was bona fide. In that way I have got possibly a somewhat practical view of these subjects of building and building materials."

"What is the problem confronting us just now? Here is the greatest need for building to house makers of all kinds of war goods, railroad equipment and supplies, and at the same time the smallest ability to take care of the workmen by building homes where they are most needed."

"The trades represented here in Greater New York are able to construct \$200,000,000 worth of buildings in a year."

"Houses are needed, and are needed not an hour and a half away, but, indeed, a quarter of an hour away, because distance in a great city is measured by the time required in coming and going, and not by miles. The rapid transit system of this city is not laid out to carry people from one outlying district to another without taking them through the heart of the city and a long ride. The new industries that are going to be established in Greater New York to take care of war production will be located in the outlying parts of the city, and large industries need a great deal of land. Moreover, they must be located where they can get water and coal. They cannot be located where coal has to be hauled to them."

"Following are some spots available for this purpose: South Brooklyn, along the water front and between South Brooklyn and Coney Island; also north of Jamaica Bay, reached by the Livonia avenue rapid transit line; Astoria and along Flushing Bay, and in the Bronx, along the Southern Boulevard section, between that thoroughfare and the water. These are only a few of the available spots."

"I have a suggestion to make, but I will not go into details. The city cannot help in building homes, nor is the state going to give any effectual help. The Federal Government, however, under the constitution, is given the power of conducting war, and it is the only government in our country that is given that power. It can take a needed land, take possession of it, build upon it and make payment after the fact on some proper method of appraisal or with the help of the courts. It can actually do building if it is needed as a war measure. It could loan money to produce building. It can also take land for additions to the industrial site at a price at the beginning of the war so that the increment, which comes because houses had been erected, is not reflected."

"I think the next logical step for the quick producing of homes is for the Federal Government to take a hand in the location of these great industries, and then in building with United States money of homes for the workmen."

Annual Election Held.

The corporation of Douglas L. Elliman & Company held their annual meeting Tuesday, January 8, at the conclusion of a very successful year. In spite of the war conditions their brokerage department has shown a steady increase over previous years, and the number of buildings handled by their management department has increased over 50 per cent. The following officers were elected for the ensuing year: Douglas L. Elliman, president and treasurer; Roland F. Elliman, vice-president and assistant treasurer; Argyl R. Parsons, vice-president; D. Chester Noyes, secretary. Herbert A. Wildman was added to the Board of Directors.

BUILDING MATERIAL MARKET FOR 1917

Prices, Compared with 1916, Show
Fluctuations Month by Month

AS in other lines of industry so in building, the year 1917 has been fraught with unusual and abnormal conditions. All circumstances surrounding the building and construction industry underwent momentous changes as the year progressed and this country became deeper and deeper involved in the business of war. Early in the summer, prices of materials were accelerated in the steady upward movement, in progress for a year or more, and all kinds of materials and supplies took a sensational spurt. This movement is clearly illustrated in the accompanying table of comparative quotations. Soon came other conditions even more trying than the unstable material markets. Labor, already none too plentiful, was further diminished by the inroads of the draft, and the growing call for workers in munition plants and other Government work. Transportation facilities, none too good in the early months of the year, have grown steadily more congested as the additional demands of war traffic descended upon them.

Other factors deterrent to the normal prosecution of building operations, such as priority difficulties in obtaining materials, railroad embargoes, lack of trucking, labor and other annoying circumstances have prevailed.

Despite all these obstacles to building, which have arisen either directly or indirectly from the new war conditions, the total value of work started in 1917 shows a good volume. Much of this good showing is due to the numerous projects launched in the first part of the year, before it was definitely known that the country would be plunged into war. But even under war conditions the strength of the industry has been proven. Naturally, building and construction has undergone readjustments just as all other business, in adapting itself to war.

As compared with 1916, the residential construction started in 1917, in Greater New York, showed a decrease of 42 per cent., manufacturing buildings started an increase of 6 per cent., and miscellaneous building an increase of 22 per cent. The figures in detail were published in the Record and Guide on January 5.

As the year drew to a close the money situation became more and more of a factor tending to make building difficult. Growing scarcity of mortgage money and loans for domestic building presents one of the main obstacles to the prosecution of that full measure of construction which the demand warrants.

At a recent meeting of members of the Building and Allied Industries of New

York, the question of scarcity of building and real estate money was brought up as one of the most important problems confronting the industry in its endeavor to cooperate with the Government in meeting the war demands for building. Hopes are expressed that some means of Governmental relief will be found and that the building interests in cooperation with the Government may arrive at some solution of financing much needed buiding work, which is vital to employers and employees alike. Particularly pressing is the need for a large amount of industrial housing, and because of its vital nature in this time of national stress, such work, it is agreed, should have every possible advantage.

The coming months, without question, will bring forth a large volume of such construction. The same is true of additional warehouse capacity and plant extensions which are needed in connection with increased war activity of the city's industries.

Government construction has assumed a dominating position in the local building situation, as has been the case all over the country. Aside from strictly military building work, there is a growing interest on the part of the authorities in the matter of proper housing for workmen. That there is a direct relation between proper housing of labor and efficiency in production of war supplies. This matter has already assumed national significance, and calls for quick and aggressive action on the part of all concerned.

Conditions in the market for building materials and supplies during 1917 have been characterized by sudden and unusual changes. In the first place, production of many of the basic commodities has suffered considerable loss from the untoward circumstances of fuel scarcity, inability to secure raw materials, labor shortage and lack of adequate transportation. Production of certain fundamentals, such as brick and cement, although of fairly good volume during the first half of the year, have been substantially reduced as the year progressed. Only a slackening in the number of new building operations has prevented actual shortage of supplies, and in the case of certain commodities, such as window glass, stocks have become so far depleted that difficulty in filling orders has been experienced.

Accompanying the unusual conditions, prices of materials were most unstable up to within a short time ago. Of course, the most spectacular advance was that of structural steel, which sold for \$40.00 per ton on January 1, 1917, but rose to \$100.80 per ton by July 1. Naturally such levels could not be maintained for long,

and the market broke to \$89.60 by September 1. Then came price-fixing, which definitely located the level of \$67.20, at which new orders have since been placed. Because of the tremendous war demand for steel the market when allowed free play became more of an auction than anything else. Undoubtedly the steadying effect of price-regulation has exercised a beneficial influence upon all steel consuming industries. However, all kinds of steel are not subject to the heavy Government demand that has been felt for structural shapes and plates.

The brick market during 1917 underwent two distinct movements. Starting in with quotations at the \$8 level, the price rose rapidly, finding a temporary resting place at the \$10 mark, a point not reached since the summer of 1906. During April, May and June, quotations on common brick remained at or near this level, then started on a downward trend. At the \$8 point, however, the declining tendency was checked, and prices have hovered about this mark up to last week, with occasional variations of 25 cents or 50 cents in either direction. Brick was taken out of the market at the \$9 level.

The lumber market was characterized by advancing prices during the past year. Although an apparent resting place has been found at current levels, there is uncertainty in the local trade as to how long this condition will exist. Undoubtedly transportation is the all-important factor in the lumber market, as has been the case throughout 1917. A temporary relief from the congested situation would enable sellers to replenish stocks, only to be followed by a tightening up in the car shortage with the result that supplies would again become depleted and stocks badly broken. Naturally such uncertain conditions were reflected in lumber prices, which were often very erratic. A further cause of instability is found in the spasmodic nature of the demand, resulting from various requirements. Feeling is that nothing but firmness is in sight. Transportation conditions are so uncertain, and even with a bettered car supply the demand from miscellaneous sources is felt to be enough to prevent any surplus accumulation of lumber.

Window glass production for the 1917-1918 season will probably be only 50 per cent. of normal, owing to the difficulties which have been encountered. In the first place, the producing season has been curtailed by unfavorable circumstances, so that operation of the plants will continue only 16 weeks instead of 26 as normally. Labor shortage, inability to secure coal and raw materials have reduced the normal production. Taking into account the fact, also, that Belgian and German glass no longer comes to this country because of the war, it is easy to see why there is danger of real shortage. Only an absence of active building demand has prevented even greater price advances.

Comparative Monthly Prices of Materials, 1917 and 1916.

	Jan. 1	Feb. 1	Mar. 1	Apr. 1	May 1	June 1	July 1	Aug. 1	Sept. 1	Oct. 1	Nov. 1	Dec. 1	Cur. Price.
Cement, Portland domestic, spot, per bbl.													
1917	\$1.87	\$1.97	\$1.97	\$2.15	\$2.15	\$2.15	\$2.12	\$2.12	\$2.12	\$2.12	\$2.12	\$2.12	\$2.15
1916	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.87	
Brick, Hudson River, Common, per M													
1917	8.00	9.00	9.75	10.00	10.00	10.00	9.50	8.25	8.00	8.00	8.00	8.00	9.00
1916	9.00	8.50	8.50	8.25	7.50	7.75	7.50	7.00	7.00	7.25	7.75	9.50	
Window Glass, 10 x15 per box, 50 sq. ft.													
1917	2.85	3.42	3.42	3.42	3.42	3.42	3.42	3.42	3.71	3.71	3.99	4.32	4.32
1916	2.10	2.28	2.28	2.28	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.85	
Lime, Eastern Common, per bbl.													
1917	1.50	1.60	1.60	1.65	1.65	1.65	1.90	1.90	1.90	1.90	1.90	1.90	1.90
1916	1.35	1.55	1.55	1.55	1.55	1.55	1.35	1.45	1.50	1.50	1.50	1.50	
Yellow Pine, up to 12 inches, per M.													
1917	30.00	30.00	30.00	30.00	33.00	33.00	40.00	40.00	40.00	40.00	40.00	40.00	52.00
1916	32.00	33.00	35.00	35.00	35.00	35.00	31.00	26.75	26.75	26.75	26.75	38.00	
Eastern Spruce Timber, wide, random													
1917	25.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	28.00	28.00	37.00
1916	25.00	25.00	25.00	25.00	25.00	25.00	23.00	23.00	23.00	23.00	23.00	24.00	
Penn. Hemlock, base price, per M													
1917	25.00	25.00	26.00	26.00	27.00	26.00	29.00	29.00	29.50	30.50	30.50	30.50	30.50
1916	23.00	23.00	23.50	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	25.00	
Structural Shapes, Pitts. (per ton)													
1917	70.00	65.00	65.00	72.00	80.00	85.00	100.80	100.80	89.60	67.20	67.20	67.20	67.20
1916	40.00	38.00	45.00	50.00	50.00	52.00	50.00	50.00	50.00	54.00	56.00	60.00	
Copper per hundred pounds													
1917	29.50	33.00	36.50	34.00	31.00	32.50	31.75	29.00	25.25	23.50	23.50	23.50	23.50
1916	22.80	25.37	27.12	27.50	28.50	28.00	26.50	26.25	28.00	28.50	28.50	34.50	

EXISTING NON-CONFORMING OCCUPANCIES

Uses Should Be Protected Only So Far As Is
Necessary To Maintain Vested Rights of Owners

By FRANCIS P. SCHIAVONE

IF we could zone a city before it is built, and that will be possible in the future, we would have no existing non-conforming occupancies. But zoning is of a later origin than our cities and in most cases some non-conforming use will be included within a restricted district. If we were to aim at the avoidance of the non-conforming occupancy, we would have to satisfy ourselves in a city like New York with zoning only a small part of its built-up areas. The existence of the non-conforming occupancy is one of the strongest reasons for a districting plan.

In New York City there are thousands of such occupancies. In the residence districts, there are stores, industries, garages, stables. In the business zones there are nuisance industries, large garages and large stables. To escape non-conforming occupancies, it would have been necessary to create districts so small as to afford little or no protection to their neighbors. They were included, and thereupon constituted non-conforming, with the idea of gradually eliminating them.

Non-conforming uses should be protected only so far as is necessary to protect the vested rights of the owners. If the occupancies are truly non-conforming, they should be allowed only such growth as is vital to their existence, without extending their natural lease of life, or increasing their nuisance features.

Restrictions upon the use or occupancy of buildings or premises are generally drawn with reference to new uses or occupancies. They are applied chiefly to new buildings, and, somehow or other, it is thought that existing non-conforming occupancies will take care of themselves. This attitude is unfortunate. If zoning for new occupancies requires study and care, the question of existing occupancies requires study and care. They do not require, perhaps, the same degree of foresight as must be exercised in laying out zones for new uses, but unless they are wisely handled, they are going to break down the restrictions by becoming greater nuisances, or they are going to break down the restrictions through the public clamor of "confiscation." It will not do to neglect them or they will grow and spread. Neither will it do to choke them too savagely.

Experience has shown that there are many more applications for alteration permits than for new building permits. But questions about existing non-conforming occupancies, arise not only when the building is to be altered, but more often when one tenant leaves and another comes in, and the building is to remain unaltered.

Where a new building is proposed, there is usually only one question: "Is this occupancy permitted in the district?" When an existing non-conforming occupancy is to be changed, we have many questions. "Into what classification does the existing occupancy fall? May it be extended throughout its building? May it be extended by enlarging the building? May a new building be erected for it? May structural alterations be made if it is continued? May it be changed to this? Or to that? And, if changed, are extensions or structural alterations to be permitted?"

I must assume that any zoning plan will have several classes of uses or occupancies, and if it does, then practically no question as to the classification of new uses will arise, which will not spring up, in even greater variety, as to existing uses. A districting law may conceivably exclude all business from a residence district, thus treating all business alike, and it may exclude all industry from a business district, thus treating all industry alike. But if we have, in a high-class residence section, a retail drug

store, a business, and if the zone plan is drawn on lines that permit of some flexibility in the interchange of non-conforming uses—we would not be doing justice to the conforming residences if we permitted the existing business, the retail drug store, to be changed into any other business, a wholesale grocery store, for instance. We would be doing equal injustice to a high-class business section if we permitted a wholesale bakery, an industry, to be changed into any other industry, a glue factory, for example. The broad classification that will serve admirably to exclude new uses will not do to govern existing non-conforming occupancies. If the full benefits of a good zone plan are to be reaped, existing uses must be graded.

Good Plan Not Drastic.

I shall assume that a good zone plan will not be so drastic as to call for the eviction of an existing non-conforming occupancy and that it will permit such occupancy to be continued under certain conditions and to be changed within certain limits. If wisely drawn such a plan will weed out, little by little, the offending occupancies. It will accomplish its object quietly and economically without violent readjustments and losses.

Under such a plan the grading of existing uses or occupancies would be done with especial reference to the degree of freedom or restriction desired. It should consider, first, the continuance of the non-conforming use; second, its extension; third, its change to another use, and fourth, the question of structural alterations.

When I speak of grading, I have in mind a series of steps, at the top of which would be the most offensive use or class of use, and at the bottom the least offensive. With such a series it would require but few words to draft a provision to permit an interchange among the uses on any step, or permit a change of a use on one step with a use on a step below. Such a provision, prohibiting an occupancy to go up a step in the scale of nuisance values, and encouraging improvement whenever a change is made, will be in full accord with the spirit of effective zoning.

Such is the ideal, to be worked out by each community for itself and for each of its zones. But as is true of all ideals, it is beset by certain cold, hard facts that cannot be ignored and certain problems that cannot go unsolved.

Trade Problems.

Our first concern is with the characteristics of the medium in which we are working. I may state it in one word as change, change with time, change with place, change with management. A process of manufacture may be obnoxious today, but may be freed tomorrow of its disagreeable and dangerous features by some improvement in the art.

A trade that is a nuisance in one place may be appropriate in another. Under one method of management, it may be offensive to all the organs of sense; under another, quite harmless.

Considering it in the absolute, there is no nuisance feature that may not be made inoffensive. Smoke, dust, odor, gas, and even noise may all be brought within control. They become nuisances, through waste and inefficiency.

Smoke is the result of incomplete combustion. If we were able to gather in all the products of combustion and to utilize them, we need never be bothered with smoke. It may not be profitable now to utilize all the ingredients of smoke, but considered absolutely, smoke is waste.

Dust is the result of the incomplete utilization of materials. The dust that rises from a stone crusher is stone, just as the dust of gold is gold. In many industries, dust is gathered by fans and blowers and utilized economically. In

such cases it does not constitute a nuisance.

Odor may be either a gas, a liquid or a solid finely divided. Gas is the result of the incomplete utilization of materials. It is the result often of waste. Millions of dollars worth of usable material annually escapes through the doors and windows and chimneys of factories. Of late, we are learning to use, as by-products, the gas that is produced by major manufacturing processes. Fumes that used to blight a whole district in the neighborhood of a copper smelter are now utilized to produce hundreds of tons of sulphuric acid a day. The fumes are a nuisance no more.

Noise is not always, but often, the result of the inefficient utilization of energy. Machines that once were noisy to distraction are now practically unheard, witness a good motor car. The noisier a set of gears are, the more wasteful usually. Well-designed gears, bearings and shafts are not noisy. Even the noise of a compressed air hammer can be muffled, though the production of noise would seem to be inseparable from its operation.

Having to deal with a subject so dressed in accidental characteristics, we must see to it that we classify or grade, according to essentials only, and that our grading is susceptible of change, to keep pace with a change of fact.

We must grade by principal uses and not by secondary. When I make this distinction, I have in mind many borderline cases that have come within our experience in connection with New York's Zone Law.

For instance, in a residence district the New York Zone Law permits the erection of hotels having thirty or more sleeping rooms. Is such a hotel permitted to operate a restaurant, a cloak room, a barber shop, a billiard room, etc.?

Philanthropic and eleemosynary institutions are also permitted in a residence district. But should we permit a home for the blind to operate a printing and embossing plant to manufacture books for the blind?

A garage, for five cars or less, is also permitted in a residence district, provided it is the accessory of a residence on the same lot. Does this permit the erection of a building to house four cars on the ground floor and providing a smaller floor area in the second story for dwelling purposes?

Public museums are permitted in residence districts. Does this provision include a picture gallery open to the public? Occasionally a picture may be sold after it has been on view, but is it not rather a public museum than a business?

Is it true that a large clothing factory should be classified, with regard to noise, as in the same class as a saw mill just because it may operate a saw in its basement for the occasional cutting of wood for boxing its shipments?

The grading should draw a distinction between chief and accessory uses, between those that are important and those that are not. There is practically no establishment that does not, upon an analysis of all its operations, seem to fall within several classes at once. The jeweler may appear to operate a foundry and a machine-shop because he melts and casts metal, he grinds, turns, bores, tempers and plates; but he should not therefore be put in the same class as those establishments that emit smoke, dust and gas and rend the air with screech and clang and rattle.

Each community must do its grading in accordance with its special needs. It must determine how long it will permit its non-conforming occupancies to exist. If their life is to be short it will permit no structural alterations of the buildings housing them. It must

(Continued on page 39.)

BUILDING MANAGEMENT

NEW YORK MANAGERS' ASSOCIATION HOLDS ANNUAL ELECTION—SCARCITY OF COAL CAUSES CONFUSION

LAST Tuesday the New York Building Managers' Association held its annual meeting, and the following officers were elected: William T. Ropes, of Horace S. Ely & Company, president; Charles B. Best, with the Van Beuren & Spingler Estates, vice-president; Lee T. Smith, of Pease & Elliman, treasurer, and Raymond P. Roberts, of Harris & Vaughan, secretary.

The following members of the Executive Committee were elected: Bernard E. Martin, representing the Havemeyer Estate; Jerome G. Young, of Albert B. Ashforth, Inc.; J. Clydesdale Cushman, of Cushman & Wakefield, Inc.; M. Sloman, of Bing & Bing, and R. W. Murray, of Douglas L. Elliman & Company.

Just after the first of the year an order was received from Albert H. Wiggin, New York State Fuel Administrator, relative to the reduction of light and heat for buildings. The order is as follows:

Office Buildings.

1. No live steam to be used for heating between 7 p. m. and 7 a. m.
2. No live steam to be used for heating on Sundays and holidays except that which is necessary to keep pipes from freezing.
3. To cut down all electric lighting in the offices, hallways, etc., 25 per cent.

Apartments.

1. To discontinue all use of live steam for laundries, refrigerating plants, drying rooms, tubs and vacuum cleaners.
2. All outside lighting to be discontinued excepting necessary lights for areaways and courtyards.
3. To cut off all live steam used for heating between the hours of 11 p. m. and 6 a. m.
4. To cut down all electric lighting in apartments, hallways, etc., 25 per cent.

Hotels, Clubs and Restaurants.

1. To cut off all outside lighting except necessary lights in areaways and courts.
2. Shut off all live steam for heating from 11 p. m. to 6 a. m.
3. To cut down all electric lighting in all rooms, halls, etc., 25 per cent.

Stores, Lofts and Mercantile Buildings.

1. In stores, lofts and mercantile buildings no live steam for heating shall be used between the hours of 6:30 p. m. and 6:30 a. m.
2. No live steam to be used for heating on Sundays or holidays.
3. To cut down all electric lighting 25 per cent.
4. Interior show window lighting shall be prohibited after 7 p. m. excepting such lighting as is necessary for protection of property.

The above recommendations concerning heating to apply to all classes of buildings when the thermometer is 10° above zero outside. When the temperature is lower sufficient heat may be provided for the protection of pipes.

There was some question in the minds of some members of the association whether the order was to be construed as a recommendation or to be considered absolute. In order to clear up this question a letter was sent to State Fuel Administrator Wiggin, and the following is his reply:

"I have your letter of today with reference to the order dated January 2 affecting the reduction of

light and heat in buildings. This order is not to be construed as a recommendation, which may or may not be accepted by those to whom it is directed, but it is to be considered as an absolute order of the United States Fuel Administration, obedience to which is required. Of course this does not mean, however, that there may not be exceptional circumstances or conditions under which the order may be deviated from. When such exceptional conditions or circumstances arise, and it is desired not to comply with the order, appeal should be made for such authority, or the person disobeying the order must only do so with the assurance that he will be able to defend such action. In other words, if the party disobeying can make a case of such disobedience of course no harm will result to him. You appreciate that the only way to cover this sort of a situation is by a general rule, and you also appreciate that there are also circumstances to which no general rule can apply."

In its report the association makes the following statement: "Deliveries of coal during the past week have been spasmodic. Many buildings have been shut down for various periods, and the exceptionally cold weather has played havoc with sprinklered buildings, and it has been necessary to drain the systems. Coal companies offer no encouragement for relief. The New York Steam Company has been unable to keep up their pressure.

"The Fuel Administration advises the association that New York City cannot expect much better than 60 per cent. of its usual requirement for the balance of the winter. This necessitates drastic action being taken in fuel conservation.

NON-CONFORMING USES.

(Continued from page 38.)

determine whether they may be extended throughout the building or into another building. It must define how far a non-conforming occupancy may be changed into another.

So, too, it must grade its industries and uses, to which property may be devoted, in accordance with its own special requirements. The order of nuisance values, appropriate in a manufacturing or mining city, might not be appropriate for a town in a farming center.

At the head of the list for a city like New York would appear generally those industries which are most obnoxious on account of the emission of noise, dust, odor or gas. Next in order might be placed the storage or handling of materials that are offensive for like reasons.

A third class of industry might include manufacturing which, as a process, might be unobjectionable, but which, because of its size, carting, etc., might not be permitted in a restricted district. It would usually have no relation as a producer to its immediate neighborhood.

There is a fourth class of industry, etc., which would fall into one of the above classes if we considered only its nuisance features. It may be, however, of local necessity. It may be a garage or stable, for instance, offensive by reason of noise and odor and as objectionable as a slaughter house of equal size. But the garage or stable may be needed as a convenience in the neighborhood, while the slaughter house might as well be a mile away. In this class of local conveniences might also be included the small shops conducted by mechanics for the repair of buildings, furniture, etc.

"It is the opinion of the Attorney-General that the Board of Standards and Appeals has jurisdiction and power conferred upon it with reference to Sub-Divisions one, two, three, eight, nine and ten, Section 79-E, of the Labor Law, all of which relates to the number of persons who may be employed, permitted or suffered to work on any one floor. This section of the Labor Law allows for additional occupants in factory buildings under certain conditions over and above those for which exit facilities are provided.

"The Legislative Committee is still in conference with the Real Estate Board in relation to suggested amendments to the Labor Law, particularly affecting the definition of a factory, locked doors, hot water and soap, exit lights, responsibility of agents, and the removing of responsibility of owners and placing it with tenants under certain sections of the law.

"At a meeting of the Board of Hazardous Trades, Fire Department, held on December 29, the following resolution relating to the modification of stand pipe requirements as to hose was adopted and approved by the commissioner:

"Matter of request of the New York Building Managers' Association, 31 Nassau street, for waiver of requirements for hose in certain buildings. This matter had been considered by the Board at a previous meeting, after which it was agreed that the applicants could present a list of the buildings in which this waiver was requested. At the meeting today Chief Hammitt presented a letter from Mr. Arthur C. Bang, Chairman of the Department Orders Committee of this association, submitting premises 681 Fifth avenue, 404 Fourth avenue, 154 West 14th street, 209 West 38th street and 594-596 Broadway for consideration. Chief Kenlon stated that before acting upon the request it would be desirable to have a complete inspection made of each building, whereupon the matter was referred to the chief of department for further investigation and report."

Under the heading of business we might exclude from a residence zone all kinds of new trade occupancies indiscriminately, but when we have to deal with existing uses we must seek finer distinctions.

In a first group of the more objectionable classes might be put the wholesalers, the storage warehouses, those stores that have some manufacturing accessory to them and stores selling products offensive by reason of dust or odor.

In a second group might be placed other business occupancies, especially those that serve their immediate localities.

In all this grading of nuisance values, or inappropriateness, we must keep in view this question of local necessity. We can be more lenient towards those occupancies which are a convenience to their neighborhood than towards those that serve a distant population.

The method of classification I have outlined may appear to lack simplicity. No doubt simplicity is much to be desired and should be a characteristic of every zone law, but simplicity in wording may involve complexity in thought; may lead to endless doubt. In the real estate field nothing is so deadly as doubt. It enervates the whole life of a community. It depreciates values; it hampers sales; it makes mortgage loans unobtainable.

Simplicity of restrictive classifications may be required by the necessity for having some restriction adopted and having it sustained by the courts, and perhaps you will have to bow to it for a time. But once a zone law has been enacted, and once a city or town has become educated to the advantages of such a law, nothing should stand in the way of a clear, logical and appropriate classification of existing occupancies.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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NOTICE.

IN accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated by the Appellate Division of the First Department, for the publication of all legal notices, and such insertion in the Record and Guide will be accepted as fulfilling all requirements of the law.

"Laying the Ghost to Rest."

The present depression in the construction industry is due, in no small way, to the continued preachments of various individuals, some of them connected with the national Government, that industries not directly employed in war work were "non-essential" at this time, might be dispensed with; and one or two men have not hesitated to state that it was "a good thing there is a depression in the building industry"; that "there are plenty of buildings" and that "all construction not directly useful in the conduct of the war should be stopped."

This policy, which at one time went so far as to suggest the issuing of Government permits to build, had the further effect of frightening the makers of building materials with the fear they might be prevented from carrying on their businesses; that they might be classed as "non-essential industries," with the result of a general disposition on their part to sit tight and await the fall of the axe. In the meantime they have prepared to curtail their efforts to get business, and have been naturally in a pessimistic mood. One man said, in connection with a proposed publicity program involving the expenditure of \$100,000 or more, that "we are going to wait to see whether we shall be classed

as a 'non-essential' before we go ahead, and are not going to make any contracts that might not be cancelled at a moment's notice."

Several times there has come from somewhere in Washington the statement that a list of "non-essential" industries had been made, and there were threats that the list would be published and action taken by the Government to stop their activities. At one time it was stated that this list comprised "over 500 industries" and that it had been prepared and submitted to the Government by the railroads. The list never was published and no action was taken except the issuing of several temporary priority orders affecting the transportation of materials, in favor of food, fuel and munitions, and these orders are now vacated, since the Government has taken control of the transportation lines. The policy is now to move all freight in regular order, giving preference at the present time, of course, to fuel.

On January 9, the Fuel Administration at Washington issued a statement which must have a good effect on "non-war" industries, and especially on the many units of the construction industry. In fact, it marks a turn in the affairs of the country because it "lays the ghost" of the fear of action that would have resulted in stagnation for a large part of the construction industry, and now people can make plans for continuing in business, although not to the extent that might be possible in normal times.

This upset has been psychological in character and fortunately has occurred during the winter, when the building industry is largely dormant. With the coming of spring the demand for coal will be less and with the betterment of transportation conditions we can look forward to probably better times for the construction industry than it has enjoyed for months past. People's minds will again be on building, the Government financial program is better understood, and we are accustomed to its effects on normal business. The Government is apparently getting down to a sound basis in handling industrial matters, and realizes that even "non-war" industries must continue during the war. A proper understanding of the true economic needs of this country is gradually developing; people are thinking more clearly, and the results are manifest to all.

One of the features of the Governmental program is cooperation, and in this respect the authorities at Washington are not making any mistake. A conference will be called at the Capital at which representatives from more than one hundred industries, not engaged in war work, will be in attendance. The coal situation will be gone over in its entirety; the amount of coal available, the amount required by the Government for the prosecution of the war and also by private consumers, and the total curtailment of coal which will be necessary in order that these demands can be satisfied.

At the conference the representatives of these industries will be appealed to upon patriotic grounds to curtail their requirements as much as is consistent, and it will be shown to them that this course will redound to their own benefit. It is anticipated that about 50,000,000 tons of coal will thus be saved during the current year. The army and navy and those engaged in war work will be the only ones to receive their full requirements.

The statement issued by the Fuel Administrator says in part: "Industries, sometimes mis-called non-essential industries, are the backbone of the country's economic system. These industries have never objected to any curtailment of coal or material or men which could be shown to be necessary to win the war. It was the indefinite threat of annihilation by restrictive orders which during the last two or three years has alarmed the leaders of business and finance.

"It is believed the operation of this plan to voluntary conservation on the part of non-war industries will forever

lay the 'ghost' of the 'cut-off the non-essential industries' agitation, which has been going on since the United States entered the war, and automatically will balance the relation between the production and consumption of coal and prevent any repetition of the present coal shortage.

"Other industries whose representatives have been to Washington already are paint and varnish, wall paper, confectionery, artificial ice, boxboard and glassware. The voluntary reduction of one day's running per week on the part of boxboard manufacturers amount to 1,000,000 tons a year and will take 30,000 carloads of merchandise freight off the congested railroads.

"An order of the Fuel Administration, backed by the authority and penalties of the Lever Law, will compel an equal compliance by every member of each industry, and would assure those who would gladly make their share of the sacrifice that no advantage will be taken of their patriotism by unscrupulous competitors. All are placed on the same basis."

New Subway Link in Operation.

Last Saturday morning, just before noon, an additional link of the Metropolitan system of rapid transit was officially placed in operation. At the first stroke of the clock, the facilities of the Broadway Subway, from Times Square to Whitehall street, were placed at the disposal of waiting passengers. The operation of trains on this extension ended a long period of waiting, with many promises of relief, followed by disappointments, with a confusion above ground during the years of construction that proved costly to the business interests located on Broadway and that seriously affected property values. The owners of real estate and the business concerns located in close proximity to this route are particularly gratified by the commencement of operation, as the line will draw thousands of people to the district and in general will change the business outlook for them.

For many months vehicular and pedestrian traffic along Broadway has been sadly interrupted by the congestion caused by the construction of this new traffic artery. Broadway business men and the owners of real estate have suffered patiently, but soothed with the knowledge that after the confusion of building would follow an era of comparative peace and improved business, and that there would ultimately return to them the benefits of greater business opportunities and an increase in the value of their realty holdings. The commencement of operation of the Broadway extension will unquestionably be instrumental in bringing about this added prosperity for the district tapped by the line, and thus it was with gratification and hope that the Public Service Commission, officials of the Brooklyn Rapid Transit Company, the Broadway Association and the Brooklyn Civic Club combined in celebrating the opening of the line last Saturday.

The Broadway Subway, to Times Square, is a traffic medium of paramount importance to the residents of Brooklyn who will now be rendered a quicker and more convenient service from their home Borough, to the business, club, theatre, hotel and shopping centers of Manhattan. The time of transit from Brooklyn to Times Square has been materially lessened and the comfort of the new cars with their adequate seating arrangements and the large open spaces for standees are a great improvement over the crowded conditions that have maintained for a long time on the existing lines.

In addition, the operation of this extension brings the entire Dual System of rapid transit nearer to its ultimate goal of completion. By this additional facility Wall street and the financial section is but fifteen minutes distant from Herald Square. The current of uptown traffic will be changed, and the change will prove of material value and benefit to the business and real estate interests along Broadway and its tribu-

ary streets. By virtue of this extension it is only reasonable to presuppose that property values, that have so long been dormant, where not actually declining, will enhance and return to their former solidarity. The prediction has been made that they should substantially increase.

Transportation problems of Greater New York are increasing at a more rapid rate than the municipality is able to dispose of them by providing additional facilities for the traveling public. The population of the city is rapidly increasing and a new transit artery is no sooner opened to the public than its facilities are taxed to the limit and seemingly without relieving the lines that formerly carried the burden. This proves conclusively that the city officials and the Public Service Commission still have a monumental task ahead of them in solving the difficult problems presented by the transportation situation and that every facility must be utilized and no effort spared to hasten the construction and completion of the projected extensions that are called for by the city's comprehensive rapid transit plan.

Favors City Record.

Editor of the RECORD AND GUIDE:

As I have not seen any answer to Mr. Ramsay's letter, appearing in your issue of December 29, I take the liberty of drawing attention to the distinct advantages of the annual publication in the City Record of the final assessed real estate valuations, even though necessarily published after the opportunity to protest or effectively to point out inequalities for correction has passed. The greatest value for such a publication might be attained if upon the opening of the books on October 1, the tentative valuations then first made public could be at once printed in ample time for circulation prior to the expiration of the time for filing objections, but as this date is now fixed for November 15, the intervening time is insufficient for that purpose.

On the other hand the publication of the final assessed valuations (fixed on the February 1 following) which evidently goes to press at once and is available for distribution early in May (not August as Mr. Ramsay mistakenly states) just at the time that the rank and file of taxpayers are getting ready to pay their May tax bills, and become interested in a comparison of the amount of their assessed valuations as compared with neighbors and contiguous or related sections, enables them to protest to the assessors then engaged in fixing the following year's valuations, and thus prevent the continuance of any assessments which may be unfair.

I fully agree with Mr. Ramsay that it would be better to leave out the names of the alleged owners entirely, and if this be done the printed copy might well find room for the much more important item of "dimensions of building" which is now omitted. B. D. E.

Conservation of Coal.

Editor of the RECORD AND GUIDE:

I note the Government Coal Administration is advising consumers how to save coal. This advice, if it could be readily applied, would to some extent conserve fuel used for domestic purposes if these instructions were practical or comprehensible to the average mind. I note, however, the public is advised to consult experts when in doubt of its own initiative to supply some measure of economy in the consumption of fuel.

For the past ten years more attention has been given to economic heating of buildings of every kind than for twenty years prior to that time when fuel was comparatively reasonable in cost to the gradually but continually increasing price up to date. But habits of waste have become so fixed that opinions of experts have only received attention from those who have been looking forward to a still higher cost and those

about to install new heating apparatus and not all of the latter.

Heating is a science that has received much attention and thought by those engaged in the profession or business of installing heating apparatus designed to be healthful as well as a utility of comfort. Much progress has been made that has resulted in both directions.

There are many systems in use, but the most primitive as well as the most economical is a stove set in the room or rooms to be warmed. The temperature of the stove may be raised to almost any degree from 90 to 500 degrees Fahrenheit, a scope far beyond any other efficient heating medium. The stove heats the air of the room or rooms to any comfortable degree to suit the occupants. It also consumes the air of these rooms to create combustion in the fire chamber to such an extent that a higher degree of temperature is necessary to comfort than any other medium of heating except the gas or oil stove or radiators that consume a very large proportion of the 27 per cent. of oxygen contained in the air, as without oxygen no combustion can take place and no heat can be generated. Life cannot long survive in a tightly closed room warmed by a coal, gas or oil heater, the fuel of which will only burn while enough oxygen remains to continue combustion. The person or persons remaining in the room who also consume oxygen would unconsciously drop to sleep and die of asphyxiation, so that much caution should be used in the use of stoves, gas or oil heaters.

Probably the most wasteful heating apparatus is the hot air furnace that takes its air supply or heating medium direct from outside the building to be warmed. This air at outdoor temperature is passed over the heating surface of the furnace into the rooms to be warmed to a comfortable temperature of about 65 to 70 degrees. A lower temperature is comfortable if the air is moistened by placing a vessel of water in contact with the heating surface which has the effect of restoring some degree of humidity to the air after it has passed over the hot surface of the furnace. This would also apply to heating apparatus located in the rooms using coal, gas or oil fuel.

A great saving could be made by circulating the air within the house by closing the cold or fresh air intake to the furnace and cutting an opening in the outer jacket of the furnace near the base. This opening should be equal in area to the cold air intake. Then cut a register opening in the floor above the furnace so that the air from the rooms may find its way to the opening at the base of the furnace by gravity; opening cellar door leading to the furnace in cellar from the upper portion of the house will do as well.

Indirect steam heat, which is also very extravagant in the consumption of fuel, may be treated in the same manner as the hot air furnace by closing the cold air supply from the encased indirect radiators in the cellar and drawing the air down from the rooms above.

The low pressure steam heating apparatus with radiators located in the rooms, when carefully installed and managed, is probably the most economical for large buildings such as office, loft, factory and apartment. Hot water heating with direct radiators located in the rooms is probably the most economical for house heating. This method must also receive careful attention in detail of construction and firing. Care should also be used in closing the valves on hot water radiators to avoid leaving the rooms without heat in zero weather. If the water in the radiator should freeze much damage might be done the house and furniture.

Under the law regulating the ventilation of school buildings, large quantities of fuel must be burned to raise the temperature of the air taken direct from outside to a comfortable degree. The cost for fuel to ventilate school buildings probably exceeds the cost of heating the buildings by direct radiation. In very cold weather, but few, if any, of the

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 297.—What clauses should be incorporated in leases of manufacturing loft buildings to protect owners in regard to locked doors and night and Sunday work, as covered by the Labor Law? A. V. T.

Answer No. 297.—Section 94 of the Labor Law provides * * * "Except as in this article otherwise provided, the person or persons, company or corporation conducting or operating a factory whether as owner or lessee of the whole or of a part of the building in which the same is situated or otherwise, shall be responsible for the observance and punishable for the non-observance of the provisions of this article, anything in any lease or agreement to the contrary notwithstanding." The concluding clause of the provision answers the foregoing question in my opinion. The relief desired may be accomplished only by appropriate legislation.

modern school buildings are equipped with sufficient direct heating surface to warm the class rooms adequately if the indirect heating used for ventilation were shut off.

The prime factor of combustion in any heat generator is oxygen to feed the fire. This is often overlooked entirely. A considerable volume of air is absolutely necessary, the volume of course depending on the area of the grate and the amount of fuel required to raise the temperature of the building to be warmed. An air supply direct from the outside to the underside of the grate with a proper damper for regulation is the surest way to get proper air supply for combustion. A good draft is also very essential to every type of heat generator. The large sizes of coal require less draft than the small sizes and burn more rapidly. By covering a fire of large coal with pea or chestnut at night and in moderate weather a considerable saving will be made in the total quantity burned. The small size of coal is more liable to contain a greater number of heat units per pound than the large size. This is especially true at this time when owing to the demand less care can be given to sorting at the mines.

I am of the opinion that it will be necessary, if present conditions continue, to establish an education of conservation in fuel before much progress is made in the direction of economy.

A. J. O'NEILL, M. E.

Brooklyn Board Increases Rates.

Following the recent action of the Real Estate Board of New York in increasing real estate brokerage rates in Manhattan the Brokerage Board of Real Estate Brokers this week announced the following rates for the Borough of Brooklyn:

Sales $2\frac{1}{2}$ per cent. instead of 1 per cent. The rate for country property will remain at 5 per cent., while the commission for rentals will take an upward stride. For the first year the rate will be 3 per cent. instead of $2\frac{1}{2}$, and for the second year $2\frac{1}{2}$ per cent. instead of 1 per cent., and $2\frac{1}{2}$ for the third year instead of 1 per cent., and 1 per cent. for each additional year.

For the management of property, such as collecting rent, care of repairs, etc., the rate will remain at 5 per cent.

YOUR 1918 RENTAL-INCOME IN ADVANCE

Illustration

If gross rents next 12 months are \$30,000
And all property charges \$20,000
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REAL ESTATE NEWS OF THE WEEK

Grossman Holdings Bring Small Prices— Few Properties Sold at Private Treaty

THE most important happening of the week, though its effect has not yet been felt, is the opening of the Broadway subway line, from Union Square to Times Square. The section of the line taps an important section of the thoroughfare, and should do much to maintain values for the present, and ultimately enhance them. The effect will also be felt in the adjacent side streets.

In the sales market the deal involving the Kenilworth apartment, at the north corner of Central Park West and 75th street, was of interest. Deals involving \$1,000,000 have been scarce during the past few weeks, so judging it from this standpoint it could be regarded as an encouraging sign.

In the auction room a fair-sized attendance greeted M. Morgenthau when he opened the sale of the Grossman estate properties. These parcels were located for the most part on the lower East Side and in the Bronx. The prices obtained were low, the entire offering bringing only \$323,000. The assessed valuations aggregated \$370,500.

Announcement was made during the week of the bankruptcy of Clarence Payne, who was active in Manhattan

realty during the past two years. Through a series of transactions Mr. Payne became the owner of a number of choice parcels, and the receivers, Henry Brady and Robert C. Knapp, will take immediate charge so that the assets may be conserved.

The Metropolitan Life Insurance Company, as mortgagee in possession, took over a few weeks ago the Verona apartment house, a twelve-story structure at 32 East 64th street, southeast corner of Madison avenue, and the twelve-story apartment house at 140 West 79th street. This action was taken because Mr. Payne failed to pay the interest and taxes due last November.

Another of Mr. Payne's holdings was the Sonoma, at the northeast corner of Broadway and 55th street, which was bought last May and is now in process of foreclosure to satisfy a third mortgage. Mr. Payne still holds 383 Park avenue, another twelve-story apartment house, which was his first large purchase in the city; also land at Woodmere, L. I. Mr. Payne was the owner of the Postal Life Building, at the southeast corner of Fifth avenue and 43d street, and it is reported that he cleared \$100,000 on the transaction.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of Real Estate Board, Samuel P. Goldman, Chairman

Lessor's Election to Buy.

A LESSOR had the right to buy a building erected on the premises at the termination of the lease or to renew the lease. The tenant held over, and the lessor, without having elected, sued the lessee in an action to recover the property, alleging a subletting without the owner's consent. The New York Appellate Division holds, Trustees, etc., Society v. Connell, 167 N. Y. Supp. 48, that it was error to grant possession to the lessor because of breach of a covenant of subletting. But a counterclaim by the lessee for the value of the building, without demanding the lessee to elect, was held properly dismissed.

Lessee's Liability.

A written lease provided that no alteration should be made on the premises without the written consent of the lessor. The lessor subsequently sued the lessee to recover money expended by the lessor in removing at the end of the lease a structure erected on the premises by the lessee, whereby the lessee agreed to remove the structure at the termination of the tenancy. It was held, Sans Louci Park v. Anderson, 202 Ill. App. 118, that the lessee could not defend on the ground that the oral agreement was not binding, as being in violation of the terms of the lease, since the provision that the written consent of the lessor should be obtained was for the protection of the lessor and could be waived by it; and the lessee was held liable for the cost of removing the structure.

Liquidated Damages.

A lessee covenanted in his lease in addition to his covenant to pay rent that he would expend at least \$5,000 within a certain time in remodeling and improving the building on the leased premises, and executed a bond stated to be "in the penal sum" of that amount. In an action on the bond it was held, Giesecke v. Cullerton, 203 Ill. App. 287, that the words "penal sum" used therein had no determinative effect, and the amount named in the bond was liquidated damages and not a penalty; distinguishing the case from one where the damages were easily ascertainable. Here there appeared to the court no reason

why the parties might not agree that the amount of damages in the event of a breach should be the full amount of \$5,000.

Mortgage or Absolute Sale.

The Arkansas Supreme Court, in Crebs v. Fulbright, 198 S. W. 124, held that the following facts established a grantee's contention that the contract was an absolute one. A written contract was entered into between the parties to the effect that should the grantee at any time conclude to sell the property, the grantor was given the refusal to buy it. The person who possessed the property when the deed passed was persuaded by the grantor to vacate upon representation that the grantor had sold the property in good faith to the grantee. The title papers were turned over to the grantee by the grantor when he delivered the deed and possession of the real estate to the grantee. The grantee paid all the taxes on the property after the delivery of the deed.

Contract Obligation.

In an action for breach of a contract for the exchange of lands it appeared that the plaintiff fully executed his part of the contract, but the defendant failed to furnish an abstract showing his title to be good, as required by the contract. The plaintiff thereafter entered into a contract with a third person for the exchange of the same lands he was to receive from the defendant, which contained a like provision that the plaintiff should furnish an abstract showing the title to said lands to be good. It is held, Miller v. Mayberry, 203 Ill. App. 58, that the second contract did not abrogate the first, and the defendant was not relieved from his obligation under the first contract to furnish an abstract showing good title merely by reason of the second contract.

Action for Rent.

It is held, Driscoll v. Myers (Cal.) 168 Pac. 145, that an agreement to indemnify a lessee for losses on account of buildings put up on a long lease, due to unsettled business conditions, cannot be set up in defense of an action of detainer for rent, because the loss could not be determined until the end of the lease.

NO BOARD BANQUET.

Benefit on March 3, at Hippodrome, for War Camp Community Service, Instead.

ON account of the unusual conditions now prevailing over the entire world, the Banquet Committee of the Real Estate Board of New York deems it advisable to forego the Twenty-second Annual Banquet, which was to be held at the Waldorf-Astoria, on Saturday, February 2, 1918. The committee felt that the money spent at this banquet could be put to better use in these times of stress; and with that thought in mind, after most careful consideration, decided, with the approval of the Board of Governors, to have a benefit performance at the New York Hippodrome, under the auspices of the Real Estate Board, Sunday evening, March 3, 1918, at which there will be many special features, announcement of which will be made later. The net proceeds of this performance will be donated to the War Camp Community Service of the City of New York, with National Headquarters at Washington, D. C., and to the New York Auxiliary of the Navy Relief Society, with National Headquarters at Washington, D. C.

The War Camp Community Service of the City of New York is composed of prominent men and women of this city, whose object is to provide at a minimum cost comfortable lodging, good meals, and the proper kind of entertainment to the many thousands of young men who come from all parts of the United States, and have to stop here while going to or from the different training encampments; and in many cases, subject to immediate call for service abroad. It is estimated that at least 150,000 of these men spent part of their off duty time in this great city.

The Navy Relief Society, which is the Official Relief Organization of the United States Navy, and its New York Auxiliary, are composed of many prominent men and women, whose object is to provide relief for the dependents of enlisted men, seamen and marines, who have given their lives for their country. At the present time 260,000 of these men are in active service. The task of both organizations is a large and important one, but it is being handled in a splendid way by these patriotic men and women, and the Board feels it an honor to subscribe to such worthy objects.

To Aid Red Cross.

The Board of Directors of the Chamber of Commerce of the Borough of Queens have decided to appropriate the sum of money now being raised, through subscriptions of its members toward the Red Cross in lieu of holding its Seventh Annual Dinner, to the "Home Service Section" of the American Red Cross in Queens Borough for the administration to the needs of the families of soldiers. The fund has already reached nearly \$1,000.

H. P. Williams, vice-president of the Chamber, who is chairman of the Legal Aid Committee of the Queens County Bar Association, urges not only those members of the Chamber of Commerce who have not as yet sent in their subscriptions, but every man and woman in Queens to subscribe generously toward this splendid work, which is keeping together the families of soldiers who are away fighting to protect the United States.

Sells Interest in Firm.

Charles L. Gilbert has resigned as president of Noah Clark, Inc., and has sold his interest to Robert E. Patterson, who will conduct the business of the corporation from its sole office at 837 Manhattan avenue, as the Morgan avenue and Nostrand avenue offices will be discontinued. Mr. Gilbert will give his entire attention to his clientele at his new office at 753 Nostrand avenue, where he will engage in a general real estate, mortgage and insurance business on his own account.

New Corporation.

Douglas L. Elliman & Company and Herbert A. Wildman, who was for twelve years associated with Pease & Elliman, Inc., as vice-president, and with Pease & Elliman Agency as president, have formed a new corporation for the sole purpose of carrying on a general insurance business at 414 Madison avenue. This new corporation will give its entire attention to the insurance field and will offer its clients every facility equal to that offered by a downtown office. Mr. Wildman, who will head the new corporation, has had more than twenty years' experience in the insurance business and is known as one of the most competent men in the uptown insurance field.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 18, as against 23 last week and 36 a year ago.

The number of sales south of 59th street was 5, as compared with 7 last week and 8 a year ago.

The sales north of 59th street aggregate 13, as compared with 16 last week and 28 a year ago.

From the Bronx 7 sales at private contract were reported, as against 7 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 49 of this issue.

Kenilworth Apartment Sold.

The Kenilworth apartment house, at the north corner of Central Park West and 75th street, has been sold. Title to the property is held by the Kenilworth Holding Company, in which Jacob A. Zimmerman is interested. The structure is twelve stories high, fireproof and fronts 102.2 feet on Central Park West and has a street frontage of 123.9 feet. Adjoining, at the 76th street corner, is the Church of the Divine Paternity, Universalists. On the west side are dwellings, which serve to give uninterrupted light and air. There are three apartments on a floor containing nine and ten rooms each, with three baths. The aggregate annual rental is about \$115,000. The building was erected by Saxe & Coon under the title of the Lenox Realty Company. The company transferred the property in 1911 to J. Frederick Williams, who conveyed it the same year to the selling company. At the present time the Kenilworth carries mortgages aggregating \$1,000,000. The new owner is the Nason Realty Company, headed by Max N. Natanson, who acquires the property in an exchange deal at a valuation of \$1,250,000. In trade the buyer gave, in addition to cash, 2300 to 2303 Broadway and 229 West 83d street, comprising the northeast corner of those thoroughfares, and consisting of three five-story apartment houses and a two-story building on plot fronting 102.7 feet on Broadway and 114 feet in the street, valued at \$450,000. Byrne & Baumann, as brokers, arranged the transaction. The Kenilworth occupies a plot 102.2 x 123.9, and is arranged with three apartments to a floor, and returns an annual return of about \$115,000. Mr. Natanson's company bought the Broadway corner last September from the Peter Doelger Brewing Company.

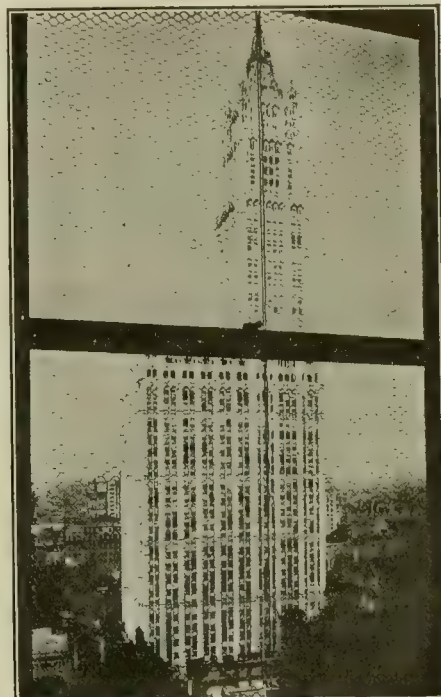
Sale Near Fort Washington Park.

David Stewart sold the Kingsley homestead, on Riverside drive, facing Fort Washington Park, to an unnamed purchaser. The seller was Mrs. Susan B. Kingsley, wife of William M. Kingsley, vice-president of the United States Trust Company. The property consists of a large detached residence on a plot fronting 129.11 feet on Riverside drive, extending through Northern avenue, where it has a frontage of 169.1 feet. The north and south lines of the property measure 238.8 and 292.8 feet, respectively. The dwelling is of stone and brick and is situated between the residences of Dr. Charles V. Paterno and Mrs. James

Harden. While no definite information as to the identity of the purchaser can be obtained, there was a current rumor that interests identified with the Paterno activities in that section are the buyers. The property is not far from the one-time Billings-Shaefer and Hays properties acquired some time since by John D. Rockefeller, Jr. It was announced at the time of the sale that Mr. Rockefeller would make a gift of the property to the city for park purposes.

Broadway Corner in Deal.

Peter Doelger Brewing Company sold to the Improved New York Properties Corporation, Henry E. Coe, president, the three-story building at the northeast corner of Broadway and 77th street, on a lot 25x69 feet. The buying company owns the surrounding property, occupied by the Seventy-Seventh Street Theatre, and now controls a frontage of 102.9 feet on Broadway, and 115.8 feet in



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City.

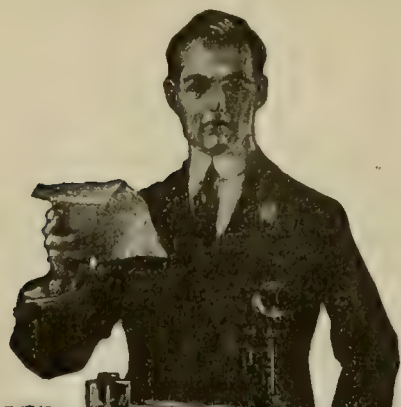
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The Fiftieth Anniversary Number of the RECORD AND GUIDE will be published March 23, 1918.

The Advertising Man

(No. 9 of a continued series)

77th street, with northerly and easterly lines of 130.5 and 102.2 feet, respectively. The corner has been held by the selling interests for many years, and has been sold for all cash. Douglas Robinson, Charles S. Brown Company negotiated the transaction.

Investor Buys the Brookfield.

Frederick Brown sold to Otto R. Hartman the ten-story apartment house, known as the Brookfield, at 450 Riverside drive, on a plot 84x100 feet, located 225 feet north of 116th street. It is reported that the annual rental roll aggregates about \$39,000. The property has been held at \$375,000. Mr. Hartman gave in part payment his residence at 865 Riverside drive, a three-story building, on lot 24.9x70x irregular, held at \$29,000; also his country home, Cliffdene, and three and one-half acres of land on Warburton avenue, at a line between Yonkers and Hastings, held at \$75,000; also a second mortgage of \$19,000 on the Evelyn, apartment house, a seven-story structure, at the northwest corner of Columbus avenue and 78th street. L. F. Hall was the broker.

De Voe House to Be Razed.

J. Frederick Kernochan sold the DeVoe mansion, at the corner of Sedgwick avenue and 177th street, to John H. Tripler, who will shortly demolish the building. The house was erected about a hundred years ago, and contains thirty-one rooms. It is one of the last landmarks still remaining in this section of the city. Arthur C. Sheridan, who is the broker in the deal, will offer the property, which consists of about thirty-five lots, at private sale.

Operator Buys on Heights.

Frederick Brown purchased from former Food Commissioner John J. Dillon the five-story apartment house at 570 West 172d street, on a plot 65x95 feet, between St. Nicholas and Audubon avenues. The property has been held at \$90,000. The Knap & Wasson Company was the broker.

Garage Company Buys.

There was recorded during the week the sale of the five-story apartment house, 502 West 176th street, on a plot 44 x 100, by the Eighty-fifth Street Garage, Inc. The seller is L. D. Thompson, and Ames & Company were the brokers. The seller took in part payment the two vacant lots at 228 and 230 East 85th street, which have since been resold to Louis Gold, as recently reported. Ames & Company were the brokers in the resale, and obtained for the buyer a building and permanent loan for the erection of a three-story garage, which has been leased from the plans to Joseph Levy for twenty-one years. These transactions, including the obtaining of extensions of previous mortgages, all closed simultaneously, involved about \$300,000.

First Sale in Sixty Years.

James H. Cruikshank purchased from Cornelia F. Pinkham the four-story private dwelling, 41 East 29th street, between Madison and Fourth avenues, on lot 21 x 98.9. The property is assessed by the city for taxation purposes at \$47,500. This is the first sale of the property in more than sixty years. Plans are being prepared for the alteration of the dwelling into bachelor apartments, with a store on the ground floor.

Deal in Hunts Point Section.

The Hunts Point Construction Company, affiliated with the Henry Morgenthau Company, sold the eleven four-story apartment houses at 819 to 851 Hunts Point avenue, between Garrison and Lafayette avenues. Each house occupies a plot 39 x 100, making a combined site of 429 x 100. They were held at \$330,000. Louis Siegel was the broker. The deal completes the sale of a row of fifteen houses, known as the Colonial apartments, built by the company.

Lenox Avenue Corner in Deal.

William S. Baker sold for the Depositors' Assets Corporation, 572 and 574 Lenox avenue, southeast corner of 139th street, a six-story new law house, with stores, on a plot 50 x 85, together with the adjoining six-story structure, 66 West 139th street, on plot 40 x 100. The new owner is the Jules Realty Company. The property has been held at \$125,000.

Activity at Bath Beach.

For some time past there has been a quiet movement in the Bath Beach section of Brooklyn, where a large property has been acquired from several interests for, according to rumor, a shipyard. The identity of the buying interests has been withheld, and the various transactions have been handled through several brokers. The tract is between Bensonhurst Park and 21st avenue, stretching to Bay 20th street. It runs back from 1500 to 1600 feet, and includes parcels formerly owned by the Bensonhurst Hotel, the Ferguson Estate, the late Judge Nostrand, the Brooklyn Yacht Club, Super's Hotel, the Fields Estate and the Otto Huber Brewing Company.

Makes Annual Report.

At the annual meeting of the stockholders of New York Title and Mortgage Company, held January 8, 1918, the President, Harry A. Kahler, presented a summary of the company's business for the year 1917, which showed that the net earnings were \$207,449.65, and after the payment of dividends amounting to \$145,362, at the rate of 7 per cent., and a liberal reserve for taxes and contingencies, a substantial amount was added to the undivided profits, which are now \$283,258.08.

Manhattan.

South—of 59th Street.

MURRAY ST.—Manbrogurl Corn. James J. Moore, president, resold the 5-sty store and loft building at 25 Murray st, which it acquired last September from Elizabeth A. Underhill. The structure occupies a lot 25x88, located 50 ft. east of Church st. William H. Whiting & Co. negotiated the sale.

17TH ST.—Green Brothers sold to W. E. Williams for his home 74 Wellington Court, Flshter, at East 17th st, valued at \$35,000.

30TH ST.—Land Estates, Inc., associated with New York Title & Mortgage Co., sold the 5-sty apartment house at 263 West 30th st, on lot 25x99.11.

53D ST.—Fremont M. Jackson has increased his holdings in West 53d st by the purchase of 407, a 5-sty tenement, on a plot 25x134.4, from L. G. Reed. The buyer holds title to 405, a similar structure.

North—of 59th Street.

90TH ST.—Ludin Realty Co. bought from Edmund Dealy estate the 6-sty building at 148 and 150 West 90th st, on a plot 50x100, occupied by Columbia Storage Warehouse Co. It is reported that the buyer represents a business man, who upon the expiration of the existing lease will occupy the property for his own purposes. Wm. A. White & Sons and P. S. Treacy were the brokers in the deal. Devo & Bauerdorf acted as attorneys for the purchaser.

94TH ST.—Estate of Ellen S. Jones sold the private house, a 4-sty structure, on lot 25x135.3, at 60 West 94th st. The property is between Central Park West and Columbus av.

118TH ST.—Union Trust Co. of New York sold to James W. Kennedy the 3-sty building 212 and 214 East 118th st, on plot 37.6x100.5. The sale is a cash transaction, and the purchaser acquires the property for investment. Cruikshank Co. represented the sellers and Mulvihill & Co. the purchaser.

122D ST.—Shaw & Co. sold for Margaret G. O'Connell 345 West 122d st, a 3-sty dwelling, 15x100, near Manhattan av.

136TH ST.—B. W. Smith sold for Catherine B. Hobbs to Levinia Henerv the 3-sty dwelling at 222 West 136th st on lot 17x79.11.

136TH ST.—Leonard Weill, operator, purchased from New York Life Insurance and Trust Co., trustee for the Smith estate, the two 4-sty dwellings at 264 and 266 West 136th st. Charles F. Noyes Co. was the broker in the sale.

MORRIS AV.—Raffell Sonsone sold to Gulstino 383 Morris av, a 2-sty frame dwelling, 40x87.6, adjoining the southwest corner of 143d st.

Bronx.

172D ST.—Knap & Wasson Co. sold for John J. Dillon the apartment house, 62x15, 570 West 172d st, between St. Nicholas and Audubon avs, held at \$90,000.

176TH ST.—Hardcastle Realty Co. sold to Arron D. Thompson the 5-sty apartment house, on plot 44x100, at 502 West 176th st, between Amsterdam and Audubon avs.

OGDEN AV.—Land Estates, Inc., associated with New York Title and Mortgage Co., sold 1207 Ogden av, a 5-sty apartment house, on a plot 27x95.

RYER AV.—J. P. Finneran resold to a client of David Kraus the southeast corner of Ryer v and 180th st, a 15-fam. apartment house, on lot 34.5x105.

WASHINGTON AV.—Frank E. Burgess sold to Henry A. Faller the property at the southwest corner of Washington av and Halsey st, 3.11x100x irreg.

Brooklyn.

FLEET ST.—John F. James & Sons, Inc., sold 15 to 71 Fleet st, adjoining the new Dime Savings Bank Building. The new owners intend to erect a business building on the site.

FLEET ST.—John F. James & Sons, Inc., sold 15 to 71 Fleet st, adjoining the new Dime Savings Bank Building. The new owners intend to erect a business building.

HARMAN ST.—R. A. Schlesing sold for Marie L. Rausch the 6-fam. brick tenement 178 Harman st to Charles W. Foehl and wife, or investment.

HEYWARD ST.—Charles Buermann & Co. and Morris Wolf sold 167 Heyward st, a 2-sty house, brownstone, lot 20x100, for the Misses Thiel to George Levine.

HERKIMER ST.—Harry Sugarman sold for Developers' Realization Corp. 23 Herkimer st, near Bedford av, a 3-sty dwelling, on lot 20x100.

LORIMER ST.—Meister Builders, Inc., resold to Frank Zito three 2-fam. houses, lately purchased by this company, 70, 72 and 74 Lorimer st.

LORIMER ST.—Meister Builders, Inc., purchased from Frederick Brown three 2-fam. houses 70 to 74 Lorimer st, on a plot 54x72.

28TH ST.—Frank A. Seaver & Co., Inc., sold two lots in the west side of East 28th st, 180 ft. south from Av K.

45TH ST.—I. Salzberg sold for W. A. Ellis to S. Dworkowitz, the five 2-fam. cottages, consisting of 15 rooms each, on plot 32x100 ft. each, covering the entire plot of 160x100 ft., in the south side of 45th st, at 1442, 1446, 1450, 1454, 1458 45th st.

55TH ST.—Frank A. Seaver & Co., Inc., sold the 4-sty brick flat 168 55th st for L. Fleischmann to an investor.

71ST ST.—Meister Builders, Inc., sold 1727 71st st.

FLATBUSH AV.—Green Brothers sold the bungalow, 519 East 16th st, Ditmas Park, Flatbush, for Alfred R. Kirkus to Mrs. Margaret C. Higgins, for occupancy. The property was valued at \$15,000.

OCEAN PARKWAY.—H. E. Wimpfheimer purchased from Frederick Brown, operator, 444 Ocean parkway, a 2-sty dwelling, on a plot 60x170, held at \$25,000. In exchange the buyer gave 218 Midwood st, a dwelling, on a plot 20x100, and the dwelling 52 Clinton av, Rockville Centre, on a plot 50x75.

5TH AV.—Tutino & Cerny sold for Ernest O. G. Kasper to a client the 3-sty brick store and apartments 4518 5th av.

Queens.

ARVERNE.—J. Franklin Butler sold for the Banking Department of the State of New York to A. Laschower, for occupancy, the 14-room residence at the northeast corner of Amstel blvd and Clarence av.

ARVERNE. L. I.—Mothers' Aid Society of Manhattan purchased from Home Title Insurance Co. 329 and 331 North Vernam av, for a summer home. The property consists of 2 semi-detached cottages, each containing 12 rooms. J. F. Butler negotiated the sale.

COLLEGE POINT.—W. Soukup sold to G. Schomber the dwelling and plot, 67x85, at the southeast corner of 5th av and 10th st.

CORONA.—T. F. Farrell sold to R. E. Sholz the dwelling at the northwest corner of Burnside av and 38th st.

ELMHURST.—Queensboro Corporation sold to G. Y. Denhofer, 30x107 ft. in the southwest side of Forley st, 280 ft. northwest of Britton av.

JAMAICA, L. I.—M. A. Betts sold to A. Lohmann of Brooklyn a plot, 88x100 ft., on the east side of Stoothoff av, 115 ft. north of Old South rd.

JAMAICA, L. I.—M. A. Robins sold to J. P. Hoffman of Brooklyn a plot, 130x392, at the southwest corner of Van Wyck and Beaufort avs.

LONG ISLAND CITY.—General Vehicle Co. conveyed title to the United States Government in its plant in Long Island City, comprising five properties, for a consideration of \$861,000.

LONG ISLAND CITY.—A. Schwartz of Manhattan purchased from J. Feldman a plot at the south corner of Harris av and William st, 75x90 ft.

LONG ISLAND CITY.—Matthews Model Flat Co. sold to J. H. Otten a plot 15x100 on the west side of 18th av, 263 ft. south of Broadway.

LONG ISLAND CITY.—Wm. D. Bloodgood & Co., Inc., sold for Reinhard Stork and Robert Plaut, a plot located on Woodhaven av, between Queens blvd and the Long Island Railroad. The plot contains 370,260 sq. ft. and is in the unrestricted section.

MALBA.—Ray Palmer, president of New York and Queens Electric Light and Power Co., purchased a plot on the shore front, overlooking Long Island Sound, as a site for a residence to be erected in the spring.

RICHMOND HILL.—N. E. Haugaard sold to S. Burkard of Brooklyn the plot, 95x100, at the southeast corner of Brandon and Napier avs.

RICHMOND HILL.—Elm Construction Co. sold to M. T. Lamb a dwelling and plot 40x95 ft. on the east side of Stoothoff av, 108 ft. south of Liberty av, and a similar piece of property on the east side of Church av, 295 ft. south of Roanoke av.

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NOTICE TO CONTRACTORS: Sealed proposals for Electric Work—Street Lighting System, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M. on Tuesday, January 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety bond in the sum of fifty per cent. (50%) of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specification No. 2903. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., and at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

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RICHMOND HILL.—Seitz Realty Co. sold to D. E. Fogarty the dwelling at the northwest corner of Jeffrey av and Rowland st.

SPRINGFIELD, L. I.—Springfield Gardens Co. transferred its entire holding, consisting of 1,079 lots at Highview Park, to Postal Life Insurance Co.

WOODHAVEN.—J. W. Price sold to M. Kahn the northeast corner of Liberty and Hatch avs, 100x186.

Richmond.

PORT RICHMOND.—As a site for two 4-sty apartment houses Walter Frankel purchased from Samuel Ginsburg a plot 56x100.3 at 331 and 336 Jewett av, near Post av. The seller acquired the plot several weeks ago.

RECENT LEASES.

Lease in John Street.

Rice & Hill, Inc., leased, for John V. Cockroft, Inc., to Corlies, Macy & Company, the store, basement and sub-basement at 20 John street, formerly occupied by Dieges & Clust. The lease is for a long term of years and involves a rental of over \$100,000. The tenants propose making extensive alterations to the premises, removing to their new location in the early spring from their present quarters in John street. This lease reflects the belief of many downtown merchants in the possibilities of the block in John street, between Broadway and Nassau street, for high-class retail purposes.

Two Midtown Leases.

M. & L. Hess, Inc., leased for the West Nineteenth Street Garage Corporation, 238 to 256 West 19th street, 154x92, to the Oak Garage Co. The owners will immediately erect a two-story garage, which should be ready for occupancy about April 1, at a cost of about \$100,000. Stoddard & Mark acted as attorney for the lessee and Rubin Stone for the lessor. The same brokers also leased for the estate of Isaac Stern, Benjamin Stern and Louis Stern, the three-story stable formerly used by Stern Bros., at 146 to 154 West 30th street, to the Kingston Avenue Holding Corporation. The building will be altered for garage purposes at a cost of \$50,000. Both of the foregoing leases are for a long term of years, at a rental aggregating \$700,000.

Delmonico's Negotiating.

Negotiations are nearing completion for the leasing of space at 23 William street and in the adjoining Lord's Court Building, at the southwest corner of Exchange place, by interests in control of Delmonico's. The old Delmonico Building at Beaver and South William streets was recently acquired by the American Merchants' Marine Insurance Company.

Manhattan.

ALBERT B. ASHFORTH, INC., leased a floor and a half in the new building at 12 East 44th st, to Westchester Land Exchange.

WRIGHT BARCLAY, INC., leased, with William C. Walker's Sons, to Lustberg, Nast & Co., the 3d loft at 329 Broadway and at 29 West 21st st, the 2d loft to Benjamin Fligel and the 5th loft to D. Charnus & Co.

BASTINE & CO. leased the east store and basement, 54 to 62 West 21st st, to Goldenstein & Lazarowitz, and as agents, leased the 2d floor, 36 East 22d st to Leo B. Pumper; 3d floor 27 East 10th st to Joseph Stemple; 4th floor 45 West 27th st to I. Novick & Co., Inc.; 3d floor to Singer & Son; 11th floor front 15 and 17 West 26th st to Strauss & Schoenfeld, room 604 to Yellin & Rand; 9th floor 19 West 24th st to H. Blumenfeld; 7th floor to M. Punch & Co.; 8th floor 114 East 13th st to O. S. Kimberley Co., Inc.

BLEIMAN & CO., INC., leased to Meltzer, Rottersman & Flaum the store 686 Broadway, part of which it subleased to Joseph Kaplan, flower and feather jobber; the store 41 West 38th st to Albert Hochheimer & Co.; about half of the store 6 West 33d st to E. J. Galligan, and the 1st loft at 650 Broadway to Albert & Stark.

BRETT & GOODE CO. leased space in the 20-sty office building, 72 and 74 Broadway and 9 to 13 New st, to Lawyers' Stationery Co. a booth in the Broadway hall; to Bjarne Kroepelien space on the 7th floor; space to Harry A.

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Tobias, Frederic H. Hatch & Co., large space on the 12th floor; and additional space in the building to Hemiway & Guibert, Frey, Rollow & Co. and United States Food Administration milling division.

BUTLER & BALDWIN leased for a term of years the 3d loft at 147 West 24th st to Walzer & Finn.

CAMMANN, VOORHEES & FLOYD leased the building 92 Front st to Samuel S. Beard & Co., Inc.; building 30 South st to Baltimore Copper Paint Co.; and the building 7 Cedar st to Guaranty Trust Co., all at increased rentals.

CAMMANN, VOORHEES & FLOYD renewed leases at increased rentals from 10 to 25 per cent. at 7 and 9 Front st, corner Moore st, to the Knickerbocker Bag Co.; 32 Moore st to Arkell & Sougias, and 32 South st to William H. Swan.

CROSS & BROWN CO. rented the building 79 Walker st, containing 25,000 sq. ft. of space, to Empire Carpet Co. for the estate of James C. Ayer; also 18 West 31st st, the 6th floor to A. Oxenhorn; 102 5th av space on the 16th floor to Joseph Wolf and space on the 17th floor to Jacob Frork, and at 315 5th av space on the 4th loft for Marston & Co.; also the store in 54 East 34th st to "My Favorite Shop"; at 109 Wooster st the 2d loft, 100x100, to Samuel Goldenberg. This completes the rental of the building. At 164 5th av the 5th floor to M. Clark & Sktze; 51 Maiden lane, the 2d floor, to Holland & Stein for a term of years; also in 98 Bleeker st space on the 4th loft to Mogilensk Bros.; the 6th loft to Minscher Bros.; 2d and 11th lofts to Joseph Finkelstein. This completes the renting of the entire building, 56x150, containing 100,000 sq. ft. of space.

DOUGLAS L. ELLIMAN & CO. leased a furnished apartment at 840 Park av, corner of 76th st, for Milton S. Dillon to Ada S. Elsworth; also a furnished apartment at 987 Madison av for Rogers H. Bacon to Walden Pell; also an apartment at 780 Madison av for Mrs. M. Malcom to Captain Mannix, and an apartment at 45 East 82d st, corner of Madison av, to Mrs. M. S. Gron.

DOUGLAS L. ELLIMAN & CO. leased a furnished apartment, comprising an entire floor, at 929 Park av for Addison G. Fay to Mrs. H. Van Rensselaer Kennedy; also a furnished apartment at 515 Park av, corner of 60th st, for Mrs. J. M. Rutherford to J. C. De Silva; also an apartment at 414 Madison av to Everett B. Currier.

J. ARTHUR FISCHER rented to George Mariotis the 1st loft at 709 6th av.

M. FORMAN & CO. leased lofts as follows: at 72 Madison av, to Jacob Kolsby; at 12 West 27th st, to Goldfield & Co.; at 30 West 27th st, to Benjamin Heller & Co.; at 22 West 26th st, to Castanza & Glasser; at 20 West 17th st, to George Rubenstein & Co., and Berlin Skirt Co., and at 130 West 28th st, to Silverstein & Stock.

GUARANTEE REALTY CO. rented offices at 225 and 227 West 42d st to William Tannebaum.

GUARANTEE REALTY CO. rented the house 131 West 13th st to Elsie Siebs.

HUGO GUTFREUND leased from Stevenson Brewing Co. the garage to be erected at 547 to 551 West 38th st, 125 ft. east of 11th av, for 5 years for \$4,100 a year. Neuman & Harris, architects, filed plans recently for the building. The lease dates from its completion.

HARRIS CO., textile converters, leased the building at 380 and 382 Broadway, corner of White st.

HERBERT HECHT & CO. leased for the Beck Shoe Co. store and basement at 118 East 14th st to Beresford Studios for a term of years; also for Goodale, Perry & Dwight store at 36 East 23d st to Jules Altman; and for Bernard Nichthauser parlor floor store at 38 West 38th st to Sampel Kaplan.

M. & L. HESS, INC., leased the 10th floor at 37 to 45 West 20th st to Lesser & Stenge; also the 12th floor at 134 to 140 West 29th st to H. Jacoby & Co., both tenants being represented by E. M. Goodman; also the 9th floor at 30 and 32 West 15th st to A. D. Greenfield, represented by George Ketchum; also the 3d floor at 16 East 17th st to L. N. Streep, represented by Fred A. Southack & Alwyn Ball, Jr.; also the 3d floor at 16 and 18 West 22d st, through to 15 and 17 West 21st st, to J. Cohen & Sons, represented by Spear & Co.

M. & L. HESS, INC., leased the 9th floor in 151 and 153 West 19th st to Harry Fried; the 7th floor in 36 and 38 East 19th st to Morys Weiss; the 4th floor in 136 West 22d st to Fruss Bros.

HENRY HOF leased the 4-sty building 213 Lexington av, between 32d and 33d sts, to Art Upholstery and Decorating Co., Inc.

HOUSTON ST.—Rowantree-Schley Co. leased for Samuel Kempner the store and basement at 34 and 36 West Houston st to De Free Chemical Co., pharmaceutical chemists of Chicago, Ill., for their Eastern distributing station.

LOUIS MARKS sublet for Monroe Clothes Shop the 3d floor, comprising 4,460 sq. ft., in the former Sun building at the southeast corner of Park Row and Frankfort st, to be occupied as an oriental restaurant by Gong Wye, of this city, and Loo Lin, of Detroit, under the name of the City Hall Tea Garden. The lease is for a term of 20 years. The Monroe Clothes Shop, which will continue to occupy the 2d floor of the building, was asking \$7,200 a year for the space just leased. The lessees will spend \$35,000 in fitting out the place, which will open in 2 months.

McDOWELL & McMAHON leased to William P. Gregory & Co. store 1426 St Nicholas av.

McDOWELL & McMAHON leased to Russo Bros. a store at 1505 St. Nicholas av.

CHARLES F. NOYES CO. leased a store in the 12-sty Reed Building, 165 and 167 William st, to Robert Kohn for 5 years; a store and basement in 450 Broadway to Abraham Litwack, and space in 284 and 286 Pearl st to Jacobson & Robertson.

CHARLES F. NOYES CO. leased in the Mar-
onic Building, 6th av and 23d st, an addi-
tional floor to the New York Uniform Mfg.
Corp. With this lease this company occupies
floors in the building at an aggregate rental
f over \$100,000; also space on the 17th floor to
Joseph Julie, and the entire 19th floor of the
ame building to the Kineto Co. of America,
nc., a client of G. M. Pearson & Co.

CHARLES F. NOYES CO. leased for Jacob
Zuppert Realty Corp., in the Madison Square
Building, 26th st, through to 27th st, an addi-
tional floor to G. B. G. Mfg. Co.; also a por-
tion of the 19th floor to Raphael Weill & Co., of
San Francisco, and new leases have been made
n this building to the following tenants:
Becker & November, a portion of the 20th floor;
Gramercy Braid & Trimming Co., a section of
he same floor, and the Surpass Drug Corp., a
suite of offices on the 19th floor.

PEASE & ELLIMAN leased for estate of Elgin
R. L. Gould, which was represented by the legal
firm of Masten & Nichols, to Mrs. J. Lang the
4-sty 20-ft. dwelling at 57 West 52d st, be-
tween 5th and 6th avs.

PEASE & ELLIMAN leased offices at 42 West
39th st to Allison & Hadaway, photographic
importers.

PEASE & ELLIMAN leased for Arthur S.
Pierce to M. Antoinette Copley the 4-sty
dwelling at 60 East 77th st, between Madison
and Park avs.

PEASE & ELLIMAN and Masten & Nichols,
attorneys, leased to Mrs. J. Lang the dwelling
57 West 52d st.

PEASE & ELLIMAN leased for Noah H.
Stancilffe the 3-sty, 26-ft. dwelling at 54
Irving pl, adjoining the northeast corner of
17th st, to Robert H. Ingersoll, of Robert H.
Ingersoll & Brothers. The house will be used
as a clubhouse for the employees of the firm,
which is situated nearby on 4th av.

L. J. PHILLIPS & CO., in conjunction with
Knap & Wasson, leased the store at 4223
Broadway for the McDowell Construction Co. to
James Butler, Inc., for 3 years.

GEO. R. READ & CO. leased the following:
Pullman Building, 17 Madison av, the 4th floor
to Adolph Klee's Sons, Inc.; space to William
V. T. Samuel, and in the Johnson Building,
1170 Broadway, space to Boris Mishell, Alex-
ander B. Rosenberg, Morris Rosen and Louis
Vogel.

GEO. R. READ & CO. leased for Josiah H.
De Witt the 6-sty building at 448 Greenwich
st, between Vestry and Desbrosses sts, to But-
ler Bros. for a term of years.

M. ROSENTHAL CO. leased to D. & R. Cos-
tume Co. a floor at 110 West 26th st.

M. ROSENTHAL CO. leased to Alexander B.
Rosenberg a loft at 28 5th av.

M. ROSENTHAL CO. leased the store and
basement at 290 Church st to D. Westreich.

ROWANTREE-SCHLEY CO. leased, with
Berbert Hecht & Co., the store at 5 East 17th
st to Waumbek Manufacturing Co.; for Horace
S. Ely & Co. the 4th loft at 21 Washington pl
to Fisher & Thompson, and renewed the lease
of the store, basement and 1st and 2d lofts at
155 Wooster st to Famous Paper Box Co.

ROWANTREE-SCHLEY CO. leased for Cram
Corp., represented by H. S. Ely & Co., the 4th
loft at 6 and 8 East 39th st, through to 5 East
38th st. The lessee is the newly incorporated
F. W. Seybel Co. The lease is from Feb. 1.

JAMES H. STRYKER leased the store in 137
West 48th st to Hutchinson Famous Shirt Hos-
pital, Inc., and for Duff & Brown the store at
2126 7th av to same firm.

L. TANENBAUM, STRAUSS & CO. rented
the 14th floor of 916 to 920 Broadway to Louis
Berman and Samuel Harris; the building 462
and 464 Broome st to Majestic Mills Paper Co.,
and the 1st loft at 127 and 129 Prince st to In-
terborough Raincoat Co.

L. TANENBAUM, STRAUSS & CO. rented for
Joseph L. Buttenweiser the building known as
32 Greene st to Senefelder Litho. Stone Co. for
a term of years; also for estate of J. Season-
good et al the store and basement at 83 and 85
Greene st to Koch Bros. & Co.; for Morton H.
Meinhard et al the 3d loft at 21 and 23 Waverly
pl to Colon Hat Corp.; and the 1st loft in
the same building to Max and Louis Radin.

TEKAHANE REALTY CO., S. D. Tornback,
president, sub-leased for 12 years from April 1,
at \$8,000 a year, to Oronizo Colasuonio, the
old stables, 234 to 240 West 148th st, between
7th and 8th avs, which will be made into a 2-
sty garage from plans by A. L. Libman. The
property was bought from R. H. Macy & Co.

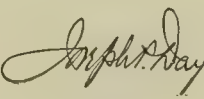
STEPHEN H. TYNG, JR., & CO., INC., leased
at 41 Union sq office space to Sylvan & Sterling,
Jerome Weil & Co., George Elmer Browne; at
31 Union sq office space to W. L. Fleisher &
Co., E. Leitz, Puritan Publishing Co., Aronwitz
& Co., Largman, Oppenheim & Co. and Hoffman,
to Huber & Co.; also store at 21 East 16th st to
Brooklyn Merchandise Co.; also in conjunction
with Spear & Co. the store and basement at 24
and 26 East 17th st to O. DeComeau; also in
Madison Av. Building, 25 Madison av, space
on the 6th floor to Emery Bird Thayer Dry
Goods Co., and additional space on the 16th
floor to Kolts Throwing Co.; also in the 4th
Av. Building, 381 4th av, 5,000 sq. ft. on the
5th floor to International Committee of Y. M.
C. A., and on the 8th floor to Waitz Felder Braid
Co.; also in the Germania Building, 50 Union
sq, space on the 6th floor to Sam S. Steiner, on
the 5th floor to Columbia Overseas Corp., on
the 11th floor to C. A. Petter; also for W. C.
Walker Sons the 2d and 3d floors at 390 Broad-
way to Quick & McKenna; for Carstein &
Linnekin space on the 5th floor at 221 to 225
4th av to Krebs, Stengel & Levy; for Johnson-
Kahn Co. at 230 5th av space to E. Klein & Co.;
for Cruikshank & Co. the 5th floor, comprising
10,000 sq. ft., at 802 Broadway to Adolph
Strauss & Co., and sub-leased for George P.
Ide & Co. the northerly portion of the 2d floor
at 156 5th av to Doublesse Mfg. Co.

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WALLNER & WRONKER leased space at 72 Madison av, Sport Suit & Coat Co., at 36 West 25th st.; M. Hyman & Co. at 35 West 31st st.; Reich & Sachwald at 15 West 26th st.; A. Oxenborn at 18 West 31st st, and Hellman & Meister at 7 West 30th st.

WILLIAM R. WARE leased for six years the dwelling 254 West 74th st.

WHITE-GOODMAN leased to Herman Cloak Co. the 3d floor at 1333 Broadway.

WHITE-GOODMAN leased for Douglas Robinson, Charles S. Brown Co. the 1st loft at 73 5th av, at the northeast corner of 15th st, to Doniger & Co. for a term of years; also with M. & L. Hess the 2d floor in 24 and 26 Wooster st to J. Josephson; and the top floor in 6 and 8 West 20th st to A. Galif & Fineberg Bros.

Bronx.

PUBLIC NATIONAL BANK OF NEW YORK will open another Bronx branch next April at 3413 3d av, a 1-sty "taxpayer," which it has taken under lease from Ferdinand Hecht for 15 years from Jan. 1. The property will be reconstructed into an attractive banking office at an estimated cost of \$15,000. G. W. Spitzer is making the plans.

Brooklyn.

E. T. NEWMAN leased the 3-sty dwelling 238 Garfield pl, between 7th and 8th avs, to R. N. Brides for a term of years.

REAL ESTATE NOTES.

SHARP & CO. have been appointed agents for 237 West 74th st.

GREEN BROTHERS have been appointed agents of the apartment 619 East 17th st, Flat-bush.

NEW YORK INSURANCE EXCHANGE has increased the fire risk rates in the city 10 per cent.

SHAW & EBBITT have been appointed agents for Herleon Court, 176th st and Audubon av, by Hatch & Clute, attorneys.

A. H. MATHEWS announces that Robert F. Bonsall is now associated with his office in the brokerage department.

ENNIS & SINNOTT, operators, are the buyers of the private dwelling 60 West 94th st, sold Wedne. day by Jones Estate.

SMITH & MITCHELL, real estate and insurance brokers, have dissolved partnership. B. W. Smith will continue the business at 2521 8th av.

DENNIS RYAN, the tenant, is the buyer of 335 West 48th st, a 3-sty dwelling, 18x100.5, sold by W. B. Tompkins, executor. The consideration was \$10,000.

PEASE & ELLIMAN have been appointed by Emerson McMillan managing agents of the new 12-sty apartment house, on a lot 72x100 ft., at 320 West 56th st.

RULAND & WHITING CO. has been appointed agent of the apartment house, containing stores, at 30 East 68th st, and of the similar structure at 710 Madison av.

EWING SPEED, formerly connected with the title companies and later with Brooks & Moman, is now connected with the office of E. H. Ludlow & Co. at 149 Broadway.

WATER RENTS became due and payable on January 1, 1918, and are now a lien against real estate. If not paid before April 1, 5 per cent. interest will be charged against property.

HOWARD LeC. Roome, president of William J. Roome & Co., has been appointed by Judge Edward J. Gavegan receiver of rents for the property 100 and 102 Oliver st, New York City.

RALPH FOLKS, former Commissioner of Public Works, Borough of Manhattan, has resumed the general practice of law at his former offices, 27 William st, suite 1303 and 1307.

HENRY BRADY has been reappointed Sheriff's Auctioneer by Sheriff David H. Knott. Mr. Brady held the same position under the late Sheriff Harburger and former Sheriff Alfred E. Smith.

WM. A. WHITE & SONS have been appointed agents by the Fidelitas Realty Corp. of the "Alexander Hamilton," a 6-sty elevator apartment house at the northeast corner of Broadway and 161st st.

J. CLARENCE DAVIES has purchased a seat in Real Estate Auctioneers' Association, the oldest realty body in the city under whose auspices all legal and public sales are held in the Vesey Street Salesroom.

JOHN W. T. BENNETT, formerly Deputy Commissioner of Water Supply and consulting engineer, is now associated with Ernest P. Goodrich and A. Carson Hoover, consulting engineers, at 261 Broadway, N. Y.

PEASE & ELLIMAN have been appointed by 105 West 55th St. Co., of which James J. Hearn is president, managing agents of the new 9-sty apartment house at 105 West 55th st, on a lot 83x100 ft., and having 6 suites to the floor.

THROUGH AN ERROR the Record and Guide published on December 29 the sale of Hillcrest, at 929 and 935 St. Nicholas av, southwest corner of 157th st, instead of the Hillchester, at 544 and 549 West 157th st. Irving Judis built both structures.

MARK EISNER, collector of Internal Revenue, delivered an address at the meeting of the Real Estate Owners' Association of the 12th and 19th Wards last night at the New York Turn Hall, Lexington av and 85th st, on the provisions of the income tax law.

LLOYD N. WORTH and John F. Bottomley have placed, since Jan. 1, the following loans: \$22,000, at 5 per cent., on 326 East 32d st; \$18,000, at 5½ per cent., on 3253 3d av; \$12,000, at 5 per cent., on 1632 Bathgate av, and a second mortgage of \$3,000 on 31 Arden st.

CHARLES F. NOYES CO. has been appointed exclusive managing agents of the following loft

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buildings: 28 White st, 323 Pearl st, 80 Cliff st, 80 and 82 Wooster st, 121 Maiden lane and J Fletcher st, 129 and 131 Maiden lane and 52 Fulton st; also 208 and 210 Hull st, Brooklyn.

BROOKLYN CIVIC CLUB will hold a forum lunch Wednesday, January 16, at 12:30 P. M., at 127 Remsen st, Brooklyn. The speakers will be Hon. Henry P. Keith, Internal Revenue Collector of this district, and William Berker, Chief of the Income Tax Department. Subject, "The Federal Income Tax Explained."

AT THE REQUEST of Fifth Avenue Association the hearing on the limitation of the height of buildings on 5th av, between 60th and 90th sts, scheduled for yesterday, was postponed to allow further study on the subject. The Board of Estimate has referred the matter to the Committee on City Plan.

RODMAN WANAMAKER is the buyer of 37 West 56th st, sold last November by Mrs. Sydney Turner Dyer, of Baltimore. The property consists of a 5-sty dwelling, on lot 25x100, located between 5th and 6th avs. It is assessed for taxation purposes at \$125,000. Extensive alterations will be made to the structure.

HARRY ADLER has become associated with Louis Schlesinger, Inc., of Newark, N. J., as advertising manager. Mr. Adler was formerly associated with the Record and Guide, the Evening Mail, the New York World and the old Newark Daily Advertiser. He will specialize in leasing and selling of property in the central district.

534-536 WEST 179TH STREET REALTY Corp. has been formed to take over the property at that location, consisting of a 5-sty apartment house, on plot 43.6x100, between St. Nicholas and Audubon avs. It is the middle house of three, acquired by Abraham Ruth last March. The new company is capitalized at \$25,000, with Charles L. Hubbell, H. Cochrane and R. Rubenstein as directors.

HARLEM PROPERTY OWNERS' ASSOCIATION held its regular meeting on Thursday evening, Jan. 10. The Delinquent Rent Committee was properly organized and an attorney selected to take care of all cases. This means a saving of lawyers fees to members of the association that have subscribed to the fund for making "Dead Beats" honest. Other important matters were brought up and discussed.

AMES & CO. negotiated the sale recorded recently for L. D. Thompson of the 5-sty apartment 502 West 176th st, 40x100, to the Eighty-fifth Street Garage, which gave in part payment the site at 223 and 230 East 85th st, which was resold to Louis Gold, as recently reported. They secured for Mr. Gold a building and permanent loan for the erection of a 3-ty garage, which they leased for 21 years from the plans.

S. OSGOOD PELL & CO. represented Interstate Park Commission in the purchase of a large tract of land along the Palisades, including property formerly owned by Mrs. L. S. Danforth. Hon. M. E. Driscoll and the estate of Admiral Mahan, and other country estates. The Interstate Park Commission has now acquired for a great public park all the properties along the west bank of the Hudson River, extending over twelve miles.

LEADING SUBURBAN developers, owners and brokers met Thursday at the Waldorf-Astoria and formulated plans for a permanent "Own Your Home" campaign. An extensive advertising and publicity program is planned, which a number pledged themselves to support. Additional support was promised. J. W. Doolittle and Meade C. Dobson acted as chairman and secretary, respectively, of the meeting. Brief addresses were made by James Frank, Anning S. Prall, Hugh A. O'Donnell, Frederick H. Cone, T. B. Ackerson, Samuel Elchen and Horace Anderson of Title Guarantee and Trust Co.

PEASE & ELLIMAN during the extreme cold and the disorganized conditions of the past week, have not had a cold building, nor have they had to curtail the service in any one of the large number of apartment houses and office buildings which they manage. They succeeded in getting coal into New York by the carload, and their entire staff aided in the distribution, hiring motor trucks, and then loading and unloading the trucks which they hired. During the coldest days the members of the office staff rose to their responsibilities, and became temporarily manual laborers, and were to be seen riding on the trucks breaking out coal from the cars and devoting their energies unreservedly to the amelioration of an almost impossible situation, making comfortable many thousands of tenants in the city, who had no knowledge of the means by which they were spared the extreme discomfort that so many others experienced. They are operating six motor trucks to take care of emergency cases, and this loyalty and service by the office men has made possible this remarkable record of no failure of heat in the many buildings of which Pease & Elliman have charge.

HARRY A. KAHLER, president of the New York Title & Mortgage Co., at the annual meeting of the stockholders, held January 8, in presenting his report for 1917, said: "Market values of real estate continue low, as evidenced by various important auction sales within the past year. The normal value of real estate rests fundamentally upon its net income-producing power. Since the war began in Europe, the construction of new buildings in New York has not been keeping pace with the increased demand for space. In the period during which the supply of rentable space exceeded demand, net rents did not produce a satisfactory return on real estate investments. Tenants' requirements were excessive and costly, but had to be met to avoid vacancies. Now that the demand for space has overtaken supply, conditions are rapidly changing. Owners do not now need to make concessions to secure tenants. The current inflation of labor and material costs will continue to retard building construction, resulting in further increasing the demand for space. Many real estate equities that were showing deficits a short time ago are now yielding a fair to good net return on the investment."

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1916. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	109	164
Assessed Value.....	\$6 415,100	\$10,996,200
No. with consideration.....	16	19
Consideration.....	\$2,589,000	\$2,933,425
Assessed Value.....	\$3,030,500	\$3,936,500
Jan. 1 to 10.....		Jan. 1 to 11.....
Total No.....	148	245
Assessed Value.....	\$7,520,100	\$14,879,200
No. with Consideration.....	22	30
Consideration.....	\$2,676,520	\$3,254,275
Assessed Value.....	\$3,133,500	\$4,259,500

Mortgages.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	51	84
Amount.....	\$2,758,450	\$2,916,746
To Banks & Ins. Cos.....	10	18
Amount.....	\$2,381,750	\$1,838,500
No. at 6%.....	22	27
Amount.....	\$227,650	\$407,479
No. at 5½%.....	3	4
Amount.....	\$32,500	\$178,500
No. at 5%.....	11	26
Amount.....	\$2,080,100	\$1,820,625
No. at 4½%.....	.....	3
Amount.....	.....	\$77,000
No. at 4%.....	1	.....
Amount.....	\$11,000	.....
Unusual Rates.....	1	1
Amount.....	\$7,000	\$57,000
Interest not given.....	13	23
Amount.....	\$401,200	\$376,142
Jan. 1 to 10.....		Jan. 1 to 11.....
Total No.....	65	137
Amount.....	\$2,933,450	\$4,159,596
To Banks & Ins. Cos.....	11	20
Amount.....	\$2,438,250	\$2,231,500

Mortgage Extensions.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	19	46
Amount.....	\$583,400	\$1,634,000
To Banks & Ins. Cos.....	4	19
Amount.....	\$53,400	\$905,000
Jan. 1 to 10.....		Jan. 1 to 11.....
Total No.....	28	71
Amount.....	\$727,400	\$2,446,375
To Banks & Ins. Cos.....	5	32
Amount.....	\$62,400	\$1,539,875

Building Permits.

	1918 Jan. 4 to 11	1917 Jan. 6 to 12
New Buildings.....	6	5
Cost.....	\$74,200	\$715,000
Alterations.....	\$172,325	\$424,750

	Jan. 1 to 11	Jan. 1 to 12
New Buildings.....	8	11
Cost.....	\$504,200	\$1,155,000
Alterations.....	\$322,725	\$546,450

BROOKLYN.

Conveyances.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	103	122
No. with consideration.....	28	16
Consideration.....	\$205,208	\$52,300
Jan. 1 to 10.....		Jan. 1 to 11.....
Total No.....	137	181
No. with consideration.....	34	25
Consideration.....	\$242,108	\$96,550

Mortgages.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	57	70
Amount.....	\$282,985	\$342,806
To Banks & Ins. Cos.....	2	3
Amount.....	\$7,000	\$10,000
No. at 6%.....	18	29
Amount.....	\$107,880	\$124,500
No. at 5½%.....	9	4
Amount.....	\$43,500	\$27,250
No. at 5%.....	11	12
Amount.....	\$76,430	\$90,800
No. at 4½%.....	10	.....
Amount.....	\$20,810	.....
Unusual rates.....	2	2
Amount.....	\$9,865	\$2,511
Interest not given.....	7	23
Amount.....	\$24,500	\$97,745
Jan. 1 to 10.....		Jan. 1 to 11.....
Total No.....	78	102
Amount.....	\$373,935	\$657,190
To Banks & Ins. Cos.....	2	7
Amount.....	\$7,000	\$178,000

Mortgage Extensions.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
Total No.....	6	29
Amount.....	\$165,170	\$663,950
To Banks & Ins. Cos.....	1	9
Amount.....	\$33,000	\$251,500
Jan. 1 to 10.....		Jan. 1 to 11.....
Total No.....	7	34
Amount.....	\$172,250	\$831,950
To Banks & Ins. Cos.....	1	11
Amount.....	\$33,000	\$265,500

Building Permits.

	1918 Jan. 3 to 10	1917 Jan. 5 to 11
New Buildings.....	4	3
Cost.....	\$65,000	\$22,500
Alterations.....	\$1,250	\$7,550
Jan. 1 to 10.....		Jan. 1 to 11.....
New Buildings.....	4	8
Cost.....	\$65,000	\$104,500
Alterations.....	1,250	\$14,200

BROOKLYN.

Conveyances.

	1918 Jan. 3 to 9	1917 Jan. 4 to 10
Total No.....	408	473
No. with consideration.....	38	45
Consideration.....	\$198,102	\$386,259
Jan. 1 to 9.....		Jan. 1 to 10.....
Total No.....	455	631
No. with consideration.....	39	64
Consideration.....	\$212,802	\$1,288,759

Mortgages.

	1918 Jan. 3 to 9	1917 Jan. 4 to 10
Total No.....	242	352
Amount.....	\$897,196	\$1,744,563
To Banks & Ins. Cos.....	34	70
Amount.....	\$177,700	\$730,700
No. at 6%.....	157	10
Amount.....	\$503,396	\$710,612
No. at 5½%.....	41	71
Amount.....	\$222,350	\$463,750
No. at 5%.....	25	59
Amount.....	\$115,600	\$438,058
Unusual rates.....	3	2
Amount.....	\$6,800	\$14,300
Interest not given.....	16	20
Amount.....	\$49,000	\$118,243
Jan. 1 to 9.....		Jan. 1 to 10.....
Total No.....	262	463
Amount.....	\$976,086	\$2,186,103
To Banks & Ins. Cos.....	37	89
Amount.....	\$189,300	\$853,300

Building Permits.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
New Buildings.....	18	92
Cost.....	\$242,550	\$1,091,250
Alterations.....	\$43,550	\$47,300
Jan. 1 to 10.....		Jan. 1 to 11.....
New Buildings.....	21	104
Cost.....	\$278,000	\$1,223,750
Alterations.....	\$57,600	\$72,280

QUEENS.

Building Permits.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
New Buildings.....	5	70
Cost.....	\$53,000	\$196,200
Alterations.....	\$5,975	\$8,765
Jan. 1 to 10.....		Jan. 1 to 11.....
New Buildings.....	6	95
Cost.....	\$65,000	\$271,480
Alterations.....	\$9,175	\$19,090

RICHMOND.

Building Permits.

	1918 Jan. 4 to 10	1917 Jan. 5 to 11
New Buildings.....	4	11
Cost.....	\$10,550	\$64,300
Alterations.....	.....	\$1,575
Jan. 1 to 10.....		Jan. 1 to 11.....
New Buildings.....	4	11
Cost.....	\$10,550	\$64,000
Alterations.....	\$1,575

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

DURING the last three weeks practically every business and industry in this city has been seriously effected by the unprecedented cold weather, but none to a greater extent than the building trades and those lines dependent upon them. Construction work has practically ceased, and will probably not be resumed until the weather moderates. There is a considerable volume of new construction in sight, and certain lines are indicating a definite trend toward improvement; but with the combination of cold, delayed freight, lack of fuel and other factors that enter into the situation the majority of the proposed operations will be held in abeyance till spring.

According to the most recent reports the early spring will develop a gratifying volume of speculative building work. Already the plans have been prepared and arrangements made for starting a number of new multi-family dwellings in various parts of Greater New York, and these structures will undoubtedly be commenced in the face of the existing conditions that have so radically effected speculative and investment interests, and assisted in keeping the demand for accommodations greater than the supply. Sections of the Bronx and some parts of Brooklyn and Queens are well represented in the projected construction of new apartment houses, and one and two family dwellings. As the year progresses it is freely predicted that a marked improvement in the building field as applied to speculative work will be noticed.

The large number of disastrous fires in industrial and commercial buildings that occurred during the last two or three weeks will no doubt create a field of activity for a number of the building contractors of this city. The majority of these structures will be rebuilt immediately or as soon as the in-

surance matters can be adjusted. As a matter of fact the plans for the reconstruction of some of these projects are already well advanced, and work will undoubtedly be started at an early date. Another phase of the building situation that is oftentimes overlooked is the alteration and remodeling of old structures to suit a change of occupancy or to increase the efficiency of their use. There is a large amount of this type of work now under way and infinitely more in prospect, and during the coming months it is expected that work of this character will be a prolific source of profit to the building interests of this city.

Owing to the generally quiet building situation the material markets are comparatively inactive. Prices are holding firmly at their established levels, however, and in some lines advances have been announced. The market for common brick was very slow, but the price for this commodity was advanced to \$9 on account of the impossibility of getting barges from up-river points. Portland cement advanced three cents a barrel and some of the lumber lines have been slightly advanced.

Plans for housing the rapidly growing number of workers at the munition plants and shipbuilding yards are rapidly maturing. The General Chemical Company had plans prepared recently for fifty-two workmen's houses, to be erected on its property at Claymount, Del., and has awarded a contract for their construction. The Housing Committee of the Board of Trade of Newark, N. J., is working out the details of a comprehensive scheme of housing development for that city, and it will not be long before some definite details will be decided upon. Other communities have also started plans for alleviating the intolerable conditions that exist in their vicinities, and it is expected that the movement will become general, as the need is imperative.

Common Brick.—The continued cold weather that has prevented building construction has been responsible for the quiet week experienced by the Hudson River common brick interests. The sales of the week were confined to one barge taken out of the market, and there were no inquiries of any consequence. Last week it was predicted that the price of Hudson River common brick would undoubtedly advance to \$9 a thousand, and that is the figure now being quoted on what inquiries are being made. There is every reason to expect that this price will be further advanced, and if there should be any improvement in the building situation to an extent that would suddenly increase the demand for brick, the jump in price is likely to be considerable. There is no great reserve on barges at the wholesale docks, although the leading yards have well-filled stacks. There is sufficient brick available in the city and nearby points to take care of anything but an unprecedented demand. The Hudson River remains unnavigable, and there is no possibility of brick coming through from the up-river plants for some time. Until the ice is broken so that tows are able to navigate without danger the demands for common brick will have to be filled from the reserves in the Metropolitan district. The Raritan situation is practically the same, and no relief is possible until the ice breaks up and releases the barges for the city.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, January 11, 1918: Condition of market: Demand, light; prices advanced. Quotations: Hudson Rivers, \$9.00 a thousand, to dealers in cargo lots, alongside dock. Number of cargoes arrived, none; sales, 1. Distribution: Manhattan, 1.

Lumber.—There has been practically no recent change in the lumber situation. The most potent factor in this industry are the requirements emanating from Federal sources. These demands are almost without exception for work incidental to military operations. There is a fair demand from manufacturing consumers, but the requirements for building purposes are quite light and not at all likely to be increased materially during the next few months. There is a growing feeling that there will be a large increase in the volume of new construction work coincident with the arrival of the spring months, and many of the material lines are making active preparations for handling this business. The lumber interests should share largely in this, as an important part of the work will be in the construction of frame dwellings in the suburban districts and the erection of thousands of dwellings for workmen to alleviate the housing shortage that exists in many communities where the manufacture of munitions and supplies for Government departments is numbered among the leading industries. The lumber interests are experiencing considerable difficulty with shipments, and in a number of instances important orders have been lost owing to the inability of the producer to arrange for the transportation of lumber products. Lumber prices continue firm, with a strong upward tendency where shipments can possibly be made. There is a prediction current in the industry that the total production of this year will be considerably below the normal average of previous years on account of the shortage of labor, both for cutting and in the mills.

Structural Steel.—The business of the structural steel industry is practically at a standstill on account of the difficulties being experienced in obtaining adequate supplies of fuel. The transportation situation is also complicating affairs for the steel interests, and some of the plants have been forced to shut down for the time being. The demand for fabricated material to be used in the construction of buildings is extremely light and scattered, and the immediate prospects of improved conditions are not of the best. The Federal Government is to all intents and purposes the only factor in the consuming market, and this demand is almost exclusively for the requirements of war construction. The military work for the current year is rapidly being placed under contract, and the demands from this source will be materially increased as new awards are made. At the present time there is not sufficient private construction contemplated for immediate start to effect the market condition, although there have been a number of new structures recently planned, but owing to the weather and other deterrents it is likely that these projects will be held in abeyance for some time. The prices for fabricated materials are unchanged, and while the present Government figure is subject to revision after April 1, there is a feeling throughout the industry that the current prices will hold for the second quarter. Mill shipments of steel shapes are now quoted 3.195c., New York.

Window Glass.—The glass industry is almost at a standstill, and the outlook for the next few months is not of the brightest. Manufacturers of both plate and window glass are severely hampered by the difficulties being experienced in obtaining raw materials, labor, fuel and obtaining transportation for their finished product. Fortunately the demand is light on account of the dearth of building throughout the country, and up to the present writing there has been no change in the schedule of discounts. The statement has been made that only a very small percentage of the glass producing plants are in operation, owing to the adverse conditions, and the output of these has been seriously curtailed on account of the severe weather that has maintained for the last two weeks.

Linseed Oil.—There is but little activity in the market for this commodity owing to the weather conditions and the scarcity of structural operations, but the prices are firm and somewhat higher than last reported. The crushers are slowing down considerably on account of the fact that arrivals of flaxseed from Argentine have been disappointing, and from this source of worry but slight relief is anticipated for some time. As a consequence of these conditions the jobbers generally have but a limited stock of oil on hand, and are able to command a premium for immediate delivery.

Portland Cement.—The cold weather has seriously curtailed the business for the cement interests, and during the past week the volume of orders has been light and the inquiries few and far between. The wholesale price of this commodity has been advanced three cents a barrel as a consequence of the increased lighterage rate. The price now ruling for domestic Portland cement in large lots, New York, is \$2.15 a barrel, with the usual rebate for bags.

Cast Iron Pipe.—The market for this commodity has picked up somewhat, and there is evidence of greater activity from both municipal and private interests. Quotations remain at the fixed price of \$55.35, New York, for 6 in., 8 in. and heavier, and \$58.35 for 4 in.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

North River common.....\$9.00@ —
Raritan common.....No quotation
Second hand common, per load
of 1,5008.50@ —
Red face brick, rough or
smooth, car lots.....\$21.00@ —
Buff brick for light courts... 21.00@ —
Light colored for fronts..... 25.00@ —
Special types36.00@ —

CEMENT (wholesale, 500 bbls., lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....\$2.15@ —
Rebate on bags, returned, 10c. bag.
Rosendale Natural to dealers,
wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1½ in. (nominal).....\$1.25@ 1.35
Trap rock, ¾ in. (nominal).... 1.35@ 1.45
Bluestone flagging, per sq. ft. .17@ 0.18
Bluestone curbing, 5x16..... .40@ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in., per 1,000.....\$87.50
6x12x12 in., per 1,000.....122.50
8x12x12 in., per 1,000.....148.75
10x12x12 in., per 1,000.....176.00
12x12x12 in., per 1,000.....218.75

Interior—
8x12x12 in., per 1,000.....\$66.00
4x12x12 in., per 1,000..... 74.25
6x12x12 in., per 1,000..... 99.00
8x12x12 in., per 1,000.....132.00

LIME (standard 300-lb. bbls., wholesale):
Eastern common\$1.90@ —
Eastern finishing 2.10@ —
Hydrated common (per ton).....\$13.50@ —
Hydrated finishing (per ton).... 16.50@ —

LINSEED OIL—
City brands, oiled, 5 bbl. lots..\$1.30@ —
Less than 5 bbls..... 1.31@ —

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
1½ in. (nominal).....\$1.60@ 1.75
¾ in.No quotation
Paving gravel (nominal).....\$1.25@ —
P. S. C. gravel.....@ \$1.25
Paving stone 2.20@ 2.40

LUMBER (Wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 ins., 16 to 20 ft....\$41.00@ \$52.00
14 to 16 ft..... 63.00@ 75.00
Heart face siding, 4-4 & 5-4 34.00@ 36.00
Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....\$0.50@ —
Hemlock, W. Va., base price
per M..... 30.50@ —
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random car-
gues, narrow (delivered) 6.35.00@ \$38.00
Wide cargoes..... 37.00@ 45.00
Add \$1.00 per M. for each inch in width
over 12 ins. Add \$1.00 per M. for every 2
ft. over 20 ft. in length. Add \$1.00 per M.
for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab\$4.50@ \$4.75
Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in.....\$63.00@ —
Cypress shingles, 6x18, No. 1
Hearts 10.00@ —
Cypress shingles, 6x18, No. 1
Prime 8.50@ —

Quartered oak90.00@ 95.00
Plain oak 68.00@ 73.00

Flooring:
White oak, quartered, select..\$51.00@ \$55.00
Red oak, quartered, select... 51.00@ 55.00
Maple No. 1..... 47.00@ —
Yellow pine, No. 1, common
flat 38.00@ —
N. C. Pine, flooring, Norfolk. 40.00@ —

PLASTER—(Basic prices to dealers at
yard, Manhattan):
Masons' finishing in 100 lbs.
bags, per ton.....@ \$15.00
Dry Mortar, in bags, return-
able at 10c. each, per ton... 6.75@ 7.25
Block, 2 in. (solid), per sq. ft.....\$0.08
Block, 2-in. (hollow), per sq. ft.... .09
Boards, ¾ in. x 8 ft..... 12½
Boards, ¾ in. x 8 ft..... 15½

SAND—
Screened and washed Cow Bay,
500 cu. yds. lots, wholesale..\$0.50@ \$0.55

STRUCTURAL STEEL (Plain material
at tidewater, cents per lb.):
Beams & channels up to 14 in. 3.195@ —
Beams & channels over 14 in. 3.195@ —
Angles 3x2 up to 6x8..... 3.195@ —
Zees and tees..... 3.195@ —
Steel bars, half extras..... 3.195@ —

TURPENTINE:
Spot, in yard, N. Y., per gal..\$0.48@ 0.48½

WINDOW GLASS. Official discounts
from Jobbers' lists:

Single strength, A quality, first three
brackets80%+20%
B grade, single strength, first three
brackets 85%
Grades A and B, larger than the first
three brackets, single thick...80%+10%
Double strength, A quality.....80%+10%
Double strength, B quality.....80%+20%

BUILDING FIGURES FOR THE PAST YEAR

Comparative Statistics for Five
Boroughs Compiled in Convenient Form

Manhattan					Brooklyn						
PLANS FILED FOR NEW BUILDINGS					PLANS FILED FOR NEW BUILDINGS.						
January 1 to December 31, Inclusive					January 1 to December 31 Inclusive.						
		1917		1916				1917		1916	
		No.	Cost.	No.	Cost.			No.	Cost.	No.	Cost.
Dwellings, over \$50,000 ..	4	\$390,000	30	\$2,869,000	Dwellings over \$50,000 ..	..	..	..	..	..	..
Betw'n \$20,000 and \$50,000 ..	1	30,000	5	185,000	Dwell's \$20,000 to \$50,000 ..	5	\$115,000	1	\$20,000	..	..
Under \$20,000 ..	..	..	3	11,700	Dwelling under \$20,000 ..	215	928,000	569	2,412,350	..	..
Tenements.....	23	2,661,000	183	37,841,500	Two fam. Dwellings under \$20,000 ..	330	1,688,900	818	3,534,200	..	..
Hotels.....	5	2,750,000	27	26,717,000	Tenements over \$20,000 ..	103	4,269,000	302	10,771,500	..	..
Stores, lofts, etc. over \$50,000 ..	11	2,442,000	45	17,817,650	Tenements under \$20,000 ..	97	1,075,500	303	2,582,000	..	..
Betw'n \$15,000 and \$30,000 ..	6	125,000	5	107,000	Stores \$30,000 or more ..	2	76,000	2	90,000	..	..
Under \$15,000 ..	5	44,000	16	106,000	Stores \$15,000 to \$30,000 ..	5	88,000	..	..	..	..
Office buildings ..	20	8,127,500	43	12,651,500	Stores under \$15,000 ..	36	123,550	52	201,400	..	..
Manufactories and Workshops ..	34	2,795,000	35	6,167,600	Stores and two families.....	103	619,500	678	4,070,600	..	..
Schoolhouses.....	2	88,000	3	795,000	Office Buildings ..	9	349,500	8	564,700	..	..
Churches.....	3	985,000	10	858,000	Factories and Workshops.....	89	4,162,000	108	2,480,680	..	..
Public Build'gs Municipal.....	18	1,075,300	9	969,000	Schools.....	4	215,000	6	410,000	..	..
Places of Amusement, etc.....	31	2,496,525	30	3,639,500	Churches.....	11	260,000	18	483,300	..	..
Hospitals.....	3	940,000	2	1,000,000	Public Buildings (Municipal) ..	12	6,385,000	12	1,126,000	..	..
Stables and Garages.....	119	3,866,500	87	2,910,100	Places of Amusement.....	5	427,000	24	332,200	..	..
Other Structures.....	36	252,200	31	44,095	Stables and Garages.....	610	2,772,090	514	1,605,850	..	..
Totals.....	321	\$29,068,525	561	\$114,690,145	Loft and Warehouses.....	21	685,100	12	102,500	..	..
Decrease, Year 1917.....	243	\$85,621,620	..	..	Other Structures ..	57	289,650	99	485,145	..	..
ALTERATIONS IN MANHATTAN.					Frame Dwellings one family.....	840	2,515,000	1,232	3,605,395	..	..
January 1 to December 31, Inclusive.					Frame Dwellings two family.....	103	495,850	123	437,000	..	..
		1917		1916				1917		1916	
		No.	Cost.	No.	Cost.						
Dwellings.....	649	\$2,367,235	598	\$2,064,150	Tenements, fr.....	1	4,000	..	..	..	..
Tenements.....	643	1,144,088	724	1,192,967	Factories and Workshops, fr.....	2	20,000	1	1,400	..	..
Hotels.....	136	988,160	139	927,000	Other Frame Structures.....	36	49,650	64	81,260	..	..
Stores, lofts, etc.	734	2,498,966	1,081	3,679,204	Total.....	2,696	\$27,613,290	4,946	\$35,397,480	..	..
Office buildings ..	330	1,814,010	301	4,426,669	Decrease, 1917.....	2,249	\$7,784,187	..	..	..	..
Manufactories and workshops ..	454	1,715,956	582	1,536,716	ALTERATIONS IN BROOKLYN.						
Schoolhouses.....	46	243,950	36	266,970	January 1 to December 31, Inclusive						
Churches.....	18	201,600	31	2,627,925			1917		1916		
Public Build'gs Municipal.....	26	339,650	47	429,635			No.	Cost.	No.	Cost.	
Places of amusement, etc.	178	1,008,935	190	1,311,200	Dwellings.....	494	\$507,945	633	\$571,395	..	..
Stables and Garages.....	221	1,347,094	155	925,275	Flats.....	..	..	..	..	..	..
Totals.....	3,435	\$13,669,644	3,884	\$19,387,899	Tenements.....	279	165,585	440	251,135	..	..
Decrease, Year 1917.....	449	\$5,718,255	..	..	Hotels & Boarding Houses.....	16	62,375	29	56,900	..	..
Bronx					Stores.....	123	513,690	136	473,425	..	..
PLANS FILED FOR NEW BUILDINGS					Offices.....	18	78,985	14	126,500	..	..
January 1 to December 31, Inclusive					Manufactories & Workshops ..	173	559,920	217	888,755	..	..
		1917		1916				1917		1916	
		No.	Cost.	No.	Cost.						
Dwell'gs Brick over \$50,000 ..	..	..	..	..	Schools.....	52	245,865	79	460,210	..	..
Dwell'gs, brick Bet \$50,000 and \$20,000 ..	3	\$73,000	1	\$20,000	Churches.....	6	76,450	14	72,725	..	..
Under \$20,000 ..	70	519,600	62	323,150	Public Buildings ..	55	641,680	87	984,790	..	..
Tenem'ts, brick over \$15,000 ..	59	3,770,000	224	12,012,000	Stables.....	151	342,690	102	275,185	..	..
Under \$15,000 ..	..	..	..	..	Frame Buildings.....	1,005	717,525	1,379	790,260	..	..
Tenements frame.....	..	..	..	..	Total.....	2,372	\$3,912,710	3,130	\$4,951,280	..	..
Hotels.....	..	..	..	..	Decrease, Year 1917.....	758	\$1,038,570	..	..	..	..
Stores over \$30,000 ..	2	90,000	1	30,000	Richmond						
Stores, between \$30,000 and \$15,000 ..	6	105,000	7	125,000	PLANS FILED FOR NEW BUILDINGS.						
Under \$15,000 ..	18	133,200	40	274,200	January 1 to December 31, Inclusive.						
Office Build'gs ..	6	213,100	7	194,050			1917		1916		
Manufactories and workshops ..	27	199,775	44	969,660			No.	Cost.	No.	Cost.	
Schoolhouses.....	4	128,000	5	310,900	Dwellings, frame ..	612	\$921,035	684	\$1,098,881	..	..
Churches.....	2	31,500	5	113,000	Dwellings, brick ..	46	537,850	126	577,573	..	..
Public Build'gs —Municipal.....	113	703,300	10	96,950	Manufactories & Workshops.....	85	1,676,675	69	1,726,740	..	..
Places of Amuse'mt, etc.	78	1,368,400	29	737,550	Stables.....	17	3,655	29	3,758	..	..
Stables and Garages.....	165	953,550	131	1,238,647	Stores.....	15	41,150	19	21,394	..	..
Dwell'gs, frame ..	81	253,925	72	274,500	Garages.....	205	107,447	167	61,039	..	..
Other Structures.....	6	3,100	12	5,975	Theatres.....	1	80,000	..	..	..	..
Totals.....	640	\$8,545,475	650	\$16,725,582	Public Buildings, Places of Amusement, etc.....	6	44,350	35	510,950	..	..
Decrease Year, 1917.....	10	\$8,180,107	..	..	Hotels.....	1	9,000	4	40,750	..	..
ALTERATIONS IN THE BRONX					Office Buildings.....	10	9,825	11	25,925	..	..
January 1 to December 31, Inclusive					Churches.....	2	4,650	2	11,200	..	..
		1917		1916				1917		1916	
		No.	Cost.	No.	Cost.						
Dwellings, brick ..	53	\$84,350	40	\$55,150	Tenements.....	..	..	1	6,500	..	..
Dwellings, frame ..	148	157,500	248	232,370	Other Structures ..	171	27,332	228	62,744	..	..
Ten'm'ts, brick ..	80	120,900	99	137,050	Total.....	1,171	\$3,462,969	1,377	\$4,243,114	..	..
Ten'm'ts, frame ..	12	16,975	19	16,100	Decrease, 1917.....	206	\$780,145	..	..	..	..
Hotels.....	3	31,000	3	4,860	ALTERATIONS IN RICHMOND.						
Stores.....	38	66,150	49	92,525	January 1 to December 31, Inclusive						
Office buildings..	8	109,750	10	27,300			1917		1916		
Manufactories and Workshops ..	46	162,900	52	162,275			No.	Cost.	No.	Cost.	
Schools.....	21	83,800	13	338,500	Dwellings, frame ..	314	\$134,741	415	\$144,943	..	..
Churches.....	7	31,300	9	28,500	Dwellings, brick ..	11	15,070	21	13,170	..	..
Public Buildings ..	17	133,250	32	151,525	Manufactories & Workshops.....	25	63,763	36	53,715	..	..
Stables and Garages.....	49	222,700	32	105,175	Garages.....	20	3,780	25	22,475	..	..
Miscellaneous ..	1,915	360,310	2,431	348,148	Public Buildings ..	..	..	..	..	..	..
Totals.....	2,397	\$1,580,885	3,037	\$1,699,478	Places of Amusement, etc. ..	14	54,792	18	12,905
Decrease, Year, 1917.....	640	\$118,593	Stables.....	7	1,925	8	2,420

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Fireproof Building Construction

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Queens

PLANS FILED FOR NEW BUILDINGS

January 1 to December 31, Inclusive.

	1917		1916	
	No.	Cost	No.	Cost
Dwellings, frame	1,964	\$4,640,670	2,079	\$6,406,610
Dwellings, brick..	720	2,650,450	735	3,393,934
Stores and Dwell-				
ings, frame....	74	100,600	26	83,200
Stores and Dwell-				
ings, brick....	121	1,040,300	310	1,726,150
Tenements, fr...				
Tenements, br...	62	1,450,000	258	3,728,500
Stores and Tene-				
ments, frame...				
Stores and Tene-				
ments, brick...	23	192,100	25	263,000
Public buildings				
(Amusement)...	14	101,650	21	353,000
Public Buildings				
(Municipal)...				
Manufactories &				
Workshops....	28	902,750	45	2,015,900
Churches.....	3	22,000	9	139,900
Schools.....			2	100,000
Hotels, Boarding				
Houses, etc....	2	48,000	4	92,700
Hospitals.....				
Storage Ware-				
houses.....	14	279,675	27	233,625
Office Buildings				
Garages.....	302	21,475	11	320,500
Stables.....	19	26,550	32	51,320
Other Frame				
Structures...	270	142,183	772	517,402
Totals.....	3,619	\$11,651,078	5,331	\$20,009,382
Decrease, Year 1917.....			1,712	\$8,358,304

Several Large Contracts.

The Empire Brick & Supply Company are at work on two of the largest contracts for building materials given out in recent years. They are furnishing all the masons' building materials for the Hotel Pennsylvania, Seventh avenue, 32d to 33d streets, Geo. A. Fuller Company, contractors, McKim, Mead & White, architects; and for the Hotel Commodore, 42d street and Lexington avenue, Geo. A. Fuller Company, contractors, and Warren & Wetmore, architects. The deliveries are being made as fast as progress of the work will permit. Whatever delay has taken place is due to lack of steel deliveries, brought about by war conditions. They have also supplied all the brick and other masons' building materials for the Winfield Building, which is to house the Woolworth store, at the corner of 40th street and Fifth avenue, Jardine, Hill & Murdock, architects, and Watt & Sinclair, contractors. This operation is notable for the rapid progress made, as it has proceeded without any hitch. All the common brick for the F. W. Woolworth residence, at Glen Cove, Long Island, of which C. P. H. Gilbert is the architect, and Watt & Sinclair, contractors, was furnished by this firm.

WAGE SCALES IN BUILDING TRADES

Comparative Figures Given, Showing Increases During Past Few Years

THE following are various price changes in wages, as listed by the Building Trades Employers' Association: Asbestos Workers—1903, \$4.00; 1907, \$4.50; 1912, \$4.65; 1917, \$5.00; 1918, \$5.00. Asbestos Workers' Helpers—1903, \$1.60; 1907, \$2.80; 1912, \$2.90; 1917, \$3.00; 1918, \$3.00.

Blue Stone Cutters, Flaggers, Bridge and Curb Setters—1903, \$4.40; 1906, \$4.50; 1917, \$5.00; 1918, \$5.00.

Bricklayers—1903, \$5.20; 1905, \$5.60; 1914, \$6.00. This scale applies until Dec. 31, 1917; 1918, unsettled.

Bricklayers' Laborers—1903, \$2.80; 1907, \$3.00; 1916, \$3.40; 1918, unsettled.

Carpenters (Manhattan), Shop Work—1903, \$3.75; 1906, \$4.00; 1907, \$4.00; 1916, \$4.50. Outside—1903, \$4.50; 1906, \$4.80; 1907, \$5.00; 1916, \$5.50. The above agreements expire Dec. 31, 1918.

Carpenters (Bronx), Shop Work—1906, \$3.78; 1916, \$4.50. Outside—1903, \$4.50; 1906, \$4.50; 1916, \$5.00. Agreements expire Dec. 31, 1918.

Carpenters (Brooklyn), Shop Work—1906, \$3.78; 1916, \$4.50. Outside—1903, \$4.30; 1906, \$4.50; 1916, \$5.00. Agreements expire Dec. 31, 1918.

Carpenters (Richmond), Shop Work—1906, \$3.78; 1907, \$3.78; 1916, \$4.50. Outside—1903, \$3.80; 1906, \$4.00; 1907, \$4.00; 1916, \$4.50. Agreements expire Dec. 31, 1918.

Carpenters—Dock Builders and Pile Drivers, 1916, \$4.50 a day; foreman, \$36.00 a week; 1918, \$4.50.

Cement Masons—1905, \$4.80; 1906, \$5.00; 1916, \$5.30; 1917, \$5.60. Agreement expires December 31, 1919.

Cement and Asphalt Workers—"Class A," 1906, \$2.80; 1910, \$3.00; 1916, \$3.00. Agreement expires Dec. 31, 1918.

Composition Roofers—1903, \$2.75; 1906, \$3.00; 1910, \$3.25; 1914, \$3.50; 1917, \$3.75. Foreman, \$4.50 a day. Agreement expires Dec. 31, 1917; 1918, unsettled.

Elevator Constructors—1904, \$4.50; 1910, \$5.00; 1913, \$5.28; 1917, \$5.52. Agreement expires Dec. 31, 1918.

Elevator Constructors' Helpers—1904, \$3.00; 1910, \$3.20; 1913, \$3.40; 1917, \$3.52; 1918, \$3.52.

Electrical Workers—1903, \$4.00; 1908, \$4.50; 1914, \$4.80; 1916, \$5.00; 1917 (April), \$5.20. Agreement expires Dec. 31, 1919.

Electrical Workers' Helpers—1903, \$1.50-\$2.20; 1916, \$2.50; 1917 (April), \$2.50. Agreement expires Dec. 31, 1918.

House Shorers—1903, \$2.75; 1906, \$3.36; 1907, \$3.47; 1912, \$3.68; 1917, \$4.00. Agreement expires Dec. 31, 1918.

House Shorers' Helpers—1903, \$2.25; 1906, \$2.65; 1907, \$2.65; 1915, \$3.00; 1918, \$3.00.

Housesmiths (Structural)—1900, \$3.80; 1902, \$4.50; 1910, \$5.00; 1916, \$5.30; 1917

(Jan.) \$5.50, (July) \$5.80, (Oct.) \$6.00; 1918, unsettled.

Housesmiths (Structural) Finishers—1916, \$5.30; 1917 (from Sept. 1), \$5.50; 1918, \$5.50.

Housesmiths (Structural) Helpers—1916, \$3.80 (from Sept. 1), \$4.00; 1918, \$4.00.

Engineers (Hoisting Asso., Cement League and Stone Setters)—1903, \$5.00; 1906, \$5.50; 1912, \$5.75; 1913, \$6.00; 1917 (July), \$6.50. Running pump, 1903, \$4.00; 1906, \$4.50; 1912, \$4.75; 1913, \$5.00; 1917 (July), \$5.50. Agreement expires Dec. 31, 1919.

Marble Cutters and Setters 1903, \$5.00; 1913, \$5.50. Agreement expires July 1, 1920.

Marble Carvers—1903, \$5.50; 1913, \$6.00. Agreement expires July 1, 1920.

Marble Polishers—1903, \$4.00; 1913, \$4.40; 1917, \$4.70. Agreement expires July 1, 1920.

Marble Workers' Helpers—1903, \$3.00; 1913, \$3.25; 1917, \$3.50. Riggers, 1903, \$3.50; 1913, \$3.75; 1917, \$4.00. Derrickmen, \$4.00. Cranemen, \$3.75. Agreement expires July 1, 1920.

Marble Bed Rubbers—1903, \$4.50; 1913, \$4.95; 1917, \$5.00. Sawyers, 1903, \$4.25; 1913, \$4.68; 1917, \$4.68. Agreement expires July 1, 1920.

Marble Machine Workers—1903, \$5.00; 1913, \$5.50. Agreement expires July 1, 1920.

Metallic Lathers—1903, \$4.00; 1904, \$4.00; 1905, \$4.50; 1910, \$4.80; 1911, \$5.00; 1915, \$5.30; 1916, \$5.50. Agreement expires Dec. 31, 1917; 1918, unsettled.

Mosaic Workers (First Class)—1902, \$3.75; 1906, \$4.00; 1907, \$4.25; 1913, \$4.50; 1916, \$4.75; 1918, \$5.00. Second Class, 1902, \$3.50; 1906, \$3.75; 1907, \$4.00; 1913, \$4.25; 1916, \$4.50; 1918, \$4.75.

Painters—1903, \$3.50; 1906, \$3.50; 1916, \$5.00; June 1, 1918, \$5.50. Decorators, 1903, \$4.00; 1906, \$4.00; 1916, \$5.00. Varnishers, 1903, \$3.25; 1906, \$3.50; 1916, \$5.00. Scale has expired, but these prices are being maintained.

Plasterers—1903, \$5.50; 1916, \$6.00. Agreement expires Jan. 1, 1919.

Plasterers' Laborers—1903, \$3.25; 1916, \$3.50; 1918, \$3.75.

Modelers and Sculptors—1903, \$30 a week and over. Artificial Marble Workers, 1903, \$5.50; 1916, \$6.00. Rubbers and Polishers, 1903, \$3.50; 1916, \$3.75.

Plumbers—1903, \$4.25; 1904, \$4.50; 1906 (Feb'y), \$4.75; 1906 (Oct.), \$5.00; 1910, \$5.50; 1917 (July), \$6.00. Agreement expires July 1, 1920.

Slate and Tile Roofers—1904, \$4.25; 1906, \$4.75; 1913, \$5.25; 1914, \$5.50; 1918, unsettled.

Steam Fitters—1903, \$4.50; 1906, \$5.00; 1911, \$5.50; 1917 (July), \$6.00. Agreement expires Jan. 1, 1920.

Steam Fitters' Helpers—1903, \$2.65; 1906, \$3.00; 1917 (Apr.), \$3.20; 1917 (July), \$3.40. Agreement expires Jan. 1, 1920.

Stone Cutters (First Class)—1903, \$5.00; 1913, \$5.50; 1916, \$5.50; (Second Class), 1903, \$4.50; 1913, \$5.00; 1916, \$5.00. This class was abolished Jan. 1, 1918. Agreement expires December 31, 1918.

Roofers and Sheet Metal Workers—1903, \$4.00; 1905, \$4.50; 1910, \$4.75; 1913, \$5.00; 1918, \$5.60.

Stone Masons—1903, \$4.20; 1906, \$4.40; 1908, \$4.60; 1913, \$4.80; 1916, \$5.00; 1918, \$5.00.

Stone Setters—1903, \$5.00; 1904, \$5.50; 1911, \$5.60; 1914, \$6.00; 1918, unsettled.

Stone Masons' Laborers—1903, \$2.00; 1906, \$2.25; 1908, \$2.40; 1912, \$2.64; 1913, \$2.80; 1916, \$3.00; 1918, unsettled.

Tile Layers—1903, \$5.00; 1913, \$5.50; 1917, \$6.00. Agreement expires Jan. 1, 1920.

Tile Layers' Helpers—1903, \$3.00; 1916, \$3.25. Agreement expires Jan. 1, 1920.

Wood Carvers—1906, \$3.75-\$5.00. The rate at the present time is \$5.50.

Wood Workers—1903, \$15.00-\$18.00 a week, 50 hrs.; 1906, \$15.00-\$19.00 a week, 50 hrs.; 1915, \$18.00 a week, 48 hrs.; 1916, \$18.00 a week, 44 hrs.; 1918, unsettled.

Large Bronx Apartment Project.

Niewenhouse Brothers, Inc., general contractors, 163d street and Park avenue, have had plans prepared and are taking estimates on sub-contracts and materials for the construction of two five-story and basement apartment houses at 300 to 320 East 163d street. These buildings will occupy a combined frontage of 213 feet and are 115 feet in depth. The houses will accommodate a total of sixty-one families, in units containing four, five, six and seven rooms each, with private bath. The seven-room suites include an extra lavatory and toilet for the use of a maid. These buildings have been carefully planned with regard to the privacy of the tenants, convenience of the various rooms and the proportions of the same. Spacious side courts have been planned, and there will be a rear yard twenty-two feet in depth and a court of extra size in the front, through which entrance to the apartments will be had. This court has approximate dimensions of 57 x 42 feet, and will be landscaped and planted in an artistic manner. The facade has been designed in a dignified Colonial style and will be constructed of red-face brick, with trimmings of granite and Indiana limestone. The cost of this project is placed at \$200,000.

New State Hospital Planned.

Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., has recently completed the preliminary plans and specifications for the new state hospital to be erected at Marcy, N. Y., near the city of Utica. This project will be under the jurisdiction of the New York State Hospital Commission, E. S. Elwood, secretary, Albany, N. Y., and will cost in the neighborhood of \$1,250,000 to build and equip. The complete details of construction are not yet decided upon and will be announced in a later issue of the Record and Guide. According to the present schedule it is not expected that this project will be advertised for estimates for some months.

Synagogue in Brooklyn.

Emery Roth, architect, 119 West 40th street, Manhattan, is preparing the plans and specifications for a one-story and basement synagogue, 80 x 80 feet, to be erected at the corner of Benson avenue and 21st avenue, Brooklyn, for the congregation of the Sons of Israel, Lewis Wintner, Chairman of the Building Committee. Alex. Brociner, 104 West 42d street, Manhattan, is the consulting engineer. This edifice will be built of stone, with brick foundation walls, and will be of semi-fireproof construction. The basement will be finished and used as a Sabbath school. The architect estimates the cost of this structure to be approximately \$70,000. The plans will be completed and ready for estimates on general contract late in January.

New Theatre at Hempstead, L. I.

Thomas W. Lamb, architect, 644 Eighth avenue, Manhattan, is preparing the plans and specifications for a handsome brick and terra cotta moving picture and vaudeville theatre to be erected in Front street, Hempstead, L. I. This building is to be owned and operated by the Pat Casey Agency, Inc., 1499 Broadway, Manhattan, and will have a seating capacity of approximately 1,800. The cost of construction is estimated at \$50,000. It is expected that the plans will shortly be completed and bids called for.

Contract for Lake Mahopac School.

B. C. Brown, 39 East 42d street, Manhattan, has obtained a general contract for the construction of the two-story frame and stucco school building at Lake Mahopac, N. Y., for the Mahopac High School Unit, No. 2, of the town of Carmel, N. Y. The plans and speci-

fications for this project were prepared by Hutton & Buys, architects, 103 Park avenue, Manhattan, who estimate the cost of construction to be in the neighborhood of \$35,000. This schoolhouse will include about twenty classrooms, auditorium and assembly room. The building will be completely equipped with modern appliances and conveniences for the pupils and teaching staff.

Plans for Large Garage.

J. C. Cocker, architect, 2017 Fifth avenue, has practically completed the plans for the six-story brick garage that will be erected at 430 to 436 West 55th street for Daniel Meenan, owner, 1966 Broadway. This project will have ground dimensions of approximately 87 x 100 feet, and will include many new garage features and appliances. The cost of construction is placed at \$130,000. The owner will soon take estimates on general contract.

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Colgate & Company to Build Plant.

Tentative plans have been made for the improvement of the property recently purchased on the Newark Meadows by Colgate & Company, manufacturers of soaps and perfumes, 105 Hudson street, Jersey City, N. J. The project will include the erection of a large group of modern factory buildings to accommodate the rapidly growing business of this concern. Definite details of construction cannot be announced at this time, and it will likely be some months before this operation matures to the point of actual structural work.

PERSONAL AND TRADE NOTES.

Harries & Hall, landscape architects and engineers, have recently moved their offices from 250 Delaware avenue to 110 Franklin street, Buffalo, N. Y.

Yale & Towne Mfg. Co., New York, has 190 of its men in the national service, headed by the president of the company, Major Walter C. Allen, who is now in France.

Babcock & Wilcox Co., Bayonne, N. J., manufacturer of water tube boilers, gave a bonus to its 2,700 employees at Christmas of 10 per cent. of their wages for the past six months.

Municipal Civil Service Commission, Municipal Building, New York, will receive applications until January 22, for the position of inspector of iron and steel construction.

Henry Hope & Sons, 103 Park avenue, announce that they have an exhibit of cast lead rain water heads, pipes, gutters, etc., in the front window of the Architects' Samples Corporation, 101 Park avenue.

C. P. Coleman has been elected president of the Worthington Pump & Machinery Corporation, New York. Mr. Coleman was vice-president. The office of president had been vacant since the reorganization of the corporation a year or so ago.

Stevens Institute of Technology, Hoboken, N. J., will soon start a free evening class to train men as radio operators for the Signal Corps, U. S. A. Professor L. A. Hazeltine, head of the department of electrical engineering will conduct this course.

Leon Bloch, for some time in charge of the Pittsburgh territory for the Glauber Brass Manufacturing Co., of Cleveland, is now the manager of the New York office of this concern with headquarters in the Architects Building, 101 Park avenue.

D. Gleisen has been appointed manager of the industrial bearings division of the Hyatt Roller Bearing Co., Newark, N. J. Mr. Gleisen is a mechanical engineer, a graduate of Stevens Institute, and has been connected with the company for six years.

John P. Butler, president of the contracting and building firm of John T. Brady & Company, died Tuesday, January 8, at his home, 575 West 171st street. He was forty-two years of age and had been associated with the building trades all of his business life. Mr. Butler was a native of this city and was a member of the Catholic Club, Friendly Sons of St. Patrick, the Engineers' Club, Elks Club, Cooper Union Alumni and other fraternal and social organizations. He is survived by his widow.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

NEW YORK CITY.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for 2-sty frame barracks and quarters, to consist of dormitories, mess halls and officers' quarters, at the forts in the harbor, for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., and Quartermaster, on premises, owner, from plans by Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., architect.

PORTS WRIGHT AND TERRY, N. Y.—Sperry Engineering Co., New Haven, Conn., has the general contract for 2-sty frame barracks and quarters, to consist of dormitory, mess halls and officers' quarters for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., and Quartermaster, on premises, owner, from plans by Major F. B. Wheaton, 15th and M sts, N. W., Washington, D. C., architect.

NEW ORLEANS, LA.—U. S. Government Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, has had plans completed privately for 1 and 2-sty steel, concrete and brick repair shops. Cost, \$1,000,000.

OWEGO, N. Y.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close January 14, for a 1-sty brick and stone post office bldg in Lake st, near Front st, for the U. S. Government, Hon. W. G. McAdoo, Secy, Treasury Dept., Washington, D. C., owner. E. H. Titchner Co., 6 Spring Forest av, Binghamton, N. Y., is figuring the general contract. Cost, \$75,000.

SAN DIEGO, CAL.—John W. Danforth Co., 70 Ellicott st, Buffalo, N. Y., has the general contract for a concrete and steel fuel oil plant for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans. Consists of piping, pumps, boilers, heaters, bldgs and reservoir. Cost, \$275,000.

SANDY HOOK, N. J.—Jesse A. Howland, Seabright, N. J., has the general contract for repairs and addition to the seawall near the southern boundary of the Sandy Hook Reservation for the U. S. Government, U. S. Engineer, room 802, Army Bldg, 39 Whitehall st, Manhattan, owner. Cost, \$55,000.

SAN JUAN, P. R.—Major F. B. Wheaton, architect, and Major Gumby, engineer, both of 15th and M sts, N. W., Washington, D. C., completed plans for a 1 and 2-sty frame cantonment near San Juan, P. R., for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$1,500,000.

LYONS, N. Y.—James A. Wetmore, Treasury Dept., Washington, D. C., Acting Supervising Architect, will draw plans for a post office for the U. S. Government, Hon. W. G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. Details will be available later.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

BROOKLYN, N. Y.—Hebrew Home for the Aged, Dumont and Howard avs, Mrs. S. N. Berlin, pres., owner, contemplates making an addition to the brick home at Dumont and Howard avs, for which no architect has been selected. A campaign for funds to build a wing to above institution is about to be started and details will be available later.

LONG BRANCH, N. J.—Long Branch Free Public Library, Mayor Marshall Wolley, and others, contemplates erecting a public library at 328 Broadway, adjoining the City Hall. No architect has been retained, and it is undecided when project will go ahead.

PHILMONT, N. Y.—Columbia County Board of Supervisors, James R. Hughes, clerk, Stuyvesant, N. Y., owner, contemplates erecting a tuberculosis hospital, to contain accommodations for 44 patients, for which no architect has been selected. Cost, \$50,000.

SYRACUSE, N. Y.—Frazer & Jones Co., 351 West Fayette st, Syracuse, N. Y., owner, contemplates erecting a brick addition to the steel plant on Milton av. No architect has been retained.

SYRACUSE, N. Y.—City of Syracuse, Dept. of Public Safety, Walter W. Nicholson, com'r, City Hall, Syracuse, owner, contemplates erecting two 2-sty brick police stations. No architect or site has been selected. Cost, \$50,000.

GRANTWOOD, N. J.—Frederick Buerger, Grantwood, N. J., owner, contemplates rebuilding the Grantwood Hotel on Anderson av, for which no architect has been retained. Details will be available later.

SYRACUSE, N. Y.—East Genesee Presbyterian Church, Rev. John R. Woodcock, pastor, 843 Maryland av, Syracuse, N. Y., owner, has purchased property at 1816 East Genesee st, and contemplates erecting an addition to the church, to be used as a Sunday school. No architect has been selected. Cost, \$40,000.

"A Human Document"

ON SATURDAY morning, March 23, 1918, in commemoration of the FIFTIETH ANNIVERSARY of the RECORD AND GUIDE, the story of the growth of this paper and the influence and part it has played in its chosen field, will be portrayed by pen and picture in the form of a FIFTIETH ANNIVERSARY NUMBER with three-color cover from a sketch drawn by our own Art department.

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tunity of driving home the opening wedge for a continuous publicity campaign.

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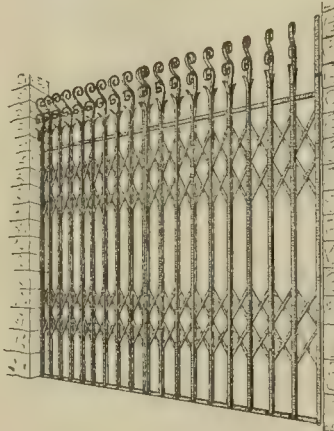
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SYRACUSE, N. Y.—John M. Weekes, 116 Dickerson st, Syracuse, owner, contemplates rebuilding the factory in Dickerson st (probably brick, 2 or 3 stys), for which no architect has been retained.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

DWELLINGS.

MANHATTAN.—Henry C. Pelton, 35 West 39th st, architect, is taking bids on the general contract, to close January 14th, for a 5-sty brick and stone dwelling, 25x65, at 10 East 75th st, for Carl Schoen, 54 East 83d st, owner.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Wortmann & Braun, 114 East 28th st, architects, are taking bids on the general contract for a 7-sty addition to the 2-sty brick and steel warehouse, 100x100, to be used for the storage of automobiles and fixtures at 112 West 107th st, for the Chelsea Storage Warehouse Co., 426 West 26th st, owner. Micwiel Co., 162 East 23d st, is figuring the general contract and desires bids on all subs. Cost, \$70,000.

LONG ISLAND CITY.—Stines & Ludwig, 9 Jackson av, L. I. City, architects, are taking bids on the general contract, to close about January 15, for a 1-sty brick and terra cotta factory, 50x95, at Honeywell st and Skillman av, for Akron Tire Co., Honeywell st and Skillman av, L. I. City, owner. Includes a 1-sty addition later. Cost, \$12,000.

GLENDAL, L. I.—Louis Allmendinger, 20 Palmetto st, Brooklyn, architect, is taking bids on the general contract, to close January 25, for a 1-sty brick factory, 100x150, at the cor of Proctor and Edsall avs, for William Greilich, owner. Henry Rockrath, 100 Palmetto st, Brooklyn, is figuring the general contract. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

WARDS ISLAND.—City of New York, State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner, is taking bids on the general contract, to close 3 p. m. January 29, for electric work and street lighting system at the Manhattan State Hospital, Wards Island, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y.

MUNICIPAL.

ALBANY, N. Y.—City of Albany, Board of Contract & Supply, Isadore Wachman, City Hall, Albany, owner, is taking bids on the general contract, to close 3 p. m. January 21, for completion of interior and finishing work, on the hospital on New Scotland av, from plans by Fuller & Robinson, 95 State st, Albany, architects. Cost, \$13,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—New York University, c/o Chancellor Brown, 32 Waverly pl, owner, is taking bids on the general contract for fire repairs to the brick and stone University and office bldg in Washington sq East, from Waverly to Washington pl, from privately prepared plans.

STABLES AND GARAGES.

MANHATTAN.—New York Railways Co., Theodore P. Shonts, pres., 265 Broadway, owner, is taking bids on the general contract for a 2-sty brick garage, 25x103, in the north side of 11th st, 233 ft east of Av C, from plans by Otto Reissmann, 147 4th av, architect. The lessee is the Sanitary Wet Wash Laundry Co., 811 East 9th st, Micwiel Co., 162 East 23d st, is figuring the general contract and desires bids on all subs. Cost, \$8,000.

MANHATTAN.—New York Railways Co., Theodore P. Shonts, pres., 265 Broadway, owner, is taking bids on the general contract for the alteration of the 3-sty brick car barn in the north side of 11th st, 103 ft east of Av C, into a garage, from plans by Otto Reissman, 147 4th av, architect. The Sanitary Wet Wash Laundry Co., 811 East 9th st, is the lessee. Micwiel Co., 162 East 23d st, is figuring the general contract and desires bids on all subs. Consists of removing 1 sty from present bldg. Cost, \$14,000.

BROOKLYN, N. Y.—Louis Allmendinger, 20 Palmetto st, architect, is taking bids on separate contracts for a 1 and 2-sty storage, garage and stable, 105x150, at the southeast cor of Waterbury and Grand sts, for Fred Von Dann, 145 Waterbury st, owner. Cost, \$12,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—R. T. Short, 370 Maccon st, architect, is taking bids on the general contract for a 4-sty brick and stone store, office and residence, 30x58, at the southeast cor of Herkimer st (1265

Bedford av), for Thomas J. Carrier, 1190 Fulton st, Brooklyn owner. Peter Guthy, 926 Broadway, is figuring the general contract. Cost, \$10,000.

MILL NECK, L. I.—A. D. Pickering, 103 Park av, Manhattan, architect, is taking bids on the general contract for a 2½-sty hollow tile and brick railway station for the Long Island Railroad Co., Ralph Peters, pres., 329 Penna R. R. Station, Manhattan, owner. John K. Turton, 101 Park av, Manhattan, is figuring the general contract.

FARMINGDALE, L. I.—Board of Trustees of New York State School of Agriculture, Hon. William Wirt Mills, Secy., room 1224, Woolworth Bldg, Manhattan, owner, is taking bids on the general contract, to close 3 p. m., January 18, for a cow barn to be erected at the New York State School of Agriculture, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. McKeown Construction Co., 103 Park av, Manhattan, and J. D. Cosgrove, Glen Cove, L. I., are figuring the general contract.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

106TH ST.—Emanuel Finsterer, 258 3d av, owner, contemplates making fire repairs to the 5-sty brick and stone apartment house, 25x100, at 70 West 106th st, from privately prepared plans.

WEST END AV.—Charles T. E. Dieterlen, 15 West 38th st, completed plans and is taking bids on general contract, for alterations to the 5-sty brick apartment, 25x57, at 333 West End av, for Lincoln R. Peabody, on premises, and Duross Co., agents for owner, 156 Broadway. Cost, \$10,000.

103D ST.—Lorenz F. J. Weiher, 271 West 125th st, completed plans for alterations to the 5-sty brick tenement and store, 29x102, at 148 East 103d st, and 1629 Lexington av, for Carl Fischer, 48 Cooper sq, owner. Cost, \$8,500.

DWELLINGS.

102D ST.—James B. Nimmons, 405 5th av, owner, contemplates making fire repairs to the 3-sty brick and stone dwelling at 310 West 102d st, from privately prepared plans. Cost, about \$12,000.

132D ST.—Mrs. Mary E. Onderdonk, 889 St. Nicholas av, owner, contemplates making fire repairs to the 4-sty brick and stone dwelling, 25x100, at 142 West 132d st. Architect's name will be announced later, and owner will await adjustment of loss before arranging for repairs or rebuilding.

FACTORIES AND WAREHOUSES.

44TH ST.—New York Manufacturers Real Estate Co., 607 West 43d st, is considering the rebuilding of 4-sty brick warehouse, recently destroyed by fire, at 644 to 654 West 44th st. It is expected that project will not go ahead until insurance has been adjusted.

HALLS AND CLUBS.

137TH ST.—John J. Petit, 103 Park av, has preliminary plans in progress for a 6-sty brick and stone Y. W. C. A. (colored branch), 100x150, in the north side of 137th st, 100 ft east of 7th av, for the Y. W. C. A. (colored branch), Mrs. James S. Cushman, pres., 600 Lexington av, owner.

SCHOOLS AND COLLEGES.

EAST BROADWAY.—National Hebrew School, 183 Madison av, has started a campaign to raise \$50,000 for the purpose of taking title to the bldg at 206 East Broadway and altering same for a school. Details will be available later.

STABLES AND GARAGES.

30TH ST.—Edward Weck, 681 5th av, completed plans for the alteration of the 3-sty brick stable, 90x115, at 146-154 West 30th st, into a garage, for the Estate of Isaac Stern, 568 5th av, owner, and the Kingston Av Holding Co., 44 Court st, lessee. The general contract has been awarded to Joseph G. Siegel, 681 5th av. Cost, \$30,000.

53D ST.—Joseph C. Cocker, 2017 5th av, completed plans for alterations to the 4 and 5-sty brick garages, 17x40, at 123 and 129 West 53d st, for Thomas G. Corvan, 490 West End av, owner. Consists of tearing down two bldgs, new walls, etc. Cost, \$80,000.

55TH ST.—J. C. Cocker, 2017 5th av, completed plans for a 6-sty brick garage, 87x100, at 430-6 West 55th st, for Daniel Meenan, 1966 Broadway, owner. Cost, \$130,000.

24TH ST.—M. J. Harrison, World Bldg, Manhattan, will draw plans for the alteration of the 1-sty brick and stone stable, on plot 125x90, at 206-214 East 24th st, into a garage, for Joseph J. O'Donahue, 334 5th av, owner, and Samuel Cox, Brook st, Bayshore, L. I., lessee.

GREENWICH AV.—George M. McCabe, 96 5th av, completed plans for alterations to the 2-sty brick garage, 46x130, at 97-101 Greenwich av, and 238 West 12th st, for Clarence S. Nathan, 241-5 West 37th st, owner. Consists of altering stable into a garage. Cost, \$10,000.

EAST HOUSTON ST.—Frederick Horenburger and P. Bardes, 122 Broadway, completed plans for alterations to the 4-sty brick garage, 25x72, at 431 East Houston st, for Henry C. Harding, 120 Broadway, owner. Consists of altering stable into a garage, removing stalls, erecting new stairways, and new fire escapes. Cost, \$5,000.

84TH ST.—Clinton & Russell, 32 Nassau st, completed plans for alterations to the 6-sty brick garage, 50x90, at 218-222 West 84th st, for Mrs. Louise C. H. Dyckman, 132 Berkerly av, Orange, N. J., owner. Cost, \$35,000.

85TH ST.—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for a 3-sty garage, on plot 50x102, at 228 to 230 East 85th st, for Louis Gold, 44 Court st, Bklyn, owner. Cost, \$60,000.

STORES, OFFICES AND LOFTS.

BROOME ST.—George J. Casazza, 1133 Broadway, completed plans for alterations to the 3-sty brick store and loft bldg, 32x85, at 537 Broome st, for Thomas Blake, 72 10th av, owner. Cost, \$12,000.

PEARL ST.—Charles B. Meyers, 1 Union sq, will draw plans for fire repairs to the 6-sty brick loft bldg, 22x100, at 188 Pearl st, for the Consolidated Druggists Realty Co., 188 Pearl st, owner, and the New York Consolidated Drug Co., lessee.

MISCELLANEOUS.

19TH ST.—A. W. Place, 175 Randall av, Freeport, L. I., completed plans for a 1-sty brick transfer station, 100x139, at 126-136 West 19th st, for the Warner-Hudnut Corp., 113 West 18th st, owner, in charge. Cost, \$15,000.

15TH ST.—William F. Baker, 120-4 West 14th st, completed plans for remodeling the 5-sty brick industrial bldg, 26x75, at 314 East 15th st, for the Salvation Army, Evangeline C. Booth, pres., 120-4 West 14th st, owner. Cost, \$20,000.

57TH ST.—Lewis Colt Albro, 2 West 47th st, is preparing preliminary plans for the alteration of the 6-sty brick and stone dwelling, about 21x115, at 38 West 57th st, into two stores, office and apartment bldg, for George Arents, owner. Details will be available later.

8TH AV.—John H. Knubel, 305 West 43d st, completed plans for alterations to the three 4-sty brick stores and rooming house, 25x70, at the northeast cor of 8th av and 50th st, for John Woods Realty Corp., 535 East 68th st, owner. Cost, \$8,000.

Bronx.

STORES, OFFICES AND LOFTS.

JEROME AV.—Sass & Springsteen, 32 Union sq, completed plans for 1-sty brick stores, 109x65, on the west side of Jerome av, 76 ft south of Burnside av, for Fisher Lewinen, 135 Broadway, owner and builder. Cost, \$30,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

OVINGTON AV.—Ferdinand Savignano, 6005 14th av, completed plans for a 4-sty brick tenement, 40x86, on Ovington av, 200

ft northwest of 14th av, for Anthony Pellegino, 1453 69th st, owner. Cost, \$45,000.

ST. JOHNS PL.—Cohn Brothers, 361 Stone av, completed plans for a 4-sty brick tenement, 64x90, in the south side of St. Johns pl, 150 ft east of Rochester av, for Abraham Kaplan, 1462 Eastern Parkway, owner and builder. Cost, \$68,000.

DWELLINGS.

SUMNER AV.—Shampan & Shampan, 172 Broadway, Brooklyn, have plans in progress for alterations and extension to the 3-sty brick dwelling and store, 25x100, at 228 Sumner av, for B. Muhlbauer, on premises, owner and builder. Consists of general interior alterations and extension to store. Cost, \$2,000.

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WEST 27TH ST.—George H. Suess, 2966 West 29th st, Brooklyn, completed plans for two dwellings, one 2 stys, brick, 20x60, the other 1 sty, frame, 15x45, in the west side of West 27th st, 100 ft south of Neptune av, for Vincenzo Dagostma, 196 West 18th st, Brooklyn, owner and builder. Total cost, \$7,000.

PITKIN AV.—E. M. Adelsohn, 1776 Pitkin av, completed plans for an extension to the 3-sty dwelling and store on the north side of Pitkin av, 30 ft east of Bristol st, for Gillel Bromenzkg, on premises, owner. Cost, \$2,000.

OCEAN BLVD.—Paul Lubroth, 92 Graham av, completed plans for a 1-sty brick dwelling, 11x70, on the west side of Ocean blvd, 684 ft south of Sheephead Bay rd,

for Julius Oppenheimer, 1863 82d st, owner, in charge. Cost, \$3,500.

WEST 3D ST.—Joseph J. Galicio, 2845 West 23d st, completed plans for a 3-sty brick dwelling and store, 20x60, in the west side of West 3d st, 261 ft south of Neptune av, for Herman Osteonrsey, 2929 West 3d st, owner and builder. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

BLAKE AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for demolishing the old buildings on the site, and erecting a 1-sty brick ice mfg plant, 100x155, at the northeast cor of Blake and Van Sinderen avs, for Rubel Bros., Glenmore av, owners. Cost, \$50,000.

51ST ST.—Foundations have been started for the 1-sty steel warehouse, 23x100, to be erected in the north side of 51st st, 306 ft west of 2d av, for David H. Smith, 141 51st st, Brooklyn, owner, from plans by Earl C. Maxwell Co., 26 Court st, architect. Cost, \$10,000.

HALLS AND CLUBS.

COLUMBIA HEIGHTS.—Knowles & Basso, 280 Madison av, Manhattan, have plans in progress for the alteration and extension of the 3-sty brick and stone dwelling, 50x60, on Columbia Heights, for the Norwegian Society, owner. Cost, \$20,000.

SCHOOLS AND COLLEGES.

NORTH ELLIOTT PL.—H. M. Devoe, 131 Livingston st, Brooklyn, completed plans for alterations to the 2-sty brick public school on the west side of North Elliott pl, 225 ft south of Park av, for the City of New York, Board of Education, 500 Park av, Manhattan, owner. Cost, \$3,500.

STABLES AND GARAGES.

DE KALB AV.—Charles Werner, 316 Flatbush av, completed plans for a 1-sty brick garage, 55x18, at the southwest cor of De Kalb av and Adelphi st, for John O. Roth, 669 76th st, owner, in charge. Cost, \$2,500.

ATLANTIC AV.—George Rodeman, 63 New York av, Brooklyn, owner and builder, has had plans completed privately for an extension to the 2-sty brick garage at the southwest cor of Atlantic and New York avs. Cost, \$4,000.

STOCKTON ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have new plans in progress for a 1-sty brick public garage, 40x80, at 261 Stockton st, for Jacob Fromer, 233 Floyd st, Bklyn, owner and builder. Cost, \$10,000.

NAVY ST.—Boyle & Kelly, 367 Fulton st, completed plans for extension to the 1-sty garage, in the east side of Navy st, 27 ft south of Tillary st, for Lingi Sons, 99 Navy st, owner. Cost, \$2,500.

STATE ST.—Percy Litchfield, 100 East 17th st, Manhattan, completed plans for extension to the 2-sty garage in the north side of State st, 175 ft east of Court st, for the State Street Garage Co., 243 State st, Brooklyn, owner. Cost, \$2,000.

79TH ST.—Thomas Bennett, 7826 5th av, completed plans for a 1-sty brick garage, 109x140, at the northwest cor of 79th st and 3d av, for John H. Duffy, 238 East 27th st, Manhattan, owner. Cost, \$10,000.

ST. MARKS AV.—William H. Ludwig, 801 Eastern Parkway, completed plans for a 1-sty brick garage, on the north side of St. Marks av, 133 ft west of Rockaway av, for William Gleichman, 244 Howard av, owner and builder. Cost, \$2,500.

HOWARD AV.—A. Farber, 1746 Pitkin av, completed plans for a 1-sty brick garage, 50x100, on the west side of Howard av, 166 ft south of East New York av, for Adeline Gluchenhaus, 373 Ralph av, owner and builder. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

BERGEN ST.—Boyle & Kelly, 367 Fulton st, completed plans for interior alterations to the 4-sty showroom bldg in the north side of Bergen st, 50 ft east of Franklin av, for the Kemble Realty Co., 624 Franklin av, owner, in charge. Cost, \$3,000.

SEA BREEZE AV.—William Richter, 1628 East 2d st, completed plans for a 1-sty store, 50x100, on the north side of Sea Breeze av, 232 ft east of Ocean Parkway, for the Brighton-by-the-Sea Co., Brighton Beach, L. I., owner. Cost, \$5,000.

MISCELLANEOUS.

16TH AV.—Boyle & Kelly, 367 Fulton st, completed plans for a 1-sty brick market, 20x45, on the east side of 16th av, 120 ft south of 60th st, for Joseph Zappl, 6013 16th av, owner. Cost, \$3,000.

BRIGHTON BEACH.—C. S. Voorhees, 188 Montague st, completed plans for the erection of 1-sty frame bath houses, 85x135, near Atlantic Ocean, 600 ft east of Coney Island av, for the Brighton Beach Recreation Co., Charles K. Keon, pres., Brighton Beach, owner and builder. Cost, \$3,500.

MYRTLE AV.—Shampan & Shampan, 772 Broadway Brooklyn, have plans in progress for alterations to the 4-sty brick laundry, 75x100, at 835 Myrtle av, for the General Laundry Co., on premises, owner. Cost, \$2,500.

ATLANTIC AV.—W. M. Wills, 1151 Myrtle av, has plans in progress for a 6-sty reinforced concrete laundry bldg, 100x100, at the southeast cor of Atlantic av and Perry st, for Frederick Weiss, 862 De Kalb av, owner and builder. Cost, \$65,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

CORONA, L. I.—Vincent S. Todaro, 1804 West 8th st, Brooklyn, completed plans for a 3-sty brick tenement, 21x70, in the east side of 42d st, 125 ft south of Jackson av, for Joseph Galati, 305 East 27th st, Manhattan, owner, in charge. Cost, \$7,500.

CORONA, L. I.—Vincent S. Todaro, 1804 West 8th st, Brooklyn, completed plans for a 3-sty brick tenement, 25x61, in the east side of 42d st, 150 ft south of Jackson av, for Alfonso Martorano, 305 East 27th st, Manhattan, owner, in charge. Cost, \$6,500.

DWELLINGS.

MIDDLE VILLAGE, L. I.—Morris Ferlstein, 49 Fulton st, Middle Village, L. I., has plans in progress for a 2-sty brick dwelling, 20x51, in the south side of Market st, 75 ft east of Fulton st, for Josepa Kurlander, Middle Village, owner and builder. Cost, \$4,500.

ROCKAWAY PARK, L. I.—Edward Berrian, 19 North Thompson av, Rockaway Beach, L. I., completed plans for a 3-sty frame dwelling, 60x65, on the west side of 7th av, 180 ft south of Washington av, for Isaac Luben, 334 East 50th st, Manhattan, owner and builder. Cost, \$20,000.

COLLEGE POINT, L. I.—Alexander Macintosh, 55 Bible House, Manhattan, has revised plans in progress for twelve 3-sty brick and stone dwellings, 116x25, on 3d av, for the American Hard Rubber Co., College Point, owner. Cost, \$3,000 each.

FACTORIES AND WAREHOUSES.

WOODSIDE, L. I.—R. L. Lukowsky, 477 14th av, L. I. City, completed plans for a 1-sty brick factory, 200x33, on the south side of Howell av, from Kelly av to 7th st, for the J. M. Skirt Co., Woodside, L. I. owner and builder. Cost, \$13,000.

MISCELLANEOUS.

LONG ISLAND CITY.—Long Island Railroad Co., Ralph Peters, pres., 7th av and 32d st, Manhattan, owner, has had plans completed privately for enclosing the freight platform in the railroad yards bet. Crane and Van Alst avs. Cost, \$5,000.

WOODHAVEN, L. I.—Edward M. Adelsohn, 1776 Pitkin av, completed plans for the extension and interior alteration of the dwelling at the northeast cor of Beaumont and Freedom avs into a market bldg for C. S. Shapiro, on premises, owner. Cost, \$3,000.

Richmond.

DWELLINGS.

WEST BRIGHTON, S. I.—H. C. Comtois, West Brighton, owner, has had plans completed privately for three 2-sty frame dwellings, 37x85, in the south side of Egmond pl, 100 ft east of Westervelt av. Cost, \$7,500.

GREAT KILLS, S. I.—J. De Roche, Great Kills, S. I., owner in charge, has had plans completed privately for two 1½-sty frame dwellings, 24x38, on the north side of Dewey av, 490 ft west of Gifford's lane. Cost, \$2,000.

Nassau.

DWELLINGS.

FREEPORT, L. I.—Foundations have been started for a 2½-sty frame and stucco dwelling, 28x32, at the cor of Whalley and Locust sts, for Stephen Pettit, South Grove st, Freeport, owner, from privately prepared plans. George Reynolds, 40 Hillside av, Freeport, is the general contractor. Cost, \$5,000.

STABLES AND GARAGES.

GREAT NECK, L. I.—Foundations have been started for a 2-sty brick and stone private garage, at Lakesville, for Mrs. Henry Phipps, 787 5th av, Manhattan, owner, from plans by Horace Trumbauer, 110 South Broad st, Philadelphia, Pa., architect. The Pittsburgh Building Co., 787 5th av, Manhattan, has the general contract. Cost, \$15,000.

SOSSET, L. I.—A. J. Davis, Syosset, owner, is having plans prepared privately for rebuilding the 1½-sty frame and concrete garage, 37x21, for which D. L. Hicks, Hicksville, L. I., has the general contract. Cost, \$2,300.

MISCELLANEOUS.

SYOSSET, L. I.—A. J. Davis, Syosset, owner, has had plans completed privately



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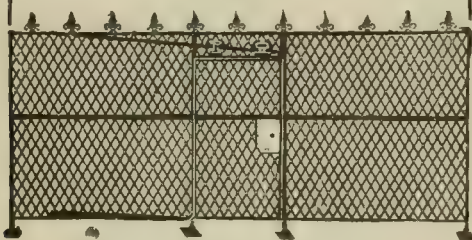
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Suffolk.
DWELLINGS.
EASTPORT, L. I.—York & Sawyer, 51 East 41st st, Manhattan, completed plans for alterations and extension to the 2½-sty wood dwelling for Charles D. Hillers, on premises, owner. Rogers & Blydenberg, Carll av, Babylon, L. I., have the general contract. Cost, \$7,000.

Westchester.
APARTMENTS, FLATS & TENEMENTS.
PORTCHESTER, N. Y.—W. S. Wetmore, Liberty sq, Portchester, completed plans for a 2-sty hollow tile and stucco apartment, 53x33, at Fairview and Clinton sts. Owner's name will be announced later. Cost, \$7,000.

DWELLINGS.
NEW ROCHELLE, N. Y.—W. T. Griffin, 12 Lincoln st, New Rochelle, owner, contemplates rebuilding the 2½-sty frame dwelling, 27x32, at 12 Lincoln st, from privately prepared plans. Cost, \$7,000.

NEW ROCHELLE, N. Y.—L. L. Barnard, Lawton st, New Rochelle, completed plans for alterations to the 2½-sty frame dwelling, 40x37, on Webster av, for Rudolph Schreiber, on premises, owner. Cost, \$3,000.

YONKERS, N. Y.—Oliver M. Gake, Cedar Knolls, Bronxville, N. Y., owner and builder, has had plans completed privately for a 2½-sty frame and stucco dwelling, 28x45, at Cedar lane and Pondfield rd. Cost, \$9,000.

RYE, N. Y.—W. S. Wetmore, Liberty sq, Portchester, N. Y., has plans in progress for alterations and fire repairs to the 2½-sty frame dwelling, 50x70, at Park av and Post road, for William Courtleigh, Rye, N. Y., owner.

STABLES AND GARAGES.
YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for a 2-sty brick garage, 50x100, on South Broadway. Cost, \$20,000.

New Jersey.
APARTMENTS, FLATS & TENEMENTS.
NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has plans nearing

completion for the alteration of the brick bldg, 50x70 (Columbia Hall), at 226-228 Court st, cor Prince st, into tenement and stores, for Joseph Mann, owner. Consists of erecting one additional story on present 3-sty bldg and remodeling of same.

NEWARK, N. J.—A. Del Guercio, 800 Broad st, Newark, has plans in progress for alterations to the 3-sty brick flat, and two stores, at 94-96 8th av, for John M. Cella, cor Sheffield st and 8th av, Newark, owner. Cost, \$2,500.

CHURCHES.
JERSEY CITY, N. J.—George A. Flagg, Spingarn Bldg, Jersey City, completed plans for alterations to the 1 and 2-sty frame church at the northeast cor of Chestnut and Henry sts for the Finnish Evangelical Lutheran Church, on premises, owner. Frank Wikander, chairman Bldg Committee, 78 Arlington av, Jersey City. Cost, \$6,000.

BERGENFIELD, N. J.—Stephenson & Wheeler, 2 West 45th st, Manhattan, are revising plans for extension and alterations to the 1-sty frame and stucco chapel for All Saints Episcopal Church, Bergenfield, N. J., owner. Plans are being revised slightly.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, has revised plans in progress for a 1-sty brick church, 43x82, at 677-9 Communipaw av, for St. Marks A. M. E. Zion Church (Colored), Rev. J. M. Haggart, pastor, on premises, owner. Cost, \$20,000.

DWELLINGS.
NEWARK, N. J.—George E. Jones, Union Bldg, Newark, completed plans for a 2½-sty frame dwelling, 60x20, at the northeast cor of Ridge st and Abington av, for J. B. D'Homerque, 139 Lockwood st, Newark, owner. The contracts for mason and carpentry work have been awarded to William Lockhart, 193 South 11th st, Newark, and Christopher Hansen, 16 Mead st, Newark, respectively. Cost, \$17,000.

IRVINGTON, N. J.—Martin Croissant, 477 South 17th st, Newark, completed plans for a 2½-sty frame dwelling, 22x50, at 123 Laurel av, for Joseph A. Bubet, 421 South 17th st, Newark, owner and builder. Cost, \$5,500.

FACTORIES AND WAREHOUSES.
PATERSON, N. J.—Flavio B. Grosso, 126 Market st, Paterson, completed plans for

a 1 and 2-sty brick silk mill, 100x100, at the southwest cor of Pennsylvania and Kentucky avs, for the Lincoln Silk Co., 2 Broadway, Paterson, owner. Cost, \$25,000.

KINGSLAND, N. J.—Nitro Chemical Co., 20 Broad st, Manhattan, has purchased a plant on the Meadows (former Canadian Car & Foundry Co. plant), and contemplates erecting an addition, for which plans will be prepared privately. Details will be available later.

STABLES AND GARAGES.
JERSEY CITY, N. J.—R. C. Clark, architect, c/o owners, and 208 South La Salle st, Chicago, Ill., completed plans for a 1-sty brick garage, 100x100, at 298 Cole st, for Armour & Co., 324 17th st, Jersey City, owner. The general contract has been awarded to Stielman, Delehanty & Ferris, Penna Bldg, Exchange pl, Jersey City. Cost, \$6,000.

STORES, OFFICES AND LOFTS.
NEWARK, N. J.—Henry Baechlin, 665 Broad st, Newark, has plans in progress for a 2-sty brick and marble addition, 16x30, to the dental office at 565 High st, for Dr. Morcus Straussberg, on premises, owner. Addition will provide X-ray room, laboratories, operating room and waiting room. Cost, \$7,000.

HACKENSACK, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have plans nearing completion for the alteration of the 3-sty brick hotel in Main st, into a business bldg, for the North Jersey Title Insurance Co., Main st, Hackensack, N. J., and represented by Glenn K. Carver, 60 Wall st, Manhattan, owner. Cost, \$15,000.

MISCELLANEOUS.
HOBOKEN, N. J.—Frederick W. Fisher, 1476 Broadway, Manhattan, completed plans for alterations to the 2-sty brick wood-working shop, 20x65, at 216-8 Bloomfield av, for Joseph Kosteckney, on premises, owner and builder. Richard Schreiber, 622 Park av, Hoboken, has the contract for mason work. Consists of building 2-sty brick extension, 20x65. Cost, \$8,000.

JERSEY CITY, N. J.—J. G. Glover, 222 Mary st, Brooklyn, completed plans for a 3-sty reinforced concrete coal pocket, 25x41, at 144 12th st, for the Provost Realty Co., c/o U. T. C. S. Co., 14th, 13th and Provost sts, Brooklyn, owner. The general

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Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.

Mexico, Northwestern R. R., El Paso, Tex.
Metropolitan Street Railway, New York, N. Y.
Prudential Life, Newark, N. J.
Union E. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.
Barcelona Traction & Light & Power Plant, Barcelona, Spain.
West End Street Railway System, Boston, Mass.
Dominion Coal Co. Plant, Nova Scotia, Canada.

Union Railroad Station, Washington, D. C.
Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.
Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Merchants Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.

Hedden-Pearson-Starrett Corporation

contract has been awarded to the Hennebique Construction Co., 1170 Broadway, Manhattan. Cost, \$15,000.

JERSEY CITY, N. J.—Public Service Electric Co., 85 Park pl, Newark, owner, has had plans completed privately for a 1-sty brick work shop, 28x50, on Buffield av. Cost, \$4,000.

JERSEY CITY, N. J.—Snead Iron Works, Philip Goldrich, assistant manager, on premises, owner, has had plans completed privately for an extension to the 1-sty brick iron works, 82x102, at 66-112 Pine st. Guarantee Construction Co., 140 Cedar st, Manhattan, has the general contract. Cost, \$16,000.

Other Cities. DWELLINGS.

OSSINING, N. Y.—Foundations have been started for a 2-sty fieldstone and brick dwelling, to be erected on Hawkes av, for Irvin S. Cobb, Ossining, owner, from plans by W. G. Massarene, 15 East 40th st, Manhattan, architect, and Clarence Fowler, 15 East 40th st, landscape architect. Michael L. Delino, 77 N. Highland av, Ossining, has the contract for the mason work. Cost, \$25,000.

HALLS AND CLUBS.

CAZENOVIA, N. Y.—I. V. Van Duzer, Cazenovia, N. Y., will draw plans for a 3-sty frame club house, for the Cazenovia Club Corp., Robert F. Hubbard and Robert Colgate, interested, Cazenovia, owner.

HOSPITALS AND ASYLUMS.

MIDDLETOWN, N. Y.—Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect, will draw plans for a 2-sty brick tuberculosis patients bldg, at the State Hospital, for the State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner. Details will be available later. Cost, \$30,000.

MIDDLETOWN, N. Y.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., will draw plans for a cottage to contain accommodations for thirty patients, for the State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner. Cost, \$10,000.

SCHOOLS AND COLLEGES.

LAKE PLACID, N. Y.—Pember & Campaigne, Ilium Bldg, Troy, N. Y., have about completed revised plans for a 3-sty brick and concrete high and grade school in Main st, on site of present school, for the Board of Education, M. D. Weaver, pres., Lake Placid, N. Y., owner. Includes physical and chemical laboratories, library, offices and auditorium. Cost, \$125,000.

STORES, OFFICES AND LOFTS.

ALBANY, N. Y.—Pember & Campaigne, 24 James st, Albany, N. Y., architects, are preparing preliminary sketches for alterations to the store at 23 North Pearl st for Marcus F. Hun, 25 North Pearl st, Albany, owner. Cost, \$10,000.

BUFFALO, N. Y.—S. H. Knox Estate, Marine National Bank Bldg, Buffalo, owner, contemplates rebuilding the 4-sty brick, steel and terra cotta business block, approximately 50x200 ft., from privately prepared plans. W. B. Douglas, supt. in charge of construction, c/o owner. The lessee is the F. W. Woolworth Co., 1221 Marine National Bank Bldg, Buffalo.

THEATRES.

KINGSTON, N. Y.—William E. Lehman, 78 Broad st, Newark, N. J., and Girard W. Metz, 61 John st, Kingston, associate architects, completed plans and specifications for a 1-sty brick and reinforced concrete moving picture theatre, 80x120, and 40 ft. high, in Wall st, east of North Front st, for Frank A. Keeney, 1493 Broadway, Manhattan, owner. Cost, \$60,000.

MISCELLANEOUS.

BALLSTON SPA, N. Y.—American Hide & Leather Co., Theodore S. Haight, pres., 92 Cliff st, Manhattan, owner, contemplates rebuilding the brick blend house, from privately prepared plans. Insurance has not been settled as yet, and owner will rebuild with local contractors.

ALBANY, N. Y.—Sinclair Refinery Co., 111 West Washington st, Chicago, Ill., owner, contemplates erecting additional brick buildings to the refinery in Tivoli st, for which plans will probably be prepared privately.

BUFFALO, N. Y.—Hewitt Rubber Co., 240 Kensington av, Buffalo, owner, has had plans completed privately for a 2-sty steel vulcanizing room, 40x12x47, at 240 Kensington av. The Buffalo Structural Steel Co., 166 Dart st, Buffalo, has the general contract. Cost, \$5,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

MANHATTAN.—I. Kasenetz, 268 Kosciusko st, Brooklyn, has the general contract for alterations to the 1-sty brick bank bldg, on lot 25x100, at 3718 3d av, for Ferdinand Hecht, 380 Riverside dr, owner, and the Public National Bank of New York, Delancey and Ludlow sts, lessee, from plans by G. W. Spitzer, 18 West 129th st, architect. Consists of altering a 1-sty brick taxpayer to bank. Cost, \$15,000.

DWELLINGS.

BROOKLYN, N. Y.—Kenn-Well Construction Co., 841 Broadway, Manhattan, has the general contract for remodeling the 2½-sty frame dwelling on Bay Ridge Shore rd, bet 97th and 98th sts, for the William F. Kenny Co., 841 Broadway, Manhattan, owner, from plans by W. Weissenberger, 32 Union sq, Manhattan, architect. Includes new 1-sty terra cotta blocks and stucco garage, and dwelling will be entirely restuccoed. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Amsel Construction Co., 927 Broadway, Brooklyn, has the general contract for a 1-sty varnish factory group at the northwest cor of Ingham st and Varick av, for the Continental Varnish Co., 317 New Jersey Railroad av, Newark, owner, from plans by Louis A. Abramson, 220 5th av, Manhattan, architect. Includes 1-sty main bldg, 60x80; mixer house, 20x20; 1-sty cooking house, 20x25, and a 1-sty garage and varnish house, 30x64. Cost, \$25,000.

JERSEY CITY, N. J.—J. W. Ferguson Co., 152 Market st, Paterson, N. J., has the general contract for an addition to the brick and reinforced concrete storage bldg 75x130, at Communipaw and Manning avs, for the Reigel Sack Co., on premises, owner, from privately prepared plans.

HOSPITALS AND ASYLUMS.

SUFFERN, N. Y.—Moody Engineering Co., 90 West st, Manhattan, has the general contract for a 2-sty fieldstone and frame tuberculosis hospital, 200x82, for the Rockland County Tuberculosis Hospital, Otis H. Cutler, in charge, Court House, Manhattan, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects.

MUNICIPAL.

MANHATTAN.—James P. Pilkington Co., 96th st and 1st av, has the general contract for construction of a sanitary system of sewers with pumping station and appurtenances, in Thompson st, from Canal to Broome sts, for the City of New York, Frank L. Dowling, Pres. Borough of Manhattan, Municipal Bldg, owner. Cost, \$20,000.

MANHATTAN.—Davane Asphalt Co., Inc., 515 East 17th st, Manhattan, has the general contract for regulating and repaving in 10th st, 3d av, 6th to 8th sts, etc., for the City of New York, Frank L. Dowling, Pres. Borough of Manhattan, room 2032, Municipal Bldg, owner.

ST. GEORGE, S. I.—J. M. Knopp, 544 West 43d st, Manhattan, has the general contract for approach work on the Court House, from DeKalb to Hall sts and Stuyvesant to Jay and Hamilton sts, for the City of New York, Calvin D. Van Name, pres., Borough of Richmond, Borough Hall, St. George, New Brighton, S. I., owner, from plans by Carrere & Hastings, 225 5th av, Manhattan, architects. The Altman Plumbing Co., 219 East 25th st, Manhattan, has the contract for plumbing work. Cost, \$350,000.

GREY COURT, N. Y.—John T. Brady Co., 103 Park av, Manhattan, has the general contract for a 4-sty brick administration bldg, dormitory and storage bldg, 300x400 and 200x40, for the City of New York, Dept. of Corrections, Burdette G. Lewis, Commissioner, Municipal Bldg, Manhattan, owner, from plans by Charles B. Meyers, 1 Union sq, Manhattan, architect.

SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—Joseph A. Graf, 971 De Kalb av, has the general contract for alterations and fire protection work, etc., to Public Schools Nos. 83 and 132, on Schenectady av, bet Dean and Bergen sts, and at Metropolitan and Manhattan avs and Conselyea st, respectively, for the City of New York, Board of Education, William G. Willcox, pres., 500 Park av, Manhattan, owner.

SYRACUSE, N. Y.—Schaefer Construction Co., 5 West 31st st, Manhattan, has

the general contract for rebuilding the 2 and 3-sty brick and steel Porter School at 512 Emerson av, for the Board of Education of Syracuse, George H. Fairchild, pres., Syracuse, N. Y., owner, from plans by Gordon Wright, Union Bldg, Syracuse, architect. The following contracts have been awarded: Plumbing, John R. Walsh, 319 Montgomery st, Syracuse; electric work, R. E. Bardlin, 219 Montgomery st, Syracuse, and heating, J. R. Sheehan Co., 16 S. Centre st, Schenectady, N. Y. Cost, \$320,000.

STABLES AND GARAGES.

BROOKLYN, N. Y.—William Kennedy Construction Co., 215 Montague st, has the general contract for a 1-sty brick private garage, 20x50, at the southwest cor of Gold and Prospect sts, for James McMullen, 174 Prospect st, owner, from plans by John Burk, 319 Baltic st, architect. Cost, \$2,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Frederick Construction Co., 17 West 42d st, has the general contract for alterations to the 4-sty brick store and office bldg, 21x60, at 153 West 57th st, for John Aspengren, Bible House, owner, from plans by Gross & Kleinberger, 75 Bible House, architects. The mason work, carpentry and plastering will be done by general contractor. Cost, \$18,000.

MANHATTAN.—A. Van Neen & Co., 47 West 34th st, has the general contract for alterations to the 1-sty store bldg, at 326-330 Broadway, for the Tower Mig. & Novelty Co., 326 Broadway, owner, from plans by Edward A. Klein, 32 Nassau st, architect.

MANHATTAN.—Ledy & Moore, 105 West 40th st, have the general contract for alterations to the 4-sty brick stores, offices and lofts, 40x92, at 26-8 West 35th st, for Revillon Freres, on premises, owner, from plans by Seymour Schonewald, Grand Central Terminal, Manhattan, architect. Consists of a 1-sty brick top addition, general interior alterations and partitions.

BUFFALO, N. Y.—John Feist & Sons Co., 115 Ash st, Buffalo, has the general contract for rebuilding a 5 and 4-sty brick business bldg, about 50x150, at 1133 Main st, for George W. Werner & Sons, 1133 Main st, Buffalo, owner, from privately prepared plans.

MISCELLANEOUS.

MANHATTAN.—Fountain & Choate, 110 East 23d st, have the general contract for a 1-sty brick transfer station, 100x131, at 128-136 West 19th st, for the Warner-Hudnut Corp., 113 West 18th st, owner, from plans by A. W. Place, 175 Randall av, Freeport, L. I., architect. Cost, \$15,000.

CORONA, L. I.—Scileppi & Damico, Corona, L. I., have the general contract for a 3-sty brick bakery, 20x65, at the northwest cor of Hayes av and 49th st, for Nicholas Terrechino, 56 Newman av, Corona, L. I., owner, from plans by A. L. Marinelli, 13 West Jackson av, Corona, L. I., architect. Cost, \$11,000.

BROOKVILLE, L. I.—Louis H. Macauley, Oyster Bay, L. I., has the general contract for a 1-sty frame and shingle wagon shed and root house, for J. W. Harriman, on premises, owner, from plans by Alfred Hopkins, 101 Park av, Manhattan, architect. Cost, \$4,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Osar S. Teale, secretary, 240 Broadway.

AMERICAN CONCRETE INSTITUTE will hold its annual meeting in Chicago, Ill., February 7 to 9, 1918. Secretary, H. B. Alvord, 27 School st, Boston, Mass.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS will hold its annual meeting in New York January 14, 1918. Secretary, F. A. Molitor, 35 Nassau st.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY OF HEATING & VENTILATING ENGINEERS will hold its annual meeting at the Engineering Societies Building, 29 West 39th street, January 22 to 24, 1918.

AMERICAN CONCRETE PIPE ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1918. Secretary, J. H. Libberton, 208 South La Salle st, Chicago, Ill.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

MASTER HOUSE PAINTERS AND DECORATORS' ASSOCIATION of the State of New York will hold its annual convention at Syracuse, N. Y., January 22 to 24, 1918. Headquarters will be at the Onondaga Hotel.

AMERICAN ROAD BUILDERS' ASSOCIATION will hold its fifteenth annual convention in St. Louis, Mo., during the early part of February, 1918. Further details of this meeting will be available for a later issue.

NATIONAL LUMBER EXPORTERS' ASSOCIATION will hold its annual meeting at the Hotel Martinique, January 22 to 23. The program for this meeting has been practically completed and interesting sessions are promised.

AMERICAN CERAMIC SOCIETY will hold its twentieth annual meeting at Indianapolis, Ind., February 11 to 13. A number of vitally important matters concerning the future of this organization will be presented for consideration at this meeting.

AMERICAN SOCIETY OF CIVIL ENGINEERS will hold its 65th annual meeting in the new headquarters of the organization, 33 West 39th st, New York, Wednesday and Thursday, January 16-17, 1918. The business session will take place Wednesday evening.

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION and **THE NEW YORK STATE RETAIL HARDWARE ASSOCIATION** will hold a joint annual convention and exhibition in New York City, February 12, 13, 14, 15, 1918. Headquarters at the Hotel Astor.

NATIONAL ASSOCIATION OF SAND & GRAVEL PRODUCERS will hold its annual convention in Chicago, Ill., February 7 to 8, 1918. Headquarters will be at the Great Northern Hotel. An interesting program has been prepared and open discussions will be conducted upon a number of live topics.

CREDIT ASSOCIATION OF THE BUILDING TRADES OF NEW YORK will hold its annual meeting at the Hotel McAlpin, Wednesday January 16 at 3:30 p.m. This meeting will be a most important one for the organization and a number of subjects of paramount interest will be introduced for discussion.

MASTER PLUMBERS' ASSOCIATION OF THE ORANGES (New Jersey) at its recent annual meeting elected the following officers for 1918: Hunter Lindsay, president; J. J. Tougher, vice-president; A. E. Shipman, secretary; W. A. Allen, financial secretary; Geo. H. Werner, treasurer; J. Lindon, sergeant-at-arms; C. E. Harrison, H. G. Kraus and A. R. Milne, trustees.

MASTER PLUMBERS' STEAM AND HOT WATER FITTERS' ASSOCIATION of Suffolk County, at its recent annual meeting, elected the following officers for the ensuing year: J. B. F. Thompson, Huntington, president; Wm. P. Ketcham, Babylon, vice-president; Harry Laegen Huntington, secretary; F. E. Gordon, Patchogue, treasurer; C. P. Thomas, Bay Shore, sergeant-at-arms; D. S. Tuthill, Huntington, was elected marshal.

THE RETAIL LUMBER DEALERS' ASSOCIATION OF THE STATE OF NEW YORK, Paul S. Collier, secretary, Chamber of Commerce Building, Rochester, has announced that the dates for the annual convention of that association have been fixed. The convention headquarters will be the Ten Eyck Hotel, Albany, N. Y., January 30, 31 and February 1, a three-day session, for which will be arranged a very interesting program of business proceedings as well as addresses on current topics of interest along with a social program which will be appropriate to the occasion and the times.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition of architecture, sculpture, decorative and landscape design in the Fine Arts Building, 215 West 57th st, from February 3 to February 23, inclusive. This is practically

the most important showing of architectural and allied arts made in this country, and it invariably attracts wide attention and calls out a large attendance of architects, draughtsmen, builders and persons having building projects in mind. The league always has various competitions in hand which serve to stimulate interest. Owing to the fact that the past year has been a dull one in the building line an effort will be made to give to the coming exhibition an unusual merit with the idea of creating a renewed interest in building work.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; EXS—Exit Signs; NeS—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FHSy—Approved Filtering and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *STSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHSy, OS, STSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending Jan. 5.

MANHATTAN ORDERS SERVED.

Grand st, 501-20—Robert Hoe & Co., A(R)-FD
Greene st, 121-3—Eagle Paper Box Co., GE-DC-EI
Greene st, 121-3—Shulman & Hyman, Rec
Greene st, 121-3—F H K Waist & Dress Co., GE-DC-EI
Greene st, 121-3—Morris E Friedman, DC-EI-D&R-Rec
Greene st, 121-3—Matadox Silk & Ribbon Co., GE-D&R-Rec
Greene st, 150-61—Morris Strauss, 678 Broadway, A
Greene st, 159-61—Joseph Wertheimer, FD
Greene st, 250—Sven P Nelson, FE(R)-St(R)-ExS-Ex(R)-O
Henry st, 86-8—Jacob Lieberman, O-FA-GE
Henry st, 86-8—Feinstein & Goldberg, FA-DC-GE-Rec
Henry st, 86—Max Linshitz, DC-GF-EI
Henry st, 86—Jacob Mazulsky, Rec
Henry st, 86-8—Benjamin Cutler, O-DC-GE
Lispensard st, 60-2—American Shirt Co., EI-O-Ex(R)

Pearl st, 231—Benjamin C Faulkner, 918 St Marks av, WSS(R)-FE(R)-St(R)-ExS-Ex(R)-O
7 av, 206—Rudolph Laval, c Geo Schachtel, 353 W 29, FE(R)-St(R)-Ex(R)-ExS-WSS(R)
7 av, 2305—Cosmo Advocate Pub Co, FA-EI-Rec
6 av, 476—Max Schein, FA(R)-Rec-Fx(R)-ExS
6 av, 481-6—Thomas Morgan, 130 W 86, EXS-Ex(R)
Spring st, 52—Samuel Horwitz, D&R
Spring st, 53—Anthony Desimone, DC-FI-Rec
University pl, 60—Coo Cohen, FA(R)
University pl, 60—Geo Byrne, FP(R)
University pl, 60—Louis Mandelberg, Rec
Avenue A, 993-1011—Consumers Brewing Co., St-St(R)
Avenue A, 1510-12—Geo P Lies, 106 E 78, F&S
Peekman st, 46—Wm Youngman, GE
Broome st, 481—Geo Ehret, 217 E 92, EXS-FP(R)-St(R)

Broadway, 821-3—M & L Hess, 907 Broadway, A-FD
Broadway, 1457-63—Triangle Corp., O
Bowery, 304—Samuel Prost, Rec-FA
Chambers st, 83—Chambers Music Co., Rec
Church st, 325—Nicholas E Brieer, FA(R)-GE-Rec

Church st, 325—Rosenblum & Kern, GE-FI-FA
Church st, 328—Philip Wagner Est, c Fliz, 52 Hamilton ter, WSS(R)
50 st, 56-60 E—Louis Markell, Tel
50 st, 10 E—Leota Hebard, FA-Rec
49 st, 11 E—J Lengel Co., Rec
45 st, 9 E—Chas B Squier, 521 Park av, A-FD
33 st, 17 E—William Waldorf Astor, 23 W 26, DC

17 st, 21 E—Globe Cloak & Suit Co., Rec
17 st, 21 E—Harry Berlowitz, Rec
4 st, 9 E—John H Day, 150 Broadway, WSS(R)-ExS

11 av, 467-9—Bear Lithia Springs Co., Rec
Elizabeth st, 82—Florence A Weston, c Chas W, Milton, N. Y., FE(R)-St(R)-O-Ex(R)-WSS(R)

8 av, 183-5—Hyman Spigel, DC
8 av, 183-5—Jacob Rousea, DC
5 av, 140—Ellay Co., D&R
Fulton st, 129—Stationery Engravers Co., Ex(R)-Rec

Warren st, 78—Spigler Electric Co., FA
Waverly pl, 11-13—David H Haight est, c F Newbury, 156 Bway, FP-FE(R)-ExS-Ex(R)-GE

Grand st, 75—Perfect Notion Co., EI-Rec
University pl, 60—Louis Solman, EI
West Broadway, 553—Ellery O Anderson, 25 Broad, ExS-Ex(R)
West Broadway, 553—Jules De Grandmont, 212 Bway, Rec
18 st, 157-9 W—Linda S Rau, 50 Central Park W, WSS(R)-FP(R)-FP-FE(R)-ExS
21 st, 52 W—Henry L Corn, Ex(R)-FE(R)-O-ExS

23 st, 137 W—Elmer A Darling, 23 E 21, A-FD
23 st, 100-4 W—Co-Operative Realty Co, 340 W 4, A-FD
48 st, 533-7 W—Salvation Army, 122 W 14, Ex(R)-ExS-FP(R)

58 st, 32 W—Martha B Philips, 161 Madison av, FE(R)-FP
158 st, 644 W—Edw C Osborn, 111 Bway, DC
44 st (Theatre)—Stuyvesant Theatre Co, 115 W 44, St(R)

Broadway, 684—City Real Estate Co, 176 Bway, Ex(R)
Broadway, 583-7—Louis Ettlinger, c Amer Litho Co, 19 and 4 av, Ex(R)

Fulton st, 206-8—Regina B Saportas, 375 Park av, FP-Ex(R)
Broome st, 403-5—A Trenkman Est, 181 Lafayette, Ex(R)

48 st, 20 E—Enia Dominick, GE
19 st, 504 E—Rosa E Merrill, GE-ExS
13 st, 6-10 E—Fairchild Press, Inc, 822 Bway, Ex(R)

11 st, 100 E—Mathilde E R Stuyvesant, 22 E 47, ExS-St(R)-FE(R)

9 st, 43 E—Scholnik & Peisachovitz, Rec
9 st, 43 E—Bessen & Decker, Rec
4 av, 83—Mrs Valentine Euler, ExS-Ex(R)

4 av, 83—Consol Gas Co, 130 E 15, GE
New Chambers st, 68—Meyer E Berzen-O-Ex(R)
Prince st, 177—Sturges est, 56 Liberty, ExS-Ex(R)

6 av, 514—Harris Brownstein, Rec
6 av, 481-6—Edw E Apfelbaum, FA
6 av, 481-6—Saml Weintraub, Rec
6 av, 477—Waider & Ginsberg, FA-Rec-O
6 av, 387—Sarah T Adams, c S F Adams, Jr, 949 Bway, FE(R)-St(R)-Ex(R)
10 av, 577-9—Jno J Mauthe, FE(R)-ExS
Varick st, 101-3—Jacob Kottek, 87 Nassau, Ex(R)-FP(R)

Walker st, 53—J Altmark & Sons, O-FA(R)-D&R

Washington pl, 17-9—Clara A M Greer, c Chas Purchase, Rye, N Y, Ex(R)
Houston st, 123 W—Saveria Ruffolo, FE(R)-FP-WSS(R)-A-FD

87 st, 267-9 W—Est Jas Rozell, ExS-Ex(R)
39 st, 22 W—Reiner Fur Shop, Rec
39 st, 22 W—Stalley Millinery Co., Rec
39 st, 231-249 W—Federal Printing Co., Rec
38 st, 550-2 W—Bruce McDonald, DC
26 st, 416-8 W—Pelham Operating Co, GE-Rec-D&R-Rub
25 st, 102-6 W—Amanda B Manee, c E S, 353

BRONX ORDERS SERVED.

3 av, 3564-82—John Eichler Brewing Co, FP-St(R)-ExS-WSS(R)

BROOKLYN ORDERS SERVED.

Furman st, 55-61—Hugh DeHaven, WSS(R)-FP(R)
Siegel st, 16-20—S L M Amusement Co., SA

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Iron Grille Work.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.

Iron Work (Arch. and Struc.).

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
PERLMAN IRON WORKS, INC., A., 1735 West Farms Rd. Tel. Intervale 2167.
WELLS ARCHITECTURAL IRON CO., River Ave. and E. 151st St. Tel. Melrose 8290.

Iron Work—Ornamental.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Lumber.

FINCH & CO., CHAS. H., Coney Island Ave. and Ave. H, Brooklyn. Tel. Flatbush 2301.
ORR CO., J. C., India St. and East River, Brooklyn. Tel. Greenpoint 948.

Lumber—Second Hand.

DONNER HOUSE WRECKING CO., Ely Ave. and N. Jane St., Long Island City. Tel. Astoria 338.

Lytho-Zinc Reproductions.

NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

Marble and Tile.

McLAURY MARBLE & TILE CORP., Walnut Ave. and 141st St. Tel. Melrose 3076.

Masons and Plasterers.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, JANUARY, 19, 1918

REPORT OF COMMITTEE ON SHORTAGE OF LABOR

Investigation by American Federation of Labor Indicates
Plenty of Labor, but Poor Housing Accommodations

By JOHN TOBIN

THE labor policy of the United States during the war depends upon the supply of wage-workers. If there is a sufficient number of men to answer the demands of any branch of industry usually employing men, there is plainly no need to call upon women to replace men. If by efficiently distributing the unemployed to the points where labor is actually needed, the supply can be made to equal the demand, no extraordinary measures need be taken anywhere to obtain needed human power.

It is of fundamental importance to this country to start right in this matter of national policy. Every step to be taken now and in the future in the course of the war depends on getting at the undeniable facts relative to the supply of labor. So long as there is an unemployed, or partially unemployed, reserve to be drawn upon, there will evidently be no need to depart from the present standards of wages, hours, conditions and undilutions, as recognized by organized labor.

Reports Show Sufficient Labor.

To come at once to the facts: The October number of the American Federationist contains a review of the labor situation of the country, made up of the substance of reports from Federal Departments, State Labor Bureaus, State employment agencies, and competent public observers, which warranted the conclusion that the cry of a scarcity of labor was false, lacking in particulars that could be substantiated, and untruthfully promoted for selfish purposes. Further, to ascertain the facts in the matter, President Gompers sent out a letter on October 12, to a certain number of Central Labor Unions, especially in the industrial cities, and to international unions, particularly those making war supplies.

Replies have been received to date from twenty-eight international unions, with a paid-up membership of 922,400 in the American Federation of Labor. Members of your Committee of Inquiry have also consulted during the sessions of this convention, with the delegates of unions probably representing 500,000 other members. The written replies, without exceptions, state that there is no shortage of labor among their membership. The great unions whose members are to supply the skilled labor in construction, in making uniforms and in transportation, all declare that they have unemployed members who may be turned to the service of the Government at any point at any time. There are mining districts on partial time, many boot and shoe and other factories either closed or on part time, cantonments and other building operations just finished or nearly finished, garment factories with tens of thousands of unemployed manufacturers avoiding the employment of skilled machinists, while each of the trades concerned stands ready to supply labor from the ranks of its unemployed.

From sixty-six cities the Central Labor bodies report no shortage of labor supply. These cities represent all parts of the country, from coast to coast, and on estimate of the wage workers in the

area of each city the total number reaches nearly one million. Not represented in this list are the largest cities: New York, Chicago, Philadelphia, Boston, Baltimore, St. Louis, in each of which laborers by the thousands can be gathered at any time for any work.

Letters from State labor bureaus and employment agencies and other authoritative sources fully confirm the statements of the labor organizations. From Ohio comes: "The Ohio employment bureaus raised 20,000 men for building the Chillicothe cantonment; practically all of these men were secured from the State of Ohio and without exception the industries of the State were not at all disturbed. If Ohio can take 20,000 men and center them in one place in the course of a few weeks without dislocating the industries of the State, there is no reason why the Federal Government should not be able to raise 100,000 men in the same time." During the month of September the twenty-two State employment offices in Ohio received 45,796 applications for work from the unemployed, of whom 26,576 were placed, leaving nearly 20,000 on the registry. A Federation organizer reports at one of the munition plants in New Jersey between 200 and 300 men can be seen any day waiting at the gates to apply for work; one morning 318 were counted.

Many Applicants for Jobs.

At the office of a Newark evening newspaper, at the time of the issue of the noon edition, 108 men were counted, waiting to be first to answer the "help wanted" advertisements. Several of the reports from organizations declare that companies are by settled policy hiring foreign labor and refuse to take on Americans. From our Building Trades Department in Washington the statement comes that a local contractor and builder who advertised for 600 carpenters, when waited upon by a labor representative said: "We have 100 now and we do not want any more."

The Commissioner of Labor of California and the President of the California State Commission on Housing and Immigration both reported in the summer no lack of labor in California for permanent employment.

The Director of the New York State Bureau of Employment says: "There is plenty of labor in this country to do the work there is to be done, and there will be plenty of labor as long as the war lasts, even if it lasts five years." The Public Employment Bureau, of Newark, N. J., was recently asked to furnish 1,000 men for skilled and unskilled work at a cantonment. Within forty-eight hours the needed men were gathered and on their way to the work.

Nothing more significant in the abundance of unemployed labor in this country can be had than what is shown in the "labor turn-over" of many of the large firms which strive to obtain and overwork cheap labor. (Labor turn-over is a soft phrase meaning the merciless hiring and firing of workmen). The following testimony has come from the managers of works, from employment agencies, from trade union officials, from published reports of labor inspectors and similar authoritative sources:

Curtiss Aeroplane Company, of Hammondsport and Buffalo, N. Y.: Labor turn-over of 30 per cent. a month during several months preceding November 19, 1917. Pierce-Arrow Automobile Company, of Buffalo, N. Y.: labor turn-over from 15 to 22 per cent. a month for nine months, previous to this date. The Amoskeag Manufacturing Company of Manchester, N. H., employing from 22,000 to 25,000 help, labor turn-over averaging for five years from 54 to 79 per cent. The G. E. Keith Company, of South Boston, Mass.: One plant has a labor turn-over of 20 per cent. a month. The Dennison Manufacturing Company, of Framingham, Mass., labor turn-over of 46 per cent. a year. The Fore River Shipbuilding Corporation, of Quincy, Mass.: Hired 5,200 men between May 14, 1917, and August 14, 1917, to increase its labor force from 3,600 to approximately 7,000. The Austin Company Building Corporation employed 80 skilled mechanics in a single day to increase its working force 9 men.

Shortage of Other Essentials.

This practice was kept up over a period of several months. So common in Buffalo was the practice of advertising for the semi-skilled, or unskilled, to come to fill places, presumably available, that skilled mechanics, of which there were an abundance in that city, were forced to find employment two thousand miles away on Government jobs. The Detroit United Railways in nine and one-half months engaged 2,612 men, a labor turn-over of 300 a month, the men usually leaving because of unsatisfactory working conditions. In the same city, at the Ford plant, employing 38,000 men, the labor turn-over is only seven a month.

That which employers and their public spokesmen represent as "shortage of labor" is, when sifted to the truth, almost invariably a shortage of other essentials in industry. For example, a shortage of materials in the navy yards during the past year has been translated into a shortage of labor. In the new munitions works in the course of construction, or nearly finished, there is frequently a shortage of the machinery necessary to put labor at work. Great new manufacturing establishments have been erected at points to which the transportation of the employees is most difficult or impossible. Uniforms are not finished at the time expected, simply because of a lack of dyes or looms to produce the duck for tentage and leggings.

The lack of housing and not the lack of unemployed labor, keeps men and women away from the manufactories and farms, which have joined in the shout of the shortage of labor. The following are extracts from testimony taken before the Housing Committee, Committee on Labor, Advisory Commission, Council of National Defense, October 3, 1917:

Owing to the lack of housing, the Remington Arms Company, Bridgeport, Conn., lost two to three hundred men every week and had to send agents out to replace them. A man would come in with his kit, work for two days and

leave. Some men would not even open their kit; would sleep in the station over night and leave. To keep a force of 10,000 men the plant had to go through the employment bureaus for 20,000 to 25,000 men.

A superintendent of the Sparrow Point plant, Maryland, Bethlehem Steel Company, said that to keep 3,200 men they had to get 12,500 through employment agencies. The Pennsylvania Railroad built temporary shacks in good sanitary condition and brought 16,000 negroes from the South at a cost of \$200 each. Two thousand left because they would not live that way.

President Gompers told this committee that nearly sixty per cent. of the men in the building trades were out of work. A witness said: "Brick can be gotten. I had a survey east of the Mississippi made and we can get 90,000,000 bricks for from \$9 to \$14 a thousand. The bricklayers are here." The head of the Industrial Service Department, Emergency Fleet Corporation, testified:

"I have just returned from a two days' conference of shipbuilders in Boston. Every time the question of shortage of labor and labor turn-over came up, the argument went around in a circle and always landed on housing conditions. This large turn-over is due to inability of men not only to get decent accommodations, but any accommodations." A representative of the Navy Department employees at Newport, R. I.:

"We have been handicapped greatly in production from lack of machinists. We could get plenty to come if we had the proper housing facilities." The Chairman of the Advisory Commission stated: "On January 1 we are told that 5,000 more men will be needed at Bridgeport with absolutely no place for them to live." The chairman of the Subcommittee on Emergency Construction and Contracts, General Munitions Board, said:

"The labor turn-over at Hampton Roads is enormous. Steady men stay and they get the housing. The floating element get hired and fired, and there is that exchange all the time. There is a general complaint in all kinds of business about the large turn-over of labor at present."

The president of the Sparrow Point Plant, Bethlehem Steel Company, testified: "Our facilities, our mechanical equipment, are adequate for the employment of double the number of men we have been able to gather and maintain. At present we have a working force of 3,200 to 3,500, but could keep employed to advantage 7,500. The chief handicap to securing and maintaining more men is our location. It is eleven miles by steam car from Baltimore to the plant, twelve by trolley, but because of the frequent stops it takes from thirty-five to forty-five minutes to make the trip, and to this must be added the time for the men to go from their homes to the station or street cars. In this shipyard, with a present working force of about 3,500 men, we had on January 1 about 2,900. Since that time we have actually engaged and set at work 11,000 men, with only an increase in the permanent force of 300 to 400. We engaged more men than that, actually engaged 18,000, but some never turned up."

The exaggeration of the numbers wanted or the indefiniteness as to the time when wanted, as well as repetitions in advertising, especially in Government work, add confusion in the problem of labor supply. Examples:

The New York State Industrial Commission, Bureau of Employment, November 1, 1917, says: "The New York City newspapers published (apparently under the authority of the United States Shipping Board), the fact that Port Newark Terminal shipyards were ready to employ 12,000 workers. A specific offer of the State Employment Bureau to furnish a number of men resulted in the discovery that the Port Newark Terminal yards did not need men; that they were daily turning away many, and had on their registration lists the names of several thousand available workers.

The United States Civil Service Com-

mission authorized a statement in the "Official Bulletin," October 31, that 10,000 typewriters and stenographers and typewriters, both men and women, were needed in the departments at Washington, salaries ranging from \$1,000 to \$1,200 a year. This announcement was followed in a few days by an appeal from the Chairman of the Women's Committee, Council of National Defense, to young women of the country to qualify themselves as rapidly as possible for stenographic and typewriting work. No time was given in these announcements as to when the 10,000 young persons were needed. As a fact, they are not needed at once, and when any particular number is to be engaged has not been made public. Moreover, the housing situation in Washington is such that no young woman should go to the city unless a shelter is secured for her beforehand, and the Government thus far has not completed any means for the accommodation of persons joining its clerical staffs.

The general situation relative to farm labor is not of sufficient departure from the normal to cause any loud complaint. On this point, the President of the Commission of Immigration and Housing of California writes: "For months now we have had to listen to all kinds of general statements alleging farm labor shortage in this State. Not one of these statements has been supported by fact." From the City Employment Bureau, of Portland, Ore.: "At no time this year have we been unable to fill any position where working conditions were reasonable. There is no labor shortage." The Commissioner of Labor of New Jersey made the public declaration on November 4: "The Department is prepared to furnish workers for the farmers in any county in the State. We are receiving applications for work at the rate of 300 to 400 a day. The farmers must be prepared to pay for transportation, for adequate housing and the wages which the men are demanding."

The Assistant Secretary of Labor states: "Seasonal agricultural work can be met to a large extent from efforts

being put forth by the Boys' Working Reserve, which is being used by the Department to secure the services of boys sixteen years of age up.

Every year nearly 2,000,000 young Americans arrive at the age of 15; between the ages of 15 and 20 there are 8,000,000 young Americans capable of going to work. By estimates of the Department of Labor at least 2,000,000 men were at times out of work in the United States. The Director of the New York State Bureau of Employment says that, even if the country drafts 3,000,000 men, it will not exhaust the labor supply; that the absurdity that the draft has made deep inroads on the labor of the country is seen in the fact that whereas New York has 3,000,000 laboring men the war has not taken more than 100,000 of them; the draft has taken only about 60,000 from all walks of life in the Empire State.

These are some of the outstanding facts of the case as collected and viewed from the standpoint of American organized labor. Where else has any person or any institution, public or private, gone to the trouble to get at the facts broadly? Who else has attempted to sum them up; to consider the question as a whole, in a word, to get at the truth? The problem of labor supply and the conditions of American employment is the very first question of the day in importance after, if indeed it does not precede, that of our military organization. It is one of the urgent patriotic duties of every citizen of the country to understand this problem, to work it out patiently in his mind, and reach in regard to it a clear, just and honest conclusion.

The American Federation of Labor may therefore justifiably sound a note of warning to the employers of this country, calling upon them not to arouse too deeply the resentment of the laboring classes by the promotion of an untruth which may affect the nation detrimentally for years to come. Here is a call to duty. The truth in this case constitutes in itself a call on every man in the influential position to examine his conscience and to act accordingly.

BUILDING COMMITTEE HOLDS CONFERENCE AT WASHINGTON

Government Welcomes Cooperation

WHILE in Washington last week, the committee representing the Association of Building and Allied Industries of New York, was assured that the Government is welcoming cooperation from every line of endeavor, and that it will give its heartiest support to an organization which would represent the building industry.

Walter S. Gifford, Director of the Council of National Defense and George M. Peek, of the War Industries Board, met the committee and in the course of the conference stated that the Government can deal best with each industry, through a War Service Committee. It is the desire of the Government that each industry be held together as closely as possible, so that not only can the war programme be pushed, but also that upon the ending of the war it will be able to cope with the industrial reconstruction that is sure to follow. The committee was assured that recommendations along these lines would receive every consideration.

The need for additional housing and for other buildings was discussed with Otto M. Eidlitz and Phillip Hiss, of the Housing Committee of the Council of National Defense. How the building industry can best be made use of to erect houses for workmen was also discussed. These buildings are most urgently needed at centers where munition and shipbuilding plants are established, specially so far as New York City and the Metropolitan zone is concerned.

Senator William M. Calder met the committee and stated that he was heart-

ily in accord with the activities of the association, and made several valuable suggestions. The committee included Elliott Smith, Edward A. MacDougall, H. H. Murdock, Frank H. Quinby and E. Osgood Andrews.

The Association of Building and Allied Industries is to be thoroughly representative of the building industries of New York, and to that end organizations connected and allied with the building industry are being asked to join the association to carry out the purposes for which it was formed. Among the organizations to be represented will be included the building trades, employers, manufacturers and dealers of building materials, architects, those identified with the real estate market and chamber of commerce and like bodies, many of which have already agreed to affiliate themselves with the movement.

New Hospital Superintendent.

William H. Abbott, who has been identified with the Tenement House Department for the past sixteen years, has become connected with the Lebanon Hospital, Bronx, as superintendent. Mr. Abbott helped to organize the work of the Tenement House Department, and during the decade and a half of its existence, has been closely associated with all its workings, having held various positions from Inspector to First Deputy Commissioner. His intimate knowledge of tenement houses in the city made him especially valuable and his honesty and unfailing courtesy created for him a host of friends.

LEGISLATIVE PROGRAM OF BOARD OF BROKERS

Bills Affecting Real Estate Will Be Closely Watched and Property Owners' Interests Guarded

THE Real Estate Board of New York has arranged a definite legislative program for this session of the Legislature. It embodies bills that will bring about changes in taxation and the administration of local laws in the interests of economy, and is in line with a policy laid down about four years ago and consistently followed since that time.

The program contemplates amendments clarifying the Labor Law so as to plainly and justly apportion the relative responsibility of agents, owners and lessees, and in relation to Section 83a for modifying fire alarm and fire drill requirements.

An amendment to the Lawson Three-Family House Law, passed last year, is to be introduced to make the bill apply to four-story houses having a depth of 55 feet. An amendment is to be introduced to change the definition of a tenement house to a house containing four instead of three families—one giving the right of appeal to the Board of Standards and Appeals from decisions of the Tenement House Commissioner, and one to relieve the Tenement House Department from jurisdiction over structural changes, transferring such jurisdiction to the Building Superintendent.

One of the most important measures is that fixing the tax rate at \$1.75, so that the Budget, outside of the debt service charge, would have to be obtained from sources other than real estate.

Other features of the program will include bills as follows:

To abolish the Court House Board.
To abolish the office of City Chamberlain.

To merge the Water Supply and merge its duties with those of the Department of Water Supply, Gas and Electricity.

To abolish the Department of Weights and Measures and place its functions in the Comptroller's Office.

To abolish the Board of Inebriety.
To create a Department of Purchase.
To create one Audit Department to replace the numerous audit bureaus.

To provide for collection of water taxes by the Comptroller.

To require notice in writing before tax liens are foreclosed.

To require written instruments for leases of more than one month.

For some of this legislation the Real Estate Board has already had the approval of the Mayor, and it will try wherever possible to secure the approval of the local administration. The board has not, as was recently stated, considered any legislation for a tax on bank balances, for a habitation tax, for a fixed low tax rate on personality, nor for a tax on rentals.

Detailed action by the Joint Committee on Legislation and Taxation and Real Estate Laws, was taken as follows:

Senate Int. 15, Slater, an Act amending Section 321, Real Property Law by providing that mortgaged real property taken by the alien property custodian, must be discharged upon the record upon a certificate signed by such custodian with same effect as if the certificate had been signed by mortgagee, his personal representative or assignee.

This bill is approved.

Senate Int. 16, Slater, an Act amending Section 300, Real Property Law, providing that conveyances executed by parties enlisted or commissioned in military or naval forces of United States may be acknowledged or approved before a Judge or Clerk of a Court of Record, a Mayor or other Chief Officer of a city, a Commissioner appointed for the purpose by the Governor or any other officer of the United States Army of the rank of captain or higher or a naval officer of rank of lieutenant or higher and making certain changes relative to acknowledgments and proofs.

This bill is approved.

Senate Int. 42, Towner, (Same as Assembly Int. 42, Gardner.) An Act amending Section 143, Insurance Law, so as to permit the renewal of licenses of brokers who are in the army or navy without their filing personal applications.

This bill is approved.

Senate Int. 11, Cromwell, (Same as Assembly Int. 43, Seesselberg.) Adding new Section 1019-b, Greater New York Charter, providing when, in opinion of Board of Estimate, combined assessments for public improvements confirmed after January 1, 1908, against any parcel of real estate shall in any two consecutive years exceed 60 per cent. of the assessed valuation, the Board may, upon certificate of Comptroller, direct modification of the assessment.

This bill is opposed as dangerous and unfair to property owners other than those directly affected by its provisions. Its effect would be that any property owner who demanded extensive improvement, and which were made in response to his request or the joint request of himself and his neighbors since 1908 (ten years past), may go before the Board of Estimate and ask that the money so paid or due shall be returned to him and the amount placed in the Tax Levy.

Senate Int. 21, Hill, (Same as Assembly Int. 29, McNab.) Concurrent resolution ratifying the proposed amendment to the United States Constitution proposed by the First Session of the Sixty-fifth Congress, relating to prohibition or the manufacture, sale, transportation, importation and exportation of intoxicating liquors for beverage purposes.

By direction of the Board of Governors this bill is opposed by resolution following, reaffirming the board's policy in relation to National Prohibition:

RESOLVED, that the Real Estate Board of New York, while deeming it not within its province to consider the merits of the question of prohibition, believes that the control should remain in the jurisdiction of the respective States, and for that reason is opposed to the principle of control by the Federal Government.

Senate Int. 31, Farrenkopf, an Act amending Section 247, Greater New York Charter, providing that the cost of public improvements may, in the discretion of the Board of Estimate, be distributed in the general tax levy over a period not exceeding five years.

This bill is opposed. It would permit piecemeal disarrangement, or invasion of the "pay-as-you-go" policy by giving the Board of Estimate the right to extend payment over five years instead of over one year as at present for any

property which is acquired for public purposes. Such a change should be part of a general plan and should not be confined to a single item. It should be noted in this connection that the private citizen is cared for under the present provisions of the "pay-as-you-go" policy by giving the board, in its discretion, the right to make five yearly payments instead of a single payment.

Senate Int. 32, Farrenkopf, authorizing the Board of Estimate to lay out a public boulevard across Jamaica Bay from certain streets in the Borough of Queens, to be known as Jamaica Bay Boulevard. City is authorized to acquire title as provided in Charter. Plans for boulevard and bridges must be approved by Secretary of War. Cost, exclusive of bridges, may be assessed in whole or in part upon benefited property. Bridges are to be constructed by Department of Plants and Structures.

This bill is opposed. It provides that the expense shall not exceed two million dollars, but practical experience has proved that the limit will not be observed. The bill further provides that the amount shall be paid by assessment on property benefited, but that if they cannot find property benefited in the immediate vicinity they may tax the cost on one or more boroughs in the City of New York. At the present time citizens and taxpayers are having heavy demands to meet necessary expenditures and they should not be burdened with any item that can possibly be postponed until after the close of the war and the readjustment incident thereto.

Assembly Int. 16, J. M. Mead, adding new Sections 210a, 210b, Military Law, providing that the State shall pay ten dollars a month to non-commissioned officers, soldiers and sailors mustered into the military service of the United States as part of the quota from this State. This applies to those enlisted after February 3, 1917.

This bill is opposed for the reason that the burden of the care of the United States soldiers and their families should be borne by the United States and no portion of it should be borne by a single State.

Linking Up the Two West Sides.

Now that the Ninth avenue and Sixth avenue "L" systems have been linked to The Bronx by a train service over the Harlem river, and work has proceeded to such an extent on the so-called 162nd street connection that March or April of this year should see the operation of "L" trains from the Battery to Woodlawn road, via Sixth avenue and Ninth avenue, the 162nd street connection, and Jerome avenue branch of the Lexington avenue route, there comes to mind the idea that this through service will make for the linking-up of the two West Sides, the old West Side of Manhattan, and the newer West Side of The Bronx.

The new route from Manhattan to The Bronx passes through one of the most beautiful sections of The Bronx, paralleling in practically the sum total of its length the University avenue section on the west, and the Grand Boulevard and Concourse on the east.

Just what the opening of the Jerome avenue subway route and the "L" service will mean to the West Bronx is expressed by a member of The Bronx Board of Trade, as follows:

"I believe that with the opening of the Lexington avenue subway and the Sixth and Ninth avenue 'L,' we are entering into one of the greatest developments and building booms since the opening of the West Side subway into the Washington Heights district. For the past eleven years the building business has not been normal, while the natural growth of the city has been going on. With easier money for building operations, the builder will see the advantage of the new West Side section about to be fully opened up.

"At the present time, the transit fa-

cilities afforded the West Bronx are practically everything to be desired from the viewpoint of one who has ten cents carfare to spend, but with the complete opening up of the Jerome avenue link, which is a part of the chain of the dual subway system, one can go to the heart of the city, or, in fact, any part of two Boroughs, for one fare, and we can well hail this event as one of great moment.

"It will also be possible for one to travel down town without using the tube at all, and this will be possible when the connection from 155th street, through Anderson avenue to Jerome avenue is made.

"It is an established fact that if it were not for conditions ascribed to the war, that many builders, speculative and otherwise, would be on the job, for those houses which have been built have found ready and desirable tenants, and the houses have been sold to discerning investors who are looking for permanent investments on a substantial basis."

Custodians Appointed.

A. Mitchell Palmer, recently appointed by President Wilson alien property custodian, has enlisted the services of Laurence McGuire, president of Real Estate Board of New York, and James R. Murphy, formerly general manager for Joseph P. Day, and for the last three years president of Florida Farms and Homes, Inc. The duties of the real estate bureau of the alien property custodian include the handling of numerous parcels of real estate throughout the country owned by the enemy or its allies now residing within the enemy lines. Real estate problems of every known variety are involved, aggregating millions of dollars.

LOWER FOURTH AVENUE IN TRANSITION STATE

Modern Buildings Well Rented, Though Older Ones Contain Vacancies—Opinions of Brokers Differ As To Outlook

DURING the past two years realty conditions along Fourth avenue have changed, and where formerly there were many vacancies, today there is scarcely any space to rent. This is a remarkable condition, specially in view of the fact that so many large structures were erected on the thoroughfare, south of 32d street, in a short time. That this space has been absorbed, shows what a healthy condition the real estate market is in from a renting standpoint, and also that the owners used good judgment in developing the avenue along the present lines.

The development of Fourth avenue, however, is not complete, for there are many old buildings, erected many years ago, and if there are any vacancies today, they are in this type of structure. These properties are being held, in most part, by owners who propose to improve the sites, when building is more propitious, or hope to sell to speculative builders for improvement. Prices are being strongly maintained, and it is for this reason, as well as the difficulty in obtaining funds for financing, that more structural activity has not taken place along the thoroughfare. The demand for space exists. There is no doubt of that fact, and it would not be surprising if some new projects were started, so soon as the present chaotic condition becomes straightened out.

Talking to a representative of the Record and Guide yesterday on conditions of real estate along Fourth avenue, a representative of Carstein & Linnekin said: "The demand for offices and lofts on Fourth avenue is good, but people will not pay the price, hence the vacancies. Of course there are many old buildings along the avenue vacant, but people today want modern buildings, and they refuse to locate in the old-fashioned ones."

"Even some of our modern buildings have space vacant because people will not pay the rent, and we cannot accept less than we are instructed to charge by our clients."

At the office of M. & L. Hess a representative said: "The vacancies in buildings along Fourth avenue exist because there is no demand for the space. I cannot give you offhand the per cent. of vacancies in buildings."

Mr. Goodman, of White & Goodman, said: "I believe that eventually Seventh avenue will take the place of Fourth avenue, and today there is less demand for office space on Fourth avenue than ever before in my experience. The desire is to locate on Broadway or Fifth avenue, and failing in this they will eventually locate on Seventh avenue for the reason that it is nearer the shipping centre."

"If Fourth avenue property could be rented for manufacturing purposes there would not be one inch of space vacant, but there is so little of it to be had for that purpose that it is not attractive to such people."

"The many old buildings will not sell or lease in their present conditions, and when the property now occupied by these old buildings was needed the owners asked such high prices that prospective buyers were frightened away, and today the property is not wanted at any price. The silk people will eventually leave Fourth avenue and locate on Madison avenue, as several concerns have already done. Space on Fourth avenue is not plentiful. I believe there is less than an average of 150 square feet in each building to lease. Fourth avenue is not as bad, however, as it looks. The to let and for sale signs don't mean anything. I know several buildings on which there are signs and yet not an inch of space is to let in them."

At the office of Gaines, Van Nostrand & Morrison a representative of the firm who is familiar with conditions in this section of the city, said: "The building

at 437 Fourth avenue on which one of our signs has been placed is an old building, out of date, and antiquated, and people don't want old buildings. There is a good demand for property on Fourth avenue, and this is the only building we have there."

Mr. Fleischman, of the Land Brokerage Co., said: "The building at 325 Fourth avenue was remodeled about eight years ago, but at present there is no demand for old buildings, and

that is the reason there is one floor to let in that building."

Mr. Corey, of Daniel Birdsall & Co., said: "My experience has been that manufacturing concerns would locate on Fourth avenue if they could get the space. The demand for large space in modern, fireproof buildings is very heavy. On account of the Zoning Law they are going east of Fifth avenue and this, of course, would send them over to Fourth avenue, but there is no space to be had."

CONDITIONS ON FOURTH AVENUE.

No.	Location.	Height.	Vacancies.	Agent.
467.	31st & 32d sts	5-sty	All	Brett & Goode
470.	31st & 32d sts	12-sty	2 small offices	White & Goodman
456 to 460.	30th & 31st sts	12-sty	Offices	Carstein & Linnekin
441.	30th & 31st sts	3-sty & store	Upper floor	Ames & Co.
439.	30th & 31st sts	3-sty & store	All	Douglas Robinson, Charles Brown Co.
437.	29th & 30th sts	3-sty & store	3 floors	Gaines, Van Nostrand & Morrison
432.	29th & 30th sts	16-sty	Offices	M. & L. Hess
429.	29th & 30th sts	6-sty & store	All	Paul A. McGorlick
418.	28th & 29th sts	3-sty & store	All	S. Geller
409.	28th & 29th sts	3-sty & store	2d floor & store	Cruikshank Co.
404.	28th & 29th sts	16-sty	1 office	E. S. Willard & Co.
414.	28th & 29th sts	3-sty & store	3 floors	Rexton Realty Co.
373.	26th & 27th sts	16-sty & stores	Offices	Whiting & Co.
333 & 335.	24th & 25th sts	4-sty & stores	6 lofts & 6 studios	M. Whaley
331.	24th & 25th sts	11-sty & stores	Few offices	M. & L. Hess
334.	24th & 25th sts	19-sty & store	2 floors	H. Foot, Jr.
325.	24th & 25th sts	2-sty & store	1 upper floor	Land Brokerage Co.
323.	24th & 25th sts	2-sty & store	1 floor	H. Seiffert
286.	22d & 23d sts	12-sty & store	3 lofts, top floor	D. Birdsall & Co.
274.	21st & 22d sts	4-sty & store	4 upper floors	Cammann, Voorhees & Floyd
250.	19th & 20th sts	12-sty & store	Few small offices	D. Birdsall & Co.
224.	18th & 19th sts	11-sty & store	Lofts & offices	Klein & Jackson
220.	18th & 19th sts	11-sty & store	Basement	Pease & Elliman
215 to 219.	17th & 18th sts	20-sty & store	5 offices	Carstein & Linnekin

ANNUAL MEETING HELD.

Washington Square Association Elects Officers for Ensuing Year.

WASHINGTON Square Association held its annual meeting on Tuesday afternoon in the parish house of the Old First Presbyterian Church, 7 West 11th street, and the attendance evidenced the interest taken in their neighborhood by the residents of that section.

About sixty persons were present. Albert R. Shattuck, President of the Association, was in the chair, and submitted his annual report, which showed the Association to be in a flourishing condition, both as to membership and finances.

Charles R. Crane, who was scheduled to deliver an address, was unable to be present, having been called to Chicago, and his place on the speakers' list was taken by Julien T. Davies.

Mr. Davies said in part: "In 1861 my family was obliged to move away from the old Fifteenth Ward because of the invasion of this section by the horse cars. My father took one year to decide where to go before he made a move, being undecided as to a new home on Fifth avenue, at 59th street, or to 12 West 10th street. This latter location was decided on. Later we took a house at 56 West 9th street, where we lived for five years and then moved to 56th street. This was the greatest mistake of my life. I moved back to West 9th street, so that I can truthfully say that my home and life for fifty years have been in the Fifteenth Ward."

Mr. Davies then paid a tribute to the members of the Washington Square Association for their loyalty to the Association, the constant effort to improve and aid their home section, and concluded his remarks with a prediction of greater things to come to the Fifteenth Ward.

David B. Ogden was the second speaker introduced. Mr. Ogden, after a brief introduction, in which he characterized the Washington Square section of the city as the one district where community pride, neighborhood unity and, above all, life-long loyalty to their homes and friends stand out most prominently, said: "I claim to be the only man in New York who has persistently moved south. I was born in 29th street, between Eighth and Ninth avenues, and continued to live there

until 1855, when I moved south to Lexington avenue and then to 22d street and then to 11th street, then to 10th street, and, lastly, to 9th street, where I have continued to live ever since."

Mr. Ogden then referred to the tendency in other parts of the city to become modernized, but glorified in the fact that in the Washington Square section the people, while progressive and enterprising, retained their old-fashioned ideas of homes and habits, so that many of the residents of Washington Square and the Fifteenth Ward generally reside in the very houses in which they were born.

The last speaker was Rev. Charles Lewis Slattery, rector of Grace Church, whose discourse was a tribute to the men of the Fifteenth Ward who are now serving with the colors, and ended his talk as follows: "As the Washington Arch is distinctly associated with Washington Square and represents a distinguishing symbol of this community, so will the bravery and patriotism of the boys of Washington Square, who promptly answered their country's call to sustain the principles for which we are fighting in this terrible war, stand out as prominently as does the arch, to add to the glory and fame of Washington Square."

Members of the Executive Committee were elected, to serve two years, as follows: Harley L. Stowell, Joseph S. Auerbach, Edward R. Biddle, Robert W. DeForest, Eugene Delano, Rev. Howard Duffield, John G. Milburn, William Mitchell and Eugene H. Outerbridge.

Among those present at the meeting were Dr. Edward L. Partridge, Alderman Hatch, William Keene, Major Stephen Hart, Judge and Mrs. Wauhope Lynn, Mrs. Albert R. Shattuck, Mr. and Mrs. Ernest Collyer, Harley L. Stowell, Pierre Mali, Dr. Edward H. Peasley, Henry E. Coe, Clarkson Cowl, Joseph L. Delafield, Frank R. Ford, David B. Ogden and others.

Election of Officers Held.

At a recent meeting of the corporation of Albert B. Ashforth, Inc., the following officers were elected: Albert B. Ashforth, president; George D. Arthur, vice-president; Frank B. McGay, secretary, and the following were made additional members of the board of directors: Waldron P. Belknap, Newton B. Phelps, Beekman Hunt, William A. Miller, Alexander C. Mitchell.

BUILDING MANAGEMENT

INJUSTICES IN FIRE INSURANCE RATES—COAL SITUATION ACUTE WITH NO RELIEF IN SIGHT

LARGE savings were made by members of the New York Building Managers' Association, who took advantage of the suggestion made by the Insurance Committee which was contained in the November report of the association, as published in the Record and Guide. The suggestion had special reference to cancelling soon-expiring policies at short rates, and rewriting the insurance for long terms at the old rates, for, as anticipated, fire insurance rates on all classes of risks in New York City have been increased. This took effect at noon on January 8, by order of the New York Fire Insurance Exchange, except that insurance expiring between January 8 and February 28, if renewed in the same company, might be written at the old rates. As then stated, the increase is not warranted by the experience record of many classes of risks, some of which, on the contrary, were entitled to reductions in rate.

In spite of advanced efforts by the Building Managers' Association and many others, including the Real Estate Board of New York, to prevent the increase, the State Insurance Department appears to have set supinely by, while open federations were being made to put the increase into effect. Insurance companies, which believe the increase unwarranted, and who would prefer to have made the increase in such a way as to make the classes or risks which have been having increased losses, pay the increased cost of insurance, are unable to remedy the situation. Their hands are tied because they are forbidden to write insurance at rates different from those promulgated by the majority members of the Exchange. Brokers are also forbidden to write insurance with so-called non-admitted insurance companies.

This situation, which was designed to protect the assured against irresponsible companies, and to prevent price cutting between companies from weakening the security of the assured, is now working to make good risks to apply the cost and loss of poor risks. It would be interesting to know the mental processes of the underwriters and the State Insurance Department who make the statement that the small home owner, and the owners of office and apartment buildings, should make up the losses suffered by the companies through policies carried at insufficient rates on structures unusually hazardous, because of their use directly or indirectly in connection with the prosecution of the war, or on contents items which never have been self-supporting from an underwriting standpoint.

To expedite action on petition for variations of the Labor Law, the Board of Standards and Appeals, at a recent meeting, approved the plan submitted by the chairman, whereby petitions may be acted on without discussion when report and recommendation is made by the Bureau of Fire Prevention, and such recommendation is acceptable to the petitioner.

Under this plan, the Bureau of Fire Prevention will be asked to make an inspection of the premises affected and submit a report with recommendations as to what is desirable or necessary to obtain a reasonable compliance with the intent of the Law. When such report is received by the Board of Standards and Appeals, a copy of it will be sent to the petitioner, who will thus have an opportunity to determine whether the report, as to conditions, is accurate.

If the report and recommendation of the Bureau of Fire Prevention are acceptable to the petitioner, the report will be submitted to the board for approval and granting of the petition in accordance with the recommendation, without going into a detailed hearing on the matter. If either the report or

the recommendation does not meet with the approval of the petitioner, he must submit to an assistant engineer of the board a report of the essential facts with regard to the building, together with such variation of the law as he desires. The petition will then be heard in detail, and acted upon as heretofore, by the Board.

Labor is still scarce, and there seems to be, even at the increased wages, difficulty in obtaining men who are interested in their work, and who are willing to do it without being driven. The Employees' Committee is working on a revised schedule of wages paid in office buildings and apartment houses, also a comparative list of union wages paid in Chicago.

It takes about a pound of coal to keep

about 25 of the small ten-watt lamps that are used in electric-sign work running an hour. It would run only ten of the ordinary twenty-five-watt tungstens, or seven of the forty-watt lights often used in residences. Of the best of the sixteen-candle carbon lamps, it would supply about five. The 200 to 750-watt incandescent street lamps take from eight-tenths to three pounds of coal per hour each. The committee suggests that it would be interesting to count up the lamps burning needlessly in lighting streets before sunset, in decorating store windows or left burning needlessly, and see if a substantial saving could not be made by suppression and repression which would cause no suffering, and little, if any, inconvenience.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

THE New York Appellate Division holds, *Ray Building Co. v. Essensfeld*, 167 N. Y. Supp., 315, that if lessees contracted with their lessor to pay it for gas consumed, the lessees are liable to the lessor, regardless of the latter's liability to the gas company. The fear, suggested at the trial, that by this means the lessees might be rendered doubly liable, once to the lessor and again to the gas company, was held quite groundless, for there was no proof that the lessees agreed to pay the gas company, or that the gas company contracted with any other than the lessor.

Apartment House Janitors.

The New York Workmen's Compensation Law, § 2, group 22, specifies window cleaning as a hazardous employment, subject to the act, Section 7, subd. 4, as amended by Laws 1916, c. 622, § 2, defines an "employee" as a person engaged in one of the occupations enumerated in section 2, or who is in the service of an employer whose principal business is that of carrying on or conducting a hazardous employment. The New York Appellate Division holds, *Zuhradt v. Shepard's Estate*, 167 N. Y. Supp. 306, that an employee engaged in operating apartment houses and injured by falling while cleaning a window, was entitled to compensation though the business of conducting apartment houses is a nonhazardous occupation.

Workmen's Compensation.

The New York Court of Appeals holds, *Kammer v. Hawk*, 117 N. E. 576, that section 2, group 42, of the Workmen's Compensation Act, authorizing recovery for injuries in "heating, engineering; installation and covering of pipes or boilers," prior to amendment, did not include the superintendent and general repairman of an apartment house who was injured while lifting a radiator in the storeroom with the purpose of connecting it with the heating apparatus. The words "maintenance and care of buildings" were not added to group 42 until 1917. Laws 1917, c. 705.

Exclusive Broker's Contract.

The term "sale," as used in an exclusive real estate broker's contract, authorizing him to "sell" property and giving him a commission upon a "sale" of the same by him or by the owner during the life of the contract, includes any transfer of the property for a valuable consideration, either of money or property, and therefore it is held that it makes the owner liable for commissions where he transfers the property before the expiration of the contract

for a price to be paid by assuming a mortgage on the property, giving a second mortgage, and taking a conveyance of certain lots. *Garfield Real Estate Co. v. Dennis*, 167 N. Y. Supp. 43.

Changing Grade of Streets.

Though Laws 1916, c. 516, amending Greater New York Charter (Laws 1901, c. 466) § 951, provides that all cases where a change of grade of any street has been made prior to the taking effect of the act shall, as to compensation for damages, be governed by the laws in force at the time such change of grade was completed and accepted by the city authorities, under Highway Law, § 59a, as added by Laws 1910, c. 701, providing that an award for damages by changing the grade of any street shall bear interest at 6 per cent. per annum from the time of the change of grade to the time of payment, where work in connection with a change of grade was commenced in 1904, and completed in 1906, the property owner was held entitled to interest on its award for damages; the statute being retroactive. It was also held that the board of assessors must compute interest on the award from the time of completion and acceptance of the grading of the street. In *re One Hundred and Forty-Ninth Street Realty Co.*, New York Appellate Division, 167 N. Y. Supp. 367.

Transfer Tax.

The Surrogate's Court, New York County, holds, in *re Richard's Estate*, 167 N. Y. Supp. 672, that under New York Tax Law (Consol. Laws, c. 60) § 243, defining "intangible property" to include bonds, and section 220, as amended by Law 1915, c. 664, § 1, imposing a tax on the transfer of any intangible property, if evidenced by or consisting of bonds, notes, or other evidences of interest in any corporation, whether incorporated or organized, except a moneyed corporation, a railroad or transportation corporation, or a manufacturing corporation, and the property represented by such shares of stock, bonds, notes, or other evidences of interest consists of real property which is located wholly or partly within the State of New York, in such proportion as the value of such property of the corporation located in such state bears to the value of the entire property of such corporation, and the decedent was a nonresident of the state at the time of his death, bonds and mortgages of realty companies within the City of New York, given for money loaned to them by a resident of California, were not subject to a transfer tax in New York.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. FAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

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NOTICE.

IN accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated by the Appellate Division of the First Department, for the publication of all legal notices, and such insertion in the Record and Guide will be accepted as fulfilling all requirements of the law.

It is necessary that the small items of expense to the city government, and these are legion, should be eliminated. Most of the large expenditures are necessary, but if the pennies are taken care of, the balance of the budget will be easily adjusted.

Once more Americans are called upon to exhibit patriotism. The action of Fuel Administrator Garfield directing industries to practically shut their doors on certain days was so drastic that it has raised a storm of protest throughout half the country. But loyalty has superceded public opinion, though there are thousands of loyal Americans who do not approve of Governmental supervision over holidays. Business throughout the country is sensitive and nervous. Labor is uneasy. It would not take much to create a situation from which deplorable conditions might result. The way to obtain more coal is to provide more coal. There is a large supply at tidewater ready to be delivered. Offers have been made to move 100,000 tons, in 100 barges, by eight tugs, in twenty-four hours. This offer was ignored. It has been renewed, this time to Mayor Hylan. Coal is needed. Coal is at our doors. There are enough vehicles, both public and private, to move this coal. The only thing necessary is a little prompt action along the right lines.

The Coal Shortage.

Mayor Hylan's recent discovery that the Consolidated Gas Company had a reserve stock of 50,000 tons of coal in one pile which had not been touched for fifteen years, and many thousands of tons in other surplus dumps, did not afford any measure of relief to suffering New Yorkers because gas coal is not satisfactory for steam or heating purposes.

This does not alter the suggestive fact that a private corporation had been more provident than the city and had insured itself against loss or damage which would have resulted if supplies of coal had been interrupted by bad weather, strikes of miners, railroad, barge or truck men.

What New York has suffered in the past few weeks, and still is suffering, is only an aggravated condition that the city has narrowly escaped many times in the past. The present extraordinary situation may never recur, probably will not after peace comes. But even before the war the city was repeatedly threatened with milk, coal and food shortages, through causes over which it had no control. Only good luck and a change in the weather, or the settling of a strike, has averted famine on more than one occasion.

Manhattan will always be isolated. Running coal cars through the Pennsylvania tunnel has not proved altogether successful. The much talked of bridge to New Jersey is a myth of the future, as is the proposed tunnel under the Hudson River.

Every winter this city is at the mercy of the ice-floes or the equally unsympathetic labor unions. There is ever present when supplies of coal run short the danger of a conflagration that would be more terrible than the Chicago and San Francisco fires combined. In the first days of the recent cold spell when the mercury ranged around zero and below and coal was to be had only in dribbles, the number of fires directly traceable to the combination of intense cold and an unprecedented fuel shortage, rose from an average of forty-five a day to three or four times that number. On December 30 there were 209 alarms and on the following day 205, which is far and away a greater number than the average.

Food and fuel are the prime necessities of the millions of people living and doing business in New York. Unfortunately this city cannot turn its parks into market gardens of sufficient extent to provide sustenance for its teeming population, if famine came, nor even can it graze large enough herds of cows within its borders to furnish enough milk to keep all the babies alive, but it can do what the Consolidated Gas Company did. It can lay in a stock of coal that will tide the city over any reasonable period of shortage that may be brought about by labor troubles or stress of weather.

A ton of coal measures forty cubic feet. A thousand tons on an ordinary city lot will make a pile 20 feet high. On five acres 50,000 tons can be piled. The city owns numerous vacant plots of ground along the Harlem, on East River and on the Brooklyn side of the lower Bay, all near tidewater and within trucking distance of the heart of the city, where coal could be stowed for an emergency such as exists today. The city authorities can pick out the most available locations for dumps at strategic points in the five Boroughs and provide the necessary plant to handle the coal expeditiously. The work can be started in the early spring and continued during the summer until there is accumulated a reserve sufficient to supply the city for two or three weeks.

If a private corporation can afford to carry 50,000 tons of coal untouched for fifteen years as an insurance policy, it seems as if the municipal authorities will be lax in their duty to this community if they do not make similar provision for the safety and health of the millions of citizens who put them in office and for the insurance of the hundreds of millions of property involved.

The initial cost and the carrying charges will be small compared to the losses incurred by the failure to have on hand at all times sufficient fuel to tide the city over while the railroads are catching up on their regular jobs or the labor unions are settling their differences with the employers. The existing coal famine has already cost the city scores of millions of dollars.

To have had a half-million tons of coal in reserve when the blizzard paralyzed the already strained transportation routes in the last days of December would have been worth a hundred times the ten-Monday holiday coal saving scheme.

It might be that from these municipal coal pockets there could be sold to the patrons of the "bucket" stores sufficient coal on the basis of actual cost plus ten per cent. to cover at least part of the carrying charges, at the same time doing away with the conscienceless profiting of the coal-celler shylocks.

Labor and Housing.

A large proportion of the difficulties of the unsatisfactory building situation that has existed throughout the country for many months has been attributed to the shortage of labor, both skilled and unskilled types. The scarcity of new supplies from European sources to take the place of the men called to active military duty or other branches of Federal service has lately been decried in the columns of the daily papers as well as in trade publications. Practically every industry in the nation, including the trades interested in the construction and repair of buildings, have claimed that their businesses have been seriously effected and output curtailed by the scarcity of labor supplies, and that a large measure of their production difficulties could be eliminated if labor was procurable in sufficient volume to operate factories to capacity.

In most of the recent discussion about the labor shortage it would seem as though one thing has been entirely overlooked. This omitted factor is an important one and is responsible in a large way for a considerable portion of the claimed shortage. Labor, both skilled and unskilled, must be provided for outside of the hours devoted to actual work in the factories or other occupations, and to this end adequate housing facilities are a fundamental requirement. In the industrial districts that are making themselves heard on account of the so-called labor scarcity and the difficulties experienced in holding that at present at work, the lack of decent living accommodations for the workmen and their families, boarding houses or dormitories for single operatives, and community buildings, where all may spend their leisure hours in comfort or self-improvement, is one of the prime reasons for the troubles that have been experienced in the past. Shortage of labor is only another way of describing insufficient or improper housing development. The one thing explains the other.

Many of the foremost manufacturing communities have recognized the condition and are rapidly coming to a full appreciation of the fact that if they are to command full forces of workmen for their various industries, adequate housing, equipped with some of the modern conveniences of life, must be supplied. The Federal Government is vitally interested in this new national problem, so much so that it has appointed a committee of experts with power to investigate, report on and perfect a plan for alleviating the conditions that exist at so many manufacturing centers. Municipalities, through their boards of trade, chambers of commerce or other civic and commercial bodies, are working in harmony with the broad plan and cooperating wherever possible to eliminate this source of labor trouble. The obvious solution of the problem will be to provide for the housing of workmen and their families in structures that will be especially designed and constructed for their comfort and that will provide them with the modicum of

modern conveniences that every workman now demands as his right.

In this way the bugbear of labor shortage can be dispelled. There is no real labor shortage, only a lack of provision for housing the workers in accommodations where the surroundings are clean and comfortable and compatible with the self-respect of the average American mechanic. When this provision is made it will immediately be found that there is a sufficiency of labor available for all demands, that skilled and unskilled workmen will be available for every manufacturing and commercial requirement, and furthermore, the labor will remain at work, satisfied and free from that spirit of unrest that for many months has kept it constantly on the move from city to city and factory to factory.

Sufficient housing, designed with care, and constructed of substantial materials, equipped with conveniences and improvements so essential to health and happiness, are an absolute requirement to the stabilization of the labor situation in the United States. With this accomplished most of the unrest that has been the besetting sin of the average mechanic will be dispelled and the manufacturers of both war materials and the commodities necessary to every-day living will find that their output is greater in volume and produced with a fuller measure of individual efficiency, by satisfied and healthy workmen, who will, moreover, stick to their jobs.

Suggestion Offered.

Editor of the RECORD AND GUIDE:

I understand there is some talk about the Public Service Commission moving to the 42nd street district. This should not be done, as the 42nd street and Fifth avenue districts are almost as expensive as the Wall street section and there is absolutely no reason why our public officials and offices should be located in the most expensive sections of the city. People having business with a public department will go wherever it is located and the only consideration that should be given is to have the location convenient for use by the public.

I send you a letter written by me to Hon. Oscar S. Straus, which explains itself. I believe the suggestions made are practical.

SAMUEL STRASSBOURGER.

"I note from the public press that your Commission is to remove its offices from the present location. I also note the suggestion that the city provide you with quarters in one of the buildings owned by it which may not be in use.

"This is a most excellent idea and in the proper direction if it can be done. If not, however, I thought I would take the liberty of making a suggestion which may not have occurred to you. It does not seem necessary for the business of such a public office as that of the Public Service Commission for it to be located in the most expensive section of the city where the rents are the highest obtained for quarters of the kind required. In addition to the economy which would be a direct result of my suggestion if you find it feasible, it would be a practical benefit to the City of New York and real estate values.

"As you well know, there are numerous buildings in what is known as the old dry goods district, taking Broadway from Worth street north to 14th street and Union Square west and Broadway to 23d street both on the main thoroughfares mentioned and on the cross streets. The practical location which I have in mind and where I believe you could acquire some building modern enough for the purposes of the Commission would be, for instance, in Bleeker street west of Broadway, there being several quite modern buildings between Broadway and

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 298.—What are the restrictions upon the use on mill construction in the Borough of Manhattan? L. R.

Answer No. 298.—The New York Building Code treats mill construction the same as wood joisted construction or non-fireproof construction, which is defined by Section 71, sub-division 3 of the Building Code as follows:

Non-fireproof. Non-fireproof buildings or structures are those which do not conform to the requirements for fireproof buildings or structures, but which are enclosed with walls of approved masonry or reinforced concrete.

Non-fireproof construction is limited by Section 72, Building Code, which specifies when buildings are required to be fireproof as follows:

When buildings are required to be fireproof. 1. New buildings. Every building hereafter erected shall be a fireproof building, as follows:

a. Every public building over 20 feet high, in which persons are harbored to receive medical, charitable or other care or treatment, or in which persons are held or detained under legal restraint;

b. Every other public building over 40 feet in height, or exceeding 5,000 square feet in area;

c. Every residence building, except tenements, over 40 feet in height and having more than 15 sleeping rooms;

d. Every tenement house exceeding 6 stories or parts of stories as provided in the Tenement House Law;

e. Every residence building having more than 15 sleeping rooms and exceeding 2,500 square feet in area, unless divided by interior partition walls of approved masonry or reinforced concrete into sections of less than 2,500 square feet area;

f. Every other residence building over 75 feet in height;

g. Every business building exceeding fifty feet in height, used as a garage, motor vehicle repair shop or oil selling station within the fire limits or the suburban limits;

West Broadway and a number of them on the intersecting streets such as Greene and Wooster streets. This, it strikes me, would be convenient for the officials, employees and the public doing business with the office as it is located within walking distance of the old subway and right at the new subway as well as the Sixth avenue railroad and the surface car facilities, beside a number of crosstown lines.

"Any of these buildings could probably be obtained on a lease for a number of years at a reasonable rental which would be practically only nominal compared to the rental which must be paid for quarters of the size required by you in the neighborhood of Wall street, a fact which would justify an expenditure of several thousand dollars for the purpose of making any such building completely available for your use.

"Even though a large sum were required for such purposes, that sum together with the rental which would be required for quarters in Wall street for the first year would probably be less than such first year's rentals in the Wall street section. As I stated before, the economy and saving would not be the only result for the establishment of the Commission in the district mentioned would re-establish and open up the use for real estate and probably bring them tenants resulting in a

h. Every business building used for a hazardous trade as indicated in 171 and 212 of chapter 10 of this ordinance:

i. Every building over 4 stories in height used as a factory as defined in the Labor Law;

j. Every building or structure within the fire limits or the suburban limits used as a grain elevator or a coal pocket;

k. Every business building over 75 feet in height;

l. Every business building within the fire limits or the suburban limits which exceeds an area of 7,500 square feet when located on an interior lot or when facing on only one street, or 12,000 square feet when facing on 2 streets, or 15,000 square feet when facing on 3 or more streets, provided that when any such building is equipped throughout with an approved system of automatic sprinklers, fireproof construction shall be required only when the areas exceeded double those herein specified for the respective conditions, and provided also that when any such building is divided by approved interior fire walls, fireproof construction shall be required only when any undivided area exceeds 7,500 square feet. Buildings of greater areas than herein specified for the respective conditions may, considering location and purpose, be constructed non-fireproof by special permission of the superintendent of buildings, provided they do not exceed two stories in heights.

2. Alterations. a. By extending. When any building now existing is to be enlarged by extending it on any side so that the enlarged building would exceed the limits of height or area specified in subdivision 1 of this section for a new building, the extension or enlargement shall be constructed fireproof, provided that, in case the existing building is not of fireproof construction, the existing and new portions of the building shall be separated by fire walls.

b. By raising in height. No building now existing shall be raised in height so as to exceed the limits of height specified in subdivision 1 of this section unless it is fireproof.

3. Special fire protection. In all non-fireproof buildings hereafter erected or hereafter altered or converted to be used as garages, motor vehicle repair shops or oil selling stations the columns and girders, unless of fireproof construction, and all wood floor and roof construction shall be covered and protected on all sides with such fire retarding materials and in such manner as may be prescribed by the rules of the Board of Standards and Appeals, except that when such buildings are not more than one story high, without basement or cellar, such protection shall not be required for the roof construction.

Existing non-fireproof buildings heretofore occupied as garages, motor vehicle repair shops or oil selling stations shall not be required to comply with the provisions of this sub-division, except as may be specifically provided in rules hereafter adopted by the Board of Standards and Appeals.

The Board of Appeals has power to vary the provisions of the Building Code if there are practical difficulties or unnecessary hardships, and, in meritorious cases, the board might modify restrictions upon mill construction, so as to permit its use to a greater extent than the foregoing provisions of the Code.

direct benefit for the city by increasing the taxable values of the buildings which have been so terribly depressed by reason of the removal of many businesses to other sections of the city."

The City Record Again.

Editor of the RECORD AND GUIDE:

In the Record and Guide of January 12 you print a letter by B. D. E. in reference to the City Record.

I agree with B. D. E. as to the first part of his letter, and would say further that for all students of New York City taxation it is absolutely necessary to have these printed records, as it is easier to check up a large number of properties with the new tentative values in a short time, and also saves the use of the record books on the tables of the Tax Department, as those who have to check up many parcels when the new records are made public, interfere with the general public getting access to the books and obtain their assessments quickly.

I do not agree with Mr. Ramsey or B. D. E. as to the names. The names reveal the fact that there is an unfair assessment in many cases where properties are assessed as separate parcels when they should be assessed as plotage. On the other hand, I believe that the Tax Department should obtain the correct names and place them on the assessment roll.

J. H. EHREHART.

YOUR 1918 RENTAL-INCOME IN ADVANCE

Illustration

If gross Rents next 12 months are \$30,000
We will advance you, as required :
Expenses and Charges, say \$20,000
And balance (net income) to 10,000 \$30,000

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REAL ESTATE NEWS OF THE WEEK

Coal Situation Tense—Monday Closing Considered Unnecessary and Will Work Hardships to Many

CONSIDERING the fact that practically the entire working force in every brokerage office was busy with the coal situation, there was a fair amount of contracts closed during the week. The order shutting off heat and light from buildings for the next ten Mondays caused a great deal of unfavorable comment, for it was considered unnecessary and too drastic, and surely would work more harm than good.

Almost to a man those interested in the building and real estate business were opposed to the ruling, for it was contended that the hampering of business at this time would work injury from which it would require a long time to recover.

There seems to be plenty of coal near at hand, at tidewater, if current reports are to be believed. The question of getting deliveries is the one which is causing the trouble. Certain concerns have found ways and means to obtain coal, through the converting of their trucks into coal vehicles and going to the supply stations and taking the coal away with them. The trouble is that the average man simply relies upon what the coal dealer states over the 'phone, and does not make a personal investigation. The dealers, as a rule, are not in a position to make deliveries, though they can supply a certain limited amount of coal, were it called for by the consumer.

Realty Company Formed.

Clarence W. Eckhardt, vice-president and treasurer of Horace S. Ely & Company, who has been connected with the concern for more than twenty years, has resigned to head the newly organized Markham Realty Corporation, which will have offices at 31 Nassau street. The company is formed for the purpose of operating in New York City real estate. The new company will have as directors, in addition to Mr. Eckhardt, Frederick M. Hilton, president of Wm. A. White & Sons; Hubert E. Rogers, director of the Atlantic, Gulf and West Indies Steamship Line; Edward L. Ballard, president of the Merchants' Assurance Corporation; George T. Mortimer, president of the Equitable Office Building Corporation; F. H. Hirschland, vice-president Goldschmidt Detinning Company, and Seth Sprague Terry. The initial operation of the new company consists of the purchase of the five-story dwelling, at 162 Fifth avenue, from the Estate of Martha H. Andrews. The present building, which is four stories high will be razed and a two-story building erected on the site 25x100 feet. Negotiations are now pending for the leasing of the entire structure. The sale of this property is the first since 1851. Adjoining is the eleven-story Union Exchange Bank Building.

Architects Meet.

The monthly meeting of the New York Society of Architects was held on January 15, at the United Engineering Societies Building, 29 West 39th street, Manhattan. President James Riely Gordon drew attention to the fact that the Association of Building and Allied Industries of New York are actively engaged in coordinating the building interests, and suggested that the New York Society of Architects would do well to identify itself with the movement. Frederick C. Zobel was appointed as a delegate to represent the society with a view to joining forces for the attainment of this vitally important object.

Several other matters of general interest were discussed and acted upon. Among these were the proposed amendment to the Tenement House Law, eliminating the three-family house from the tenement class. The amendment to the act passed at the last session of the Legislature, with the avowed object of

Real estate brokers in Brooklyn feel that values have reached their lowest ebb and that an opportunity exists for the small investor to acquire properties at prices which will probably not be duplicated for many years to come. Some members of the Brooklyn Board of Real Estate Brokers are calling attention to the three-story dwelling in Brooklyn, which is now in little demand for one-family use. Under the Lawson Law, these houses are available for alteration to house three families, or could be converted into duplex houses.

The latter alteration, or even were three families to be provided for, if one were a non-housekeeping suite, would not bring the structure under the jurisdiction of the Tenement House Law, and it is contended that the change could be made at reasonable cost.

The general opinion among real estate men is that the present abnormal conditions will terminate with the war, and real estate values will be then influenced by the improved transportation systems and also by the demand created by the practical ceasing of building operations for the past two years. This has already been evidenced by the extraordinary demand for apartments during the past six months. The Fourth avenue subway is now in operation to 42nd street, Manhattan, and it is anticipated that during 1918 practically all of the Dual Subway system affecting Brooklyn will be in service.

facilitating the conversion of single-family dwellings into three-family tenements was so defectively drawn as to prove nugatory for the attainment of that object. Emery Roth, chairman of the Committee on Tenements, was instructed to confer with John P. Leo in regard to this matter.

A resolution was also passed that a draft bill be prepared to be presented to the Board of Aldermen, whereby only licensed architects will be allowed to obtain permits from the Building Department.

Brooklyn Board's Activities.

The Brooklyn Board of Real Estate Brokers, through its many committees, will take an active interest in the matters of city government which affect realty. The committee which did such effective work in the campaign for the amendment of the Three-Family House Bill, which was passed last year, will continue its efforts toward bringing about a more workable law, so that alterations on private dwellings may be made more economically than under the present measure. While the success met with by the board in its fight for the Three-Family House Bill was regarded as a notable victory, yet there are additional requirements and concessions which the brokers believe they need to finally produce a more practical law bearing on the three-family house.

Trustees Re-Elected.

The Title Guarantee & Trust Company this week re-elected the following members of the Board of Trustees for terms expiring in 1921: Robert W. de Forest, Darwin R. James, Jr., Martin Joost, James H. Manning, William H. Nichols, Robert Olyphant, Charles A. Peabody and William H. Porter. Other trustees are: Frank Bailey, Edward T. Bedford, Charles S. Brown, Julien T. Davies, Robert Goelet, George E. Ide, Augustus D. Juilliard, Clarence H. Kelsey, Ranald H. Macdonald, Edgar L. Marston, Charles Matlack, William A. Nash, Frederick Potter, Henry Roth, James Speyer and Sanford G. Steele.

The Bureau of Markets of the Agricultural Department has begun its food survey in forty-three counties of the United States, representing average conditions for a certain per cent. of the total population.

ANNUAL REPORT OF THE Lawyers Mortgage Company

RICHARD M. HURD, President

JANUARY 1, 1918

One event of surpassing importance stands out in 1917—the entry of the United States into the European War. So great is the war task before the American people that widespread effects are inevitable throughout the economic and financial structure.

Despite the resulting dullness in the mortgage field, the Lawyers Mortgage Company has sold during the past year \$40,027,251 of guaranteed mortgages, including extensions and has now a total of Guaranteed Mortgages outstanding of \$146,669,302.

There never has been a safer time to invest in New York City Mortgages than the present. The period of depression in New York City Real Estate, covering the past four years, has scaled down values so that Mortgage Loans now being made are on an especially conservative basis.

The Company continues to make strength, and not profit, its first consideration, by maintaining large amounts of cash in various banks and trust companies, by lending most conservatively and by requiring reduction of maturing mortgages. The Company has collected during the past six years reductions of \$8,337,372 and has required borrowers to obligate themselves to pay \$2,056,228 during the life of their present loans. Despite the shrinkage in New York City real estate, only 1 1/3 per cent. of our outstanding mortgages are now included in the foreclosures and real estate. The total of real estate and mortgages in foreclosure on January 1, 1918, as compared with two years ago is smaller by \$1,797,000.

EARNINGS

	1917	1916	1915
Premiums for Guarantees.....	\$684,942	\$684,030	\$672,919
Interest on Mortgages.....	266,445	254,893	251,053
Fees, etc.	125,920	166,081	139,647
Gross Earnings	\$1,077,307	\$1,105,004	\$1,063,619

EXPENSES

Operating Expenses, incl. Taxes.....	\$341,550	\$312,975	\$296,287
	735,757	792,029	767,332
Loss on Real Estate.....	215,609	69,635	542
Net Earnings	\$520,148	\$722,394	\$766,790

ASSETS

N. Y. City Mtgs.....	\$6,295,146.14
Accd. Int. Receivable.....	331,307.68
Company's B'klyn Bldg. cost.	175,000.00
Real Estate	1,116,791.59
Cash	1,381,120.15

\$9,299,365.56

LIABILITIES

Capital	\$6,000,000.00
Surplus	2,750,000.00
Undivided Profits	281,618.95
Mtgs. sold, not delivered....	213,892.59
Res. for Prems, etc.....	53,854.02

\$9,299,365.56

The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of December 31, 1917, by The Audit Company of New York.

The Outstanding Guaranteed Mortgages of the Company are divided among the customers of the Company as follows:

45 Savings Banks	\$15,975,175
1501 Trustees	36,824,930
4530 Individuals	65,828,076
242 Charitable Institutions	12,677,167
15 Insurance Companies	7,112,365
30 Trust Companies	8,251,589

6363

\$146,669,302

The Company now has under foreclosure 45 mortgages amounting to \$869,450, some of which will probably be settled prior to sale. The foreclosed real estate owned by the Company on Jan. 1, 1917, amounted to \$1,828,716 and since then real estate amounting to \$1,437,397 has been added, making a total of \$3,266,113. From this, during the past year, the Company has made sales amounting to \$2,149,321, so that the amount now stands at \$1,116,792. In addition the Elemco Realty Co. owns real estate on which the mortgages held by assignees amount to \$194,746. The amount of interest delinquent for more than one month is \$26,932.

Since December 12, 1894, when the Company began business, 17,713 mortgage loans have been made, aggregating, including extensions, \$508,000,000, without loss of a dollar to any of our investors.

BOARD OF DIRECTORS

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GUY CARY
EDWARD DE WITT
WILLIAM J. DUANE
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A. HENRY MOSLE
ROBERT L. PIERREPONT
THOS. N. RHINELANDER
SAMUEL RIKER, JR.
CHARLES H. VAN HISE
WILLIAM I. WALTER

This report in pamphlet form mailed on request.

59 Liberty Street, New York

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 30 as against 18 last week and 41 a year ago.

The number of sales south of 59th street was 15, as compared with 5 last week and 14 a year ago.

The sales north of 59th street aggregate 15, as compared with 13 last week and 27 a year ago.

From the Bronx 7 sales at private contract were reported, as against 7 last week and 6 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 84 of this issue.

Glass Company Buys.

The Degnon Realty & Terminal Improvement Company sold the block fronting 420 feet on Hunterspoint avenue, extending 455 feet in Davis street, in the Degnon Terminal, to a Philadelphia investor who will erect on the site a building which will be leased to the Pittsburgh Plate Glass Company for a long term of years. Geo. R. Read & Company were the brokers. The property abuts on the west the land of the Long Island Railroad. The new building, which will cover the block, will be erected in the near future. The Degnon Terminal Railroad will serve the plant. The fact that the glass company chose the Degnon Terminal for its building site speaks well for the advantages of that development. Its easy

access to Manhattan via the Queensborough Subway to the Grand Central Terminal, and the Queensborough Bridge to 59th street, Manhattan; also the waterfront and railroad facilities were features which influenced the company to locate in the industrial colony in Long Island City. Among the concerns already located in that section are the Loose, Wiles Biscuit Company, the American Ever Ready Works, the Rome Metallic Bedstead Company, the Brett Lithographing Company, the Studebaker Corporation of America, the Defender Manufacturing Company, the Kindel Bed Company, the Marcus Ward, Inc.; the Paul Wissmach Glass Company, Frank G. Burke, the Hunter's Point Lumber and Supply Company and the Fahnestock Electric Company.

Resale in 72d Street.

The United States Trust Company sold to a client of William B. May & Company, 14 East 72d street, a four-story American basement dwelling, on a plot 27x100. Otto Heinze formerly owned and occupied the house. Last December the same brokers sold the adjoining house at 16 East 72d street, for the Estate of Robert W. Tailer, to Edmund L. Baylies, who has modernized many houses in that vicinity. The Heinze house was sold in foreclosure proceedings about a month ago, and it was at this time that the United States Trust Company acquired the property as plaintiff in the action. Morris W. Kellogg is the purchaser of 14 East 72d street, and it is understood he paid \$105,000.

Sale in West 3d Street.

William P. Rae Company and N. A. Berwin & Company sold for Kenneth A. Wylie to May Mitchell Cowenhoven, 121 to 128 West 3d street, through to 12 and 14 Minetta lane, a four-story building occupied by a livery stable, and measuring 100x100 feet in the street, and 50x50 feet in the lane. Mr. Wylie takes in exchange the Cowenhoven homestead in 67th street, east of New Utrecht avenue, Brooklyn, 86x116 feet, and ten adjoining vacant lots, and a two-family house, 35x100 feet. The properties have been held by the principals' families, for more than fifty years.

Resale on Fourth Avenue.

The eight-story loft building at 59 Fourth avenue, which was recently sold by the Hamilton Fish Estate, at auction, to M. D. Littlefield for \$1,000 above the mortgage of \$110,000, was resold to Samuel H. Stone, the operator. The property has a frontage of 25 feet on Fourth avenue, and an irregular depth of about 175 feet, including an "L" to Lafayette court, where the frontage is improved with two small stables. Douglas Robinson, Charles S. Brown Company were the brokers.

Sale on Lower Washington Heights.

The five-story apartment house at 612 West 135th street, 387x99.11, has been sold by T. J. McLoughlin Sons, builders, to the Martinique Realty Company. Ira K. Bockar, president, and J. J. Bockar, vice-president. In part payment the buyers gave the vacant plot 100x100 feet, at the southwest corner of 204th street and Vermilyea avenue. The 135th street property was assessed in 1917 at \$47,000.

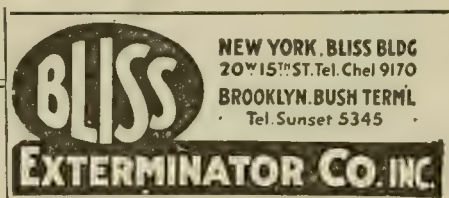
Midtown Conveyance.

There was recorded during the week a deed involving an undivided one-half interest in the property at 683 Broadway, northwest corner of Third street, by Miss Laura Hoe to Samuel Wacht. The property is improved with a twelve-story fireproof loft building, on a lot 50x95 feet, assessed at \$295,000. The Douglas Robinson, Charles S. Brown Company were the brokers. The undivided one-half interest in the property at 62 and 64 Duane street, a five-story structure, on plot 49.4x79.6 feet, was also included in the deal. The latter property is assessed at \$120,000. Both parcels are entirely rented. Stoddard & Mark represented the buyer as attorney, and Edward G. Pringle, the seller.

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BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
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Operator Buys in Bronx.

Frederick Brown acquired title from the Dulcet Holding Company to the five-story apartment houses at 1220 to 1244 Grand Boulevard and Concourse, 75 feet north of 167th street. Mr. Brown contracted for the purchase of the houses before their completion last March. The buildings have a combined frontage of 310 feet, and accommodate 120 families. They are fully occupied with a reported annual rent roll of \$51,648. The holding price was \$420,000.

Studios in Washington Square.

John Fogliasso purchased 2 East 12th street, and 9 East 11th street, between Fifth avenue and University place, from the Estate of Thomas Suffern. The new owner will convert the property into studio apartments. The house, which is a four-story building with stable on lot 25x100, has been in the Suffern family for several generations. The stable will be remodeled into a sculptor's studio. Mr. Fogliasso has been identified with several similar operations in the section. Title passed last Thursday.

Operator Buys.

Leonard Weill, the operator, added to his holdings by purchasing from the Savings Bank of Utica, the five-story loft building at 368 Canal street, on a lot 25x91x irregular, between Church and West streets. The property was taken over at foreclosure recently by the bank. It is assessed at \$29,000. The Douglas Robinson, Charles S. Brown Company was the broker in the sale.

Sale of Broad Street Leasehold.

The United Wells Corporation sold its leasehold interest in the five-story building at 101 and 103 Broad street, on a plot 34.11x69.8x irregular. The lease was purchased for the remainder of the term by Theodore Crowell, Inc., tea importer, through Joseph P. Day. The property is owned by the Sons of the Revolution.

Deal on the West Side.

M. K. L. Realty Corporation sold 39 West 76th street, a four-story residence, on lot 22.11x102.2, between Central Park West and Columbus avenue. L. J. Phillips & Company and Brooks and Momand, were the brokers. The selling company acquired the property last month from Mrs. Louise M. P. Harris, who owned it for upwards of twenty-five years.

Bronx Corner in Trade.

The Conwall Construction Company, Samuel Williams, sold the five-story apartment house recently completed, at the northwest corner of Grand Boulevard and Concourse and 165th street, to Mrs. Gertrude Boecher. The property is arranged for six families on a floor, and measures 76x106 feet. In part payment was given the northeast corner of Brook avenue and 169th street, a four-story flat, fronting 34 feet on the avenue, and 100.5 feet, extending to the tracks of the New York & Harlem Railroad. Alexander Selkin was the broker. The selling company started the Concourse operation last April, from plans by Gronenberg & Leuchtag, who estimated the cost at \$65,000. It is the only building put up on a plot of thirteen lots at this point, extending to Walton avenue, acquired by the company last February, from the William E. Diller Realty Company. Mr. Williams recently had plans filed for another apartment on the Concourse, 103 feet north of 165th street. The building will have accommodations for fifty-five families, and will cost \$135,000.

Sand Dealers Buy.

The Goodwin-Gallagher Sand and Gravel Company bought the plant of the Phoenix Sand and Gravel Company on the west shore of Hempstead Harbor, Port Washington, L. I. The buying company, which operates at Port Washington, and the selling company were the largest sand and gravel concerns in the East. Cornelius Gallagher will be the president of the new concern.

Sale and Resale in 73d Street.

Mrs. M. Moran sold to James A. Farley, the four-story dwelling on lot 19x102.2, at 102 West 73d street, through C. R. Hubert. Mr. Farley subsequently resold the property to Harry R. Roeder, interior decorator, who will alter the premises at a cost of about \$15,000. A store will be installed for Mr. Roeder's business, and the upper portion will be converted into bachelor apartments containing suites of two rooms and bath.

Exchange in the Bronx.

Louise Masser sold to the Kane Construction Company, the two four-story new-law apartment houses at the southeast corner of Bathgate avenue and 187th street, 77x90 feet, held at \$60,000. The buildings house thirty-three families. In part payment the buyer gave the two-story residence at 1031 Trinity avenue, on a plot 50x123 feet, held at \$15,000. Joseph A. Blackner, Charles Kuntze and Frank Greunich were the brokers.

Manhattan.

South—of 59th Street.

BEEKMAN PL.—Goodale, Perry & Dwight, Inc., sold for Thomas Barry estate 8 Beekman pl., a 4-sty dwelling, 19x100, between 49th and 50th sts, to investors, who will make it into flats.

CANAL ST.—Douglas Robinson, Charles S. Brown Co. sold for Savings Bank of Utica, N. Y., 368 Canal st, a 5-sty loft building, on lot 25.9x91.2, in the south side of Canal st, between Church st and West Broadway, to Leonard Weill, the operator, who purchased for investment. The property is assessed for \$29,000.

GOLD ST.—Camman, Voorhees & Floyd sold to Louis B. Wasserstrom the 5-sty building, on lot 25x103, at 91 Gold st, near Spruce st, which he now occupies. This is the third purchase in this block made in the last few weeks by leather dealers for their own occupancy.

SOUTH ST.—Leonard J. Carpenter sold for Swan Realty Co. 26 South st, a 4-sty building, 25x84, to Moses Rodinsky.

WATER ST.—Alliance Realty Co. resold the 4-sty stable at 348 to 350 Water st, on plot 34x60, and the vacant plot 33x75 at 357 to 359 Water st. Ruland & Whiting Co. negotiated the transaction.

WEST ST.—Stephen Ransom bought the frame building at 407 West st, on a lot 20.11x86.5. Last October Mr. Ransom, who is in the marine repair business, bought the plot, 62.7x64x irreg.,

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Broadway at 49th Street



Owners, Biddle Realty Co. Architect, Thomas W. Lamb. Supervising Engineer, Russell B. Smith. Associate, Robt. E. Hall. Edwards Electrical Const. Co., Electrical Contractors.

The ideals of efficiency set by S. L. Rothapfel, Managing Director of the new Rivoli Theatre, were thoroughly tested in the "Temple of the Motion Picture"—The Rialto; thus we feel that we may point with just pride to the choice of United Service for this latest magnificent motion picture enterprise.

United Service will supply electrical energy for 150 horse power in motors and nearly 5,000 lamps.

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PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Electric Work—Street Lighting System, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M. on Tuesday, January 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety bond in the sum of fifty per cent. (50%) of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specification No. 2903. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., and at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD,
Secretary, State Hospital Commission.
Dated January 2d, 1918.

WANTS AND OFFERS

CHARLES PAFF & CO.,
Architects and Engineers,
Suite 1010, 38 Park Row.

All classes Commercial and Manufacturing Buildings. Preliminary surveys and estimations on contemplated alterations or additions made without charge.

MAN, acquainted with values of Bronx Real Estate, would like position in real estate office or mortgage company; desires salary and commission. EASTON, Box 479, Record and Guide.

EXPERIENCED canvasser for business property between 14th and 59th streets. Apply by letter only and state full experience. PEASE & ELLIMAN, 340 Madison Avenue.

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MANHATTAN.

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FOR SALE—Kingston, N. Y.: first class Residence, 15 rooms, solarium; garage; lawns; garden; fruit; exclusive neighborhood; bargain; owner retiring. PHYSICIAN, Box 478, Record and Guide.

FOR SALE OR LEASE for a term of years plots on Bridge Plaza, Long Island City. Other property for sale. Call or address JAMES J. CASHEN, Cor. James and William Sts., L. I. City.

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means complete satisfaction to tenants—and the elimination of every cause that tends to ruin your property and depreciate its value. Do you realize Vermin are not only unsightly and nauseating, but they also destroy your property and spread disease?

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REPAIRS
INCIDENTALS

May we submit our estimate?

at 408, 409 and 410 West st, and awarded a contract to Wharton, Green & Co. for a 4-sty factory building, estimated to cost \$70,000. On the additional land which increases Mr. Ransom's frontage to 83.6 ft., the owner will build a 5-sty factory.

11TH ST.—Edward S. Foley & Co. sold the 4-sty dwelling 140 West 11th st for Henry M. Howell and others to William J. Farr-II, to whom they sold 142, adjoining, on the west a similar structure. The combined plots measure 45x117 ft., and are between 6th and 7th avs.

29TH ST.—James H. Cruikshank sold to Gouverneur Morris Carnochan the 4-sty dwelling at 41 East 29th st, on lot 21x98.9, between Madison and 4th avs. Mr. Cruikshank took as part payment the Bradshaw property consisting of 5 acres with a 14-room residence on High Mount av, Nyack, N. Y. Horace S. Ely & Co. were the brokers in the transaction.

EAST BROADWAY.—Mazo & Seidman, the tenants, purchased from Joseph Weissman the 7-sty building at 27 East Broadway, on a lot 25x87.5. The consideration was \$15,000.

LEXINGTON AV.—Loretta M. Higgins purchased from Martonbert Realty Co. 183 Lexington av, a 4-sty business building, on a lot 22.6x100. The property, which was acquired by the sellers about a year ago, was held at \$40,000.

North-of 59th Street.

70TH ST.—Ellay Realty Co., Lawrence Abraham, president, sold 252 West 70th st, a 4-sty dwelling, on lot 17x100.5, between Broadway and West End av to George Grub. The seller secured the property in August, 1916, from Samuel J. Harriott. Houghton Co., negotiated the sale.

99TH ST.—Daniel H. Jackson, operator, bought from Susan E. Flower the 5-sty flat at 260 West 99th st, on a lot 25x100.11, between West End av and Broadway. George Ranger negotiated the transaction.

114TH ST.—Talmudical Institute of Harlem, which owns and occupies the building at 56 West 114th st, purchased the adjoining 3-sty dwelling, 17.8x100.11, at 54, from Samuel Williams. The new acquisition will be extensively renovated and connected with the present quarters.

116TH ST.—An investor purchased from Lawyers Mortgage Co. 243 and 245 West 116th st, a 6-sty new-law tenement, on a lot 30x100.11.

119TH ST.—Mulvihill & Co. sold for Katherina and Annie Gissel a single flat at 135 East 119th st.

136TH ST.—Adolph Weiss sold to Millie Levy 209 West 136th st, a 3-sty dwelling, 17x99.11.

146TH ST.—Daniel H. Jackson sold for a client of E. H. Thompson 424 West 146th st, a 5-sty new-law tenement, on plot 57.6x100.

153D ST.—Daniel H. Jackson, operator, purchased from Emma Meckert, of Ossining, N. Y., 512 West 153d st, a 3-sty flat, on lot 25x100.

AVENUE A.—Barnet Bulhak sold to Louis Rieger 1353 Av A, northwest corner of 72d st, a 6-sty tenement, on a lot 25.8x100.

MANHATTAN AV.—Goodale, Perry & Dwight, Inc., resold for Max Langfan the 3-sty dwelling, 17.6x70, at the southeast corner Manhattan av and 106th st, to Rubin Solove, who will occupy after extensive alterations.

Bronx.

EDWARDS AV.—Carrie Toelle resold to Hugo Wabst 1423 to 1431 Edwards av, five 2-family houses, on plot 106.1x79.8x irreg., in Seton homestead development in the Westchester section of the Bronx. Timme & Knoepke, as attorneys, acted for the seller, who acquired the property in November in foreclosure proceedings as plaintiff on a bid of \$4,000.

GRAHAM AV.—John A. Steinmetz sold for Mrs. A. Wacker to a client, 191 and 193 Graham av, two 2-sty dwellings, each on lot 25x75, in Morris Park section.

WEBSTER AV.—Taxpayers and Store Leasing and Improving Co. purchased from Solomon R. Herrup the plot, 50x100, on the west side of Webster av, 50 ft. north of 170th st. Herman Knepper Co. negotiated the sale.

3D AV.—Cahn & Pittman sold to an investor 3621 3d av, a 3-sty frame store and dwelling, 25x103, through Schwab & Co.

Brooklyn.

GROVE ST.—R. A. Schlesing sold for William C. Albert the 6-fam. brick tenement 245 Grove st.

PRESIDENT ST.—John Pullman Real Estate Co. sold 695 President st, a 2-sty dwelling on lot 20x100, for George A. Boyd to Carol C. Doepler.

65TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached dwelling 2057 65th st, in the Mapleton District of Brooklyn, to R. Weinstock.

SIST ST.—Frank A. Seaver & Co. sold 3 lots in the north side of 81st st, 300 ft. west of 11th av, Dyker Heights, for A. E. Willcox.

FLATBUSH.—Green Brothers sold the bungalow 519 East 16th st, Ditmas Park, Flatbush, for Alfred R. Kirkus to Mrs. Margaret C. Higgins. The property was valued at \$15,000.

NOSTRAND AV.—James R. Ross Co. sold for Nostrand Realty Co. 568 Nostrand av.

6TH AV.—Tutino & Cerny sold for Hudson-Fulton Realty Co. to a client the 2-fam. brick dwelling 7316 6th av.

Queens.

FLUSHING.—Allyn Hall Realty Co. sold 50 lots at Broadway-on-the-Hill to a builder, who will commence operations in the spring on a number of frame and stucco residences. The same company also gave title last week to 10 lots on Bayside av and sold 6 lots on Myrtle av, all on the Broadway-on-the Hill development.

JAMAICA, L. I.—As a site for several high class detached dwellings Degnon Contracting Co. purchased from W. J. Boucher a plot 100x225 ft. on the southwest corner of Home Lawn av and Highland av, a plot 100x100 ft. on the northwest corner of Putney rd and Kingston rd, a plot 100x100 ft. on the southeast corner of Henley rd and Home Lawn av, and two other plots 123x175 ft. and 75x117 ft. on the north side of Kingston rd, all located in the Hillcrest section.

JAMAICA.—Bay View Heights Land Co. sold to A. Huger the dwellings and plots 40x100 ft. on the southeast corner of Alden and Lefferts avs, on the east side of Lefferts av, 320 ft. north of Alden av, and on the east side of Lefferts av, 80 ft. south of Arthur av.

JAMAICA.—A. J. Dietrich sold to J. M. Engeldrum the property 80x100 ft. on the west side of Minnesota av, 50 ft. north of Wyoming av.

LONG ISLAND CITY.—C. McGrath sold to S. A. Ruddy a plot 217x228 ft. on the north side of Broadway, 100 ft. west of Hopkins av, and a plot 85x175 ft. on the west side of Hopkins av, 119 ft. south of Camelia st.

LONG ISLAND CITY.—Minor L. Platt sold for Nathan Friedman 31 Borden av, a 3-sty store and dwelling, on lot 25x90, between West av and Front sts.

LONG ISLAND CITY.—George E. Clay sold to W. B. Davis of Hempstead, L. I., the property 35x75 ft. at the north corner of Paynter and Ely avs and 25x90 ft. on the northwest corner of Harris av and Hancock st.

LONG ISLAND CITY.—G. Anderson sold to J. Mackenzie of Flushing the plot 80x100 ft. at the southeast corner of Broadway and Ely av, in exchange for a plot 72x100 ft. on the east side of Ely av, 100 ft. south of Broadway.

LONG ISLAND CITY.—A. Cantore sold the 3-sty brick house at 565 Broadway for C. Dresser to W. Loos; also the 3-sty frame house 90 Comilia st for a building loan association to P. Simone.

LONG ISLAND CITY.—New York Consolidated Card Co. purchased a plot, 67x152 ft., at the northeast corner of 3d and Webster avs, adjacent to the factory it has at that place. The company also bought a plot 78x96 ft. at the east corner of Webster av and Lathrop st, and a plot 50x84 ft. adjacent to it on Lathrop st.

LONG ISLAND CITY.—A. Moriarty sold to T. M. Moriarty, who in turn transferred it to I. Schiff, a plot 200x100 ft. on the southeast side of 14th av, 100 ft. northeast of Wilson av.

RIDGEWOOD.—Enterprise Brewery Co. sold to C. Geyer the store and dwelling on plot 26x90 ft. on the southwest side of Cypress st, 100 ft. northwest of Weirfield st.

RIDGEWOOD.—Steuben Heights Realty Co. sold 35 lots in the Metropolitan Heights section of Ridgewood to E. Frank, of Brooklyn, who resold them to Middle Village Building Co. of Manhattan.

Richmond.

FOREST AV.—James S. Graham sold to Karlson Brothers 8 lots in Forest av, formerly Barrett blvd, Brighton Heights, on which are to be erected immediately three detached houses. The property adjoins the park surrounding the Silver Lake Reservoir.

RICHMOND TPKE.—Meister Builders, Inc., sold 231 lots on Richmond tpke, Port Richmond, Staten Island, to a client, through Cornelius G. Kolff.

Westchester.

CEDAR KNOLLS.—Fish & Marvin sold for Edward Meinel property at Cedar Knolls to Jerome D. Kern. The property was held at \$30,000.

LAWRENCE PARK.—Fish & Marvin rented the Gazlay property at Lawrence Park West to Dr. S. K. Johnson.

WHITE PLAINS.—Kenneth Ives & Co. sold for J. Guthrie Shaw, Jr., represented by Robert E. Farley Organization, to Mrs. Percy H. Goodsell, the "Tenacre," estate on Purchase rd, near White Plains, containing 10 acres, a residence and outbuildings, which Mrs. Goodsell has occupied under lease. The property was held at \$35,000.

Out of Town.

BELLMORE, L. I.—James R. Ross Co. sold for Emma M. Smith a house to Edward I. Steele.

WESTBURY, L. I.—Cocks & Willets sold to Frederick T. Frelinghuysen the 30-acre Cotnet estate, a favorite meeting place of Meadow Brook hunting parties.

JERSEY CITY, N. J.—New York Roofing & Corrugating Co. bought from Clarence W. Hillier the factory, 100x100, at the northwest corner of 1st and Washington sts.

JERSEY CITY, N. J.—Robert S. Hudspeth, trustee in bankruptcy of Perlmutter Bros., sold to Carl and Claudius Harz the 3-sty building, 50x136, at 175 and 177 Newark av, for \$73,500.

JERSEY CITY, N. J.—Samuel Levy and Sam Miller bought from Lerner Construction Co. 100x120 ft. at the southeast corner of the Boulevard and Woodlawn av.

JERSEY CITY, N. J.—Stoeckel Realty Co. sold for Francis I. Vanderbeek the dwelling, 16x170, at 331 Arlington av, to Mary E. O'Keefe.

JERSEY CITY, N. J.—National Products Refining Co. bought from Walter H. Condict 8 lots in the west side of Halladay st, near Forrest st.

JERSEY CITY, N. J.—James C. Clarke sold to Hannah Greenside his residence, 50x100, at 589 Bramhall av.

MORRIS PLAINS, N. J.—Pease & Elliman sold the place belonging to the late Alfred C.

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GILBERT RAY HAWES, Counsel,

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Conkling at Morris Plains. This place was built by Louis A. Thebaud, and afterwards sold to D. R. Richardson, of Richardson & Boynton. The place consists of 10 acres, with beautifully laid out grounds and a squash court. Cox & Tomlinson represented the seller as attorneys, and Senator E. K. Mills the buyer.

MT. LAKES, N. J.—J. J. Morgan, of the New York Stock Exchange, who purchased a home at Mountain Lakes, N. J., about two years ago, has acquired from Mountain Lakes, Inc., a plot adjoining, fronting 200 ft. on Pollard rd.

NEWARK, N. J.—Louis Schlesinger, Inc., resold for John L. and Julia J. Duryea 436 High st., 18x100, 20 ft. north from Bank st., to Theodore C. Coe.

NEWARK, N. J.—Through Feist & Feist, Frank Eichorn sold to Arcand Realty Co. the vacant plot, 20x100, 137 Fabayan pl., Clinton Hill. The new owner will begin immediately to erect on it a 3-1am. apartment house.

RECENT LEASES.

Electric Company Leases.

The Western Electric Company, manufacturers of many of the electric appliances used in every-day commercial and household life, are about to establish its New York distributing office in the 16-story modern fireproof building which the Bradish Johnson Estate has just completed in the north side of 21st street from Broadway to Fifth avenue. This establishment will occupy the 13th, 14th, 15th and 16th floors, comprising an area of about 45,000 square feet. M. & L. Hess, Inc., was the brokers. The Western Electric Company's lease is one of the most important closed in that part of the city in months. Although this lease is for a term of years, the rental aggregating \$200,000, a more important fact is that it brings to this district a new kind of industry. Leasing of space by the Western Electric Company in the Broadway-Fifth Avenue Building does not mean that the company will surrender the space it now occupies in various parts of the city. M. & L. Hess said yesterday that the Western Electric Company is only one of a number of large concerns seeking space in the mid-town section. As a result of the big demand for offices and salesrooms they expected to rent up the Broadway-Fifth Avenue Building even more rapidly than they did the Albermarle Building, at Broadway and 24th street, which they rented last year in record time.

Leases Large Apartment.

Douglas L. Elliman & Co. leased for William Ziegler, Jr., his apartment comprising a floor at 525 Park avenue, corner of 61st street. The apartment contains 22 rooms and 7 baths. It was specially designed for Mr. Ziegler's occupancy when he bought the building from the builder, Edgar A. Levy. Mr. and Mrs. Ziegler have taken an apartment in Washington. The new tenant of the Ziegler apartment will be Edmond S. Guggenheim, who takes the apartment, which has been held at \$20,000 a year, furnished for a term of years.

Realty Organization Moves.

Robert E. Farley Organization, which has had its headquarters for several years at the Country Life Exposition in the Grand Central Terminal, rented for its various suburban realty interests the seventh and eighth floors in the new Ashtorth Building, 12 East 44th street, and has already taken possession of its new quarters. The Country Life Exposition was organized in 1913 by Mr. Farley, and has been occupying about 20,000 square feet in the front of the Grand Central Terminal. The idea of the exposition was to demonstrate the advantages of life in New York suburbs, and the space has been utilized for exhibits of real estate developments and everything connected with country life. The space vacated by the exposition will be used after extensive alterations by the New York Central Railroad for its Valuation Department.

Hatters Lease on Fifth Avenue.

Dobbs & Company, retail hatters, for many years located on lower Fifth avenue, leased the one-time Hoffman residence (Columbia leasehold) at 620 Fifth avenue. The old Hoffman dwelling is a five-story reconstructed building, 25 feet wide, located two doors from the southwest corner of 50th street. It is under-

stood that the Dobbs Company has taken the lease from Brazier & Company, the original tenants, and will pay an aggregate rental of approximately \$500,000. The new lessees will occupy the grade floor, and will sublet the upper floors. McKim, Mead & White designed the alterations for the building.

Times Square Lease Recorded.

As the result of a lease recorded yesterday, it was shown that Thomas E. Fitzgerald will pay to the estate of Michael Dowling, \$375,000 for the lease of the four-story building at the southwest corner of Broadway and 43d street. The lease which was reported several months ago, is for fifteen years from October 1, at an annual rental of \$25,000.

Petit Trianon Leased.

Petit Trianon, the club house and restaurant, on the west shore of Lake Ronkonkoma, at the East end of the Long Island motor parkway, has been leased by the Long Island Motor Parkway Association, William K. Vanderbilt, Jr., president, to Arthur Hayes Myers, proprietor of the Standish Arms, Brooklyn. The building was erected several years ago under the supervision of Mr. Vanderbilt, from plans by John Russell Pope. The property covers about nineteen and one-half acres, and contains an inn, a club house, a garage and servants' quarters. The lease is for five years at \$7,000 a year, and contains a five-year purchase option at maturity. The club will be reopened in June.

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On Saturday morning, March 23, 1918, commemorating the FIFTIETH ANNIVERSARY, the paper played in its chosen field will be portrayed by pen and picture in the form of a FIFTIETH ANNIVERSARY NUMBER.

The history of a paper that for half a century has represented the closely knit community, its publication date, and numbering among its present subscribers and advertisers many of the leading names of the city.

THE FIFTIETH ANNIVERSARY NUMBER will be issued one year after the FIFTIETH ANNIVERSARY. It is said that trade is slackening, that the pessimist is grumbling.

In the face of the grumble of the pessimist the RECORD AND GUIDE will go on together as one man with their representative paper.

Business WILL go on. There are enough strong, optimistic men in the business fabric of the city who years men fought side by side to save a situation in business and in war because they believe in the future.

A glance at the brief resume of the prospectus will outline the vast scope of the RECORD AND GUIDE for half a century—a record which has made it a part of the history of the city.

(1) THE RECORD AND GUIDE—Its inception in 1868—its growth in fifty years—illustrated.

(2) OLD NEW YORK—How it looked and lived and did business a half century ago.

(a) Brief historical sketch outlining conditions as to boundaries, population, residential and business centers, transportation facilities, shipping, public buildings, amusements and amusement places, hotels—brief reference to conditions twenty-five years ago that led up to consolidation into Greater New York in 1898. (b) Brief historical reference to methods of doing real estate business, facilities for doing it, values in "gilt edge" sections of Manhattan.

(3) A MESSAGE from Mayor Hylan to the Tax Payers of New York City.

(4) NEW YORK OF TODAY.

(a) This great City of New York—area, population, greatness of its governmental problem and municipal machinery for doing its work, annual cost of running it, value of its real estate, what real estate contributes in taxes, its great manufactures and industries, its waterfront and port and shipping, its transportation facilities—surface, elevated and subway—its street traffic, the railroads entering it bringing passengers and freight, the center of a great suburban population, its buildings and its building industry, its financial importance, bank clearings, contribution to Federal tax, to first and second Liberty Loans. (b) A message from Borough President Dowling to the taxpayers of

Manhattan. (c) Manhattan—growth and present conditions in real estate of the following: Wall Street and the financial districts, insurance district, and area east of William Street and South of Brooklyn Bridge—about the City Hall—Middle Broadway—West Side—Union Square—Madison Square—Square—Fifth Avenue—Madison Avenue—Park Avenue—Middle West Side—Columbus Circle—the Upper Side—East Side—Lexington Avenue—Harlem—Kings Heights, and the Dyckman section.

(5) THE WATERFRONT OF NEW YORK CITY.

Its extent; various shipping, manufacturing and industrial uses; relation to the Port of New York, Brooklyn and Queens, the summer resort and Jersey Bay features; in Staten Island, its relation to Jersey.

(6) THE SUBWAYS.

(a) Effect of first lines. (b) Lines recently completed and territory served. (c) Lines nearing completion and territory they will serve.

(7) IMPORTANT MUNICIPAL AGENCIES.

Subjects will be treated separately as they represent municipal activities with which real estate brokers come frequently into contact.

(8) ORGANIZED FOR PROTECTION.

Functions and work of the Real Estate Board.

Confidence in ourselves, plus "American ingenuity" have given this nation an ability to produce. THE FIFTIETH ANNIVERSARY NUMBER of the RECORD AND GUIDE will radiate this confidence to manufacturers and others interested in real estate and building conditions in Greater New York.

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the RECORD AND GUIDE, the story of its growth, influence and part it has
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and building interests, without a competitor, without missing a single publi-
d in its initial issue, must necessarily be an interesting one.

s cast her lot with the Allies in the World's War against Autocracy. All around
ne, freight congestion, labor shortage, business stagnation.

. These are the days for the real estate and building industries to stand

it going. This confidence is based upon fact, not theory. This is not our first crisis. In o'her

be a work fully in keeping with the high standard maintained by the
and the greatest reference medium of its kind in the United States.

RECENT LEGISLATION affecting real estate and build-

THE BOROUGH OF THE BRONX.

(a) Condition fifty years ago—incorporation into
of New York—growth in population and resultant
with in business and housing. (b) Existing condi-
s covering East and West Bronx and their important
le and residential centers. (c) Its railroad and
asportation facilities. (d) Industrial status of the
ough. (e) Its parks. (f) A message from Borough
sident Bruckner to the taxpayers of the Bronx.

THE BOROUGH OF BROOKLYN.

(a) Condition fifty years ago. Growth of population
business. (b) Business sections. (c) Its residen-
districts. (d) Its parks. (e) Railroads and trans-
portation facilities. (f) Its industrial status. (g) Mes-
sage from Borough President Riegelmann to taxpayers
Brooklyn.

THE BOROUGH OF QUEENS.

(a) Condition fifty years ago and its incorporation
New York City. Growth of population, building
housing. (b) Transit development in recent years.
Its main trade centers—Long Island City and As-
sena, Jamaica. (d) Its residential districts. (e) Mes-
sage from Borough President Connolly to the taxpayers
Queens.

(13) BOROUGH OF RICHMOND.

(a) Condition in 1868. Present status after popula-
tion, housing, etc. (b) Condition in Tompkinsville,
St. George, Richmond and important residence and
beach districts. (c) Transportation facilities. (d) Mes-
sage from Borough President Van Name to the tax-
payers of Richmond.

(14) NEW YORK CITY'S BUILDING INDUSTRY.

(a) Conditions relating to building from 1868—growth
of the industry—improved methods of modern con-
struction as illustrated in the process of producing a
modern skyscraper. (b) Development of the electric
elevator on building and land values. (c) Special
articles on the development of modern buildings cover-
ing every form of building.

(15) ARTICLES GIVING INFORMATION about the import-

tance and volume of business in the following: Fire-
proofing, sprinklers, concrete (and reinforced) water-
proofing, brick (and face brick), lime, terra cotta
(architectural), hollow tile, steel, lumber, stone, lime-
stone, cement, glass, hardware, windows, paint, varnish,
lead (red and white), plumbing supplies, asbestos,
gypsum, lathing (metal and furring), foundations
(caissons and tiling), elevators, architectural bronze,
heating (steam, vapor, air and water), electricity, roof-
ing (slate and ornamental), trim (wood, hollow metal,
steel and kalamein), sash, doors, floors (sanitary, etc.,
composition, tile and wood), ornamental and miscel-
laneous iron, fire escapes and stairways, lighting
fixtures.

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McIntyre the 3 stores at 2975, 2977 and 2979
3d av, at 153d st, for 10 years, from March 1,
1918, to George J. Shapiro, at a rental of \$2,-
400 a year.CAMMANN, VOORHEES & FLOYD leased in
the 10-sty office building 7 Pine st, a floor to
European and Far Eastern Sales Co., Inc.
This completes the renting of the building.CAMMANN, VOORHEES & FLOYD rented
apartments at 121 Madison av to Mrs. John C.
Floyd and Miss Adelaide Montgomery; also at
13 to 16 Central Park West to Richard Barry,
and at 25 East 30th st to H. P. Alan Montgom-
ery and Douglas V. Carnham.CROSS & BROWN CO. rented at 542 5th av
space on the 10th floor to Charles E. Doddridge
Co.; at 16 West 61st st, the 7th floor to Frank-
lin Motor Car Co., and at 98 5th av, the 10th
floor to Max L. Bennett.DUROSS CO. leased for A. M. Rogers the 5-
sty dwelling 14 West 72d st, between Central
Park West and Columbus av, to Edward J.
Fitzgerald for a term of years at an aggregate
rental of \$100,000. W. Moore was associated as
broker.DUROSS CO. leased for Seth M. Milliken the
store and basement at 140 and 142 West 14th st
to Whiting Paper Co. and for Ritz Realty Co.
the 2d loft, 8,000 sq. ft., at 102 and 110
West 11th st to Deutz Lithographing & En-
graving Co. for 5 years; also to Keystone Paper
Co. 162 West 18th st, and to Lauricelli & Paino
Paper Co. the store at 218 West 14th st; also
for Albert Oliver the garage at 626 and 628
West 24th st to N. Y. Motor Truck Sales Corp.,
and to the same company the 1st floor at 630
and 632 West 24th st for offices.DUROSS CO. leased to New York Motor Truck
Sales Corp. the garage at 626 and 628 West 24th
st and the 1st floor at 624, adjoining, for offices;
also store at 140 West 14th st to Whiting Paper
Co.; a loft at 102 to 110 West 11th st to Deutz
Lithographing and Engraving Co. and to Key-
stone Paper Co. 162 West 18th st for a term.DOUGLAS L. ELLIMAN & CO. leased a floor
at 1067 5th av for Worthington Whitehouse,
agent, to Jules E. Brulattour.DOUGLAS L. ELLIMAN & CO. leased an
apartment at 270 Park av for Vanderbilt Av
Realty Corp. to Mrs. Foster Milliken; also a
furnished apartment at 350 Park av for Mrs.
E. W. C. Arnold to Charles H. Mellon, and an
apartment at 993 Park av, corner of 84th st, for
Robert H. Patchin to Warren S. Crane.DOUGLAS L. ELLIMAN & CO. leased a fur-
nished duplex apartment at 969 Park av, corner
of 82d st, for A. N. Connett, Jr., to Allan A.
Ryan, son of Thomas F. Ryan; also an apart-
ment at 863 Park av, corner of 77th st, for E.
H. Coy to George Hyde Clarke, of Cooperstown,
N. Y.; also a furnished apartment at 103 East
86th st for Edward Stevens to Miss Mary S.
Andrews, of Readville, Mass.HORACE S. ELY & CO. leased the stores and
basement at 494 to 496 Broadway to Louis L.
Schwartz & Co. for a term of years.HORACE S. ELY & CO., in conjunction with
Cruikshank Co., leased the store and basement
at 813 Broadway to Modern Neckwear Co.J. B. ENGLISH leased for Edward T. Glennon
the 4-sty building 153 West 48th st to Alexander
Carducci.J. B. ENGLISH leased for Broadway and 39th
Street Co. the 3d floor at 1416 Broadway to New
York School of Chiropractic; the 5th floor to
Packard Theatrical Exchange, and an office on
the 7th floor to E. Katz.FRANK L. FISHER CO. leased the apart-
ment hotel 430 Columbus av, between 80th and
81st sts, to Vina G. Ver Plank.J. ARTHUR FISCHER leased for Mary A.
Van Ness Barney the store at 40 West 38th st
to Greeley Millinery Supply Co.J. ARTHUR FISCHER leased to John W.
Fanning an apartment at 19 East 127th st, and
to H. Bond an apartment at 210 West 109th st.HEIL & STERN leased in the building at 19
and 21 West 26th st the 7th floor to J. T. H.
Mitchell, Inc.; also at 40 and 42 West 27th st
the 9th floor to Cohen & Samuels; also at 312
and 314 7th av the 11th floor to Richman &
Fillit; also at 145 and 147 West 28th st the
8th floor to Louis Mayers Co.; also at 118 and
120 West 27th st the 5th floor to Nemo Waist
Co.; also at 12 East 32d st the 6th floor to
Laura Grossman; and at 48 West 22d st the
4th floor to Broff & Goldstone.HENRY HOF leased for Frank J. Cassidy the
building at the northwest corner of 3d av and
49th st, for a term of years, to Friedman Bros.HENRY HOF leased for General Optical Co.
the 3d loft at the northeast corner of 1st av
and 31st st to Naumberg & Co.; also the store at
241 East 36th st for L. Amelia Camp to Sen Sen
Extract Co.WILLIAM J. KELLY leased for James H.
Cruikshank to Ridley Candy Co. the top loft of
the 8-sty building at 345 to 349 West 40th st
for a term.LAKIN & DINKELSPIEL leased an apart-
ment at 126 East 34th st to Frank Thompson,
of Detroit, Mich.J. EDGAR LEAYCRAFT & CO. leased the
stores 13 Lispenard st to National Ladies' Spe-
cialty Co., which completes the rental of the
building.MICHAEL E. LIPSET leased the 2d loft at
122 to 126 West 26th st to Horowitz Bros.; also
1st loft at 5 West 31st st to Segelbaum-Episs;
also 1st loft at 36 East 21st st to Atkinson &
Mentzer; also 9th loft at 10 East 33d st to
Siegel & Rubinstein, and 1st loft at 142 to 146
West 24th st to May, Gordon & May.JACOB LUMITZ & SON leased from Chatham
and Phenix National Bank its former quarters
at 135 5th av, northeast corner of 20th st. The
lease is for a term of years and was negotiated
by Jacob Finkelstein & Son.

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MANHEUNER BROTHERS, INC., leased the 9th loft at 710 Broadway to United States Headwear Co., and the 1st floor at 149 West 27th st to W. Reis & Co.

SAMUEL H. MARTIN renewed the lease with Great Atlantic & Pacific Tea Co. for the store at the southeast corner of Columbus av and 97th st.

SAMUEL M. MARTIN leased for Susie Scott Hall the store and basement at 425 West 125th st to Samuel Leon.

SAMUEL H. MARTIN leased space at 1843 Broadway, being the northwest corner of Broadway and 60th st, for F. D. Thomson to William J. Lemz, for a photographers studio.

CHARLES E. NOYES CO. leased with White-Goodman the 5th floor at 625 Broadway to sigmund Galewski; offices at 373 5th av to Bridgeport Trading Co. and Gerald Hyman, and a floor at 28 White st to Emanuel G. Steib.

CHARLES F. NOYES CO. arranged an extension of Manhattan Washboard Co. lease (estate of Joseph Goldstein, Charles Goldstein, executor) for 5 years from October 1, 1918, 323 Pearl st, at an annual rental of about \$3,500. The same brokers, in connection with Geo. R. Read & Co., recently leased 80 Cliff st, the adjoining building, to Raw Products Co. of America for 5 years. Both buildings, which is one contiguous plot, show an increase in rentals of 36 per cent. over the former rentals paid, thus indicating the rental conditions in the district.

CHARLES F. NOYES CO. leased offices at 35 Maiden la to Harry Hertz; at 45 John st to Norwich Union Fire Ins. Society; for Lawyers Title & Trust Co. at 6 Maiden la to Frederic W. Weiss; for Caledonian Insurance Co. 50 Pine st to Condon & Pierce; for Index Realty Co. offices at 70 Wall st to American Bureau of Shipping; and at 130 and 132 Pearl st offices to Parsons & Pettit.

CHARLES F. NOYES CO. leased 52 Fulton st, southeast corner of Cliff st, a 3-sty building, covering a lot 8.8x25, at an aggregate rental of about \$15,000. The tenant is Robert Schwerter, who has been in the building for about 30 years.

THOMAS J. O'Reilly leased for Robert J. Horner, represented by Cross & Brown Co., the 7-sty building at 109 and 111 West 24th st, containing 43,000 sq. ft. The lease is made for a term at the aggregate rental of about \$60,000, to Kimberly Clark Co., of Neenah, Wis., manufacturers of paper.

PEASE & ELLIMAN leased to H. B. Cushman & Co. the store at 51 Church st.

PEASE & ELLIMAN leased at 139 East 66th st the last large apartment to Miss Ethel M. Davis; also apartments as follows: at 24 West 59th st to Miss Dagny Cristensen; at 144 West 57th st to Alton Fruchter; at 55 West 55th st to Andrew Johnson, and at 601 Madison av to William Hepner.

PEASE & ELLIMAN leased the 2d floor, approximately 10,000 sq. ft., in the Candler Building at 220 West 42d st, to British & Canadian Recruiting Mission, which will move its general offices there from 280 Broadway.

PEASE & ELLIMAN rented the following apartments: at 1215 Madison av to Dr. H. Swatt; at 161 East 79th st to Mrs. Violet Morris; at 145 East 49th st to Harry C. Mallory; at 21 East 82d st an apartment to Samuel Higgins; at 144 East 36th st a furnished apartment to R. G. H. Powell; and at 829 Park av a furnished apartment for James Archibald to Clifford L. Miller.

PEASE & ELLIMAN leased apartments at 116 West 72d st to Miss Annette Herbert, and in Harperly Hall to K. B. Stoddard.

PEASE & ELLIMAN leased, furnished, for Mrs. Thomas Fortune Ryan a 5-sty, 20-ft. dwelling at 26 East 54th st, between 5th and Madison avs, to Horace H. Work, of Morristown, N. J.

GEO. R. READ & CO. leased the following space: 3 East 17th st to Morris Eldot, Albert Koenig; also 149 Wooster st 5th loft to N. J. Felt Shoe Co., in connection with Spear & Co.; also 29 to 31 East 22d st 10th floor to Kneipp Linen Mesh Co. for Fredk. Fox & Co., and 114 5th av to Winifred Loveland.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Schulte Cigar Co. for 10 years the corner store at the southwest corner of 5th av and 14th st, and upon the completion of alterations of it the company will occupy the corner; arrangements practically have been completed to lease to a cloak and suit house the space in the building.

M. ROSENTHAL CO. leased to Aaronson, Kaplan & Meirowitz, a floor at 14-18 East 32d st.

M. ROSENTHAL CO. leased for M. & L. Hess, agents, floor at 151 to 153 West 19th st to Emporium Dress Co., Inc.

M. ROSENTHAL CO. leased the 5th floor 20 West 27th st to Silberman & Miller.

M. ROSENTHAL CO. leased to Fiedelbaugh & Maltz a loft at 135 West 26th st.

M. ROSENTHAL CO. leased with E. M. Goodman a floor at 22 to 26 West 32d st to Wolff & Schlossberg, for five years, at an aggregate rental of \$30,000.

ROWANTREE-SCHLEY CO. and E. S. Willard & Co. leased the east store at 154 to 162 East 14th st, corner of 7th av, to Jaime V. Lago, Spanish banker.

ROWANTREE-SCHLEY CO. leased for Glenbrook Company, Inc. (Bing & Bing), the 1st loft at 122 to 126 West 26th st to Schneiderman Bros., manufacturers of cloaks and suits. This lease with the previous one of the 7th loft to Louis Hochstein by the same brokers completes the rental of the building.

ROWANTREE-SCHLEY CO. leased for Livingston Holding Co. the 5th loft at 55 and 57 West 3d st, northeast corner of West Broadway, to Levi Bros.

SLAWSON & HOBBS rented for Miller Bros. their store at 2151 Broadway to J. Simon.

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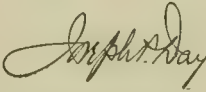
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RECORD AND GUIDE IS IN ITS FIFTIETH YEAR OF CONTINUOUS PUBLICATION.

SPEAR & CO. rented for Michael Coleman the 6th loft at 45 to 51 West 25th st to Dummerle & Co.; for Charles A. Munn the 3d loft at 12 to 16 East 22d st to Kottler Bros.; with William J. Roome & Co. the store, basement and 2d loft in 123 and 125 Bleecker st to M. Smith & Co. and Glendall Hat Co.; for Wander Press the 5th loft at 39 West 8th st to M. W. Nadel; for Payson McL. Merrill & Co. the 5th loft at 39 East 20th st to Century Model Dress Co.

SPEAR & CO. rented for Gurrick, Lelken & Bandler the 8th loft at 740 to 744 Broadway to L. Margolies Sons; at 10 West 18th st the 7th loft to Wolfman Bros.; at 44 to 50 West 20th st the 7th loft to Weinstein & Brecher; with Bastine & Co. the 7th loft at 31 to 33 West 21st st to Goldsheim Bros. & Buckner; for Hudson Mortgage Co the 8th loft at 127 to 131 West 25th st to Spiller Bros.; with Bastine & Co. the 4th loft at 114 to 116 East 13th st to Wander Press; at 135 to 137 West 27th st to Philip Kalike, and for Charles A. Munn the 2d loft at 12 to 16 East 22d st to K. M. Stone Importing Co.

E. K. VAN WINKLE leased, furnished, apartments at 436 West 116th st for Mrs. A. T. Waldo to Geo. St. John, Jr.; also at 105 West 72d st for D. J. O'Sullivan to M. Lowinger, at 259 West 90th st for Mrs. T. Erdmann to Geo. W. Hawkins, at 506 West 150th st for Mrs. E. Kent to J. H. Allison, and unfurnished apartment at 156 West 72d st for Reliant Leasing Co. to Alfred Cross.

H. M. WEILL CO. leased to Van Dyke Auto Co. the store at 1739 Broadway and the basement at 239 West 55th st for 8 years at \$12,000 a year.

WM. A. WHITE & SONS leased offices at 68 William st to John R. Waters Co., Inc., and Charles E. Borch; also the 3d loft at 47 and 49 Greene st to Louis Shepetin, manufacturers of ladies' muslin underwear; with Daniel Bird-sall & Co. the 3d loft at 539 and 541 Broadway to Fineman Bros., manufacturers of waists; with Goodale, Perry & Dwight, Inc., offices at 339 5th av to Louis Sittner, manufacturers' agent; space at 43 West 27th st to Jack Goldberg, furrier.

WM. A. WHITE & SONS leased the 2d loft at 325 Lafayette st to Royal Uniform Co.; the 1st loft at 168 Center st to Gilbert R. Sackman; the 6th loft at 97 Wooster st to Philip Weisman; the 2d loft at 78 Greene st to Benjamin Kornblum; the 3d loft at 136 Prince st to William S. Pomponi, and the 1st loft to Sweet Baby Doll Co.; banking offices at 161 West 125th st to Chisolm Chapman Co.; space at 28 East 12th st to Samuel Brawnstyn and Koppel Baumwold, and the 7th loft at 25 East 4th st to Benjamin Tutelman.

WM. A. WHITE & SONS leased offices at 48 Exchange pl to Friedman & Co., James H. Rogers, and additional space to Balfour, Williamson & Co., International Nickel Co. and J. G. White & Co.

WM. A. WHITE & SONS leased apartments at 44 West 10th st to Charles H. Paine and John H. Haines; at 173 Madison av to Mrs. Esther R. Shultz.

WM. A. WHITE & SONS leased the 4-sty building at 263 West 54th st to Joseph Liben.

WHITE-GOODMAN leased, with E. S. Willard & Co., the store and basement at 684 Broadway, the northeast corner of Gt. Jones st, to Simon Blum.

WHITE-GOODMAN leased to Well Made Cloak Co. the 6th floor at 450 and 452 6th av; also the front part of the 1st loft at 136 5th av to Charles Zudack.

D. ZUCKERMAN CO. leased the top loft at 127 West 30th st to Emanuel Wechsler; the 3d floor at 142 West 26th st to Stelzer & Rosen, and the 8th floor at 153 West 23d st to Samuel L. Kirshen.

REAL ESTATE NOTES.

E. H. LUDLOW & CO. were the brokers in the sale of 2 East 12th st.

SLAWSON & HOBBS have been appointed agents for 504 West 111th st.

SHAW & EBBITT have been appointed agents of Trinity Studios, 550 West 153d st.

L. J. PHILLIPS & CO. removed their West Side office to 148 West 72d st, near Broadway.

McDOWELL & McMAHON have been appointed agents for the apartment at 115 Wadsworth av.

VASA K. BRACHER has been appointed agent of 55 West 70th st, owned by estate of P. B. Worrall.

BASTINE & CO. have been appointed agents for 40 and 42 Lexington av, 137 Lexington av and 46 West 98th st.

EWING, BACON & HENRY have been appointed managing agents of 8 West 62d st by Columbus Circle Realty Co.

NEHRING BROTHERS have been appointed agents of 568 West 171st st, 1218 St. Nicholas av, 110 and 112 Nagle av.

McDOWELL & McMAHON have been appointed agents for the new building now in course of completion at 9 to 15 Post av.

HENRY BRADY has been appointed receiver of rents of the apartment at the southeast corner of Audubon av and 179th st.

GEORGE A. BOWMAN has been appointed agent for the property 318 and 320 East 25th st, owned by Mrs. Sarah E. Townsend.

NORTH AMERICAN COPPER CO. of 52 Vandербilt av is the buyer of Prince Iron property 553 to 557 West 33d st, 63 ft. east of 1st av.

EWING, BACON & HENRY have been appointed managing agents of World's Tower Building, the 30-sty office building at 110 West 40th st.

SLAWSON & HOBBS have been appointed agents for the "Kenilworth," 151 Central Park West, northwest corner of 75th st, a 12-sty fire-proof building.

PEASE & ELLIMAN have been appointed by Mrs. Frances G. Bardet managing agents of the 3-sty private house at 124 West 73d st; and by Thomas W. Rogers managing agents of the 4-sty dwelling at 155 West 73d st.

J. ARTHUR FISCHER has been appointed agent for the 5-sty apartment buildings at 210 West 109th st and 215 and 217 West 108th st; also for the 5-sty apartment building with stores at 254 West 30th st.

McDOWELL & McMAHON have been appointed agents of the taxpayer building recently appointed agents of the taxpayer building recently completed by Ennis & Sinnott at the northeast corner of 182d st and St. Nicholas av.

THOMAS J. O'REILLY has been appointed agent for the following buildings: at 470 Convent av, a 6-sty apartment house on the southwest corner of 151st st; 3475 3d av, a 3-sty building; and the 3-sty dwelling at 432 West 18th st.

STATE TAXES on real estate corporations were due on January 15. On March 1 unpaid real estate taxes and 1916 water rents are payable to the Collector of Assessments and Arrears. On April 1 a 5 per cent. penalty is added to unpaid water taxes for 1918.

AT THE ANNUAL MEETING of directors of M. & L. Hess the following were re-elected for the ensuing year: N. J. Hess, president and treasurer; E. H. Hess, 1st vice-president; J. W. Hahner, 2d vice-president, and L. W. Flaun-lacher, secretary. Harry C. Thoens was elected a director.

PEASE & ELLIMAN CLUB, composed of the members and employees of the firm of Pease & Elliman, held their annual election Wednesday, January 16, at which Lee T. Smith was elected president; Edward C. Ohl, vice-president; J. Saxton Smith, secretary; and W. R. Nash, treasurer.

ANNUAL MEETING of Bronx Board of Trade will be held next Wednesday evening, January 23, in the board rooms, 137th st and 3d av, for the purpose of electing officers for the year 1918. Hon. Travis H. Whitney, member of the Public Service Commission, is scheduled to make an address on Bronx transit conditions.

JOHN J. HEARN obtained a permanent loan of \$550,000 at 5 per cent. for ten years on the 14-sty apartment house just completed, on a plot 71x100 ft., at the southwest corner of 6th av and 50th st. The building faces Central Park and is opposite the New York Athletic Club building, and is rented for \$150,000 a year, gross. The apartment rentals range from \$1,000 to \$4,500 a year each. The loan was placed through Hughes & Hammond.

REAL ESTATE STATISTICS

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Jan. 11 to 17	1917 Jan. 12 to 18
Total No.	131	145
Assessed Value.	\$5,484,600	\$11,355,550
No. with consideration.	26	20
Consideration.	\$408,150	\$688,174
Assessed Value.	\$535,000	\$815,500
	1918 Jan. 1 to 17	1917 Jan. 1 to 18
Total No.	282	393
Assessed Value.	\$13,004,700	\$26,234,750
No. with Consideration	48	50
Consideration.	\$3,084,670	\$3,942,429
Assessed Value.	\$3,668,500	\$5,075,000

Mortgages.

	1918 Jan. 11 to 17	1917 Jan. 12 to 18
Total No.	55	62
Amount.	\$674,912	\$2,702,468
To Banks & Ins. Cos.	12	12
Amount.	\$361,000	\$1,856,100
No. at 6%.	19	20
Amount.	\$127,900	\$1,740,901
No. at 5½%.	6	1
Amount.	\$129,000	\$1,000
No. at 5%.	17	9
Amount.	\$264,000	\$171,600
No. at 4½%.	2	2
Amount.	\$41,000	\$5,000
No. at 4%.	1	1
Amount.	\$5,000	\$5,000
Unusual Rates.	1	1
Amount.	\$7,300	\$7,300
Interest not given.	12	20
Amount.	\$146,712	\$742,967
	1918 Jan. 1 to 17	1917 Jan. 1 to 18
Total No.	120	199
Amount.	\$3,603,362	\$6,862,064
To Banks & Ins. Cos.	23	32
Amount.	\$2,799,250	\$4,087,600

Mortgage Extensions.

	1918 Jan. 11 to 17	1917 Jan. 12 to 18
Total No.	26	53
Amount.	\$777,750	\$3,347,900
To Banks & Ins. Cos.	6	29
Amount.	\$234,750	\$2,430,500
	1918 Jan. 1 to 17	1917 Jan. 1 to 18
Total No.	54	124
Amount.	\$1,505,150	\$5,799,275
To Banks & Ins. Cos.	11	61
Amount.	\$297,150	\$3,970,375

Building Permits.

	1918 Jan. 12 to 18	1917 Jan. 13 to 19
New Buildings.	2	18
Cost.	\$4,500	\$1,229,800
Alterations.	\$132,475	\$297,270

	Jan. 1 to 18	Jan. 1 to 19
New Buildings.	10	29
Cost.	\$508,700	\$2,384,800
Alterations.	\$455,200	\$843,720

BRONX.

Conveyances.

	1918 Jan. 11 to 17	1917 Jan. 12 to 18
Total No.	90	97
No. with consideration.	19	12
Consideration.	\$103,350	\$106,375
	1918 Jan. 1 to 17	1917 Jan. 1 to 18
Total No.	227	278
No. with consideration.	53	37
Consideration.	\$348,458	\$202,880

Mortgages.

	1918 Jan. 11 to 17	1917 Jan. 12 to 18
Total No.	46	52
Amount.	\$133,301	\$395,275
To Banks & Ins. Cos.	1	3
Amount.	18	\$23,500
No. at 6%.	18	17
Amount.	\$62,950	\$237,959
No. at 5½%.	10	5
Amount.	\$26,725	\$18,300
No. at 5%.	5	10
Amount.	\$23,440	\$63,200
No. at 4½%.	6	1
Amount.	\$8,280	\$1,000
Unusual rates.	2	1
Amount.	\$3,206	\$1,000
Interest not given.	5	19
Amount.	\$8,700	\$74,816
	1918 Jan. 1 to 17	1917 Jan. 1 to 18
Total No.	124	154
Amount.	\$507,236	\$1,052,465
To Banks & Ins. Cos.	2	10
Amount.	\$7,000	\$201,500

Mortgage Extensions.

	1918 Jan. 11 to 17	1917 Jan. 12 to 18
Total No.	8	22
Amount.	\$137,000	\$355,000
To Banks & Ins. Cos.	4	9
Amount.	\$42,000	\$209,700
	1918 Jan. 1 to 17	1917 Jan. 1 to 18
Total No.	15	56
Amount.	\$309,250	\$1,186,950
To Banks & Ins. Cos.	5	20
Amount.	\$75,000	\$475,200

Building Permits.

	1918 Jan. 11 to 17	1917 Jan. 12 to 18
New Buildings.	1	19
Cost.	\$20,000	\$500,875
Alterations.	\$500	\$13,925
	1918 Jan. 1 to 17	1917 Jan. 1 to 18
New Buildings.	5	25
Cost.	\$85,000	\$605,375
Alterations.	\$1,750	\$30,125

BROOKLYN.

Conveyances.

	1918 Jan. 10 to 16	1917 Jan. 11 to 17
Total No.	372	427
No. with consideration.	33	54
Consideration.	\$314,953	\$650,863
	1918 Jan. 1 to 16	1917 Jan. 1 to 17
Total No.	827	1,058
No. with consideration.	72	118
Consideration.	\$527,855	\$1,939,611

Mortgages.

	1918 Jan. 10 to 16	1917 Jan. 11 to 17
Total No.	15	266
Amount.	\$1,221,212	\$1,207,354
To Banks & Ins. Cos.	18	30
Amount.	\$180,200	\$151,100
No. at 6%.	96	154
Amount.	\$200,952	\$445,794
No. at 5½%.	33	45
Amount.	\$212,600	\$183,740
No. at 5%.	18	45
Amount.	\$678,600	\$425,450
Unusual rates.	1	1
Amount.	\$360	\$360
Interest not given.	10	22
Amount.	\$128,700	\$152,370
	1918 Jan. 1 to 16	1917 Jan. 1 to 17
Total No.	420	721
Amount.	\$2,197,298	\$3,393,457
To Banks & Ins. Cos.	55	119
Amount.	\$369,500	\$1,004,400

Building Permits.

	1918 Jan. 11 to 17	1917 Jan. 12 to 18
New Buildings.	21	77
Cost.	\$553,700	\$1,231,650
Alterations.	\$38,925	\$61,027
	1918 Jan. 1 to 17	1917 Jan. 1 to 18
New Buildings.	42	181
Cost.	\$831,750	\$2,455,400
Alterations.	\$96,525	\$133,307

QUEENS.

Building Permits.

	1918 Jan. 11 to 17	1917 Jan. 12 to 18
New Buildings.	15	51
Cost.	\$26,650	\$189,010
Alterations.	\$2,490	\$17,641
	1918 Jan. 1 to 17	1917 Jan. 1 to 18
New Buildings.	21	146
Cost.	\$91,650	\$460,490
Alterations.	\$11,665	\$36,731

RICHMOND.

Building Permits.

	1918 Jan. 11 to 17	1917 Jan. 11 to 18
New Buildings.	4	18
Cost.	\$7,050	\$67,475
Alterations.	\$25	\$7,868
	1918 Jan. 1 to 17	1917 Jan. 1 to 18
New Buildings.	8	29
Cost.	\$17,600	\$131,475
Alterations.	\$25	\$9,743

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THROUGHOUT the building interests of this city one of the most general topics of discussion during the past week was the Federal plan for the housing of workmen. The Emergency Housing Committee, formed sometime ago under the direction of the Council of National Defense, and of which Otto M. Eidlitz is the chairman, has announced tentative plans for the expenditure of millions of dollars of Government funds in order to provide adequate housing facilities for mechanics and laborers in some of the principal industrial centers of the country. The housing situation was rapidly becoming a serious menace to the health and morals of the laboring communities in a number of the large centers and many difficult problems were involved. The Government has recognized the conditions, and in a broad manner is taking steps to remedy the situation as rapidly as possible so that the fighting strength of the country will not be jeopardized through lack of ships and war munitions, brought about by labor difficulties.

The definite plans already under way provide for the erection of about two thousand dwellings in the vicinity of Newark, N. J., for which John Nolen, Cambridge, Mass., is preparing the plans. McKenzie, Voorhees & Gmelin, architects, 1123 Broadway, Manhattan, have been retained to prepare the plans for another large group of houses, the location for which has not been announced. City planning engineers and architects who have made national reputations for group housing will be retained for the balance of this work, and during the next few days it is likely that the program for alleviating the intolerable housing situation will be well advanced.

In addition to the work of the national committee, various industrial communities are undertaking the work of providing suitable dwelling places for the workmen engaged at the local plants and factories. Much of this work is being undertaken by the local chambers of commerce or the boards of trade, and will be in the nature of investments. In Bayonne, N. J., there is an important project in process of development, at Niagara Falls, N. Y., another, and other cities have undertaken similar projects.

This work is most important and its

progress will be watched with not unselfish interest by the building trades of the country. The construction of literally thousands of one and two-family dwellings, and in some cases apartment houses and dormitories for workmen, will require millions of dollars' worth of materials and keep thousands of mechanics engaged at their chosen trades for the next six months or more. The development of the housing plan comes at a time when the best interests of all will be served, as the Government is assured of a sufficiency of mechanics and materials to build these structures, and the workmen provided with occupations at a time when general construction has been reduced almost to a minimum.

In the Metropolitan district, the building situation has shown definite signs of improvement during the past week. This has been particularly noticeable in the number and value of operations placed under contract within that period. The average is considerably better than it has been during recent weeks and the industry as a unit is much heartened. There is only a small percentage of private work, however, the major portion of the recently contracted work being Government, State or municipal building. There is also signs of considerable activity in the construction of public or semi-public structures of an educational, philanthropic and religious character and the coming months should witness a marked improvement in construction work of this nature. The purely private that is now active is largely confined to alterations to old buildings and additions to industrial and commercial structures, with a sprinkling of residential construction.

Building material prices are generally firm and in a number of instances important advances have been announced. There had been a decided impression in the structural trades that the top level of material prices had been reached and that the future would at least witness a hold at the present levels or a slight recession along some lines. The increases in the price of common brick, sand, cement and other building essentials has, to some extent, upset the calculations of the industry and there is likely to be somewhat of a rush to take advantage of existing prices rather than postpone operations further and take the chance of additional increases all along the line.

Common Brick.—In spite of the lack of building the price for Hudson River common brick has been advanced \$1 over the figure that maintained one week ago. For the two barges that were taken out of the market during this week the dealers obtained \$10 a thousand, and that is the quotation that is now being made upon all inquiries. The fact that no arrivals are possible while the river is icebound, coupled with only a slight reserve at the wholesale docks will have a tendency to hold brick prices at their present levels and might possibly be responsible for further advances. There is no danger of a brick famine, however, as the material dealers generally have large quantities of brick stacked in their yards, sufficient for all demands in sight and allowing a fair margin for a sudden increase in building activity. The market is dull, however, and in the face of the upset conditions induced by the cold and stormy weather, lack of building, freight difficulties and, finally, the drastic fuel conservation measure, the outlook is not bright.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, January 19, 1918: Condition of market: Demand slight; prices higher. Quotations: Hudson River, \$10.00 a thousand to dealers in carload lots alongside dock. Number of cargoes arrived, none. Sales, 2. Distribution: Manhattan, 2.

Lumber.—Conditions in the local lumber market have undergone but slight change during the past week. Business has been comparatively dull, but this is largely attributed to the bad weather that has all but stopped building operations and created difficult hauling for trucks. The stocks in the hands of the dealers are generally at a low ebb, and with the wretched transportation situation there is no great promise of relief from this quarter. The demand is holding about up to the average of former weeks with the manufacturing consumers and Government interests the most important factors in the market. The demands from the latter source are taking out of the yards in the Metropolitan district large quantities of timber of all dimensions, and unless there is a decided improvement in the transportation situation, both by rail and water, there will likely be a serious shortage of material available for purely local consumption. The announcement that the Federal authorities are rapidly perfecting their program for the housing of workmen was good news to the lumber interests, as the major portion of the projected dwellings will be of frame construction. Millions of feet of lumber will be used for this purpose. Lumber prices are generally unchanged, although premiums are willingly paid for

early deliveries of selected stocks. At the present writing there is practically no possibility that lumber prices will be reduced for the next two or three months, as the receipts of new stocks are not expected to equal the demands, much less exceed them.

Structural Steel.—The steel situation at the present time strongly reflects the general conditions that surround the building industry, and there has been no development during the week that would have a tendency to improve matters. Fuel shortage continues to an extent that will keep many plants idle or on part time for some time to come. Embargoes and freight congestion in all Eastern lines complicate the situation. There is practically no demand for structural material for local private building work, and there will undoubtedly be none while the existing conditions maintain. The production of supplies for Government use is also suffering from the effects of the freight tie-up and lack of fuel. There has been no change in quotations for fabricated material.

Sand and Gravel.—The markets for these materials are exceptionally quiet on account of the slack building situation and the cold weather that has now maintained for some weeks. Prices for sand have been sharply advanced and the current quotations for this commodity range from \$1.25 a cubic yard upward. The demand is light, and fortunately so, as the ice-congested conditions of local waters make navigation impossible, and one of the leading dealers has stated that it will possibly be March 15 before sand scows are able to come through to the local docks. Gravel is scarce by virtue of the same conditions, although prices have been unaffected.

Window Glass.—The market for plate and window glass is extremely dull and as long as the existing conditions maintain there is no probability of improvement. Manufacturers are operating only at partial capacity and the total volume of output for the current year is not likely to exceed fifteen per cent. of the normal of other years. The freight congestion is hampering the glass producers to a great extent, and it is almost impossible for them to arrange for transportation of either raw materials or for their finished product.

Hydrated Lime.—The situation as regards this material is very quiet, with practically no demand and inquiries infrequent. Current quotations for this commodity remain practically unchanged at \$15.00 a ton for hydrated common, in cotton bags, with the usual rebate of \$4.00 for returned bags, and \$11.00 in paper bags, plus the war tax on freight. Hydrated finishing is still quoted at \$15.43 a ton, alongside, with returned bags and war tax conditions similar.

Roofing.—Manufacturers of asphalt and tarred prepared roofing have advanced their prices for these materials, and it is not unlikely that further increases will come with the advent of spring. The demand for roofing materials from general building sources is comparatively light owing to the lack of new construction, but the Federal Government is a potent factor in the market for prepared roofings for the great volume of military construction now under way.

Reinforcing Bars.—The demand for reinforcing material for reinforced concrete work is dull on account of the lack of active construction that has been aggravated by the recent bad weather conditions. Bars are now being quoted at the Government price of 2.90c for steel bars in carloads and larger lots, f. o. b., mill, with refined iron bars at 3.50c at mill, in carload or larger lots.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

North River common.....\$10.00@ —
 Raritan common.....No quotation
 Second hand common, per load
 of 1,500.....8.50@ —
 Red face brick, rough or
 smooth, car lots.....\$21.00@ —
 Buff brick for light courts.....21.00@ —
 Light colored for fronts.....25.00@ —
 Special types.....36.00@ —

CEMENT (wholesale, 500 bbls., lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.15@ —
 Rebate on bags, returned, 10c. bag.
 Rosendale Natural to dealers,
 wood or duck bags.....\$1.15@ —
 Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal).....\$1.25@ \$1.35
 Trap rock, ¾ in. (nominal).....1.35@ 1.45
 Bluestone flagging, per sq. ft. .17@ 0.18
 Bluestone curbing, 5x16......40@ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000.....\$87.50
 6x12x12 in., per 1,000.....122.50
 8x12x12 in., per 1,000.....148.75
 10x12x12 in., per 1,000.....175.00
 12x12x12 in., per 1,000.....218.75

Interior—

3x12x12 in., per 1,000.....\$66.00
 4x12x12 in., per 1,000.....74.25
 6x12x12 in., per 1,000.....99.00
 8x12x12 in., per 1,000.....132.00

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$1.90@ —
 Eastern finishing.....2.10@ —
 Hydrated common (per ton).....\$15.00@ —
 Hydrated finishing (per ton).....15.43@ —

LINSEED OIL—

City brands, oiled, 5 bbl. lots.....\$1.30@ —
 Less than 5 bbls.....1.31@ —

GRAVEL (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal).....\$1.60@ \$1.75
 ¾ in.1.60@ 1.75
 Paving gravel.....No quotation
 P. S. C. gravel.....No quotation
 Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):
 8 to 12 ins., 16 to 20 ft.....\$11.00@ \$52.00
 14 to 16 ft.....63.00@ 75.00
 Heart face siding, 4-4 & 5-4 34.00@ 36.00
 Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....\$0.50@ —
 Hemlock, W. Va., base price

per M.....\$0.50@ —
 (To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered) \$35.00@ \$38.00
 Wide cargoes.....37.00@ 45.00

Add \$1.00 per M. for each inch in width
 over 12 ins. Add \$1.00 per M. for every 2
 ft. over 20 ft. in length. Add \$1.00 per M.
 for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$4.50@ \$4.75
 Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in.....\$63.00@ —
 Cypress shingles, 6x18, No. 1

Hearts.....10.00@ —
 Cypress shingles, 6x18, No. 1

Prime.....8.50@ —
 Quartered oak.....90.00@ 95.00
 Plain oak.....68.00@ 73.00

Flooring:

White oak, quartered, select.....\$51.00@ \$55.00
 Red oak, quartered, select.....51.00@ 55.00
 Maple No. 1.....47.00@ —

Yellow pine, No. 1, common

flat.....38.00@ —
 W. C. Pine, flooring, Norfolk.....40.00@ —

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Masons' finishing in 100 lbs.
 bags, per ton.....\$15.00@ —

Orv Mortar, in bags, return-

able at 10c. each, per ton.....6.75@ 7.25
 Block, 2 in. (solid), per sq. ft.....\$0.08
 Block, 2-in. (hollow), per sq. ft......09

Boards, ¾ in. x 8 ft......12½
 Boards, ¾ in. x 8 ft......15½

SAND—

Screened and washed Cow Bay.
 500 cu. yds. lots, wholesale.....\$1.25@ —

STRUCTURAL STEEL (Plain material

at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195@ —
 Beams & channels over 14 in. 3.195@ —
 Angles 3x2 up to 6x8.....3.195@ —
 Zees and tees.....3.195@ —
 Steel bars, half extras.....3.195@ —

TURPENTINE:

Spot, in yard, N. Y., per gal.....\$0.48@ 0.48½

WINDOW GLASS. Official discounts

from jobbers' lists:

Single strength, A quality, first three
 brackets.....80%+20%.

B grade, single strength, first three
 brackets.....85%

Grades A and B, larger than the first
 three brackets, single thick.....80%+10%

Double strength, A quality.....80%+10%
 Double strength, B quality.....80%+20%

SYNAGOGUE PLANNED FOR BROOKLYN

Edifice Designed for Bensonhurst

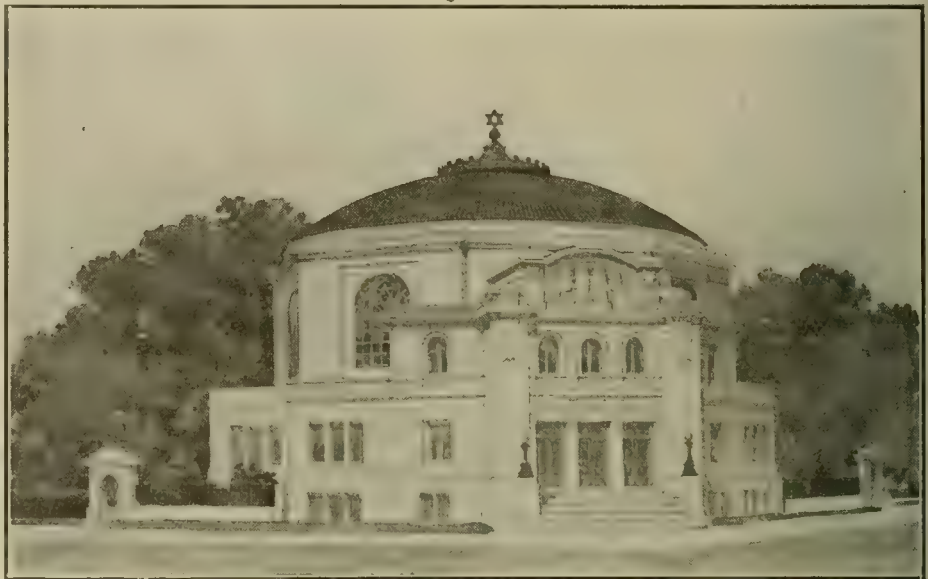
Will Involve Approximately \$100,000

BUILDINGS of a public or semi-public character, including a large number of religious edifices, constitute a large proportion of the projected construction work. The plans and specifications for some interesting and costly operations of the latter type are at present in course of preparation and if the existing schedule is adhered to the major portion of these structures will be started during the coming spring or early summer.

The Borough of Brooklyn occupies a prominent position in the building situation at this time for the number of churches and other buildings of a religious or educational nature that are

oped the plan for this edifice in a most interesting manner. The main axis of the building runs diagonally across the plot and thus provides an auditorium, with an excellent seating arrangement, that, with the gallery, will accommodate more than one thousand worshippers. The main entrance is located diagonally across the corner of the plot. The entrance corridor is spacious and is flanked on each side by a marble stairway leading to the gallery. On either side of the entrance lobby are located retiring rooms and lavatories.

The basement will be but slightly below the grade level and will be finished to be used as a Sunday school and for social gatherings of the various organi-



Emery, Roth, Architect.

PROPOSED TEMPLE FOR THE CONGREGATION OF THE SONS OF ISRAEL.

planned for an early start. Among the most important of these operations is the new synagogue, to cost nearly \$100,000, that will be erected in Bensonhurst for the Congregation of the Sons of Israel. Lewis Winter is the chairman of the Building Committee in charge of this project. The plans and specifications for this structure are now being prepared by Emery Roth, architect, 119 West 40th street, Manhattan, and it is expected that estimates for construction under a general contract will soon be called for.

The projected synagogue will be a handsome structure, located at the southeast corner of Benson and Twenty-first avenues, where it will occupy a plot 100x100 feet. The ground dimensions of the building proper will be approximately 80x80 feet. The architect has devel-

opments connected with the synagogue. The sub-basement will be used as a boiler room and storage for coal.

The facades have been designed in a dignified manner and will be constructed of Indiana limestone, richly ornamented by carving in relief. The details of the ornamentation are strictly Classical. The base of this building is rectangular, with the gallery level in the form of an octagon. This will be surmounted by a dome of red Spanish tile. The interior of the structure follows the general outlines of the exterior and, as no columns are to be used, a free view of the altar will be possible from any part of the auditorium. Seven sides of the dome are to be pierced by large arched windows of leaded glass, that will afford excellent light for the interior of the edifice.

Revised Plans for Hospital.

Cohn Brothers, architects, 363 Stone avenue, Brooklyn, are revising the plans and specifications for the hospital to be erected at the southwest corner of Howard and Dumont avenues, Brooklyn. This building is for the Maternity Hospital Society, Jacob Koell, president, 1540 Union street. The plans call for a structure three stories in height, with basement, and with ground dimensions of approximately 40x60 feet. The project will include a roof garden. This operation will cost in the neighborhood of \$60,000.

Plans for Tuberculosis Hospital.

The Board of Chosen Freeholders of Monmouth County, N. J., has recently approved the preliminary plans for the tuberculosis hospital to be erected along the southside of the Manasquan River, near Allenwood, N. J. The plans and specifications for this project are being prepared under the direction of Warren H. Conover, architect, 114 Liberty street, Manhattan, and Freehold,

N. J. The buildings that are included in this operation will be constructed of brick and will be two stories in height, varying in size. The working plans will shortly be started and it is expected that the owners will advertise during the summer for bids on general contract. Further details of construction will be available later.

Bayonne Model Tenements.

The Bayonne Housing Company, a corporation now in process of formation, under the direction of the Bayonne Chamber of Commerce, contemplates the erection of two model tenements to cost more than \$100,000 each. Neither the site nor the architect for this project have been selected as yet, and it is expected that no definite details will be available for some time. The tentative plans call for buildings of brick and stone, semi-fireproof, and equipped with all modern conveniences and improvements. Included in this operation will be a park and playground for children.

Broadway Alteration.

Severence & Van Alen, architects, 4 West 37th street, will take bids in the latter part of next week for alterations to 18 Broadway, to cost about \$50,000. The improvements include the filling of the light shaft with a new floor, four electric elevators, with overhead machinery, pent houses on roof, new stairway from Broadway to the cellar, the redecoration of public spaces and new electric fixtures. The property is owned by E. E. Smathers.

Bids for Y. W. C. A. Building.

Louis E. Jallade, architect, 37 Liberty street, is taking estimates on general contract to close January 24, for the erection of an eight-story brick and stucco building for the Young Women's Christian Association at the southeast corner of 124th street and Lenox avenue. This structure will occupy a plot approximately 75 x 150 feet and will cost in the neighborhood of \$300,000. Details of this operation have been published in former issues of the Record and Guide.

PERSONAL AND TRADE NOTES.

Eugene Schoen, architect and engineer, 112 East 19th street, was recently appointed as one of the Milk Commissioners of the U. S. Food Commission of New York City.

Thomas J. Foster was recently elected chairman of the board of directors of the National Bridge Works, Long Island City, N. Y. He is succeeded as president by H. B. Roger, general manager of the company.

E. N. Hurley, chairman of the Shipping Board, was elected head of the Port War Board of New York, succeeding Secretary McAdoo, who was forced to give up this place on account of the pressure of work entailed by his new office of Director General of Railroads.

Arthur R. Wilcox has been appointed president of Abendroth Brothers, pipe manufacturers, Port Chester, N. Y., to succeed R. Jay Walsh, who died recently. John M. Ellis has been elected treasurer and Charles I. Smith, secretary. Other officers are C. B. Elmer, vice-president, and John W. Diehl, assistant treasurer.

Guy E. Tripp, New York, chairman of the board of directors of the Westinghouse Electric & Mfg. Co., has been placed in charge of the Production Division of the Ordnance Department at Washington. The function of this division is to follow up, supervise and stimulate the production of all articles purchased by the Ordnance Department.

The Credit Association of the Building Trades of New York City recently published a pamphlet entitled "The Present Trouble with the Building Trades." This booklet relates the causes of the present unsatisfactory conditions in the building industry. The remedy suggested by this organization is a strong cooperation between all of the interests concerned.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

NEW YORK HARBOR.—U. S. Government, Col. Brigham, Room 811, Army Bldg, 39 Whitehall st, Manhattan, owner, is taking bids on the general contract, to close February 11, for dredging the Channel, bet. Staten Island and Hoffman Island, from privately prepared plans.

BROOKLYN, N. Y.—The Whitney Co., 101 Park av, Manhattan, has the contract for foundations, and the Marble Arch Co., Broadway and 216th st, Manhattan, is the general contractor for superstructure of the 3 to 6-sty reinforced concrete power plant, 58x107, at the Naval Hospital, for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from plans by the American Institute of Architects, C. Grant La Farge, chairman of Building Committee, 101 Park av, Man-

hattan. Other contracts have been awarded to J. F. Musselman, 101 Park av, Manhattan, electrical engineer; W. Nygren, 101 Park av, heating and plumbing engineer, and E. E. Seelye, 101 Park av, structural engineer.

BUFFALO, N. Y.—Plans have been approved for remodeling the present barracks at Fort Porter into a temporary hospital, for the U. S. Government, Hon. Newton Baker, Secy. of War; Gen. W. G. Gorgas, Major E. G. Brackett, Col. Glennan, and Capt. Stewart in charge of site, State War & Navy Bldg, Washington, D. C., owner, from privately prepared plans (by Quartermaster Dept., Buffalo, N. Y.).

CAMP MILLS, L. I.—Clough-Bourne Corp., 101 Park av, Manhattan, has the general contract for a 1-sty frame hospital (reconstruction, 1,000 bed unit) for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., and Quartermaster, Manhattan, owner, from privately prepared plans.

RAHWAY, N. J.—Cauldwell-Wingate Co., 381 4th av, Manhattan, has the general

contract for reconstruction of the 1-sty frame hospital unit for the U. S. Government, Col. Glennon, Mills Bldg, Gen. I. W. Littell, Adams Bldg, both of Washington, D. C., and Quartermaster, Manhattan, owner, from privately prepared plans. Will accommodate about 1,000 patients. Cost, \$500,000.

STATEN ISLAND, N. Y.—Foundation Co., 233 Broadway, Manhattan, has the general contract for a frame hospital unit, to consist of 3,000 beds, for the U. S. Government, Col. Glennon, Mills Bldg; Gen. I. W. Littell, Adams Bldg, both of Washington, D. C., and Col. John M. Carson, Jr., Depot Quartermaster, Manhattan, owner, from privately prepared plans. Cost, \$1,000,000.

ALONG THE HUDSON RIVER.—Amsterdam Building Co., 140 West 42d st, Manhattan, has the general contract for a hospital to be built on the Billings Estate for the U. S. Government, Col. Glennon, Mills Bldg, and Gen. I. W. Littell, Adams Bldg, both of Washington, D. C., owner, from privately prepared plans.

Mounting Costs Accentuate Edison Economy

In these days of mounting costs even the most efficient of private generating plants cannot compete with the service of the Central Station

A case in point is the American Brass and Copper Company which has just abandoned the generating equipment in its eleven story manufacturing plant on Lafayette Street

The generators were modern in design and in first class order. The problem of deterioration had not yet presented itself. It was purely a matter of cost, and the rising expense of this plant led to an engineering investigation which showed conclusively that Central Station Service would mean a saving of money

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OTISVILLE, N. Y.—R. H. Howes Construction Co., 105 West 40th st, Manhattan, has the general contract for a 1-sty frame tuberculosis hospital unit for the U. S. Government, Col. I. W. Littell, Quartermaster Dept., Adams Bldg, Washington, D. C., and Col. John M. Carson, Depot Quartermaster, Manhattan, owner, from privately prepared plans. Cost, \$500,000.

VARIOUS LOCATIONS.—U. S. Government, Col. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, contemplates erecting 1 and 2-sty frame barracks and quarters at various locations, from plans by Major F. B. Wheaton, advisory architect, and Major Gumby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C. Cost, \$150,000,000.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

TROY, N. Y.—A syndicate to be formed, Howard Cluett, John Ryan, et al, members of Chamber of Commerce, Troy, N. Y., interested, contemplates erecting apartments, probably brick, for which no architect or site has been selected. Details will be available later.

NIAGARA, N. Y.—International Hotel, Jewett Block, Niagara Falls, N. Y., owner, contemplates rebuilding the 5-sty brick hotel in Fall st, for which no architect has been retained.

SYRACUSE, N. Y.—Telfer Estate, Andrew Elfer, in charge, 101 Park av, Syracuse, owner, contemplates erecting a 3 or 4-sty apartment house, at the cor of Walnut av and Harrison st, for which no architect has been retained. Cost, \$40,000.

PLATTSBURG, N. Y.—City of Plattsburg, Charles Barnard, Mayor, City Hall, Plattsburg, owner, contemplates erecting a brick building to contain headquarters for Police and Fire Departments, Police Court and city jail, for which no architect or site has been selected. Cost, \$50,000.

PLATTSBURG, N. Y.—J. S. Shadden, Clinton st, Plattsburg, owner, contemplates erecting a 2-sty brick business block in the south side of Bridge st. No architect has been retained.

LA SALLE, N. Y.—La Salle Congregational Church Society, R. M. Hiltz, interested, La Salle, N. Y., owner, contemplates building a brick church. No site has been purchased as yet and no architect has been retained. Details will be available later.

ALBANY, N. Y.—A. P. W. Paper Co., 1271 Broadway, Albany, N. Y., owner, contemplates erecting a brick factory in the Lumber District on property which they recently purchased. No architect has been retained. Cost, \$250,000.

BUFFALO, N. Y.—A Polish parish now forming, Vincent S. Szwanka, interested, Hertel av, Buffalo, contemplates building a church. No architect or site has been selected and details are undecided.

SCIPIO, N. Y.—Scipio Patrons Supply Co., James A. Gould, pres., Merrifield, N. Y., owner, contemplates rebuilding a grain elevator, probably 2 stys, about 100x40. The property was destroyed by fire and will be rebuilt after insurance has been adjusted. No architect has been selected. Cost, \$15,000.

LONG ISLAND CITY.—Astoria Veneer Mills & Dock Co., Steinway av, foot of Blackwell st, Astoria, L. I., contemplates erecting an addition to the factory. No architect has been retained and project will not go ahead until the spring.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

APARTMENTS, FLATS & TENEMENTS.
NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, architect, is taking bids on the general contract for the alteration of the bldg known as Columbia Hall, at 226-228 Court st, into tenements and stores, for Joseph Mann, owner. Consists of erecting one additional sty on present 3-sty bldg and remodeling of same.

CHURCHES.

EAST ORANGE, N. J.—Henry Barrett Crosby, First Nat'l Bank Bldg, Paterson, N. J., architect, is taking bids on separate contracts for a 1-sty brick veneer and frame church, 36x77, on the northwest side of the Parkway, 100 ft northeast of William st, for the First Church of Christ Scientist, East Orange, owner. J. H. Steele

Son, 140 Market st, Paterson, is figuring the masonry.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Alexander Mackintosh, Bible House, Manhattan, architect, is taking bids on the general contract for alterations to the brick furniture warehouse, at 222 Grand st, for the Tuttle Estate, 405 Broadway, Brooklyn, owner, and Joseph Michaels Furniture Co., 222 Grand st, lessee. Cost, \$2,000.

BROOKLYN, N. Y.—Buchman & Kahn, 3 East 42d st, Manhattan, architects, are taking bids on the general contract, to close January 22, for an extension to the 6-sty brick storage bldg, 100x40, at 33 Sedgwick st, for Lehn & Fink, 120 William st, Manhattan, owner. Cost, \$75,000.

ELIZABETH, N. J.—Nicholas S. Hill and S. J. Ferguson, 100 William st, Manhattan, engineers, are taking bids on the general contract, to close January 22, for a 1-sty reinforced concrete and steel purification plant at Ursino Lake and Parker road, for the Elizabethtown Water Co., 68 Broad st Elizabeth, owner.

HOBOKEN, N. J.—Max Beyer, 79 River st, Hoboken, N. J., architect, is taking bids on the general contract for a 1-sty frame steel fabricating plant, 50x152, in the block bounded by Ferry, Newark and Monroe sts, for the Union Iron Works, 565-603 Newark st, Hoboken, owner. Barney Ahlers Construction Co., 110 West 40th st, Manhattan, is figuring the general contract. Cost, from \$12,000 to \$15,000.

PATERSON, N. J.—Flavio B. Grosso, 126 Market st, Paterson, architect, is taking bids on the general contract for a 1 and 2-sty brick silk mill, 100x100, at the southwest cor of Pennsylvania and Kentucky avs, for the Lincoln Silk Co., 2 Broadway, Paterson, owner. Cost, \$25,000.

STABLES AND GARAGES.

MANHATTAN.—Frank & Sternberg, 211 East 113th st, lessees, are taking bids on the general contract for the alteration of the 4-sty brick stable, 45x71, at 4 Hall pl, into a garage, for Harry and David Horstman, on premises, owners, from plans by De Rosa & Pereira, 150 Nassau st, architects. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—Swift & Co., 60 North Market st, Boston, Mass., owner, is taking bids on the general contract for top addition to the 2-sty brick wholesale market, 60x15, on Vanderbilt pl, from privately prepared plans. Cost, \$3,000.

THEATRES.

HEMPSTEAD, L. I.—Thomas W. Lamb, 644 8th av, Manhattan, architect, is taking bids on general and separate contracts for a brick vaudeville and moving picture theatre, to seat 1,800, in Front st, for the Pat Casey Agency, Inc., 1499 Broadway, Manhattan, owner. Cost, \$50,000.

MISCELLANEOUS.

MANHATTAN.—Herbert M. Baer, 665 5th av, architect, is taking bids on the general contract for alterations and addition to the 5-sty brick store, studio and dwelling at 656 Madison av, for David T. Davis, 55 Liberty st, owner. Consists of tearing out 1st and 2d stys and installing store, with minor alterations to studio and residence. Bids are extended to January 21.

ALBANY, N. Y.—State of New York, Dr. Herman M. Biggs, State Health Comr., Albany, N. Y., owner, is taking bids on the general contract, to close 3 p. m., January 31, for a 3-sty brick and stone State laboratory, 50x148, on New Scotland av, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. William S. Hamill Co., Gay Bldg, Troy, N. Y., is figuring the general contract and desire bids on subs. Cost, \$120,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
12TH ST.—Frank E. Vitolo, 56 West 45th st, will draw plans for remodeling the 4-sty brick and stone dwelling, 25x100, and the 2-sty brick stable, 25x100, at 2 East 12th st and 9 East 11th st, respectively, into studio apartments, for John L. Fogliasso, 197 Bleecker st, owner.

22D ST.—Howard Conkling, 157 East 70th st, owner, has had plans completed privately for alterations to the 4-sty brick studio bldg, 15x54, at 158 East 22d st. Thomas J. Brady, Jr., 1790 Broadway has the general contract. Cost, \$8,000.

3D ST.—Harry Bevin, c/o Pease & Elliman, 340 Madison av, will draw plans for the alteration of the 2½-sty brick mission house, 25x109, at 81 West 3d st, into stu

dios, for the New York City Baptist Mission Society, 56 Washington sq, owner. Cost, \$6,000.

LUDLOW ST.—Horenburger & Bardes, 122 Bowery, completed plans for alterations to the 5-sty brick tenement, 25x75, at 41 Ludlow st, for Abraham Wolbarst, 113 East 19th st, owner and builder. Cost, \$5,000.

73D ST.—B. E. Stern, 56 West 45th st, will draw plans for the alteration of the 4-sty brick and stone dwelling, on plot 19x102, at 102 West 73d st, into bachelor apartments and store, for Harry R. Roeder, 200 West 72d st, owner. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

36TH ST.—George F. Pelham, Inc., 30 East 42d st, completed plans for alterations and additions to the 4-sty brick factory, 74x100, at the southwest cor of 36th st and 10th av, for the Pinehill Crystal Spring Water Co., 546-8 West 38th st, owner. Architect is now taking estimates on steel. Cost, \$30,000.

DUANE ST.—Townsend, Steinle & Haskell, 1328 Broadway, completed plans for alterations to the 7-sty brick warehouse, 100x100, at the cor of Duane and Hudson sts, for Wood & Selick, 36 Hudson st, owner. Consists of interior changes to meet new Fire Dept. regulations, enclosing stairs with fireproof partitions, masonry, etc.

HOTELS.

67TH ST.—Pilcher & Tachau, 109 Lexington av, completed plans for alterations to the 9-sty brick and stone apartment hotel, 100x150, at 1-11 West 67th st, for the No. 1 West 67th St. Co., Ernest D. Anderson, pres., on premises, owner. Cost, \$6,000.

STABLES AND GARAGES.

MANGIN ST.—Bruno W. Berger & Son, 121 Bible House, completed plans for a 2-sty brick garage, 62x100, at 66-70 Mangin st, for P. F. Herperschansen, 43 Tompkins st, owner. Cost, \$15,000.

84TH ST.—Alfred L. Kehoe & Co., 1 Beekman st, has revised plans in progress for alterations to the 4-sty brick garage, 48x70, at 153-5 East 84th st, for George M. Fitzpatrick, 1488 Lexington av, owner. The Central Garage, 320 Broadway, is the lessee. Cost, \$10,000.

108TH ST.—Euell & Euell, 116 West 39th st, completed plans for alterations to the 5-sty brick garage, 25x96, at 248 West 108th st, for George C. Masemann, on premises, owner. Cost, \$15,000.

84TH ST.—Clinton & Russell, 32 Nassau st, completed plans for alterations to the 6-sty brick garage, 50x90, at 218-222 West 84th st, for Mrs. Louise C. H. Dyckman, 132 Berkerly av, Orange, N. J., owner. Cost, \$35,000.

85TH ST.—Shampsan & Shampian, 772 Broadway, Brooklyn, have plans in progress for a 3-sty brick and steel garage, 50x100, 228-230 East 85th st, for Louis Gold, 44 Court st, owner and builder. Cost, \$60,000.

30TH ST.—Edward Weck, 681 5th av, completed plans for the alteration of the 3-sty brick stable, 90x115, at 146-154 West 30th st, into a garage, for the Estate of Isaac, Louis and Benjamin Stern, 568 5th av, owner, and the Kingston Ave. Holding Co., 44 Court st, Bklyn, lessee. Joseph G. Siegel, 681 5th av, has the general contract. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

45TH ST.—S. B. Eisendrath, 500 5th av, is revising plans for the alteration of the 3-sty brick and stone dwelling and stores, 33x82, at 121 West 45th st, into a restaurant, for James H. Hebron, 265 West 70th st, owner, and William Leon, 121 West 45th st, lessee. Cost, \$25,000.

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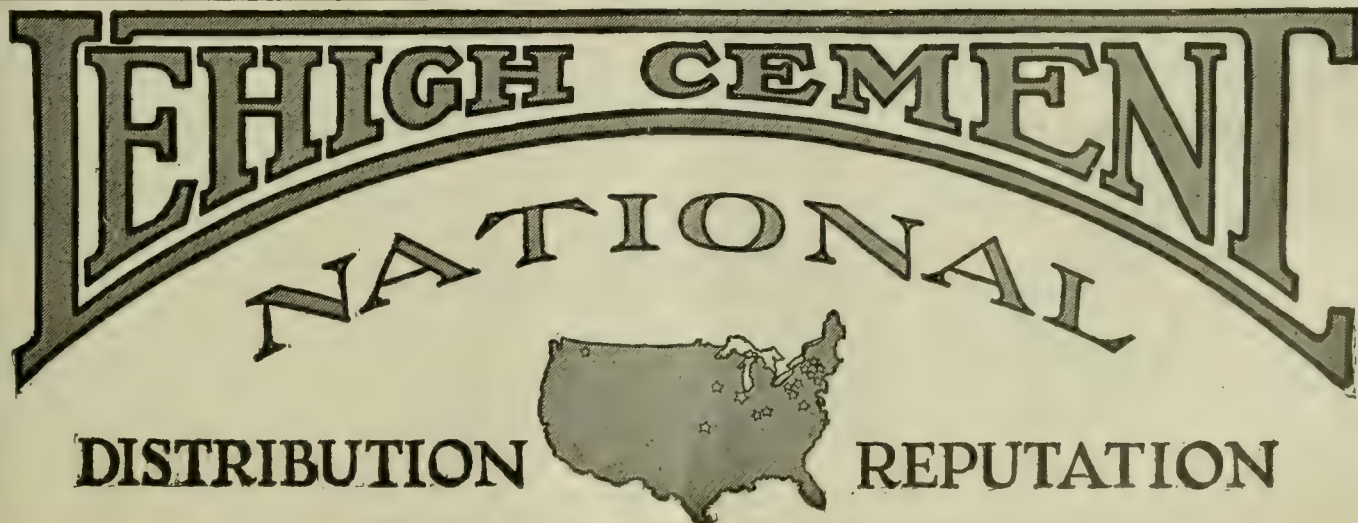
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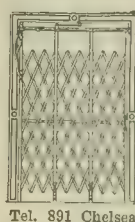
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BROADWAY—Robert T. Lyons, 52 Vanderbilt av., completed plans for fourteen 1-sty brick stores, 60x200, on the east side of Broadway, bet. 138th and 139th sts, for the Wexford Co., 230 5th av., owner. Cost \$30,000.

PARK ROW—Andrew J. Thomas, 137 East 45th st., completed plans for alterations to the 25-sty brick and stone store and office bldg, at 23 Park Row, for the Park Row Realty Co., E. Mora Davidson. Pres., 43 Exchange pl., owner. Cost, \$10,000.

WILLIAM ST.—George E. Jones, 156 Clinton st., Newark, and Deutsch & Polis, 128 William st., Manhattan, associate architects, have plans nearing completion for alterations to the 4-sty brick office bldg, 25x146, at 128 William st., for Ann B. Thompson Estate, 128 William st., owner, and the Commercial Casualty Co., 92 William st., lessee. Cost, \$40,000.

5TH AV.—Trustees of Columbia University, c/o Treasurer's Office, 62 Wall st., owner, contemplates making alterations to the store at 620 5th av., Dodds & Co., 214 5th av., is the lessee.

5TH AV.—Herbert R. Mainzer, 105 West 40th st., completed plans for interior alterations to the 6-sty brick and stone store bldg at 375 5th av., for W. B. Crocker, 375 5th av., owner. Consists of repairs to bldg recently damaged by fire. Cost, \$10,000.

34TH ST.—Alfred Freeman, 29 West 34th st., has plans in progress for alterations to the store, 20x100, at 34 West 34th st., for the Queen Quality Shoe Co., 32 West 34th st., lessee. Cost, \$5,000.

5TH AV.—Frederick Putnam Platt, 1123 Broadway, will draw plans for alterations to the 16-sty brick and stone store, 73x107, at the southwest cor of 5th av and 14th st., for Charles S. Brown, 14 Wall st., owner, and the Schulte Cigar Co., 386 Broadway, lessee.

MISCELLANEOUS.

49TH ST.—Adolph E. Nast, 546 5th av., is preparing plans for alterations to the bldg at 46 West 49th st., consisting of studio apartments, with bathrooms, dumb-water, steam heating, new floors, etc., store on 1st floor, and building a new front. Cost, about \$8,000.

The Bronx.

APARTMENTS, FLATS & TENEMENTS.
WEEKES AV.—Irving Margon, 370 East 149th st., completed plans for a 5-sty brick apartment house, 75x85, at the northeast cor of Weekes av and 175th st., for J. H. Miles, 54 Maiden lane, owner and builder. Cost, \$75,000.

FACTORIES AND WAREHOUSES.
HARLEM RIVER.—Charles Schaefer, Jr., 529 Courtland av., has plans nearing completion for a 1-sty brick storage bldg, 80x105, along the Harlem River, 584 ft north of 150th st., for Albert J. Schwarzler, 367 East 167th st., owner and builder. Cost, \$15,000.

STABLES AND GARAGES.

FOREST AV.—John De Hart, 1039 Fox st., completed plans for a 1-sty brick garage, 30x270, on the east side of Forest av, 237 ft south of 165th st., for S. B. Steinmetz, 931 Fox st., owner. Cost \$12,000.

COURTLANDT AV.—S. J. Kessler, 529 Courtlandt av., has revised plans in progress for a 3-sty brick and steel garage, 100x100 irreg., on the east of Courtlandt av, 75 ft north of 162d st., for Albert J. Schwarzler, 369 East 162d st., owner and builder. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

MOTT AV.—Shape, Bready & Peterkin, 220 West 42d st., completed plans for 1-sty brick stores and show rooms, 30x98, on the west side of Mott av, 100 ft north of 146th st., for Edith C. Bryce and Peter Cooper Bryce, 50 East 42d st., owners. The general contract has been awarded to Jardin Co., 507 5th av. Cost, \$5,000.

CROTONA AV.—M. W. Del Gaudio, 401 Tremont av., has revised plans in progress for a 1-sty brick bakery and store, 27x100, at 1429 Crotona av., for Joseph Lichtenstein and Jacob Wulf, 1425 Prospect av., owners and builders. Cost, \$8,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
VAN BRUNT ST.—H. J. Nurick, 892 Broadway, completed plans for interior alterations to the tenement and store in the east side of Van Brunt st, 40 ft south of Van Dyke st., for M. Fried and H. Schoon, 315 Van Brunt st., owners and builders. Cost, \$2,000.

SOUTH 2D ST.—Sass & Springsteen, 32 Union sq., Manhattan, completed plans for a 5-sty brick tenement and store, 75x85, in South 2d st., northwest cor of Hooper st., for the J. & J. Realty Co., 258 Broadway, Brooklyn, owner and builder. Cost, \$50,000.

DWELLINGS.

COLUMBIA ST.—H. J. Nurick, 892 Broadway, has plans in progress for alterations to the 3-sty brick dwelling and store, 45x100, at Columbia and President sts. Owner's name withheld. Cost \$6,000.

WEST 3D ST.—Joseph J. Galizia, 2845 West 23d st., Bklyn., completed plans for a 2-sty frame and shingle dwelling and store, 20x60, in the west side of West 3d st, 261 ft south of Neptune av., for Herman Ostronsuky, 2921 West 3d st., owner. Cost \$6,000.

JEFFERSON AV.—Henry Holder, Jr., 242 Franklin av., completed plans for an extension to the two 3-sty brick dwellings and garages, on the south side of Jefferson av, 230 ft east of Bedford av., for Sophia Blickman, on premises, owner. Cost, \$5,000.

STERLING PL.—Koch & Wagner, 26 Court st., completed plans for an extension to the 2-sty brick dwelling and stable, on the south side of Sterling pl, 122 ft east of Washington av., for Frederick Ochs, 419 Sterling pl., owner. Cost, \$10,000.

RIVERDALE AV.—M. Rothstein, 197 Snediker av., completed plans for four 2-sty brick dwellings, 20x54, at the southeast cor of Riverdale and Snediker avs, for Meyer Cluzner, 528 Hinsdale st., owner and builder. Cost, \$18,000.

61ST ST.—Charles A. Olsen, 1201 75th st., has plans in progress for a 2-sty brick dwelling, 20x47, in the north side of 61st st, 33 ft east of New Utrecht av. Owner's name will be announced later. Cost, \$4,000.

FACTORIES AND WAREHOUSES.
STAGG ST.—E. J. Meissenger, 394 Graham av., completed plans for an extension to the 2-sty warehouse, in the north side of Stagg st, 50 ft west of Humboldt st., for A. F. Reiners, 175 Stagg st., owner. Cost \$2,500.

BARTLETT ST.—H. J. Nurick, 892 Broadway, Manhattan, has plans in progress for a 4-sty brick warehouse, 40x100, in Bartlett st, 100 ft south of Broadway, for A. Price, 61 Whipple st., owner. Cost, \$30,000.

SOUTH 57TH ST.—William Higginson, 13 Park Row, Manhattan, has plans nearing completion for a 2-sty brick factory, 130x350, in South 57th st., for the Kenyon Co., 754 Pacific st., owner.

SCHOOLS AND COLLEGES.

NORTH ELLICOTT PL.—H. M. Devoe, 131 Livingston st., completed plans for alterations and extension to the 2-sty brick public school on the west side of North Ellicott pl, 225 ft south of Park av., for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av., Manhattan, owner. Cost, \$3,500.

STABLES AND GARAGES.
McKIBBEN ST.—Henry J. Nurick, 892 Broadway, Bklyn., completed plans for a 2-sty brick garage, 44x100, in the south side of McKibben st, 55 ft west of Leonard st., for Jacob Kapetowsky, 58 Moore st., owner. Cost \$12,000.

VAN BRUNT ST.—H. J. Nurick, 892 Broadway, Bklyn., has plans in progress for alterations to the 1-sty brick garage, 60x25, at Van Brunt and Sullivan sts., for R. Bachman, 333 Van Brunt st., owner. Cost \$6,000.

ST. MARKS AV.—Cranford Co., 190 Montague st., owner, has had plans completed privately for a 1-sty brick garage, 150x150, on the south side of St. Marks av, 475 ft west of Classon av. Cost, \$35,000.

ATLANTIC AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 2-sty brick and stone public garage, 78x115, on the west side of Atlantic av, 238 ft east of Grand av., for the Grand Building Co., Louis Gold, pres., 44 Court st., owner and builder. Cost, \$50,000.

STORES, OFFICES AND LOFTS.
BEDFORD AV.—Henry J. Nurick, 892 Broadway, Bklyn., completed plans for a 2-sty brick and stone office and show room bldg, 75x85, at Bedford, Rogers and St. Marks avs, Owner's name withheld. Cost, \$10,000.

CONEY ISLAND.—Slee & Bryson, 154 Montague st., have plans in progress for a 2-sty frame office bldg, 30x55, at Coney Island, for the Brooklyn Borough Gas Co., Surf av., owner. The general contract has been awarded to the Midwood Associates, 936 Flatbush av. Cost, \$5,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
JAMAICA, L. I.—H. A. Weinstein, 165 Remsen st., Brooklyn, has plans in progress for four 3-sty brick tenements, 20x55, on the west side of Flushing av, 125 ft north of Williard st. Owner's name will be announced later. Cost, \$7,500 each.

DWELLINGS.

BAYSIDE, L. I.—Josephine Wright Chapman, 46 Washington Sq., South, Man-

hattan, completed plans for a 2½-sty
tucco on wire lath dwelling and garage,
00x25, for Alfred Hickman, owner. Cost
\$20,000.

ROCKAWAY PARK, L. I.—Edward Ber-
lian, 19 North Thompson st, Rockaway
Beach, L. I., completed plans for a 3-sty
frame boarding house, 60x65, on the west
side of 7th av, 180 ft south of Washington
av, for Isaac Luben, 334 East 50th st, Man-
hattan, owner and builder. Cost, \$20,000.

RIDGEWOOD, L. I.—Louis Berger & Co.,
652 Myrtle av, Brooklyn, completed plans
for two 2-sty brick dwellings and garages,
38x38, on the north side of Ralph av, 100
ft east of Woodward av, for Charles Far-
renkopf, 612 Woodbine st, Ridgewood,
owner. Cost, dwellings, \$9,000; garages,
\$2,400.

ROCKAWAY BEACH, L. I.—R. Rehm
Co., Chase av, Rockaway Beach, owner,
has had plans completed privately for a
2-sty frame dwelling and garage, 50x117,
on the east side of Fairview av, 350 ft
from Boulevard. Cost, \$10,000.

THEATRES.

BAYSIDE, L. I.—A. J. Corn, Montauk av,
Bayside, contemplates rebuilding the 2-
sty brick moving picture theatre, 39x50,
recently destroyed by fire. Architect's
name will be announced later. Cost, from
\$8,000 to \$10,000.

Nassau.

DWELLINGS.

ROSLYN, L. I.—Warren & Clark, 108
East 28th st, Manhattan, have plans in
progress for alterations and addition to
the 2½-sty brick and terra cotta dwelling,
150x35. Owner's name will be announced
later. Consists of two additions, 30x40;
new service wing and billiard room. Cost
\$60,000.

EAST NORWICH, L. I.—Charles H.
Thierot, 43 Exchange pl, Manhattan, and
Oyster Bay, L. I., contemplates rebuilding
the residence recently destroyed by fire.
Plans for original dwelling were prepared
by James W. O'Connor, 3 West 29th st,
Manhattan, architect. It is undecided
when project will go ahead.

Westchester.

DWELLINGS.

MT. VERNON, N. Y.—Moore & Landsie-
del, 148th st and 3d av, Bronx, completed

plans for six 2½-sty frame dwellings, 28
x31, on South 6th av, for the South Side
Construction Co. of Mt. Vernon, 2045 Rye
av, Bronx, owner and builder. Owner is
ready for bids on subs. Cost, \$6,000 each.

MT. VERNON, N. Y.—Moore & Landsie-
del, 148th st and 3d av, Bronx, completed
plans for four 2½-sty frame dwellings, 23
x49, on South 6th av, for the South Side
Construction Co. of Mt. Vernon, 2045 Rye
av, Bronx, owner and builder. Owner is
ready for bids on subs. Cost, \$8,000 each.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Carl I. Goldberg.
437 Broadway, Bayonne, N. J., completed
plans for two 3-sty brick flats and two
stores, 50x65, on the west side of Jackson
av, 50 ft north of Stevens av, for Leopolds
Auriemmo, 329 Danforth av, Jersey City,
owner. Total cost, \$18,000.

WEST HOBOKEN, N. J.—Carl I. Gold-
berg, 437 Broadway, Bayonne, completed
plans for a 4-sty brick apartment house,
50x79, on the west side of Clifton av, 75
ft south of Oak st, for Simon Abramson,
29 East 26th st, Bayonne, owner. Cost,
\$45,000.

APARTMENTS, FLATS & TENEMENTS.

WEST NEW YORK, N. J.—A. De Paola,
542 Bergenline av, West New York, com-
pleted plans for a 3-sty brick flat, 25x79,
at 205 9th st, for Francesco Guastella, 606
Hudson av, West New York, owner. Cost,
\$12,000.

DWELLINGS.

LAKEWOOD, N. J.—Clark & Kurzweil,
55 Liberty st, Manhattan, owners and
builders, are having plans prepared pri-
vately for eleven 1-sty concrete dwellings,
30x36, on Lincoln rd, bet. Pine and Chief
sts. Owner builds by day's work, and
desires bids on all materials. Total cost
\$11,000.

CRANFORD, N. J.—Irving Margon, 491
East 149th st, Bronx, is revising plans
for a 2-sty frame and stucco dwelling,
30x42, on the south side of Richmond av,
265 ft east of Riverside dr. Owner's name
will be announced later. Cost \$8,000.

BERNARDSVILLE, N. J.—Hiss &
Weekes, 452 5th av, Manhattan, are pre-
paring plans for a 2½-sty, brick and

frame dwelling, 120x31, for Robert Mc-
Kean Thomas, Mendham, N. J., owner.

HOHOKUS, N. J.—H. E. Paddon, 120
Broadway, Manhattan, has revised plans
in progress for a 2½-sty frame and shingle
dwelling, 30x37, for H. L. G. Moore, owner.
Cost, \$6,000.

PLAINFIELD, N. J.—Frederick Lancas-
ter, Park av, Plainfield, completed plans
for a 2½-sty frame dwelling, 28x28, at 266
Watson av, for Elpidio Merola, 836 East
2d st, Plainfield, owner. Owner builds by
separate contracts and the mason and car-
pentry contracts have been awarded to
Matteo Bonjonno, 408 East 5th st, Plain-
field, and Donato Di Guolio, on premises,
respectively. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Celluloid Co., 290 Ferry
st, Newark, owner, has had plans com-
pleted privately for interior alterations to
the two 1 and 2-sty brick factories and
storage bldgs, 36x70, at 16-28 Westcott st.
Enstice Brothers, 40 Clinton st, Newark,
have the general contract. Cost, \$4,500.

NEWARK, N. J.—David M. Ach, 1 Madi-
son av, Manhattan, completed plans for
alterations to the 4-sty brick factory bldg,
44x95, at the southwest cor of Passaic av
and Mott st, for the Reiley Leather Co.,
on premises, owner, and the Universal
Leather Co., 428 West 25th st, Manhattan,
lessee. Cost, \$6,000.

CONTRACTS AWARDED.

All items following refer to general
contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Rapid Construction Co.,
Times Bldg, has the general contract for
alterations to the 5-sty brick apartment,
25x65, at 14 West 72d st, for Allen Rogers,
87 Walker st, owner, and Duross Co., 156
Broadway, agents for owner, from plans
by Charles T. E. Dieterlin, 15 West 38th
st, architect. Cost, \$10,000.

CHURCHES.

MIDDLEBUSH, N. J.—George B. Rule,
71 John st, New Brunswick, N. J., has the
general contract for rebuilding the 1-sty
church, 66x54, for the Middlebush Re-
formed Church, Rev. John A. Thompson,

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

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Agents and Representatives of Foreign Corporations, in the
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Power Plants, Submarine Dredging and Rock Work, Shipbuild-
ing, Mining, Docks and Water Front Improvements, Building
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The following is a selected list of engineering work and building construction with which the personnel of this Corporation have been
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Metropolitan Life, New York, N. Y.
Sears, Roebuck & Co., Chicago, Ill.
Electrical Development & Power House, Toronto, Can-
ada; Niagara Falls, N. Y.
Rio de Janeiro Tramways & Light & Power Plant,
Rio de Janeiro, Brazil.
Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.

Mexico, Northwestern R. R., El Paso, Tex.
Metropolitan Street Railway, New York, N. Y.
Prudential Life, Newark, N. J.
Union R. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.
Barcelona Traction & Light & Power Plant, Barce-
lona, Spain.
West End Street Railway System, Boston, Mass.
Dominion Coal Co. Plant, Nova Scotia, Canada.

Union Railroad Station, Washington, D. C.
Wanamaker Buildings, New York, N. Y., and Phila-
delphia, Pa.
Sao Paulo Tramway & Light & Power Plant, Sao
Paulo, Brazil.
New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Mercantile Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order
that they may be listed at once in the estimating and purchasing files.

Hedden-Pearson-Starrett Corporation

pastor, Middlebush, owner, from plans by Alexander Merchant, 363 George st, New Brunswick, N. J. Cost, \$25,000.

DWELLINGS.

MANHATTAN—Hudson Construction Co., 427 Hudson av, Brooklyn, has the general contract for the alteration of the two 4-sty brick dwellings, 32x50, at 1225 to 1227 Lexington av, into apartments and stores, for Mrs. Annie T. L. Atterbury, Barand av, New Rochelle, N. Y., owner, from plans by Homer A. Reid, 345 5th av, architect. Cost, \$8,000.

GREAT NECK, L. I.—Samuel Evans, Great Neck, L. I., has the general contract for a 2½-sty frame and stucco dwelling, 30x68, for C. E. Clyne, owner, from plans by Caretto & Forster, 50 East 42d st, Manhattan, architects. Cost from \$15,000 to \$20,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Magoba Construction Co., 1178 Broadway, Manhattan, has the general contract for a 1-sty brick varnish factory group, 25x20, at the north-

west cor of Ingraham st and Varick av, for the Continental Varnish Co., L. W. Bloomenthal, in charge, 317 New Jersey Railroad av, Newark, N. J., owner, from plans by Louis Allen Abramson, 220 5th av, Manhattan. Includes 1-sty main bldg, 60x80; 1-sty mixer house, 20x20; 1-sty cooking house, 20x25, and 1-sty garage and varnish house, 30x64. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

OVERBROOK, N. J.—Essex Construction Co., 87 Academy st, Newark, N. J., has the general contract for additions and improvements to the insane hospital, for the Board of Chosen Freeholders of Essex County, August L. Lacombe, chairman Bldg Com., Court House, Newark, N. J. owner, from plans by Joseph H. Allen, 1091 Sanford av, Irvington, N. J., county engineer, and Runyon & Carey, 845 Broad st, Newark, consulting engineer. Cost, \$200,000.

MUNICIPAL.

RANDALLS ISLAND.—A. Winternitz, 103 Park av, Manhattan, has the general contract for a 1-sty brick reception bldg, waiting room, office bldg and kitchen, 29 x50, at the North Side Wharf, Randalls Island, opposite East 125th st, for the City of New York, Dept. of Public Charities, Bird S. Coler, Comr., Municipal Bldg, owner, from plans by Donn Barber, 101 Park av, architect.

NEW HAMPTON, N. Y.—John T. Brady & Co., 103 Park av, Manhattan, has the general contract for a store house, laundry bldgs, cubicle, dormitory, infirmary bldg and industrial bldg, for the City of New York, Dept. of Corrections, James A. Hamilton, com'r, Municipal Bldg, Manhattan, from plans by Charles B. Meyers, 1 Union sq, Manhattan, architect.

SCHOOLS AND COLLEGES.

DUMONT, N. J.—Ferber Construction Co., Johnson av, Hackensack, N. J., has the general contract for alterations and addition to the 2-sty brick school, 36x100, for the Board of Education of Dumont, W. Casey, District Clerk, Dumont, N. J., owner, from plans by Ernest Sibley, Palisade Park, N. J., architect. The contracts for plumbing, heating and electrical work have been awarded to the Johnson Plumbing & Heating Co., Bergenfield, N. J.; J. J. Nesbit, Bergenfield, N. J., and L. R. Van Woert, 418 Chestnut st, Arlington, N. J., respectively. Cost, \$47,000.

STABLES AND GARAGES.

FOREST HILLS, L. I.—Walter J. Bond, 12 Hallett st, L. I. City, has the general contract for a 1-sty brick garage, 50x185, on the south side of Queens Blvd, 130 ft west of Continental av, for the Continental Av Garage Co., on premises, owner, from plans by F. B. Colton, Burns st, Forest Hills, architect. Cost \$20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Samuel Robinson, 1787 Amsterdam av, has the general contract for the alteration of the 2-sty brick store, at 3550 Broadway, into a restaurant, for Charles D. Donahue, 291 Lenox av, owner, and George Hom, on premises, lessee, from plans by Moore & Landsiedel, 509 Willis av, architects. Cost, \$10,000.

MANHATTAN.—Silberman & Schampain Co., 104 West 42d st, has the general contract for alterations to the 7-sty brick loft bldg, 80x100, at 513-517 East 17th st, for the New York Contracting & Trucking Co., 1117 Broadway, owner, and the American Express Co., 165 Broadway, lessee from plans by Charles B. Meyers, 1 Union sq, architect. Includes a 1-sty brick extension, 25x92, to be used for storage purposes. Cost, \$7,000.

MANHATTAN.—Rufus H. Brown, 350 Fulton st, Brooklyn, has the general contract for alterations to the brick loft and offices at 152 Water st, for H. C. Hollenbeck, owner, from plans by Dodge & Morrison, 135 Front st, architects. Cost, \$4,000.

NEWARK, N. J.—Charles R. Hedden, 763 Broad st, Newark, has the general contract for alterations to the 1-sty brick stores, at 68 to 72 Market st, for the Prudential Insurance Co. of America, 763 Broad st, Newark, owner, from plans by Edmund C. Stout, 299 Madison av, Manhattan, architect. Cost, \$4,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Osacr S. Teale, secretary, 240 Broadway.

AMERICAN CONCRETE INSTITUTE will hold its annual meeting in Chicago, Ill., February 7 to 9, 1918. Secretary, H. B. Alvord, 27 School st, Boston, Mass.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY OF HEATING & VENTILATING ENGINEERS will hold its annual meeting at the Engineering Societies Building, 29 West 39th street, January 22 to 24, 1918.

AMERICAN CONCRETE PIPE ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1918. Secretary, J. H. Libberton, 208 South La Salle st, Chicago, Ill.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

MASTER HOUSE PAINTERS AND DECORATORS' ASSOCIATION of the State of New York will hold its annual convention at Syracuse, N. Y., January 22 to 24, 1918. Headquarters will be at the Onondaga Hotel.

AMERICAN ROAD BUILDERS' ASSOCIATION will hold its fifteenth annual convention in St. Louis, Mo., during the early part of February, 1918. Further details of this meeting will be available for a later issue.

NATIONAL LUMBER EXPORTERS' ASSOCIATION will hold its annual meeting at the Hotel Martinique, January 22 to 23. The program for this meeting has been practically completed and interesting sessions are promised.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN CERAMIC SOCIETY will hold its twentieth annual meeting at Indianapolis, Ind., February 11 to 13. A number of vitally important matters concerning the future of this organization will be presented for consideration at this meeting.

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION and **THE NEW YORK STATE RETAIL HARDWARE ASSOCIATION** will hold a joint annual convention and exhibition in New York City, February 12, 13, 14, 15, 1918. Headquarters at the Hotel Astor.

NATIONAL ASSOCIATION OF SAND & GRAVEL PRODUCERS will hold its annual convention in Chicago, Ill., February 7 to 8, 1918. Headquarters will be at the Great Northern Hotel. An interesting program has been prepared and open discussions will be conducted upon a number of live topics.

EASTERN SUPPLY ASSOCIATION will hold its winter meeting at the Hotel Astor, Wednesday, February 13. There will be both morning and afternoon sessions. A most interesting program has been arranged for this meeting and the members are invited to submit any questions that they desire to have discussed.

BUILDING MATERIAL MEN'S ASSOCIATION OF WESTCHESTER COUNTY, N. Y., INC., which comprises within its membership a large majority of the lumber and building material firms of the county, will hold its fifteenth annual dinner Saturday evening, January 26, at 7 p. m., in the rooms of the Building Trades Employers' Association, 34 West 33d st, Manhattan.

BUILDERS' AND TRADERS' EXCHANGE of Newark, N. J., at its recent annual meeting elected the following officers for the ensuing year: Fred. Bowden, president; Hugh Kinnard, vice president; Charles M. Grover, secretary, and L. C. Rusling, treasurer. J. D. Higbie, Walter A. Lawson, H. G. Fowler and J. E. Sheesley were elected directors for a term of three years.

THE RETAIL LUMBER DEALERS' ASSOCIATION OF THE STATE OF NEW YORK, Paul S. Collier, secretary, Chamber of Commerce Building, Rochester, has announced that the dates for the annual convention of that association have been fixed. The convention headquarters will be the Ten Eyck Hotel, Albany, N. Y., January 30, 31 and February 1, a three-day session, for which will be arranged a very interesting program of business proceedings as well as addresses on current topics of interest along with a social program which will be appropriate to the occasion and the times.

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DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances; Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Recaptacles; GE—Gas Equipment and Appliances; DG—Heating or Power Plants (Dangerous Condition Or); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Or); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuance or Removals; *FISy—Approved Filtering and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *StSy—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FISy, OS, StSy, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending Jan. 12.

MANHATTAN ORDERS SERVED.

Av A, 1510-2—E Popper & Co.....FA
Av A, 1510—J Bohm & Son.....FA-Rec-Rub
Beekman st, 59—Fredk L Schley..GE-EI-FP(R)
Bowery, 266—Mary Wilson, c Thomas A, 271
Bowery.....ExS-Ex(R)
Broadway, 1457-63—Henry Phipps, Inc, 787
5 av.....Stp(R)-ExS
Broadway, 1275-91—Gimbel Bros.....ExS-Rec
Centre st, 218—Consol Gas Co, 130 E 15.....GE
Centre st, 218—Robert Hastings, 1777 Bway,
FP(R)-WSS(R)-GE
Centre st, 218—Vincent Lollo...DC-D&R-Rec-O
Centre st—The Tombs, Charles L Craig, Mu-
nicipal Bldg.....Stp(R)
Chambers st, 106—C B L S Realty Co, 42
Bway.....WSS(R)
Chambers st, 192-4—William A Bonnell, 132
Church.....WSS(R)
Chrystie st, 153—William T Horn Est, c G W
Ellis, 149 Bway.....ExS
St, 365-7 E—Livingston Jenks, Berkeley,
Cal.....Ex(R)-ExS-WSS(R)-FE(R)
St, 31 E—Sailors Snug Harbor, 61 Broad-
way.....A-FD
St, 30 E—Ann E Allin, c Edna A Elliott,
146 W 88.....A-FD
St, 11 E—John Alden Weir, 471 Park av,
St-St(R)-Ex(R)
St, 119 E—Sarah B Turner, c W B & R,
59 Wall.....A
St, 119 E—14th St Hotel Co, 1 Irving pl..TD
St, 249 E—Jacob Haltzer.....DC
St, 230 E—Nicholas Coscia..FA-GE-FP(R)
St, 2617—Herman Katz, 91 Amsterdam av..DC
Elizabeth st, 82—Philip Strobel & Sons, 53
Elizabeth.....D&R-Rec
St, 172—Neverfail Realty Corp, c Louis J

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FRANKLIN 4193

Fulton st, 125—American Photo Print Co...Rec
Levy, Pres, 35 Nassau.

FE(R)-St(R)-ExS-Ex(R)
Fulton st, 125—Jacob Johnson.....EI-FP(R)
Fulton st, 125—Arthur Hickey.....FP(R)
Goerck st, 79—Levy & Franklyn...O-Rec-GE-EI
Goerck st, 79—Judelson & Levine,

Rub-Rec-FP(R)-DC-O
Goerck st, 79—Rubin Drilling.....FP(R)
Goerck st, 79—Joseph Scherer...FP(R)-GE-DC
Goerck st, 79—May Co.....FP(R)-Rec
Grand st, 309-11—Abraham Gordon..FP(R)-EI
Mercer st, 95-7—Metropolitan Life Ins Co, 1
Madison av.....FE(R)
7 av, 328-332—Oscar Luetke.....GE
7 av, 328-332—Rudolph Herold.....GE
7 av, 296—Stuyvesant Cloak & Suit Co,

FP(R)-Rec
6 av, 398—Matilda Rich, 32 W 88,
GE-ExS-FE(R)-O-WSS(R)-FP(R)

6 av, 398—Barbatsuly Bros.....Rec
6 av, 398—Henry Herman.....FA
6 av, 398—Benjamin Friedman.....Rec
6 av, 398—London Art Embroidery Works,

FA-Rec
6 av, 442-4—Jake Schlesinger.....FP(R)
6 av, 442-4—Abraham Kleiman.....Rec
6 av, 442-4—Ike Steinberg.....Rec
6 av, 442-4—Morris Cohen.....FE(R)
6 av, 453-5—Thomas Kelly Est, c Eliza H, 19
W 75.....A-FD
6 av, 487—Oscar Oestreicher, 251 W 89,
FE-St(R)-FE(R)-ExS-Ex(R)-WSS(R)

6 av, 497—Minnie Black.....GE-Rec
10 av, 239-43—24th St Realty Co.....ExS
Washington st, 386-8—Lewis Degroff & S...GE
Union sq, 17-9—Henry Spingler, 65 5 av..Stp(R)
West st, 286-7—Smith Ely, c C N, 1070 Madl-
son av.....WSS(R)
West End av, 300—Paterno Const Co, 383
Madison av.....Stp(R)
21 st, 45-51 W—David Slcher Est, c Dudley D,

FP(R)
21 st, 527-9 W—John C Winch Est, c John
Thompson, 510 W 52..Ex(R)-WSS(R)-FE(R)
23 st, 53-7 W—Michael Coleman, 125 W 56,
Stp(R)-Spr(R)

24 st, 499-501 W—Isaac P Frink,
Rub-EI-D&R-Rec

25 st, 48-54 W—Louis Lieberman.....FP(R)
25 st, 137-9 W—William Crawford..ExS-WSS(R)
28 st, 56-8 W—Herman & Schwartz.....Rec
28 st, 56-8—Sam Marschamsky.....Rec
29 st, 49 W—Josephine Cone, Kane av, Larch-
mont, N Y.....St(R)-FE-ExS-Ex(R)
29 st, 101 W—College Shoe Repairing Co...Rec
32 st, 39-41 W—39 West 32d St Co.....Ex(R)
34 st, 28-30 W—U S Trust Co, 45 Wall....A-FD
34 st, 241 W—John J Astor, 23 W 26.....GE
36 st, 23 W—James K Whitaker,

FP(R)-FE-ExS
51 st, 15 W—Seth Barton French, c John H,
43 W 51.....DC
53 st, 506 W—Paragon Auto Parts Mfg Co,
GE-FP(R)

53 st, 506 W—Arbutus Realty Co, c H A
Heydt, 2 Rector.....FE(R)-ExS
138 st, 32 W—William Hoeft.....DC
Broadway, 637-9—Gold Theatre Corp...Spr(R)
44 st, 216 W—Marie Antoinette Club,

Rub-D&R-ExS-FP
44 st, 216 W—Sam S & Lee Shubert, 225 W 44,
Rub-D&R-FP(R)

14 st, 105-9 W—Walter Rosenberg.....Vac
8 av, 312-4—Chelsea Theatre Co.....D&R

BRONX ORDERS SERVED.

132 st, 695-7 E—Constantin Wagner,
FE(R)-Ex(R)
Whitlock av, 429—Sufried Realty Co.....ExS

BROOKLYN ORDERS SERVED.

Bedford av, 2556—Diedrich Scheffer....FP(R)
Blake av, 529—David Galleb & Sons.....GE-Rec
Hinsdale st, 313-23—Bernstein & Minkoff...GE
Blake av, 529-39—Harris Freidman..GE-FP-DC
Blake av, 529-39—Leon Goldsmith.....FA-DC
Blake av, 529-39—Joseph Horowitz.....FA
Broadway, 835-7—Simon Karnofsky.....FP
Broadway, 1295-1307—Price & Rosenbaum..A-FD
Cooks lane and Railroad av—Andee Corp...FA
Dumont av, 276-86—Max Silverstein,

FE(R)-Ex(R)-ExS
East New York av, 1596-1606—Rubin Bros,
FE(R)-ExS-WSS(R)-Ex(R)

Flushing av, 495 (rear)—Jacob Solomon...DC
Harrison pl, 87-9—Jacob S Kawwer...Rec-GE
Henry st, 43—Samuel Kaplan.....Rec-FA
Hewes st, 26-42—Trow Book Bindery, 689
Kent av.....WSS(R)
Humboldt st, 426-8 (rear)—Bklyn Union Gas
Co, 176 Remsen.....GE
Jay st, 57-9—R S McNeil,

ExS-Ex(R)-WSS(R)-D&R
Kent av, 689-93—Trow Bindery Co,
Stp(R)-FE(R)-ExS-WSS(R)

Liberty av, 168—F P Ziccardi....FP-Rec-FA
Penn st, 12-29—Trow Bindery Co, 689 Kent av,
Ex

Roebbling st, 198-202—Jacob Kevitz.....Rec
Roebbling st, 198-202—Manhattan Tailoring Co,
Rec

Roebbling st, 198-202—Steinberg Bros.....Rec
Roebbling st, 198-202—Royal Specialty Co...Rec
South 4 st, 181—Patrick Hayes, 199 18...FP

St Marks av, 1614-6—H O Eisenstadt,
ExS-Stp(R)

Taaffe pl, 2-30—Waterbury Est,
FE(R)-ExS-Ex(R)-FE

3 av, 872-90—C Kenyon Co, 754 Pacific,
Ex(R)-Rec-GE FP

Atlantic av, 2963-71—Adelman & Shulkin,
Rec-FP-GE

Windsor pl, 47—Mrs Anna Tandy.....DC
Wyckoff st, 265—Henry W Holly.....FP(R)
Atlantic av, 1400—C F Roedick Mfg Co,

CF-Rec-D&R
Atlantic av, 1620-30—U S Garage Co.....CF
Atlantic av, 2941-7—J D William, Inc..Rec-FA

Baltic st, 461-3—G Fucarazzi.....FA-Rec-NoS
Bath av, 2034—Harry Kilinger.....D&R-RQ

Bay 31 st, 137-9—Antonio Volpe,
NoS-D&R-FA-Rec-FP

Bath av, 2202—Bensonhurst Auto Supply Co..Rec
Belmont av, 330—Heening & Sons..D&R-NoS-FA

Bergen st, 305—Thompson Smith Co...WSS-FP
Bergen st, 897—Chalmers Sales Co..NoS-Rec-CF

Berry st, 195—Austin, Nichols & Co.....WSS
Bond st, 216—Herman Ruhe.....CO



Our Fiftieth Anniversary

On March 23rd we celebrate the FIFTIETH ANNIVERSARY of the RECORD AND GUIDE by a special FIFTIETH ANNIVERSARY NUMBER, with cover in three colors from a sketch drawn in our own Art Department.

Our ANNIVERSARY NUMBER will be a history of a paper that has occupied its chosen field as an acknowledged leader for fifty years. It will also be a history of real estate and building conditions in New York City from 1868 to 1918, illustrated by comparative photographs.

This ANNIVERSARY NUMBER can pull a strong oar for you if you will utilize its power and influence. The class of readers reached are those who pay more than TWICE as much for subscription to this paper as they do for any other trade paper published in this section. It will be read not for RELAXATION, but for BUSINESS INFORMATION and BUSINESS BETTERMENT.

"A HUMAN DOCUMENT" is the term applied to the prospectus of this issue, which will be sent upon request. It will tell the story of this vast undertaking at a glance.

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The Advertising Man

CLASSIFIED BUYERS' GUIDE

This department is consulted by buyers anxious to secure information, etc., concerning products they wish to purchase. These buyers represent the Owners, Managers of Estates, Building Managers, Architects, Contractors, Sub-contractors, etc., who own, manage or erect New York City Buildings.

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REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, JANUARY 26, 1918

SOME EFFECTS OF "SINGLE TAX" ON REAL ESTATE

Psychological Composition of Our People Partly Responsible for the Widespread Influence of the Doctrine

By FREDERICK C. ZOBEL

THE "Single Taxers" and their first cousins, the "Half Taxers," are responsible for much of the antagonism to landlords. The spread of the single tax doctrine is one of the most astonishing phenomena of our times, and when we examine this doctrine we are still more amazed that a theory built upon such impractical ideas and illogical confusions should gather to its standard so many devout believers.

The reason for this, however, is to be found in the psychological composition of our people. We must remember that from the beginning and up to recent times this country was settled by people eager for the millennium. Here gathered the nations in search of the promised land. These settlers, under the hypnotic spell of orators, preachers and demagogues, came to this country to find relief from the ills they had suffered in their own lands.

Considering that these men left their native land to face the terrors of the unknown American wilderness, took their families with them, and that even entire communities emigrated, all following the call of their supposedly prophetic leaders, then we are struck by the fact that the leaders were men of great personal magnetism, and their followers impressionable. From these two types of leaders and followers the succeeding generations inherited their mental capacities. But, alas, the sheep were many and the bell-weather few! Most of us have the inherited hunger for perfection, a hysterical longing for the ideal. We lack poise, calm judgment, and we are impatient for the millennium.

The susceptibility of our people to suggestion was well illustrated by the "Sixteen to One" fizzle, which had hypnotized almost one-third of our population. The dancing craze is another instance of a "psychic infection," and the "Single Tax" outburst belongs to the same class with these.

Let a prophet but claim to know the way out of darkness or suggest a panacea and in a short time he will be surrounded by an army of followers. As a fact, if a thing is said loud enough and often enough a lot of people will believe it, no matter what it may be. This accounts for the great variety of political faiths, and the infinite multitude of industrial reform groups.

So we see that it is easy to win the applauds of the mob, but thoughtful people will not be misled by the amount of clamor for the "Single Tax" without investigating its merits.

I would like to ask the "Single and Half Taxers" if they consider it ethical for the State to establish and encourage for centuries the "private ownership" of lands and then suddenly confiscate the land. The "Single Tax" proposition must, first of all, be judged as an ethical question. Let us consider the equities of the case. The State or the "People" cannot seize directly or indirectly that which belongs to the individual. The "People" as a community may not rob or steal with more impunity than the individual, and taxation to the point of confiscation is plain "robbery." The proper way then for the "People" to regain the land they have knowingly

turned over to individuals is to "buy it back" from these individuals at a fair market value. Are the people prepared to act righteously and acquire the land by purchase and are they able to meet the expense involved?

"Single Taxers" claim they are not going to confiscate the land, only tax the land so that it will be unprofitable to hold without improvement. Now it does not matter whether you shut out a man from his land or rob him of his property by unjust taxation. In either case you are violating his rights, and any defense of such action is based on ignorance or malice.

State Right to Condemn.

The right of the State to condemn land for public purposes is established; and, in fact, since the State always retained that right its ownership never ceased, and what is commonly called "ownership" really is not more than ordinary "occupancy," the obligations on the part of the occupant being the payment of taxes, and on the part of the State to protect the individual in the quiet possession of the land. This is the essence of the implied contract now existing between the State and private owners, and this contract cannot be broken by either side without proper compensation. If the owner fails to pay taxes his land is sold to satisfy the State's claims against him. What redress should be given the owner when the State abrogates the contract by confiscating his property?

And now let me point out some of the fallacies of the "Single Taxers." Their first error is that "all land is God-made and that all other things are man-made" and that the "supply of land is limited." This is only a half truth, but the whole truth is that "some" land is God-made and "some" is man-made.

Reclamation by Irrigation.

Our Federal Government is reclaiming millions of acres in the Western States by irrigation, making fruitful land which God had left unfit for the habitation of men. Recently the Government built thirty-two acres of land, extending Governors Island in New York Harbor, and New York City itself has built hundreds of acres of land along its waterfronts, which formerly were completely submerged and unavailable. And what about the land manufactured by men in the construction of houses? Every time a ten-story building is erected on a city lot approximately nine additional lots are manufactured by the builder. So we see that all land is not God-made, and that furthermore land can be produced in absolutely unlimited quantity.

Now it may be argued that while the manufacture of lots may apply to space that is habitable by men it does not apply to the cultivable soil.

I venture a prophecy: Just as soon as men discover how to grow plants under artificial light (and experiments with electricity have been fairly successful) we shall see five and ten story farms within cities just as there now are one-story green-houses, where crops will be raised all the year round. Land in its natural state is not fit for man's use. His labor must go into it just as

labor goes into the production of clothes or food.

If I have no right to own land, then you, friend "Single Taxer," have no right to the coat on your back, for the title to the coat is as obscure as that of my land. You bought the coat from a man who robbed a sheep of its wool; the sheep was stolen from its dam, and the dam was restrained against its will, as was its original ancestor by some cave man.

If it is not moral to own an inanimate clod of earth, how much more immoral is it to deprive living creatures of its protection, its liberty and even its life?

The right to real property lies in its use, but as to what and when that use shall be is too delicate a matter for any one to decide, and if some one could be found with omniscience to designate the proper use of each thing we would all violently resent such dictation as an invasion of our personal rights.

One of the pet themes of "Single Taxers" is the "unearned increment." Now there is not the slightest difference between the man who buys real estate, hoping for a rise in value, and the man who buys bales of wool and stores them in his warehouse in hopes of a better market.

The "unearned increment" comes to everything that is in demand, whether it be real estate, potatoes, sugar or ships. It is the result of supply and demand.

If I buy railroad stocks or ships or dyestuffs and sell them at big profits I'm a good business man, but if I buy land and sell it at a profit I'm a "grafter" because I'm getting "unearned increment."

Curious reasoning these "Single Taxers" have! They never mention "unearned depreciation" of real estate. Think of lower Fifth avenue!

"Single Taxers" claim that increased values of land are produced by population, and this again is only a half truth, for up to a certain point population does enhance the value, but as soon as congestion goes beyond this point values begin to recede again. Think of lower Fifth avenue again!

Rather is it true that the character of the improvement upon the land attracts people to that particular locality, and the improvement is determined by the geographical advantage of the land. Population and high land values do go hand in hand, but they are coincident symptoms, not cause and effect. New York City would not have become the home of millions if it had not the advantage of a magnificent harbor, giving it unrivalled shipping facilities and making it practically the largest market or distributing center of our country. The nearer you get to the market or distributing center the better and cheaper you can buy, and if millions congregate in the City of New York it is solely for reasons of economy, the market advantage.

It is amusing to contemplate the strenuous efforts of "Uplifters" trying to drive the people from the large cities into the open country. They would actually have us believe that there are seven million fools living in the Metropolitan district! If so many people live

here it is because they get more and better for their money than anywhere else. Any one who has lived in the country knows that.

Furthermore, the "Single Taxers" talk about the high price of land. There are millions of acres in this country and a good deal of it within two or three hours of large cities, land which can be bought at \$10 an acre; but the very people who advocate the "Single Tax" to reduce the price of land are just the ones who fail to take advantage of the low prices now prevailing, and the reason that they do not buy the land at such prevailing low prices and low taxes is that they do not care to face the hardships of life in the country. The very poor as well as the very rich have grown indolent, and thus extremes meet. It takes physical strength and courage to engage in the occupation of farming, and these people have neither the strength, the courage, nor the desire to work. They would rather be "Pampered Paupers" than "Plowing Princes." They want to get "something for nothing." The fact that they are trying to rob the land owners (they make no secret of that) proves this.

The "Half Taxers" have made up their minds to get cheap rent. They don't care by what means. They have not the slightest intention of building homes. Not in the least! Their idea is to compel other men, by high taxation, to build houses so that they (the "Half Taxers") may get cheap rent. The trouble with the "Half Taxers" is that they are still laboring under the medieval idea that the "landlord" is the traditional enemy of the common people. Just at present in New York City the average landlord is merely a bookkeeper for the mortgagee, an office boy for the municipal departments and a tax collector (without remuneration) for the city. The "Half Taxers" know this and that is why they don't want to own property or build homes; they just want "cheap rent" and let the landlord go hang.

The next half truth on which "Single Taxers" base their theory is that all improvements placed upon land are a benefit to the community and therefore should not be taxed. This again is true only to a degree, for when improvement assumes such proportions, or is of such a character that it shuts out light and air from surrounding property, creates congestion or becomes a fire hazard, or a menace to health, then it cannot be claimed that it is a benefit to the people. Quite on the contrary it becomes a hardship and an expense to the community. That this questionable kind of improvement has been increasing with alarming rapidity in recent years in this city and that the kind of improvement (the small private residence) which really benefits the community is almost entirely extinct must be admitted.

It was to curb these improvements which become a menace to the public welfare that the Tenement House Department, the Industrial Board and the Bureau of Fire Prevention were created, and that attempts are now being made to limit the heights of buildings. The maintenance of these departments has been the direct cause of the enormous increase in taxation, and the attempts of the "Single Taxers" to exempt these questionable improvements from all taxation can only be characterized as folly.

The purpose of a tax is to defray the expenses of the Government, and the only reason why this tax is now levied upon real estate principally is that real estate is the only property which cannot be removed or secreted, and the Government realizes that the easiest way to collect taxes is from those things which cannot be denied. It is purely a matter of expediency, not of equity.

Finally, and this is really of the utmost importance, I wish to point out that the "Single Tax" would be undemocratic, demoralizing and corrupting.

A tax bill is the only practical point of contact between the citizen and his

government. It makes him realize his duty and responsibility. Instead of concentrating taxation upon real estate it should be the endeavor of our statesmen to enlarge the tax-paying class as much as possible by taxing all manufacturers, tradesmen, middlemen, every line of business, profession, craft or trade so that each and every man shall receive a reminder of the duty of good citizenship to take a thoughtful and active interest in his government. We would have less of the waste of public funds which has made American governments so notorious.

When each citizen realizes (through a tax bill) that he pays a part of the public expenditures he will demand greater economy and probity from public officials.

Ask the average man whether he pays taxes, and he will say: No! He is like the merchant who remonstrated with his traveling salesman about items in his expense account, such as cigars, theatres and new clothes. "I do not allow my salesmen for such expenses," he said. The next time the drummer presented his expense account the employer smiled and said: "That's the way I like to see it—no cigars, no theatres, no new clothes; only railroad fare and hotel bills." The drummer winked at the bookkeeper and whispered: "They're

in there all right, but the old man can't see 'em."

When you pay your bills for groceries, clothes, furniture or rent the taxes are in there all right, only you don't see 'em.

Any man or measure that blinds the citizen to the fact that he pays taxes should be suppressed as a menace to the nation. Only by putting his personal responsibility for the government squarely upon the shoulders of each and every man can we hope to eradicate present abuses in office and attain to the highest efficiency in government. The tax bill does that.

As matters now stand on Election Day the landlord considers well what taxes he has paid under the old regime and what he may have to pay under the new. He casts a single solitary vote. He may have fifty to a hundred voting tenants in his house, and they can get together and vote him out of house and home; vote high taxes on real estate; vote themselves all kinds of improvements and luxuries, ridding themselves entirely of all tax or responsibility, and elect grafting officials, who will feed them fat jobs.

If we were to have "Single Tax" these conditions would be infinitely worse than now. It would be a national calamity.

INDUSTRIAL ACTIVITY IN BROOKLYN

Many Large Plots Acquired and Improved With Substantial Structures To Meet Demand

By WM. R. BURLING, of Burling Realty Co.

DESPITE of so-called depression of real estate in the past twelve months, that section of Brooklyn lying between the East River on the north and Fulton street on the west and south, and particularly that within reasonable proximity of the Manhattan Bridge Plaza, has shown activity. In this section a number of new factory buildings, mostly of modern concrete construction, have been erected in this time.

In Front street, just west of Bridge street, Boerum & Pease have erected another seven-story concrete building as an addition to their large plant covering the block front in Bridge street. At the southeast corner of Jay and Front streets the National Lead Company is also erecting a modern concrete building on a plot 112x135. Kirkman & Sons, soap manufacturers, purchased for later improvement, a large plot west of Bridge street, running through the block from Water to Front streets, and at the foot of Washington street a large plot abutting the bridge property has been sold.

South of the Manhattan Bridge Plaza the Sperry Gyroscope Company is now building an eleven-story concrete addition to their present plant. The original building, which was built about two years ago, is one of the best located industrial buildings in Brooklyn, and has a long frontage on the Plaza and another block on Flatbush avenue extension. Because of its central location the roof of this building has been selected for the flashing of election returns and results in the Red Cross campaign.

On the east side of Flatbush avenue extension, between Tillary and Johnson streets, a large plot having upwards of 28,000 square feet and running through to both Gold and Tillary streets, has been recently sold to a large manufacturing concern for industrial improvement. At the northeast corner of Flatbush avenue extension and Willoughby street, directly across from the city's Health Department Building, a modern brick factory building has been built and will shortly be occupied by the owners. The section to the east of Flatbush avenue extension has also shown industrial expansion, the Thompson & Norris Company having increased their holdings in this section; and in fact, during the last year have built an additional building. Large modern

buildings have also been built by Robert Gair Company and Jones Brothers Company. In addition to these, there have been many small sales, but those enumerated above have been particularly noticeable, either because of the size of the building operation itself, or because of the standing of the concern in the business world.

There are several modern commercial garages which have been built during the last twelve months, notable among which is the one covering the half of the entire block at the corner of Park avenue and St. Edwards street. In Pearl street, south of Concord street, one of the large retail shoe companies is building a garage for the handling of their service. At the southeast corner of Sands street and Pearl street the United States of America has purchased a plot 100x100 for Governmental improvement. All of these sales mark a good, healthy growth for this section, because in each case the improvements either have or will be made by concerns who will occupy and do their business within the section.

When one stops to analyze the reasons which have brought these improvements it is not surprising that these concerns have located in this section. All sections of Brooklyn are reached by transportation lines, which spread from the Brooklyn and Manhattan Bridges in fan-like form, with this section as a handle. Consequently, labor of all types is easily obtained. This section is also fed from a labor standpoint by the Manhattan Bridge car, which transfers to all north and south bound lines of Manhattan, as well as to Brooklyn lines.

Within a radius of ten blocks of Manhattan Bridge Plaza there are freight terminals having a capacity of more than five hundred freight cars and at which rates are as low as at any point in the city. There are ample steamship facilities, which are readily accessible along our water front to supply receipts and shipments to all points of the world. The fact that the Brooklyn entrances to both the Manhattan and the Brooklyn Bridges are only some four short blocks apart has an added advantage to manufacturers doing trucking to Manhattan and even to New Jersey.

In spite of the large number of industrial buildings which have been built in this section there is a far larger demand for space than that which exists.

CITY PLANNING OF SMALL CITIES WITH SPECIAL REFERENCE TO AN INDUSTRIAL SURVEY

By A. PEARSON HOOVER, Consulting Engineer

THE economic conditions that control the development of industry are partly natural or geographic and partly artificial, or of man's creation. Through mechanical power numerous forces of nature minister to the wants of man and enable him to free himself from many of the restraints of the world in which he lives. From the development of mechanical power came the realization of efficiency in industrial production. The study of efficiency first became one of individual study, and from this individual operation developed the analysis of the operations of the industrial plant as a unit. From the study and analysis of the industrial plant came the realization of the importance of the efficiency of the industrial section. The importance of the efficiency of the industrial section was clearly realized during the first stages of the present war.

Efficiency in Operation.

If there is one word which the present conflict has brought out clearly in every one's mind that word is "efficiency"—efficiency in operation, efficiency in production, efficiency in management, efficiency in all the forces of the community, and efficiency in all the resources of the country. But how can such efficiency be obtained in the small cities? It can be attained by a comprehensive plan, developed for present and future requirements. Healthy development can be obtained only by a careful analysis of present requirements, with a plan evolved for future growth. Development along scientific and efficiency lines is city planning.

The planning of small cities is as important to the efficiency of the nation as is the planning of large cities. It has been thought that comprehensive planning relates more to the larger cities than to the smaller ones. (By smaller cities are meant those of one hundred thousand population and under.) This has been more or less due to the assumption that planning is not necessary until a city has reached a certain population. It has been the view of many that only large cities have complex problems needing solution. This conception of the problems that must occur in large municipalities was true in practically all cases, but the reason why such a condition should always exist did not seem to receive any consideration.

The reason why problems regarding the general layout and development of the large cities have always existed is because the community, when still a small municipality, did not realize the importance of comprehensive planning. A large proportion of such municipal problems could never have existed had a comprehensive plan been made when the city was a small but growing community.

No Comprehensive Plan.

In the larger cities, sections have been permitted to develop without any comprehensive plan, and to the resultant detriment of the community as a whole. When such planning has been found vital to the interest of the community it has often been discovered that the change of relations as they now exist would require an enormous expenditure of money and a radical readjustment of certain operations. It is unwise to develop local sections according to present existing conditions. Rather should they be developed from the standpoint of what is best for the community as a whole, never losing sight of the future with its contingencies and opportunities.

Small cities have a distinct advantage over larger cities in city planning, for they can take the experience and mistakes of the large municipalities as their example for future development. In order to comprehend fully the vital

need of comprehensive planning for small municipalities one has but to examine the enormous expenditures made by large cities to rectify existing conditions.

The small firm, which has carefully considered and laid out plans for future development, observes a steady and healthy growth with the smallest possible outlay of capital. On the other hand, the small concern which makes additions indiscriminately and without any thought of future development soon realizes the enormous expenditures necessary to increase its production on efficient lines, and is brought face to face with the fact that it cannot compete with its neighbor except by making an enormous additional outlay of money. One who realizes the future possibilities of his enterprise and plans for the time to come, soon becomes an element of force in the community.

In arrangement of streets the small city can be guided by the lessons learned by larger cities. Here again should the importance of comprehensive planning be felt by the small cities. The street system of every municipality is directly related to topographical conditions, as well as to the intensified use of certain sections. Certain streets should always perform and serve a distinct function in respect to traffic if the development and improvements upon the land are followed out upon a comprehensive plan for the future.

The value of a street system depends in a certain measure upon the extent of its diagonal highways and major thoroughfares, and the value of any diagonal highway or main thoroughfare depends upon the connections served to different sections. The small city should feel the importance of providing means for the widening of certain streets to meet future requirements. This can be accomplished at the time when improvements have not yet become intensified by making provision for the ultimate widening of such streets to provide for the traffic which they shall be called upon to handle when the city has increased to a certain population and covers a contemplated area.

Question to Be Studied.

In the planning of small cities one important question to be studied in the light of present needs and future growth and possibilities is the transit problem. Mistakes made in the larger cities by permitting transit facilities to develop indiscriminately so as to feed and tap certain localities have been a source of great annoyance to the community. To rectify such mistakes the expenditure of huge sums of money has been necessary.

If one would look at any of the problems now being presented to some of the larger cities and compare the amount of money necessary to facilitate the movement of traffic from one section to another he would realize to the fullest extent what proper planning, undertaken in the past, would have accomplished in that municipality. To utilize the best facilities for transportation in the small city is to plan and lay out for the future growth.

The small city, in regard to city planning, may be compared with a small industrial plant. When a small industrial plant begins to develop and the realization comes that its development in the future will be steady and constant those concerned in its operation employ a man qualified to lay out a comprehensive plan for such a future. This plan may take into consideration buildings and transit facilities for years to come.

It will embrace the planning of the different departments to provide for a long period of future expansion, but it also takes into consideration the pos-

sibility of developing this comprehensive plan by building small additions year by year. It would be suicidal for the future development of this concern if it were to lay out its plan for expansion to suit its immediate needs and without any thought of the distant future. The plant would soon be in a position of inability to compete with those concerns whose industries had been laid out on efficiency lines for future development.

In the same way the small city should lay out on a comprehensive plan, all the transit facilities that will be required to meet demands far in the future, based upon past record of growth. To be able to transport workmen or mechanics quickly to and from work is of vital importance in the development of any community. In all cities thought should be given to the possibility of future need for elevated systems or subways, and in connection with such rapid transit facilities consideration should be given not only to the location of stations, but to the intersection of streets where it is likely that subways will be required so that curves may be located from cross street to the main avenue without the demolishing of buildings or the heavy expenses of underpinning large superstructures.

Eliminating Grade Crossings.

In the planning of small cities the question of the elimination of grade crossings arises. It is well known that in several communities the cost of eliminating grade crossings under present conditions amounts to considerably more money than if this problem had been studied in the past with an eye to future growth. In this problem alone the small city is in a more advantageous position relative to city planning than is the larger one whose development has been allowed to continue without any comprehensive plan.

One of the most important subjects in the development of small cities is the vital question of districting. To be able to district means the ability to set aside certain sections for certain usages. The districting of certain sections of the small city for future growth and development means that the small town will automatically assume the shape of an economic and efficient municipality.

In the large cities where indiscriminate use of certain sections has been made and certain improvements have been permitted to scatter over large areas this problem becomes a difficult one. There are certain sections so located that they should be developed for special lines of industries. There are certain other sections that should be set aside for residential districts. These sections in the small town are almost uniformly spotted with industries, and it is when the city takes on the shape of a growing municipality that the vital need of districting becomes apparent.

Healthy Development Results.

Districting means the healthy development of the whole community on broad lines and on an economic basis. It means the stabilizing of real estate values. It means the production of the best the community affords relative to its natural resources and geographical location. The most efficient method of correcting evils is to anticipate and prevent them. The time to district a large city was while it was yet small.

The vital importance of city planning for small cities is no better exemplified than in the need of playgrounds and recreation centers for future development. When it is realized that in large cities all over the country this need for breathing spaces has become increasingly large, and when consideration is given to the cost entailed to

(Continued on page 102.)

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Agreement to Lease Apartment.

AN agreement to lease an apartment provided that the landlord should make alterations, additions and decorations specified therein, but fixed no definite time within which they should be completed. In an action for rent the New York Appellate Division holds, *Schneider vs. Ogden*, 167 N. Y. Supp. 352, that evidence that the lessee told the lessor's agent before signing the agreement that he would not lease the apartment unless the work was performed before the commencement of the term was inadmissible as varying the terms of the written agreement, under which the landlord had a reasonable time within which to make the alterations, etc. The agreement fixed the amount and times of payment of the rent, and provided that the lessee thereby agreed to take the apartment and to execute further leases as per blank form of lease thereby attached and made part of the agreement, and also that the landlord was given an option to return a deposit made by the lessee and cancel the agreement of lease within ten days if the lessee's references were not found satisfactory. It was held that on the expiration of the ten days without cancellation the agreement was a binding agreement, and the formal lease therein provided for was not necessary to constitute the tenancy, though the tenant's refusal to execute it would constitute a breach of the agreement. The defendant's remedy for any default as to the alterations would be to set off the damages suffered thereby against the rent, or bring an action for damages for the breach. It would give him no right to avoid the lease.

Change of Street Grade.

The New York Appellate Division holds, *People vs. Ormond*, 167 N. Y. Supp. 63, that there being no right to damages for change of street grade except that it is given by Greater New York Charter, §951, as amended by Laws 1916, c. 510, the further provision thereof that claim must be filed in ninety days after completion and acceptance of work is binding without regard to reasonableness.

Liability for Damage.

A clause in a lease of a flat provided that in consideration of the lessor's furnishing heat and cold and hot water without extra charge, he should not be liable "for any failure to supply the same not due to gross negligence on his part, nor for any damage to property, caused by fire, water, or steam," and by another clause the lessor agreed "to keep public halls, heating apparatus and electrical appliances, gas and drainage pipes up to said apartment and all portions of said building in the general use of the tenants in good and thorough order and repair." The Pennsylvania Superior Court holds, *Shay v. Sherwood*, 66 Pa. Superior Ct. 463, that the first quoted clause expressly exempts the lessor from damages to a lessee's property caused by a leaky radiator within the flat occupied by him, and the lessor could not recover such damages.

Action for Rent.

In an action for rent it appeared that the defendant sublet premises leased from the plaintiff to B., who remained in possession after the expiration of the lease as plaintiff's tenant. B. was indebted to the defendant for back rent, and she paid him \$70. It was claimed that, after the payment was made, defendant, at B.'s request, promised to pay the money to plaintiff, to apply on rent due plaintiff from B., and to wait for her own money. It was held that this promise, if made, having been made after the money was paid, was merely a voluntary offer of defendant, and gave no cause of action to plaintiff.

Block v. Smith, New York Appellate Division, 167 N. Y. Supp. 231.

Brokers' Commissions.

An owner listed her property for sale with a firm of real estate brokers who advertised it and later one of the firm showed it to a purchaser who had been referred to them by another real estate broker to whom the purchaser had applied for information as to places for rent. The partner suggested that the purchaser buy the place and told him the price and notified the owner that

CITY PLANNING.

(Continued from page 101.)

obtain such areas, there should be no doubt in any one's mind that a comprehensive survey in the past, setting aside such spaces as are required for recreation centers, would be the means for saving thousands of dollars to the community.

A small city depends for its development greatly upon its industrial progress. Without industrial progress and industrial development a municipality will cease to expand. To be able to operate industries efficiently and to be able to produce commodities cheaply depends upon the efficiency of the collective whole and not upon the individual firm. It is through the industrial section that the community receives benefit, and this benefit is reflected in the homes, the government and the management of the municipality. It is true that individual firms are more or less independent of one another, but the success and healthy development of the community as a whole depends upon the efficiency of its industrial section.

Without industrial efficiency municipal expansion cannot obtain. The question resolves itself into the vital need, together with city planning, of an industrial survey. An industrial survey means that a comprehensive plan and study is made of the resources of the industrial community. These resources are tabulated and analyzed, and upon the results recommendations are made for the rectifying of present mistakes and suggestions for economic future growth.

An industrial survey means an inventory of the industrial section. It means the study of the different elements entering into the industrial community, to be able to plan a healthy growth for the future. It denotes the same for an industrial community as does the taking of stock and the laying out on efficiency lines of the different departments in a large industrial plant. It means to so regulate and so locate the different industries in the section that each shall receive the services required with the services that can be offered.

The industrial survey places economy and efficiency in operation above all else. It emphasizes the need of coordinating the different transit facilities, industrial locations and development of the natural resources near or adjacent to the municipality, to bring about efficiency in production and efficiency in management. Lack of appreciation of the advantages of the natural resources of any municipality can only hamper the normal and healthy development of industrialism. Industrialism can reach its highest development only when equal opportunity is secured to all and when reward is equitably proportioned to services rendered. It can reach its highest development only when appreciation is thoroughly sensed of the vital importance for an industrial survey as a means of bringing out clearly the production on economic lines of raw materials near at hand.

One has but to look at the record of large cities in the past to find the enormous decrease in the number of establishments within the city and the corresponding increase in the number

the property had been submitted to the purchaser. The latter returned to the office of the other agent, where a sale was negotiated. In a action by the firm for commissions, it was held, *Engels v. Manning*, 202 Ill. App. 209, that the plaintiffs were the procuring cause of the sale and entitled to the commission.

Rent—When Payable.

The New York Appellate Division holds *McCahill vs. Megs Palace Amusement Company*, 167 N. Y. Supp. 373, that under a lease providing that rents should be paid "in equal monthly payments of \$833.33 a month, payable on the first of each and every month," payment was due on the first day of each month for the rent that had accrued for the preceding month, and the rent for each month was not payable in advance.

of establishments outside of the city. It is due to the lack of appreciation of the vital necessities of an industrial survey that such a condition exists. It was the appreciation of the need of an industrial survey and the co-ordination of all industrial forces to one known need—namely, efficiency and economy of operation—that has been the dominant factor in the ability of the German nation to stand firm so long as it has. It has not been for any other reason but that economical and efficient operation of industries and a thorough realization of the absolute necessity for industrial preparedness was behind the German war machine.

Briefly, the industrial survey would in general cover the following subjects:

An analysis of the present transportation facilities, showing their advantages, needs and future expansion.

An analysis of the transportation charges and plan for readjustment so as to increase more effectively the interchange of commodities.

Study of the position of the municipality, with respect to other commercial centers of the country.

Study of the position of the municipality as a center for certain types of industries with analyses showing why and how certain industries should be developed.

Study of the relation of the municipality in regard to the development of any distinct line of transportation.

An analysis of the industrial section with plans for present improvements together with suggestions for future development.

An analysis of the present industries, with suggestions for development in the future.

An analysis of the labor condition in regard to present industries, together with suggestions as to the kind of labor necessary for certain industries which should be developed.

An analysis of the housing problem in conjunction with the labor question.

One can fully realize that after such a survey has been carried through and an analysis made the municipality is then in a position for future development precisely as is a large industrial plant following its inventory and a study of the location of the different departments, with a view to present improvement and future betterment. It is certainly true that municipalities in this country, the smaller ones in particular, will be called upon after the war to do their share towards the commerce of the world and especially in regard to the industrial activity of this country. Until a thorough realization is felt in this country of the need for industrial preparedness, based upon efficient and economic operation, our position will be one of embarrassment in regard to after-war competition.

Industrial preparedness means the establishment of such relations between individual and community, between individual and government, as to create the hearty co-operation of all citizens to meet the need of the municipality and the whole country. Such is the object of an Industrial Survey

BUILDING MANAGEMENT

RENTING PROBLEMS FROM LANDLORD'S VIEWPOINT

By GEORGE T. MORTIMER, President, Equitable Building Corporation

REAL estate men, in my opinion, do not give enough attention to leasing; the brokerage profits on sales are spectacular and beside them the modest renting commission seems puny. Leasing generally is only a side line, and the leasing of office buildings especially is little developed. The average office building either rents itself or does not rent itself, in my experience. The agent commonly does nothing beyond interviewing applicants, making out leases and listening to complaints.

This was well enough when office buildings were a novelty and the demand was greater than the supply. Then the applicants for offices duly paraded by the agent and he selected those whom he liked. But things are different now; most large cities are overbuilt with offices and the new building must largely depend upon drawing tenants from older and less desirable structures. Therefore the agent's job, if he has a new building, is to go out after the customers and, if he has an old one, to keep his tenants. The job has many angles and is man-sized. The building owner who does not realize the importance of his agent is bound to join that class which says, "omce buildings do not pay."

Of course all office buildings do not pay; there are a great number of them so poorly designed and badly located that no agent can make them pay. Likewise it has been my experience that most buildings over 20 years old cannot be made to pay. The first class of buildings should never have been put up and the second class has outlived its usefulness; both should be scrapped and something else erected in their stead. A salesman cannot show profits if he has nothing to sell; this applies to offices as well as to merchandise. But if forethought has been used in the design and location of the building, it should pay throughout its reasonable life, which is about a quarter of a century.

Not a few office buildings are erected solely as monuments to the individual or corporate owner and these buildings must be considered, from the investment standpoint, as tombstones. But if you are putting up a building to make money you must primarily consider its location, convenience, appointments and the economic demand for it.

An enterprising business man fits his goods to his market; a properly arranged office building will likewise enable the agent to fit the space to the wants of his tenants. Therefore the interior arrangement of a building ought to be flexible. I do not believe in erecting typical partitions or in fixing the geography of a single suite in advance of its leasing. You are concerned solely with space and not with rooms. In the Equitable Building we have an "efficiency department" with a corps of draftsmen to design offices according to the needs of applicants. Once a man tells us the nature and extent of his business, we put our efficiency department to calculating how little space he can comfortably get on with.

A renting campaign should be just as strong and as forceful as you can make it. In fact the selling of office space is no different from any other form of merchandising. The campaign may be divided into the two broad heads of "advertising" and "personal solicitation."

Paid advertising is not particularly effective except in an indirect way by creating an atmosphere. The best possible advertisement is the satisfied prominent tenant. A big bank, some prominent business men or other firms of exceptionally high standing in the community make splendid first tenants. You will not get these leading tenants by

making price reductions and it will not pay you to make a price reduction to anyone. Sometimes the big tenants can be obtained by favor but more often, and this is the best way, by showing them that you can give them better quarters than they can get elsewhere. I shall later tell just how we have done this.

Desirable Standard Established.

Your big tenants will advertise you by their own extensive circulation of removal notices and, if you have been careful in the selection of these tenants, you will have established a desirable standard for the building; you will have something on which to appeal to other high class tenants. For you must keep in mind that the reputation and standing of your building is one of the things you are selling. Then you can put out a little paid advertising in the publications which reach the clientele that you desire.

Personal solicitation, based upon systematized information, I have found to be the most effective method of renting offices. Here is the way we proceeded with the renting of the Equitable Building, and of numerous others: More than a year before the building was opened, in fact before the foundations were commenced, the renting force started out collecting information. The personality of these renting force men is important. They must be high class, experienced men of pleasing personality, who can present their proposition well. The handling of downtown skyscrapers is a highly specialized work, and I find that men who have had experience in the particular district in which the building is located are more valuable than those whose experience is gained in other districts. Former employees of large financial houses, on account of their extensive acquaintances, sometimes accomplish valuable results.

Arrangement of Information.

These men we sent out all over the field to look up possible tenants. They were not, as yet, renting offices, but were merely gathering essential information. This information we tabulated on cards and arranged according to the date or the expiration of the leases. The cards bore the name of the tenant, his business, the location, area, annual rental and rental a square foot of his present premises, together with any additional incidental data that could be obtained.

For instance—in the regular work—the agent talks with employees to discover if they are comfortable. He notes whether the tenant seems to have too much, too little, or badly arranged space, and he also notes any facts which would reasonably preclude the possibility of the tenant moving.

All of this information we collected in advance, for it must be remembered that if you do not get to your prospective customer in time, he will probably have signed a new lease, and therefore be lost to you for a year or more. I do not favor the assumption of old leases simply to get a tenant to make a change. More often than not, under such a plan, you will find yourself under a heavy liability.

The cards containing the information collected were arranged under the dates of the termination of the leases, and were redistributed to the renting men from six to nine months before the leases were to expire. Attached to the card was a report sheet which, at the top, contained all the information on the filing card, and below had a blank space upon which to make a report. These reports were handed in daily to the renting manager.

The first drive was on the big space tenants and a great deal of preliminary

work was done before any proposition was made to them. In such instances the agent took an efficiency engineer with him who studied out the tenant's present location and devised ways and means for bettering it in our building. Take the case of a bank. A bank needs ground floor location for a portion of its activities, but it is useless for it to spend the money for an area sufficient to install all the clerks on the ground floor.

We would offer a plan by which the tellers, the officers and the departments of the bank which must be easily accessible to the public were placed on the ground floor, with a private elevator running up from the banking house to some floor above for the bookkeepers and clerks. In this way the bank would secure the maximum advantage in location at the smallest possible cost. Or, take a banking firm which needs much space, does not care to pay for a ground floor location, and also wants the privacy which might be had in a building of its own. This apparently difficult problem is easily solved by installing the banking firm on an upper floor with a private connecting elevator.

Here are a few technical instances. We found one banking firm which had started in a small building on the ground floor; it had grown with the years and eventually had five floors in that little building. The departments which should have been together were apart and there was a lot of lost motion. We could not get them interested for some time—they said that they were getting along well enough as they were.

At last, something about the grouping of departments, which we had mapped out on our plan, caught the eye of one member of the firm. He investigated further and found what we could do for them in the way of reducing lost motion. Then they rented the space that we had planned for them. Another concern was on 13 floors. We put that organization on two floors and they have been able to cut down the number of employees and get better work. They had been paying men to ride in elevators.

Where we could not show actual rental saving we devised groupings so that a concern's work might be done by fewer clerks in more convenient offices or, so that by a better arrangement of offices, the clerks might be better able to perform their duties.

When an agent has such information at his disposal, he is able to talk new offices on a strictly business basis.

Daily conferences are held with the renting men, as well as with those in other departments. We all get together and discuss the difficult prospects. If we cannot reach a man one way, we try to reach him another; and if we are sure we have something better to offer to him than he now has, or than anyone else has, we use every possible influence, personal or otherwise, to get a hearing on our proposition. I do not commend renting on other than a strictly business basis. You do not want to give a man less space than he requires, but you must be equally careful not to give him more space. Giving a man more space than he needs is exactly equivalent to overselling a customer and is equally detrimental to continued good business.

Once the lease is agreed to, a memorandum is made on a form from which the formal lease can be drawn. This memorandum contains the following heads: Name, composed of (if a firm), corporation, under laws of what State; address, business, space, annual rental, payable, term, from (date of lease), possession (when it is to be ready), special

(Continued on page 106.)

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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NOTICE.

IN accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated by the Appellate Division of the First Department, for the publication of all legal notices, and such insertion in the Record and Guide will be accepted as fulfilling all requirements of the law.

The Real Estate Board of New York has sent a protest to Dr. Garfield asking that the coal order be rescinded. The Board contends that the situation in Greater New York is such that the enforcement of so drastic an order is unnecessary.

Throughout the city tenants are experiencing trouble with the gas. The pressure is lower than normal, and this is due to the fact that thousands of families are using gas to help heat their homes. It is necessary to conserve gas as much as possible for the gas companies are doing their utmost to supply a normal service. This cannot be done without the cooperation of the consumer.

The time for the consideration of "temporary" housing for workmen has passed. Plants of a permanent character are being established in various sections of the country. A necessary adjunct is the proper housing of employees, so if business is to be conducted along proper and economical lines, provisions for workmen must be considered along lines which will permit the establishment of families within easy access of the place of employment. It is only in this way that the great turnover of labor can be avoided.

New York's Fire Menace.

Through no fault of an individual or group of citizens, but wholly as a consequence of a combination of circumstances, Greater New York is at present confronted by the menace of a disastrous conflagration. The situation today is a serious matter that requires the vigilance and combined effort of all residents to forestall. This grave condition calls for a close cooperation between property owners, building managers, tenants and their families or employees, in buildings of all types, to exert their combined efforts in order to prevent the start of a fire that might possibly result in a conflagration of immense magnitude. Such a fire at this time could easily devastate a wide area and cause a property damage totaling millions of dollars, to say nothing of entailing a deplorable loss of life.

The recent shortage of coal, coupled with the excessively cold weather that has maintained for more than a month, has materially reduced the efficiency of the ordinary means of preventing fires, and fighting and controlling them during the early stages and before they have had sufficient time to spread to the proportions of a conflagration. The congested and ice-covered streets have hindered the prompt arrival of the Fire Department apparatus, and the frozen water mains with their greatly reduced pressure retard rapid and efficient action by the firemen. The danger is acute, so much so that Mayor Hylan forcibly impressed upon all residents of this city in his recent proclamation, warning them of the danger that exists by this hazard and asking for the cooperation of every one in a determined effort to prevent the start of fires that might easily result in incalculable damage to property and great loss of life.

Today this city faces the hazard of a large conflagration that is more serious than at any time since the commencement of the coal famine that started about six or seven weeks ago. Water mains, supply pipes and meters in many buildings have burst on account of the extreme cold. The pressure in the street mains is materially reduced as a consequence of the conditions that maintain. The efficiency of the auxiliary means of protection and prevention is greatly impaired, and thus is the danger increased. It has recently been stated by a competent authority that in the neighborhood of one thousand sprinkler systems in buildings located in the heart of the manufacturing and commercial districts are partially incapacitated or entirely out of commission as a result of the excessively cold weather. Unfortunately there is but slight hope of relief until the weather moderates to a point where the frozen pipes can be thawed out and repairs made to the sprinkler installations. Furthermore, there is not a sufficient force of men available to make repairs to the damaged systems in a short space of time even should the weather permit.

Since the commencement of the cold snap the number of small fires, due largely to the use of auxiliary heating devices to offset the coal shortage, has increased about threefold. The number of large fires, some of which have almost reached the proportions of conflagrations, has also materially increased. The total of the fires, both great and small, has taxed the facilities and stamina of the city Fire Department to the utmost during the last few weeks, and a further demand would create a dangerous condition in the Department.

Many weeks of constant labor will be required to restore the damage that has been wrought by the recent conditions, and it will call for the assistance and cooperation of all citizens in this work of prime importance to the safety and welfare of the city. The problem is a grave one and must be approached in all seriousness by the residents of New York City as well as by the authorities. All must be willing to help to reduce the number of fires. Only constant vigilance will prevent their getting a fair start and quick and efficient action will keep those that do occur under control.

Battle-of-the-Hudson.

When Hindenburg's steam-roller army, crushing its way through France, threatened the city of Paris, an inspired genius of strategy and organization swept the boulevards of several thousand automobiles, loaded them with as many soldiers as each could carry, and rushed the poilus by a series of round trips into the Battle of the Marne to arrest the Hun hordes. Taxis, not railroads, saved France.

On Manhattan Island factories are shut down, schools are closed, office buildings have the temperature of cold storage warehouses, the rich are shivering, the poor are freezing, and pneumonia threatens the well clad as well as the tattered.

In New York an emergency exists which calls for drastic action like that which saved Paris. Resuscitating New York means giving the nation a chance to get on its feet again, because in New York the commerce of the country centers, and it is through New York that America's aid to the Allies must be forwarded.

This city must have coal at any cost or the consequences will be such as to imperil the success of the enterprise upon which the nation has entered and which it has pledged itself to carry through to a successful ending.

The ordinary methods of carrying coal across the water barrier having broken down the city must employ the most expeditious plan, even if it is revolutionary, of getting the fuel of which it is in dire need.

Across Hudson deliveries have heretofore depended on the tug-and-scow plan of transportation from tidewater to the isolated island of Manhattan. Many scows of the limited number in the harbor have been sunk, with their precious cargoes, by the inimical ice floes. Of the 182 tugs registered here, thirty-five per cent. have been put out of commission. The average hauling capacity of those still in working condition has been reduced from about 10,000 tons of coal a day to only 1,000 tons. This is the compelling reason why New York must look quickly for some other way to get coal from the New Jersey yards to the city consumers.

There are 1,260 registered five-ton auto-trucks in Greater New York, besides several thousand commercial motor vehicles capable of carrying from one to five tons. In New Jersey there are 300,000 tons of coal.

Out of the large number of five-ton trucks it may be possible for an energetic administration to get together a thousand. Between six o'clock on a Saturday evening and six in the evening on one of Mr. Garfield's Mondays is forty-eight hours.

There are enough powerful double deck ferryboats owned by the railroad to shuttle each one of these 1,000 trucks to and from across the river ten times in the forty-eight hours, and still give the motormen time to eat and sleep a little, and to make their runs from the New Jersey coal depots to the ferry houses and from the Manhattan slips to improvised dumps in the streets nearby.

In the two-day period of enforced business suspension these thousand trucks would pile up 50,000 tons of coal on this side of the river. In the Garfield holidays from February 4 to March 25 400,000 tons could be dumped into Manhattan, which added to the daily deliveries would relieve the situation and give the city a reserve supply with which to "carry on."

What is needed is a man—one of those Americans we are always bragging about—a big, bold, dominating, resourceful character who will do what is a simple thing to do compared to stopping the entire manufacturing machinery of the country; what is an easy thing to do compared to coercing millions of men and women into sitting idle for five days while the elements continue to drape a Hunnish shroud of ice and snow over the inefficient railroads and the unfeeling Hudson.

Under the lead of such an administration, who must be given authority to

ct and who must have financial backing, it is most likely that the patriotic merchant owners of the five-ton trucks would offer them to the Government for his week-end service and would arrange to make their collections and deliveries with smaller motor vehicles, or suspend them until the last three days of the week.

The railroads, also, would probably place their ferryboats at the orders of a competent man in whom they had confidence, while the patient commuters could arrange to go home early, and stay home over Sundays and Mondays, or manfully take to Mr. McAdoo's tunnel.

Failing the voluntary offer of the necessary adjuncts to the successful carrying out of the plans the administrator might well commandeer both motors and boats to relieve the city in its distress.

The working out of the scheme would come hardest on the motormen and the army of coal heavers necessary to load and unload the trucks who would be on duty almost continuously for two days and nights.

But this is war and by some such strategy must the Battle of the Hudson be fought and won.

Building Situation.

Editor of the RECORD AND GUIDE:

Two articles in your issue of January 19 relative to labor conditions in America state that there is a lack of proper housing facilities for workmen and that this occurs even in the large cities.

In this opinion they are no doubt correct, and also when they state that the building trades are inactive all over the United States. Are they not inactive because they have marked the price so high for their labor that the public will not buy? If a merchant marks a certain line of goods above the price his customers will pay he usually cannot sell them, and the building trades are not different from any other line of business. Something is making the average workman's home cost so much that it does not pay to erect it. Either capital or labor is getting too large a share for the investor to obtain any profit on the transaction.

In New York the exactions of the Tenement House Department and the general high cost of building has made it practically impossible to add to the existing supply until either rents go up or the cost of building goes down.

Last year the Legislature endeavored to pass a law to give cheaper facilities by taking the old-style three-story one-family house out of the tenement house class, but by the time the bill got through our Legislature it was so altered it was of no use in relieving the conditions for which it was intended.

A labor inspector recently told me that there were a large number of unemployed men in the United States and that he thought the hours of labor should be reduced in order to give more work to the unemployed. I told him if he reduced it to six hours there would be still more people out of work. If he made it four, practically everybody would be out. I don't suppose he believed me, but if the manager of a dry goods store should make up his mind that price had nothing to do with the amount of his sales and when his sales fell off he marked up the price of his goods to make up the deficiency, where would he likely come out?

So long as labor unions imagine that they exist only to see how much money they can obtain for the members of the union in the form of salary and what advantage they can obtain in general factory improvement and supervision, without any regard to whether the business they work for lives or dies, these conditions will be bound to exist. It ought to be the part of the labor union to see that any business in which its members are working at least pays some margin of profit. The next thing would be to see that its members got a fair share of that profit.

It would be an ideal condition if in the building trades a certain number

could get together on a cooperative plan a sort of piece work basis for labor and capital, worked out so that the thing they have to sell will at least show some margin of profit to an investor. If they get the price low enough there will be no difficulty in marketing the goods, and half a loaf is better than none at all.

They generally end by putting it up to the municipality or community at large, and when this is done it comes back in the shape of the constantly increasing cost of living, which at present is more largely due to the increasing cost of government than anything else.

INVESTOR BUILDER.

Selling Real Estate.

Editor of the RECORD AND GUIDE:

My object in joining the Real Estate Auctioneers' Association is in furtherance of an effort to make real estate a more liquid asset than heretofore. I believe much can be accomplished along this line. I know that every piece of real estate, if it has any value at all, has a buyer at some price. If it has no value, then it should not be assessed or pay any taxes.

The real reason why realty is not a liquid asset, such as stocks or bonds, is that there is no open market for it; no place where one can sell, even at a sacrifice; no mart for a seller to go to where an actual buyer can be found; and if an owner is fortunate enough to find a possible buyer, there is no accurate way for such buyer to determine the real value of the property. Then, after the person has bought or sold, as the case may be, the expense, time, brokerage fees, title searches, legal requirements, risks, etc., accompanying the transaction, to say nothing of the care of the property itself, are such as to make the average investor hesitate about putting his money in real estate.

Why should all this be so? The answer is simple. Real estate, as a business, has stood still, while the rest of the world of business has moved ahead. Real estate, selling and buying, is conducted along exactly the same lines today as was the case one hundred years ago, with the possible exception that certain corporations are now searching the titles and selling guaranteed mortgages.

There is the same guessing as to values as there was one hundred years ago; the same trouble to find buyers; the same expense and loss of time in completing the transaction; the same trouble, only more, in caring for the property after it is purchased. What is the reason? If you have one thousand bushels of wheat you can sell it on five minutes' notice. If you have stocks or bonds of a railroad, or even if they be of a company, whose basic value is real estate, you can sell such bonds and stocks and get your cash, but you cannot sell the real estate of the company itself. You can sell securities, products, commodities, and almost all kinds of merchandise at short notice and for cash, but the very foundation on which all these depend—real estate—has no market.

What is necessary to make real estate a liquid asset is, in my judgment, the following:

First: A standard of value for lots based on actual and easily ascertainable facts. Now that the Zoning Law is in force, this should not be difficult, and could be changed every three or six months, as the economic and financial conditions change. To-day, the value of real estate depends upon the appraisalment of an individual whose judgment is perhaps based on a cursory knowledge of one or more transactions, either fortunate or unfortunate, and whose opinion is likely to be affected by what he had eaten the night before.

Second: Open publicity in every transaction. What a piece of property sold for should be as much a matter of public records as the price Government bonds are selling for on the Exchange.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 290.—Store tenants object to peddlers locating in front of their stores and ask the landlord to put a stop to it, asserting that it creates an unfair competition to their business. Should the landlord do this and can he do so? S.F.

Answer No. 299.—This is no obligation of the landlord. The tenant can have a stop put to it. Tenants similarly situated should combine to put a stop to this practice.

Question No. 300.—I had a lease on my apartment for two years ending April, 1917. At the expiration of the lease nothing was said by either the parties of the lease. Under the circumstances, does the lease renew itself automatically for one or for two years? GEORGE DRESS.

Answer No. 300.—One year.

Third: An entire simplification of the old-fashioned method of selling, buying and transferring real estate and the resultant expenses.

Fourth: A real market place for real estate—a place where a man can go who has a house or a lot—where he can ascertain at once the value of his property. If he finds it worth \$50,000 and he can't sell it for \$50,000, he can get \$45,000 for it; if he can't get \$45,000, he can get \$40,000, or he should be able to sell it at some price—should be able to find a market for it. Let me illustrate.

A year ago, New York Central Railroad stock was selling around \$100 a share and many people paid that and more for it for investment. Today you can't get \$70 a share for it, but at least you know where you can sell it, if you want to,—it has a market,—but that is what you cannot do with a piece of real estate. You can't sell it at all. There is no market for it, even for the most staple. The benefit of a market of this kind will be shown in actual values and will therefore prevent the ridiculous assessed values of property for tax purposes, and we will be likely to get a real and scientific basis on which to tax real estate.

It is going to be my effort to bring about these four objects, which, to my mind, will make real estate a real asset and not a guess.

Personally, if my office conducts any sales on the Exchange, it will only be with the following distinct understandings:

First: That the property will be absolutely unprotected in any manner, shape or form, by the owner, his representative or anybody that has an interest in it. They must be willing to let it be sold for whatever it will bring, no matter what that price may be, otherwise I will not handle it.

Second: Every detail of the property, so far as ascertainable, must be made public, so that the buyer will know exactly what he is doing and what his risks are.

Third: In case of foreclosure, mortgagees must publicly advertise up to what amount they intend to bid for the property, if they intend bidding at all.

Fourth: I do not want sales, nor do I care to be associated with any sales at auction, where all the facts are not as fully made known to the public as is the case when a Government bond is bought on the Stock Exchange.

J. CLARENCE DAVIES.

YOUR 1918 RENTAL-INCOME IN ADVANCE

Illustration

If gross Rents next 12 months are \$30,000
We will advance you, as required :
Expenses and Charges, say \$20,000
And balance (net income) to 10,000 \$30,000

NEW YORK INCOME CORPORATION

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31 Nassau St., New York
Telephone, 4705 Cortlandt

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BROKERS and APPRAISERS

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Management of Estates a Specialty
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

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REAL ESTATE

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Chelsea Section Specialists

254 WEST 23rd ST. TEL. 1276 CHELSEA

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Real Estate—Insurance
Renting—Management

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N. E. Cor. 123rd Street Telephone 6500 Harlem

REAL ESTATE NEWS OF THE WEEK

Auction Market Holds Center of Stage—Museum Receives Gift—Improvement On Murray Hill

REAL estate brokers were more busy trying to straighten out the coal situation than in selling and leasing, therefore the brokerage market simply marked time, without anything of special interest having developed.

The auction market, on the other hand, was enlivened through the offering of several important properties. The one-time Waldo house, known as 28 East 72d street, was disposed of to the plaintiff on a bid of \$51,800. The property has an interesting history. The house and the adjoining one were built in 1895 at a cost said to have been nearly \$1,000,000, including the interior furnishings. The houses were never occupied by the family, and for the past thirteen years have been untenanted. Negotiations have been on and off during the past ten years for the disposal of the properties, but they were never concluded. The corner house was sold in foreclosure in 1912 to the Dime Savings Bank of Brooklyn.

The Republic of Panama bought the well-known "Red House," at 350 West 85th street, as plaintiff, at auction for \$165,000. The property measures 100 x 102.2 feet. This is about \$5,000 less than the mortgage judgment obtained against the Eronel Realty Company and others. In 1903 and 1904 the Republic of Panama invested in Manhattan real estate about \$5,000,000 of the \$40,000,000 paid to it by this country for the Panama Canal. In 1914 the Republic foreclosed on the twelve-story Prosader apartments, at Central Park West and 65th street.

Last Thursday the auction room took on an old-time appearance when a number of interesting parcels were offered. The four-story dwelling at 8 East 54th street, 20 x 100.5, was purchased by Mrs. Edith Talcott Bates on a bid of \$50,000. The property is assessed at \$73,000. Mrs. Bates owns and occupies 12 East 64th street, twenty feet east of the house just mentioned. The offering included several parcels in Brooklyn and the Bronx.

As plaintiff George Abeel took over the Chesterfield, a ten-story apartment house, on a plot 160 x 96 feet, at 260 Riverside Drive, on a bid of \$438,653. The plaintiff made the only bid, \$7,500 over prior liens.

During the week litigation was concluded whereby the Metropolitan Museum of Art receives as a gift, under the will of the late John Hoge, of Zanesville, Ohio, the fee to the land at 479 to 485 Fifth avenue. The Oceanic Investing Company leased the property from Mr. Hoge, and subsequently bought the adjoining northeast corner of Fifth avenue and 41st street; also 14 and 16 East 42d street from I. S. & M. S. Korn, and erected the present eleven-story store and office building for the Rogers Peet Company. The gift was appraised at \$900,000, but when the existing lease expires the Museum trustees will find it more valuable, for values have increased since the original lease was made.

Plans are in course of preparation for the improvement of the old South Church property, at the southeast corner of Madison avenue and 38th street, by August Heckscher. Unless the present intention of the owner is changed a sixteen-story structure will be commenced on the property, which has been the cause of considerable litigation owing to the Murray Hill restriction. The court decided that the word "dwelling" in the original restriction was broad enough to permit the erection of a multi-family house on the plot. The proposed structure will cost, according to present estimates, \$650,000. The building will be erected in accordance with the Zoning Resolution. The main structure will be ten stories high, then will come a setback to the height of four stories and a mansard roof two stories high. The architects have laid out the floors in suites containing three and four rooms each, though each room is of exceptional size. No date has been fixed for the commencement of the operation.

RENTING PROBLEMS.

(Continued from page 103.)

clauses, negotiated by, references (three), alterations, remarks.

Whatever changes and work are to be done in the offices is entered in triplicate upon what we call a "change order." This gives the name of the tenant, the date when the work is to be completed, the amount which is to be charged to the building, and a full description of the work. This form is signed by the tenant and by the renting manager; the copies are in three colors, one of which goes to the treasurer of the building company, another to the construction department, which superintends the doing of the work; the third is retained for reference in the renting department.

The methods and the forms which I have described will vary with the kind and the size of the building that you are renting, but the general principles will, I am sure, apply to any sort of building. I have applied them myself to many different classes. If you happen to have more than one building on your hands it is a good trick to have distinctively colored leases and forms for each building. This saves a lot of trouble by preventing wrong filing.

In renting buildings, you must not only plan your outside campaign, but also your inside campaign. I have found. You should not sell your building to whomsoever applies or you will suddenly wake to the realization that you have so cut up your space that you have nothing but job lots left to offer. Five floors of the Equitable were kept entirely closed until the building was elsewhere well rented. We had a line on several big tenants and knew that we must have the space to offer them. But had we rented space here and there on these floors, we should have been unable to

take the large contracts without moving and probably displeasing a number of present tenants, to say nothing of the attendant expense.

TENANTS TO BE TRAINED.

Kind but Firm Methods to Be Adopted
Against Those Who Refuse to
Pay Rent.

BRONX apartment house owners are going to launch a campaign designed for the enlightenment and education of tenants who cannot or will not realize the gravity of the coal situation. The landlords propose to be kind, but firm, and they hope that, through their efforts, the tenants will be able to see the "great light" without unkind and harsh measures having to be resorted to.

A preliminary meeting was held at the office of Harold M. Phillips, 261 Broadway, this week, the object being to form an association to meet the coal crisis. M. Morgenstern, of Morgenstern Brothers, was chosen temporary chairman, and arrangements were made for a general meeting at the Hunt's Point Palace, Southern Boulevard and 163d street, this evening.

It was asserted at the preliminary meeting that there are some lawyers in the Bronx who are encouraging tenants to resist payment of rents from such landlords that do not provide heat, irrespective of the inability of these landlords to procure coal, and the fact that they allow their heatless tenants reduction equivalent to the money the landlord is saving by not buying coal, which is impossible to obtain. Many tenants, it is said, are generally demanding excessive reductions, and the landlords say that the numbers appealing to the Civil Court for such redress are growing in alarming numbers.

REALTY BOARD'S COMMITTEE ACTS ON LEGISLATIVE BILLS

At its regular meeting held on Wednesday, January 23, 1918, the Real Estate Board's Committee on Legislation and Taxation took action on a number of bills as follows:

Senate Int. Dunnigan. providing for a Commissioner of Records in the County of the Bronx. The proposed Commissioner to hold office "until the completion of the duties to be performed by him." This bill is opposed. Twenty days after the passage of the bill the County Judge and Surrogate of the County is to appoint him. His salary is to be \$5,000, and such salary and the salaries of his staff may be increased by the Board of Estimate in its discretion. The County Judge and Surrogate are to at pleasure appoint and remove such deputies, clerks and employees as may be necessary for "the proper and economical conduct of the duties of said Commissioner of Records, office, etc., and as may be provided for by the Board of Estimate and Apportionment. The duties which the Commissioner of Records is to perform can just as well be performed by the Register. This is an attempt to create a similar office to that which exists in some of the counties of the city of New York, the existence of which amounts to a scandal. A term of office, i. e., of a public office—which is "to expire upon the completion of the duties to be performed" means that it lasts forever. This office is unnecessary and, at this time especially, saddling this expense on the taxpayers would be an outrage.

Senate Int. 89, Boylan. This bill is approved. It amends the Greater New York Charter in relation to fixing the limitation and rate of taxation authorized to be levied on real and personal property assessed upon the assessment books of the city. It adds to the existing law this limitation. "The annual rate shall not exceed 17½ mills upon each dollar of assessed valuation of real and of personal property, if any, assessed on the assessment books of the city." This bill was introduced at the request of the Real Estate Board. It is designed to limit the budget to a size commensurate with the amount of taxation that may reasonably and equitably be collected from real estate, and, indirectly, to enforce economy in the administration of the city's affairs, and the securing of revenue from sources other than real estate, to make up the amount that may be needed above that collected from the 1.75 tax on real estate. It is believed by the Real Estate Board that this bill, if passed, will be a very powerful factor in correcting an evil of long standing, namely, the overburdening of real estate by taxation; and the attention of all real estate organizations and individual taxpayers is urgently called to it and their support enlisted.

Senate Int. 84, Dowling. This bill is opposed. It amends section 1503, chapter 516, Laws of 1911, by providing that one of the assistant district attorneys of New York County shall receive an annual salary of \$10,000. The other thirteen are to receive \$7,500 as at present. This is no time for the creation of new civil positions at large salaries. There are hundreds of highly competent lawyers in New York County whose practice does not net them anything like the \$10,000 required in the bill.

Senate Int. 79, Nicol. This bill is opposed. It amends the Civil Service Law providing for

a pension system for the Classified Civil Service Employees of the State. The pension fund is to consist of five per cent. deductions from salaries, together with an annual appropriation by the State equal to the aggregate of such deductions. It provides for voluntary retirement at 55, and after at least five years' service, and for compulsory retirement at 65. This bill is opposed entirely aside from the chaotic conditions of the existing pension systems. The present is no time for the consideration for the proposal to establish a pension system for civilian employees of the State. The State budget for the necessary expenses of the Commonwealth is mounting by leaps and bounds and it should not be augmented by the burden of a large number of civilian pensioners. At this time let us bend every energy to protect and promote the welfare of the men who are fighting our country's battles.

Senate Int. 27, Sage. (Same as Assembly Int. 79, F. A. Wells.) Providing that moneys appropriated in 1917 for the National Guard shall be available for the New York Guard, and

Senate Int. 101, Sage. (Same as Assembly 78, F. A. Wells.) Appropriating money for the equipment of the New York Guard. Both these bills are approved as providing the necessary machinery for the protection of the State.

Senate Int. 73, Dowling. (Same as Assembly Int. 121, Amos.) This bill empowers the Board of Estimate to remove restrictions upon the Speedway and, if the Board of Estimate takes such action, vests discretionary power in the Park Commissioner. This bill is approved, as it is obvious that the Speedway for many years has been restricted to a use proper enough when it was originally laid out, but now too restrictive because of the fact that it is no longer used for trotting horses, and that its use would greatly relieve congestion of street traffic between Manhattan and the Bronx.

Senate Int. 85, Dowling. This bill is opposed. It amends the County Law to provide for the election of a public defender for a four-year term in counties of a million or over, at \$15,000 a year. The present is no time for this, and, in addition, the bill is wrong in principal as proper provision is now made by law for the appointment of attorneys by the courts to protect the interests of those charged with crime who are financially unable to employ counsel.

Senate Int. 8, Wagner. This bill is opposed. This bill in effect amends the Charter so as to violate the "pay-as-you-go" policy, by permitting the Board of Estimate to issue corporate stock for school buildings and sites and other park improvements. It is opposed on the ground that the provisions of the "pay-as-you-go" policy should remain intact, notably at this time, and that no legislation should be passed which would relieve the city from the obligations to finance such improvements out of the annual budget.

Senate Int. 26, Sheridan. This bill is approved. It makes it lawful for the Comptroller to suspend or postpone the sale of tax liens for any time not to exceed three years, from the day specified in the advertisement. The present limitation is 15 months. This bill is believed to provide proper measure of relief, especially at a time when numerous unusual obligations make it difficult to pay taxes on real estate, and particularly that owned by householders, many of whom have been drafted or have enlisted in the Army or Navy.

Norris Miller, John C. McCall, Frederick Gimbel, Peter Cooper Bryce, Roland L. Redmond, Augustus Van Cortlandt, Julius Loeb and J. Robinson Beard. Pease & Elliman negotiated the transaction. The property was held at \$850,000 and has been purchased by an investor for cash. The brokers announce that with possibly one exception, it is the only new apartment house on the east side, sold for some time, which had no element of trade involved.

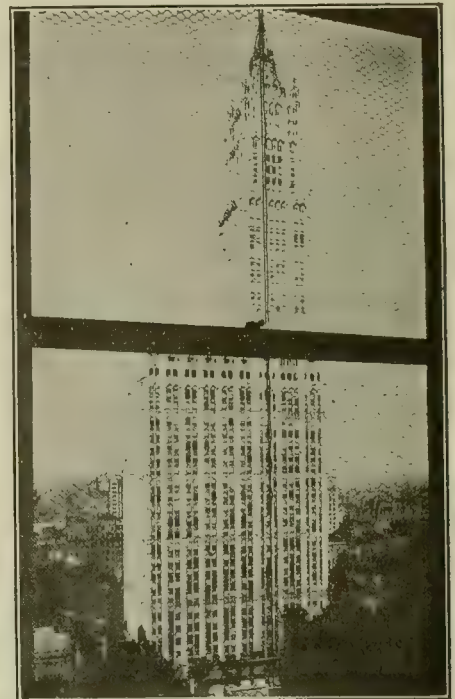
Negro Project in Harlem.

Plans are being crystallized for the creation of a social center in Harlem for negroes. The Cruikshank Company sold for the Estate of Curtis B. Pierce, to the Van-Astor Company, Inc., William H. Butler, president, the plot of thirteen lots, at the southeast corner of Seventh avenue and 138th street, measuring 100 feet on the avenue, and 300 feet in the street. A syndicate composed of Kort Berle of the Gunvald Aus Company, structural engineers, Sigurd J. Arnesen, importer, and Frederick J. Waage, cashier of the Norwegian-American Steamship Line, has formed the Seventh Avenue and 138th Street Corporation, to finance, construct and equip a building for the exclusive use of negroes. The building project is said to involve \$1,000,000. The building will be seven stories in height on Seventh avenue, and four stories in 138th street. It will contain a gymnasium, swimming pool, dining room, auditorium, concert room, sleeping apartments, employment agency, banking office and other features. The swimming pool will be 50 feet wide and 160 feet long, and from

three to nine feet deep. The auditorium on the top floor of the Seventh avenue frontage will have a capacity of several hundred persons. Arne Dehli is the architect.

Optical Company Sells.

The six-story loft building at 540 and 542 First avenue, northeast corner of 31st street, erected about ten years ago by the Meyrowitz Manufacturing Company for its occupancy, has changed hands, the new owner being a client of Henry Aronson, Inc. The George Rosenfeld Company, Inc., represented the selling company. The holding price is \$145,000. The building is a six-story "L" shaped structure, on a plot containing about 10,000 square feet, having a frontage of 50 feet on First avenue, and 150 feet in 31st street. The "L" is formed by an extension measuring 50x98.9 feet, at the rear of the plot. In connection with the transaction, the Rosenfeld Company announces a number of leases in the building, including



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 15 as against 30 last week and 27 a year ago.

The number of sales south of 59th street was 7, as compared with 15 last week and 10 a year ago.

The sales north of 59th street aggregate 8, as compared with 15 last week and 17 a year ago.

From the Bronx 5 sales at private contract were reported, as against 7 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 115 of this issue.

Madison Avenue Sale.

Klein & Jackson sold the recently completed thirteen-story apartment house at 31 to 33 East 72d street, occupying a plot 56x102.2 feet, at the northeast corner of Madison avenue. The building occupies the site of the former residences of Miss Laura Rhineland and the Tyson Estate, which were acquired by Klein & Jacobson two years ago from former Police Commissioner Rhineland Waldo. The structure was erected by H. H. Oddie, Inc., builder, from plans by Rouse & Goldstone. It contains one apartment to a floor, consisting of fourteen rooms and five baths, all of which were rented before August 1 last, although the building was not ready for occupancy until November 1. Among the tenants are J.

Why not get the benefit of reduced insurance rates, together with the maximum of Fire and Breakage Protection?

Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

Write for Catalogue and Samples.

**MISSISSIPPI
WIRE GLASS CO.**

Room 1712
220 Fifth Ave., New York City



When Affected by War Conditions Advertise All the More

Lessened trade in those lines affected by war conditions, and temporary complete cessation of trade in some lines, due to the difficulty of obtaining deliveries, lack of raw materials, etc., has caused many sales managers to reduce their forces. In a number of lines traveling salesmen have been recalled to the home office.

Under such circumstances some sales managers have questioned the advisability of advertising, when there was "no business." The advertising manager who finds this attitude prevailing, in spite of his well-grounded belief in correct advertising principles, oftentimes is allowed to continue his trade paper schedules under protest, with the possibility constantly present that cancellation of advertising contracts will be ordered at any moment, even though he should advise against it. In such a situation it may well be contended, and with good reason, that business conditions of this kind make the continuation of trade paper advertising even more necessary than usual.

Take, for example, the case of a large and well known company manufacturing heating boilers, which has been taken over by the Government. Under normal conditions architects and contractors would be constantly reminded of this line of boilers, at times when estimates were being figured and heating problems discussed.

The output of this concern is temporarily off the market, and heating contractors favoring this equipment are not pushing the line. Under the circumstances it no longer receives the valuable selling publicity it formerly was given through these channels. In fact, substitute lines are being discussed, and the advantages of any particular substitute may be rather forcefully presented, to its great and permanent advantage. Under these conditions it could hardly be too strongly urged that normal publicity in trade and architectural papers is more than ordinarily necessary.

Many manufacturers are considering the discontinuance of advertising at this time because they don't need business. Have they considered the possibility of using it as insurance of good-will, and applying the force of publicity in a new way, to iron out the kinks which are developing on account of the difficulty of taking care of business in an ideal manner?

Considering the great importance and value of trade connections, and of maintaining intact the "sales plant," meaning the distributing organization, during the trying days of war-time, it seems that trade paper copy could be used to no better purpose just now than along these lines.

The Advertising Man

(No. 10 of a continued series)

to the Pyrene Manufacturing Company, part of the first floor, the basement, and fifth and sixth floors; to the Riverside Press, half of the first floor; to the Chesterfield Furniture Company, fourth floor, and to the Nuremberg Company, manufacturers of artificial Christmas trees, half of the third floor. The building is now completely rented with the exception of 6,000 feet on the third floor.

Kingsland Changes Hands.

The Podwil Realty Company, Joseph Silberson, president, sold to the Queen Mab Company, the six-story elevator apartment house at 836 to 842 Riverside drive, known as the Kingsland. The property measures 103x152 feet. The structure contains accommodations for forty-five families, and carries an annual rent roll of about \$33,000. The property was held at \$285,000. Nehring Brothers were the brokers. The purchasing company recently bought three similar properties in the immediate neighborhood, including the adjoining apartment house known as the Gustavus, all of which were recently resold.

Leasehold Resold.

Negotiations have been practically completed for the resale of the dwelling, 17 West 50th street, Columbia College leasehold, by Mendel Presberger. Mr. Presberger recently acquired the property from Cornelia V. R. Hoppin and William V. R. Ewing, executors of the Estate of John Ewing. To take over the property the 17 West 50th street corporation was formed at Albany this week, with a capital of \$10,000. John J. McGrath, William E. Cuff and Charles R. Allison are the directors. The house is a four-story and basement structure on a lot 25x100.5 feet. It is understood that the property will be remodeled.

Sale in Old Silk District.

Central Trust Company sold 101 and 103 Crosby street, and 133 Mercer street, the former a seven-story building on plot 39.10x62xirregular, adjoining the southeast corner of 10th street, and the other a six-story building on lot 79.6x61.2. The trust company has held the properties since 1915 and 1904, respectively. Last month the same company with George F. Johnson, Jr., as trustee, sold the similar property at 97 Crosby street to Daniel H. Jackson.

Oil Company Buys Site.

The sale of the Whitestone Silica Fire Clay Company's property at Carteret, N. J., takes from the market one of the few remaining New Jersey shore parcels, between Elizabeth and Perth Amboy. The deal was negotiated through Ruland & Whiting Company and Harrison S. Colburn Company. The new owner will improve the property in the near future. It consists of ten acres, having a frontage of approximately 500 feet along the Arthur Kill, and extending back 1,000 feet to the tracks of the Central Railroad of New Jersey. The property lies between the Williams and Clark and the American Agricultural Chemical Company's plants. It has riparian rights granted by the State. From it a dock, 100x200 feet, extends into deep water. In the immediate neighborhood are the Standard Oil Company, the Mexican Petroleum Company, the Warner Asphalt Company, the Grasselli Chemical Company, the International Nickel Company and the Barber Asphalt Company plants.

Manhattan.

South-of 59th Street.

11TH ST.—M. Schlossheimer sold for Willar Realty Co. to Joseph Arronov 624 East 11th st. a 6-sty tenement, with stores, 25x98.6, between Avs B and C.

21ST ST.—Duross Co. sold for Mrs. Sarah Ann McDonald the 4-sty dwelling, 141x98.9, at 429 West 21st st, opposite General Theological Seminary. The property was held at \$10,000.

50TH ST.—Eckhardt & Kelly resold for Bond & Mortgage Guarantee Co. to William Kreisberg 520 West 50th st, a flat containing stores, 25x100, between 10th and 11th avs, acquired by the seller about a month ago.

2D AV.—Joseph Aschbach purchased from Louis Wolf the 4-sty double flat at 1634 2d av, on lot 25x88, through Fred Oppenheimer. The property was held at \$28,500.

North—of 59th Street.

89TH ST.—Lillie S. Beebe sold the dwelling at 262 West 89th st, 15x100.8, at Broadway. The seller acquired the property in 1895.

94TH ST.—Houghton Company sold the 3-sty dwelling, on a lot 17x96.8, 162 West 94th st, between Columbus and Amsterdam avs, for estate of Helena R. Dana.

95TH ST.—Herman Acher sold to Juan Jos Ariosa 133 West 95th st, a 3-sty dwelling, on lot 16.6x100.8.

101ST ST.—Eversley Childs sold the 5-sty apartment house on plot 38x100.11 at 7 West 101st st, between Manhattan av and Central Pk West, and adjoining New York Medical College and Hospital for Women. The property is reported to have brought close to the assessed valuation of \$43,000.

7TH AV.—Goodwin & Goodwin sold for Mrs. John Martin an apartment at 1854 7th av, between 112th and 113th sts.

Bronx.

137TH ST.—Jacob Kaplan purchased for investment from New York Life Insurance Co. 635 East 137th st, a 6-sty 24-lam. apartment, on a plot 37.6x100, between Cypress av and Southern blvd, one block south of the new Broadway-Lexington av subway station at 138th st and Southern blvd. The sellers recently acquired the property at auction. A. H. Levy negotiated the sale.

149TH ST.—Arthur E. Smith bought from Cahn & Pittman the 5-sty apartment house at 466 East 149th st, on a lot 25x100.

170TH ST.—Rahway Land Improvement Co. sold to Pearl Niles the 1-sty taxpayer, with stores, occupying a plot 113.6x100 at the northeast corner of 170th st and Jerome av.

JACKSON AV.—Richard Hermann sold to William H. Seibert and another 1049 Jackson av, a 3-sty dwelling, on lot 17.5x87.6. The buyers own 1047, adjoining.

SHAKESPEARE AV.—Joseph A. Waterman sold for Raymond Van Wagner to Walter S. Torrence the vacant plot, 50x100, on the east side of Shakespeare av, 150 ft. north of Jessup pl.

Brooklyn.

CORNELIA ST.—A. Cantore sold the 3-sty frame house at 90 Cornelia st to P. Simone.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the 3-fam. brick flat 353 Bay Ridge av for D. Larocca to an investor.

BROADWAY.—A. Cantore sold the 3-sty brick house 565 Broadway for C. Dresser to W. Loos.

CLASSON AV.—Joseph P. Day sold for Scheer Realty Co. the block front on the east side of Classon av, extending from Eastern parkway to Union st, 192x70. The buyer is said to represent a Catholic congregation which plans to erect a church. The property was scheduled for auction in a liquidation offering at the stand of Mr. Day.

COLUMBIA HEIGHTS.—The 7-sty apartment house at 183 Columbia Heights has been sold, through Z. D. Berry to a Manhattan client. The building is of modern design and accommodates one family to the floor.

5TH AV.—Tutino & Cerny sold for Max Wollner the 3-sty store and apartments 4422 5th av.

Queens.

COLLEGE POINT.—Union Evangelical Church of College Point purchased from the Berachan Orphanage a plot 60x60 ft. adjacent to the present church property, at the northeast corner of 4th av and 14th st.

DOUGLSTON, L. I.—Community Church of Douglaston, L. I., purchased a plot from Van Vliet estate, located on Main av, opposite the present edifice. The plot has a frontage of 80 ft. on Main av and a depth of 400 ft. It adjoins the property recently bought by the City of New York for school purposes. Plans are being prepared for the building of a new edifice.

ELMHURST.—Queensboro Investing Co. sold to Jackson Heights Apartment Corp. 10 lots in the Barclay-Dugro Tract.

FLUSHING.—J. S. Gardner sold to A. W. Woelfle the dwelling and plot, 53x128 ft., on the south side of Madison av, 209 ft. east of Percy st.

JAMAICA.—Degnon Contracting Co. sold to W. J. Boucher the dwelling and plot 55x120 ft. at the northwest corner of Henry rd and Kingston rd.

KINGSBORO.—R. S. Fisher sold to S. Roseman a plot, 60x110, on Ocean av; a plot, 40x130, in East 95th st, and a plot, 40x100, in East 16th st to L. O. Kay.

KINGS HIGHWAY.—R. S. Fisher sold 1116 and 1118 Kings Highway, a dwelling, for H. Bartlett.

LONG ISLAND CITY.—M. & L. Hess, Inc., leased to American Chicle Co. for American Bar Lock Co. the building at Borden av and Heywood st for a term, with an option of purchase. The building is 75x180, 1-sty. A. J. Harrington represented the lessor.

NEWTOWN.—Merrill Drop Hammer Co. sold to Riverhead Eastern Oil Co. of Pittsburgh, Pa., a plot, 118x389 ft., on Newtown Creek, 175 ft. north of Arbold st.

OZONE PARK.—Comiskey Home Co., Inc., sold to J. B. Reimer a plot, 100x187 ft., at the northeast corner of 96th st and Bell pl.

RIDGEWOOD.—R. A. Schlesing sold for Louise Rabel the 2-sty brick residence at 87 Foxall st, corner of Anthon av, to Dr. William Runge.

RIDGEWOOD.—E. C. Williams Corp. sold to A. T. McCafferty of Brooklyn a plot, 100x261 ft., at the southeast corner of Haverkamp st and Forest av.

RIDGEWOOD.—R. S. Fisher sold the plot at Putnam and Forest avs for H. Fleg.

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ROCKAWAY BEACH.—M. Lisson sold to J. C. Grace of Brooklyn the dwelling at the northwest corner of Boulevard and Neptune av.

WHITESTONE.—H. G. Goldschlag sold to M. Feldman of Brooklyn a plot 100x160 ft. in the north side of 14th st, east of 7th av, and a plot 80x100 ft. in the south side of 14th st, 160 ft. east of 7th av.

Richmond.

ELEANOR ST.—Cornelius G. Kolff sold for Carl F. Grieshaber 2 lots on Eleanor st to C. Gerbeno, who will improve same with a private dwelling.

WESTERLEIGH.—Cornelius G. Kolff sold for Meister Builders 231 lots in the Yorkville Terrace section of Westerleigh. The purchaser intends to improve the property with the erection of private dwellings to meet the increasing demand.

Westchester.

MILWOOD.—Kenneth Ives & Co. sold for Mrs. Blanche Bates Creel her country place at Milwood, near Briarcliff and Ossining, containing about 64 acres, remodeled residence and farm buildings, to Robert W. Schuette, American manager of Rolls-Royce Motor Car Co. The property was formerly known as the Ira Bailey farm. It was held at \$30,000.

YONKERS.—Robert E. Farley Organization sold for Union & New Haven Trust Co., as trustee, a plot on Morningside rd, Nepperhan Heights, to Mrs. G. S. Moore.

Out of Town.

GREAT NECK, L. I.—Frederick Brown sold to an official of a downtown chemical concern for his summer home the former MacElhenny property at Plandome, near Great Neck, L. I., with a frontage of 380 ft. on Middle Neck rd, and consisting of 20 acres, with a modern 3-sty 18-room residence. The place adjoins North Hempstead Country Club, and was held at \$50,000. In exchange the buyer gave a residence with an acre of land on Mountain View av, Montclair.

PORT WASHINGTON, L. I.—William Eaton purchased the Kilesrath property at the corner of Main st and Irma av, opposite the railroad depot.

ANDOVER, N. J.—William D. Wilson, receiver, sold the Red Gate farm, 322 acres, 5 dwellings, 2 barns and 3 silos, to Harry Fritts.

EDGEWATER, N. J.—Swift & Co. bought through Joseph P. Day the Larkin property, fronting about 203 ft. on the Hudson River opposite 96th st. It comprises 8.77 acres, a large part of which is upland. The purchase includes the riparian rights out to the exterior line as established by the Federal Government.

HAMPTON, N. J.—Joseph Roe sold the Joseph Strader farm of 112 acres, to Mrs. A. R. Snook.

HARRISON, N. J.—Clarence T. Van Deren sold for David F. Riordan and others three frame houses, 75x100, north side of Railroad av, near 2d st, to United New Jersey Railroad and Canal Co. for enlarging the Pennsylvania Railroad freight yard.

JERSEY CITY.—Frank Stevens sold for Peter A. Somers to Morton Brown 150 to 154 Morris st at Van Vorst st, 3 frame buildings, 75x75.

JERSEY CITY.—Guy Cafero sold for Nelson R. Stryker to Leopold Aurienna the site of two 3-sty brick flats, 100x100, at the northwest corner of Jackson and Stevens avs.

JERSEY CITY.—Max Balene and Harry J. Max bought the 2-fam. dwelling 30 Wegman pl from J. Frank Finn.

JERSEY CITY.—George A. Foye sold for Jacob Wellcoff the flat 2305 Boulevard, at Lexington av, to Robert Scott and Alfred Travenner, who gave in part payment 4 vacant lots on the south side of Bentley av, between the Boulevard and West Side av, and a 2-fam. dwelling, 197 Teaneck rd, Edgefield Park, N. J.

JERSEY CITY.—Charles L. Carrick, as receiver of Baldwin Garage Co., sold to Ajax Electric Co. the garage, 100x99, northeast corner of Montgomery st and Baldwin av.

JERSEY CITY.—Trust Company of New Jersey sold for John D. McGill estate to Henry Kohl 16 Gifford av, a dwelling, 100x210.

JERSEY CITY.—Joseph P. Larkin bought from Benjamin Lipschitz 562 West Side av, at Oxford av, a store building, 26x94.

JERSEY CITY.—Isaac W. Smith sold for Hugo Berman to John A. Tracy a 2-fam. dwelling, 30x145, 226 Harrison av, near West Side pk.

MONTCLAIR, N. J.—Frank J. Taylor sold for cash to H. W. Loder the residential property at 341 North Fullerton av, on a plot 50x135 ft. Frank Hughes-Taylor Co. was the broker. The present property was held at \$8,500.

MORRISTOWN, N. J.—H. C. Reynolds sold for Marcus R. Burnett his 4-acre tract and buildings in the Morristown section of New Jersey to Arthur McEwan, who will improve the property in conjunction with the adjoining estate of I. L. McEwan on the Morristown-Whippany rd. The property was held at \$6,500.

NEWARK, N. J.—Joseph Densky and Bernard Chinnick purchased from Emile Garfinkel the property at 85 and 87 Johnson av, through to 108 and 110 Hillside av, for improvement with a 16-fam. apartment house. The estimated cost of the building has been placed at \$85,000. Feist & Feist, Inc., negotiated the transaction.

POMPTON LAKES, N. J.—E. I. du Pont de Nemours & Co. acquired the Mickens, Banks and Roome properties, on Lakeside av, between Susquehanna Railroad and Pompton Lakes Cap Works, for the sites of three dormitories, a cafeteria for women and a club house for employees to cost about \$75,000.

WEEHAWKEN.—Otto Venino, Jr., bought from Mary Louisa Potter estate a plot of 6 lots in the north side of Fulton st, Clifton Park.

WEST HOBOKEN.—Benjamin Gorlin, Inc., sold the 4-sty brick store and apartment building, 33½x100, 432 Paterson av, at Spring st, to Girolamo Lagomarsino.

PELHAM.—Fish & Marvin, through their Pelham office, sold for Mrs. Ellen W. Cutts, of Middletown, Conn., her residence to a client. The house is located on one of the highest points in Pelham Manor on a large plot, and was held at \$12,000.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley president, sold a house on Brayton rd, in the Greenacres section, to C. C. Homman, Jr., of New York City. The new purchaser expects to establish his residence there in the near future.

RECENT LEASES.

Lease on Madison Avenue.

J. R. Bremmer Company, Inc., leased the four-story structure at 685 Madison avenue, between 61st and 62d streets, on a plot having a frontage of 35 feet, for five years. The company will take possession about May 1 and occupy the first two floors. The upper floors are to be altered to apartments. Cruikshank Company was the broker.

Projected Midtown Hotel.

Julian Benedict, as president of the 32 West 37th Street Company, has leased the residence of the late Peter Moller, at 32 West 37th street, 25x98.9 feet, on which it is contemplated to erect a thirteen-story apartment hotel. The new structure, as projected, will contain fifty suites, each of two rooms and bath. The hotel will be within a stone's throw of the retail shopping district, and within easy access of both the Grand Central Terminal and the Pennsylvania Station.

Garage Leased.

The Harlem Auto Repair Company leased from the Aitchandarr Realty Company, Hershowitz & Raynes, the two-story garage, 100.11x75 feet, at the northeast corner of Sylvan place and 120th street. The lease is for fifteen years from May 1, the rental aggregating \$67,500. The building will be modernized, and about \$10,000 will be expended on the alterations. A. H. Levy and Jacob Kaplan were the brokers.

Another Garage Leased.

Geo. R. Read leased for twenty years and six months the four-story garage, on plot 50x100, at 13 and 15 East 58th street, for the Downtown Realty Company to Higman Willet. The rental for the term aggregates about \$200,000.

Lease in Beaver Street.

Charles F. Noyes Company leased to the United Cigar Stores Company, for twenty-one years, at an aggregate rental of \$200,000, No. 15 Beaver street, northeast corner of New street, with frontages of 26.10 feet in the former, and 61.7 feet in the latter thoroughfare. The lease was made for the Nesbit Estate, represented by the Farmers Loan & Trust Company.

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AMES & CO. leased the following: for estate of George H. Byrd to B. Cohan, David Walsh and Andrew F. Levy 3 apartments at 1945 7th av; for H. W. Armstrong and L. W. Wright to A. R. Van Hoevenberg, H. Johnson, John Allen, I. H. Holley and H. I. Rose 5 apartments at the Briarcliffe, 274 and 276 West 19th st; for Terminal Realty Co. to Russell E. Joy, Robert Meyer and J. D. Parker 3 apartments in the studio building 137 East 34th st.

AMES & CO. leased the following business properties: the 4th floor at 309 and 311 5th av to Buckham & Dewey, architects and engineers, for Jesse I. Meeker for a term; also for Samuel W. Peck the 4th floor at 6 West 29th st to S. Knespal & Co.; also for Robert W. Minturn the 2d loit at 11 East 23d st to Modern Yarn and Trimming Co. for a term; and for F. Livingston Pell the 2d floor at 23 West 32d st to Clover Garment Co., for show and salesrooms, for a term.

ALBERT B. ASHFORTH, INC., leased for Madison Grant et al the store at 22 East 30th st to Max Fisher and Joseph Josephowitz.

ALBERT B. ASHFORTH, INC., leased space at 366 5th av to Royal Import Manufacturing Co., J. H. Oppenheim, Cotex Co. and National Cloak, Suit and Skirt Manufacturers' Association.

ALBERT B. ASHFORTH, INC., leased apartments in the following buildings: 78 Irving pl to Warren R. Lightfoot; at 152 West 58th st to Helen M. Moller, Miss Kathryn Hearn, Mrs. May T. Mangam; at 469 4th av, apartment to Arthur A. Stewart, Joseph H. R. Grant, and at 200 West 118th st, apartment to Catherine Sommers.

ALBERT B. ASHFORTH, INC., leased a floor at 12 East 44th st to Norwood, Appell & Walsh.

BASTINE & CO. leased the rear of the 3d floor 229 4th av to H. B. Shaen; and as agents the parlor floor 23 West 24th st to Samuel Tischler; 7th floor 27 East 10th st to Merber & Liebowitz; this completes the renting of the building; 3d floor 48 West 15th st to Rothman, Solomon & Friedman; store, basement and 1st loit to Dragon Paper Manufacturing Co.; 6th floor to Leona Dress Co.; this completes the renting of the building; space 240 Eldridge st to I. Mash & Goldman, Adler, Fuchs & Masch, Herman Sager, Krinsky & Krinsky, Warach & Kaplan, B. Edelstein, Lewis Leiman, K. Sacks, Friedfeld & Cohen.

BASTINE & CO. as agents leased rooms 602 and 603 at 112 East 19th st to Parker P. Simmons; also rooms 403, 403A and 404 to Rieser Co.; rooms 503 and 604 to George Benda; rooms 1105 and 1106 to W. J. Jenkins & Co.; room 801 to Row, Peterson & Co.; room 601 to United States Worsteds Sales Co.; 2d floor to Steinberger & Kalisher; 7th floor 97 5th av to Benedict & Bodner; 2d floor to Gans Bros.; 4th floor to M. Brook & Co.; this completes the renting of the building; 7th floor 78 5th av to Alperstein Cloak & Suit Co.; 5th floor to Pera Cigarette Co.; this completes the renting of the building.

GEORGE A. BOWMAN leased the upper part of the building at 43 West 29th st to Socialist Party of New York City for a term for their meeting rooms; also a suite of doctor's offices in the apartment building at 120 West 86th st to Dr. L. Hauswirth, for a term.

BRETT & GOODE CO. leased store space at 401 8th av to Committee on Public Information, George Creel, chairman, and at 511 6th av space in the store and basement to Quartermaster's Department, United States Army, Philadelphia depot.

BRETT & GOODE CO. leased the top floor and pent house at 6 and 8 West 48th st to Paralta Plays, Inc., for term in conjunction with Cross & Brown Co.

THEO. ROGERS BRILL rented for H. J. Schwartz the store at 49 West 28th st to Simon Goldin; also lofts in same building to Louis Rosenberg and Samuel Bolotin.

THEO. ROGERS BRILL leased apartments in the Garfield, at 338 and 340 West 56th st to J. A. Wallerstedt, Mrs. Blanche Snedeker, D. T. Lyden and R. G. Bingham.

BUTLER & BALDWIN leased for estate of E. A. Hurry, a loft at 11 East 30th st to E. S. Reinus Co.

CAMMANN, VOORHEES & FLOYD leased at an increased rental the 5-sty building at 33 Water st, between Coenties slip and Broad st, for Jay W. Becherer to Hugo V. Loewi.

CROSS & BROWN CO. leased the store at 1761 Broadway to Frank McAllister; space at 1765 Broadway to Menominee Electric Products Co., and floors at 245 West 55th st to Town Motor Supplies Co., Zenith Carburetor Co. and Lowe-Motor Supplies Co.; 108 to 116 West End av to Pomeroy Rubber Co., and to Cary Spring Works the store and basement at 244 West 29th st.

JOSEPH P. DAY and Mulyihill Co. leased to Lenox Wall Paper Co. for 21 years the property at 225 and 227 East 120th st, 50x100.11, improved with a 5-sty stable.

DEPARTMENT OF LABOR leased the building at 22 East 22d st, through Goodale, Perry & Dwight, Inc., for T. B. Robertson.

DUFF & CONGER leased apartments at 120 East 86th st to Mrs. E. Phipps Miller and to Wm. H. C. Broughton, and for Pease & Elliman, as agents, an apartment at 1215 Madison av to James H. Stagg.

DUROSS CO., representing James Morrison, owner of 245 West 28th st, leased the store and basement of that building through Judson Harrington and M. & L. Hess representing American Bar Lock Co., the tenant, for two years from February 1, at \$1,500 per annum.

DUROSS CO. leased for Joseph L. Buttenwieser the 5-sty building 217 West 14th st to Soren Sorenson for 5 years at an aggregate rental of \$10,000.

DUROSS CO. leased for August Berni the store and basement 250 West 14th st to Hugo Cohn & Co. for a term; for Louis Berni the store and basement 252 West 14th st to French Trading

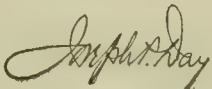
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(a) Brief historical sketch outlining conditions as to boundaries, population, residential and business centers, transportation facilities, shipping, public buildings, amusements and amusement places, hotels—brief reference to conditions twenty-five years ago that led up to consolidation into Greater New York in 1898. (b) Brief historical reference to methods of doing real estate business, facilities for doing it, values in "gilt edge" sections of Manhattan.

(3) A MESSAGE from Mayor Hylan to the Tax Payers of New York City.

(4) NEW YORK OF TODAY.

(a) This great City of New York—area, population, greatness of its governmental problem and municipal machinery for doing its work, annual cost of running it, value of its real estate, what real estate contributes in taxes, its great manufactures and industries, its waterfront and port and shipping, its transportation facilities—surface, elevated and subway—its street traffic, the railroads entering it bringing passengers and freight, the center of a great suburban population, its buildings and its building industry, its financial importance, bank clearings, contribution to Federal tax, to first and second Liberty Loans. (b) A message from Borough President Dowling to the taxpayers of

Manhattan. (c) Manhattan—growth and present conditions in real estate of the following: Wall Street and the financial districts, insurance district, the area east of William Street and South of Broadway—about the City Hall—Middle Broadway—West Side—Union Square—Madison Square—Park Avenue—Fifth Avenue—Madison Avenue—Park Avenue—Middle West Side—Columbus Circle—the Upper East Side—East Side—Lexington Avenue—Harlem—Ingram Heights, and the Dyckman section.

(5) THE WATERFRONT OF NEW YORK CITY.

Its extent; various shipping, manufacturing and industrial uses; relation to the Port of New York; Brooklyn and Queens, the summer resort and Jersey Bay features; in Staten Island, its relation to New Jersey.

(6) THE SUBWAYS.

(a) Effect of first lines. (b) Lines recently opened and territory served. (c) Lines nearing completion and territory they will serve.

(7) IMPORTANT MUNICIPAL AGENCIES.

Subjects will be treated separately as they relate to municipal activities with which real estate brokers and owners come frequently into contact.

(8) ORGANIZED FOR PROTECTION.

Functions and work of the Real Estate Board of New York City.

Confidence in ourselves, plus "American ingenuity" have given this nation an ability to overcome all difficulties. The FIFTIETH ANNIVERSARY NUMBER of the RECORD AND GUIDE will radiate this confidence to all manufacturers and others interested in real estate and building conditions in Greater New York.

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Document

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or half a century have gone
representative newspaper.*

the world of journalism, a small but promising infant christened Vol. 1.—No. 1 of

of the RECORD AND GUIDE, the story of its growth, influence and part it has
y Number, with three color cover from a sketch drawn by our own artist.

and building interests, without a competitor, without missing a single publi-
ed in its initial issue, must necessarily be an interesting one.

s cast her lot with the Allies in the World's War against Autocracy. All around
ine, freight congestion, labor shortage, business stagnation.

y. These are the days for the real estate and building industries to stand

it going. This confidence is based upon fact, not theory. This is not our first crisis. In o'her

be a work fully in keeping with the high standard maintained by the
and the greatest reference medium of its kind in the United States.

CENT LEGISLATION affecting real estate and build-

E BOROUGH OF THE BRONX.

(a) Condition fifty years ago—incorporation into
y of New York—growth in population and resultant
wth in business and housing. (b) Existing condi-
gs covering East and West Bronx and their important
de and residential centers. (c) Its railroad and
nsportation facilities. (d) Industrial status of the
ough. (e) Its parks. (f) A message from Borough
sident Bruckner to the taxpayers of the Bronx.

E BOROUGH OF BROOKLYN.

(a) Condition fifty years ago. Growth of population
business. (b) Business sections. (c) Its residen-
districts. (d) Its parks. (e) Railroads and trans-
tation facilities. (f) Its industrial status. (g) Mes-
e from Borough President Riegelmann to taxpayers
Brooklyn.

E BOROUGH OF QUEENS.

(a) Condition fifty years ago and its incorporation
o New York City. Growth of population, building
housing. (b) Transit development in recent years.
Its main trade centers—Long Island City and As-
ia, Jamaica. (d) Its residential districts. (e) Mes-
e from Borough President Connelly to the taxpayers
Queens.

(13) BOROUGH OF RICHMOND.

(a) Condition in 1868. Present status after popula-
tion, housing, etc. (b) Condition in Tompkinsville,
St. George, Richmond and important residence and
beach districts. (c) Transportation facilities. (d) Mes-
sage from Borough President Van Name to the tax-
payers of Richmond.

(14) NEW YORK CITY'S BUILDING INDUSTRY.

(a) Conditions relating to building from 1868—growth
of the industry—improved methods of modern con-
struction as illustrated in the process of producing a
modern skyscraper. (b) Development of the electric
elevator on building and land values. (c) Special
articles on the development of modern buildings cover-
ing every form of building.

(15) ARTICLES GIVING INFORMATION about the impor-
tance and volume of business in the following: Fire-
proofing, sprinklers, concrete (and reinforced) water-
proofing, brick (and face brick), lime, terra cotta
(architectural), hollow tile, steel, lumber, stone, lime-
stone, cement, glass, hardware, windows, paint, varnish,
lead (red and white), plumbing supplies, asbestos,
gypsum, lathing (metal and furring), foundations
(caissons and tiling), elevators, architectural bronze,
heating (steam, vapor, air and water), electricity, roof-
ing (slate and ornamental), trim (wood, hollow metal,
steel and kalamein), sash, doors, floors (sanitary, etc.,
composition, tile and wood), ornamental and miscel-
laneous iron, fire escapes and stairways, lighting
fixtures.

on the face of the globe—the ability to land squarely on our feet in any upheaval. THE
uable to the real estate fraternity, public officials, architects, builders, property owners

the materials that go into the construction of, and maintenance of buildings in Greater

on application. Forms close March 1st.

t Saturday, March 23, 1918, should
ment, RECORD and GUIDE.

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BROOKLYN

Telephone 834 Main

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COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Co., and the store and basement 103 West 14th st to Empire Electric Carpet Sewing Co.; 2d loft at 103 West 14th st to International Dyeing Co.; the 2d loft at 314 West 14th st to French Flour Co., and the 3d loft at 152 West 14th st to Frances Hyde.

DOUGLAS L. ELLIMAN & CO., INC., rented for Vanderbilt Avenue Realty Corp., Dr. Charles V. Paterno, president, the store in the block front on Madison av, 47th and 48th sts, known as 399 Madison av, to Harutune Michaelian, dealer in Oriental rugs.

DOUGLAS L. ELLIMAN & CO. leased to F. B. Adams of the firm of Potter, Choate & Prentice, bankers, the new 5-sty residence at 14 East 83d st. The house was held at \$7,500 a year.

DOUGLAS L. ELLIMAN & CO. leased the store at 403 Madison av to Richard Pickard, Jr., who will occupy it for his business, of A. J. Crawford Co.

DOUGLAS L. ELLIMAN & CO. leased a furnished apartment at 405 Park av, corner of 54th st, for Mrs. William Lawrence Green to William M. Baldwin; also a furnished apartment at 772 Park av, corner of 73d st, for Mrs. F. W. Trippe to T. J. Goddard.

DOUGLAS L. ELLIMAN & CO., INC., leased for Manhattan Center Co. to Karl Freund the parlor floor at 10 East 46th st.

DOUGLAS L. ELLIMAN & CO., INC., renewed the lease of Simon W. Straus at 3 East 69th st, 25x100, between 5th and Madison avs.

DOUGLAS L. ELLIMAN & CO. leased apartment of 14 rooms and 4 baths in the new building 270 Park av, covering the block Madison to Park avs, and 47th to 48th sts, for the Vanderbilt Avenue Realty Corp. to Mrs. Ellis Hollingsworth.

DOUGLAS L. ELLIMAN & CO. leased a furnished apartment for the season for C. M. Wooley at 823 Park av to Horace Havemeyer; also a furnished apartment at 449 Park av, corner of 57th st, for C. Monteith Gilpin to Alexander Grossett; also a furnished apartment at 103 East 75th st for Stephen Peabody, Jr., to Charles H. Thomas; and an apartment at 31 East 49th st for Mrs. L. L. Reamey to Mrs. H. Wellington.

DOUGLAS L. ELLIMAN leased a furnished apartment at 350 Park av, corner of 52d st, for John H. Watkins to Franklin J. Matchette; also an apartment at 901 Lexington av, corner of 67th st, for Mrs. M. C. Slutz to Dr. Norman Barnsby; also a furnished apartment at 30 West 59th st for E. H. Garcin to E. C. Potter, Jr.; and an apartment at 710 Madison av, corner of 63d st, for Ruland & Whiting, agents, to Mrs. D. R. Kern.

J. ARTHUR FISCHER rented to Theodore Galanakis the 1st loft in 203 West 41st st.

FRANK L. FISHER CO. leased to Vina G. Ver Plank for C. H. Young the apartment hotel at 430 Columbus av.

M. FORMAN & CO. leased at 35 and 37 West 31st st, the 8th floor to Weinberg & Storr; at 12 West 31st st, the 8th floor to Bert Schnurer; at 41 and 43 West 25th st, the 5th floor to S. Cenauer & Co.; at 136 and 140 West 21st st, the 3d floor to Scharf & Wassermann; at 116 and 118 West 29th st, the 6th floor to Coldstein & Freed; at 6 and 8 West 20th st the 10th floor to L. Goodman & Bro., in conjunction with D. Zuckerman & Co.; at 18 to 22 West 20th st, space to Robert Honig; at 67 5th av, the top floor to Herman Solomon; at 32 East 22d st, space to Louis Hyman, and at 21 West 17th st, space to Liebowitz & Fink.

GOODALE, PERRY & DWIGHT, INC., leased the top loft at 114 and 116 East 16th st to Mentor Association; the 1st loft at 27 East 21st st to Joseph Weinrib; the 4th floor at 548 and 550 West 27th st to August Smidt; the 5th floor at 51 West 24th st to Nat. Edelman & Co., represented by Spear & Co.; the store and basement at 7 West 24th st to S. & H. Seid, represented by Jack Scobel; an apartment to C. E. Camp; the building at 8 West 17th st to Elizabeth Canton; a loft at 22 East 21st st to Lyons Sanitary Urn Co.; a loft at 118 West 22d st to Cohen Brothers; and the 8th floor at 118 West 22d st to Miller Brothers, with Daniel Birdsall & Co.

GOODALE, PERRY & DWIGHT, INC., leased lofts at 22 East 21st st to Benjamin Greenboltz and Schwartz & Finke; at 51 West 24th st to Benjamin Ginsberg Co., represented by M. Rosenthal; at 51 West 24th st to H. M. Siegel; space at 42 East 23d st to Animated Picture Products Co.; studio at 114 and 116 East 28th st to H. L. Burrows and D. Laso, and a loft at 114 and 116 East 16th st for Stephen Sanford & Sons.

GOODALE, PERRY & DWIGHT, INC., leased the store and basement at 256 West 23d st to Kirkman & Sons; space at 2 West 16th st to J. Horton; a floor at 51 West 24th st to W. E. Najjar & Co., and the store at 114 and 116 East 28th st to Kempfer & Co.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC. sublet a studio at 109 East 56th st, to O. M. Hinkle; also a studio at 72 South Washington sq to L. B. Hancock.

HERBERT HECHT & CO. leased to Schulte Cigar Co. the corner of the ground floor at 386 4th av, which will be altered for a branch.

M. & L. HESS, INC., leased for James Morrison, Inc., the store and basement at 245 and 247 West 28th st for a term to American Bar Lock Co., with headquarters at Philadelphia, Pa. J. A. Harrington represented the lessor.

M. & L. HESS, INC., leased space on the 12th floor at 432 4th av to L. Jonas & Co., of Nashville, Tenn., dry goods; also space on the 13th floor of Albermarle Building, Broadway & 24th st, to Mark Davis Sons & Co.

HENRY HOF leased for Frank J. Cassidy for 10 years the building at the northwest corner of 3d av and 49th st to Friedman Bros.

HOUGHTON COMPANY leased for Dr. Dorian L. Daddiran the 5-sty dwelling 625 West 113th st to Lambda Chapter of Alpha Sigma Phi Fraternity, Inc.

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5857

HUBERTH & HUBERTH leased the store at 1848 Broadway, running through to 8 West 61st st., to Holmes Motor Car Co. for a term.

LAKIN & DINKELSPIEL leased for Nellie Lyon the building at 158 West 46th st. for a term to Hotel Workers Club, who will occupy same after extensive alterations.

J. EDGAR LEAYCRAFT & CO. leased the store and basement at 13 and 15 Lispenard st. to National Ladies' Specialty Corp.; also the dwelling at 225 East 18th st. to Mrs. Paula Riesel for a term.

MANHEIMER BROS., INC., leased to Samuel Piser the 1st loft at 27 Howard st., and to Barnett Weingold the 12th floor at 158 to 164 West 27th st.

SAMUEL H. MARTIN leased offices at 1974 Broadway for Thomas Simpson to Hobson Oil Co.

PAYSON McL. MERRILL CO., INC., sub-leased apartments at 200 West 5th st. to Miss Nita M. Nicholls and Dr. Francis R. Ward.

PAYSON McL. MERRILL CO., INC., leased lofts at 39 East 20th st. to Weinstein Co., belts and handbags, and with Spear & Co. to Century Model Dress Co.

PAYSON McL. MERRILL CO., INC., leased apartments at 257 West 86th st. to Miss Kathryn Carylna at 112 West 47th st. to Austin McNeal and John W. Clifton, and at 25 East 49th st. to Samuel Bettie.

CHARLES F. NOYES CO. leased the 6th floor in the Frankel Building, 45 John st., 7,000 ft., to O'Keefe & Lynch, insurance, for a term at an aggregate rental of about \$50,000; also space in the Masonic Building, at 6th av and 23d st., to Joseph Simmonds, and space in the 24th St. Building to George C. Andrews.

CHARLES F. NOYES CO. arranged for an extension of the lease of the 8-sty building at 90 William st., 23x112, for E. E. Clapp & Co. The lease for a term at an aggregate rental of \$200,000, and represents an increase of 20 per cent.

OGDEN & CLARKSON CORP. leased an apartment at 726 Madison av. to Geo. C. Reynard for Halsey & Flint.

OGDEN & CLARKSON CORP. leased to R. D. Messayeh the dwelling at the northeast corner of Madison av and 12th st. for a term.

PEASE & ELLIMAN rented apartments at 32 East 64th st. to Le Roy Frost; at 144 East 40th st. to Mrs. A. W. Tucker; at 144 West 5th st. to Margaret McKenna; at 45 East 52d st. to Mrs. Madeline Gron; at 47 East 57th st. to Mrs. Lillian Allen; at 43 Gramercy Park to Lewis Starr, and at 116 West 59th st. to Miss Kathryn Dryer.

PEASE & ELLIMAN leased for L. J. Carpenter, as agents, to Miss Melanie Gartner the 3-sty, 16-ft. dwelling at 120 East 76th st., between Park and Lexington avs.

PEASE & ELLIMAN leased for J. Clarence Davies, as agent, offices in the Terminal Building, at 42d st and Vanderbilt av., to Dean Sage.

PEASE & ELLIMAN leased the parlor floor at 23 West 30th st. to Victoria Buton Works.

PEASE & ELLIMAN leased the following apartments: 930 Park av., a furnished apartment, 10r Charles P. Spooner to Mrs. Isabella M. Banks; also at 139 East 66th st. to J. A. Hayden; also at 101 East 74th st. a furnished apartment for Cecil Shalleross to Anson W. Hard; also at 29 Waverly pl. a furnished apartment for Tracy Hoppin to Charles P. Spooner; also at 123 East 53d st. a furnished apartment for Mrs. Neilson to W. B. Stewart; and at 510 Park av. a furnished apartment for E. Roland Harriman to Y. Aral.

PEASE & ELLIMAN leased to H. B. Cushman & Co. the store at 51 Church st.

PEASE & ELLIMAN rented the following apartments: 57 West 58th st. to Dr. Herbert L. Wheeler; 158 West 58th st. to Mrs. Lillian Berry; 876 Park av. to Charlotte T. Finck; 56 West 58th st. to Kate M. Warner; 100 West 59th st. to Mrs. Alice Sherwood; and 64 East 86th st. to Fisher Jones.

PEPE & BRO. leased for a term an apartment at 3 Sheridan sq. to Huntington Adams and E. S. Weil for the Greenwich Village Players; also in the new studio building at 119 Waverly pl. apartments for Mrs. Julia B. Allen, E. Dawson, Margaret Dale, William H. Hull and R. O. Smith.

LEWIS B. PRESTON, INC., leased the store and basement at 377 Broadway to A. A. Smith & Son.

GEO. R. READ & CO., with Charles F. Noyes Co., leased for Harter Corp., the 4-sty and basement fireproof building, 236 to 238 West st. corner Beach, containing about 50,000 sq. ft. of floor space, for a term to Carter, Macy & Co.

M. ROSENTHAL CO. leased to Schwartz & Rappaport a floor at 450 6th av.

M. ROSENTHAL leased the 6th floor at 30 and 32 West 24th st. to Campfire Outfitting Co.

M. ROSENTHAL CO. leased a loft at 22 to 28 West 21st st. to H. Fisher & Co.

ALEXANDER J. ROUX & CO. leased the Marvin Building, 468 to 472 West Broadway, and 136 to 144 Thompson st., containing 100,000 sq. ft., to Shuttleworth, Keiller & Co., who occupy the building to the north, and who will use this new space as an addition to their present quarters. The lease is for a term.

ROWANTREE-SCHLEY CO., in conjunction with Frederick Southack & Alwyn Ball, Jr., leased for Max Wolf the 1st loft at 642 and 544 Broadway to Schwartz Underwear Co.

ROWANTREE-SCHLEY CO. leased for James B. Haggin estate, represented by Lewis B. Preston, Inc., the 12th (top) floor at 487 Broadway, southwest corner of Broome st., extending through to Mercer st. These premises were for many years the home of Silk Exchange Club, but have been vacant since the exodus of the silk trade to the 4th av section. This space of 5,600 sq. ft. will be occupied as executive offices and drafting rooms by H. G. Vogel Co., installers of Estey Automatic Sprinkler Systems.

ROY SCHERICK leased the following: 4th av, northwest corner 18th st., for Klein & Jackson the 8th floor to Henry Isaacs, Inc.; also for Carstein & Linnekin part of the 12th floor at 450 4th av, southwest corner 31st st., to James Fitzsimmons & Co., and the 5th floor, containing 11,000 sq. ft. at 707 and 709 Broadway to Ordnance Supply Co.

WM. A. WHITE & SONS leased to Imperial Chemical Manufacturing Co. the 2d loft at 382 Lafayette st., and space at 48 West 27th st. to Morris Meyerowitz, Samuel Horowitz, Morris Weinstein and Benjamin Schuster.

WM. H. WHITING & CO. leased for Baltimore & Ohio Railroad the store at 7 Cortlandt st. to L. Karmitz; a loft at 729 Broadway, in conjunction with Wm. C. Walker & Sons, to Smith, Gray & Co.; the 2d loft at 65 4th av to Hoffman Bros.; a floor at 19 to 25 East 24th st. to L. Rosenberg; and in conjunction with Fredk. Fox & Co. the store and basement at 29 and 31 East 22d st. to R. Smith & Co.

REAL ESTATE NOTES.

WM. H. WHITING & CO. have been appointed agents for the Building 7, 9 and 11 Spruce st., formerly occupied by the New York Press.

EDWARD C. H. VOGLER has been appointed managing agent for the properties 100 to 106 West 92d st. for estate of Margaret A. Brennan; also 211 West 88th st.

HARLEM PROPERTY OWNERS' ASSOCIATION, INC., held its regular meeting Thursday evening. The delinquent committee reported progress and that its membership is increasing rapidly.

JAMES FRANK, associated with numerous real estate companies and associations, has been elected a director and secretary and treasurer of M. Morgenthau, Jr., Co. He succeeds Remsen Darling.

RICHMOND BOROUGH ESTATE CORP., E. D. Vanderbilt, Frederick F. Normand and Hugh Getty, directors, has been organized with a capital of \$250,000, for the development of Staten Island property.

JULIA A. WHITEHOUSE and Katie W. Grenzback are the buyers of the 1-sty bakery, 65x100, and the 1-sty garage, adjoining, 98x100, in the south side of East 174th st., between Park and Washington avs, sold by Nevins & Wattenberg.

BRONX BOARD OF TRADE this week held its annual election and reelected Eugene H. Rosenquest and Richard W. Lawrence, president and vice-president, respectively, and chose the following directors to serve until 1921: Louis H. Werner, Theodore S. Trimmer, James Brackenridge, George M. S. Schulz, E. D. Coulter, Frederick A. Wurzbach, William W. Niles, Henry Bruckner and Richard Aldroft.

REAL ESTATE STATISTICS

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Jan. 18 to 24	1917 Jan. 19 to 25
Total No.....	97	135
Assessed Value.....	\$5,231,600	\$11,517,200
No. with consideration.....	24	19
Consideration.....	\$510,568	\$2,069,405
Assessed Value.....	\$589,300	\$2,491,000
	Jan 1 to 24	Jan. 1 to 25
Total No.....	379	528
Assessed Value.....	\$18,236,300	\$37,751,950
No. with Consideration.....	72	69
Consideration.....	\$3,595,238	\$6,011,834
Assessed Value.....	\$4,257,800	\$7,566,000

Mortgages.

	1918 Jan. 18 to 24	1917 Jan. 19 to 25
Total No.....	35	66
Amount.....	\$565,700	\$2,010,957
To Banks & Ins. Cos..	7	20
Amount.....	\$94,000	\$1,592,800
No. at 6%.....	15	16
Amount.....	\$266,400	\$67,375
No. at 5½%.....	6	4
Amount.....	\$86,000	\$145,000
No. at 5%.....	9	19
Amount.....	\$136,300	\$266,300
No. at 4½%.....	.....	7
Amount.....	.....	\$1,274,500
No. at 4%.....	1	.....
Amount.....	\$15,000	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	4	20
Amount.....	\$62,000	\$257,782
	Jan. 1 to 24	Jan. 1 to 25
Total No.....	155	265
Amount.....	\$4,174,062	\$8,873,021
To Banks & Ins. Cos..	30	52
Amount.....	\$2,893,250	\$5,680,400

Mortgage Extensions.

	1918 Jan. 18 to 24	1917 Jan. 19 to 25
Total No.....	21	49
Amount.....	\$1,961,500	\$1,056,200
To Banks & Ins. Cos..	10	13
Amount.....	\$1,620,000	\$321,700
	Jan 1 to 24	Jan. 1 to 25
Total No.....	75	173
Amount.....	\$3,466,650	\$6,855,475
To Banks & Ins. Cos..	21	74
Amount.....	\$1,917,150	\$4,292,075

Building Permits.

	1918 Jan. 19 to 25	1917 Jan. 20 to 26
New Buildings.....	4	8
Cost.....	\$872,000	\$1,660,000
Alterations.....	\$57,850	\$172,735

	Jan. 1 to 25	Jan. 1 to 26
New Buildings.....	10	37
Cost.....	\$1,380,700	\$4,044,800
Alterations.....	\$513,050	\$1,016,455

BRONX.

Conveyances.

	1918 Jan. 18 to 24	1917 Jan. 19 to 25
Total No.....	85	107
No. with consideration.....	25	15
Consideration.....	\$363,325	\$91,385
	Jan. 1 to 24	Jan. 1 to 25
Total No.....	312	385
No. with consideration.....	78	52
Consideration.....	\$711,783	\$294,265

Mortgages.

	1918 Jan. 18 to 24	1917 Jan. 19 to 25
Total No.....	77	48
Amount.....	\$384,297	\$481,791
To Banks & Ins Cos..	3	5
Amount.....	\$88,000	\$81,500
No. at 6%.....	21	13
Amount.....	\$125,210	\$52,828
No. at 5½%.....	26	7
Amount.....	\$135,707	\$48,200
No. at 5%.....	9	12
Amount.....	\$46,055	\$145,900
No. at 4½%.....	17	.....
Amount.....	\$51,125	.....
Unusual rates.....	.....	1
Amount.....	.....	\$67
Interest not given.....	4	15
Amount.....	\$35,500	\$234,796
	Jan. 1 to 24	Jan. 1 to 25
Total No.....	201	202
Amount.....	\$891,533	\$1,534,256
To Banks & Ins. Cos..	5	15
Amount.....	95,000	\$283,000

Mortgage Extensions.

	1918 Jan. 18 to 24	1917 Jan. 19 to 25
Total No.....	4	24
Amount.....	\$53,500	\$476,000
To Banks & Ins. Cos..	2	7
Amount.....	\$40,500	\$176,000
	Jan. 1 to Jan. 24	Jan. 1 to 25
Total No.....	19	80
Amount.....	\$362,750	\$1,662,950
To Banks & Ins. Cos..	7	27
Amount.....	\$115,500	\$651,200

Building Permits.

	1918 Jan. 18 to 24	1917 Jan. 19 to 25
New Buildings.....	3	3
Cost.....	\$256,000	\$107,000
Alterations.....	\$2,800	\$33,500
	Jan. 1 to 24	Jan. 1 to 25
New Buildings.....	8	28
Cost.....	\$341,000	\$712,375
Alterations.....	\$4,550	\$63,625

BROOKLYN.

Conveyances.

	1918 Jan. 17 to 23	1917 Jan. 18 to 24
Total No.....	283	376
No. with consideration.....	20	35
Consideration.....	\$237,438	\$2,102,073
	Jan. 1 to 24	Jan. 1 to 24
Total No.....	1,110	1,434
No. with consideration.....	92	153
Consideration.....	\$765,293	\$4,041,685

Mortgages.

	1918 Jan. 17 to 23	1917 Jan. 18 to 24
Total No.....	172	233
Amount.....	\$557,840	\$1,210,483
To Banks & Ins. Cos..	22	46
Amount.....	\$78,500	\$591,250
No. at 6%.....	106	115
Amount.....	\$255,760	\$439,027
No. at 5½%.....	26	51
Amount.....	\$132,050	\$277,425
No. at 5%.....	21	41
Amount.....	\$130,730	\$343,682
Unusual rates.....	1	5
Amount.....	\$1,000	\$17,800
Interest not given.....	18	21
Amount.....	\$38,800	\$132,549
	Jan. 1 to 23	Jan. 1 to 24
Total No.....	592	962
Amount.....	\$2,755,138	\$4,603,940
To Banks & Ins. Cos..	77	165
Amount.....	\$448,000	\$1,595,650

Building Permits.

	1918 Jan. 18 to 24	1917 Jan. 19 to 25
New Buildings.....	20	35
Cost.....	\$180,900	\$454,800
Alterations.....	\$89,050	\$68,663
	Jan. 1 to Jan. 24	Jan. 1 to 25
New Buildings.....	62	216
Cost.....	\$1,012,650	\$2,910,200
Alterations.....	\$185,575	\$201,970

QUEENS.

Building Permits.

	1918 Jan. 18 to 24	1917 Jan. 19 to 25
New Buildings.....	23	65
Cost.....	\$42,000	\$159,975
Alterations.....	\$3,270	\$9,960
	Jan 1 to Jan. 24	Jan. 1 to 25
New Buildings.....	44	211
Cost.....	\$133,650	\$620,465
Alterations.....	\$14,935	\$46,691

RICHMOND.

Building Permits.

	1918 Jan. 18 to 24	1917 Jan. 19 to 25
New Buildings.....	2	8
Cost.....	\$6,000	\$25,920
Alterations.....	\$2,750	\$1,860
	Jan. 1 to Jan. 24	Jan. 1 to 25
New Buildings.....	10	37
Cost.....	\$23,600	\$157,395
Alterations.....	\$3,275	\$11,603

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

NOTWITHSTANDING the fact that the intolerable fuel situation and the inclement weather conditions have generally demoralized business, particularly effecting the building interests, the announcement of two or three important structural operations during the week, plans for which are well advanced, has considerably heartened the building industry. The report that August Heckscher will shortly commence to improve the old South Church property, at the southeast corner of Madison avenue and 38th street, by the construction of a sixteen-story apartment house, from designs by Warren & Wetmore, created lively interest in the building trades. Later in the week it was announced that a million-dollar social center, exclusively for the negroes of this city, would be erected at the southeast corner of Seventh avenue and 138th street, from plans and specifications prepared by Arne Dehli, architect.

Other interesting and important structural projects, both within the boundaries of Greater New York and in close proximity to the city, were included in the bright spots of the past week, and it would seem now as though a considerable proportion of this contemplated work might proceed just as soon as the weather conditions improve to an extent that will warrant a start of active construction work. The major portion of this work is projected for the early spring, and during the coming summer, thus in the next few months the building trades and their allied interests will probably witness a marked improvement over the conditions that have maintained for many weeks past.

The building situation, particularly as it applied to Greater New York and the adjacent territory, has been on the verge of a change for some time. The impression is now gaining popularity that the low ebb is past and from now on the outlook should improve. With the optimistic reports of the past few

days, coupled with the fact that many of the leading architects in Manhattan and Brooklyn are more active on the plans and specifications for new projects than for months, the building situation is brightening perceptibly.

Primarily on account of the cold and stormy weather of the week but few new building projects were actually started. However, there have been a number of contracts awarded that will mean activity so soon as weather conditions permit and freight transportation facilities improve. The majority of these operations would have been started immediately, but have been held up pending the delivery of necessary materials and supplies. The number of projects, both large and small, that are out for estimates has increased, and a large percentage of this work will undoubtedly soon be placed under contract.

The building material markets in general have been quiet, and the reasons for their inaction are obvious. There has been but a scattering of representative sales in the leading commodity lines, although the inquiries for spring and summer deliveries are more frequent and denote a livelier interest in construction. Commodity prices are almost without exception firmly entrenched at the high levels that have now maintained for a period of months, and there seems to be no immediate prospect of a downward revision. Admittedly some commodities are indicating a strong upward trend, and further advances in price are well within the range of possibility.

Should a sudden revival of building construction occur while the railroad freight situation is in its present chaotic state it is difficult to predict to what heights prices of some materials might go, as there exists a shortage almost amounting to a famine in some lines, and a sudden increase in demand without facilities for filling all requirements would have a tendency to increase prices alarmingly.

Common Brick.—The market for Hudson River common brick was almost inactive again this week. The cold and stormy weather was the prime factor responsible for the condition, and as long as this lasts there is no prospect of improvement. Common brick prices are unchanged from the figure that was announced one week ago. The one barge that was taken out of the market brought \$10 a thousand, and that figure is being quoted on all inquiries. The unsold barges in Metropolitan waters are few in number, and there is only a small supply of brick remaining on barges tied up at the dealers' docks at various points in the district, but there is no danger of being unable to supply any demand that might come with a sudden revival of structural activity. The ice-bound condition of the river will prevent arrivals from up-river points for some weeks. The Raritan situation is suffering owing to similar ice-bound conditions.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, January 25, 1918: Condition of market: Demand, very light; prices unchanged. Quotations: Hudson Rivers, \$10 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none. Sales, 1. Distribution: Manhattan, 1.

Face Brick.—The market for face brick is exceptionally quiet, and manufacturing is practically at a standstill. Although there are prospects of considerable new work for the future there has been no great volume of business during recent weeks. The plants are unable to operate because of the lack of fuel, and a number of producers have a large quantity of brick stacked up in kilns ready for firing, but are waiting

for the delivery of coal. The transportation is another matter that is effecting the face brick manufacturers, as under the present congested conditions of the railroads it is almost impossible to obtain cars and arrangement for the shipment of brick over the lines. From this factor no relief is in sight, and it might be a long time before the freight situation is improved to a point where face brick shipments are permitted. Prices are generally firm and with an upward tendency.

Lumber.—Market conditions are fairly quiet, with a steady demand for lumber products from manufacturing consumers. At the present time the demand is considerably in excess of the supply. This is primarily due to the chaotic freight situation, and as this condition is likely to maintain for some time to come the outlook for lower prices through a flooded lumber market is remote. Stocks in the hands of the dealers are generally low, and there has been some difficulty in filling orders in some instances. The Government is still the most important factor in the lumber market, and although the requirements for cantonnement construction are entirely filled there is an immense volume of lumber still needed for the shipbuilding program, airplane construction, and other essential military work. Lumber prices are today higher than at any time in the history of the industry, and there is no prospect of a downward revision under the existing circumstances.

Structural Steel.—It will be some time before the steel industry fully recovers from the combination of cold weather, fuel shortage and enforced holidays. At

this writing there is practically no business emanating from private sources and there will not be any in great volume while the present emergency lasts. There is still considerable Government business on the books, and the railroads are in the market for a large total tonnage for their immediate requirements. There is a suggestion of life in the future for requirements for industrial construction, as there are quite a number of large manufacturing plants now being planned; but with the weather conditions and the embargoes of materials there is but little likelihood that these projects can be started for some months. There is no change in the quotations for fabricated material, the figure decided upon by the Federal authorities maintaining in force until March 31. What revision will be made at that time is still problematical, but it is thought that this price will stand for the following three months.

Sand and Gravel.—Although the demand for these commodities is very slight the fact that there is practically no sand available in this city is responsible for the high price that now maintains. According to one of the prominent dealers, the prospect of obtaining new supplies from Cow Bay is not of the best, at least until the cold weather breaks and the ice-bound scows are able to come through. It will be some weeks before additional supplies are available, and as soon as they are it is confidently expected that sand prices will return to a figure that is nearer to the normal.

Linseed Oil.—The demand for this commodity is slight and the trade generally dull, yet the technical position is strong, with prices firm. Through the fact that the excessively cold weather has made outdoor painting impossible, coupled with the dearth of new structural operations, jobbers are not reporting business in any great volume. The prospects for the spring are excellent, however, and as soon as the weather moderates the demand should increase materially.

Cast Iron Pipe.—Business is increasing in this line, due to the fact that private interests have recently come into the market with their specifications for early spring requirements. The volume of new business reported is fair and the prospects are steadily brightening. Quotations are unchanged at \$55.35 for 6 in. and heavier, and \$58.35 for 4 in.

Wire Products.—The producers of wire and wire nails generally report that they are busy and that the demand has grown considerably. Some of the leading mills have orders booked for some months in advance. The prices established by the Government will hold until March 31, and it is not yet known whether these prices will be revised or not.

Copper.—Upon recommendation of the War Industries Board, President Wilson extended until June 1 the price of 23.50c. on copper. This price has now been in force since last September. The copper market is generally quiet with sufficient metal available to supply all requirements.

Pig Iron.—During the past week the sales of this commodity have increased. This is for the greater part for delivery throughout the last half of the year. Sales have been made at the Government price with the proviso that a revision might be made after April 1.

Reinforcing Bars.—The producing mills report that the demand is fairly active and that the outlook is excellent. The Government is one of the most important factors in this market, and is taking a considerable part of the output. The prices are firm at the control figures.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

North River common.....\$10.00@ —
Raritan common.....No quotation
Second hand common, per load of 1,500.....\$7.50@ —
Red face brick, rough or smooth, car lots.....\$21.00@ —
Buff brick for light courts... 21.00@ —
Light colored for fronts.....25.00@ —
Special types.....36.08@ —

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.15@ —
Rebate on bags, returned, 10c. bag.
Rensselaire Natural to dealers.
wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal).....\$1.25@ \$1.35
Trap rock, ¾ in. (nominal).....1.35@ 1.45
Bluestone flagging, per sq. ft. . .17@ 0.18
Bluestone curbing, 5x16......40@ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000.....\$87.50
6x12x12 in., per 1,000.....122.50
8x12x12 in., per 1,000.....148.75
10x12x12 in., per 1,000.....175.00
12x12x12 in., per 1,000.....218.75

Interior—

3x12x12 in., per 1,000.....\$66.00
4x12x12 in., per 1,000.....74.25
6x12x12 in., per 1,000.....99.00
8x12x12 in., per 1,000.....132.00

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$1.90@ —
Eastern finishing.....2.10@ —
Hydrated common (per ton).....\$15.00@ —
Hydrated finishing (per ton) . 15.43@ —

LINSEED OIL—

City brands, oiled, 5 bbl. lots. \$1.30@ —
Less than 5 bbls.....1.31@ —

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):

1½ in. (nominal).....\$1.60@ \$1.75
¾ in.1.60@ 1.75
Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft.....\$41.00@ \$52.00
14 to 16 ft.....63.00@ 75.00
Heart face siding, 4-4 & 5-4 34.00@ 36.00
Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....\$0.50@ —
Hemlock, W. Va., base price per M.....\$0.50@ —
(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered) 6.....\$35.00@ \$38.00
Wide cargoes.....37.00@ 45.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$4.50@ \$4.75
Cypress lumber (by car, f. o. b. N. Y.):

First and seconds, 1-in.....\$63.00@ —
Cypress shingles, 6x18, No. 1
Hearts.....10.00@ —
Cypress shingles, 6x18, No. 1
Prime.....8.50@ —
Quartered oak.....90.00@ 95.00
Plain oak.....68.00@ 73.00

Flooring:

White oak, quartered, select.....\$51.00@ \$55.00
Red oak, quartered, select... 51.00@ 55.00
Maple No. 1.....47.00@ —
Yellow pine, No. 1, common
flat.....38.00@ —
N. C. Pine, flooring, Norfolk. 40.00@ —

PLASTER—(Basic prices to dealers at yard, Manhattan):

Masons' finishing in 100 lbs. bags, per ton.....@ \$15.00
Dry Mortar, in bags, returnable at 10c. each, per ton... 6.75@ 7.25
Block, 2 in. (solid), per sq. ft.....\$0.08
Block, 2-in. (hollow), per sq. ft.09
Boards, ¾ in. x 8 ft......12½
Boards, ¾ in. x 8 ft......15½

SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale. \$1.25@ —

STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195@ —
Beams & channels over 14 in. 3.195@ —
Angles 3x2 up to 6x8.....3.195@ —
Zees and tees.....3.195@ —
Steel bars, half extras.....3.195@ —

TURPENTINE:

Spot, in yard, N. Y., per gal. . \$0.51@ \$0.51½

WINDOW GLASS, Official discounts from jobbers' lists:

Single strength, A quality, first three brackets.....80%+20%
B grade, single strength, first three brackets.....85%
Grades A and B, larger than the first three brackets, single thick...80%+10%
Double strength, A quality.....80%+10%
Double strength, B quality.....80%+20%

NEW NEGRO SOCIAL CENTER IN HARLEM

Project For Upper Seventh Avenue To Involve \$1,000,000—Many Unique Features Provided

ONE of the interesting building developments of the week was the announcement that a structure to cost \$1,000,000 to be operated as a social center for negro residents of Greater New York, was to be erected at the southeast corner of Seventh avenue and 138th street. This project will be owned and operated by the Van-Astor Company, Inc., William H. Butler, president, and Louis F. Baldwin, general manager, 280 Broadway, and will be erected under a general contract by the Seventh Avenue and 138th Street Co., Kort Berle, president, 244 Madison avenue.

The plans and specifications for this operation have been prepared by Arne Dehli, architect, 154 Nassau street. These plans call for a fireproof struc-

Among the other special features of this structure will be a restaurant, banquet hall, private dining rooms, with their usual equipment of kitchens, pantries, etc., an auditorium, with stage and pipe organ, lodge rooms, dormitories, gymnasium and swimming pool.

The natatorium will unquestionably prove one of the most interesting and important features of this structure. The pool will have dimensions of 160x50 feet, and will be from three to nine feet in depth. This swimming pool will be one of the largest indoor pools in the country. In connection with this feature will be operated Turkish baths, shower baths, barber shop, manicure and bootblack shops.

A large dance hall, bowling alleys and billiard room are other features th-



Arne Dehli, Architect.
PROPOSED HARLEM COMMUNITY CENTER FOR COLORED PEOPLE.

ture that will occupy a frontage of 100 feet on Seventh avenue and nearly 300 feet in West 138th street. The building will cover almost the entire plot with the exception of necessary courts and light areas. The building will be seven stories in height and will have facades designed in a unique style, constructed of granite and face brick. Included in this project will be unlimited facilities for recreation, amusement and education. The plans provide space for a large banking room that will be occupied by one of the prominent banking institutions in the neighborhood.

will no doubt be well patronized by the residents of the neighborhood. According to the plans the roof of the Seventh avenue portion will be utilized as a roof garden during the summer months. Throughout this structure the decorations and furnishings will be of the best obtainable and the mechanical equipment will be of the most approved modern pattern. Unless the present plans miscarry active construction will be started just as soon as the weather permits and the building will be completed and ready for occupancy by April 1, 1919.

Sanitarium at Gabriels, N. Y.

John Russell Pope, architect, 527 Fifth avenue, Manhattan, is preparing the preliminary plans for a million dollar sanitarium to be erected at Gabriels, N. Y. This project will consist of a group of fifteen brick and reinforced concrete buildings of various dimensions. The name of the owner and the details of this operation will be available for a later issue of the Record and Guide.

This structure will be located on Hunters Point avenue and will have over all dimensions of 208x264 feet. The two-story section will measure approximately 200x200 feet. The cost of this project will be in the neighborhood of \$400,000.

Plans for Long Island City Plant.

Louis Allen Abramson, architect, 220 Fifth avenue, Manhattan, has prepared plans and specifications for a one and one-half story plant, 180x75 feet to be erected in Long Island City for the Central Smelting & Refining Company. This operation will be located at Borden avenue, Hayward and 3rd streets. Further details will be announced later.

Operation Begun.

In accordance with instructions by the Public Service Commission, the Interborough Rapid Transit Company has begun the operation of a joint elevated railroad and subway service over the Astoria and Corona branches of the Queensboro Subway in connection with the Queensboro Bridge line and the Second avenue elevated railroad in Manhattan. This service will be run during the daytime and evening hours, but in the late night hours no elevated service will be operated. The need for the joint service was pointed out recently, following investigation by the Commission, at which time directions were issued for the beginning of this service. It was, however, necessary that certain structural changes should first be made, including installation of cables, etc., so that it was impossible to put the new service into effect until a few days ago.

Warehouse for Plate Glass Co.

Clinton & Russell, architects, 32 Liberty street, Manhattan, have been retained to prepare the plans and specifications for the one and two-story warehouse to be erected in Long Island City for the Pittsburgh Plate Glass Co., 322 Hudson street, Manhattan, lessee.

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Workmen's Hotel on Meadows.

It has been rumored that a large hotel for the accommodation of the workers in the Federal shipbuilding plants and employees of other industrial concerns in the neighborhood, will be erected on the Kearny Meadows. Eating Houses, Inc., bought a large plot, 680x300 feet on the north side of the Lincoln Highway as a site for this project. The property adjoins that plot recently purchased by the Niles, Bement, Pond Co., upon which this concern will erect a modern industrial plant employing thousands of workers. Details of the new project are not yet available and will be announced in a later issue.

PERSONAL AND TRADE NOTES.

H. J. Nurick, architect, has moved his offices from 892 Broadway to 955 Broadway, Brooklyn.

Meyer Contracting Company has recently moved its offices from 154 Nassau street to 1182 Broadway.

B. H. Wait has been appointed district engineer for the Portland Cement Association, 101 Park avenue, New York City.

H. M. Scott, of the Edison Portland Cement Co., is on a combination business and pleasure trip to Cuba and the West Indies.

Frank Hitchcock, formerly postmaster general, has been elected temporary president of the Vulcan Steel Products Company of New York.

William Pitkin, architect, has recently moved his offices from 512 Cutler Building to the Warner Building, St. Pauls street, Rochester, N. Y.

Mixer & Co., Buffalo, N. Y., wholesale lumber dealers, have recently opened a New York office at 1547 Broadway. The local office will be under the management of F. W. Doty.

Maj. William A. Starrett, Engineer Reserve Corps, has been assigned to duty as contracting officer for the War Industries Board, United States Food Administration and the Ordnance Department.

William E. Walsh has been appointed superintendent of the bureau of buildings, Borough of Manhattan, New York City. He succeeds Alfred Ludwig. Mr. Walsh has been a building constructor in New York City for the past twenty-one years.

Lewis D. Riehts, contracting manager for Lewis F. Shoemaker & Co., with offices at 45 Broadway, as secretary-treasurer of the war service committee of the Steel Fabricators of the United States, has located offices in the Munsey Building, Washington. The committee is substantially a selling and distributing committee for the bridge, building and plate fabricators of the country.

Frank W. Hall was recently appointed commercial manager of the Sorague Electric Works of the General Electric Company. With the exception of a short period, Mr. Hall has been connected with the Sprague Works continuously for twenty-two years in various engineering and sales capacities, and for the three years prior to his present appointment occupied the position of sales manager.

Wilbur S. Wilding was recently appointed manager of the Eastern district, New York State and New England, branch of the Roberts Filter Manufacturing Company, with offices in the Fuller Building, Broadway and 23d street. Until March of last year he was manager of the New York office of the International Filter Company, after which he was sales manager of the same company, with headquarters in Chicago, Ill.

Ford, Bacon & Davis, engineers, announce the formation of the Ford, Bacon & Davis Corporation, organized for the purpose of conducting a general contracting business, with particular reference to industrial, public utility and power plants, steam and street railroads,

docks, steamship and railway terminal facilities, subways, tunnels, hydro-electric and irrigation projects. In effect this means the continuance in corporate form of construction work which heretofore has been handled by the firm direct. The headquarters of this concern are at 115 Broadway, New York, with offices at New Orleans and San Francisco.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract to close February 19, for alterations to the Custom House at Bowling Green, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for structural steel foundation buildings.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, has had plans completed privately for improvements to its power plant.

CHARLESTON, S. C.—Major F. B. Wheaton, advisory architect, and Major Gumby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C., completed plans for hollow tile, concrete and frame warehouses, for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner.

ATLANTA, GA.—U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, has had plans completed privately for a 1 and 2-sty steel, concrete and brick repair shop. Cost, \$1,000,000.

SAN JUAN, P. R.—Purdy & Henderson Co., 45 East 17th st, Manhattan, has the general contract for a 1 and 2-sty frame cantonment near San Juan, P. R., for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, architect, and Major Gumby, engineer, both of 15th and M sts, N. W., Washington, D. C. Cost, \$1,500,000.

LEON SPRINGS, TEXAS.—Weston & Kroeger, San Antonio, Texas, have the general contract for a 1 and 2-sty frame training camp for the U. S. Government, Gen. I. W. Littell, Quartermaster, 15th and M sts, N. W., Washington, D. C., owner, from privately prepared plans.

PELHAM PARK, N. Y.—Austin Co., 26 South 15th st, Philadelphia, Pa., has the general contract for a detention camp, for the U. S. Government, Bureau of Yards & Docks, Washington, D. C., and Commandant, Navy Yard, Brooklyn, N. Y., owner, from privately prepared plans. Cost, \$32,000.

JACKSONVILLE, FLA.—Roderick G. Ross, Jacksonville, Fla., has the general contract for stone and jetties, etc., for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans.

STATEN ISLAND, N. Y.—Thompson-Starrett Co., 49 Wall st, Manhattan, has the general contract for a frame hospital to consist of 3,000 beds, for the U. S. Government, Col. Glennon, Mills Bldg, and Gen. I. W. Littell, Adams Bldg, Washington, D. C., and Col. J. M. Carson, Jr., Depot Quartermaster, Manhattan, owner, from privately prepared plans. Cost, \$1,000,000.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

MANHATTAN—Frances E. Silleck, care W. P. Silleck, 55 Liberty st, owner, contemplates rebuilding the 1 and 5-sty brick market bldg, at 266-268 West 125th st, through to 267-9 West 124th st, for which no architect has been selected. Above project has been destroyed by fire, and owner is undecided as to rebuilding.

LONG ISLAND CITY—Pabst Brewing Co., 9th and Chestnut sts, Milwaukee, and 606 West 49th st, Manhattan, contemplates erecting a distributing bldg, at the cor of Jackson and Bukley sts, on plot 87x132, for which no architect has been selected. Plans will probably be prepared privately. Cost, \$500,000.

NORTHVILLE, N. Y.—Ray Hubbell & Co., on premises, owner, contemplates rebuilding the factory in 2d st. for which no architect has been retained.

NEWARK, N. J.—Harry Adler, care Louis Schlesinger, 31 Clinton st, Newark, owner, contemplates erecting five 2½-sty frame dwellings, in the west side of 12th st, bet Brookfield and Berkeley avs. No architect has been selected. Cost from \$4,000 to \$4,500.

POUGHKEEPSIE, N. Y.—Moline Plow Co., Norman I. Milliken, 161 South Water st, Poughkeepsie, N. Y., contemplates building a factory for the manufacture of tractors. No architect has been retained, and details are undecided.

MILLINGTON, N. J.—A. D. Runyon, Millington, N. J., contemplates rebuilding mill recently destroyed by fire. No architect has been retained, and it is undecided when project will go ahead.

DOVER, N. J.—P. Nazzaro, 17 East Blackwell st, Dover, owner, contemplates altering the dwelling in East Blackwell st, into 1 or 2-sty frame stores, for which no architect has been retained. Cost, \$3,500.

CATSKILL, N. Y.—Lew Fischer, Catskill, N. Y., owner, contemplates erecting three 1-sty brick stores in Main st, for which no architect has been retained. Cost, \$5,000.

HOBOKEN, N. J.—Hoboken Land & Improvement Co., Newark st, Hoboken, owner, contemplates erecting a 5-sty apartment house, 25x47, with store, at 54-6 Hudson st, for which no architect has been retained.

RANDOLPH, N. Y.—St. Patrick's Roman Catholic Church, Rev. Father Gill, pastor, Crowley st, Randolph, N. Y., owner, contemplates rebuilding the 1-sty and basement church, about 40x100, for which no architect has been retained. Cost, \$20,000.

SYRACUSE, N. Y.—H. E. Hessler Co., 512 North Salina st, Syracuse, N. Y., owner, contemplates erecting a factory in North Salina st. No architect has been selected.

HEMPSTEAD, L. I.—Max Weiss, on premises, owner, contemplates remodeling and making a 2-sty extension to the theatre in Main st, for which no architect has been retained. Cost, from \$8,000 to \$10,000.

CRANBERRY LAKE, N. Y.—Town of Newtown Falls, Cranberry Lake, N. Y., contemplates erecting a school. No architect has been retained and details will be available later. Cost, from \$15,000 to \$20,000.

ROSELLE PARK, N. J.—Thomas Spark Plumbing Co., Charles E. Cavanagh, representative, Van Court Inn, Roselle, N. J., contemplates erecting a factory at the southeast cor of Filbert st and Colfax av. No architect has been retained and it is undecided when project will go ahead.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, architect, is taking bids on the general contract for the alteration of the 4-sty brick bldg, 50x70, known as Columbia Hall, at 226-8 Court st, cor Prince st, into tenements and stores, for Joseph Mann, owner.

CHURCHES.

RIDGEWOOD, L. I.—United Presbyterian Church, Rev. S. Edward Breen, pastor, 134 Foxhall st, Evergreen, L. I., owner, is taking bids on the general contract for a 1-sty brick church and Sunday school, 44x94, in the south side of Hughes st, 25 ft west of Sedgwick st, from plans by L. Berger & Co., 1652 Myrtle av, Ridgewood, architects. Cost, \$16,000.

FACTORIES AND WAREHOUSES.

MANHATTAN—Wortmann & Braun, 114 East 28th st, architects, are taking bids on the general contract for a 7-sty addition, 25x100, to the 2-sty brick and steel warehouse, 100x100, at 112 West 107th st, for the Chelsea Storage Warehouse, 426 West 26th st, owner. The Grant Contracting Co., 5 East 42d st is figuring the general contract. Cost, \$70,000.

BRONX—Beverly S. King and Shiras Campbell, 103 Park av, architects, are taking bids on the general contract for a 1-sty and basement brick warehouse, 50x75, in the north side of 238th st, bet Mathilda and Richardson sts, for Edward Caterson, 17 Battery pl, Manhattan, owner. W. L. Crow Construction Co., 103 Park av, is figuring the general contract. Cost, \$50,000.

BROOKLYN, N. Y.—William Higginson, 13 Park Row, Manhattan, is taking bids on the general contract for a 2-sty brick and concrete factory, 130x350, on 1st av, bet 57th and 58th sts, for the Bay Ridge Dock Co., c/o Kenyon Co., 754 Pacific st, owner of land, and the Kenyon Co., 754 Pacific st, owner of building. The William Kennedy Construction Co., 215 Montague st, is figuring the general contract.

GLENDALE, L. I.—Louis Allmendinger, 20 Palmetto st, Brooklyn, architect, is taking bids on the general contract for a 1-sty brick factory, 100x150, at the cor of Proctor and Edsall avs, for William Freilich, owner. J. G. Deisler, 105 West 40th st, Manhattan, is figuring the general contract. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

MIDDLETOWN, N. Y.—State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner, is taking bids on the general contract to close 3 p m Feb. 14, for a 2-sty brick tuberculosis patients' bldg, at the State Hospital, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Drawings

and specifications may be consulted at the Middletown State Hospital, Middletown, N. Y.; at the New York office of Dept of Architecture, Room 1224, Woolworth Bldg, Manhattan, and at the Dept of Architecture, Capitol, Albany, N. Y. Cost, \$30,000.

ALBANY, N. Y.—State of New York, Dr. Herman M. Biggs, State Health Comr, Albany, N. Y., owner, is taking bids on the general contract, to close 3 p. m., January 31, for a 3-sty brick and stone State laboratory, 50x148, on New Scotland av, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Cost, \$120,000.

MUNICIPAL.

MANHATTAN—Altieri Construction Co., 101 Park av, is refiguring the general contract and desires estimates on subs to close 2 p. m., January 31, for the 2-sty brick and marble Magistrates Court bldg, 44x100, at the southeast cor of 2d st and 2d av, for the City of New York, Frank L. Dowling, pres., Borough of Manhattan, Room 2032, Municipal Bldg, owner, from plans by Alfred Hopkins, 101 Park av, architect. Cost, \$150,000.

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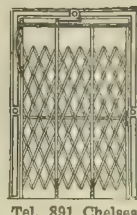
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STABLES AND GARAGES.

MANHATTAN—Joseph Breen, 3251 Broadway, lessee, is taking bids on the general contract for the alteration of the 2-sty brick stable, 46x65, at 1351 Amsterdam av, into a public garage, for John Deering, 1931 50th st, Bklyn owner, from plans by Louis A. Sheinart 192 Bowery, architect. Lessee builds. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

MANHATTAN—Vance W. Torbert, 52 Vanderbilt av, architect, is taking bids on the general contract for alterations to the 6-sty brick loft bldg, at 261-267 Canal st, for the Whitney-Patterson Co., 261 Canal st, owner. The Grant Contracting Co., 5 East 42d st, is figuring the general contract.

MANHATTAN—John B. Snook Sons, 261 Broadway, architects, are taking bids on the general contract for alterations to the 5-sty brick store and loft bldg, at 246 5th av. Owner's name will be announced later. Alexander List & Sons, Grand Central Terminal, is figuring the general contract and desires estimates on subs at once.

MANHATTAN—Freidman Brothers, 305 East 42d st, lessee, is taking bids on separate contracts for alterations to the 2-sty brick store, 25x100, at the northwest cor of 3d av and 43d st, from privately prepared plans. Eliza T. Kennedy, Shippan Point, Conn., is the owner.

BROOKLYN, N. Y.—Rangeley Construction Co., 405 Lexington av, Manhattan, is refiguring the general contract for a 4-sty brick and stone store, office and residence, 30x58, at the southeast cor of Herkimer st (1265 Bedford av), for Thomas J. Carrier, 1190 Fulton st, owner. Cost, \$10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

LUDLOW ST.—Frederick Horenburger and Philip Bades, 122 Bowery, completed plans for alterations to the 5-sty brick tenement, 25x75, at 41 Ludlow st, for Abraham Wolbarst, 113 East 19th st, owner. Cost, \$5,000.

LEXINGTON AV.—Oscar Lowinson, 366 5th av, completed plans for alterations to the 6-sty brick tenement and store, 31x98, at the southeast cor of Lexington av and 80th st, for P. Jaffe, 79th st and Lexington av, owner. Architect will take estimates on general contract about January 25. Cost, \$12,000.

DWELLINGS.

49TH ST.—Adolph E. Nast, 546 5th av, has plans in progress for the alteration of the 4-sty brick and stone studio and apartments, 16x98, at 46 West 49th st, into a dwelling, for the Columbia University, owner of land, care Treasurer's office, 63 Wall st. Cost, \$8,000.

HALLS AND CLUBS.

135TH ST.—John F. Jackson, 1328 Broadway, completed plans for a 6-sty brick and stone Y. M. C. A. bldg (colored) at 179 West 135th st, for the Y. M. C. A., Board of City Directors, William Felloses Morgan, pres., 215 West 23d st, and the Colored Branch, Y. M. C. A., 135 West 135th st, owner. Cost, \$100,000.

MUNICIPAL.

MADISON ST.—Charles F. Gregory, 2108 Municipal Bldg, completed plans for a 1-sty brick shed, 31x66, at 146 Madison st, for the City of New York, Borough of Manhattan, Frank L. Dowling, pres., Room 3032 Municipal Bldg, owner. Cost, \$2,500.

SCHOOLS AND COLLEGES.

MANHATTAN—An appropriation has been granted for erecting an addition to the brick and stone Public School No. 83, for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, owner, from plans by C. B. J. Snyder, c/o owner, architect. Exact location will be announced later.

STABLES AND GARAGES.

127TH ST.—Louis Sheinart, 194 Bowery, completed plans for interior alterations to the 3-sty brick garage, 60x94, at 154-8 West 127th st, for Abe Morris, on premises, owner. Cost, \$15,000.

MANGIN ST.—Bruno W. Berger & Son, 121 Bible House, completed plans for a 2-sty brick garage, 62x100, at 66-70 Mangin st, for P. F. Herperschansen, 43 Tompkins st, owner. Cost, \$15,000.

CHARLES ST.—William Boyd, 203 West 14th st, completed plans for a 1-sty brick

garage, 38x96, at 93-5 Charles st, for J. M. Cooper, 372 Bleecker st, owner. Cost, \$7,000.

MANHATTAN AV.—Cohn Bros., 361 Stone av, Brooklyn, completed plans for alterations and extension to the 1-sty brick garage, 20x40, at 405 Manhattan av, for Jane Newberg, on premises, owner and builder. Consists of extension, 10x20, and general interior alterations. Cost, \$2,000.

66TH ST.—Benjamin Ascher, 280 Madison av, completed plans for alterations to the 6-sty brick garage, 50x100, at 49-51 West 66th st, for Annie Newington, on premises, owner, and the Battery Operating Co., lessee. Cost, \$5,000.

EAST HOUSTON ST.—Frederick Horenburger and P. Bades, 122 Bowery, completed plans for alterations to the 4-sty brick garage, 25x72, at 431 East Houston st, for Henry C. Harding, 120 Broadway, owner. Consists of altering stable into a garage. Cost, \$5,000.

PARK AV.—Samuel Cohen, 32 Union sq, completed plans for a 1-sty brick garage and freight depot, 99x110, at the southeast cor of Park av and 131st st, for Keats Co., 135 Broadway, owner. The general contract has been awarded to the Hudson View Construction Co., 900 Riverside dr. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

42D ST.—Montgomery & Riggs, 105 West 40th st, are revising plans for alterations to the 4-sty brick and stone restaurant and bakery bldg, 25x70, at 119 West 42d st, through to 118-120 West 43d st, for Mary C. Fowler, 311 West 95th st, owner of 119 West 42d st; Charles J. Folmer, 5th av and 17th st, owner, of 118 West 43d st, and Miss M. LacLean, White Plains, N. Y., owner of 120 West 43d st. Drakes Restaurant, Inc., 111 West 42d st, is the lessee. Cost, \$35,000.

34TH ST.—Seymour & Schonewald, Grand Central Terminal, Manhattan, completed plans for alterations to the 5-sty brick store and office bldg, 25x98, at 17 West 34th st, for Bedell Co., on premises, owner. Cost, \$9,000.

23D ST.—H. Edwards Ficken, 22 East 17th st, completed plans for alterations to the 6-sty brick loft bldg, at 448-450 West 23d st, for which Nieman & Luth, 33 West 42d st, have the general contract. James Blewett, 662 Lexington av, has the contract for carpentry work. Cost, \$4,000.

BROADWAY—Severance & Van Alen, 4 West 37th st, completed plans for alterations to the 9-sty fireproof office bldg, 89x155, at 18 Broadway, for Elmer Smathers, 304 West 75th st, owner. Cost, \$50,000.

52D ST.—C. B. Brun, 405 Lexington av, completed plans for alterations to the 2-sty brick store and storage bldg, 25x79, at 134 West 52d st, for Gertrude Martin, 106 West 52d st, owner. Cost, \$2,500.

5TH AV.—C. K. B. Nevin, 6 Beacon st, Boston, Mass., will draw plans for alterations to the 5-sty brick store, 20x100, at 620 5th av, for the Trustees of Columbia University, c/o Treasurer's Office, 62 Wall st, owner, and Dodds & Co., 244 5th av, lessee.

5TH AV.—Starrett & Van Vleck, 8 West 40th st, have plans in progress for a 2-sty brick and limestone or terra cotta store and loft bldg, 27x120, at 162 5th av, for the Markham Realty Co., 31 Nassau st, owner. Cost, \$20,000.

133D ST.—William L. Dale, 557 Walton av, completed plans for a 1-sty brick store, 25x40, in the south side of 133d st, 50 ft west of Park av, for Annie M. Breyer, 911 Leggett av, owner. Cost, \$2,000.

JOHN ST.—Carl F. Biele, 381 West 12th st, has plans in progress for alterations to the brick and stone store, at 20 John st, for John V. Cockroft, Inc., 71 Nassau st, owner, and Corlies-Macy & Co., 40 John st, lessee. Cost from \$5,000 to \$8,000.

MISCELLANEOUS.

48TH ST.—Edward Sternlight, 285 St. Nicholas av, completed plans for alterations to the 4-sty brick moving picture theatre, 48x100, at 10 West 48th st, for Clausen & Flanagan Brewing Co., 441 West 25th st, owner, and the Manhattan Studio Co., 220 West 42d st, lessee. Cost, \$2,500.

16TH ST.—George M. McCabe, 96 5th av, completed plans for alterations to the 3-sty brick office and residence, 17x80, at 253 West 16th st, for Justus J. Wakelee, 128 Liberty st, owner. Cost, \$2,500.

Bronx.

DWELLINGS.

AMUNDSON AV.—Oscar F. Lundberg, 2162 Strang av, owner, has had plans

completed privately for a 2-sty hollow tile dwelling, 22x46, on the east side of Amundson av, 537 ft south of Jefferson av. Cost, \$6,000.

SCHOOLS AND COLLEGES.

BATHGATE AV.—City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, Manhattan, owner, contemplates erecting a brick and stone public school, on Bathgate av, from plans by C. B. J. Snyder, architect, c/o owner. A site has not been purchased as yet, and details will be available later.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

STERLING PL.—Cohn Bros., 361 Stone av, are revising plans for two 4-sty brick tenements, 50x93, in the north side of Sterling pl, 225 ft east of Ralph av, for Idan Holding Co., 312 Hopkinson av, owner and builder. Total cost, \$60,000.

E. 8th ST.—E. M. Adelson, 1776 Pitkin av, completed plans for a 4-sty brick and stone apartment, 60x90, at the southwest cor of East 8th st and Avenue C, for the East 12th St. Bldg. Co., 98 Bristol st, owner and builder. Cost, \$40,000.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for alterations to the 6-sty brick tenement, 70x100, at 1387-9 Bedford av, through to 32-4 Rogers av, for Clarence Levy, 39 Ainslie st, owner and builder. Consists of alterations to the 1st sty for auto showroom and general interior alterations to upper sty; also rearranging the partitions. Cost, \$12,000.

59TH ST.—H. A. Weinstein, 165 Remsen st, has plans in progress for nine 3-sty brick tenements, 24x70, in the west side of 59th st, 140 ft east of 8th av, for the P. & R. Building Co., 551 Rockaway av, owner and builder. Total cost, \$90,000.

CHURCHES.

BENSON AV.—Emery Roth, 119 West 40th st, Manhattan, architect, and Alexander Brociner, 104 West 42d st, Manhattan, construction engineer, have plans in progress for a 1-sty and basement stone (of brick foundation walls) synagogue, 80x80, at the east corner of Benson and 21st avs, for the Congregation of the Sons of Israel, Lewis Winter, chairman Bldg Com, 8625 21st st, Bklyn, owner. Basement will provide for Sunday School. Cost \$70,000.

DWELLINGS.

68TH ST.—Frederick W. Eisenla, 571 77th st, completed plans for five 2-sty brick and stone dwellings, 20x60, with garages, 18x18, in 68th st, 93 ft east of 6th av, for Samuel Polstein, 6755 5th av, owner and builder. Owner is ready for bids on subs. Cost, \$7,000 each.

15TH ST.—Samuel Gardstein, 4820 14th av, completed plans for two 2-sty frame dwellings, 28x56, at the southeast cor of 15th and 46th sts, for Morris Wolsk, 1560 53d st, owner and builder. Cost, \$12,000.

55TH ST.—Charles Infanger & Son, 2634 Atlantic av, have plans in progress for seven 2-sty brick dwellings, 20x55, in the north side of 55th st, 100 ft east of 9th av, for the Agress Construction Co., 487 Hendrix st, owner and builder. Cost, \$4,500 each.

AV N.—Slee & Bryson, 154 Montague st, have plans in progress for eleven 2-sty brick dwellings and garages, 20x55, at the northeast cor of Av N and Coney Island av, for Jacob Porad Building Co., 696 West st, Manhattan, owner and builder. Total cost, \$71,500.

FACTORIES AND WAREHOUSES.

KENT AV.—M. J. Harrison, World Bldg, Manhattan, completed plans for a 1-sty brick storage bldg, 50x200, on the east side of Kent av, 266 ft north of Park av, for Edward T. Jenkins, Gates and Nos-

trand avs, owner. The general contract has been awarded to I. Kasenetz, 268 Kosciuszko st, Bklyn. Cost, \$6,000.

CONGRESS ST.—P. T. Bruyere, care New York Dock Co., ft of Montague st, Bklyn, architect and chief engineer, will draw plans for fire repairs to the 5-sty brick and stone storehouse, 175x75, at the foot of Congress and Warren sts, and East River, for the New York Dock Co., 44 Whitehall st, Manhattan, and foot of Montague st, Bklyn, owner. Cost, \$20,000.

BARTLETT ST.—H. J. Nurick, 892 Broadway, has plans in progress for a 4-sty brick warehouse, 40x100, in Bartlett st, 100 ft south of Broadway, for A. Price, 61 Whipple st, owner. Cost, \$30,000.

MARSHALL ST.—William Higginson, 21 Park Row, Manhattan, architect and engineer, has plans nearing completion for

a 6-sty brick and steel with reinforced concrete factory bldg, 60x210, at Marshall and Gold sts, for the National Lead Co., 111 Broadway, Manhattan, owner, H. B. Cavary in charge.

SCHOOLS AND COLLEGES.

MALBONE ST.—C. B. J. Snyder, 500 Park av, Manhattan, is preparing sketches for a brick and stone public school (No. 81), in Malbone st, for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, Manhattan, owner. A site has not been purchased as yet and plans have not been started. Details will be available later.

BROOKLYN, N. Y.—C. B. J. Snyder, architect, c/o owner, is preparing sketches for a brick and stone public school (No. 100), near Coney Island, for the City of New York, Board of Education, Arthur S.

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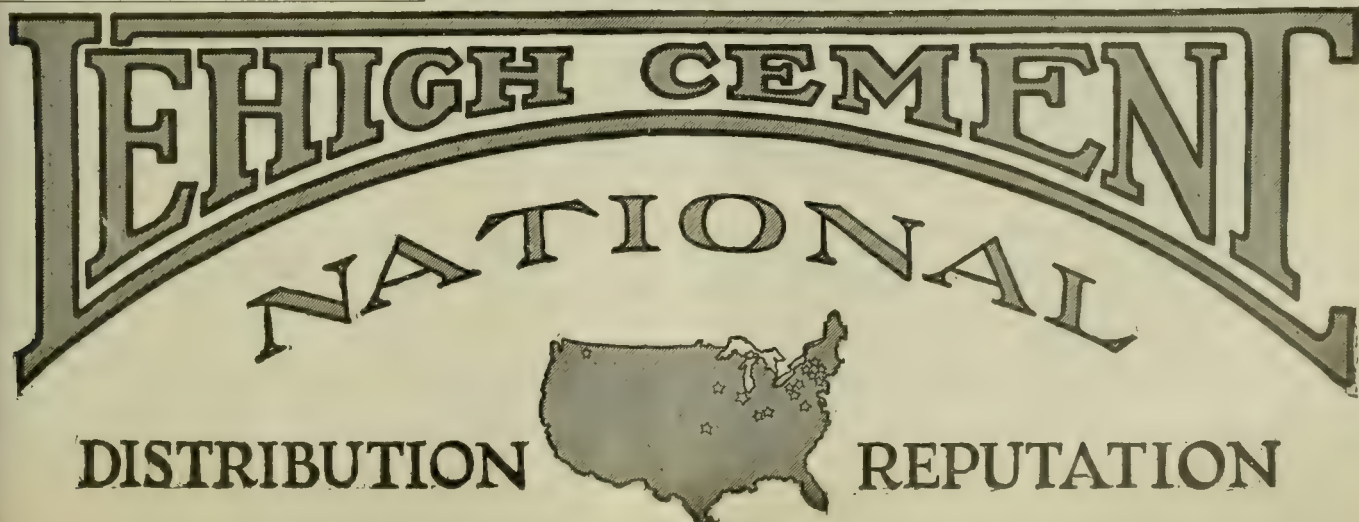
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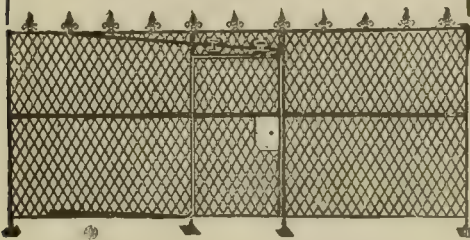
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Somers, pres., 500 Park av, Manhattan, owner. A site has not yet been purchased, and details will be available later.

SNYDER AV.—C. B. J. Snyder, architect, c/o owner, is preparing sketches for a brick and stone public school (No 181), on Snyder av, for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, Manhattan, owner. Exact location will be announced later.

NOSTRAND AV.—An appropriation has been granted for the erection of a public school (No. 54), at Nostrand av and Sanford st, for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, Manhattan, owner.

STILLWELL AV.—The City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, Manhattan, owner, contemplates erecting a public school (No. 97), on Stillwell av, from plans by C. B. J. Snyder, architect, c/o owner. A new site will be selected for this project.

STABLES AND GARAGES.

16TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for twenty 1-sty concrete block garages, on plot 40x100, in the west side of 16th st, 200 ft north of Neptune av, for Mrs. Elena Melani, 2811 West 16th st, owner and builder. Cost, \$8,000.

WEST 17TH ST.—John Burke, 319 Baltic st, completed plans for a 1-sty brick and cement block garage, 40x116, in the east side of West 17th st, 520 ft north of Neptune av, for Elia Cennamo, 2739 West 17th st, owner. Owner is ready for bids on the general contract. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

WEST 17TH ST.—Slee & Bryson, 154 Montague st, completed plans for a 2-sty frame office bldg, 30x55, at the southeast cor of West 17th st and Mermaid av, for the Brooklyn Borough Gas Co., Surf av and West 17th st, owner. The general contract has been awarded to the Midwood Associates, 936 Flatbush av. Cost, \$7,000.

CUMBERLAND ST.—A. E. Richardson, 100 Amity st, Flushing, L. I., completed plans for a 2-sty brick paint and wagon shop, 50x75, in Cumberland st, for Jacker & Knauer, owners.

MISCELLANEOUS.

MYRTLE AV.—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for alterations to the 4-sty brick laundry bldg, 100x100, at 835-7 Myrtle av, for the International Laundry Co., on premises, owner. Meyer & Sweeney, 384 Crown st, have the general contract. Cost, \$5,000.

5TH ST.—Berlin Construction Co., 220 Broadway, Manhattan, architects and engineers, completed plans for alterations to the 1-sty brick gas house, on the southwest side of 5th st, 461 ft southeast of Smith st, for the Brooklyn Union Gas Co., 176 Remsen st, owner. George A. Fuller Co., 175 5th av, Manhattan, has the general contract, and will also do the mason work. Cost, \$40,000.

60TH ST.—Ferdinand Savignano, 6005 15th av, completed revised plans for a 2-sty brick and concrete garage and dance hall in the south side of 60th st, 99 ft west of New Utrecht av, for Frank Giancarlo, 1470 67th st, owner and builder. Cost, \$50,000.

Queens.

DWELLINGS.

JAMAICA, L. I.—A. H. Short, 212 Helen av, Ozone Park, L. I., contemplates erecting four 2½-sty frame, shingle and siding dwellings, 40x17, on the south side of Canonberry road, west of Warwick blvd, from privately prepared plans. Total cost, \$16,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has plans in progress for a 2½-sty frame and shingle dwelling, 25x40, on Parsons av, for George Schafer, Casino Park, Flushing, owner and builder. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Louis Allen Abramson, 220 5th av, Mahattan, has plans in progress for a 1½-sty brick or concrete smelting plant, 75x180, at Borden av, Haywood and 3d sts, for the Central Smelting & Refining Co., 220 Rider av, Manhattan, owner.

STABLES AND GARAGES.

LONG ISLAND CITY.—Standard Oil Co., on premises, owner, has had plans completed privately for a 1-sty brick garage, 29x150, in the north side of 8th st, 200 ft west of West st. The general contract has been awarded to C. C. Woodruff & Co., 213 10th st, L. I. City. Cost, \$10,000.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, L. I. City, completed plans for a 1-sty brick garage, 23x70, on the west side of Sherman av, 150 ft south of Camelia st, for George Tippet, 130 Elm st, L. I. City, owner. Cost, \$3,500.

Richmond.

MISCELLANEOUS.

CLIFTON, S. I.—Staten Island Rapid Transit Railway Co., 295 Broadway, Manhattan, and St. George, S. I., owner, has had plans completed privately for a 1-sty frame lunch room, 40x48, in the east side of Bay st, 188 ft south of Vanderbilt av. The general contract has been awarded to the Anchor Corrugating Construction Co., 140 Washington st, Manhattan. Cost, \$4,000.

Nassau.

HALLS AND CLUBS.

LONG BEACH, L. I.—Warren & Wetmore, 16 East 47th st, Manhattan, are preparing plans for a club house to accommodate 400 members, and contain dining rooms, grill, locker rooms and meeting rooms, for the Lido Corporation, care Rudolph Hecht, 34 Pine st, Manhattan, owner.

Westchester.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Frederick Winter, 71 Woodland av, New Rochelle, completed plans for alterations and addition to the 2-sty brick office bldg, 25x108, at 281 Main st, for Selig Goodman, on premises, owner. Cost, \$4,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—M. J. Nadel, Union Bldg, Newark, is preparing preliminary plans for a 4-sty brick and stone apartment, 60x84, at 446-450 Belmont av, for Abraham Gennot, 105 Peshine av, Newark, owner and builder. Cost, from \$40,000 to \$50,000.

ELIZABETH, N. J.—J. B. Beatty, 115 Teid st, Elizabeth, has plans in progress for a 3-sty brick apartment and store, 30 x78, in South 2d st. Owner's name will be announced later. Cost, \$20,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for the alteration and addition of the 1-sty brick moving picture theatre, 27x80, in Orange st, into five apartments and a store, for Mrs. Ethel Blum, Orange st, Newark, owner. Consists of erecting two additional stys on present 1-sty bldg. Cost, \$10,000.

BANKS.

HOBOKEN, N. J.—John J. Fagan, 95 River st, Hoboken, N. J., completed plans for alterations and addition to the 4-sty brick bank bldg, at the southeast cor of 14th and Washington sts, for the Columbia Trust Co. of New Jersey, 425 Washington st Hoboken, owner. Consists of tearing out entire 1st sty and converting same into banking quarters, and a 1-sty brick addition, 12x25. Cost, \$25,000.

DWELLINGS.

ELIZABETH, N. J.—J. B. Beatty, 15 Reid st, Elizabeth, completed plans for a 2-sty hollow tile and stucco dwelling, at 79 Pine st, for ePter Gold, 1st st and Broadway, Elizabeth, owner and builder. Cost, \$3,500.

CRANFORD, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame dwelling, 22x32, for the Walter Mooney Co., 1 Walnut av, Cranford, owner and builder. Cost, \$3,500.

ELIZABETH, N. J.—F. Lemmer, 688 Nye av, Irvington, N. J., completed plans for a 2-sty frame dwelling at the southwest cor of James and Howard sts for Albert Mading, 18 Jay st, Newark, owner. William C. Wolff, 193 Clinton pl, Newark, has the contract for mason work.

MT. HOPE, N. J.—J. J. Vreeland, 16 West Blackwell st, Dover, N. J., will draw plans for two 2½-sty frame dwellings for the Empire Iron & Steel Co., Mt. Hope, owner. The general contract has been awarded to R. W. Whithams Co., 216 East Blackwell st, Dover, N. J. Total cost, \$15,000.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Max Beyer, 79 River st, Hoboken, is revising plans for a 1-sty frame steel fabricating plant, in the block bounded by Ferry, Newark and Monroe sts, for the Union Iron Works, 603 Newark st, Hoboken, owner. Cost, from \$12,000 to \$15,000.

NEWARK, N. J.—F. H. Ogden Co., Union Bldg, Newark, completed plans for the first group of factory buildings to be erected in Backus st, through to Ferdon st, for the Northern Feather Works & Produce Co., 377 Broadway, Manhattan, owner.

LAUREL HILL, N. J.—Percie A. Vivartas, 110 4th st, West New York, N. J., will draw plans for a 1-sty brick power house, heating and lighting plant for the Board of Freeholders of Hudson County, Court House, Jersey City, owner.

PATERSON, N. J.—William Jessop, on premises, owner, has had plans completed privately for rebuilding the 4-sty brick mill bldg, 40x75, at 93 River st, for which P. S. Van Kirk, 85 Fulton st, Paterson, has the general contract, and A. Gleek & Son, 65 Garfield av, Paterson, the contract for mason work.

NEWARK, N. J.—David M. Ach, 1 Madison av, Manhattan, completed plans for alterations to the 4-sty brick factory bldg, 44x95, at the southwest cor of Passaic av and Mott st, for the Reiley Leather Co., on premises, owner, and the Universal Compound Co., of New York, 428 West 25th st, Manhattan, lessee. Cost, \$6,000.

HALLS AND CLUBS.

JERSEY CITY, N. J.—William Neumann, 314 Palisade av, Jersey City, has plans nearing completion for a 4-sty brick, stone and terra cotta club house, 60x100, on the Boulevard, near tube station, for the B. P. O. Elks, No. 211, of Jersey City, Henderson st, Jersey City, owner. Architect is taking bids on excavating. Cost, \$100,000.

STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for a 1-sty brick public garage, 44x100, at 33 and 35 Somerset st, for Jacob Skolnik & Co., on premises, owner. Cost, \$8,000.

MOUNTAIN LAKES, N. J.—James J. Morgan, 66 Broadway, Manhattan, owner, is having plans prepared privately for a 2-sty frame and stucco garage and lodge bldg, 25x30, for which the Mountain Lakes, Inc., Mountain Lakes, N. J., has the general contract. Cost, \$2,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing plans for forty 1-sty hollow tile and stucco individual garages, 79x142 over all, at 94-96 Mt. Pleasant av, through to 87-95 Ogden st, for the North Jersey Building Co., 207 Market st, Newark, owner and builder. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—J. Spingarn, 665 Newark av, Jersey City, owner, contem-

plates erecting a 5-sty brick store and office bldg (on plot 82x130, on Newark av) at the southwest cor of Summit and Newark avs, for which architect's name will be announced later. Cost, \$75,000.

SKILLMAN, N. J.—Francis H. Bent, State House, Trenton, N. J., has plans in progress for an addition to the frame office bldg for the State of New Jersey, Village for Epileptics, c/o Dr. D. F. Weeks, on premises, owner. Cost, \$4,000.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for alterations and addition to the 1-sty brick store bldg, at 75 Ellison st, for Bernard Kessler, of the Paterson Stove Repairing Co., 75 Ellison st, Paterson, owner. Consists of building a 2-sty brick addition to 1-sty bldg. Cost, \$8,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—Delaware, Lackawanna & Western Railroad Co., 90 West st, Manhattan, William H. Truesdale, pres., owner, has had plans completed privately for a 2-sty frame and corrugated iron guard house, 20x84, at the foot of 18th st. Cost, \$3,500.

DOVER, N. J.—Birch & Bossett, 26 South Morris st, Dover, owner, contemplates erecting a reinforced concrete coal pocket, 20x70, and 50 ft high, in South Morris st. The general contract will probably be awarded without competition to R. W. Whitham Co., 216 East Blackwell st, Dover, N. J.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

ROCHESTER, N. Y.—J. Mills Platt, 525 Cutler Bldg, Rochester, architect, is preparing sketches for a 4-sty brick, stone and steel apartment house and stores, 96x151, at Dewey and Ridgeway avs, for the Union Department Stores Co., 423 Powers Bldg, Rochester, owner. Details will be available later. Cost, \$150,000.

POUGHKEEPSIE, N. Y.—DuBois Carpenter, 45 Market st, Poughkeepsie, completed plans for alterations to the 4-sty brick apartment and store bldg, 20x100, in Main st, for Peter Miller & Sons, Main st, Poughkeepsie, N. Y., owner. The mason and carpentry contracts have been awarded to Frank Dobbs, 70 Mansion st,

and Hohl Bros., 21 North av, both of Poughkeepsie, N. Y., respectively.

BANKS.

ELMIRA, N. Y.—Dennison & Hiron, 475 5th av, Manhattan, has plans in progress for a 2-sty brick and granite bank bldg, 45x100, at the northeast cor of State and Water sts for the Chemung Canal Trust Co., Ray Tompkins, pres., Elmira, N. Y., owner. E. E. Buchanan, Robinson Bldg, Elmira, is the construction engineer.

CHURCHES.

STAMFORD, CONN.—Stamford Baptist Church, Rev. Charles H. Frank, Stamford, contemplates making improvements to church, to provide a new kitchen, dining-room, pastor's study, etc. Details will be available later.

NIAGARA FALLS, N. Y.—Simon Larke, 719 Main st, Niagara Falls, has working plans in progress for a 1-sty and basement brick and tile church, 80x60, at Cleveland av and 16th st, for the South av Evangelical Church, M. T. Wilmer, in charge, c/o Ayers-Witmer Co., Niagara Falls, owner.

ROCHESTER, N. Y.—Wilfred A. Campbell, Cutler Bldg, Rochester, has working plans in progress for remodeling the 1-sty and basement brick and stone church and Sunday school, 60x100, for the Genesee Street Baptist Church, owner. Cost, \$30,000.

DWELLINGS.

BEACON, N. Y.—Charles Van Slyk, Library Bldg, Beacon, has plans in progress for a 2½-sty frame and shingle cottage, 30x42, on Sergeant av. Owner's name will be announced later. Cost, \$5,000.

STAMFORD, CONN.—Sven G. Olson, 19 Taff av, Stamford, Conn., owner, contemplates erecting a dwelling. Project will not go ahead until the spring.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y.—George H. Thatcher Foundry Co., on premises, owner, is having plans prepared privately for rebuilding the 2-sty brick foundry, at Thatcher and Leonard sts, for which William G. Sherman Construction Co., 28-30 DeWitt st, Albany, has the general contract. Cost, \$6,000.

MECHANICSVILLE, N. Y.—F. G. Ten Broeck, 200 5th av, Manhattan, has plans nearing completion for an addition to the

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

SERVICES

This Corporation will act as Consulting Engineers, Contractors for Engineering Work, Contractors for Operation, Purchasing Agents and Representatives of Foreign Corporations, in the following industries:—Steam and Electric Railways, Tramways, Highways, Bridges, Canals, Hydro-Electric Power Plants, Steam Power Plants, Submarine Dredging and Rock Work, Shipbuilding, Mining, Docks and Water Front Improvements, Building Construction, Sewerage and Disposal Works, Machinery and Mechanical Equipments, Chemical Works, Electrical Equipments, Water Works, Street Lighting, Telephone Systems, etc.

TERRITORY

In the United States, Territories and Insular Possessions, and all Foreign Countries.

OWNERS, ENGINEERS and ARCHITECTS are respectfully requested by this Corporation to submit their enterprise to it. All communications will receive prompt attention and strictest confidence. Whatever form of service you may desire will be rendered with a view of maintaining the highest standards of efficiency as represented by Quality, Speed and Economy.

REFERENCES

The following is a selected list of engineering work and building construction with which the personnel of this Corporation have been identified as principals:

Metropolitan Life, New York, N. Y.
Sears, Roebuck & Co., Chicago, Ill.
Electrical Development & Power House, Toronto, Canada; Niagara Falls, N. Y.
Rio de Janeiro Tramways & Light & Power Plant, Rio de Janeiro, Brazil.
Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.

Mexico, Northwestern R. R., El Paso, Tex.
Metropolitan Street Railway, New York, N. Y.
Prudential Life, Newark, N. J.
Union R. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.
Barcelona Traction & Light & Power Plant, Barcelona, Spain.
West End Street Railway System, Boston, Mass.
Dominion Coal Co. Plant, Nova Scotia, Canada.

Union Railroad Station, Washington, D. C.
Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.
Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Mercantile Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.

Hedden-Pearson-Starrett Corporation

steel and corrugated iron plant for the West Virginia Pulp & Paper Co., 200 5th av, Manhattan, owner.

AMSTERDAM, N. Y.—Howard Daly, East Main st, Amsterdam, has about completed plans for a 3-sty frame addition, 130x20, to the factory, at 32 Henrietta st, for N. L. Merwin Co., on premises, owner. Cost, \$9,000.

HOSPITALS AND ASYLUMS.

LEICESTER, N. Y.—Howard W. Cutler, 312 Cutler Bldg, Rochester, has revised plans in progress for a 1 and 2-sty hollow tile and stucco County hospital, 200x20, to accommodate twenty patients, for the Board of Supervisors, George T. Webster, chairman Bldg Com., Conesus, N. Y., owner. Cost, \$20,000.

SALISBURY CENTER, N. Y.—R. E. Sluyter, First National Bank Bldg, Herkimer, N. Y., and Pember & Campaigne, 24 James st, Albany, associate architects, have plans in progress for a 2 and 3-sty frame and stucco tuberculosis hospital (three bldgs), at Salisbury Center, Herkimer County, N. Y., for the Board of Supervisors of Herkimer County, Herkimer, N. Y., owner. Cost, \$60,000.

SCHOOLS AND COLLEGES.

WHITESBORO, N. Y.—Pember & Campaigne, 24 James st, Albany, and Ilium Bldg, Troy, N. Y., architects, will draw plans for a high school to contain 12 classrooms, grade school and assembly hall, in District No. 2, for the Village of Whitesboro, Board of Education, Whitesboro, N. Y., owner. Cost, \$80,000.

HOBART, N. Y.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have plans in progress for a 2-sty brick high school, 126x98, for the Board of Education of Hobart, W. E. King, chairman, Hobart, N. Y., owner. Cost, \$50,000.

LAKE PLACID, N. Y.—Pember & Campaigne, Ilium Bldg, Troy, N. Y., completed plans for a 3-sty brick, hollow tile and concrete high and grade school, 104x126, in Main st, on site of present school, for the Board of Education, Mrs. J. M. Ishm, pres., Lake Placid, N. Y., owner. Cost, \$155,000.

STORES, OFFICES AND LOFTS.

GLOVERSVILLE, N. Y.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, completed plans for a 2-sty brick telephone bldg, 30x40, for the Glenn Telephone Co., Gloversville, N. Y., owner.

MISCELLANEOUS.

WATERLOO, N. Y.—F. & A. M. Herman Brehm, West Main st, Waterloo, contemplates erecting a Masonic temple at the cor of East Main and Church sts. Details are undecided.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Standard Utility Co., 225 Lexington av, has the general contract for the alteration of the 5-sty brick dwelling, 50x60, at 25-27 West 56th st, into bachelor apartments and stores, for M. C. D. Borden, owner, and Jesse T. Meeker, 1170 Broadway, lessee, from plans by A. E. Nast, 546 5th av, architect. Cost, \$6,000.

MANHATTAN.—Louis Wasilkowsky, 157 East 112th st, has the general contract for alterations to the 5-sty brick tenement and store, 25x62, at 183 Amsterdam av, for Julius Bacharach, Hotel Savoy, 5th av and 59th st, owner, from plans by Otto Reissmann, 147 4th av, architect. Cost, \$5,000.

MANHATTAN.—Corrigan Wise Construction Co., 2 Columbus Circle, Manhattan, has the general contract for alterations to the 4-sty brick apartment house and store, 25x70, at the southeast cor of Waverly pl and 6th st, for Samuel A. Goldschmidt, on premises, owner, from plans by V. Hugo Koehler, 2 Columbus Circle, architect. Cost, \$10,000.

MANHATTAN.—Cunningham & Foley, 219 West 116th st, have the general contract for fire repairs to the 5-sty brick apartment and store, at the northeast cor of 101st st and Columbus av, for Louis Sommer, on premises, owner, from plans by Charles B. Meyers, 1 Union sq, architect. Cost, \$7,000.

BANKS.

BROOKLYN, N. Y.—C. T. Wills, Inc., 286 5th av, Manhattan, has the general contract for alterations to the 2-sty bank bldg at the northeast cor of Graham av and Debevoise st for the Provident Loan Society of New York, 346 4th av, Manhattan, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, architects. Cost, \$2,000.

DWELLINGS.

ROSELLE, N. J.—Kolb Portable Building Co., 30 Church st, Manhattan, has the general contract for a 1 and 2-sty frame, wire lath and stucco dwelling, 30x32, for Oscar S. Field, Roselle, owner, from privately prepared plans. Cost, \$7,000.

NORTH STAMFORD, CONN.—F. S. Dawless, New Canaan, Conn., has the general contract for alterations and addition to the 2½-sty frame and siding dwelling for Archibald D. Tappan, Newfield rd, Stamford, Conn., owner, from plans by S. Edson Gage, 28 East 49th st, Manhattan, architect. Cost, \$20,000.

SPRING LAKE, N. J.—Henry F. Pierce, 6th av, Belmar, N. J., has the general contract for a 2½-sty frame and shingle dwelling, 35x28, at the cor of West 3d and Madison avs, for John Woolley, 306 Newark av, Bradley Beach, N. J., owner, from plans by Warren H. Conover, 114 Liberty st, Manhattan, architect. Cost, \$8,500.

DWELLINGS.

BUDD LAKE, N. J.—Gallo Brothers, Allen st, Netcong, N. J., have the general contract for a 1½-sty frame bungalow, 22x22, for J. C. Whitman, 157 Summer av, Newark, owner, from privately prepared plans. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Gabler Construction Co., 402 Hudson st, has the general contract for alterations to the 7-sty warehouse, 100 x90, at 531-7 West 21st st, for Clement G. Moore, c/o James N. Wells Sons, 191 9th av, owner, from plans by Morgan M. O'Brien, 49 East 90th st, architect. Cost, \$4,500.

BROOKLYN, N. Y.—Rangeley Construction Co., 405 Lexington av, Manhattan, has the general contract for alterations to the brick furniture warehouse at 222 Grand st, for the Tuttle Estate, 405 Broadway, owner, and Joseph Michaels Furniture Co., 222 Grand st, lessee, from plans by Alexander Mackintosh, Bible House, Manhattan, architect. Cost, \$2,000.

MECHANICSVILLE, N. Y.—George A. Fuller Construction Co., 175 5th av, Manhattan, has the general contract for the erection of four or five steel and corrugated iron additional bldgs to the plant of the West Virginia Pulp & Paper Co., 200 5th av, Manhattan, owner, from plans by F. G. Ten Broeck, 200 5th av, Manhattan, architect and engineer.

STAMFORD, CONN.—Harold A. Parsons, Bank st, Stamford, Conn., has the general contract for a 2-sty frame, concrete and tile blocks factory bldg, 30x131, on Sunnyside av, for the American Synthetic Color Co., Stamford, Conn., owner, from privately prepared plans. Cost, \$12,000.

HOSPITALS AND ASYLUMS.

BROOME COUNTY, N. Y.—B. Klein & Co., 29 Highland av, Binghamton, N. Y., has the general contract for a 2-sty hollow tile and stucco tuberculosis hospital, to accommodate sixty patients, for the Board of Supervisors of Broome County, H. L. Williams, Clerk, Court House, Binghamton, N. Y., owner, from plans by Walter H. Whitlock, Security Bldg, Binghamton, architect. Cost, \$60,000.

HOTELS.

NEW WINDSOR, N. Y.—Joseph Cohen, 652 DeKalb av, Brooklyn, has the general contract for a 3-sty frame hotel and restaurant, 50x100, for the accommodation of working men, for Joes Shipyard Co., c/o architect, owner, from plans by Max Hirsch, 215 Montague st, Brooklyn, architect. Cost, \$20,000.

MUNICIPAL.

BLACKWELLS ISLAND.—B. Diamond, 12 Bergen st, Bklyn, has the general contract for alterations and addition to the 3-sty brick industrial bldg, 292x135, on Blackwells Island, opp. East 67th st, for the City of New York, Dept. of Corrections, James A. Hamilton, Com'r, Municipal Bldg, Manhattan, owner, from plans by Charles B. Meyers, 1 Union sq, architect. The heating and plumbing contracts have been awarded by P. F. Larkin & Co., 429 East 56th st, and the J. J. Kenney Co., 236 West 20th st, respectively.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—The general contracts for fireproofing the boiler room in the brick and reinforced concrete South 10th st school and Central av school have been awarded to Nazzarena Cannara, 304 John st, Belleville, N. J., and Livio Di Girolamo, 133 Park st, Newark, N. J., respectively, for the City of Newark, Board of Education, Frank H. Sommer, pres., City Hall, Newark, owner, from plans by Louis Sonntag, school architect, and

George W. Knight, school engineer, both of City Hall, Newark.

STABLES AND GARAGES.

PORT WASHINGTON, L. I.—J. H. Decker, 16 Carlton av, Port Washington, L. I., has the general contract for alterations and addition to the 2½-sty and 1½-sty frame, 35x70, and wing, 21x100, at Motts Point, Hempstead Harbor, for E. A. Cappelton Smith, Stony Point, L. I., owner, from plans by Hiss & Weekes, 425 5th av, Manhattan, architects. Consists of two bowling alleys and remodeling the 1½-sty stable into garage and living quarters with an addition to be used as bowling alley.

JERSEY CITY, N. J.—Edward Ericksen, 117 Oak st, Jersey City, has the general contract for a 1-sty brick garage, 57x159, in the north side of Montgomery st, near Bergen av, for the Casino Realty Co., 117 Oak st, Jersey City, owner, from plans by Christopher H. Ziegler, 75 Montgomery st, Jersey City, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—William C. Monks, 503 5th av, has the general contract for interior alterations to the 6-sty brick and stone store bldg at 375 5th av, for W. B. Crocker, 375 5th av, owner, from plans by Herbert R. Mainzer, 105 West 40th st, architect. John Hartell & Co., 101 Park av will do the decorating and fitting work. Consists of repairs to bldg recently destroyed by fire. Cost, \$10,000.

MISCELLANEOUS.

SKILLMAN, N. J.—A. L. Carhart, Hale Bldg, Philadelphia, Pa., has the general contract for a brick power house and signal tower for the Philadelphia & Reading Railroad Co., A. T. Dise, pres., Reading Terminal, Philadelphia, Pa., owner, from plans by Samuel T. Wagner, engineer, c/o owner. Cost, \$30,000.

MISCELLANEOUS.

MANHATTAN.—I. J. Stander & Co., 118 East 28th st, has the general contract for a 1-sty steel and corrugated iron pier shed, 50x50, south of Pier No. 6, East River, for the State of New York, Dept. of Public Works, W. W. Wotherspoon, Capitol, Albany, N. Y., and Superintendent, Hall of Records, Manhattan, owner, from plans by Frank M. Williams, 352 State st, Albany, engineer.

LONG BRANCH, N. J.—Owen J. Melee, 72 Branchport av, Long Branch, has the general contract for a wood trestle bridge, 150 feet long and 36 feet wide, on Joline av, for the Board of Chosen Freeholders of Monmouth County, C. M. Wyckoff, director, Court House, Freehold, N. J., owner, from plans by George D. Cooper, 60 Broad st, Red Bank, N. J., County engineer. Cost, \$5,920.

THIELLS, N. Y.—Peter Keeler Bldg Co., 425 Orange st, Albany, N. Y., has the general contract for construction work, heating and plumbing and electric work for attendants' home and service bldg at Letchworth Village, for the Board of Managers of Letchworth Village, Frank A. Vanderlip, pres., 7 Wall st, Manhattan, owner, from plans by Lewis F. Pilcher, State architect, Capitol, Albany, N. Y.

JERSEY CITY, N. J.—Redfern & Son, 571 Jackson av, Jersey City, have the general contract for alterations to the 4-sty brick cafe and apartment at the southwest cor of Orient and Jackson avs, for Lembeck & Betz, c/o Eagle Brewing Co., 173 9th st, Jersey City, owner, and the Hudson Real Estate Co., 168 Ocean av, Jersey City, lessee, from plans by Nathan Welitoff, 76 Montgomery st, Jersey City, architect. Cost, \$13,000.

BEDFORD HILLS, N. Y.—American Laundry Machinery Co., 34 West 37th st, Manhattan, has the general contract for remodeling the laundry bldg, at the New York State Reformatory, for the New York State Reformatory for Women, William G. Barrett, pres., Board of Managers, Bedford Hills, N. Y., owner, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y.

TRADE AND TECHNICAL SOCIETY EVENTS.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Osacr S. Teale, secretary, 240 Broadway.

AMERICAN CONCRETE INSTITUTE will hold its annual meeting in Chicago, Ill., February 7 to 9, 1918. Secretary, H. B. Alvord, 27 School st, Boston, Mass.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN CONCRETE PIPE ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1918. Secretary, J. H. Libberton, 208 South La Salle st, Chicago, Ill.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

AMERICAN ROAD BUILDERS' ASSOCIATION will hold its fifteenth annual convention in St. Louis, Mo., during the early part of February, 1918. Further details of this meeting will be available for a later issue.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN CERAMIC SOCIETY will hold its twentieth annual meeting at Indianapolis, Ind., February 11 to 13. A number of vitally important matters concerning the future of this organization will be presented for consideration at this meeting.

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION and THE NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold a joint annual convention and exhibition in New York City, February 12, 13, 14, 15, 1918. Headquarters at the Hotel Astor.

NATIONAL ASSOCIATION OF SAND & GRAVEL PRODUCERS will hold its annual convention in Chicago, Ill., February 7 to 8, 1918. Headquarters will be at the Great Northern Hotel. An interesting program has been prepared and open discussions will be conducted upon a number of live topics.

EASTERN SUPPLY ASSOCIATION will hold its winter meeting at the Hotel Astor, Wednesday, February 13. There will be both morning and afternoon sessions. A most interesting program has been arranged for this meeting and the members are invited to submit any questions that they desire to have discussed.

BUILDING MATERIAL MEN'S ASSOCIATION OF WESTCHESTER COUNTY, N. Y., INC., which comprises within its membership a large majority of the lumber and building material firms of the county, will hold its fifteenth annual dinner Saturday evening, January 26, at 7 p. m., in the rooms of the Building Trades Employers' Association, 34 West 33d st, Manhattan.

THE RETAIL LUMBER DEALERS' ASSOCIATION OF THE STATE OF NEW YORK, Paul S. Collier, secretary, Chamber of Commerce Building, Rochester, has announced that the dates for the annual convention of that association have been fixed. The convention headquarters will be the Ten Eyck Hotel, Albany, N. Y., January 30, 31 and February 1, a three-day session, for which will be arranged a very interesting program of business proceedings as well as addresses on current topics of interest along with a social program which will be appropriate to the occasion and the times.

NEW YORK CHAPTER OF THE AMERICAN ASSOCIATION OF ENGINEERS was established on Wednesday evening, January 16, at the Hotel McAlpin, when the charter granted by the national organization was formally presented by President Edmund T. Perkins. The keynote of the meeting was sounded by Mr. Perkins, the principal speaker, with the subject, "The Engineer's Relation to Society." He urged the men to broaden their social and civic activities and to pay more attention to the human equation in engineering. Alexander Potter complimented the association on its national success with the problems relating to the human and business side of the engineering profession. A. H. Krom, general secretary of the A. A. E., gave a summary of the activities of the national organization and urged the members to promote the work and cooperate with all technical societies as well as to acquaint engineers with the fact that this is a business organization in a field of its own and which conflicts with none. The New York office is at 230 West 42d st., and the officers are R. H. Vanderbrook, chairman, and I. L. Birne, secretary.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Inauspicious Condition Or); O—Obstructions; Rub—Rubbish; EXS—Exit Signs; NoS—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Or); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FISY—Approved Filtering and Distilling Systems; *OS—Oil Separator; RO—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FISY, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending Jan. 19.

MANHATTAN ORDERS SERVED.

Beach st, 8—Myer & Carmody.....EI-Rec
Beach st, 8—Fire Gun Extinguisher Mfg Co.....FA-Rec
Beach st, 8—Cereal Soap Co.....Rec
Beach st, 8—National Dress Goods Co.....Rec
Bleecker st, 85-9—Pierre L Ronalds, 11 bis
rue de La Baume, Paris, France.....A(R)
Broadway, 704-6—Salinger, Jackson & Schrieber.....Rec-EI
Broadway, 704-6—Acme Toy Mfg Co.....FA
Broadway, 704-6—Meyer H Friedman & Co.....Rec
Broadway, 704-6—P Gordon.....FA
Broadway, 704-6—G & M Sardi.....FA-GE-FP(R)-D&R-Rec
Broadway, 704-6—Israel Saul.....O-Rec
Broadway, 704-6—Adolph Boskowitz, 60
Bway.....Spr(R)
Broadway, 1101-1113—Bway & 24th St Corp,
care Thompson-Starrett Co, 49 Wall,
Ex(R)-ExS
Broadway, 1107—Abr Meyer.....Rec-Ex(R)-ExS
Broadway, 1107—Jacob Mendell.....Ex(R)-ExS-O
Broadway, 1317-9—Percy S Straus, 1329 Bway,
FP(R)
Cliff st, 80—Saml Freiman.....Rec
Cliff st, 80—Jos Wiseberg.....Rec
Chrystie st, 61-3—A Aronauer & Son.....FP(R)
Chrystie st, 61-3—Williamsburg Land Co,
care Henry J Krinsky, 346 Bway,
ExS-FE(R)-WSS(R)
Chrystie st, 153—Saml Moskowitz,
FP(R)-GE-Rec
Chrystie st, 153—Frank Conegleo.....Rec
East st, 26—J Denner & Sons.....EI
S st, 46 E—Henry Fatton.....FE(R)-St(R)-Ex(R)
10 st, 51 E—J Blackburn Miller, 246 Central
Park West.....FE(R)-St(R)-Ex(R)-ExS
14 st, 19 E—Evelin B Rae.....DC
14 st, 19 E—Placid Rio.....GE
14 st, 19 E—Fred Ross.....GE
14 st, 19 E—Benj Kapmann.....DC-FP(R)-GE
14 st, 19 E—Wm Abraham.....GE
14 st, 19 E—Wm Freeman.....GE
14 st, 19 E—Wm Pike.....GE
20 st, 45-7 E—Ira A Kip, 25 st & Mad av,
FP(R)-ExS
29 st, 27-9 E—Woman's Hotel Co, 340 Mad-
ison av.....A
29 st, 301-3 E—Benj Schwartz.....FP(R)
31 st, 119-21 E—Irvine Impvt Co, 120 Bway,FD
48 st, 33-51 E—33 E 48th St Realty Co.....A
5 av, 25—Wm Lustgarten & Co, 68 William,DC
5 av, 172—N Y Cloak Model Co.....Rec
5 av, 172—Manhattan Hair Works.....FP(R)-Rec
5 av, 172—Friedman & Rabinowitz.....FP(R)-Rec
5 av, 741—Lizzie O Doris.....Rec
1 av, 1895—Actna Mfg Co, 1896 1 av.....FP
Fulton st, 191—Hudson Terminal Lunch Co,
FA-DC
Greene st, 34—Edw Hartman.....EI-FA-Rec
Lafayette st, 363—Epstein & Jacoby,FA(R)-Rec
Maiden la, 41-3—Consol Gas Co, 130 E 15...GE
Monroe st, 12—Giuseppe Mazzone.....FA
Pearl st, 112—Federal Press.....O
Ridge st, 89—Congregation of Dzikower.....O
6 av, 403—Jacob Trachtenbroit.....FA-GE-Rec
6 av, 405—Ranch Bros.....Rec
6 av, 405—Isaac Hoffman.....GE-Rec
6 av, 405—Max Schumison.....FA-FP(R)-Rec
6 av, 405—Fredk Rosenberg, 261 Claremont
av, Montclair, N J,FE(R)-St(R)-ExS-Ex(R)
6 av, 415—Jacobs & Stroger.....DC-FP(R)-Rec
6 av, 419½—Saml F Adams, 949 Bway,
FE(R)-ExS-Ex(R)
6 av, 421—Roth & Schmukler.....EI-Rec
6 av, 487—Abr Spielman.....Rec
Spring st, 83—Postal Life Ins Co, 511 5 av,
Stp-ExS
Spring st, 87—Harvard Leather Co.....EI
Union sq, 32—Redward Realty Corp.....Stp(R)
University pl, 70—Nitzky & Zucker.....Rec
White st, 128-132—Victor A Harder Realty
Con Co, 124 White.....Stp(R)
West End av, 673—Arthur E White, 51 E 57,DC
S st, 3-5 W—Edw Jansen, 110 W 18.....A
S st, 3-5 W—Fenwick W Hatfield.....TD
14 st, 3 W—Federal Parquetry Mfg Co,Rec-D&R
14 st, 3 W—Art Desgining Work Co.....Rec
14 st, 3 W—Jacob Elias.....Rec
14 st, 3 W—Spingler Van Buren Est, 65 5 av,
FE(R)-ExS-Ex(R)
17 st, 15 W—Manhattan Life Ins Co, 66 Bway,
Stp(R)

BRONX ORDERS SERVED.

Concord av, 633—Tully Goldryer.....GE-FA

BROOKLYN ORDERS SERVED.

Broadway, 755-63—F W Woolworth Co,
Rec-FP(R)
Commercial st, 85—United Cooperage Co,D&R
Ellery st, 124—Morris Berger.....WSS(R)
Fulton st, 1409-11—Williamsburg Savgs Bank,
175 Bway.....WSS(R)
Hewes st, 26-42—Edw H Titus.....WSS(R)
Metropolitan av, 573—Lurwal Realty Co, 46
Graham av.....WSS(R)
Moore st, 179-83—Karl F Haack.....FP(R)
St Edwards st, 74—Jno J Lattemann Co,Spr(R)
13 st, 525-7, Bldg B—Ansonia Clock Co,WSS(R)
Withers st, 152—Belgian Fur Dyeing & Dress-
ing Co.....FP
Blake av, 529-39—Dr Leon Lemberg.....WSS(R)
Carroll st, 124-50—Metal Package Co,WSS(R)
Henry st, 43—Saml Kaplan.....Rub
Atlantic av, 2764—Liebowitz Bros,FA-DC-Rec
Grand st, 194—Comedy Amusement Co,Ex(R)
Atlantic av, 2963-81—Wm Druckerman.....Rub
N 4 st, 174-6—Bernard Bunch.....WSS(R)
Pitkin av, 2366—David Solomon.....Rub
Flushing av, 367—Joe Morris.....NoS-FA-Rec
Fulton st, 8-10—M P Berglas Mfg Co.....Rec
Fulton st, 3084—Henry Behr.....Rec
Grace Court Alley, 10—Eben J Knowlton,FP(R)
Liberty av, 1033—Bernard Stehlin.....Rec
65 st, 1416—Peter Bressl.....FA-CF

QUEENS ORDERS SERVED.

Bergen av, 10 (Jamaica)—Christopher C
Fausner.....NoS-Rec-FA
Blackwell st (foot)—Steinway & Sons,
Stp(R)-WSS(R)
5 st, bet 3 av & Flushing Bay (Col Pt)—Amer-
ican Hard Rubber Co.....WSS(R)

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EMPIRE BRICK & SUPPLY CO., 103 Park Ave. Tel. Murray Hill 6580.
GREATER NEW YORK BRICK CO., 103 Park Ave. Tel. Murray Hill 761.
SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

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CORNING CO., EDWARD, 25 Vanderbilt Ave. Tel. Murray Hill 7071.

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CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.
DUFFY CO., J. P., Second Ave., 50th to 51st St., Brooklyn. Tel. Sunset 4000.
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
MC CARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
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RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

Iron Grille Work.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.

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REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, FEBRUARY 2, 1918

RENTING CONDITIONS ON WASHINGTON HEIGHTS

Brokers Report Practically No Vacancies—Coal Shortage Is Not Relieved—Building at Standstill

DURING the past eighteen months an unprecedented wave of prosperity has swept over Washington Heights. The demand for three, four and five room apartments far exceeds the supply, and as the outlook for improvement in the way of new buildings is dubious, realty men are maintaining their offices and help on the commissions received from collections of rent and management of properties. There has been no new building during the year, due in a large measure to the condition of the material market; the inability to obtain skilled mechanics or even labor, and also because financial institutions will not lend money for building while conditions remain as they are at present.

For the purpose of getting a line on realty conditions in this section of the city, a Record and Guide representative interviewed a number of the real estate brokers handling property on Washington Heights, and in every instance the reply was the same, "Everything rented. No vacancies. Demand far exceeds the supply."

J. S. Maxwell said: "Out of 2,000 apartments managed by me there is only one to rent and that has only been vacant one day. I have several hundred applicants for it. The demand is exceptionally good in spite of the fact that rentals are high. Of vacant parcels there is a scarcity. I can think of at this moment but a few. One in 136th street, between Broadway and Riverside Drive, another in 140th and 141st streets, between Broadway and Riverside Drive, a fifty-foot plot on Hamilton Place and the Hamilton plot, now owned by the Board of Education and not in the market.

"There is no building going on because of the present conditions of the material market and the scarcity of labor. The coal situation has been our principal worry this winter, but our houses have all been heated and we have had no complaints from our tenants. On Saturday last we carted seventy-eight tons of coal and distributed it among our properties. We can get the coal if we haul it ourselves and this we have had to do.

"The present is the only time I can remember in my experience that we could be so independent. We hold out no inducements to prospective tenants to rent, or to present tenants to remain. Collections are good so that we are more or less contented."

Eugene S. Van Riper, of the firm of F. R. Wood, W. H. Dolson Co., said: "The properties we manage, which include some of the largest on the heights, are one hundred per cent. rented. We have not a single vacancy in apartments, stores, basements or sub-basements. The demand for apartments is heavier than the supply, greater than in ten years for this season. We have nothing to offer, although daily we receive many applications.

"We have had so many applications that we have deviated from our custom of years' standing and offered to take over properties of other brokers and rent them for them, but they are in the same position as we are, nothing to offer.

"Our tenants have built up our business and we naturally stand by them in every way. We have been endeavoring to raise rentals to what we deem the proper figures, and to this end have partially readjusted rentals and in every instance to the entire satisfaction of the tenants. We haven't had a fire go out in one of our houses this winter and have purchased car loads of coal and delivered it, frequently taking our office forces to do the work.

Attractive Bargains Possible.

"The sales market is picking up, but as there is little vacant land we do not expect much from this source. Now is an excellent time for people with ready cash to acquire some attractive bargains. Money is hard to obtain for building, but this condition prevails everywhere. So great is the demand for apartments here that we were able in several instances to rent apartments on Convent avenue without making any repairs. This is an unusual condition. Convent avenue is the best section of Washington Heights, and some locations on this avenue are superior to some on Riverside Drive. Prices on Convent avenue and the Drive are about the same."

Martin H. Cohen, of S. Werdenschlag and Martin Cohen Co., said: "Renting is good, but sales are few. We haven't anything to rent and little to sell. The demand for small apartments, three, four and five rooms, is unusually heavy and we could rent 200 apartments today if we had them. We make no concessions like we used to.

"There is no building going on because of the market conditions of material and the scarcity of labor, and we do not expect anything doing in the building line for some time to come. Rentals have been increased since last year, but increased rentals do not mean larger incomes. People expect more nowadays for their money and we must spend more on taxes, upkeep and other expenses, hence my statement that increased rentals does not mean larger incomes."

Worry of Fuel Situation.

James E. Taylor, of DuBois & Taylor, said: "The demand for property on Washington Heights is greater than at any time during my experience here. Our properties are one hundred per cent. rented and the number of applications for three, four and five room apartments is good, especially for this time of year. Our tenements are all rented, and the few stores and offices we have vacant remain so because of the high prices asked.

"The coal situation has been our principal worry this winter, and it is worse today than it has ever been. It is getting worse daily, and there seems to be no relief in sight.

"We get little coal and what we do get we have to haul ourselves. We have managed to keep our buildings heated, however, and have not lost a tenant.

"Plumbers, steam fitters, even common labor, is hard to get, and we have been put to severe strains in fixing frozen water pipes and other damages in our buildings because of this scarcity.

"If the material market was more settled and the labor question less severe

there would be some building going on around 157th street, but this is impossible at present and so we must worry along without new buildings to take care of the many applicants for apartments we daily receive and turn down.

"I don't look for any building boom in the near future. There is a healthy market for rentals and were it not for the heavy operating costs and coal shortage owners would be on easy street."

At the office of Freidus & Co., a representative said: "We have no apartments to rent at all. Everything is rented up and daily we turn away people by the dozens. Coal is our principal care just at present and will continue to be we expect for some time. There are no sales being made and building loan money is hard to obtain. The few stores we have vacant remain so because of the prices asked."

George F. Mahnken, of George F. Mahnken & Co., said: "All our apartments are rented. Once in a while we get an apartment to sub-let and are perplexed as to which one of our waiting list is to be favored. Coal is our sole worry just now. We are trucking and delivering it ourselves. Labor is hard to get, plumbers and other mechanics cannot be hired at any price, and in several instances we have had to do repair work ourselves when the urgency of the case demanded."

L. J. Phillips, of L. J. Phillips & Co., said: "We have a few eight-room apartments to rent and a few even larger, but the demand is for three, four and five-room apartments and we haven't got them. Although we have been put to great expense, worry and inconvenience getting coal, none of our houses have been cold. We are curtailing as far as possible the consumption of coal in compliance with the request of the fuel administrators and have had few complaints from tenants in consequence.

"There is no local inquiry for sales or exchanges and while the market is quiet. I have noticed a little more activity of late. Another building boom will use up all the vacant land here just as it did in 1906 and 1907. We have demolished a few old buildings on the heights and as soon as conditions are anyway near right we will replace them with modern houses and can fill them as quickly as they are finished.

"I know of several builders who are ready to start operations as soon as conditions are right, but who cannot be expected to do anything under existing conditions. If I could arrange loans I have builders who would buy. We find it hard to get help, such as elevator boys, laborers, plumbers, steam fitters and even janitors, and often have to do work ourselves. We have had no vacancies because of the lack of coal and heat in our buildings. Some tenants, of course, are unreasonable in their demands, but in a majority of cases they understand conditions, appreciate the fact that we are doing our best and don't complain unnecessarily. Our tenements are all one hundred per cent. rented and the few stores we have vacant remain so because the time is not right for opening new stores.

"If the proposed scheme to open up

Riverside Drive, from 165th to 177th street, goes through great relief will be afforded. The Seventh avenue line should help materially and the Fifth avenue bus line has been responsible for a great deal of the prosperity that has come to Washington Heights more than anything else I can think of. I hope the Fifth avenue line receives a permanent franchise, although I understand Mayor Hylan is opposed to it. Two new elevators, at 181st street, would help considerably if we have to do without the bus line, but if we get neither I don't know what we will do."

W. Willard Babcox, of Duff & Brown Co., said: "Everything we have is one hundred per cent. rented. We handle about one hundred pieces of property. The demand is constantly increasing and we have stopped asking names and addresses of applicants to put on a waiting list, because it entails too much work and the outlook is too uncertain. We receive about twenty-five applications a day for apartments of three, four and five rooms, but have nothing to offer. What sales have been made lately have been for cash and the few exchanges made have been by professionals.

"There is no building going on and I do not look for any while material remains at the present level and labor so hard to get. Coal is our sole worry, and while we have managed to get some we never could get enough to fill our bins and provide a reserve supply. Only two of our houses were without heat this winter and those only for one day."

August Schramm, of Moore, Schutte & Co., said: "Although the renting season is over, we are daily turning away applicants because we have nothing to rent. We have made a few sales recently of private houses, but consider those sales more luck than anything else. Rentals are good and the demand far exceeds the supply. Building loan money is hard to get, so I don't look for any building activity for a long time to come. People are holding on to their money these days, not knowing what will happen next and they won't invest.

"The coal situation is our principal worry and while we can get coal, some coal, we must haul it ourselves. Last Saturday I shoveled ten tons from trucks to cellars. The coal we do get is of an inferior quality, and in one case where I was able to purchase six tons, saw it weighed before my own eyes, we were able to use only two tons of it, the rest was dirt, slate and slag.

"Rentals are better than they have been since 1910, when I first started in business, but we have exhausted the supply and until new buildings are erected, there is no relief in sight, so that brokers will have to content themselves with the commissions they receive on collections and any stray sales or exchanges they are able to consummate."

Staten Island Transit.

Emphatic directions have been given by the Public Service Commission to the Staten Island Rapid Transit Railroad Company and the Richmond Light and Railroad Company to provide such additional facilities as may be necessary to care properly for the large number of men employed at shipbuilding plants on the north shore of Staten Island, some of whom are engaged in Government ship construction work of the highest importance. Complaints have been heard by the Commission for some time that the service provided on both the Rapid Transit and the trolley lines was insufficient to handle the traffic presented and that with the coming of spring several thousand additional workmen would be employed at the shipbuilding plants, requiring still better transportation facilities. In order to insure the provision of proper facilities, the Commission may ask Director General McAdoo to take possession of and operate the two lines in question. That the Commission stands ready to do this if the companies do not forthwith increase their service and facilities to meet the Government needs was the definite intimation given to the companies.

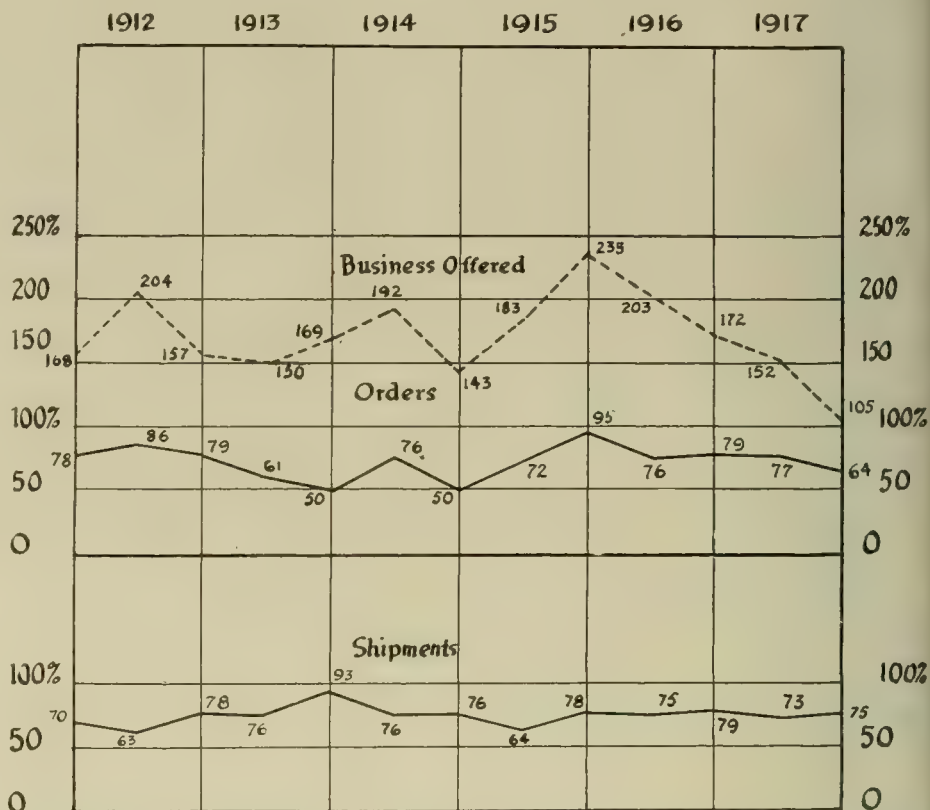
BRIDGE BUILDERS AND STRUCTURAL SOCIETY MAKES ANNUAL REPORT

RECORDS of the Bridge Builders & Structural Society, as collected by George E. Gifford, its secretary, show that during the month of December 114% of the entire capacity of the bridge and structural shops of the country was contracted for. The accompanying chart shows a graphical representation of business of the Society for the six years 1912-1917. The chart includes only the business of the members of this society and not the country as a whole. Following are excerpts from the annual report of the secretary, presented at the annual meeting on January 18:

"We little thought twelve months ago

sents almost the entire independent capacity of the country, not only of structural shops, but also of plate and tank shops. Headquarters have been established in Washington and a secretary installed therein, giving constant attention to the requirements of the Government and the interests of the fabricators.

"The period of depression which has followed the entrance of the United States into the war, causing the practical suspension of all the commercial business in fabricated steel, has resulted in the sales for the year 1917 falling considerably below those for the years 1915 and 1916. Our figures for the year, compiled from reliable sources, show



GRAPHICAL REPRESENTATION OF BUSINESS OF THE BRIDGE BUILDERS' AND STRUCTURAL SOCIETY SINCE 1912. 100% REPRESENTS APPROXIMATELY 360,000 TONS.

that a large proportion of our capacity would today be devoted to the building of ships, but the fact that such is the case shows the versatility of the men controlling our industry and their devotion to the needs of our country. We have seen the normal business of the fabricated steel industry practically laid aside and new fields entered, not only that our best endeavors may be given to our country, but because the ordinary lines of business have been, to a great extent, shut off and it has been necessary to seek new lines in order to provide work for our shops.

"Added to the great requirements of the Government and the maximum of speed which it requires in the output of its material, unusual labor, transportation, fuel and weather conditions have been faced, so that the successful management of a fabricated steel plant has been anything but a sinecure.

"Due to the influence of this Society, practically the whole fabricating industry has united in proffering aid to the Government. As long ago as last May our men saw that our assistance would be needed and formed a 'War Aid Committee' which, in spite of discouragements, was continued, with some changes of plan, until it was seen that it had outgrown this Society and should be representative of the entire independent industry. It then called a convention of fabricators, which met in Pittsburgh on November 27, and the aid of the industry was enthusiastically pledged. The organization called the 'Steel Fabricators of the United States,' which was then formed, now repre-

that the total sales of fabricated steel for the year 1917 amounted to 1,285,000 tons as against about 1,500,000 tons for both 1915 and 1916. This amount is probably less than it should be because the collecting with accuracy of statistics on fabricated ships seems to be well nigh impossible.

"The work of the Society during 1917 went on with little or no change so far as the operation of the 'open price plan' with its attendant reporting features is concerned. The present rules seem to be well established and satisfactory to all our members. Attempted extensions do not meet with much favor.

"A year ago the ruling prices for plain material were 3.10c. for shapes and 3.60c. for plates Pittsburgh base. From that time they advanced through various steps to an asking mill price of 4.00c. for shapes and 4.50c. for plates, but with actual quotations for plates anywhere up to 10.00c. and 12.00c. per pound with most quotations based on an average of about 6.00c. In the autumn the Government stepped in and fixed the prices for plain material at 3.00c. and 3.25c.—base Pittsburgh and Chicago. These prices have been accepted without demur by the mills and are the ruling base prices today. The effect of fixing of prices has not stimulated materially general buying, but this is due to Government priority requirements which make it almost impossible for the general purchaser to secure deliveries, as well as the financial situation which makes it difficult or impossible to secure capital for commercial or speculative building."

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

A NUMBER of important bills were acted on at the meeting of the Real Estate Board's Legislation, Taxation and Real Estate Laws, held last Wednesday, January 30.

Both of Assemblyman Amos' bills for a moratorium—one general and one applying to persons in the Army and Navy, are opposed on principle and as to the details. The constitutionality of state legislation of this kind is seriously questioned, and it is urged that if such legislation is in any case to be enacted it should be in the form of a Federal enactment.

Senator Gilchrist's bill relating to the investment of trust funds in parts of mortgages, is a bill similar to the one which the Real Estate Board opposed last year, but finally approved when the objectionable feature relating to guaranties were eliminated, and is opposed.

An amendment to the Mercantile and Manufacturing Corporations Law of 1917 is opposed because it would permit certain claims in variation of the returns made to the Treasury Department.

The Real Estate Board disapproves Senator Wagner's bill for the control, purchase and price fixing of ice by the city through agents of the State Food Commission. Detailed action taken by the Legislation Committee of the Real Estate Board on bills considered at its meeting of January 30 is as follows:

Senate Int. 71, Gilchrist. This amends Section 111, Decedent Estates Law, and Section 21, Personal Property Law, by providing that trust funds may be invested in parts of mortgages under certain conditions.

Last year Senator Gilchrist introduced a bill similar to this and after very careful consideration it was amended by the Real Estate Board (Senate Int. 1463), and passed, but was vetoed by the Governor. The features to which the Real Estate Board objected last year reappear in Senate Bill Int. 71. Under its provisions only a trust or title corporation can hold the muniments of title, guarantees and payment and insurance policies, etc., for the benefit of the trustees and other persons concerned, and for that reason it is again disapproved by the Real Estate Board. Senator Gilchrist has introduced another bill, Int. 72, which closely resembles the bill which the Board approved last year, and this second bill is being given further consideration by the Board.

Senate Int. 117, Emerson. (Same as Assembly Int. 142, Judson). This is an amendment to the law taxing manufacturing and mercantile corporations passed last year. The law of 1917 provides that the net income upon which a tax must be paid should be that shown in the last return made to the United States Treasury Department, with provisions for correction and change if the return to the United States Treasury is corrected or changed by the Commissioner of Internal Revenue. The proposed amendment adds that if the corporation shall claim that such return is inaccurate, it shall pay a tax only on the basis of the amount claimed by such corporation to be the net income for such period, with provisions for audit by the Tax Commission.

The bill should be opposed as vicious legislation. Obviously, if the return were inaccurate because the corporation had understated its actual income, that fact would never be called to the attention of the State Tax Department. The presumption is that the statement made to the United States Treasury is correct and no variance from such statement of income should be allowed to the corporation unless it has, through the proper Federal authorities, corrected or changed its Federal return.

Senate Int. 122, Stater. (Same as Assembly Int. 173, Fitzgerald.) This is a concurrent resolution adding new Section 4 to Article 14 of the Constitution, providing that no convention or Legislature of the State shall act upon an amendment to the United States Constitution proposed by Congress unless such convention or Legislature has been elected after such amendment is submitted.

This bill is approved by the Board. The objects sought by the bill are now

secured by like procedure in several States of the Union. It is a proper safeguard to have such proposed constitutional amendments submitted to the Legislature composed of men elected before the proposed amendment was submitted to Congress so that when these men are running for office it would be incumbent upon them to explain to the voters their stand as to the proposed amendment.

Assembly Int. 71, Amos. Providing a moratorium during the war. It empowers the court to suspend or stay executions, orders, decrees, levies, right of entry, foreclosure, lien, power of sale, forfeiture or default where the party against whom the same is executed or enforced is unable to make satisfaction because of circumstances caused by the war. The moratorium does not extend to the recovery of taxes, assessments or public dues, wages or salary, or moneys due in any trust or fiduciary capacity. And ALSO *Assembly Int. 139, Amos.* Providing for a moratorium on certain classes of property in favor of soldiers, sailors and marines in active service of the State or United States and their dependents, and in favor of other persons under certain circumstances during the war.

Both these bills are disapproved. They would provide a moratorium on certain classes of obligations in favor of certain classes of people. Bill No 139 includes persons in the military or naval service of the United States and their dependents, and any other person who may be able to demonstrate to the court in which an action may be pending on account of such obligation that he is unable to satisfy the same by reason of circumstances directly attributable to the existing war. There is a constitutional prohibition against the passage of laws that impair the obligation of contracts. A law which would suspend indefinitely the collection of a debt on a contract apparently impairs the obligation of such a contract. No doubt the proponents of the pending measure appreciate this, but hope that the war will be over before the courts of last resort can finally pass upon the legality of the propositions, and that, meanwhile, the litigation aimed at will be automatically held up. This phase of the matter makes it important that the expediency of enacting one or the other of the proposed bills be carefully considered. Comparatively few of the men now in the military or naval service have financial obligations outstanding. Those of them who have should, of course, be fully protected against rapacious creditors. Were the operation of such a measure confined to those for whom we all feel a patriotic interest, there would be no serious objection to its enactment, even if it should develop later on, that the law is technically invalid. But the pending propositions go further than the protection of the rights of soldiers and sailors and their dependents, it applies to all persons who, "by reason of circumstances directly attributable to such war," are unable to meet their obligations. The majority of people are affected more or less by conditions incident to war times, and it hardly seems reasonable to extend the proposed moratorium so generally since its effects will be to promote financial irresponsibility, swamp the courts with applications for moratorium stays and, by unsettling business conditions, create a general lack of confidence that might eventually cause a wide-spread panic. Consideration of such hazardous legislative propositions as these bills present demonstrates that the country is in quite as much danger from a breakdown of its economic machinery as it is from its enemies in arms. If moratorium legislation of any description be necessary, let us have it from Congress, upon the recommendation of the President. No state legislation should take upon itself the responsibility of enacting a statute that might readily produce a national disaster by unsettling business conditions within the immediate field of

its application and this is particularly true of the legislature of the State of New York.

Assembly Int. 141, Karlin. Amending Subdivision 1, Section 2231, and Section 2236, Civil Code, relative to summary proceedings to evict employees by providing that the janitor or superintendent of an apartment or boarding house shall not be removed from the premises by the employer until notice has been served on him at least ten days.

This bill is disapproved. This is a wholly unnecessary and unreasonable bill, and would be a source of serious embarrassment and inconvenience to the tenants of tenement houses and apartment houses in that, for the period that would be involved in evicting a dishonest or insubordinate janitor and making room for one to move in in his place, the service which the superintendent or janitor ordinarily gives to the tenant would be absolutely and wholly neglected. It is the established and universal custom for a superintendent or janitor to move in upon the beginning of his employment, and if the outgoing superintendent could not be evicted except upon a ten days' notice, and after that, the time taken for the service of a summons and the further time given by the court, the tenants would receive no service in the way of heating, hot water, removal of garbage and rubbish, and the doing of the ordinary cleaning of those parts of the premises, interior and exterior, which falls upon the superintendent or janitor. After a superintendent or janitor got notice that he would have to go he might be insubordinate and negligent and might commit very malicious depredations upon the property and vindictively annoy the tenants. This is not a conjectural theory but is based upon the experience of real estate managers, agents, owners and tenants. This bill should be opposed and defeated. It might be serviceable to some janitors, but would also result in gross inconvenience to thousands of tenants.

Assembly Int. 153, Goldberg. Amending Section 23, Transportation Corporations Law, by authorizing the Public Service Commission to fix a maximum fare for passenger for a continuous ride over the whole or any part of the routes owned or operated by bus companies in cities of the first class; but such fare shall not exceed ten cents.

This bill is disapproved. It takes away the ten-cent fare in such bus conveyances now established by law, and leaves it to the Public Service Commission to fix a maximum fare. The present arrangement seems to have operated very satisfactorily to the public and the bus companies. As these companies get their franchises from the city and pay the city authorities for their use of the streets, the Public Service Commission should not have the right to fix the fare. It is contrary to the principle of Home Rule.

Assembly Int. 240, L. W. Johnson. Amending Section 62, General Business Law, by providing that persons selling bronze or brass castings to junk dealers, shall give a statement as to whom, where and from whom the property was obtained and other information.

This bill is approved as a measure intended to assist in remedying an annoying feature in the care of real estate. The present law requires junk dealers to obtain a signed statement from the seller of certain metals, giving the seller's name, address and certain information concerning the article sold; and to forthwith file such statement with the proper police authority. To the list already covered, namely, metal in pigs, copper wire and brass car journals, the amendment adds bronze or brass castings or parts thereof. This amendment, if enforced, should make it less easy for the thief to dispose of brass, fire nozzle connections, faucets, valves, etc., so commonly stolen from buildings in course of construction and from finished structures to which access may be easily had.

BUILDING REVIEW FOR JANUARY

Bad Weather Conditions, Monday Shutdowns
And Other Factors Have Retarded Operations

THE building situation in Greater New York and adjacent territory has been circumscribed by unusually trying conditions during the past month. Admittedly, this season of the year is not normally an especially active one in the building line, and much of the dullness prevailing in private construction operations must be discounted for this factor of season. However, January this year has been an exceptionally bad one as to weather conditions. When transportation was already strained to the point of crisis, came heavy snows and sharp cold waves, which have prevailed throughout the month. Naturally with fuel shortage and inability to secure an adequate supply of truck labor, these exceptional conditions have not been conducive to starting building operations that could possibly be postponed.

As will be observed in the record of permits issued week by week in the five Boroughs of the city the value of the same was consistently below last year. The figures given include alterations as well as new buildings.

	1917.	1916.	Per Cent. Class.
1st week.....	2,529,915	2,866,125	-12%
2d week.....	671,400	2,579,957	-74%
3d week.....	1,320,015	2,618,541	-49%
4th week.....	1,512,620	2,694,413	-40%

In spite of the rather disappointing conditions that have maintained, there is a marked feeling of improvement in the situation. There have been developments during the past month, and especially in the last week or so, which lend a decidedly more optimistic hue to the outlook for building in and about Greater New York. In the first place it is generally conceded that the efforts of the Government to clear up the unprecedented railway congestion, if successful, as it now looks, will prove a boon to all industry, and surely not the least to profit will be the building and allied trades. Transportation is mainly responsible for the jumpy market conditions, which have caused so much trouble and upset so many calculations among builders. Any relief in this direction therefore will be doubly welcome.

Another reason for a more optimistic sentiment is the rapid development of the movement which is now under way to supply adequate housing facilities for laborers and mechanics in the crowded manufacturing sections, both in and around New York City and throughout other busy centers of the nation. Especial interest attaches to the plans of the Emergency Housing Committee for establishing the movement on a comprehensive scale. Millions of dollars are to be spent in providing such houses during the coming months. The building industry sees in this a welcome outlet for much of the pent-up energy of the past few months of slack building.

Still another optimistic feature of the outlook for construction not only in Greater New York and surrounding territory, but also for the nation at large, is the announcement of plans for Government building, which completely outstrip anything hitherto attempted. Tentative estimates of the amount to be expended in various types of Federal constructive directly and indirectly furthering the military establishment, show that this work alone is going to amount up to a total value nearly equal to all domestic building started during the past year. Plans are already under way for a number of Government structures in this vicinity which promise to keep supplies of materials moving and labor active for a considerable period.

One noticeable tendency in the realm of private building has developed of late, and this promises to continue to grow. It is the increasing volume of alterations being made on existing structures. The demands which are constantly arising

out of war conditions have brought about many additions to old buildings and the provision of greater capacity or changed construction for many commercial and industrial establishments in and about the city. In fact, this type of work has formed a large part of private building operations during the past few weeks. As time goes on it bids fair to increase rather than subside.

Opinion is that the low ebb of building has been passed and that from now on improvement should mark the path of the industry. There is little disposition to expect really noticeable prosperity until spring comes and the snow-bound country is shaken free of its icy fetters. Then there is every reason for confidence in the situation. The forces are gathering now. They will break down the barriers with a rush at the first favorable opportunity.

As regards the market for materials and supplies, January has been a month of quiet demand and firm prices. In spite of the slowness of new building, Hudson River common brick made two advances. During the first week of the month, prices ranged from \$7.75 to \$8.25 a thousand, and these prices were merely nominal, no sales being made. While conditions did not improve very much from the standpoint of inquiries, nevertheless, by the end of the second week of January, brick was quoted at \$9.00. During the third week only two barge loads were sold, showing that the demand had not picked up to any noticeable extent. Nevertheless, during this period brick prices jumped up to \$10.00 and have since maintained this figure. Inability to get the brick down the river because of its frozen condition, and a reduced reserve at the wholesale docks has much to do with this firming up tendency. From all present indications very little improvement in the situation is in sight, for some weeks to come. Should the building demand pick up suddenly, it is possible that the strain upon the market would cause even further advances. However, there is little danger that supplies would not be sufficient to care for any sudden increase in building demand.

Portland Cement.—Demand for cement has been quiet during the past few weeks, owing to the paralyzed condition of construction operations. Intense cold and ice has hindered business of the cement interests rather markedly. Prices for Portland domestic cement have advanced 3c. per bbl. The current quotation is \$2.15 per bbl., wholesale lots, alongside dock.

Lumber.—The general chaos in transportation has been the governing influence in the lumber market during the past few months. This condition has been particularly felt during the late weeks of heavy snows, cold, and other factors making for railway congestion. Demand has been quiet as far as ordinary building requirements are concerned. Federal construction has been a very important source of demand for lumber, particularly the larger sizes, and prospects are for continued activity in this end of the trade. Manufacturing consumption is larger by far than in normal times, although of late the enforced holidays have, of course, reduced this business to some extent. Prices have remained firm with some tendency to advance. Some difficulty has been experienced in filling orders because of the extremely unsatisfactory freight situation, and no doubt a considerable part of the present firmness is due to transportation conditions. However, with the coming of spring there are evidences of big demand for lumber from many sources. Certainly nothing is now in sight to indicate recessions from current price levels.

Sand and Gravel.—Supplies of sand and gravel in the city are low. During the recent weeks it has been impossible to get the scows through to the docks because of frozen waterways. Although

demand has been uniformly light, prices underwent radical changes upward, and this material is now quoted at a minimum price of \$1.25 per cubic yard. This is an increase of over 100% above the former price.

MARBLE CONVENTION.

Association Holds Annual Meeting and
Elects New Officers.

THE sixteenth annual convention of the National Association of Marble Dealers was held at the Murray Hill Hotel on January 15 and 16. The following officers were elected for the ensuing year: President, J. J. McClymont, Grant Marble Co., Milwaukee, Wis.; vice-president, I. P. Morton, Bradbury Marble Co., St. Louis, Mo., and treasurer, James M. Taylor, Taylor Marble Co., Chicago, Ill.

Charles L. Hilgartner, the retiring president, reviewed the activities of the association for the past year and said, in part:

"Our association has made progress during the past year. We have had peace with our employees, with the exception of occasional demands in the shops for increase in pay, which occurrence could not be well avoided during these troublesome times. I presume that most of those approached saw the necessity of granting a reasonable advance. The steady increase of supplies of all kinds has affected to a great extent our employees, as well as ourselves, and we consequently must expect to advance wages, in order to overcome the advanced cost of living.

"Where we have to deal with the setters, I am glad to say that we have had no trouble whatever; in fact, since our arrangement with the B. M. & P. I. U., we have had no trouble on the buildings, as they have generally lived up to the smallest detail of their agreement. It was probably a surprise to some of our members when they were notified in August of the advance which was granted to the setters of 25 cents a day.

"The Code of Practice continues to work out satisfactorily. While we have had a number of cases to contend with, the outcome proved the full efficiency and practicability of our Code. It has been favorably commented upon in many quarters. The National Builders' Exchange has indicated its intention of recommending and adopting a Code of Practice containing many of the features found in ours. The contractors and architects are becoming more accustomed to our rules of bidding and conditions noted on proposal, which are required to become part of contract, and, in my opinion, it is a matter which depends only upon the backbone of each member, which will result in the universal adoption of our Code of Practice and bidding conditions.

"I would like to call attention principally to the importance of having an opening date fixed in all cases. It is not enough to take for granted that the dates noted on the postal cards which are usually received from general contractors are correct, and it is my idea that the secretary should make it a point to have the absolute date fixed by the architect, that every member should insist upon the architect or contractor himself as to an opening date, after which he will consider no other bids.

"We have taken up the question whether some of our members, who are disposed to do so, could utilize their plants, or a part of the same, in the manufacture of some article which is required by the Government, for the reason that owing to the lack of orders some of the plants will have to close down for want of work. The Government has a commission appointed to handle this question, and I feel that we should take immediate steps to organize a committee from our members whose task it will be to tabulate all of the plants of our members, giving capacity, description of buildings, available power, etc., which list could be shown to the respective Government officials should any use be found for our idle plants."

BUILDING MANAGEMENT

RESULT OF TESTS TO CONSERVE COAL, CONDUCTED BY BUREAU OF MINES, WASHINGTON

In order that there shall be the greatest economy in the burning of bituminous coals for heating the different Federal buildings throughout the country, The Bureau of Mines, Department of the Interior, has conducted a series of tests with some of the widely used bituminous coals and has printed recommendations based on these tests. Fortunately, the recommendations will also apply to those having charge of private buildings and apartment houses. The recommendations on how to burn bituminous coals economically in these large house-heating boilers are as follows:

1. In burning bituminous coals in large house-heating boilers the fuel bed should not be seriously disturbed until the coal has become well coked, that is, until the gassy part of the coal has been largely driven off.
2. Both caking and non-caking types of coal may be used satisfactorily in boilers of this type if properly handled.
3. The presence of a moderate proportion of screenings mixed with the lump coal causes the fresh charge of coal to heat more gradually and the emission of smoke is kept down more easily. Therefore such a proportion of screenings is an advantage.
4. Increasing the proportion of screenings in the coal necessitates the use of a stronger draft in order to carry the same load. Smaller firing charges must also be used and more frequent attention given. The tendency of caking coals to cake is increased, and this also means that the fire must have more frequent attention.
5. One large charge of coal fired by the spreading method will result in a longer emission of dense smoke than the total emission of such smoke from two charges of half of the size fired some time

apart by the alternate method.

6. With some coals, moderate charges fired by the alternate method necessitates less frequent attention to the heater than larger charges fired by the spreading method. Caking coals having a considerable proportion of fine coal or screenings are usually among these. Conversely, a fire will usually require more frequent attention when a lumpy caking coal free from screenings or a non-caking coal is fired in moderate charges by the alternate method.

7. The number of tests made was not large enough to justify conclusions regarding the relative efficiency with which a coal may be burned by the two methods of firing, but the author believes that in actual service over considerable periods better results will be obtained by the alternate method.

8. Frequency of cleaning the fires will be determined by the character of the coal and the rate at which it is burned, but with most coals the fires should be cleaned only once or twice in 24 hours in ordinary weather.

9. If the alternate method of firing is employed, the cleaning should be done just before firing the fresh charge, and only one-half of the grate cleaned at a time. Then little or no smoke will result from the cleaning, because the side of the fire on which there is uncoked coal is not disturbed.

10. All three of the coals fired by the alternate method in the tests described were burned at rates corresponding to the heating conditions during the most of the winter, with scarcely any manipulation of the fuel bed except the cleaning of the fires and an occasional leveling just before firing.

11. The average fireman is apt to poke and slice the fire much more than is actually necessary. If a caking coal is used and the cake fuel must be broken up before it is well coked, slice the fire by running a straight bar under the fuel bed and raising it slightly so as to crack the caked mass. Do not stir the bed upside down by raising the bar through the fuel bed, nor break the bed with a bar from the top.

12. If the fuel bed is covered with a charge of fresh fuel in a layer more than five inches thick, the new charge, unless it is very free from slack, is apt to have a smothering effect. Then the output of the boiler will be correspondingly decreased and, especially if the spreading method of firing is employed, the mass of fresh coal will usually have to be broken once or twice before the fire will pick up. Consequently, the maximum firing charge should be not much thicker than five inches and for caking coals containing considerable slack it should not be more than four inches thick. Of course, when a fire is to be kept banked heavier charges may be used.

13. Do not fire large lumps of coal. Break all lumps into pieces no larger than fist size.

14. Large house-heating boilers do not require an intense draft to meet any reasonable demands for heat if the fuel bed is kept in proper condition, but the draft must be properly controlled.

15. The damper regulator should work freely with changes in steam pressure and should close the swinging draft opening in the ash-pit door before it starts to open the check draft in the smoke pipe.

16. The doors on the front of the boiler should fit snugly in their seats; special care should be taken to prevent any material wedging between the doors and the front and thus admitting air when or where it ought to be prevented from entering.

17. Do not allow clinkers to accumulate in the fire or too great a quantity of ashes on the grates. Be careful, however, in shaking the grates not to shake through unburned fuel.

18. In ordinary or severe weather keep an active fuel bed averaging ten to twelve inches deep. In milder weather the depth of active fuel may be decreased by keeping a layer of ashes on the grate under the live coals.

19. Keep ashes removed from the ash-pit.

20. Keep flue surfaces clean by brushing at least once a week.

VALIDITY AND EFFECT OF AWARDS OF ARBITRATION COMMITTEE

Interesting Controversy Over Commissions

A CONTROVERSY having arisen among a number of brokers over commissions upon the exchange and sale of real estate, the matter was submitted to the reference and arbitration committee of the Chicago Real Estate Board, of which Board two of the brokers, B. and C., were members. One who was not a member, D., after refusing to submit the controversy to the committee, was finally induced by the chairman of the committee to join in a written agreement agreeing to abide by the committee's decision in the controversy. The Board's by-laws provide that whenever members are unable to agree concerning the division of commissions resulting from any sale which they may have jointly negotiated, either member interested in the transaction may submit the matter in writing to the reference and arbitration committee of the Board, which committee shall determine the rights of the parties to the controversy, and that any decision rendered by a majority of the committee shall be final and binding on the parties. The committee investigated the claims of the various parties and made two awards in writing, joined in by all the members of the committee. Another broker, A., not a party to the arbitration proceedings, instituted an attachment suit against one of the parties, B., and another against the other two, C. and D., claiming a share of the commissions. C. and D. filed a bill against A. and B., praying that the latter be required to adjust and settle their differences, arising out of contract, between themselves, and offering to pay the sums due the defendants to whom the same should appear to the court to belong. The cause was referred to the master to take evidence and report, he being directed first to determine whether or not the awards by the reference and arbitration committee were valid before taking

testimony upon the merits of the controversy between B., C. and D.

The master found that the awards were valid and binding upon the parties thereto, and should be enforced by the court in the present proceeding, and made further findings as to the division of the commissions after considering the evidence. A decree was entered, from which A., B. and C. appealed, C. and D. attacking the validity of the committee's awards.

The Illinois Supreme Court, *Clark v. Courter*, 117 N. E. 720, has made the following rulings relative to the validity of the committee's awards:

As it is the agreement between the parties submitting to arbitration that fixes the conditions, limitations and restrictions to be observed by the arbitrators, error cannot be predicated on the failure of the arbitrators to furnish a transcript of the shorthand notes to each party, where the agreement merely required the notes to be taken and transcribed. A party to an award who attacks it on the ground that the arbitrators did not furnish a transcript of evidence, and that each member of the Board did not read the testimony before making the award, as required by the agreement, must show that such condition was not complied with, since every presumption is in favor of the validity of an award.

It was contended that the awards were void because A. was not a party to the arbitration proceedings. The court said that inasmuch as A.'s only claim to the fund in controversy arose out of a contract with B., to which C. and D. were not parties, their interests in the subject matter of the arbitration proceedings could not have been affected by either the presence or absence of A. as a party thereto. Had A. been a party it could neither have increased nor diminished the amount awarded to C. and D., hence they were not prejudiced

and could not attack the awards on the ground that A. was not a party to the arbitration proceedings.

It was also contended that the awards were void because it appeared on its face that the arbitrators retained jurisdiction of the parties and subject matter for future action. It appeared from the by-laws of the Chicago Real Estate Board that the penalty for refusal to abide by an award made by the reference and arbitration committee of the board is suspension or expulsion from the board, and the court held that the provision retaining jurisdiction over the controversy until the decision should be arrived at was inserted in the awards for the sole purpose of enforcing the contract. The awards themselves were final and determined the controversy between the parties upon the merits.

Transfer Cases.

The Public Service Commission has been definitely informed that the Third Avenue Railroad Company and other street surface railroad companies will be ready to go ahead with their cases when the hearings into the companies' applications for permission to charge two cents for transfers are resumed on February 6. These hearings have been adjourned from time to time at the request of the companies, but the most recent adjournment was made at the request of the city through the Corporation Counsel.

"Financing an Enterprise."

An interesting work, entitled "Financing an Enterprise," which is in reality a manual of information and suggestion for promoters, investors, and business men generally, has been published by the Ronald Press. This is the fourth edition of the book, which is by Francis Cooper. The work is divided into six parts and an appendix; the first dealing with the enterprise, the second investigation of an enterprise; third, protection of an enterprise; fourth, capitalization of an enterprise; fifth, presentation of an enterprise, and the sixth, special features of promotion.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

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NOTICE.

IN accordance with rule
LXXXVI of the Supreme Court
General Rules of Practice, the
Record and Guide has been des-
ignated by the Appellate Division
of the First Department, for the
publication of all legal notices,
and such insertion in the Record
and Guide will be accepted as ful-
filling all requirements of the law.

Fire losses and the cost of fire pre-
vention in the United States amount
annually to \$450,000,000, or more than
the total American production of gold,
silver, copper and petroleum in a year.

Several Administration officials, in-
cluding Secretary of War Baker, Secre-
tary of Labor Wilson and Chairman
Hurley of the Shipping Board endorsed
the Fletcher Bill, which provides for an
appropriation of \$50,000,000 for housing
of workmen at the various shipbuilding
plants. It is to be hoped that buildings
of a permanent character are erected, so
that labor will be obtainable and the in-
dustry prosper.

A Committee has been appointed by
Mayor Hylan to investigate possible
sources of taxation so as to relieve real
estate. The Mayor made the following
statement: "I have asked this Commit-
tee to take up the subject of taxation in
conjunction with the Tax Commission,
so as to relieve the burden on real es-
tate; also to investigate institutions and
individual money lenders who, during
these trying war times, are unduly op-
pressing the small owner of real estate
by calling mortgages, charging excessive
rates in case of renewal and in general
using their power to reduce in value the
most valuable asset that the City of
New York has." There are all of 100,-
000 property owners who wish the
Mayor success in his undertaking.

New York State Barge Canal.

Within a relatively short period of
time the New York State Barge Canal
will be opened for traffic. This new
medium of transportation will provide
nearly eight hundred miles of inland
waterway for the movement of freight
and will render an excellent service to
the shippers of commodities that are now
included in the embargoes on rail freight.
The Barge Canal will be an economical
means of moving foodstuffs and manu-
factured articles direct to the Atlantic
seaboard, from that large Middle West-
ern territory, tributary to the Great
Lakes, that is devoted to farming and
manufacturing. The opening of this
waterway will come at a time when
overland freight transportation is taxed
to the utmost. Now the traffic is irregu-
lar and wholly inadequate to the require-
ments of the shippers. Railroad lines
generally are congested with freight;
sidings are choked with cars en route to
the East; yards at the local terminals
are filled to capacity with loaded cars
waiting the removal and distribution of
their contents. In partially relieving this
situation the Barge Canal will undoubt-
edly be a boon to both farmers and
manufacturers and the facilities that it
will offer will be doubly appreciated at
this critical period in the history of rail-
road management and operation. It is
sincerely to be hoped that the Govern-
ment will not commandeer for Federal
use this important waterway and its
equipment of barges, but will recognize
its value and possibilities as a means of
assisting in relieving the strain on the
overland freight facilities of the East.

State Military Census Vindicated.

Prior to the taking of the New York
State census and inventory of military
resources last June, considerable ad-
verse comment was heard in regard to
this undertaking. Among the criticisms
of the projected census was the claim
that it caused an extravagant expendi-
ture of State funds for a purpose that
was doubtful; that it simply provided
extra work for officials of the adminis-
tration and increased the already high
tax rate.

By the use that has already been made
of the lists tabulated by the State, the
military census stands vindicated in the
eyes of every fair-minded citizen of the
Commonwealth. The statistics recently
announced by the Census Board indicate
the far-reaching value of such a census,
and the military authorities of the United
States can attest to the great value that
it has been to them in their endeavor
to obtain skilled men for many neces-
sary branches of work connected with
the prosecution of the war.

In no uncertain and indefinite manner
has the recent New York State Military
Census been of aid to the Government
in procuring literally thousands of men
and women for Federal work. The
United States Shipping Board has made
good use of the lists in getting in touch
with thousands of skilled mechanics re-
quired in the shipyards to speed up the
construction of additional tonnage for
Federal shipments to the war zones. The
names of nearly fifty thousand men
employed as structural iron-workers,
riveters, blacksmiths, automobile engine
repair men and other mechanics have
been obtained from the census lists, and
workers induced to enter the Govern-
ment employ. The United States De-
partment of Labor assumed the work
of reaching these men through cor-
respondence and the result so far has
been most gratifying.

These same census lists has furnished
to the United States Navy the names
of hundreds of cooks, firemen, oilers,
machinists and other skilled workers
that have been enlisted in the regular
establishment, but who might never
have thought of entering the Govern-
ment service had not their names been
on record at Albany. Letters in the files
of the State Census Bureau from promi-
nent army and navy officials show that
these lists have been of inestimable value
to the Government, and as a matter of

fact furnished the only real aid that the
authorities have had in obtaining the
men immediately required for Federal
service, both at home and abroad.

Under the circumstances the money
expended in the effort of taking this
census was well expended and it is
doubtful if any but a pro-German citizen
would feel that the expense was likely
to be a burden. The only regret is that
every other State in the Union has not
taken a similar census of its facilities
for assisting the Government in its effort
to win the war.

The Liberty Bond.

The greatest good for the greatest
number has long been held to be the
highest aim of government and govern-
ment action. There has never been a
more perfect instrument of government
for achieving this ideal than United
States Liberty Bonds. By their very
nature they give to every citizen of the
United States a chance to serve his
country by serving himself; and if one
serves himself and by the same act pro-
motes the welfare of all his fellow citi-
zens, he certainly is serving the greatest
good for the greatest number.

In buying a Liberty Bond one serves
oneself first by discharging to that ex-
tent his paramount duty of patriotism in
these days of his country's greatest war.
He serves himself also in a direct, mate-
rial sense by investing his money in an
absolutely safe manner and at lucrative
interest. Further, he serves himself by
helping to win a war whose sole pur-
pose is to make not only his own coun-
try, but his whole world, a safer, hap-
pier and saner place to live in, both for
himself and for his posterity. Directly
and indirectly that means, also, that he
is conserving the value of his own prop-
erty, for personal ownership of prop-
erty would mean little in a world or a
nation ridden either by domineering au-
tocracy or destructive anarchy. Both
of those conditions are inherent possi-
bilities in German success. The imposi-
tion of German rule on free-spirited
nations would both destroy individual
freedom on the one hand and promote
the anarchy of discontent and seditious
revolt against oppression on the other.
In a world in a state of unrest and un-
certainty, property values would always
be at low ebb. Even though the United
States should retain its national entity
and its sovereignty within its own bor-
ders, autocratic supremacy of Germany
in Europe would inevitably impose on
this country the necessity of becoming
perpetually a militaristic nation in self
defense, maintaining burdensome army
and navy establishments that would have
to be paid for out of the pockets of the
people. In other words, the citizen is
confronted with this alternative: Lend
your money to your government now to
win the war, or else give it to your
country later in the form of taxation to
defend itself. In the first case your
money will come back to you after hav-
ing earned you more money; in the sec-
ond case it never would earn you a cent
and never would come back, for it would
be dead loss, consumed by necessary
militarism. This is the hour for the
citizen to choose between these two al-
ternatives, and Liberty Bonds are the
instrument through which he can make
his choice effective.

Having thus served himself by buying
Liberty Bonds, the citizen by the same
deed serves all his fellow citizens. He
does so without additional cost or ef-
fort to himself, for in making the world
safer, saner and happier to live in for
himself and his sons, he also makes it a
better place for everyone else. Each of
the broader aspects of the great good of
Liberty Bond investment that benefits
the purchaser himself means an equal
largeness of welfare for his fellow citi-
zens. Therefore the purchase of a Lib-
erty Bond is an act of altruism that is
perfect in its efficiency, for it requires
no undue sacrifice on the part of the in-
dividual for the public good, but results
in the maximum of public welfare.

Finally, in serving himself by buying
a Liberty Bond the citizen serves his
country, giving it the use of his money

to fight the war, giving it his personal support and participation in its national solidarity of action and placing him unflinchingly in the ranks of patriotism, to stand four-square in the fight to uphold his country's glorious traditions of the past, to maintain its honor in the present and to make secure its safety in the future.

Coal on Premium Basis.

Editor of the RECORD AND GUIDE:

I have read your editorial on Battle-of-the-Hudson with interest. I feel it is a much better solution of the problem than the one offered by the authorities at Washington.

I do not think these Monday closings are working out the way they anticipated. The fact that the day has been declared such a general holiday is more or less contagious. The people that it was hoped would put forth an extra endeavor on that day evidently do not wish to work and therefore take the day off.

If coal could be put on some premium basis for all that was mined and delivered to the consumer during, say, the month of February, I believe it would go much further toward helping the situation. Allow so much more per ton for handling it where the congestion was greatest, and allow the dealer here in New York so much more per ton for delivering it for all he delivers within a certain time. Let the consumer pay the additional price except where he buys by the pail.

In that case alone I would limit the price. I think you can trust the municipality to see that that class of people get coal, provided it is reasonably abundant, even if the price is low, and let the others pay the additional expense of getting it out in such times as we are having at present.

WILLIAM H. BROWNING.

To Relieve Realty.

Editor of the RECORD AND GUIDE:

High rentals, complete stoppage of building operations, and few vacancies should logically result in enhancing real estate values. This condition, however, is not reflected either in public or private sales, and real estate prosperity is still a thing of the past and not especially attractive to the ordinary investor.

Brick and mortar are stable and permanent, and real estate with its rent-producing income has an intrinsic value that cannot be affected by the many extraneous occurrences that shake the investments of "Wall Street" like the delicate reed in a gale of wind. The cause is to be found in a lack of faith in governmental regulation and over-taxation. It is the bulwark of our Government, and largely supports both State and municipality, providing almost 90 per cent. of the taxes.

A number of attempts have heretofore been made, from time to time, to alleviate this abnormal condition, yet all plans and suggestions proved abortive, and of no practical value. Legislators seem imbued with the belief that the solidarity of real estate is such that it can endure an excessive burden of taxation without a strain, and as a result each year adds an increased imposition. We have a personal tax law on our books which is honored more in the breach than in the observance. Its enforcement has been farcical in the extreme, and by clever misstatements the good intent of the law has been frustrated so that the results are inconsequential. The returns have been out of all proportion to the possibilities, so that its repeal has been repeatedly advocated. Unless some provision is made in law, providing adequate punishment for an evasion of personal taxes, there can be no relief in this direction. A law should be passed providing penalties similar to that in the case of smugglers.

In Europe the decedent's estate is examined with great care, and if any false returns were made prior to his death

the proper taxes are re-imposed with an added penalty. The State appraisers could certify any additional facts which might be of service in securing for the State or municipality its just rights. The exemption from taxation of Manhattan real estate is excessive, and should be reduced to proper proportions, or entirely abolished. In 1917 real estate exemptions totaled \$1,796,620,000 out of a total of \$8,000,000,000. A commission of expert business men should be appointed to properly classify exemptions so that injustice may be avoided.

A bill has recently been introduced in the State Legislature known as the Boylan bill, which limits the rate of taxation to be imposed on city real estate at \$1.75. The passage of this bill would prove acceptable to real estate interests as fixing the ultimate liability of real estate at that figure. Property owners would not be menaced by constant increases of taxation, and real estate would be freed from alone meeting the enlarged needs of a growing municipality. Should this bill be enacted, it would be imperative for the Government to raise additional revenue by opening other sources for taxations. It is idle to speculate what commodities should be taxed to meet this deficiency, but the ingenuity of the United States Government in raising war taxes can well be patterned.

The Mayor has appointed a commission to devise ways and means to seek additional revenue, so that real estate may be relieved from an intolerable condition. This committee, composed of such well known citizens as Nathan Hirsch, Bryan L. Kennelly, William Randolph Hearst, and others, will act in conjunction with the Tax Commissioners, and will be prepared to receive suggestions from any and all sources, with a view of increasing the revenues of the municipality without adding to the burdens of real estate.

The President of the Tax Board, Jacob A. Cantor, expresses himself in favor of ameliorating the condition of real estate by any and all constitutional and just means. He favors a stricter enforcement of the Personal Tax Law, and is considering the advisability of taxpayers filling out blanks similar to the routine provided for in income tax proceedings so that an examination can be had, if desired, and the proper penalty inflicted in case of falsity of return.

The amount of personal property, subject to taxation for our local needs, can be vaguely estimated, when we consider that our local residents subscribed nearly two and one-half billion dollars in two Liberty loans without creating a ripple of excitement in banking circles.

It is incumbent at this time for real estate interests to be on the alert, and offer such suggestions to the new Tax Commission as they may think serviceable so that a decisive result may be reached without the interminable delays that characterized prior commissions.

JOHN FINCK.

Fire Menace in New York.

Editor of the RECORD AND GUIDE:

The fire menace in New York, increased as it is to an alarming degree by the considerable impairment of automatic sprinkler protection by the recent unusually cold weather, is a grave problem, as the Record and Guide says—grave beyond the conception of the average person. Some conception of the gravity of the problem may be gained from what prominent underwriters said at the New York Fire Insurance Exchange meeting several weeks ago. This meeting was held to consider measures of relief from the perilous condition and was the beginning of public interest in the question.

In remarking the possibilities of "a conflagration of the first magnitude in the city of the world which has the greatest concentration of values," a prominent underwriter said that this could mean "a conflagration loss amounting to \$500,000,000," and that

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 301.—The stock of a vegetable and fruit store is sold by the Sheriff or Marshal, who, in view of the perishable nature of the goods, permits the purchaser to sell goods at retail in the store that day instead of removing them. When night comes the landlord desires to lock up the place but the purchaser of the stock refuses to allow it or to surrender the key, declaring he would leave the remainder of the goods overnight and sell or remove it next day. How can the landlord secure possession of the premises that evening? S. F.

Answer No. 301.—It is impossible to answer this question without additional facts. We know of no law which gives the Sheriff or a marshal the right to allow the purchaser to retail the goods which he has bought in the place in which he purchased them. The general rule is that purchasers at these sales must remove the goods from the premises immediately. The question does not state whether the lease of the store was sold or not. It also does not state as to how the purchaser secured possession of the key. Surely the Sheriff or marshal would have no right to give it to him. If the landlord is entitled to possession of the property he could remove any goods he found therein.

amount of loss would have to be provided promptly "and not in promises but in actual cold cash," which would "exhaust our treasuries so far as capital and surplus are concerned. And if we have that conflagration and we should be called upon for a sum of three or four or five hundred millions of dollars, where are we to get the replacement of that fund? Can we go into the open market today and borrow the money from our banks upon depreciating securities? The very occurrence of such a conflagration would increase depreciation of our securities, and we have nothing in our hands which could appeal to the investing public at the present time to come back and fill our depleted treasuries in the event of our meeting with such a catastrophe. It is not money we after a time, it is security. The whole basis of credit would be shattered should the companies be brought to the point where they are not prepared to give the blanket of indemnity to the rest of the country if their resources should be sucked dry right here."

As is well known, the reason for the underwriters' apprehension of a conflagration is the considerable impairment of automatic sprinkler protection. In remarking the importance of this protection, it was said:

"Modern conditions have brought about buildings of immense areas, crowded with a value which in the time of our grandfathers would have been value enough almost for a whole city. These conditions are largely made possible by the automatic sprinkler. With all due deference to the powers of the Fire Department—and the power and efficiency of that department are magnificent—we still have to come back to it that modern conditions in a city like New York would hardly be possible apart from the sprinkler equipment."

And because of this condition, Chief Kenlon himself, and for the first time, frankly admitted at this meeting a fear of a conflagration.

IRA G. HOAGLAND.

YOUR 1918 RENTAL-INCOME IN ADVANCE

Illustration

If gross Rents next 12 months are \$30,000
We will advance you, as required :
Expenses and Charges, say \$20,000
And balance (net income) to 10,000 \$30,000

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REAL ESTATE NEWS OF THE WEEK

Market Holds Firm Under Trying Conditions— Leasing of Business Properties More Active

AS the result of the decline in building operations real estate is on a firmer footing than for several years past. Buildings are practically one hundred per cent. rented, and there is no likelihood that these conditions will change during the coming year. The growth of the suburban sections has been material, for a large amount of overflow has been taken care of in the nearby residential communities.

Building contracts awarded for residences in Greater New York, during the month of January, totaled \$2,865,000, and for manufactories, \$1,049,000, and for miscellaneous structures, \$3,011,000, making a total of \$6,925,000 for all operations in the City of New York. The figures for the corresponding period last year aggregated \$13,713,000.

The total for contracts awarded for the territory including New York City, Northern New Jersey, Long Island, New York State and mobilization work, during January, 1918, aggregated \$13,797,000, as against \$21,058,000 for the corresponding period last year. The figure for the city work last year is almost the same as that of the entire territory this past month.

Communications have been sent to every member of the Committees on Post Roads and Post Offices of the United States Senate and House of Representatives by the Chamber of Commerce of the Borough of Queens, urging their approval of the amendment introduced by Senator William M. Calder to provide for a postage rate of two cents an ounce on all first-class mail mailed in the city for delivery within all of the five boroughs of the city.

The Board of Directors of the Queens

Chamber of Commerce recently adopted a resolution protesting against the discrimination which the postal regulations under the War Revenue Act created by compelling a three-cent rate of postage on letters mailed to adjoining postal districts of New York City. There are today fourteen different postal zones in New York City—Manhattan and Bronx comprise one, Brooklyn another, and there are six separate post offices in both the Boroughs of Queens and Richmond.

Although a letter can be mailed from lower Manhattan to the upper part of the Bronx, a distance of about sixteen miles, for two cents, yet a letter mailed from Long Island City to Manhattan, or to Brooklyn, or to adjoining postal districts in Queens, such as Flushing or Jamaica, requires three cents.

It is estimated that 50 per cent. of letters mailed by business concerns in Queens go to zones within New York City. It is interesting to note in connection with this matter that the Boston post office serves not only the city of Boston, but eleven cities and thirteen towns, so that a letter mailed in any of these cities or towns for delivery in any other one of them needs only two-cent postage.

The sales market during the week was more or less listless. This was due to the same factors which were present for the past two weeks, namely, poor weather, the Monday closing and the shortage of coal, etc. The leasing of business properties was a little more brisk, specially as to renewals.

There was considerable interest displayed in the auction market. Several properties were purchased by outside interests, and in some instances the bidding was quite spirited.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Blanket Mortgage of Lots.

UNDER a blanket mortgage on a number of lots giving the mortgagor and his assigns the right to have them released from the lien on payment of certain sums per front foot, the owner of lots which had not been released on foreclosure was not to be subjected to a higher charge than the amount due computed on the front foot price; and if an adjustment on that basis would result in payment of more than was due to the assignee of the mortgage the burden was on the purchaser to show such fact. His contention that, as the conveyance to him was made without express reference to the mortgage be taken free from the mortgage lien except as to the amount actually due on the mortgage, not taking into consideration the payments which the assignee of the mortgage had made to the mortgagee for the former's protection was held without merit, where the purchaser had actual notice of the mortgage.—Union Trust Co. v. Hagus, Pennsylvania Supreme Court, 102 Atl. 170.

Conveyances to Dummies.

Under New York Real Property Law, Section 94, relating to grants where the consideration is paid by another, when flat houses were purchased by one who paid the consideration, but took title in the name of his cousin, the New York Appellate Division holds, *Hegstad v. Wysiecki*, 165 N. Y. Supp. 898, that the cousin became the owner, and no interest, cognizable either in law or equity, though the cousin was to hold in trust for the purchaser, vested in the latter; and, under Sections 91, 92, 93 and 242, abolishing certain trusts and providing when written conveyance is necessary, when other houses were conveyed by him to his cousin, she be-

came the absolute owner, and as to them also no interest remained in him, cognizable either in law or equity, though the cousin was to hold in trust for him. The cousin became what the real estate interests have denominated a dummy, which term has become well recognized to mean a person who holds the legal title to real property under a moral obligation to recognize another as its owner. Originally the moral obligation to hold title in realty for another as owner was a trust, which would be executed by decree in chancery; but this is now provided for by the above mentioned sections of the Real Property Law.

If the apparent ownership of such a dummy gave her credit, inducing a creditor to trust her, her reconveyance to the person for whose benefit she held title would be fraudulent as to the creditor, despite her moral obligation to recovery. If the dummy's failure to perform her duty as landlord injured a tenant, the obligation to recovery was held limited by her duty to make good the loss suffered by the tenant, and, as to the injured tenant, her moral obligation to recovery did not exist, and her reconveyance without actual consideration was voluntary and fraudulent as to the tenant.

Void Sale on Foreclosure.

The New York Appellate Division holds, *Wehrum v. Wehrum*, 167 N. Y. Supp. 295, that a transfer of real estate in consideration of and as collateral security to a loan, and giving power of sale without notice, is a mortgage, which must be foreclosed and sold according to the procedure in Code Civ. Proc. § 2387, 2388, or the sale is void, and a purchaser under a mortgage foreclosure, void from want of proper notice, is not a mortgagee in possession.

To Auction Seats for Benefit.

The auction sale of boxes and the choice of orchestra seats for the Real Estate Board of New York's benefit performance at the Hippodrome on Sunday evening, March 3, will be held in the Board Room, at 217 Broadway, on Thursday morning, February 14, at 11 o'clock. Joseph P. Day will be the auctioneer. The members of the Board decided to give up their annual banquet, which was to have been held at the Waldorf-Astoria Hotel next Saturday night, and use the money which they would have spent for the dinner to swell the Fund for the Benefit of American Soldiers and Sailors. The amount raised at the Hippodrome entertainment will be contributed to war relief associations.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 25 as against 15 last week and 28 a year ago.

The number of sales south of 59th street was 12, as compared with 7 last week and 14 a year ago.

The sales north of 59th street aggregate 13, as compared with 8 last week and 14 a year ago.

From the Bronx 5 sales at private contract were reported, as against 5 last week and 4 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 147 of this issue.

Hospital on Staten Island.

An event of far-reaching importance to Staten Island is the selection by the United States Government of the Fox Hills, near Fort Wadsworth, Staten Island, for a large military base hospital. The property embraces approximately 160 acres of high lying land, commanding a fine view of New York Bay, the ocean and hills of Staten Island, and is admirably adapted for hospital purposes. It is within 3,000 feet of the Quarantine on the Narrows, and it is easily reached from Belair station or Fort Wadsworth station of the Staten Island Rapid Transit. A spur will be constructed into the property from a point near Grasmere by the railroad company. It is the intention of the Government to receive the freight coming by rail in that way and to ship convalescent soldiers directly by rail via the Staten Island Railroad and trunk lines connecting with it in New Jersey. The patients leaving for their homes or for other hospitals can thus be sent by rail to all parts of the country. There will be accommodations for about 3,000 beds, and the large number of attendants and their families, as well as those visiting the wounded soldiers, will probably tax the residential facilities of all of Staten Island. The United States Government placed the securing of the leases, with the option of purchase, in the hands of Cornelius G. Kolff, who has recently completed his task. The contract for the erection of the hospital and administration buildings has been given to Thompson-Starrett Company, Cornelius G. Kolff also leased to the latter company, for the occupancy of Major G. K. Meyers and the Thompson-Starrett Company, as an office building, the large Belair Manor, on Belair road and Hope avenue, Rosebank. These headquarters for the administration and the contractor can best be reached from New York by the Staten Island ferry to St. George and thence by the Staten Island Rapid Transit to Belair station. Embraced in the property selected for the hospital site are the holdings of Charles D. Durkee, Estate of Charles Rosenberg, the Italian National Rifle Shooting Association, Frederick A. Johnston, Estate of George W. Vanderbilt, Estate of Sir Roderick Cameron, Estate of William Cuthbertson, Estate of Mary A. Buskirk, E. I. Jenkins, Bethlehem Orphan Asylum, Mount Mansera, Samuel E. Field, Thomas Willshaw, St. Johns Heights Realty Company, Rev. Father A. Cattagio, and others.

Riverside Drive House Sold.

Charles Hensle bought from the Harlem Savings Bank the six-story apartment house at the south corner of Riverside Drive and 135th street, known as the West Point. The property has a frontage of 132.3 feet on the drive, 24.5 feet in the street, and irregular east and south lines. The bank took the property over at foreclosure on January 8, on a bid of \$185,000 or about \$15,000 less than the judgment obtained against the Hensle Construction Company and others. Lewis S. Marx, as attorney, represented the buyer, and Edward S. Clinch acted for the seller.

Storage Men Buy Realty.

The Equitable Life Assurance Society sold to Henry I. Stetler, Inc., warehousemen, the Wilson Building, three five-story structures occupying the entire frontage in Bleeker street, from Bank to Hudson streets. The frontage in Bank street is 87.8 feet; in Bleeker street, 192.6 feet, and in Hudson street,

73.3 feet. The property also extends to West 11th street, where it fronts 52.9 feet. The selling society acquired the property last August at foreclosure. The purchasers intend to improve the property in order to handle merchandise from the freight-receiving stations on the river front. The concern already has three large warehouses in Washington street, near Charlton and King streets.

Realty Company Sells to Woman.

Benenson Realty Company, Benjamin Benenson, president, sold the new six-story apartment house on the west side of Southern Boulevard, 77.9 feet south of Claremont place, on a plot 75 x 131 feet. The building accommodates twenty-seven families and contains four stores. It is fully tenanted. The new owner is Mrs. Anna H. Ahrens, who gave in part payment the five-story apartment house at 710 West 179th street, on plot 50 x 92.6, located midway between Broadway and Fort Washing-



885-895-905 West End Avenue
Paterno Bros., Inc., Builders.
G. Ajello, Architect.

United Service Was Selected

For This Splendid Group Of Modern Apartments

This \$500,000 group of 12-story apartments at the corners of West End Avenue, at 103d and 104th Streets, is typical of the vast housing edifices of today that depend upon United Service.

The installation for this group of apartments totaled 6,500 lamps, with a total of 200 horsepower for motors, etc. The selection of United Service speaks volumes for its reputation amongst owners, architects and builders.

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Mr. Business Man, how much money are you figuring on spending to advertise your business in 1918?

Doubtless you are giving considerable thought to this subject. Perhaps you have decided to reduce your advertising; and again, guided by natural enterprise, you may have decided to increase your appropriation.

During the World's War this great country of ours is facing new conditions daily. Things are becoming horribly jumbled. Out of the confusion, however, comes one thing that is perfectly clear and understandable—the American business man cannot stand still.

These are the days for action and plenty of it. When you advertise your business you push the motor into high speed. You let the world at large know that you are prepared to do some definite thing, and the world will be glad to give you a chance to do it.

Working under the present-day system of things, a man advertises himself as a FAILURE WHEN HE QUILTS ADVERTISING HIS BUSINESS.

You would be doing the same thing were you to remove your name and the nature of your business from your stationery, using plain paper for your correspondence.

Nineteen Eighteen is going to be just what the business man of America makes it. Brains, good, clear, thinking brains are being called into action. The eyes of the business man are directed to the future.

To the RECORD AND GUIDE it seems that the sane thing for the business man to do so far as his advertising is concerned, is to increase his appropriation from 25% to 50% during 1918. It is an investment that will pay big dividends ere the year is dead. It will keep the advertiser among the doers; it will balance the scales now weighed down on one side by the jumble and roar of a mighty conflict.

THE ADVERTISER IS
SAFE; HIS BUSINESS LIFE
BELT IS STRAPPED.

The Advertising Man

(No. 11 of a continued series)

ton avenue. Mrs. Ahrens acquired the property in August, 1915. The Southern Boulevard house and a similar one adjoining, at the southwest corner of Claremont place, were completed by the selling company about six months ago. H. Schaefer, Jr., was the architect. A building loan aggregating \$130,000 was obtained from the Rockland Realty Company. The Benenson Realty Co. resold the 179th street property to Frederick Brown. The resale was negotiated by James Boyd.

Amusement Company Buys.

Blinderman & Cohen Amusement Company, lessees of the premises, bought 80 to 82 Clinton street, extending through to 97 and 103 Attorney street, from the heirs of the Martin Grossman Estate. This property, together with five others, were offered early in January at auction, and at that time were disposed of to parties in interest. They include Everett Hall at 31-35 East 4th street, near the Bowery, a four-story building; 2157 Crotona avenue, a four-story flat, and the two three-story dwellings at 8762 and 3764 Park avenue, near 171st street.

Resale on Washington Heights.

Frederick Brown resold to Ida E. Kreuscher the five-story apartment house at 714 West 179th street, which he bought from Mrs. Sarah Hafner on December 31 last. The house is arranged for twenty families and occupies a plot 50 x 92.6 adjoining the corner of Fort Washington avenue. It was held at \$75,000. In part payment the buyer gave two properties at Far Rockaway, L. I., consisting of a three-story residence at the southwest corner of Dodge avenue and the Boulevard, 42 x 125 feet, and the hotel, on a plot 96 x 82.7 x 104 x 81 feet, at the corner of Park avenue and the Boulevard. J. A. Wood negotiated the transaction.

Woman Investor Buys.

Mathilda Van Praag, president of the 210 West 56th Street Company, bought the five-story loft and store building at 5 and 7 Front street, southeast corner of Moore street, on plot 30.5 x 80 x irregular, from Julia P. Gardner, of Port Washington, L. I., and Emily P. Cape, of Stamford, Conn., who acquired title to the property in 1912. The sellers allowed a mortgage for five years of \$24,000 at 5 per cent. to remain. The Knickerbocker Bag Company is the tenant, but at the expiration of the lease the building will be altered by the new owner. The deed was recorded last Wednesday.

Columbia Leasehold Sold.

The estate of Sarah A. Knight sold to Solomon Kalvin the four-story residence, on a lot 16.4 x 100, at 46 West 49th street, Columbia College leasehold. The property will be altered into studio apartments. Adolph E. Nast is preparing designs for the alteration, which, it is estimated, will cost about \$8,000. Last October Mr. Kalvin obtained two large Columbia leasehold properties at 3 and 5 West 50th street. It is understood that business alterations are contemplated for the site.

Sale on Lower Broadway.

Crouch & Fitzgerald bought the five-story building 25.4 x 61.6 x irregular, part of which they occupy, at 179 Broadway, between Cortlandt and Dev streets, from Winfield S. Gilmore, subject to a mortgage of \$323,000. The buyers gave in part payment their five-story factory building at 352 and 354 West 41st street to 357 West 40th street, about 100 feet east of Ninth avenue, subject to a mortgage of \$58,000. The deeds were recorded during the week.

Operator Buys at Mt. Morris Park.

Frederick Brown bought from Elisha L. Laird 14 Mt. Morris Park West, adjoining the Harlem Presbyterian Church, at the southwest corner of 122d street. The house is a four-story and basement dwelling with a two-story extension, on a lot 25 x 100 feet. The seller has owned and occupied it since 1907. Mr. Brown

gave in exchange 1699 Third avenue, a five-story tenement, with stores, on a plot 25 x 100, between 95th and 96th streets.

Upper Broadway Apartment Sold.

Max N. Natanson, president of the Nason Realty Company, bought, from the Collar City Land Company, representing capital from Troy, N. Y., the six-story elevator apartment house at 3291 to 9295 Broadway, at the southwest corner of 133d street, measuring 75 x 125 x irregular. The property was acquired by the selling company in March, 1916, and is assessed at \$150,000. Frederick Zittel & Sons and W. J. Hamilton were the brokers in the transaction.

Manhattan.

South—of 59th Street.

GRAND ST.—Conkling estate sold 343 Grand st, a 3-sty building, 21.11x4.11, adjoining the southeast corner of Ludlow st, to Isaac W. Schenker, who has occupied the property under lease. Rogers & Rogers represented the buyer and William H. Sage the seller.

11TH ST.—Ennis & Sinnott, operators, resold 132 East 11th st, a 5-sty flat, with store, on lot 20x100, to Herman Wald and Max Goldwasser. Bernard Smyth & Sons were the brokers.

16TH ST.—Douglas Robinson, Charles S. Brown Co. has sold for Mrs. Margaret W. Cox 218 East 16th st, a 4-sty dwelling, on lot 19.3 x103.

23D ST.—William H. Archibald sold for Jongla Realty Co. the 4-sty dwelling 426 West 23d st, on lot 25x98.9. This house was for many years the home of Dean Houtman of General Theological Seminary, and this is the first sale of the property for about 50 years.

30TH ST.—J. Arthur Fischer sold for the heirs of the estate of Sarah Schmittberger the 5-sty tenement, with stores, on lot 25x100, at 254 West 30th st.

37TH ST.—Edmond L. Greenin sold the 3-sty building at 349 West 37th st, on a lot 25x 55.11. The property is assessed at \$16,000, and has been in the same ownership for 60 years. Van Vleet & Place negotiated the transaction.

MADISON AV.—Cruikshank & Co. sold for the executors of R. G. Dun, to a client of Wm. A. White & Sons, the 4-sty dwelling, on lot 20x 11.5, at 261 Madison av, southeast corner of 39th st, formerly occupied by the late R. G. Dun.

North—of 59th Street.

SUTTON PL.—Henry Hof sold for Louisa Spieth the 3-sty dwelling at 23 Sutton pl, corner of 8th st, to James M. Duggan, for his own occupancy.

61ST ST.—Mrs. Jerusha A. Wright sold 50 East 61st st, a dwelling, 19x100.5, held at \$40,000.

79TH ST.—Henry Street Settlement, which operates a number of neighborhood houses in various parts of Manhattan and the Bronx, purchased the property at 234 East 79th st, between 2d and 3d avs, for the enlargement of its branch at 232, adjoining. The new acquisition is a 3-sty dwelling, 110x102.2, and was secured from Max Backhaus, subject to a mortgage of \$8,000.

85TH ST.—Bond & Mortgage Guarantee Co. sold to Nelson Zaboriskie 121 West 85th st, a 3½-sty brick dwelling, on lot 18.6x97.6. The purchaser will occupy. Mrs. Landon was the broker.

101ST ST.—James H. Cruikhand resold the flat at 7 West 101st st to William A. Sinclair, taking in part payment the dwelling at 25 East 94th st.

114TH ST.—Elemco Realty Co., affiliated with Lawyers' Mortgage Co., acquired from Jacob S. Ottman 224 East 114th st, a 3-sty house, 17.10x102.2.

119TH ST.—Ennis & Sinnott resold 132 East 119th st, flats and stores, 20x100, to Herman Wald and Max Goldwasser through Bernard Smyth & Sons.

129TH ST.—Harry Sugarman, in conjunction with Earle & Calhoun, sold for Susan E. Blodgett 62 East 129th st, a 5-sty triple flat, on a lot 24.4x99.11, 117.6 ft. west of Park av. The property was taken over by the seller on December 27 in foreclosure proceedings.

166TH ST.—Alexander E. Marks purchased from David Pasinsky, operator, the 5-sty new-law apartment house at 457 and 459 West 166th st, on a plot 50x76.6, between Amsterdam and Edgecombe av. The seller acquired the property last month from Zachary Heller. Butler & Baldwin negotiated the present deal.

2D AV.—Joseph Aschbach resold, through Fred Oppenheimer, the 4-sty flat, with store, at 1634 2d av, on lot 25x88, near 86th st, to Henry Nembach. The seller acquired the property several days ago through the same broker.

Bronx.

DAVIDSON AV.—As a site for the erection of a large house James H. Robinson purchased from Frederick Brown, operator, a plot 80x103x irreg., on the east side of Davidson av, 115 ft. north of North st. The seller acquired the property in a recent trade. C. & G. E. Bucklee were the brokers in the transaction.

HONE AV.—Alexander Selkin and David Mintz sold to Henry Morgenthau Co. the plot 111x140xirreg, northeast corner of the esplanade and Hone av, held at \$17,000.

WHITLOCK AV.—Alexander Selkin and David Mintz sold for Henry Morgenthau Co. the 5-sty apartment 868 Whitlock av, on a lot 37.6x 100. The purchaser, Samuel Ashman, gave in part payment 179 Madison st, a 5-sty flat on a lot 25x100. The deal aggregated \$65,000.

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caused by a rat. A hungry little rat—desperately in need of food—destroyed a beautiful oil painting in a beautiful apartment house on Riverside Drive. By investigation, the owner proved that the house was infested with rats, and held that since the landlord had been previously warned to eradicate this pest, he was responsible for the loss of his expensive painting.

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Brooklyn.

BUTLER ST.—G. P. Butterly sold for P. Belforo & Son the 3-sty factory, 217 Butler st, to F. I. Stober Co., manufacturer of hospital supplies, who will occupy after completion of alterations.

MOORE ST.—M. C. O'Brien sold for A. Magid the dwelling at 192 Moore st.

WILSON ST.—James B. Fisher sold for estate of Walter B. Gunnison a 3-sty residence at 77 Wilson st, on lot 20x100.

8TH ST.—John F. Burke sold for Mrs. Sarah Berry the 4-sty apartment house on plot 30x100 ft., at 537 8th st. The purchaser gave in part payment a dwelling at Ridgewood, N. J., on plot 100x370 ft.

18TH ST.—James B. Fisher sold for Dr. H. A. Foster 599 East 18th st, a detached semi-bungalow, 40x100.

50TH ST.—I. S. Herbstman sold for Melviana W. Hunt to Maurice and Jacob D. Hurlands the 1-1am. house at 1221 50th st, on lot 40x100.

55TH ST.—Frank A. Seaver & Co. sold the 8-fam. brick flat 164 55th st for Henry Ray to an investor.

56TH ST.—Tutino & Cerny sold for George W. Ammon to a client for occupancy the 2-sty dwelling 654 56th st.

ATLANTIC AV.—E. Elliott Esterbrook sold for Anna J. Hill the frame dwelling 1562 Atlantic av.

BROADWAY.—James B. Fisher sold for Mrs. Hannah A. Brennan the 4-sty brick loft building, with store, at 45 Broadway to P. J. O'Rourke Electrical Engineering Co.

NEW LOTS RD.—Meyer Levenson sold for New York Title & Mortgage Co. the 3-sty brick building 180 New Lots rd, 20x100.

PARK AV.—M. C. O'Brien sold the apartment at 949 Park av for S. Reznitz.

REMINGTON AV.—R. A. Schlesing, broker, sold for Emil Weiderhold, the 2½-sty residence at 2 Remington av, on lot 30x100.

WILLOUGHBY AV.—M. C. O'Brien sold for Solomon Barnett the dwelling at 493 Willoughby av.

4TH AV.—M. C. O'Brien sold for Walter Emmett the apartment at 4704 and 4706 4th av.

RECENT LEASES.

Delmonico's Back in Original Home.

The John G. McCullough Estate leased to Delmonico's 23 William street, a five-story building, on a lot 23.4 x 140.11, together with the rear portion of 53 Beaver street, making a depth of 172 feet. The lease is for a term of twenty-one years at an annual rental of \$20,000, or an aggregate rental amounting to \$420,000. The property is located about 200 feet to the north of the old Delmonico Building, at the junction of Beaver and South William streets, and by securing the rear portion of the Beaver street building the restaurateurs will have access to an interior alley, and will obtain space for a kitchen at grade. A wing of Lord's Court Building, at Exchange place, has also been secured. It is a noteworthy coincidence that in the lease of the property at 23 William street this restaurant is returning to the very location that formed the site of the coffee house that was opened in May, 1827, by Peter Delmonico, a brother of the original proprietor of the Delmonico Restaurant. The present management plans to occupy the building on May 1 next, which will be just ninety-one years since Delmonico's was founded in this

city. The new restaurant will occupy only the ground floor, the upper floors having already been sub-leased to various tenants. Accommodations for five hundred persons have been provided for. The building is to be altered from plans by Henry Ives Cobb, architect, who estimates the cost at \$50,000.

Walter C. Teagle Leases.

Walter C. Teagle, president of the Standard Oil Company, rented the large suite of John Hays Hammond, in the seventeen-story building at the northeast corner of Park avenue and 79th street, through Pease & Elliman. The brokerage firm also obtained for Mr. Teagle an extension of the Hammond lease from Vincent Astor, who bought the property last year from the estate of Mrs. Morris K. Jesup. Mrs. Jesup acquired the property from Bing & Bing just prior to her death. The apartment just leased comprises eighteen rooms and five baths.

Large Lease in Harlem.

Ames & Company leased for the Stalwart Realty Company, which is the holding company for the properties of Lucy Work Hewitt, the plot at the northwest corner of Cathedral Parkway and Lenox avenue through to St. Nicholas avenue and 111th street, containing 25,000 square feet. The owners will erect upon the property a two-story and basement garage. The tenant is the New West Side Garage Corporation, which has acquired the property for a term of years at an aggregate rental of about \$300,000.

Chemical Company Leases.

The National Aniline & Chemical Company, Inc., leased the ten-story structure at the northwest corner of Burling Slip and Front street. The property has been rented for a long term, with the privilege of purchase within a specified time from William J. Matheson. The leasing company, with which have been merged since the beginning of the war many diversified units, is one of the largest dyestuff concerns outside of Germany. The company is now located at 244 Madison avenue, owned by August Heckscher.

Lease Brings \$75,000.

Through Carstein & Linnekin William Davies & Company, Inc., purchased from Parson & Wallander the long-term lease of the second floor of Billings Court, 349 to 353 Fifth avenue, southeast corner of 34th street, for a consideration said to approximate \$75,000. Davies & Company will occupy the premises for their wholesale and retail business.

Manhattan.

AMES & CO. leased apartments at 1945 7th av to B. Cohan, at 274 West 19th st to L. H. Holley and at 137 East 34th st to Robert Meyer.

AMES & CO. leased the building at 523 East 73d st for James McGee to Merchant's Tobacco Co.; the 4th loft at 216 East 23d st for Samuel Riegler to Daintee Cloak & Suit Co., space in the Spero Building at 21 West 21st st for David Spero to Samuel Susskind, and in conjunction with Carstein & Linnekin space at 237 5th av for Emil B. Meyrowitz to Rosebeck Button Co.

ALBERT B. ASHFORTH, INC., leased space in the Tilden Building, 105 West 40th st, to John F. Luhrs; also in the Francis Building, southeast corner of 5th av and 53d st, to Miss N. E. Haas, Elizabeth and Guiblaume Palette and Thomas S. Rockrise.

ALBERT B. ASHFORTH, INC., leased, in conjunction with B. F. Kellar, the store adjoining the northeast corner of Broadway and 28th st for United Realty Improvement Co. to T. Buzzi.

ALBERT B. ASHFORTH, INC., leased an apartment at 125 East 72d st to Frederick H. Cowles, an apartment at 141 East 44th st to John F. McTier, a floor at 22 East 30th st to Isadore Kuchlik, the 5th loft at 125 West 3d st to Tapley Specialty Co., and, in conjunction with B. F. Kellar, the store adjoining the northeast corner of Broadway and 28th st, for United Realty Improvement Co. to Toney Buzzi.

ALBERT B. ASHFORTH, INC., leased space in the Brokaw Building, Broadway and 42d st, to Folding Box Manufacturers National Association, Label Manufacturers National Association, Schulte-Cigar Co. and Leo Kahane; also at 105 West 40th st to Redfield & Fisher Inc., Philhellenic Society of America, and Louis A. Cerf; also at 32 West 32d st to Fan Tan Dress Co., Inc., and Gold Seal Waist Co.; space in the Acker, Merrill & Conduit Building, 5th av and 35th st, to Herman Pichel and Benjamin J. Steinman, Kaufman Blouse Shops, Inc.;

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in conjunction with Frederick Fox & Co., the 6th floor at 290 5th av to Jacob Kittner; at 665 5th av, southeast corner of 5th and 53d st, to Mrs. Mary L. Steele, and, in conjunction with Morris Rose, the store and basement at 142 and 144 West 29th st to Export Cloth Sponging Co., Inc.

WRIGHT BARCLAY, INC., leased to Ferguson McKinney Mfg. Co. the 4th loft at 329 and 331 Broadway, southwest corner of Worth st. This lease completes the rental of the building.

WRIGHT BARCLAY, INC., leased the front half of the 5th loft at 20 West 31st to Max Gross, also the rear half of the same loft to Jacob Green.

WRIGHT BARCLAY, INC., leased to the United States Army at 25 and 27 3d av, which will be the main recruiting office for the United States Army; and in conjunction with Albert B. Ashforth the 1st loft at 142 West 29th st to Bloch & Schiller.

BASTINE & CO., as agents, leased the basement 238 West 29th st to Cary Spring Works; 5th floor 814 Broadway to Art Button & Novelty Manufacturing Co.; this completes the renting of the building; 3d floor 36 East 22d st to Lovell Dress & Skirt Co.; 7th floor to Prime Dress Co.; 5th floor to Louis Rubin; this completes the renting of the building; 2d floor 34 East 12th st to Saul Byrnes; 4th floor to Princely Novelty Co.; this completes the renting of the building; space at 244 Eldridge st to Meyer, Newman & Son, Weiner & Brandwin, Samuel Lipshitz, A. Meyerowitz, Suckerman & Blotter, J. Bloom and Scheinfeld Bros.; and for Jacob Felenstein space at 55 West 38th st to John G. Stein; and for H. E. Zittel the 7th floor 28 East 22d st to M. Scheuer & Bro.

COMMERCIAL CASUALTY CO. leased the 4-sty building at 128 William st, 25x160, which it will alter for occupancy.

CUSHMAN & WAKEFIELD, INC., leased for Guaranty Securities Corp. the basement at 244 Madison av for 10 years to George H. Doran Co., Publisher, which will establish there its main stockroom for the central distribution of books.

CUSHMAN & WAKEFIELD, INC., leased offices at 50 East 42d st, to Federal Adding Machine Co. and Cuprite Sulphur Corp.

MRS. D. DINGLEMAN rented apartments at 514 West 114th st to H. H. Goodwin; at 46 West 83d st to A. Reggio; at 169 West 78th st to Mrs. Baker; at 300 West End av to Mrs. P. D. Webb; at 251 West 92d st to Mrs. G. Warswick; at 645 West End av to Mrs. E. Beattie; at 42 West 72d st to G. P. Cooper; at 258 Riverside dr to T. Ino; at 257 West 92d st to Mrs. S. Minrath; at 610 West 139th st to E. C. Salveson; at 611 West 113th st to Mrs. G. E. Hanan; at 105 West 72d st to Mrs. L. J. Burns; at 175 West 72d st to C. V. Lindo; at 312 West 93d st to A. S. Schaefer; at 222 West 59th st to T. J. Preston; at 115 West End av to E. Freedman; at 498 West End av to A. C. Shorey; at 176 West 87th st to A. S. Ludlam and R. Walbank, and at 601 West End av to H. Eisner.

DUFF & CONGER leased an apartment at 48 East 61st st to Jay M. Simpson.

L. W. ELBERSON leased apartments at 1037 5th av to Harry Stone, at 120 East 40th st to Julia E. Rose, at 601 West 127th st to Lillian Loercher, at 610 West 111th st to Henry Ginzig, at 206 West 52d st to Victor Morley, at 120 East 40th st to A. Miller, at 321 West 55th st to Seymour Frank, at 132 West 34th st to Alma Harrison, at 235 West 71st st to Elvind Erichsen, at 214 Cathedral pkwy to Theodore McCready, at 507 West 113th st to Walter E. Bridgman, at 105 East 15th st to May Randolph, at 206 West 86th st to Harold O'Neill, at 518 Madison av to Dimitry Assatouroff, at 617 West 113th st to Constantine Velher, at 65 West 54th st to Alexander Harris, at 126 East 19th st to Stanton Griffs, at 18 East 60th st to Porter Fearey and at 214 West 110th st to Lew Dockstader.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 383 Park av for Charles B. Sherlock to John M. White; also sublet an apartment at 270 Park av for R. C. St. George to J. B. Warden of Philadelphia; also a furnished apartment at 115 East 53d st for W. Rose Proctor, Jr., to Mrs. Orson D. Munn; also renewed the lease of apartment at 969 Park av, corner of 82d st, for Stephen L. Selden, and leased, furnished, 60 East 56th st, the residence of Augustus Thomas, the playwright, a 4-sty house on lot 22x100, to Mrs. S. B. Brown.

DOUGLAS L. ELLIMAN & CO., INC., leased an apartment at 270 Park av to William Ziegler, and at 3 East 85th st to Arthur O' Choate, renewed the lease of an apartment at 405 Park av for Moore & Wyckoff to Mrs. Frederick Billings.

DOUGLAS L. ELLIMAN & CO. leased a furnished apartment, consisting of 14 rooms and 5 baths, for Bernard F. Gimbel, at 31 East 72d st, to W. R. Grace, for the season; also an apartment at 799 Park av, corner of 74th st, to V. Jinishian, and with Charles E. Schuyler, an apartment at 118 East 54th st to Guy E. Johnson.

JOHN FINNERTY leased the 2 and 3-sty buildings at 208 to 212 West 124th st, 119 ft. west of 7th av, to Palace Automobile & Machine Co., for 10 years from May 1, at \$4,800 a year. The buildings will be altered into a garage.

FRANK L. FISHER CO. leased an apartment at 210 5th av to John W. Mercer.

FRANK L. FISHER CO. leased the dwelling 103 West 70th st to Mrs. V. G. Ver Plank . MAN LEASES.

J. ARTHUR FISHER extended the lease for Monza, restaurateur, of 104 West 43d st. Mr. Monza will alter the premises.

J. ARTHUR FISHER leased to Showmen's League of America the 1st loft at 817 6th av for New York headquarters.

EDWARD F. FITZGERALD leased the dwelling 14 West 72d st for 21 years from May 1, 1918, for \$86,739 total rent.

HEIL & STERN leased lofts at 43 to 47 West 24th st to E. and J. Weinberg and David Mesiboy, Inc.; 40 and 42 West 27th st, to Fred. Kronish and Louis Weinstein; 105 and 107 East 29th st, to Rose-Stowens & Co.; 33 and 35 West 17th st, to Jacob A. Workman; 9 West 20th st, to Harry Tanenbaum; 36 and 38 West 25th st, to Wittman & Winderman, and space at 312 and 314 7th av, to Stalovsky & Newman and Newman & Chalkin.

M. & L. HESS, INC., leased the 10th floor at 40 and 42 West 27th st to Louis Weinstein; also the 6th floor at 30 and 32 West 15th st to Graff, Alexrod & Satnick, represented by E. M. Goodman.

M. & L. HESS, INC., leased the 11th floor at 222 4th av to American Red Cross (Bureau of Purchase); also the 10th floor at 244 5th av to Louis Goldsmith.

M. & L. HESS, INC., leased the 6th floor at 118 5th av to Gottschalk, Gartman & Co., and the 4th floor at 6 West 18th st to H. Bokal.

HENRY HOF leased the grade floor and basement of the building, 787 2d av, for P. M. Schell to Dimitrus Avarimindes.

HUBERTH & HUBERTH leased in the American Circle Building the store at 9 Central Park West to Usona Trading Co., distributors of the Hall Motor Trucks.

C. ROYCE HUBERT leased the dwelling at 219 West 70th st to May Kate Keon.

CHARLES G. KELLER leased the top loft at 55 West 16th st to Davidow & Kaplan and Kwizrok Bros., the store 136 West 34th st to Charles H. Harris.

CHARLES G. KELLER leased for Elmer A. Darling the 1st loft at 133 West 23d st to Rex Advertising Co.

J. EDGAR LEAYCRAFT & CO. leased the stores 5 West 39th st to Badran Bros. and 109 3d av to Kaufman & Robin.

SAMUEL H. MARTIN leased the 1st and 2d floor lofts at 246 West 65th st for Charles A.

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RECORD AND GUIDE IS IN ITS FIFTIET H YEAR OF CONTINUOUS PUBLICATION.

A Human

*full of the "blood and sweat"
the fair weather and the foam
into the history of the m*

On the morning of March 21, 1868, in a small office on Park Row, there was
THE REAL ESTATE RECORD AND BUILDERS' GUIDE.

On Saturday morning, March 23, 1918, commemorating the FIFTIETH ANNIVERSARY, the paper played in its chosen field will be portrayed by pen and picture in the form of a picture.

The history of a paper that for half a century has represented the closely knit community, its publication date, and numbering among its present subscribers and advertisers many of the names of the past.

THE FIFTIETH ANNIVERSARY NUMBER will be issued one year after the last issue. As we hear the grumble of the pessimist. It is said that trade is slackening, that the business is slow.

In the face of the grumble of the pessimist the **RECORD AND GUIDE** will go on. It will go on together as one man with their representative paper.

Business **WILL** go on. There are enough strong, optimistic men in the business fabric of the city. For years men fought side by side to save a situation in business and in war because they believed in it.

A glance at the brief resume of the prospectus will outline the vast scope of the **RECORD AND GUIDE** for half a century—a record which has made a name for itself.

(1) **THE RECORD AND GUIDE**—Its inception in 1868—its growth in fifty years—illustrated.

(2) **OLD NEW YORK**—How it looked and lived and did business a half century ago.

(a) Brief historical sketch outlining conditions as to boundaries, population, residential and business centers, transportation facilities, shipping, public buildings, amusements and amusement places, hotels—brief reference to conditions twenty-five years ago that led up to consolidation into Greater New York in 1898. (b) Brief historical reference to methods of doing real estate business, facilities for doing it, values in "gilt edge" sections of Manhattan.

(3) **A MESSAGE** from Mayor Hylan to the Tax Payers of New York City.

(4) **NEW YORK OF TODAY.**

(a) This great City of New York—area, population, greatness of its governmental problem and municipal machinery for doing its work, annual cost of running it, value of its real estate, what real estate contributes in taxes, its great manufactures and industries, its waterfront and port and shipping, its transportation facilities—surface, elevated and subway—its street traffic, the railroads entering it bringing passengers and freight, the center of a great suburban population, its buildings and its building industry, its financial importance, bank clearings, contribution to Federal tax, to first and second Liberty Loans. (b) A message from Borough President Dowling to the taxpayers of

Manhattan. (c) Manhattan—growth and present conditions in real estate of the following: West Side—financial districts, insurance district, business area east of William Street and South of Broadway—about the City Hall—Middle Broadway—West Side—Union Square—Madison Square—Park Square—Fifth Avenue—Madison Avenue—Park Avenue—Middle West Side—Columbus Circle—the Upper East Side—East Side—Lexington Avenue—Harlem—Kings Heights, and the Dyckman section.

(5) **THE WATERFRONT OF NEW YORK CITY.**

Its extent; various shipping, manufacturing and industrial uses; relation to the Port of New York, Brooklyn and Queens, the summer resort and Bay features; in Staten Island, its relation to New Jersey.

(6) **THE SUBWAYS.**

(a) Effect of first lines. (b) Lines recently opened and territory served. (c) Lines nearing completion and territory they will serve.

(7) **IMPORTANT MUNICIPAL AGENCIES.**

Subjects will be treated separately as they arise in municipal activities with which real estate brokers and owners come frequently into contact.

(8) **ORGANIZED FOR PROTECTION.**

Functions and work of the Real Estate Board.

Confidence in ourselves, plus "American ingenuity" have given this nation an ability to overcome all difficulties. The **FIFTIETH ANNIVERSARY NUMBER** of the **RECORD AND GUIDE** will radiate this confidence to all manufacturers and others interested in real estate and building conditions in Greater New York.

Advertisers will be given an opportunity of having their announcements read by the **RECORD AND GUIDE** in New York.

This edition will comprise 10,000 copies with a probable reading circulation of 50,000.

Those desiring to secure additional copies should order at once. Address: Business

Document

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for half a century have gone
a representative newspaper.*

the world of journalism, a small but promising infant christened Vol. 1.—No. 1 of

of the RECORD AND GUIDE, the story of its growth, influence and part it has
ary Number, with three color cover from a sketch drawn by our own artist.

ate and building interests, without a competitor, without missing a single publi-
ated in its initial issue, must necessarily be an interesting one.

tes cast her lot with the Allies in the World's War against Autocracy. All around
mine, freight congestion, labor shortage, business stagnation.

ity. These are the days for the real estate and building industries to stand

ep it going. This confidence is based upon fact, not theory. This is not our first crisis. In other

will be a work fully in keeping with the high standard maintained by the
ity and the greatest reference medium of its kind in the United States.

RECENT LEGISLATION affecting real estate and build-
ing.

THE BOROUGH OF THE BRONX.

(a) Condition fifty years ago—incorporation into
City of New York—growth in population and resultant
growth in business and housing. (b) Existing condi-
tions covering East and West Bronx and their important
trade and residential centers. (c) Its railroad and
transportation facilities. (d) Industrial status of the
Borough. (e) Its parks. (f) A message from Borough
President Bruckner to the taxpayers of the Bronx.

THE BOROUGH OF BROOKLYN.

(a) Condition fifty years ago. Growth of population
and business. (b) Business sections. (c) Its residen-
tial districts. (d) Its parks. (e) Railroads and trans-
portation facilities. (f) Its industrial status. (g) Mes-
sage from Borough President Riegelmann to taxpayers
of Brooklyn.

THE BOROUGH OF QUEENS.

(a) Condition fifty years ago and its incorporation
into New York City. Growth of population, building
and housing. (b) Transit development in recent years.
(c) Its main trade centers—Long Island City and As-
toria, Jamaica. (d) Its residential districts. (e) Mes-
sage from Borough President Connelly to the taxpayers
of Queens.

(13) BOROUGH OF RICHMOND.

(a) Condition in 1868. Present status after popula-
tion, housing, etc. (b) Condition in Tompkinsville,
St. George, Richmond and important residence and
beach districts. (c) Transportation facilities. (d) Mes-
sage from Borough President Van Name to the tax-
payers of Richmond.

(14) NEW YORK CITY'S BUILDING INDUSTRY.

(a) Conditions relating to building from 1868—growth
of the industry—improved methods of modern con-
struction as illustrated in the process of producing a
modern skyscraper. (b) Development of the electric
elevator on building and land values. (c) Special
articles on the development of modern buildings cover-
ing every form of building.

(15) ARTICLES GIVING INFORMATION about the impor-

tance and volume of business in the following: Fire-
proofing, sprinklers, concrete (and reinforced) water-
proofing, brick (and face brick), lime, terra cotta
(architectural), hollow tile, steel, lumber, stone, lime-
stone, cement, glass, hardware, windows, paint, varnish,
lead (red and white), plumbing supplies, asbestos,
gypsum, lathing (metal and furring), foundations
(caissons and tiling), elevators, architectural bronze,
heating (steam, vapor, air and water), electricity, roof-
ing (slate and ornamental), trim (wood, hollow metal,
steel and kalamein), sash, doors, floors (sanitary, etc.,
composition, tile and wood), ornamental and miscel-
laneous iron, fire escapes and stairways, lighting
fixtures.

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valuable to the real estate fraternity, public officials, architects, builders, property owners

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COLLECTING, RENTING
AND MANAGEMENT OF ESTATESCarey to the Metropolitan Body Co. of Con-
necticut.PAYSON McL. MERRILL CO. INC., leased
apartments at 150 East 72d st to Charles D.
Freeman; at 112 East 74th st to Mrs. Thomas
F. White, and at 112 West 47th st to Dr. Louis
L. Draper.PAYSON McL. MERRILL CO. leased a duplex
apartment at 823 Park av to Joseph H. Welsh,
and a duplex studio apartment at 200 West 57th
st to Count Jean de Strelecki.MOORE, SCHUTTE & CO. rented for Mary
E. Kelly, Cross & Brown agents, the 2-sty
dwelling at 430 Convent av, to Mrs. C. L.
Hamill; also rented for Thomas McBride the
store at 1691 Amsterdam av to Abraham Adler.CHARLES F. NOYES CO. leased in the Mad-
ison Square Building, 15 East 26th st, for Jacob
Ruppert Realty Corp., space on the 18th floor
to J. & E. Silverman Co.; offices on the 20th
floor to G. B. G. Manufacturing Co., and a
suite of 4 offices to Aero Coat House, and a
portion of the 10th floor of the Frankel Build-
ing, 45 John st.CHARLES F. NOYES CO. and M. & L. Hess,
Inc., leased the 6th floor at 118 5th av to Gott-
chalk, Gartman & Co., and with Cross & Brown
Co. the 10th floor at 118 5th av to Matthew
Kosenbloom.CHARLES F. NOYES CO. leased for Edward
Groppe to International Millinery Co. for 10
years, at an aggregate rental of about \$20,000,
the store and basement 1390 Broadway; also
for Drake's Restaurant, Inc., the store and
basement at 119 West 42d st to Horwitz & Co.,
and for Henry S. Northrop the building 40
Cherry st to H. A. Astlett & Co.CHARLES F. NOYES CO. leased for Ernest
E. Lorillard to Jacob Richman the store, base-
ment and subcellar at 296 Broadway for 10 yrs.
at an aggregate rental of about \$80,000; the
store 394 Pearl st for Elizabeth McColgan to
Julius A. Zibell Co., and a floor at 91 maiden
la for Preferred City Real Estate Co. to Joseph
rahys & Co.CHARLES F. NOYES CO. and Cross & Brown
Co. leased the 4 upper floors at 450 Broadway
for William H. Sage, executor of the estate of
George L. Ronalds, to I. Ginsten for 7 years
from February 1, at a rental of about \$25,000.THOMAS J. O'REILLY leased the ground
boor at 81 and 83 Beaver st to Misses Conroy,
proprietors of Paris Tea Shop.THOMAS J. O'REILLY leased 22,000 sq. ft.
at 132 to 138 West 21th st to National Joint
Limb Doll Co. This completes the renting of
the property.PEASE & ELLIMAN rented apartments at
441 Park av to Edward A. Choate, at 157 West
57th st to Mrs. Elizabeth C. Bogardus, at 24
west 59th st to A. Emmerich and at 146 East
49th st to Henry W. Eaton.PEASE & ELLIMAN leased an apartment in
the "Wendolyn," at 100th st and Riverside
dr, for W. J. M. Donovan to J. Frank Bloomer;
at 340 West 86th st for M. H. Gaillard
& Co., as agents, to Miss Annie R. Whitney; at
105 West 88th st to Louis L. Power, at 141 West
69th st, for Mrs. C. B. Buhlender, to Mrs. E.
M. Carter; at 2 West 94th st, for Goodwin &
Goodwin, as agents, to Mrs. G. E. Thompson;
at 116 West 72d st, for Waitt Construction Co.,
to Miss Isabelle H. Young; at 925 West End
av to Mrs. E. Wiren, and at 107 West 88th st
to Montes de Oca.PEASE & ELLIMAN rented for Frederick
W. Gordon his furnished apartment at 1000
Park av to Sidney W. Sternbach; also at 535
Park av for Miss Gladys Cromwell her fur-
nished apartment to Mrs. Wooster Lambert, of
St. Louis, Mo.PEASE & ELLIMAN leased for Moore &
Wyckoff, as agents, a store at 712 Lexington
av to Joseph P. Litwin.PEASE & ELLIMAN leased a loft at 6 West
37th st to Brace Tompkins and E. Marshall
Kinsey.PEASE & ELLIMAN rented a floor in the
new building at 927 5th av, corner of 74th st,
to Mrs. Byam E. Stevens. Mrs. Stevens is giv-
ing up her house at 11 East 78th st to the Red
Cross; also a studio apartment in the new
building at 100 Central Park South to Dr. P. M.
Barker; also apartments at 21 East 57th st to
Miss Kathleen Dugan, 201 West 54th st to Mr.
Fred Kottmeier and at 116 West 59th st to
Stephen Saldjis.L. J. PHILLIPS & CO. leased the store at
2747 Broadway, near 105th st, to Thomas H.
Batcheller.L. J. PHILLIPS & CO. leased apartments in
"The Cleburne," 924 West End av, to James
Parker, Jules Starr and John P. Hobson.L. J. PHILLIPS & CO. leased apartments at
375 West End av to H. Biegel, also at 255 West
End av to M. Klein, Mrs. G. Tolman and John
Moller.GEORGE ROSENFELD CO. leased space in
the General Optical Co., Inc., building at 538
and 540 1st av to Pyrene Manufacturing Co.,
basement, front half of store floor, 5th and 6th
floors; rear portion of store floor and 2d floor
to Riverside Press (renewal) and the 4th floor
to Chesterfield Furniture Co.GEORGE ROSENFELD CO., INC., leased the
2d loft at 143 Madison av to Samuel Kurian.M. ROSENTHAL CO. leased for Kaye Rent-
ing Co. a loft at 12 and 14 west 21st st to
Sunshine Knitting Mills; 14th floor at 36 and
38 West 25th to Gold Brand Waist Co.; 8th floor
at 13 and 15 West 24th st to La Grand Costume
Co.; for B. Raff store and basement at 455 6th
av to J. Weinstein; a loft at 387 to 391 4th av
to Rosemary Ladies' Garment Co.; space at 10
and 12 23d st to G. B. Goldberg; store and
basement at 25 and 27 West 32d st to Kohn &
Co.; store and basement at 17 West 31st st
to Life Publishing Co.; a loft at 143 and 145
West 20th st to Frankel & Littoff; for Albert
B. Ashforth & Co., agents, a loft at 142 West
29th st to William Wiener; for A. L. Mordecai
& Son for 5 years to L. Schlinger the 9th floor
at 63 and 65 West 36th st; for I. Kempner the
4th floor at 36 and 38 West 25th st to Sport

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Suit & Coat House; store and basement at 290 Church st to D. Weistreich; for Carstein & Linnekin space at 1161 to 1165 Broadway to B. Raff; to Alexander B. Rosenberg the 1st loft at 289 5th av; to D. R. Costume Co. 3d floor at 110 and 112 West 26th st; for Peoples Realty Co. the 6th floor at 35 and 37 West 31st st to M. Hyman & Co.; for the Astor Estate the 5th floor at 20 West 27th st to Silberman & Miller; for M. & L. Hess, agents, the 12th floor at 151 and 153 West 19th st to Emporium Dress Co., Inc.; to A. Rosenthal a loft at 12 and 16 West 27th st; for estate of Charles A. Baudouine a loft at 256 5th av to Lewis & Modlin, and to Wollner & Wronker the 10th bood at 72 and 74 Madison av.

M. ROSENTHAL CO. leased to L. Rosenblatt a loft at 298 5th av.

M. ROSENTHAL CO. leased a loft at 236 and 238 5th av at an aggregate rental of about \$50,000, to Navy Knitting Mills, Inc.

M. ROSENTHAL CO., in conjunction with Spear & Co., leased for Brous Brothers the 9th floor at 115 to 125 West 30th st, containing 12,500 sq. ft., to Progressive Uniform Co., Inc.

M. ROSENTHAL CO. leased to L. Segreto the 4th floor at 429 6th av.

ROWANTREE-SCHLEY CO. leased to Lithauer & Leipziger, clothing, lofts at 30 to 34 University pl, southwest corner of 9th st.

ROWANTREE-SCHLEY CO., in conjunction with Ogden & Clarkson Corp., leased for the Terence J. Duffy Estate, represented by W. A. Taylor, Inc., the 3d loft at 110 to 114 West 32d st to Charles Spilka & Co.

ROWANTREE-SCHLEY CO. leased to Lithauer & Leipziger, uniform manufacturers, the 4th and 5th floors at 30 University pl.

RULAND & WHITING-BENJAMIN CORP. rented apartments at 710 Madison av to Dr. Le Roy W. Dextater, David M. Cory and Miss Adeline Stollwell; at 744 Madison av to Dr. Hirsch, Mrs. Horace Newson, and for Pease & Elliman at 24 West 59th st to Miss Myra Danforth.

H. J. SCHUM leased to Max Beglichter, Leo Lipschitz and Joseph Millet the store at 684 11th av.

HERBERT A. SHERMAN leased for United States Trust Co., trustee, the stable 133 West 52d st.

SPEAR & CO. rented for Louise C. O'Reilly the store, basement and 1st loft in the building at 43 to 47 West 16th st to New York Linen Supply & Laundry Co.

SOL. STERN leased to Cohen & Arend the store floor at 34 East 21st st, to Merchants' Transfer the store at 32 East 22d st and in the same building the parlor store to Joseph Anderman, the 3d floor to M. Oliveri and the 4th floor to Louis Herman; also the store and basement at 31 and 33 East 27th st to Lambert Silk Co., Inc., and space in same building to LaReine Waist Co., Morris Hiller, M. Schreiber, Harry Hiller and Tiger Silk Co.; also at 537 5th av the 4th floor to George A. Haskett and at 102 and 104 West 38th st space to Simpson-Crawford Corp. and French Model Dress Co.

E. A. TURNER leased for five years the store 43 East 29th st to Bernstein & Marcus.

CHARLES B. WALKER leased to P. Lorillard Co. about 12,000 sq. ft. in the building at 213 to 231 East 144th st, for M. F. Westergren; for the Estate of Philip Feuring, loft at 149 Grand st to Redes & Grannone; for the Estate of George Hayes, loft at 174 Wooster st to Warshaw Press, and for P. Murphy, loft at 86 Walker st to A. C. Penn, Inc.

WHITE-GOODMAN leased to David Strauss the top loft at 141 West 20th st, with Douglas Robinson, Chas. S. Brown Co.; also the 3d loft at 638 Broadway to I. Moskowitz; also at 158

and 160 West 26th st a loft to Schechter Bros. & Yampolsky, and space, with Loton H. Slawson Co., at 347 5th av to Sacks & Co.

WILLIAM A. WHITE & SONS leased offices at 43 Exchange pl to De Forest Candee and at 68 William st to Seral Trading Co.

F. R. WOOD-W. H. DOLSON CO. leased for Max Natanson the store and basement at 2300 Broadway to Tony Florentine.

REAL ESTATE STATISTICS

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN. Conveyances.

	1918 Jan. 25 to 31	1917 Jan. 26 to Feb. 1
Total No.....	104	166
Assessed Value.....	\$6,447,200	\$14,260,900
No. with consideration.....	20	14
Consideration.....	\$636,400	\$812,600
Assessed Value.....	\$623,300	\$989,400
	1918 Jan. 1 to 31	1917 Jan. 1 to Feb. 1
Total No.....	483	694
Assessed Value.....	\$24,683,500	\$52,012,850
No. with Consideration.....	92	83
Consideration.....	\$4,231,638	\$6,824,434
Assessed Value.....	\$4,881,100	\$8,555,400

Mortgages.

	1918 Jan. 25 to 31	1917 Jan. 26 to Feb. 1
Total No.....	39	95
Amount.....	\$782,811	\$3,825,081
To Banks & Ins. Cos.....	7	28
Amount.....	\$430,000	\$2,806,500
No. at 6%.....	9	34
Amount.....	\$54,063	\$396,905
No. at 5½%.....	5	6
Amount.....	\$82,500	\$1,059,500
No. at 5%.....	12	32
Amount.....	\$431,500	\$1,669,926
No. at 4½%.....	2	1
Amount.....	\$75,000	\$50,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	1	.....
Amount.....	\$5,248	.....
Interest not given.....	10	22
Amount.....	\$134,500	\$648,750
	1918 Jan. 1 to 31	1917 Jan. 1 to Feb. 1
Total No.....	194	360
Amount.....	\$4,956,873	\$12,698,102
To Banks & Ins. Cos.....	37	80
Amount.....	\$3,323,250	\$8,486,900

Mortgage Extensions

	1918 Jan. 25 to 31	1917 Jan. 19 to Feb. 1
Total No.....	28	62
Amount.....	\$1,508,500	\$3,611,250
To Banks & Ins. Cos.....	8	36
Amount.....	\$927,000	\$2,440,000
	1918 Jan. 1 to 31	1917 Jan. 1 to Feb. 1
Total No.....	103	235
Amount.....	\$4,975,150	\$10,466,725
To Banks & Ins. Cos.....	29	110
Amount.....	\$2,844,150	\$6,732,075

Building Permits.

	1918 Jan. 26 to Feb. 1	1917 Jan. 27 to Feb. 2
New Buildings.....	3	3
Cost.....	\$101,000	\$720,000
Alterations.....	\$158,496	\$221,465

	Jan. 1 to Feb. 1	Jan. 1 to Feb. 2
New Buildings.....	13	40
Cost.....	\$1,481,700	\$4,764,800
Alterations.....	\$671,546	\$1,237,920

BRONX. Conveyances.

	1918 Jan. 25 to 31	1917 Jan. 21 to Feb. 2
Total No.....	75	118
No. with consideration.....	8	12
Consideration.....	\$189,400	\$54,409
	1918 Jan. 1 to 31	1917 Jan. 1 to Feb. 1
Total No.....	387	503
No. with consideration.....	86	64
Consideration.....	\$901,183	\$378,674

Mortgages.

	1918 Jan. 25 to 31	1917 Jan. 26 to Feb. 1
Total No.....	24	55
Amount.....	\$182,475	\$445,047
To Banks & Ins. Cos.....	.....	5
Amount.....	.....	\$31,350
No. at 6%.....	7	32
Amount.....	\$75,500	\$365,252
No. at 5½%.....	9	3
Amount.....	\$83,975	\$21,400
No. at 5%.....	2	4
Amount.....	\$5,500	\$11,000
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	1	.....
Amount.....	\$1,000	.....
Interest not given.....	5	16
Amount.....	\$14,500	\$47,395
	1918 Jan. 1 to 31	1917 Jan. 1 to Feb. 1
Total No.....	225	257
Amount.....	\$1,074,008	\$1,979,303
To Banks & Ins. Cos.....	5	20
Amount.....	\$95,000	\$314,350

Mortgage Extensions.

	1918 Jan. 25 to 31	1917 Jan. 26 to Feb. 1
Total No.....	9	12
Amount.....	\$79,250	\$284,500
To Banks & Ins. Cos.....	2	1
Amount.....	\$22,750	\$15,000
	1918 Jan. 1 to Jan. 31	1917 Jan. 1 to Feb. 1
Total No.....	28	92
Amount.....	\$442,000	\$1,947,450
To Banks & Ins. Cos.....	9	28
Amount.....	\$138,250	\$666,200

Building Permits.

	1918 Jan. 25 to 31	1917 Jan. 26 to Feb. 1
New Buildings.....	2	7
Cost.....	\$137,850	\$107,400
Alterations.....	\$1,950	\$35,500
	1918 Jan. 1 to 31	1917 Jan. 1 to Feb. 1
New Buildings.....	10	35
Cost.....	\$478,850	\$819,775
Alterations.....	\$6,500	\$99,125

BROOKLYN. Conveyances.

	1918 Jan. 24 to 30	1917 Jan. 25 to 31
Total No.....	260	443
No. with consideration.....	18	101
Consideration.....	\$102,555	\$159,065
	1918 Jan. 1 to 30	1917 Jan. 1 to 31
Total No.....	1,370	1,877
No. with consideration.....	110	254
Consideration.....	\$867,848	\$4,200,750

Mortgages.

	1918 Jan. 24 to 30	1917 Jan. 25 to 3
Total No.....	135	291
Amount.....	\$375,836	\$942,741
To Banks & Ins. Cos.....	28	51
Amount.....	\$131,650	\$229,200
No. at 6%.....	88	170
Amount.....	\$215,967	\$398,362
No. at 5½%.....	15	49
Amount.....	\$61,035	\$236,420
No. at 5%.....	6	41
Amount.....	\$12,900	\$210,630
Unusual rates.....	5	2
Amount.....	\$3,296	\$11,000
Interest not given.....	21	29
Amount.....	\$77,638	\$96,229
	1918 Jan. 1 to 30	1917 Jan. 1 to 31
Total No.....	727	1,253
Amount.....	\$3,130,974	\$5,546,681
To Banks & Ins. Cos.....	105	216
Amount.....	\$579,650	\$1,824,850

Building Permits.

	1918 Jan. 25 to 31	1917 Jan. 26 to Feb. 1
New Buildings.....	6	232
Cost.....	\$82,500	\$506,300
Alterations.....	\$59,996	\$57,700
	1918 Jan. 1 to Jan. 31	1917 Jan. 1 to Feb. 1
New Buildings.....	68	418
Cost.....	\$1,095,150	\$3,416,500
Alterations.....	\$245,571	\$259,670

QUEENS. Building Permits.

	1918 Jan. 25 to 31	1917 Jan. 26 to Feb. 1
New Buildings.....	27	48
Cost.....	\$77,775	\$125,387
Alterations.....	\$7,055	\$19,066
	1918 Jan. 1 to Jan. 31	1917 Jan. 1 to Feb. 1
New Buildings.....	71	259
Cost.....	\$211,425	\$745,852
Alterations.....	\$21,990	\$65,757

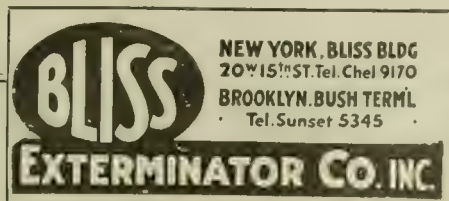
RICHMOND. Building Permits.

	1918 Jan. 24 to 31	1917 Jan. 25 to 31
New Buildings.....	4	11
Cost.....	\$21,000	\$22,065
Alterations.....	.....	\$5,050
	1918 Jan. 1 to Jan. 31	1917 Jan. 1 to 31
New Buildings.....	14	48
Cost.....	\$14,800	\$179,400
Alterations.....	\$3,275	\$16,653

BLISS TALKS

"Exterminator service is considered essential to the high-class apartment."

TO make a building clean, healthful, desirable and such that it will both ATTRACT and KEEP the class of tenant you wish for, an absolute clearance must be made of vermin of every kind. That "Bliss Service Satisfies" is attested by a representative showing of leading New York Real Estate Agents who have contracted with us for it. Remember, we give a FREE demonstration to owners and agents, and we guarantee satisfaction.



CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THERE is a firmer tone to the building situation today than has been noticeable for many weeks past. During the past few days a number of building projects of importance have been announced to the industry and these have been strong factors in brightening the outlook for the structural interests of the Metropolitan district. Two large hotel projects occupy a prominent position in the group of new buildings for which plans and specifications have recently been prepared and a number of structures designed for industrial and commercial occupancy bring the total value of contemplated construction up to a substantial figure. From various parts of the United States reports are coming in to the effect that building prospects are steadily improving and that just as soon as the weather conditions are more favorable renewed activity in building construction will occur.

Locally it is conceded by a number of individuals in close touch with the situation that the mental attitude of the building fraternity is more optimistic owing to the new work that has recently been brought out for estimates and the projects that have been placed under contract within the last two or three weeks. Throughout New York State there is quite a large volume of public work, including the construction of roads, sewers, bridges, culverts and operation of a similar character now being planned and bids for construction and materials will soon be called for. The material dealers and the manufacturers of contractors' equipment are looking

forward to a considerable increase in their business from this source.

Considerable activity is noticed among concerns having important Federal contracts for munitions and supplies. Quite a number of these concerns are making preparations for substantial improvements to their factories and plants. In some instances entirely new structures will be erected and in others the old buildings will be remodeled and enlarged to meet the present requirements. This work alone will call for the purchase of immense quantities of materials and require the labor of thousands of mechanics and laborers.

Although the material markets are generally quiet the tone is good and prices firm. The present dullness is attributed more to the inclement weather that has maintained more than to any other one factor and just as soon as this settles it is predicted that the situation among the dealers in materials and supplies will be greatly improved. At this writing there is every indication that commodity prices will hold to their present high levels. No recession will come while the difficulty in obtaining adequate fuel supplies continues or while the transportation situation is in its existing chaotic state. Both of these factors are acting to prevent flooding the market even with the extremely slight demand. Dealers in some material lines are carrying short or broken stocks—this particularly to lumber and glass dealers. While the demand remains at the present low ebb there will be no material change in the price situation, but should it suddenly increase it would be difficult to predict how high prices might soar.

Common Brick.—The wholesale market for Hudson River common brick has been abnormally quiet during the past week and will continue in this condition while the inclement weather lasts. Although there have been a few inquiries no sales have been registered, as it would be impossible to deliver barges on account of the ice-congested condition of the local waters. Prices have not changed since last week and \$10 a thousand in cargo lots is the figure being quoted upon all inquiries. The dealers are looking forward to greatly improved business during the next few months. Prediction is freely made that there will be an early spring and with it will come a substantial revival of building operations. There are quite a number of important operations that are only being held in abeyance on account of the bad weather, and as soon as this is more settled a marked improvement should be noticed. From all accounts it will be at least four weeks or more before new supplies can come through from the up-river points. The Raritan situation is practically the same as it has been for the last three or four weeks. No quotations upon brick from this section are being made for immediate delivery, as the ice effectually prevents navigation of barges and the manufacturers are unwilling to quote on futures owing to the uncertainty of the conditions two or three months hence.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, February 1, 1918: Condition of market: Demand very light; prices unchanged. Quotations: Hudson Rivers, \$10 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none. Sales, none.

Face Brick.—Manufacturers of face brick are still hampered by the difficulty of obtaining coal to operate their plants and in obtaining transportation for their finished product. The demand at present is light owing to the lack of active construction, but the prospects for spring and summer business are steadily improving. During the last two weeks

a number of important building projects have been brought out and these will involve quite a large quantity of face brick in their construction. Face brick prices are stiffening somewhat owing to the increased production costs.

Structural Steel.—The Federal Government remains the predominating factor in the market for fabricated material. The extent of the Federal commitments for fabricated materials is best indicated in the report of the Bridge Builders and Structural Society for the month of December, which shows that during that month one hundred and fourteen per cent. of the total capacity of the bridge and structural shops of the country was contracted for. The December bookings were for a total of 205,000 tons as against 138,500 tons for November. There is quite a large volume of new Government business in immediate prospect. Bids are being received for some of this work and other operations are being announced from time to time. Requirements for private construction are practically negligible, and when inquiries are made they are mostly for industrial or commercial structures that are incidental to the military program. There are numerous signs of improvement in the general building situation and new projects are maturing. Whether these will proceed or not is largely dependent upon the ability to obtain reasonably prompt deliveries of the required steel. Prices are unchanged, and those now in force will maintain until March 31.

Lumber.—The lumber market in the Metropolitan district is quiet and is being affected by the same conditions that have hindered all lines of activity. The demand is only moderate with few orders emanating from the building interests, but the manufacturing consumers taking an average amount. Stocks in the hands of the dealers are badly broken and difficulty is experienced in filling in on account of the transporta-

tion situation. Prices are firm. The Government is making a strong demand upon the lumber producers for its military requirements. For the building of airplanes alone the total amount of lumber required reaches an immense figure. About two hundred feet of wood is used in the construction of the average plane. In order to obtain this material it is ordinarily necessary to work over about one thousand five hundred feet of select lumber. This often represents all that can be used for airplanes, of fifteen thousand board feet of standing timber.

Portland Cement.—The cement situation is exceptionally quiet at the present time, but the prospect for a satisfactory spring business is steadily improving. The cement interests are looking forward to a largely increased use of their commodity in the construction of roads, bridges and culverts, the development of hydro-electric plants and in general construction of manufacturing and commercial structures. Reports of contemplated work in these lines lead to the anticipation of a good volume of business during the coming months. Prices are firm at the \$2.15 level for lots of one thousand barrels or more, f. o. b. New York. There is a rumor current that this price is likely to be advanced, but at this writing nothing definite has been announced.

White and Red Lead.—The demand for these commodities is moderate and there is no evidence that consumers are buying beyond their immediate requirements. Shipping difficulties continue to hamper the manufacturers and until this situation is adjusted no great improvement in the market is anticipated. White lead in oil is being quoted at 10¾ to 11c. a pound in large-sized containers and in quantities of five hundred pounds or more. Slight advances are obtained for smaller lots. Red lead in oil is selling at 10 to 11¼c. a pound for large orders.

Wire Nails.—The demand for wire nails is in excess of the supply and dealers are experiencing difficulty in obtaining stocks from the manufacturers, who are booked ahead for some months. Manufacturing has been hindered through the shortage of fuel and lack of transportation. The Government continues as the most important factor in the market for this commodity and its requirements take precedence over private orders. Prices are unchanged from the Federal control figure that has now maintained for some time.

Cast Iron Pipe.—The business in this line is picking up considerably and there is a satisfactory volume of new business in sight. Counties and municipalities are undertaking numerous improvements that will require a large tonnage of cast iron pipe and the private interests are also awakening. The outlook for the coming months is excellent. There have been no changes from the official prices established by the Government and all quotations are at the nominal price of \$55.35 a ton for 6-in., 8-in. and heavier, and \$58.35 for 4-in.

Window Glass.—The plate and window glass industry is exceedingly quiet with factories producing only a small percentage of their capacity. Manufacturers are making a determined endeavor to have the Government allow them to operate at least on half time. At the present time there are only about three months left before the usual time for shutting down for the summer season, so the total output for the current year will be greatly curtailed. At the present writing discounts are unchanged, but likely to be revised at almost any time.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf. to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.00@

Raritan common.....No quotation

Second hand common, per load

of 1,500.....\$7.50@

Red face brick, rough or

smooth, car lots.....\$21.00@

Buff brick for light courts... 21.00@

Light colored for fronts..... 25.00@

CEMENT (wholesale, 1,000 bbls. lots and

over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.15@

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers.

wood or duck bags.....\$1.15@

Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots. f. o.

b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal)... \$1.25@ \$1.35

Trap rock, ¾ in. (nominal)... 1.35@ 1.45

Bluestone flagging, per sq. ft. .17@ 0.18

Bluestone curbing, 5x16..... .40@

HOLLOW TILE (fireproofing. Prices f.

o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000.....

6x12x12 in., per 1,000.....

8x12x12 in., per 1,000.....

10x12x12 in., per 1,000.....

12x12x12 in., per 1,000.....

Interior—

3x12x12 in., per 1,000.....

4x12x12 in., per 1,000.....

6x12x12 in., per 1,000.....

8x12x12 in., per 1,000.....

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$1.90@

Eastern finishing..... 2.10@

Hydrated common (per ton)... \$15.00@

Hydrated finishing (per ton)... 15.43@

LINSEED OIL—

City brands, oiled, 5 bbl. lots..\$1.30@

Less than 5 bbls..... 1.31@

GRAVEL (500 cu. yd. lots f. o. b. along

side dock N. Y., wholesale):

1½ in. (nominal).....\$1.60@ \$1.75

¾ in. 1.60@ 1.75

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft.... \$42.00@ \$55.00

14 to 16 ft..... 63.00@ 75.00

Heart face siding, 4-4 & 5-4 34.00@ 36.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M..... \$0.50@

Hemlock, W. Va., base price

per M..... 30.50@

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered) 6. \$35.00@ \$38.00

Wide cargoes..... 37.00@ 45.00

Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2

ft. over 20 ft. in length. Add \$1.00 per M.

for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$4.50@ \$4.75

Cypress lumber (hv car. f. o. b. N. Y.):

Firsts and seconds, 1-in.....\$63.00@

Cypress shingles, 6x18, No. 1

Hearts..... 10.00@

Cypress shingles, 6x18, No. 1

Prime..... 8.50@

Quartered oak.....90.00@ 95.00

Plain oak..... 68.00@ 72.00

Flooring:

White oak, quartered, select..\$51.00@ \$55.00

Red oak, quartered, select... 51.00@ 55.00

Maple No. 1..... 47.00@

Yellow pine, No. 1, common

flat..... 39.00@

N. C. Pine, flooring, Norfolk. 40.00@

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Masons' finishing in 100 lbs.

bags, per ton.....\$15.00@ \$16.00

Dry Mortar, in bags, return-

able at 10c. each, per ton... 6.75@ 7.25

Block, 2 in. (solid), per sq. ft.... \$0.08

Block, 2-in. (hollow), per sq. ft.... .09

Boards, ¾ in. x 8 ft..... 12½

Boards, ¾ in. x 8 ft..... 15½

SAND—

Screened and washed Cow Bay.

500 cu. yds. lots, wholesale... \$1.25@

STRUCTURAL STEEL (Plain material

at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195@

Beams & channels over 14 in. 3.195@

Angles 3x3 up to 6x8..... 3.195@

Zees and tees..... 3.195@

Steel bars half extras..... 3.195@

TURPENTINE:

Spot, in yard, N. Y., per gal. . \$0.51@ \$0.51½

WINDOW GLASS. Official discounts

from jobbers' lists:

Single strength, A quality, first three

brackets..... 80%+20%

B grade, single strength, first three

brackets..... 85%

Grades A and B, larger than the first

three brackets, single thick... 80%+10%

Double strength, A quality..... 80%+10%

Double strength, B quality..... 80%+20%

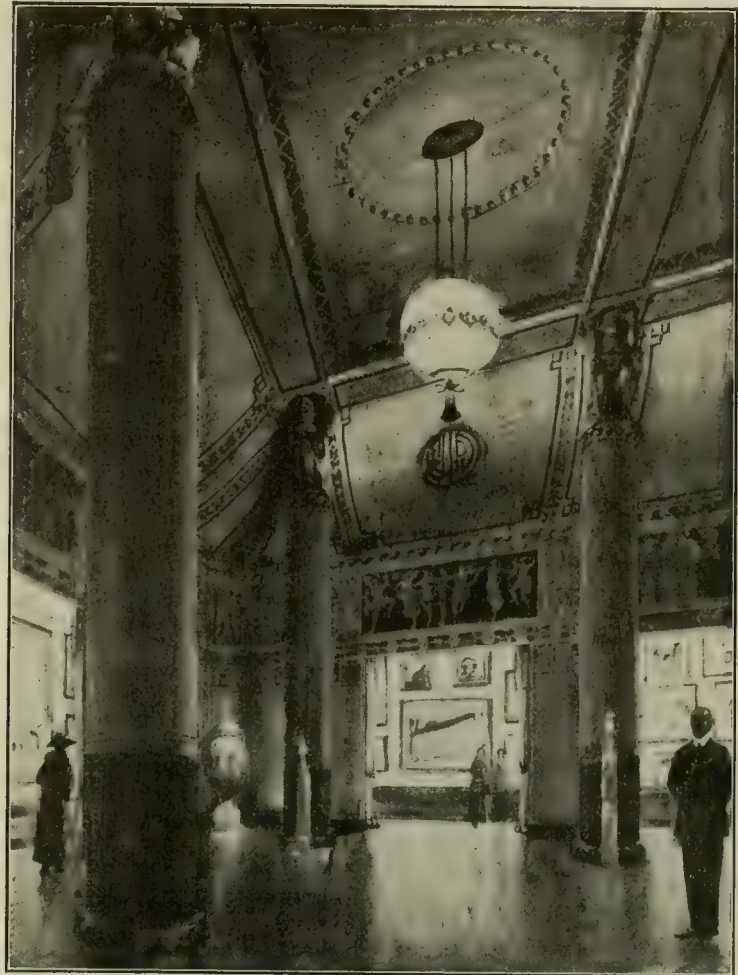
ARCHITECTURAL LEAGUE OPENS THIRTY-THIRD EXHIBITION

Of Interest to All Identified With Arts and Crafts

WITH the usual reception to members and their friends, the Architectural League of New York will formally open its thirty-third annual exhibition this afternoon in the galleries of the American Fine Arts Society, 215 West 57th street. This exhibit will be open to the public Sunday, February 3, and will continue to February 23. Unlike the exhibitions of previous years, a marked departure has been made in the presentation of this show, and as a consequence the interest in the exhibition should be greatly increased, as there is

pect is a curious and somewhat unusual admixture of art and commerce, but its inner meaning is an exhibition of the best that is being made or executed in this country, with the effect, by the deadly parallel of comparison with genuine antiques of the best period, to determine how good or how bad are the commodities we are turning out in these times.

There is still a bigger idea behind the venture. In addition to architects, the Architectural League has for many years included in its membership painters and sculptors. Today, it includes landscape



VANDERBILT GALLERY, ARCHITECTURAL LEAGUE EXHIBITION.

something for every lover of art, in all its forms, and for every one who owns or thinks of owning their home.

The Medals of Honor for this year were presented at a smoker held in the League Rooms last evening. The medal for architecture was awarded to Benjamin Wistar Morris and the medal for sculpture to Paul Wayland Bartlett. No award for painting was made. The Henry O. Avery prize for sculpture was awarded to Raphael Menconi. The annual prize for collaboration in architecture, sculpture and painting was awarded to George Licht, architect, Raphael Menconi, sculptor, and F. E. Gates, painter. The Jury of Award consisted of H. VanBuren Magonigle, ex officio, chairman; Herbert Adams, Theodore E. Blake, Elmer E. Garnsey, Bertram G. Goodhue, H. A. MacNeil, Violet Oakley, Attilio Piccirilli, Herman T. Schladermundt and Egerton Swartwout.

The visitor to the Architectural League's exhibition of 1918 will be greatly uplifted by the beauty of the general effect and the great variety of the exhibits, and yet may possibly miss the real significance of this project. It was not conceived as a scheme to allure the public through beautiful fabrics, gorgeous wall paintings, rare furniture, or fascinating designs for homes. Its purpose is a far more worthy one than mere advertising. True, its outer as-

pect is a curious and somewhat unusual admixture of art and commerce, but its inner meaning is an exhibition of the best that is being made or executed in this country, with the effect, by the deadly parallel of comparison with genuine antiques of the best period, to determine how good or how bad are the commodities we are turning out in these times.

The exhibition of 1918 is a collaborative one, and the idea of an architectural exhibition in collaboration with the building crafts is distinctly new. It may offend the stiff-necked, old-fashioned architect, who would have the atmosphere of the exhibition charged with Greek simplicity. It may seem to some as though the scenic effect had been deliberately made to dominate over the more serious and "architectural" quality of the exhibition. However, by looking beneath the surface, it will be noted that the exhibition represents the spirit of the times. We do not live with Greek simplicity. We are avid in our eagerness for progress. We long to strike the modern note without dragging the anchor which holds us strongly in the harbor of ancient treasures. To strike the modern note is to be generous to all comers, omitting only the shoddy, bizarre or unrefined.

Thus, in the Thirty-third Annual Exhibition of the Architectural League will

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be found frescos by Gardner Hale, and mural paintings by Edith Emerson. Both are modern, and both are based upon ancient treasures. They are distinctly creative, though the one recalls medieval France, and the other, the Orient. The Batiks of Bertram Hartmand and of Arthur Crisp, the wrought metal work of Samuel Yellin, all are shown in the same rooms with sedate sculptor and monumental architecture. The catholicity which permitted such a mixture is the true note of this exhibition.

The entrance hall has been devoted to the display of stained glass by American designers. Furniture pieces and faience ornaments are shown to the right and left of the passageway leading to the first gallery. A skeleton background has been erected in a style that harmonizes beautifully with the various special features. In the first gallery the dominant color is turquoise blue, and the prevailing architectural style suggests an antique Italian palace. Many articles of decorative character are shown here, a number of which are of surpassing beauty and interest. The middle gallery has been hung with a golden canopy, supported by tall columns and pilasters. The coloring of the third gallery is in deep reds and orange, contrasted with a shadowy blue. In the second gallery is located the major portion of the plastic exhibits; and in the third, the architectural designs.

Plans for Hotel Addition.

Albert Morton Gray, architect, 116 West 39th street, has completed the plans for a sixteen-story addition to the Hotel Imperial, at the northeast corner of Broadway and 31st street. The owner of this structure is Robert W. Goelet, 9 West 17th street, and the lessee is J. Otto Stack. H. G. Balcom, 10 East 47th street, is the engineer for structural steel work. The addition will have a brick and stone facade to harmonize with the original building. The ground dimensions of the new part will be 121 x 115 feet, with extension 22 x 44 feet. The cost of construction is estimated to be approximately \$750,000. Marc Eidlitz & Son, 30 East 42d street, have charge of the erection of this building under a general contract. The old structures on the site are now being demolished.

New Hotel Near Battery.

Preliminary sketches have been prepared in the offices of Bruno W. Berger & Son, architects, 121 Bible House, for a modern hotel to be erected on the site of the Eastern Hotel, at the northeast corner of South and Whitehall streets. John Bittner is the owner of this project. The old hotel, that will be demolished to make way for the new structure, was completed and opened to the public in 1822. The projected building will be modern in every respect. The preliminary plans call for a ten-story structure, 48 x 108 feet, with facades of face brick, limestone and terra cotta. Further details of this improvement will be available later.

Large Plant for Yonkers, N. Y.

George Starin Cowles, architect, 4 Main street, Yonkers, N. Y., has the plans nearly completed for a two-story, reinforced concrete plant to be erected on Warburton avenue for the Associated Pharmacists, W. B. Cheatham, president, 93 Nassau street, Manhattan, owner. This structure will have ground dimensions of 200 x 375 feet. The cost is in the neighborhood of \$400,000. Estimates for construction under a general contract will shortly be called for.

Contract for Parkway Baths.

The Turner Construction Company, 244 Madison avenue, Manhattan, has obtained the general contract for the construction of the bathing pavilion at Brighton Beach. The new structure will replace the Parkway Baths that were destroyed by fire last November. The owners of this operation are the Realty Associates, S. Gompertz, manager, 152

Remsen street, Brooklyn, and the plans were prepared by Benjamin Dreisler, architect, 153 Remsen street. Charles S. Voorhees, 188 Montague street, is the engineer in charge for the owners. The new structure will be built of reinforced concrete, three stories in height, with ground dimensions of 196 x 180 feet. The cost is estimated to be approximately \$275,000. Complete details of this project were published in a recent issue of the Record and Guide.

PERSONAL AND TRADE NOTES.

Paul H. Fabricus, consulting engineer, has recently moved his office from 15 West 44th street to 331 Madison avenue.

Valentine Theisen has been appointed secretary of the Brooklyn Bureau of Buildings, succeeding Thomas Livingston.

Germania Cornice Works Company announces that it has moved its offices and plant from 2034 Greene avenue to larger and more spacious quarters at 1424 to 1426 Metropolitan avenue, Brooklyn. Telephone, Stagg 682.

Edison Electric Appliance Co., Inc., a new corporation, has taken over the entire business of the Hot Point Electric Heating Co., the Hughes Electric Heating Co., and the household heating device business of the General Electric Co.

Colonel Guy E. Tripp, head of the Division of Production and Ordnance Department, has announced the appointment of W. H. Marshall as his assistant in that department. Mr. Marshall was formerly president of the American Locomotive Company, and is now associated with J. P. Morgan & Company, where he was on the staff of E. R. Stettinius, in the Munitions Department of that firm.

E. A. Baily, secretary to the vice-president of the Edison Electric Illuminating Company of Brooklyn, is now in Washington, D. C., for an indefinite period, where he is associated with the section on national organization of the war savings committee of the United States Treasury Department. Through this committee the Government placed on sale on December 3, 1917, \$2,000,000,000 of war savings and thrift stamps. Mr. Baily is devoting his time in interesting public utilities, including electric lighting, natural and artificial gas, water and street railway companies, in establishing booths for the sale of the new thrift and war savings stamps.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—John Thatcher & Son, 60 Park av, Brooklyn, have the general contract for a 3-sty frame office bldg, 80x40, at the Navy Yard, for the U. S. Government, Navy Yard, Brooklyn, and F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$20,000.

BROOKLYN, N. Y.—Edward Ehrbar, 270 West st, Manhattan, has the general contract for four stiff-leg jib cranes for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans.

MANHATTAN.—James A. Wetmore, Treasury Dept., Washington, D. C., Acting Supervising Architect, is taking bids on the general contract, to close February 19, for interior alterations to the stone Custom House at Bowling Green, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. F. A. Long, Custom House, Manhattan, is the engineer.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, contemplates erecting thirty 1 and 2-sty brick and concrete warehouses, 50x150, from privately prepared plans. Cost, \$600,000.

PELHAM BAY PARK, N. Y.—U. S. Government, Commandant F. R. Harris, Chief of Bureau of Yards and Docks, Washing-

ton, D. C., owner, contemplates erecting a 1 and 2-sty frame camp at City Island, from privately prepared plans.

BUFFALO, N. Y.—Esenwein & Johnson, 781 Ellicott sq, Buffalo, N. Y., have revised plans in progress for six gate houses and a storage bldg, on Black Rock Locks, for the U. S. Government, c/o U. S. Gen'g Dept., c/o Col. J. G. Warren, in charge, Federal Bldg, Buffalo, N. Y., owner. Cost, \$80,000.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

DUNRAVEN, N. Y.—Mr. Kadans, Dunraven, N. Y., contemplates rebuilding the plant, 25x125, recently destroyed by fire. No architect has been selected and details will be available later.

MORRISTOWN SECTION OF N. J.—Arthur McEwan, Whippany, N. J., owner, contemplates erecting a 2½-sty dwelling, for which no architect has been selected.

BOONTON, N. J.—Board of Education of Boonton, J. C. Carter, pres., George W. Blanchard, District Clerk, Boonton, owner, has purchased a site at Old Boonton rd and Lathrop av and contemplates erecting a public school. No architect has been retained.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

CHURCHES.

ASBURY PARK, N. J.—Lucian E. Smith and Harry E. Warren, associate architects, 2 West 47th st, Manhattan, are taking bids on the general contract, to close 12 m., February 14, for rebuilding the brick and stone church, 70x190, at the northeast cor of Grand and 1st avs, for the First Methodist Episcopal Church of Asbury Park, Rev. Dr. L. K. Willman, pastor, southeast cor of Grand and 2d avs, Asbury Park, owner. Cost, \$100,000.

DWELLINGS.

BRONX.—Paul C. Hunter, 191 9th av, Manhattan, architect, is taking bids on the general contract for alterations and extension to the 3-sty brick dwelling and store at 14 West Fordham rd, for Henry A. Schutte, 12 West Fordham rd, owner. The Standard Concrete Steel Co., 105 West 40th st, is figuring the general contract. Cost, \$2,000.

BAYSHORE, L. I.—Salvator S. Calapati, 224 Main st, New Rochelle, N. Y., architect, is taking bids on the general contract for a 2½-sty brick dwelling, 67x47, for Arthur Hammerstein, 1476 Broadway, Manhattan, owner. E. W. Howell, George st, Babylon, L. I., is figuring the general contract, and desires bids on all subs at once.

SCARSDALE, N. Y.—A. J. Bodker, 62 West 45th st, Manhattan, architect, is taking preliminary estimates on the general contract for a 2½-sty hollow tile and stucco dwelling and garage, 120x50, on Kelvin drive, for A. E. Burr, owner, c/o architect. Garage will accommodate five cars and also includes chauffeur's quarters.

MT. KISCO, N. Y.—Herbert Reeves, 331 Madison av, Manhattan, architect, is taking bids on the general contract, to close February 11, for rebuilding the 2½-sty wooden dwelling, 30x55, in McClain st, two miles from station, for Mrs. D. Runkle, Mt. Kisco, owner. Consists of fire repairs. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—W. Frank Bower, 44 Harrison st, East Orange, N. J., architect, is taking bids on the general contract for an addition to the 1-sty brick foundry on Hamburg pl for Louis Sacks, Hamburg pl, Newark, owner.

DELAWANNA, N. J.—Russell G. Cory, 39 Courtlandt st, Manhattan, architect and engineer, is taking bids on the general contract, to close February 22, for additions to the 4-sty reinforced concrete dye plant, 80x160, for the Worthen & Aldrich Co., W. D. Stark, engineer, in charge, on premises, owner. The Faribault Building Corp., 15 Park Row, Manhattan, is figuring the general contract. Cost, \$250,000.

ROCHESTER, N. Y.—Arthur J. Stickney, Cutler Bldg, Rochester, architect, is taking bids on the general contract for a 1 and 2-sty brick factory, 101x53, in Norton st, for the High Speed Hammer Co., owner.

HALLS AND CLUBS.

LONG BEACH, L. I.—Warren & Wetmore, 16 East 47th st, Manhattan, architects, are taking bids on the general contract for a club house to accommodate four hundred members, for the Lido Cor-

poration, Harold R. Talbot, pres., in charge, 15 Wall st, Manhattan, owner.

MUNICIPAL.

MANHATTAN AND BRONX.—City of New York, Dept. of Water Supply, Gas & Electricity, Nicholas J. Hayes, Comr., room 2351, Municipal Bldg, Manhattan, owner, is taking bids on the general contract, to close 2 p. m., February 4, for furnishing and delivering hydrant repair parts.

STABLES AND GARAGES.

MANHATTAN.—Central Garage, Inc., 320 Broadway, lessee, is taking bids on the general contract for alterations to the 4-sty brick garage, 48x70, at 153-5 East 84th st, for George M. Fitzpatrick, 1488 Lexington av, owner, from plans by Alfred L. Kehoe & Co., 1 Beekman st, architects. T. J. Murphy, Inc., 405 Lexington av, is figuring the general contract. Cost, \$10,000.

ROSLYN, L. I.—Robert W. Schuette, 236 West 54th st, Manhattan, owner, and Chester A. Patterson, 15 East 40th st, Manhattan, architect, are taking bids on the gen-

eral contract for a 2-sty frame garage and stable, 80x23, with two 1½-sty wings, 17 x33. Peter A. Cameron, 339 North av, New Rochelle, N. Y., is figuring the general contract.

WHITEHALL, N. Y.—The general contractor is taking bids on the subs for a 1-sty reinforced concrete garage, stable and office, 34x36, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Starrett & Van Vleck, 8 West 40th st, architects, are taking bids on the general contract for a 2-sty brick and stone or terra cotta store and loft bldg, 27x120, at 162 5th av, for the Markham Realty Co., 21 Nassau st, owner. Edward Corning Co., 52 Venderbilt av, is figuring the general contract.

MANHATTAN.—Estate of Mrs. James P. Kernochan, owner, c/o Douglas Robinson, Charles S. Brown Co., 14 Wall st, is taking bids on the general contract, to close February 5, for rebuilding the 5-sty brick and stone loft bldg, 80x125, at 387-389

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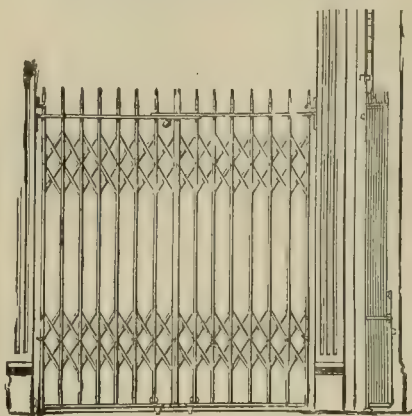
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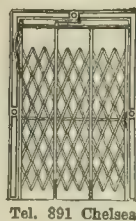
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MISCELLANEOUS.

LODI, N. J.—Mayer Council, of Lodi, James McMahon, Lodi, owner, is taking bids on the general contract, to close 8 p. m., February 11, for a pumping plant and extending present distribution system, from plans by Thomas F. Bowe, East Rutherford, N. J., consulting engineer.

NEWARK, N. J.—Board of Commissioners of the City of Newark, Thomas L. Raymond, in charge, City Hall, Newark, owner, is taking bids on the general contract, to close 11.30 a. m., February 7, for repaving in Ferry st.

NEWARK, N. J.—Board of Commissioners of the City of Newark, Thomas L. Raymond, in charge, City Hall, Newark, owner, is taking bids on the general contract for repaving on Heller Parkway, from Summer to Mt. Prospect avs, from plans by Morris R. Sherrerd, City Hall, Newark, chief engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

9TH ST.—Ferdinand Savignano, 18 East 41st st, completed plans and will take bids on subs for alterations to the 4-sty brick and stone studio apartments, 26x82, at 17 West 9th st, for I. E. Bermant, 41 Park Row, owner. Cost, \$12,000.

29TH ST.—M. C. Cantor, 371 Fulton st, Brooklyn, has plans in progress for alterations to the 5-sty brick tenement at 238 East 29th st, for Frank Corenti, on premises, owner. Consists of general interior alterations and a 1-sty extension. Cost, \$2,500.

38TH ST.—Warren & Wetmore, Grand Central Terminal, completed plans for a 16-sty brick, stone and terra cotta apartment house, 100x125, at the southeast cpr of 38th st and Madison av, for August Heckscher, 50 East 42d st, owner. Cost, \$650,000.

Factories and Warehouses.

23D ST.—John R. Rainbow, 14 West 50th st, completed plans for alterations to the 3-sty brick factory, 19x46, at 311-7 East 23d st, for James R. McAfee, 71 8th av, owner. Cost, \$3,000.

BROADWAY.—Julius Eckman, 30 East 42d st, completed plans for alterations to the 6-sty brick factory, 50x146, at 836-8 Broadway, for the Roosevelt Estate, c/o John E. Roosevelt, 44 Wall st, owner. Consists of erecting fireproof enclosures. Cost, \$4,000.

Stables and Garages.

19TH ST.—Paul C. Hunter, 191 9th av, completed plans for alterations of the buildings at 521-5 West 19th st, into a 1-sty brick public garage, 75x92, for Margaret V. C. MacNutt, c/o James N. Wells Sons, 191 9th av, owner. The general contract has been awarded to the Standard Concrete Steel Co., 105 West 40th st. Cost, \$10,000.

112TH ST.—Ferdinand Savignano, 6005 14th av, Brooklyn, completed plans for the extension and alteration of the 3-sty brick loft and market, 26x60, at 328 East 112th st, into a stable, for Lawrence Cioffi, 314 East 112th st, owner. Cost, \$10,000.

CHARLES ST.—William Boyd, 203 West 14th st, completed plans for a 1-sty brick garage, 38x96, at 93-5 Charles st, for J. M. Cooper, 372 Bleeker st, owner. Cost, \$7,000.

2D AV.—New York Historical Society, John A. Weekes, Pres., 170 Central Park West, owner, contemplates erecting a 2-sty garage on plot 100x150, at the southeast cor of 2d av and 63d st, from plans by Otto L. Spannhake, 13 Park Row, architect. Mrs. Josephine Schnurmacher, 176 East 111th st, is the lessee of land and owner of bldg.

LEXINGTON AV.—Peter Joseph McKeon, 217 Broadway, completed plans for a 4-sty brick garage, 54x94, at 51-5 Lexington av, for the Empire Trust Co., 120 Broadway, owner. Project is now before the Board of Appeals. Cost, \$75,000.

119TH ST.—Satterlee & Boyd, 3 West 29th st, completed plans for an addition to the 2-sty reinforced concrete garage at 157-163 East 119th st, for Edward L. Finch, owner, c/o Finch & Coleman, 120 Broadway, owner, and Herman Kahn, lessee.

127TH ST.—Louis Sheinart, 194 Bowery, completed plans for alterations to the 3-

sty brick garage, 60x94, at 154-8 West 127th st, for Abe Morris, on premises, owner. Cost, \$15,000.

Stores, Offices and Lofts.

LAFAYETTE ST.—John Mead Howells, 470 4th av, completed plans for alterations to the 6-sty fireproof office bldg, 51x68, at 94-8 Lafayette st, for Mrs. Helen H. Jenkins, 232 Madison av, owner. Edward Corning, 52 Vanderbilt av, has the general contract. Cost, \$3,000.

38TH ST.—Charles E. Birge, 29 West 34th st, has plans in progress for a 5-sty brick and stone store, restaurant and office bldg, 25x90, at 20 West 38th st, for Julia A. Ferguson, 39 Central Park South, owner, and Schrafft's, Inc., 62 West 23d st, lessee. Cost, \$100,000.

GREENE ST.—Harold F. Smith, 38-40 West 32d st, completed plans for alterations to the 6-sty brick store and loft bldg, 50x90, at 121 Greene st, for Alfred Eisenbach, 30 West 26th st, owner. Story & Flickinger, 5 Great Jones st, have the general contract. Cost, \$2,500.

BROADWAY.—John C. Rennard, 15 Dey st, completed plans for alterations to the 10-sty office bldg, 24x100, at 203 Broadway, for the 195 Broadway Corp., 15 Dey st, owner, in charge. Consists of alterations to fire escapes. Cost, \$3,000.

GRAND ST.—Tracy & Swartwout, 18 West 34th st, have plans in progress for remodeling the 6-sty brick loft bldg, 50x125, at 134 Grand st, for Vincent Astor, 23 West 26th st, owner, and the Globe-Wernicke Co., 451 Broadway, lessee. The general contract has been awarded to James McWalters & Sons, 1493 Broadway, and the A. B. See Elevator Co., 220 Broadway, has contract for elevators. Cost, \$15,000.

Bronx.

Stables and Garages.

HARLEM RIVER TERRACE.—John P. Boyland, 2526 Webster av, completed plans for three 1-sty brick and stone garages, 125x100, on the east side of Harlem River terrace, 193 ft south of Fordham rd, for John H. Beekman, 2295 University av, owner. Cost, \$36,000.

INWOOD AV.—De Rosa & Pereira, 150 Nassau st, completed plans for a 2-sty brick and iron garage, on plot 112x100, on the west side of Inwood av, 33 ft south of McCombs rd, for B. Iannucelli, 1772 Mt. Hope av, owner and builder. Cost, \$25,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

HART ST.—H. J. Nurick, 957 Broadway, Brooklyn, has plans in progress for the alteration and extension of the two 2-sty brick apartments, 18x30, at 121 Hart st, for Samuel Stein, 60 Walton st, owner and builder. Cost, \$5,000.

BROOKLYN, N. Y.—Paul Lubroth, 92 Graham av, has plans in progress for ten 3-sty brick tenements, 20x70, for H. Delinsky, 484 Bedford av, owner and builder. Exact location will be announced later. Total cost, \$70,000.

Dwellings.

AUTUMN AV.—Charles Infanger & Son, 2634 Atlantic av, completed plans for four 2-sty brick and stucco dwellings, 20x59, on the west side of Autumn av, north of Atlantic av, for Elberman Brothers, 751 Thrall av, Woodhaven, L. I., owners and builders. Total cost, \$20,000.

MERMAID AV.—Slee & Bryson, 154 Montague st, completed plans for a 2-sty frame dwelling, 20x55, at the southeast cor of Mermaid av and West 17th st, for the Brooklyn Borough Gas Co., Surf av and West 17th st, Brooklyn, owner. The Midwood Associates, 936 Flatbush av, have the general contract. Cost, \$7,000.

PITKIN AV.—E. M. Adelson, 1776 Pitkin av, completed plans for an extension to the 2-sty frame dwelling and store on the north side of Pitkin av, 16 ft west of Hopkinson av, for Sam Friedman, 1613 Pitkin av, owner. Cost, \$52,500.

AV N.—Slee & Bryson, 154 Montague st, completed plans for eleven 2-sty brick dwellings, 20x55, at the northeast cor of Av N and Coney Island av, for Jacob Poret Building Co., 696 West st, Manhattan, owner and builder. Total cost, \$55,000.

48TH ST.—F. W. Eisenla, 571 77th st, completed plans for two 2-sty frame dwellings, 18x50, in the south side of 48th st, 500 ft east of 16th av, for G. Schumer, 181 Martense st, owner and builder. Total cost, \$13,000.

48TH ST.—M. C. Cantor, 371 Fulton st, Brooklyn, has plans in progress for a 2½-sty brick and frame dwelling, 20x45, in the south side of 48th st, 120 ft west of 15th av. Owner's name withheld. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

FLUSHING AV.—H. J. Nurick, 955 Broadway, completed plans for a 1-sty brick warehouse, 165x125, on the south side of Flushing av, 271 ft east of Irving av, for Meserole Realty Co., 892 Broadway, Brooklyn, owner and builder. Cost, \$40,000.

WEST 3D ST.—E. M. Adelson, 1776 Pitkin av, completed plans for an extension to the 2-sty brick storage bldg in the north side of West 3d st, 100 ft east of Bedford av, for Abraham L. Kanes, 105 Bay 26th st, owner. Cost, \$2,500.

39TH ST.—A. Farber, 1746 Pitkin av, has plans in progress for the alteration of the 3-sty brick tenements, 25x60, at 743 39th st, into a factory. Owner's name will be announced later. Cost, \$5,000.

WILLIAMS AV.—E. M. Adelson, 1776 Pitkin av, completed plans for addition and extension to the 2-sty brick factory, 50x100, at the northwest cor of Williams and Pitkin avs, for Samuel Browner, 26 Dewey pl, owner and builder. Consists of a 2-sty addition to present 2-sty bldg, which will contain a restaurant on 3d floor for employees. Cost, \$15,000.

BAYARD ST.—Sommerfeld & Steckler, 31 Union sq, Manhattan, completed plans for a 2-sty brick extension, 27x65, to the factory in the south side of Bayard st, 224 ft east of Union av, for William Salmon, southwest cor of Bayard and Lorimer sts, owner. Cost, \$5,000.

HALLS AND CLUBS.

KENMORE PL.—Frank H. Quinby, 99 Nassau st, Manhattan, will draw plans for alterations to the 2-sty frame and brick club house on Kenmore pl for the Union League Club of Brooklyn, on premises, owner. Architect will build by separate contracts. Cost, \$15,000.

STABLES AND GARAGES.

79TH ST.—Thomas Bennett, 7826 5th av, Brooklyn, completed plans for a 1-sty brick garage, 109x140, at the northwest cor of 79th st and 3d av, for John H. Duffy, 238 East 27th st, Manhattan, owner. Cost, \$10,000.

WEST 17TH ST.—Joseph J. Galizia, 2845 West 23d st, completed plans for a 1-sty brick garage, 59x116, in the east side of West 17th st, 320 ft north of Neptune av, for Paul Muro, 2737 West 17th st, owner, in charge. Cost, \$10,000.

ATLANTIC AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 2-sty garage, on plot 78x115, on the north side of Atlantic av, 238 ft east of Grand av, for the Grand Building Corporation, owner. The building will be started immediately upon the approval of plans in the various departments.

ROEBLING ST.—Max Cohen, 350 Bradford st, completed plans for alterations to the 1-sty brick garage, 35x54, in the west side of Roebling st, 25 ft south of North 6th st, for Leo Guiseppi, on premises, owner. Cost, \$3,500.

ST. MARKS AV.—Cranford Co., 190 Montague st, owner, has had plans completed privately for a 1-sty brick garage, 150x150, on the south side of St. Marks av, 475 ft west of Classon av. Project is now before the Board of Appeals. Cost, \$35,000.

16TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for interior alterations to the 2-sty garage, in the south side of 16th st, 180 ft west of 5th av, for John M. Charlton, 98 15th st, owner and builder. Cost, \$3,000.

CHURCH AV.—Benjamin Dreisler, 153 Remsen st, completed plans for an extension to the 1-sty garage on the south side of Church av, 715 ft east of Bedford av, for Henry W. Bischoff, 2414 Church av, owner. Cost, \$6,000.

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New York

STORES, OFFICES AND LOFTS.

RODNEY ST.—Tobias Goldstone, 50 Graham av, completed plans for an extension to the 3-sty store, 25x25, at the southeast cor of Rodney and South 1st sts, for Arthur Roth, 194 Graham av, owner and builder. Cost, \$5,000.

BEDFORD AV.—Henry J. Nurick, 957 Broadway, Brooklyn, is revising plans for a 2-sty brick and stone office and show-room bldg, 75x85, at Bedford, Rodgers and St. Marks avs. Owner's name has been withheld. Cost, \$40,000.

18TH AV.—J. C. Wandell, 8525 4th av, completed plans for the alteration of the 2-sty brick stable, 50x150, at 8681 18th av, into a garage, for Philip Finn, on premises, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—Seymour & Schonewald, Grand Central Terminal, Manhattan, completed plans for alterations to the 4-sty brick store, 22x105, at 438 Fulton st, for Hanan & Son, Front st, Brooklyn, owners. Grand Contracting Co., 5 East 42d st, Manhattan, has the general contract, and J. J. Roberts Co., 334 East 27th st, Manhattan, has the contract for plastering.

86TH ST.—Ferdinand Savignano, 6005 14th av, has plans in progress for a 1-sty brick taxpayer, 25x100, at the cor of 86th and Bay 16th sts, for Felice Giearnieri, 1724 86th st, owner and builder.

MISCELLANEOUS.

TOMPKINS AV.—Funk & Hahn, 29 Cooper st, completed plans for alterations to the 4-sty brick and stone tenement and offices, 41x60, at the northeast cor of Tompkins av and Van Buren st, for Friedrich Ludwig, 254 Tompkins av, owner. Cost, \$2,500.

WEST 28TH ST.—Kallich & Lubroth, 1819 85th st, completed plans for a 2-sty extension to the boarding house in the east side of West 29th st, 220 ft south of Mermaid av, for Jacob Riner, 2819 Mermaid av, owner and builder. Cost, \$5,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

ASTORIA, L. I.—Andrew J. Thomas, 137 East 45th st, Manhattan, architect, completed plans for twelve 4-sty brick, stone and granite apartments, 35x50 ft each, on Ditmars av, Lawrence st, McClellan pl and Chauncey st, for the Woodward Brown Realty Co., 52 Vanderbilt av, Manhattan, owner. Architect is in charge of separate contracts and is taking bids on subs.

DWELLINGS.

HOLLIS, L. I.—William C. Winters, 106 Van Siclen av, Brooklyn, has plans in progress for a brick dwelling, 24x37, for Mrs. T. Reiley, owner, c/o architect.

DOUGLAS MANOR, L. I.—Du Bois Carpenter, 145 Market st, Poughkeepsie, N. Y., completed plans for a 2-sty frame dwelling, 24x32, on the south side of Grosvenor av, 532 ft east of East dr, for Madsen & Wistooft Construction Co., 327 Lincoln st, Flushing, L. I., owner and builder. Cost, \$5,500.

BELLE HARBOR, L. I.—Henry Meyer, Jr., 12 North Eldert av, Rockaway, L. I., completed plans for two 2-sty frame dwellings, 30x40, in the west side of Beach 135th st, 200 ft north of Newport av, for Edward Isaar, 316 West 138th st, Manhattan, owner and builder. Cost, \$14,500.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, completed plans for six 1 and 2-sty brick dwellings and garages, 20x55, 18x55 and 20x18, in the west side of Tesla pl, 85 ft north of Cope-land av, for William Hafner, Tesla pl and Cooper av, Glendale, owner and builder. Total cost, \$35,000.

MIDDLE VILLAGE, L. I.—William Von Felde, Metropolitan av, Middle Village, has plans in progress for a 2-sty brick dwelling, 25x58, in the east side of Pulaski

st, 50 ft east of Hinman st, for M. Hertz- man, Middle Village, L. I., owner. Owner will be ready for estimates on the general contract by February 9, to close about February 21. Cost, \$5,000.

LONG ISLAND CITY.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., completed plans for interior alterations to the dwelling and store in the north side of Main st, northeast cor of Willow st, for William Friedrich, 181 Main st, L. I. City, owner and builder. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Louis Allen Abramson, 220 5th av, Manhattan, has plans in progress for a 1½-sty brick and concrete smelting plant, 75x180, at Borden av, Haywood and 3d sts, for the Central Smelting & Refining Co., 220 Rider av, Bronx, owner.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, is preparing sketches for a 4-sty brick and terra cotta apartment house, 89x100, for which owner's name and exact location will be announced later. Cost, \$43,000.

CHURCHES.

WHITE PLAINS, N. Y.—Gross & Klein-berger, Bible House, Manhattan, have plans in progress for a 1-sty brick syna- gogue, 40x70, for the White Plains He- brew Institute, on premises, owner. Cost, \$25,000.

DWELLINGS.

YONKERS, N. Y.—Oliver M. Oake, Swain st, Bronxville, N. Y., owner, has had plans completed privately for a 2½-sty frame and stucco dwelling, 20x39, on Beechmont av. Cost, \$9,000.

YONKERS, N. Y.—Lucas Provenzano, 308 West 121st st, Manhattan, completed plans for a 2½-sty hollow tile and stucco dwelling, 22x30, at 61 Vernon av, for Petro Erosini, 114 East 116th st, Manhattan, owner. Frank Russo, 325 East 107th st, Manhattan, has the general contract.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Continental Ship Building Co., owner, c/o Masten Co., 103 Park av, Manhattan, has had plans com- pleted privately for a 2-sty brick and frame shipbuilding plant, 50x100, at Lud- low Dock. Thomas Bird, 30 East 42d st, Manhattan, is the engineer, and Smith & Leo, 103 Park av, Manhattan, have the general contract.

STABLES AND GARAGES.

YONKERS, N. Y.—J. Mortimer Steinfelds, 109 Williams st, Jamaica, L. I., completed plans for a 1-sty brick garage, 59x28, at 128-130 McLean av, for Alfred S. Burges, Yonkers, owner. Cost, \$9,000.

NEW ROCHELLE, N. Y.—August Sund- berg, North av, New Rochelle, is prepar- ing sketches for a 1-sty frame and stucco garage, 23x25. Owner's name will be announced later. Cost, \$2,500.

YONKERS, N. Y.—M. Robassa, 805 St. Nicholas av, Manhattan, owner, has had plans completed privately for an addition to the 2-sty brick garage, 19x22, at 95 Rockland av, for which M. McCarty, Cliff st, Yonkers, and Thomas Olson, 140 Devoe av, Yonkers, have the mason and carpentry contracts, respectively. Cost \$3,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for a 2-sty brick public garage, 20x116, at 520-2 South Broadway, for William Haussler, 45 Post st, Yonkers, owner. Cost, \$18,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, is preparing prelim- inary plans for a 3-sty brick shop and two apartments on Avon av, for Lozowick & Kotler, 150 Jelliff av, Newark, owner. Cost, \$10,000.

NEWARK, N. J.—Simon Cohen, 123 Springfield av, Newark, will draw plans for a 4-sty brick apartment on Johnson av, near Alpine st, for Bernard Chinich and Joseph Densky, 24-26 Fairview av, New- ark, owners and builders.

JERSEY CITY, N. J.—Joseph D. Lugosch, 21 Bergenline av, Town of Union, N. J., completed plans for a 4-sty brick and mar- ble trim apartment house, 50x90, at the southwest cor of Hudson blvd and High- land av, for the Glenrock Building & Con- struction Co., owner, c/o Frederick Fox & Co., 793 Broadway, Manhattan. Cost, \$50,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for the alteration and addition of the 1- sty brick moving picture theatre at 89-91 Watson av, into two apartments and a store, for the L. & R. Building Co., c/o

Louis Karaski, 402 Badger av, Newark, owner and builder. Cost, \$4,000.

IRVINGTON, N. J.—Charles L. Steinbrenner, 31 Clinton st, Newark, completed plans for a 4-sty brick apartment house and two stores, 43x76, at 1078-1080 Springfield av, for Frank Wiegand, 1082 Springfield av, Irvington, owner. Cost, \$30,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for a 4-sty brick tenement and store, 25x76, at 547-549 Ferry st, for Nathan Zemel, 82 Vincent st, Newark, owner. Cost, \$15,000.

DWELLINGS.

PATERSON, N. J.—Albert E. Sleight, Romaine Bldg, Paterson, has plans in progress for a 2½-sty frame, stucco and shingle dwelling, 34x36, at Graham av and Lawrence pl, for Louis Bermer, 301 River st, Paterson, owner. Cost, \$8,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, completed plans for a 2½-sty frame dwelling, 24x54, on the west side of Valley rd, near Watchung av. Owner's name will be announced later.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for addition and extension to the 2-sty brick and timber silk factory, 25x64, at 8 Peach st, for Karl Miller, 7 Peach st, Paterson, owner. Consists of building 1-sty addition and a 2-sty extension, 25x34. Cost, \$4,000.

KEARNEY MEADOWS, N. J.—Harris & Richards, Drexel Bldg, Philadelphia, Pa., have plans in progress for 1 and 2-sty brick and steel industrial plant, machine and erecting shops, at Lincoln Highway and Hackensack River, for the Niles-Bement-Pond Co., 111 Broadway, Manhattan, owner. Consists of a group of factory bldgs for entire new plant. Total cost, between \$2,000,000 and \$3,000,000.

NEWARK, N. J.—David M. Ach, 1 Madison av, Manhattan, completed plans for alterations to the 4-sty factory bldg at the southwest cor of Passaic av and Mott st for the Reiley Leather Co., on premises, owner, and the Universal Compound Co. of New York, 428 West 25th st, Manhattan, lessee. Cost, \$6,000.

ELIZABETH, N. J.—Duesenberg Motors Corp., J. M. Didricksen, engineer in

charge, c/o owner, on premises, is having plans prepared privately for superstructure of the 1 and 2-sty brick plant, 140x440, adjoining the present plant at the northeast cor of Newark and North avs.

NEWARK, N. J.—Eastern Monolithic Casket Co., 96 South Park av, Buffalo, N. Y., owner, contemplates erecting a brick factory, plans for which will probably be prepared privately.

RIDGEFIELD PARK, N. J.—British-American Chemical Co., C. F. Blackmore, purchasing agent, in charge, 52 Vanderbilt av, Manhattan, contemplates erecting several additions to their plant on the site of the old Tennessee Cooper Plant, from privately prepared plans.

HOBOKEN, N. J.—Max Beyer, 79 River st, Hoboken, N. J., is revising plans for a 1-sty frame steel fabricating plant in the block bounded by Ferry, Newark and Monroe sts, for the Union Iron Works, 565-603 Newark st, Hoboken, owner. Cost, between \$12,000 and \$15,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, 100 Sip av, Jersey City, has plans in progress for a 3-sty brick, steel, concrete and terra cotta school, 181x200 (No. 6), at St. Pauls, Central, Hopkins and Oakland avs, for the Board of Education of Jersey City, Thomas Loughran, pres., City Hall, Jersey City, owner.

JERSEY CITY, N. J.—John T. Rowland, 100 Sip av, Jersey City, has plans in progress for a 3-sty brick, steel, concrete and terra cotta school, 166x229 (No. 23), at Pavonia and Romaine avs, for the Board of Education of Jersey City, Thomas Loughran, pres., City Hall, Jersey City, owner.

MISCELLANEOUS.

HACKENSACK, N. J.—C. V. R. Bogert, 167 Main st, Hackensack, has about completed plans for a 1-sty frame printing shop, 30x60, in River st, for the Commercial Printing Co., 171 Main st, Hackensack, N. J., owner. Cost, \$3,000.

KEARNY, N. J.—Ward & Walker, 52 Vanderbilt av, Manhattan, completed plans for a 2-sty brick and steel administrative bldg, 50x425, for the Federal Ship Building Co., subsidiary of the U. S. Steel Corp., 71 Broadway, Manhattan, owner. The general

contract has been awarded to Post & McCord, 101 Park av, Manhattan.

Other Cities.

CHURCHES.

BUFFALO, N. Y.—W. H. Zawaski, Fillmore av, Buffalo, has plans in progress for a 1-sty brick and hollow tile church and school, 58x120, on Hertel av, near Wasike st, for the St. Florian Roman Catholic Church, Rev. Father Francis Wasike, pastor, on premises, owner. Cost, \$65,000.

OLEAN, N. Y.—Lewis & Hill, 335 Brisbane Bldg, Buffalo, completed plans for a brick church for the Syrian Roman Catholic Church, Rev. Father Shimaih, pastor, Seneca st, Buffalo, N. Y., owner, and Louis Eade, Olean, N. Y., interested. No site has as yet been selected.

DWELLINGS.

STAMFORD, CONN.—A. H. Trolle, 106 Glenbrook rd, Stamford, Conn., has purchased a large tract of land on valley rd which has been divided into seven lots. If conditions are favorable in the spring owner will erect several dwellings thereon.

BUFFALO, N. Y.—Jacob A. Cagnagle, 3053 Bailey av, Buffalo, owner, has had plans completed privately for a 2½-sty frame dwelling, 22x39, at 323 Grider st. Cost, \$3,000.

BINGHAMTON, N. Y.—Carlton & Kaley, O'Neill Bldg, Binghamton, will draw sketches for the alteration of the dwelling into a 2-sty frame flat at 139 Murray st. Cost, \$5,000.

NORWICH, N. Y.—Dr. Reuben Jeffry, North Norwich road, Norwich, N. Y., owner, contemplates rebuilding the 2½-sty Summer residence, from privately prepared plans. The general contract has been awarded to J. C. Cummings, 146 South Broad st, Norwich, N. Y. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

ROCHESTER, N. Y.—J. Foster Warner, Granite Bldg, Rochester, has plans in progress for a brick factory at 1415 Clinton av, for Wollensak Optical Co., 1415 Clinton av, Rochester, owner. Details will be available later.

OSWEGO, N. Y.—J. H. Seeber, Arcade Bldg, Oswego, N. Y., has plans in progress for alterations to the 3-sty brick factory.

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

SERVICES

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OWNERS, ENGINEERS and ARCHITECTS are respectfully requested by this Corporation to submit their enterprise to it. All communications will receive prompt attention and strictest confidence. Whatever form of service you may desire will be rendered with a view of maintaining the highest standards of efficiency as represented by Quality, Speed and Economy.

REFERENCES

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Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.

Mexico, Northwestern R. R., El Paso, Tex.
Metropolitan Street Railway, New York, N. Y.
Prudential Life, Newark, N. J.
Union R. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.
Barcelona Traction & Light & Power Plant, Barcelona, Spain.
West End Street Railway System, Boston, Mass.
Dominion Coal Co. Plant, Nova Scotia, Canada.

Union Railroad Station, Washington, D. C.
Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.
Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Mercantile Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.

Hedden-Pearson-Starrett Corporation

Consists of installing iron fire escapes involving mason work. Cost, \$25,000.

BUFFALO, N. Y.—Sketches are being prepared privately for the construction of an addition to the plant at 268 Perry st for the O'Neil Iron Works, 268 Perry st, Buffalo, owner. Details are undecided.

ROCHESTER, N. Y.—C. S. Barrows, 344 East av, Rochester, has plans in progress for rebuilding the factory recently destroyed by fire in Frankfort st, bet. Jay and Smith sts, for Shinols Co., Jay st, Rochester, owner. Cost, \$10,000.

FULTON, N. Y.—Fulton Steel Corp., Fulton, N. Y., owner, contemplates erecting an addition to the 1-sty brick factory from privately prepared plans. F. W. Woodcock, Fulton, has the general contract, and John Dickens is consulting engineer, c/o owner.

HALLS AND CLUBS.

ALBANY, N. Y.—Obenaus-Nichols Co., 119 State st, Albany, is preparing new preliminary sketches for a 2-sty brick Odd Fellows Temple, 60x120, at Lodge and Howard sts, for the Odd Fellows of Albany, Edward Sanford, chairman Board of

Trustees, 71 State st, Albany, owner. Will contain banquet hall, kitchen, assembly hall with balcony and two lodge rooms. Cost, \$100,000.

HOTELS.

BUFFALO, N. Y.—Joseph A. Brown, 778 Genesee st, Buffalo, architect, has plans in progress for a 3-sty brick hotel, 80x120, for which owner's name and exact location will be announced later. Cost, \$70,000.

MUNICIPAL.

WARWICK, N. Y.—Charles B. Meyers, 1 Union sq, Manhattan, completed plans for an institution group for the City of New York, Board of Inebriety, Bird S. Coler, Comr., 300 Mulberry st, Manhattan, owner. Chauncey Matlock, 30 East 42d st, Manhattan, is the steam and electrical engineer. Cost, \$200,000.

STORES, OFFICES AND LOFTS.

PHOENIX, N. Y.—Three River Paper Co., Phoenix, owner, has had plans completed privately for a 1-sty concrete block office bldg, 30x60, for which F. W. Woodcock, Fulton; N. Y., has the general contract. Cost, \$3,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

DWELLINGS.

NEWARK, N. J.—Joseph Weiner, 159 Peshine av, Newark, has the general contract for the alteration and addition of the 2-sty frame dwelling, at 106 Oraton st, for Morris Mason, 108 Oraton st, Newark, owner, from plans by M. B. Silberstein, 123 Springfield av, Newark, architect. The mason contract has been awarded to Isaac Millstein and Isaac Bressman, 543 Bergen st and 305 18th av, Newark, N. J. Cost, \$3,500.

SOUTH AMBOY, N. J.—Carney & Ryan, South Amboy, have the general contract for a 2½-sty frame dwelling at the north-east cor of John and Stevens sts for Frank and Paulina Swiatoski, 128 Stevens av, Perth Amboy, owner, from privately prepared plans. Cost, \$7,000.

NEAR ALPINE, N. J.—Taveniers & Johnson, Main st, Closter, N. J., have the general contract for alterations and addition to the frame dwelling at the top of the Palisades for Mrs. Jessie Ellicott Sweet, owner, from plans by Cady & Gregory, 40 West 32d st, Manhattan, architects. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for a 1-sty brick hay storage house, 60x200, in the north side of Meserole st, 341 ft east of Waterbury st, for Charles Schaefer & Sons, 304 Meserole st, owner, from plans by E. S. Messinger, 394 Graham av, Brooklyn, architect. Cost, \$15,000.

BROOKLYN, N. Y.—Werner-Huberty Co., 50 Court st, has the general contract for an extension to the 4-sty frame and brick factory in the south side of 7th st, 245 ft east of 2d av, for Krantz Mfg. Co., on premises, owner, from plans by Helmle & Corbett, 190 Montague st, architects. Cost, \$35,000.

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for alterations to the 1-sty brick boiler house in the north side of Gerry st, 265 ft west of Harrison st, for Charles Pfizer & Co., 11 Bartlett st, owner, from plans by Sanderson & Porter, 52 William st, Manhattan, architects. Cost, \$15,000.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—Rangeley Construction Co., 405 Lexington av, Manhattan, has the general contract for a dining room extension to the 4-sty brick and stone dining room, 96x45, at the Brooklyn State Hospital, for the State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Cost, \$65,000.

BROOKLYN, N. Y.—P. J. Brennan & Son, 624 Madison av, have the general contract for a 4-sty brick and stone chronic bldg, 45x233, at the Brooklyn State Hospital, for the New York State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. The following contracts have been awarded: heating, E. Rutzler Co., 404 East 49th st, Manhattan; plumbing, Thomas E. O'Brien, 6311 5th av, Brooklyn, and electric work, Jandous Electric Equipment Co., 109 West 31st st, Manhattan. Cost, \$325,000.

HOTELS.

MANHATTAN.—A. L. Mordecai & Son, 30 East 42d st, have the general contract for alterations to the 9-sty brick and stone apartment hotel, 100x150, at 1-11 West 67th st, for Number 1 West 67th St, Inc., on premises, owner, from plans by Pilcher & Tachau, 109 Lexington av, architects. Cost, \$6,000.

MANHATTAN.—United Building Co., 1472 Park av, has the general contract for alterations to the brick hotel at 29-31 West 47th st, for the Hotel Margaret, Leopold Stern, pres., on premises, owner, from plans by Eugene Schoen, 124 East 19th st, architect. Cost, \$3,000.

MUNICIPAL.

ROCHESTER, N. Y.—Seneca Engineering Co., Montour Falls, N. Y., has the general contract for the construction of a bridge over the Genesee River and Clarissa st, for the City of Rochester, Board of Contract and Supply, F. X. Pifer, Secy., City Hall, Rochester, owner.

STABLES AND GARAGES.

MANHATTAN.—Joseph L. Burke & Co., 280 Madison av, has the general contract for alterations to the 6-sty brick garage, 50x100, at 49-51 West 66th st, for Annie Newington, on premises, owner, from plans by Benjamin Ascher, 280 Madison

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av, architect. The Battery Operating Co. is the lessee. Cost, \$5,000.

STORES, OFFICES AND LOFTS.
MANHATTAN.—T. J. Murphy Co., 405 Lexington av, has the general contract for the addition and alteration of the 4-sty brick and stone dwelling, 28x70, at 9 East 57th st, into a show room and office bldg, for Mrs. Bertha F. Achelis, et al, 9 East 57th st, owner, and Harry Collins, 29 West 39th st, lessee, from plans by William Phillips, architect, c/o Cross & Cross, 681 5th av. Cost, \$15,000.

MANHATTAN.—Todd & Robertson, 52 Vanderbilt av, have the general contract for alterations to the 4-sty brick store and show room bldg, 57x95, at 13-15 West 57th st, for Euphonia S. Coffin and Helen M. Schurman, 22 West 52d st, owners, and Stein & Blaine, 10 West 36th st, lessee, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects. Cost, \$10,000.

MANHATTAN.—Magoba Construction Co., 1178 Broadway, has the general contract for addition to the 1-sty brick loft bldg, 52x75, at 133-5 Canal st, for Jacob J. Schmulker, on premises, owner, from plans by George F. Pelham, 30 East 42d st, architect. Cost, \$15,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN CONCRETE PIPE ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1918. Secretary, J. H. Libberton, 208 South La Salle st, Chicago, Ill.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

AMERICAN ROAD BUILDERS' ASSOCIATION will hold its fifteenth annual convention in St. Louis, Mo., during the early part of February, 1918. Further details of this meeting will be available for a later issue.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

AMERICAN CERAMIC SOCIETY will hold its twentieth annual meeting at Indianapolis, Ind., February 11 to 13. A number of vitally important matters concerning the future of this organization will be presented for consideration at this meeting.

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION and **THE NEW YORK STATE RETAIL HARDWARE ASSOCIATION** will hold a joint annual convention and exhibition in New York City, February 12, 13, 14, 15, 1918. Headquarters at the Hotel Astor.

NATIONAL ASSOCIATION OF SAND & GRAVEL PRODUCERS will hold its annual convention in Chicago, Ill., February 7 to 8, 1918. Headquarters will be at the Great Northern Hotel. An interesting program has been prepared and open discussions will be conducted upon a number of live topics.

EASTERN SUPPLY ASSOCIATION will hold its winter meeting at the Hotel Astor, Wednesday, February 13. There will be both morning and afternoon sessions. A most interesting program has been arranged for this meeting and the members are invited to submit any questions that they desire to have discussed.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

***A**—Interior Alarm System; **DL**—Locked Doors; **EL**—Electrical Equipment; **EX**—Exits; **FA**—Fire Appliances, Miscellaneous; **FD**—Fire Drills; **FE**—Fire Escapes; ***FP**—Fireproofing; **RefSys(R)**—Refrigerating System Repair; **Rec**—Fireproof Receptacles; **GE**—Gas Equipment and Appliances; **GC**—Heating or Power Plants (Dangerous Condition Of); **G**—Obstructions; **Rub**—Rubbish; **EXS**—Exit Signs; **NOs**—No Smoking Signs; ***Spr**—Sprinkler System; ***St**—Stairways; ***Stp**—Standpipes; **SA**—Structural Alterations; ***Tel**—Telegraphic Communication with Headquarters; **TD**—Time Detector for Watchman; **Vac**—Vacate Order (Discontinue Use Of); ***WSS**—Windows, Skylights and Shutters; **CF**—Certificates of Fitness; **D & R**—Discontinuances or Removals; ***FHS**—Approved Filtering and Distilling Systems; ***OS**—Oil Separator; **RQ**—Reduce Quantities; ***StSys**—Storage System; **T.H.O.**—Tenement House Order.

***NOTE**—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHS, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

- Week Ending Jan. 26.
- MANHATTAN ORDERS SERVED.**
- Beekman st, 29—Saml Prigosen.....FA(R)-O
Beekman st, 29—Morris M Elish.....FA
Beekman st, 69—Louis Lewis.....Rec
Bleecker st, 26-30—Emma Schalk, 260 W 76.....ExS
Broadway, 1204-10—Backhaut & Pardes, FP(R)-FA
Broadway, 1204-10—Mildener & Metz.....FA-Rec
Broadway, 1204-10—Ellins & Knauser.....Rec-FA
Broadway, 1204-10—Hair Net Importing Co.FA
Broadway, 1204-10—James Hart.....FA
Broadway, 1204-10—C & H Frank.....Rec
Broadway, 2081-9—Morris Schinas, 201 W 72, TD(R)-A
Canal st, 346—Sandegursky Bros.....Rec
Canal st, 358—Weinstein Bros.....GE-FP(R)-R
Canal st, 358—Elegant Skirt Co.Rec-GE-DC-El
Canal st, 304-6—Thos Martin.....GE-El-Rec
11 st, 521 E—Joseph Nigro.....DC
12 st, 39-41 E—Harry Fischer.....O-Rec
12 st, 39-41 E—David Gordon.....Rec-Ex(R)
12 st, 39-41 E—National Shirt Co.....Ex(R)
12 st, 39-41 E—Morris Leonard.....O
12 st, 39-41 E—Frank A Seitz, Realty & Const Co, 15 W 34.....ExS-Stp(R)
12 st, 68 E—Rupp Trunk Co.....Rec-GE
115 st, 148 E—Irish Palace Building Assn, 130 W 25.....DC
115 st, 232 E—Usel Realty Co.....Vac
130 st, 32 E—Sundel Hyman.....DC
5 av, 258-60—Wm Ollendorff.....FP(R)
5 av, 258-60—Acme Press Co.....Rec
5 av, 258-60—Louis Simon & Co.....FP(R)
5 av, 258-60—Rice & Duval.....FP(R)
5 av, 258-60—Chas W Kraushaar.....FP(R)-Rec
Fulton st, 125—Harry Fogelson.....Rec-O
Franklin st, 50-2—Henry Leerburger, 542 W 113.....FE(R)
Grand st, 60—Henry Meyerson.....GE-Rec
Pearl st, 112—August Klipstein, 654 Greenwich, FE(R)-St(R)-ExS-Ex(R)
Rose st, 17-23—Arco Manufacturing Co.....El-Rec
Rose st, 17-23—Consol Gas Co, 130 E 15.....GE
7 av, 886-896—Lannin Realty Co, care Jos J Lannin, Garden City Hotel, Garden City, L I.....A
6 av, 289-303—Est Wm Astor, 21 W 26, Spr(R)
6 av, 397—Victoria Hemstitching & Tucking Co.....Rec
6 av, 397—Universal Dyeing & Bleaching Wks, DC
6 av, 397—Fashion Fur Co.....Rec
6 av, 407—Olshanitzky & Goldberg, FP(R) Rec
6 av, 419-15—Morris Weinstein.....GE-FP(R)
6 av, 419-15—Rosenthal & Fenerstein, GE-FP(R)-Rec
Union sq, West, 25—Louise Novelty Co.....Rec
Union sq West, 25—Samuel DiBella.....El
Vandewater st, 11—Witness & Sabbath Reading Co.....GE
Vandewater st, 11—Chas Lindh.....GE
Vandewater st, 11—Equitable Life Assur Society, 120 Bway, WSS(R)
Vandewater st, 13-15—Henry Fleischer, GE-Rec
Vandewater st, 13-15—Thos Ferguson.....GE
Vandewater st, 13-15—Gitzendanner & Muller Co.....GE-El
Vandewater st, 13-15—Fisher Binding & Mailing Co.....El-Rec
West Broadway, 457-61—Jno G Wendel, 175 Bway, WSS(R)
West st, 401-2—Stephen Ransom, FA-GE-Ex(R)-Rec-ExS
15 st, 30-2 W—Morris Breslow.....DC
18 st, 144-150 W—Security Mtg Co, 128 Bway, ExS
23 st, 67 W—Heller & Gische.....FA-Rec
24 st, 103-5 W—Margaritis Fur Co, O-GE-FA-Rec
25 st, 100 W—Harry Friedman.....Rec
25 st, 100 W—M & H Buchman.....Rec
27 st, 240 W—Enner's Plating Works.....GE
27 st, 240 W—Sam Levin.....GE
27 st, 240 W—Henry Fachs.....GE
29 st, 52 W—Adelman & Goldberg.....Rec
29 st, 52 W—Fleishman & Weissman.....FA
29 st, 52 W—North American Elec Protective Co.....FA
68 st, 151 W—Elizabeth F Floyd.....FE
Bowery, 150-2—Corner Bowery & Broome, Inc, 39 Eldridge.....FP-FE(R)
Broadway, 1185-1195—Theatre Curtain Adv Co.....FA
Broadway, 1185-1195—Ostreicher Bros.....FP(R)

- Broadway, 1185-1195—Ilario Penzironi, Rec-FA
Stone st, 28—Alfred L Russell.....Rec
3 st, 35 W—35 West 3d St Corp, 140 Nassau, Ex-FE-ExS-WSS(R)
3 st, 35 W—Ridgewood Park Realty Co, 1566 Flatbush av, Brooklyn, Ex-FE-ExS-FP(R)-Ex(R)-WSS(R)
23 st, 325 W—Albert Child.....GE
25 st, 100 W—Amanda B Manee, c E S, 353 W 87, FE(R)-St(R)-Ex(R)-ExS
25 st, 122 W—Reid & Keller.....Rec-DC-El
25 st, 152-6 W—Gelernter & Zimmerman, Ex(R)
28 st, 41 W—Ritta Rankin.....Rec
28 st, 41 W—Picci & Greenbaum.....Rec
28 st, 41 W—Abraham Edelman.....Rec
28 st, 41 W—Marvin Lichtenstein.....Rec
30 st, 17 W—Abraham Meyer.....Rec
30 st, 24-6 W—Louis Spiegel.....DC
30 st, 24-6 W—Abraham Pomeranz.....DC
30 st, 24-6 W—Stern Bros.....DC
30 st, 24-6 W—Paradise Undergarment Co., El
31 st, 118 W—Harriet A Loutrel, c Mrs Stephen S Johnson, 1265 Bway, FE(R)-St(R)-Ex(R)-ExS
32 st, 30 W—Mabel C Fowler c W, 40 Wall..A
35 st, 9 W—Abraham Greenblatt.....FE(R)
120 st, 84 W—Violet C Miller.....A-FD

BRONX ORDERS SERVED.
University av, 956-962—H W Wilson Co., A-FD
140 st, 711-7 E—John W Sullivan.....Ex(R)-Ex
Freeman st, 872-4—Hampp Building Corp, St(R)-FP(R)

- BROOKLYN ORDERS SERVED.**
Gravesend av, 103—Electro Synthetic Chemical Co.....D&R
Throop av, 94-6—Herman Kaminester, WSS(R)
Heyward st, 90—Mrs Jennie Newman.....GE
Lexington av, 797-801—H Haltermann.....FP
Adelphi st, 28-30—Morris Mindlin, St(R)-FP(R)
Atlantic av, 2961-7—Hygrade Shoe Works, Rub-Rec-D&R
Bainbridge st, 631—Joseph A Kuhn, OS-NoS-FA-Rec
Clinton st, 388—Norwegian Assn of Marine Engineers of Brooklyn.....FA-Rec
Clymer st, 159-61—Williamsburg Garage, D&R-St-CF-Rub-OS
42 st, 1655—Jacob Saron.....NoS-FA-Rec
Franklin av, 8-22—S Rawister & Co., NoS-FP(R)
Greene st, 61-3—Sol Bevin & Co.....Rec-FA
Havemeyer st, 132—G S Harrall Soap Co, D&R-Rec
Kings Highway, 1422—Rosina Listernino, Rub-FA-Rec-El
Lincoln av, 32—Benisch Bros, NoS-FA-Rec-Rub-El
New York av, 57-61—Atlas Auto Garage Co, OS-CF
Russell pl, 31—Antoinette H Moses, FA-Rec-Rub
Steuben st, 91-7—James A Blanchard Co, FA-Rec
2 av, 112—Ernest Zobel Co.....CF
Van Brunt st, 421—General Carbonic Co, 444 Van Brunt.....CF
Warren st, 318—J Michaels.....CF
Park av and Ashland st, swc—William De-muth & Co.....CF-OS
Vernon and Mott avs—United Welding & Mfg Co, Hancock st.....CF
West av, 162-80—George L Fenner.....CF
Livingston st, 288—Est Arthur Gibb.....Rub
Pitkin av, 1880-4—Morris Koppleman, WSS(R)-FP
Lee av, 29-31—Lee Av Exhibition Co, Spr(R)-Stp(R)
Liberty av, 67—Charles W Groll.....Stp(R)
5 av, 214—Debrizzi & Rothblin.....El

QUEENS ORDERS SERVED.
Cornelia st, 2402—Paul Stier, Inc.....D&R
13 st and Boulevard, nwc—Metal Stamping Co.....Rub-Ex(R)

SPRINKLER SUPERVISORY SERVICE
AUTOMATIC SPRINKLER VALVE ALARM SERVICE
INTERIOR FIRE ALARM EQUIPMENT

Installed as a Local System or for Central Office Service.

AUTOMATIC FIRE ALARM SERVICE
SPECIAL BUILDING SIGNAL SERVICE

AUTOMATIC FIRE ALARM CO.

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New York City

FRANKLIN 4186

CLASSIFIED BUYERS' GUIDE

This department is consulted by buyers anxious to secure information, etc., concerning products they wish to purchase. These buyers represent the Owners, Managers of Estates, Building Managers, Architects, Contractors, Sub-contractors, etc., who own, manage or erect New York City Buildings.

New York City is the market place of the world. If you want to reach the buyers in this market you can do so by being listed in this department. We will print your name, address and telephone number in space of two lines under proper classification for \$25.00 per year, each additional line \$10.00, 10% reduction on second heading, 15% reduction on all headings amounting to three or more lines. Probably an investment of \$25.00 will prove very profitable.

Auctioneers.

DAY, JOSEPH P., 31 Nassau St. Tel. Cortlandt 744.
KENNELLY, INC., BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

Awnings and Canopies.

F. J. KLOES, 243 Canal St. Tel. Franklin 2216.

Blue and Black Prints.

'AMERICAN BLUE PRINT CO., 30 E. 42d St. Tel. Murray Hill 1265.
NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

Boilers.

KEWANEE BOILER CO., 47 W. 42d St. Tel. Bryant 6106.

Brick.

EMPIRE BRICK & SUPPLY CO., 103 Park Ave. Tel. Murray Hill 6580.
GREATER NEW YORK BRICK CO., 103 Park Ave. Tel. Murray Hill 761.
SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

Builders.

CORNING CO., EDWARD, 25 Vanderbilt Ave. Tel. Murray Hill 7071.

Building Directories.

VAN KANNEL REVOLVING DOOR CO., 250 W. 54th St. Tel. Circle 1876.

Building Material (Masons).

CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.
DUFFY CO., J. P., Second Ave., 50th to 51st St., Brooklyn. Tel. Sunset 4000.
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Reports.

DODGE CO., F. W., 119 West 40th St. Tel. Bryant 4800.
A daily service (card system) giving accurate information of contemplated buildings and other forms of construction, with details of the material and equipment required.

Cabinet Work.

Knauff, John N., 334 Fifth Ave. Tel. Mad. Sq. 1754.

Cement.

ALSEN'S AMERICAN PORTLAND CEMENT WORKS, 45 Broadway. Tel. Rector 510.
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church St. Tel. Cortlandt 4650.
COPLAY CEMENT MFG. CO., 200 Fifth Ave. Tel. Gramercy 6050.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Rector 2570.
LEHIGH PORTLAND CEMENT CO., 30 E. 42d St. Tel. Murray Hill 8451.

Cement Work.

HARRISON & MEYER, 1182 Broadway. Tel. Madison Sq. 8718.
TAYLOR, RONALD, 520 E. 20th St. Tel. Gramercy 4.

Coal Saving Device.

COMBUSTO DEVICES CORP., 250 W. 54th St. Tel. Circle 1876.

Concrete Floors and Sidewalks.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

Consulting Engineers.

KNOX, CHARLES E., 101 Park Ave. Tel. Murray Hill 7220.

Contractors' Bonds.

RITCH, WM. T., INC., 34 W. 33d St. Tel. Madison Sq. 3060.
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

Contractors (General).

FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.
HEDDEN-PEARSON-STARRETT CORP., 115 Broadway.
KNAUFF, JOHN M., 334 Fifth Ave. Tel. Madison Sq. 1754.

Cornice and Skylights.

HAYES, GEORGE, 71 Eighth Ave. Tel. Chelsea 32.

Doors and Sashes.

CHELSEA LUMBER CO., 87 Manhattan St. Tel. Morningside 2544.
SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Electric Meter Inspection.

ELECTRIC METER CORP., 55 Liberty St. Tel. Cortlandt 6364.

Electric Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.
NEW YORK EDISON CO., Irving Pl. and 15th St. Tel. Stuyvesant 5600.
UNITED ELECTRIC LIGHT & POWER CO., 130 E. 15th St., N. Y. Tel. Stuyvesant 4980.

Elevator Fire Doors—Safety Appliances.

SHUR-LOC ELEVATOR SAFETY CO., 127 White St. Tel. Franklin 4613.

Elevator Gates—Folding.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Elevators—Hand Power.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Elevators (Passenger and Freight).

OTIS ELEVATOR CO., 26th St. and Eleventh Ave. Tel. Chelsea 7500.
WATSON ELEVATOR CO., 407 W. 36th St. Tel. Greenwich 670.

Fire Escapes.

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.

Fireproofing.

MAURER & SON, H., 420 E. 23d St. Tel. Gramercy 5050.

Fire Alarm Equipment.

Automatic Fire Alarm Co., 416 Broadway. Tel. Franklin 4188.

Flooring.

Cheney & Co., Inc., 521 W. 21st St. Tel. Faragut 4527.
HARRIS FLOORING CO., 560 W. 34th St. Tel. Greeley 3160.

Flue Pipe.

DUFFY CO., J. P., 138th St. and Park Ave. Tel. Melrose 281.

Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Fumigation and Extermination.

BLISS EXTERMINATOR CO., INC., 20 W. 15th St. Tel. Chelsea 9170.
ORIENTAL VERMIN EXTERMINATING CO., 198 Broadway. Tel. Cortlandt 730.

Garbage and Refuse Incinerator.

KERNER SYSTEM, 321 Madison Ave. Tel. Murray Hill 2470.

Gas.

CONSOLIDATED GAS CO. OF NEW YORK, 130 E. 15th St. Tel. Stuyvesant 4900.

Gates—Folding.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Heating and Roofing.

DAMES CO., INC., 1996 Nostrand Ave. Brooklyn. Tel. Kenmore 3457.

House Mover and Shorer.

VORNDRAN'S SONS, C., 412 E. 147th St. Tel. Melrose 456.

House Wreckers.

NORTHERN WRECKING CO., Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hocy Executive Special Agent.
RITCH, WM. T., 34 W. 33d St. Tel. Madison Sq. 3060.
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

Iron Grille Work.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.

Iron Work (Arch. and Struc.).

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
WELLS ARCHITECTURAL IRON CO., River Ave. and E. 151st St. Tel. Melrose 8290.

Iron Work—Ornamental.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Lumber.

FINCH & CO., CHAS. H., Coney Island Ave. and Ave. H, Brooklyn. Tel. Flatbush 2301.
ORR CO., J. C., India St. and East River, Brooklyn. Tel. Greenpoint 948.

Lumber—Second Hand.

DONNER HOUSE WRECKING CO., Ely Ave. and N. Jane St., Long Island City. Tel. Astoria 338.

Lytho-Zinc Reproductions.

NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

Marble and Tile.

McLAURY MARBLE & TILE CORP., Walnut Ave. and 141st St. Tel. Melrose 3076.

Masons and Plasterers.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, FEBRUARY 9, 1918

REVISES PUBLIC LIABILITY RATES FOR OWNERS', LANDLORDS' AND TENANTS' RISKS

New System Divides City Into Four Territories

ON January 26, a new schedule of rating Owners', Landlords' and Tenants' Public Liability went into force. Apartment and tenement houses in Manhattan have been divided into four classes, designated as follows: Class A, houses with elevator, but without stores; Class B, houses with elevator, with store; Class C, non-elevator houses, without stores, and Class D, elevator houses, with store. Manhattan Island has been subdivided into four territories, as follows:

Territory No. 1: Bowery from East 4th street to Third avenue, to East 96th street, to Fifth avenue, to 110th street, to Manhattan avenue, to Columbus avenue, to West 127th street, to St. Nicholas

Place, to West 155th street, to the Harlem River, to the line of the Spuyten Duyvil Creek and Harlem Ship Canal, to the Hudson River to West 70th street, to Broadway, to Seventh avenue, to Greenwich avenue, to Sixth avenue, to West 4th street, to Bowery. The territory excludes both sides of all avenues and streets mentioned, except Broadway, where both sides are included. The following are the rates for this territory.

	Class A.	Class B.	Class C.	Class D.
Area.....	.05	.075	.10	.15
Frontage...	.05	.075	.10	.10

Territory No. 2: West Houston street, from Hudson River to Broadway, to 4th street, to Sixth avenue, to Greenwich avenue, to Seventh avenue, to Broadway, to West 48th street, to Hudson River, to West Houston street, including both sides of Broadway, between West Houston street and West 4th street, both sides of 4th street, Sixth avenue, Greenwich avenue, Seventh avenue and West 48th street.

Third avenue, from East 23rd street to East 96th street to East River to East 23rd street to 3rd avenue. Includes both sides of Third avenue, and excludes both sides of 23rd street and 96th street.

West 110th street, from Seventh avenue to Manhattan avenue, to Columbus avenue to West 127th street to St. Nicholas avenue to St. Nicholas Place to West 155th street to Harlem River to 120th street to Seventh avenue to West 110th street. Includes both sides of 110th street, Manhattan avenue, Columbus avenue, West 127th street, St. Nicholas avenue, St. Nicholas Place and West 155th street. Excludes both sides

Territory No. 3: Hudson River from Battery to West Houston street, West Houston street from Hudson River to Broadway, Broadway to East 4th street to Bowery to Chatham Square to Oliver street to East River to Battery. Includes both sides of West Houston street, East 4th street and Oliver street. Excludes both sides of Bowery and Broadway.

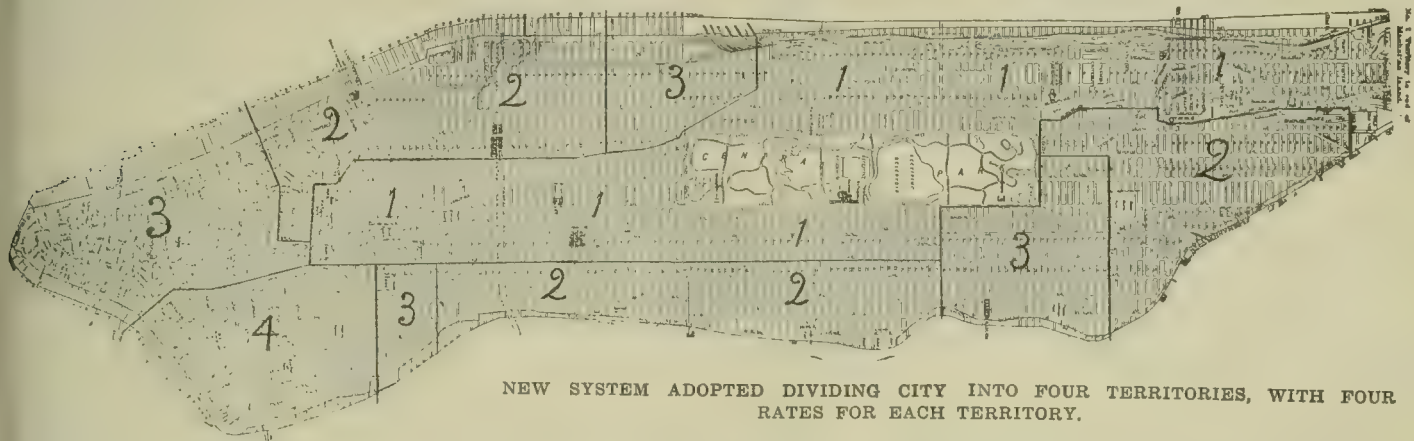
Third avenue from East 14th street to East 23rd street to East River to East

	Class A.	Class B.	Class C.	Class D.
Area.....	.05	.10	.15	.175
Frontage...	.05	.075	.125	.15

and frontage .08, with minimum annual premium per building of \$10.

The rates and minimum premiums provided in the foregoing are in addition to the elevator premium, if any.

Under the old system, Manhattan Island was divided into three sections, one being that district lying to the East of Broadway, as far north as 42nd street, the second being the entire West Side and the third, on the East Side north from 42nd street to the Harlem River. Under the old system the first district had a minimum charge of \$50, the second \$20 and the third \$40, while under the ruling just put in force the minimum of \$15 will maintain throughout the entire Borough. This minimum is so small, however, that it will apply



NEW SYSTEM ADOPTED DIVIDING CITY INTO FOUR TERRITORIES, WITH FOUR RATES FOR EACH TERRITORY.

14th street to Third avenue. Includes both sides of Third avenue and East 23rd street. Excludes both sides of 14th street.

West 48th street, from Hudson River to Bowery to West 70th street to Hudson River to West 48th street. Includes both sides of 70th street. Excludes both sides of 48th street and Broadway.

East 96th street, from East River to Fifth street, to 110th street to Seventh avenue to 120th street to East River to 96th street. Includes both sides of all avenues and streets mentioned.

	Class A.	Class B.	Class C.	Class D.
Area.....	.075	.15	.30	.375
Frontage...	.075	.125	.20	.25

Territory No. 4: East River from Oliver street to East 14th street to Third avenue to Bowery to Chatham Square to Oliver street to East River. Includes both sides of all avenues and streets mentioned, excepting Oliver street, where both sides are excluded.

	Class A.	Class B.	Class C.	Class D.
Area.....	.15	.30	.70	1.00
Frontage...	.10	.15	.30	.50

In all the foregoing territories the minimum annual premium per building is \$15.

Territory No. 5 includes the entire Borough of the Bronx. The area is .11 and the frontage .11. The minimum annual premium, per building is \$15.

Territory No. 6 constitutes the Borough of Brooklyn, area .11 and the frontage .11, with minimum annual premium per building of \$15.

Territory No. 7 is Queens, area .11 and frontage .11. Minimum annual premium is \$15 per building.

Territory No. 8 is Richmond, area .08

only to a few special instances, where small lots are covered with buildings having few occupants and the least hazardous class of risk.

Samuel Deutschberger, Superintendent of the State Insurance Department said yesterday: "In making the new rates for Owners', Landlords' and Tenants' Public Liability, we have tried to overcome some of the hardships which existed under the old system. For example, the Lower East Side of Manhattan is the worst section to handle, and companies were unwilling to handle any large volume of business in this section. Rates had to be justified, the result being that other sections of the city had to contribute their share toward the losses in the Lower East Side.

"The new rates fix it so that each class of property in their respective zones is self-supporting. By that I mean property in the Lower East side pays its own losses, and does not have to depend upon the better sections for support. Through this means it is possible to make a lower rate for the better sections, though the more hazardous districts will have to pay their own way.

"The rates are based upon actual experience of all companies for the year 1913, and have been arrived at as the result of the frankest cooperation between the companies and this Department. We feel that the rates are as fair to the public as the conditions warrant. The Department is quite hopeful that the rates will solve, for the general insuring public and the insurance companies, the problem created by the difficult conditions existing in comparatively restricted sections of Manhattan.

The question of rating risks was the

result of many complaints against the zoning system then in force. A committee of nine was appointed, as the result of a meeting at which representatives of all the companies and the State Insurance Department were present. This Committee in turn appointed a Committee of three, composed of Mr. Sturgis, of the Fidelity & Casualty Company, Chairman; Mr. Wilkins, of the Commercial Casualty Company, and Mr. Fayne, of the Travelers Insurance Company. Mr. Ryan, of the Insurance Department cooperated with the Committee.

So far as renewals are concerned the new rates become effective on March 1. It is stipulated that no risk shall be cancelled for the purpose of rewriting at an effective date prior to March 1. Any change in, addition to or extension of the risk or policy, made subsequently to March 1, shall be calculated at the new Mutual rates.

So that a thorough understanding may be had the following definitions are given:

Private Residences: (a) A single building designed for and occupied exclusively by one family for residence purposes, including not more than five acres of land; also including barns, private stables, private garages and customary outbuildings; (b) a tenement, flat or apartment definitely described as a part of any building if occupied as a residence by not more than one family for residence purposes exclusively.

Two-Family Dwellings: A single or double building designed for or occupied exclusively by two families for residence purposes, including not more than five acres of land, also including private stables, private garages and customary outbuildings.

A private residence or a two-family dwelling occupied partly for residence purposes and partly by physicians, dentists or for other professional or business purposes shall be rated in the following manner:

Manual rates shall apply to the portion occupied for residence purposes, and the minimum premium for a mercantile risk shall apply to the portion of the premises occupied for other than residence purposes. The policy shall exclude injuries to patients due to the rendering of any professional service, or the omission thereof by any physician, surgeon, dentist, nurse or other attendant.

Policies issued to cover private residences and two-family dwellings shall definitely describe such premises as being occupied by one or two families as the case may be.

Apartments and tenements are designated as a building with or without stores designed for or occupied by three or more families. A building within the meaning of these rules is each area contained within independent or party walls.

On buildings occupied in part as stores, with not exceeding two living apartments, the rates, subject to the minimum premium for stores, must apply to the store portion and the premium for a private residence to each living apartment.

A risk which involves a frontage upon which more than one territory shall be referred to the Casualty Insurance Exchange of New York, for assignment to proper territory. On all risks involving apartments and tenements the Casualty Insurance Exchange of New York shall establish the area, frontage, class and territory to which such risk shall be assigned prior to the issuance of any policy or renewal.

The rates on private residences, Public Liability only, \$3.30 a year, or \$8.25 for three years. Employers' and Public Liability \$4.40 per annum, and \$11 for three years.

In two-family dwellings, Public Liability only \$6 a year, or \$16.20 for three years; one dwelling being occupied by the assured, including Employers' Liability for assured's servants, excluding assured's liability to employees engaged in the care and maintenance of the premises not occupied by the assured, \$7 a year, or \$18.90 for three years.

GOLDEN OPPORTUNITY IN REAL ESTATE

Savings Bank President Calls Attention to the Great Bargains Obtainable To-day

By A. P. W. KINNAN, Pres. Union Dime Savings Bank

IN view of the abnormal state of the real estate market at the present time the Real Estate Record and Guide has asked A. P. W. Kinnan, president of the Union Dime Savings Bank, to define the conditions which are most powerful in affecting values and what may be expected of the future. Mr. Kinnan was for a long time an active partner in the firm of the J. Romaine Brown Company. As president of the savings bank he is one of the most prominent lenders of money on bond and mortgage. His thirty years of practical experience in handling and loaning on real estate give to his opinions great weight.

I AM asked what is the matter with New York City real estate and what is my opinion as to its future. There are more real bargains in real estate today than I have known at any time in an experience of thirty years. Naturally, the question is asked, "why?" When viewed from a certain standpoint, with apartments, offices and lofts so fully rented, it seems illogical, but the ruling factor today is the condition of the mortgage market. I have never known a time when so many good mortgages were offered and the inability of the savings banks to take advantage of the offerings, and of borrowers to obtain loans, is the entire trouble with real estate at the present time.

Speculation in real estate is exactly like speculation in Wall Street, and if done on too small a margin, is dangerous. Amortization of mortgages is the one safe proposition for both borrower and lender. If a borrower annually reduces his mortgages there is no safer investment than New York real estate. But if an owner who in times of activity and prosperity carries mortgages on his

property of 75 or 80 per cent., continues to hold them until dullness and shrinking values set in, foreclosures take place and owners are compelled to lose their equities.

In these war days, savings banks, as banks, and their thousands of depositors, are buying "Liberty Bonds" to furnish the Government with the absolutely necessary money to win the war. Such action is right, proper and patriotic, and for that purpose and until the war is over the banks must conserve their available cash. Upon the declaration of peace the banks will immediately have large amounts of cash available for mortgages which will start an activity in real estate that will put it back at once into normal conditions.

We must not forget the importance of New York. There are just so many square feet of land on this island, and with the natural increase of population every foot will have an increased value. People must have a place to sleep and a place to do business, and old Manhattan is the place. There is nothing ultimately the matter with New York realty.

The Committee in its report said in part: "The experience data reported covers the entire city and relates to the policy year 1913. While the report deals primarily with Manhattan, the following brief table indicates the extent of the data reported for the whole city. The exposure figures are stated in round numbers:

Borough.	No. risks.	Area exposed, sq. feet.	Frontage exposed, lin. feet.
Manhattan...	26,754	325,000,000	1,200,000
Brooklyn...	15,017	100,000,000	700,000
Bronx.....	4,710	60,000,000	270,000
Queens.....	626	4,000,000	38,000
Richmond....	36	250,000	2,250
Totals.....	47,143	489,250,000	2,310,250

The following interesting facts were included in the Committee's report:

Total area exposed, square feet.....	324,766,942
Average rate per 100.....	\$0.317
Average pure premium per 100.....	\$0.153
Total premiums at projected rates...	\$1,029,511
Total losses.....	\$497,451
Projected loss ratio, per cent.....	48.3
Total frontage exposed, feet.....	1,206,045
Average rate per linear foot.....	\$0.265
Average pure premiums per lin. foot.	\$0.0939
Total premiums at projected rates...	247,239
Total losses.....	\$113,296
Projected loss ratio, per cent.....	45.8
Actual losses compared with actual and projected premiums:	

	Actual losses.	Actual premiums.	Projected premiums.
Area.....	\$497,451	*	\$1,029,511
Frontage....	113,296	.....	247,239
Totals.....	\$610,747	\$384,304	\$1,276,750

*Not separately reported.

Actual.....	Loss ratios.
Projected.....	159 per cent.
	47.8 per cent.

A general summary of the projected premiums indicate that the new rates are 332 per cent. of the former rates, or an increase of 232 per cent.

New Rates.

On the recommendation of Commissioner Charles S. Hervey, the Public Service Commission has ordered the Flatbush Gas Company to reduce its maximum rates for electricity in the 29th Ward in Brooklyn from twelve cents per kw. hour to ten cents for the six months beginning March 1, 1918, nine cents for the succeeding six months, and eight cents thereafter; that is, beginning March 1, 1919. The order is to

take effect on March 1, 1918. The Flatbush Gas Company serves the Flatbush area of Brooklyn with both gas and electricity, but the order affects only the rate for electricity. The present maximum rate of the Flatbush Gas Company is twelve cents per kw. hour, while the Edison Electric Illuminating Company of Brooklyn, which serves the rest of the Borough of Brooklyn, now charges, under an order of the Commission, a maximum of eight cents per kilowatt hour.

The number of consumers served by the Flatbush Gas Company is reported to exceed 12,000, and it is anticipated that under the proposed rate ordered by the Commission there will be a saving to the consumers of the Flatbush Gas Company as compared with their present rates of nearly \$90,000 annually. The order directs the Flatbush Gas Company to establish the following maximum rates: From March 1, 1918, to August 31, 1918, ten cents per kilowatt hour; from September 1, 1918, to February 28, 1919, nine cents per kilowatt hour; from March 1, 1919, eight cents per kilowatt hour; from and after March 1, 1918, not more than six cents per kilowatt hour for current consumed in excess of two hours' average daily use of maximum demand.

Real Estate Classes.

Announcement by the Murray Hill Evening Trade School of a series of talks on real estate subjects will be of particular interest to employees of realty houses. They will be collateral with the building management course recently established in the school, and as far as possible by recognized authorities on leasing, advertising, selling, conveying, mortgages, insurance, taxes, assessments, etc. The course is free, and it is conducted by the Board of Education. It is limited to persons employed in some capacity in the real estate business or connected with the operation of the buildings. Classes are held Tuesday and Thursday nights from 7.15 until 9.15 o'clock. Persons desiring further information may call at 237 East 37th street on Monday, Tuesday, Wednesday or Thursday nights.

F. W. DODGE CO. WINS SUIT FOR UNFAIR COMPETITION

Allen E. Beals and Anthony
J. Bressan the Defendants

JUDGE HOUGH has just handed down a decision in an action for unfair competition brought by the F. W. Dodge Company against Allen E. Beals and Anthony J. Bressan in the United States District Court for the Southern District of New York. The decision, in full, is as follows:

"This is called an action for unfair competition, and in a very broad and general sense it is such an action. The sense in which the phrase may be used is set forth in the opinion of the Circuit Court of Appeals, in the litigation of the Associated Press against the United Press.

"But in a far more exact sense the suit is to prevent the continuing tort of appropriating the plaintiff's intangible property by means of (*inter alia*) the inducing of one of plaintiff's customers to break his contract. Both of these facts furnish ground for the exercise of equitable jurisdiction so plainly as to require no comment.

"This being the scope of the action, the question of fact to be decided is very simple. It is not denied, and is fully proved, that certain employees of the plaintiff, while still in the plaintiff's employ, conceived the idea that they could set up a rival business of the same nature, and left said employ for the purpose of so doing. They formed the Beals Corporation for the purpose of carrying on this rival business. All the foregoing was entirely legitimate, and (according to the hitherto received school of competitive political economy) rather praiseworthy.

"But it is presumed that the intent of the seceding employees was to conduct an honest business, by honest and lawful methods. Nevertheless I consider it proven beyond all question that the defendant Bressan, if he did not make a contract with plaintiff for the convenience of defendant Beals, or at Beals' request, was shortly thereafter induced, by mixed motives of friendship and money, to hand over to Beals everything that he (Bressan) got from the plaintiff, leaving Beals to do what he liked with it. The oral evidence is that Bressan expected Beals to do nothing with it except to compare the result of plaintiff's activity with the result of the work of Beals' new employees in the same field. But it makes no difference what Bressan thought Beals would do. He confessedly broke his contract at the instance of Beals, and he knowingly gave Beals an opportunity of doing as he pleased.

"What he did please was forthwith to deposit what was received from Bressan with Dow, who was charged with the duty of making up the publication of the Beals Corporation. Here evidence ceased; Dow is not produced; therefore it must be presumed that his testimony would not benefit the defendants. I therefore find that what was done by Dow or under his direction was to consistently and persistently appropriate from the Dodge publications, furnished under contract to Bressan, whatever Dow or his assistants thought would advance the repute and value of the Beals publication. This is absolutely within the decision of the Massachusetts Supreme Court, in a litigation brought years ago over the same matter by the present plaintiff.

"From the foregoing it appears that plaintiff has made out a complete case against the Beals Corporation for injunctive relief and an accounting.

"But the suit is not against the Beals Corporation, and I fully recognize the professional motive which probably prompted the bringing of this action in a court which has so recently and forcibly spoken on this and cognate subjects. It is therefore peculiarly necessary that the plaintiff, in order to obtain relief, make out a case not against

the corporation, but against Beals and Bressan.

"So far as Bressan is concerned, the only case made out is of a contract breaker, whose breach was productive of consequences not measureable by damages, because the act of breach put a weapon of offense into the hands of Beals and his corporation. Nor is it true that a cancellation of Bressan's contract at or shortly before the beginning of this action, in May, 1917, would have been a complete remedy for the plaintiff. Plaintiff had no right of cancellation except for a breach by Bressan, but if Bressan had brought an action, alleging a breach by plaintiff, Bressan's breach, now proven, would only have been conjectured, and would probably have been difficult of proof.

"After this action was begun Bressan voluntarily terminated his contract on October 1, 1917, but the plaintiff is still entitled, on familiar grounds, to an injunction against the acts which were going on substantially at the time subpoena issued.

"So far as Beals is concerned, the question is whether he is responsible, *absente* his corporation. The recent case of the Rogers Company, cited from the First Circuit, seems to me (after an examination of the pleadings therein) to have been correctly decided, because the acts charged as wrongful in suit against certain corporate officers were all acts of the corporation. But I do not regard that decision as applicable to the facts developed here, whether the pleading or the evidence be looked at.

"Whatever natural suspicions may be indulged in there is no proof that what Beals did was by the direction or in accordance with the desire of the corporation or of a majority of the directors thereof acting officially. The testimony is that the corporation desired all things to be done lawfully and rightly; and that Beals did nothing except as a corporate officer; yet unless his acts in inducing Bressan to break a contract and in giving Dow the means of appropriating the efforts of others can be regarded as acts done in the course of his corporate employment they are not acts of the corporation, or for which the corporation is responsible, except as the corporation, wittingly or unwittingly, enjoyed the fruits of the wrongful acts proven.

"It is concluded as matter of fact, on defendant's own testimony, that Beals' acts were not authorized or directed by his corporation; they were not within the scope of his authority. Therefore he is, on the principles of agency, personally responsible for them.

"Although disavowing all intent to do wrong, the Beals Corporation might have been enjoined in a proper action from enjoying the fruits of that which its employees did without authority, yet I cannot find on this record that there is any affirmative proof of a conspiracy or agreement of minds to which the Beals Corporation was a party, or in which all of its directors were concerned. But I do find, as matter of fact, that when this suit was begun the Beals Corporation, through its attorneys, took charge of the defense of this action and has directed the defense and controlled the management of the same.

"It follows that the plaintiff is entitled to relief substantially as allowed in and by the preliminary injunction granted herein and filed June 30, 1917; i. e., to the relief particularly described in sub-sections a and b thereof.

"There will be no security, of course, upon a final decree, and neither will there be a cross-injunction against the F. W. Dodge Company.

"I do not think it good practice to insert findings of fact in a final decree, and I shall not therefore insert any findings of fact in respect of the man-

agement or control of the defense of this litigation by the Beals Corporation; but it will be set forth in the final decree that either party may, at the foot of the decree, at any time move for further relief, and that jurisdiction of the cause is retained for the purpose of granting the same.

"The object of this underwriting of the decree will be to allow (for instance) the plaintiff to move for any supplementary injunctive relief that may be necessary, and to enable the defendants to apply for any relief that may be required against an inequitable or unjust use of this decree; as, for instance, any pretense through advertising, circulars or the like, that this action was a suit against the Beals Corporation, or that any decree had been obtained against that corporation, or in any way interfering or seeking to disturb the legitimate and lawful exercise of its corporate powers and the pursuit of its lawful business by lawful methods.

"Let the decree be settled on notice. Counsel are advised that no substantial departure from the language of subsections a and b of the preliminary injunction will be regarded as a compliance with the true intent and purpose of this decision.

"The decree will carry costs. If an accounting is asked for, together with the appointment of a master, the portion directing an accounting will specifically provide that plaintiff must pay the cost of the proceedings before the master in the first instance, and that unless substantial damages are proved and ultimately allowed by the District Court the costs of the reference will fall upon the plaintiff; and for the purpose of guiding the proceedings of the master (in the event of there being a reference) opinion is now expressed that no damages are recoverable except such as are shown to be proximately caused by the personal unlawful acts of the defendants Bressan and Beals. To instance further, loss of customers caused to plaintiff by the boastful or even false statements of salesmen or agents of the Beals Corporation, other than Beals himself, will not be allowed as items of recoverable damages in this suit."

Tax Liens on Soldiers' Homes.

Dr. L. A. Dreyfus, president of the Staten Island Civic League, has written to Controller Craig, suggesting that the sale of tax liens on realty be suspended for the period of the war, having in mind the protection of delinquents who are serving their country. In making request for consideration of this suggestion, Dr. Dreyfus says: "Many of our men (2,800 from Staten Island) now in the national service have bought homes or have aided their parents to buy homes. As some are delinquent in the payment of the taxes on such homes by reason of their service to their country the Staten Island Civic League has requested that you suspend the sale of tax liens during the period of the war and for a reasonable time thereafter. This, we feel, would prevent hardship in a number of cases, and would work no real injury to the city. Moreover, during such intermission in the sale of tax liens you might work out a more sane method of dealing with delinquent taxpayers, for it is a public scandal that the present method of selling tax liens enables a lot of despicable sharks to collect usury from negligent or unfortunate property owners."

Station Contracts.

The Public Service Commission has awarded to Walter Farrington, of 261 West 126th street, New York, the lowest bidder, at \$217,655.15, the contract for the construction of station finish for four stations on the new rapid transit lines. These stations are at Whitehall street, Manhattan, and at Clark street, Court street and Borough hall, Brooklyn. The station at the latter point adjoins the present Borough Hall station and like the Clark street station is on a line for operation by the Interborough Company.

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

IMPORTANT measures in relation to taxation and the relief of real estate were discussed at the weekly meeting of the Real Estate Board's Joint Committee on Legislation and Taxation and Real Estate Laws, held on Wednesday, February 6.

The committee was encouraged by the discussion which its proposal for a fixed tax rate of 17½ mills on real estate has brought out. (Senate Int. 89, Boylan.) The committee will make every effort to bring this bill to the attention of taxpayers, real estate and other organizations so that it may have general support.

Two of the measures considered by the committee embody recommendations which it has been making for several years. One of these is the abolition of the Board of Water Supply and merging its functions with the local Water Department, and the other the abolition of the Bronx Parkway Commission and placing its functions in the Board of Estimate in New York City, and in Westchester in the supervisors of that county.

In this connection the Real Estate Board calls attention to recent action by the Board of Estimate in adopting the suggestions, which have been a part of the Real Estate Board's program for the past three or four years, by deciding to abolish certain committees and bureaus as follows: The Bureau of Contract Supervision, the Franchise Bureau, the City Plan Committee, the Committee on Personal Service, the Committee on Education.

These functions are to be taken care of by the Board of Estimate, under the supervision of the Secretary of the Board of Estimate, at a saving of several hundred thousands of dollars a year.

It is more than probable that another suggestion which the Real Estate Board has been making for several years will be adopted; namely, a large reduction in the annual expenditure of the Board of Estimate itself, which in recent years has been an increasingly large item in the annual budget.

Detailed action taken by the Board's Committee on Legislation and Taxation is as follows:

Senate Int. 71, Gilchrist, and Senate Int. 72, Gilchrist. Both of these bills amend Section 111 of the Decedent Estates Law and Section 21 of the Personal Property Law by providing that Trust Funds may be invested in parts of mortgages under certain conditions.

At a previous meeting the committee decided to disapprove Bill No. 71, and to approve Bill No. 72, which more nearly resembled Senator Gilchrist's Bill, Int. 1463, of 1917. These bills were again thoroughly discussed by the committee, and it was decided that inasmuch as the governor last year vetoed the bill, which now corresponds to No. 72, and it being improbable that No. 72 would meet his approval this year, that while No. 72 was preferred by the Board's committee, No. 71 would not be opposed. In reaching this conclusion the committee agreed that legislation making it possible for trustees to invest in parts of mortgages, with proper safeguards, would undoubtedly have a beneficial effect on the real estate market.

Senate Int. 120, Murphy. To provide for the expense of widening Flatbush avenue in Brooklyn.

Senator Murphy introduced a similar bill last year (Int. 108). The bill was opposed by the Real Estate Board. It was tabled in the Senate, and the companion bill in the Assembly died in committee. The bill applies to the question of cost of the enlarging of the Manhattan Bridge Plaza, at Concord and Nassau streets, in the Borough of Brooklyn. The placing of the assessment for this public improvement has been a matter of much controversy. A

final hearing was held before the Board of Estimate July 7, 1916, and was very largely attended. The Board of Estimate finally agreed to a reapportionment of the cost of the proceeding, which would place 50 per cent. on the City of New York, 35 per cent. on the Borough of Brooklyn and the remainder on the local area within the bounds as laid out in a resolution dated March 7, 1915. This apportionment of the cost was seemingly satisfactory to all concerned. The apportionment of the cost has been levied and the assessment bills issued by the Tax Department. There is no adequate reason for the reopening of this proceeding and for placing, as will be done by this bill, all of the cost on the Borough of Brooklyn and the refunding of assessment heretofore laid against the property benefited.

Senate Int. 228, Cotillor (same as Assembly Int. 181, Twomey). This bill amends the General Municipal Law by permitting an allowance to a dependent resident widow whose child was born in the State when the deceased husband was not a citizen of the United States and had not declared his intention of becoming such a citizen but was a resident of the State at the time of his death.

This is the same as a bill by Assemblyman Whitehorn, Int. 47, 1917. It was opposed last year by the Real Estate Board on the ground that it makes mandatory what are now permissive provisions of the law, and died in the committee. The bill also extends very widely the functions of the Child Welfare Board, and places upon the counties of the State the support of newly arrived alien dependents.

Senate Int. 231, Farrenkopf (same as Assembly Int. 186, Decker). This bill is similar to one by Senator Daly, Int. 508, 1917, Assembly Int. 672, O'Hara, 1917.

These bills were opposed last year by the Real Estate Board. The Assembly bill was passed, but died in the Senate. Senator Farrenkopf's bill would amend section 1035 of the Greater New York Charter by providing that action to foreclose a tax lien may be maintained in the County Court of the county where the property is situated, as well as in the Supreme Court. The bill is unsatisfactory and undesirable because the Supreme Court, after considerable experience, has established a satisfactory practice in these actions, which would not be binding upon the County Court. The fact that the Supreme Court has general jurisdiction of the widest scope will enable it, in many cases, to give more complete relief than the County Courts could afford. The Supreme Court, after many attempts to extort costs have been made by tax sharks, has at length succeeded in handling such practitioners successfully. The County Courts would probably be less careful of the rights of defendants. On these grounds the bill is disapproved.

Senate Int. 251, Boylan. This is a bill to abolish the Board of Water Supply of New York and transferring its powers and duties to the Department of Water Supply, Gas and Electricity.

The bill embodies action that has for several years been recommended by the Real Estate Board. There is no adequate reason why the Board of Water Supply should be continued and why its functions cannot be performed by the local Water Department. This board has an existence outside the Board of Estimate, which body has virtually no control over its expenditures.

Senate Int. 257, Dunnigan. This bill is the same as Senator Dunnigan's bill, Senate Int. 365 of 1917. It would abolish the Bronx Parkway Commission and Commissioners and transfer the duties to the Board of Estimates where they affect New York City and to the Supervisors of Westchester County where they affect that county.

It has been on the Real Estate Board's legislative program for several years, and Senator Dunnigan's bill was approved last year and is now approved.

The present arrangements is very plainly an injustice. Although only three miles of the parkway out of the total of fifteen miles are within the boundaries of the city of New York, and the remainder in Westchester County, New York City pays three-fourths of the cost. The proposed measure would result in a very large saving to the taxpayers of New York City.

Assembly Int. 233, Weigenbaum. This would add two new sections, 1279 and 1280, to the Penal Law and prohibit the employment of armed men to act as militia men or policemen for protecting persons or property or the suppression of strikes, whether such armed men be employed by detective agencies or otherwise, or prohibit the arming of forces by any firm, association or corporation. Section 1279 would apparently prevent the employment of watchmen or guards for the protection of property unless such employees were first legally authorized for this purpose by the existing laws of the State. It would apparently prevent the employment of more than one watchman unless the additional guards were first authorized for this work by the police department, sheriff, or similar authority. This would prevent the owners of large country estates, large docks and manufacturing concerns, and buildings, both finished and under construction, where more than one watchman is required. In these times of stress and unrest, especially it would seem unwise to enact a measure which would add to the existing difficulties in protecting property. Section 1280. This section contains first a provision making it illegal to employ any private officer whose work shall be either the hiring or letting of armed guards; it is apparently aimed at the strike-breaking agencies. It further provides certain unessential qualification for persons to be appointed as detectives.

The whole bill is poorly worded, and its purpose one to relax existing safe guards, with no benefit to any one except possibly to police organizations.

Assembly Int. 325, Rosenberg. To amend the Penal Law, in relation to advertisements and solicitations for employees during strikes, lockouts and industrial disputes.

This bill is similar to one introduced by Assemblyman Whitehorn, Int. 110, 1917. There is no requirement in justice or logic for an employer whose employees are on strike to be compelled when advertising for help, to make a plain statement in such advertisement that he is the victim of a strike. Assemblyman Whitehorn's bill died in committee last year, and the Board recommends to the Legislature a similar fate for Mr. Rosenberg's measure.

Assembly Int. 294, Larney. To amend the Workmen's Compensation Law. It requires that compensation, including both money allowance and benefits, provided for in Section 13, shall be allowed from the date of injury.

This bill is similar to Assemblyman Larney's bill, Int. 563 of 1917. It was disapproved by the Real Estate Board and died in committee, and the Board again disapproves of the bill. To allow benefits from the date of injury would greatly encourage workmen to lay off while a two weeks' waiting period, as now provided in law, serves an incentive to workmen to guard against injury. Two weeks is universally regarded as a fair period. The abolition of the waiting period would, of course, mean a large increase in the cost of compensation insurance.

Senate Int. 182, Wagner. (Same as Assembly Int. 203, Donohue.) This bill amends Section 8, Chapter 813, Laws of 1917, by requiring the State Food Commission to investigate the storage and manufacture of ice, to determine the adequacy of the probable supply to meet the public needs during 1918, and in its judgment to acquire storehouses and for that purpose to purchase, or lease equipment, ice houses, etc. and to fix the price of ice.

The general policy of the Committee and of the Real Estate Board is one of disapproval of municipal activities of this kind. It does not believe that the city should enter into this form of competitive business.

—The forty-two bridges under the control of the Department of Bridges in New York represent an investment of the part of the city of more than \$135,000,000.

BUILDING MANAGEMENT

NEW YORK ASSOCIATION TO DINE NEXT WEDNESDAY— COAL SITUATION IMPROVING THOUGH STILL SERIOUS

THE New York Building Managers' Association has a membership of seventy-five members, but efforts are being made to increase this roll. There are many functions that the association can perform which will be of advantage and benefit not only to members themselves, but also to the property owners.

On next Wednesday evening, the informal monthly dinner of the association will be held at the Park Avenue Hotel. A. M. Byers Company, manufacturers of wrought iron pipe, will, through a representative, show a moving picture demonstrating the use of iron pipe. At the March meeting, which will be held on Tuesday, March 12, a moving picture will be shown by the National Steel Company on steel pipe.

Some of the members of the association are suggesting that a general increase in rentals be considered, in view of the increased cost of living. One of the members stated that he thought an advance of twenty per cent. would about offset the conditions. The owner would receive no increase in revenue. In order to obtain these results, this member has made the suggestion that the Real Estate Board of New York, owners, agents and members of the association should cooperate to prepare the tenants for the advance, so that when it comes they will feel that only a justifiable adjustment has been made. If the advance is not universal and on a fairly definite fixed basis, one owner may seem harsh, because another is foolish, or one agent may seem exacting because another is unwise. United action will alone accomplish the desired results.

The Coal Committee of the Association reports that the coal situation has improved, though it is still serious. Difficulty is being experienced in obtaining a sufficient quantity. The Fuel Order as applied to buildings where there were accepted occupancy did not on the whole result in the saving of any great amount of fuel.

Sound value, a common insurance term, means net value and is interpreted as the cost of reproduction at a given time, less depreciation however caused. "However caused" is the wording of the standard form of insurance policy prescribed by law for use in New York State. It includes depreciation from economic as well as physical causes.

Physical depreciation is fairly easy to determine in most cases, and is based on knowledge and experience which have demonstrated how long certain materials and parts will, under ordinary circumstances, be able to perform their functions. As applied to buildings physical depreciation is what is usually meant when people speak of depreciation.

The other kind of depreciation, known as economic depreciation, is just as real and exacting in its effect, as physical depreciation. Economic depreciation, however, is extremely difficult of application, and being elusive and complex, both in theory and application, is customarily omitted, except in cases where its effects are more conspicuous in determining sound value.

The principles involved are easily seen by considering a second hand suit of clothes. Physical depreciation would consist of the effect of wear and tear the suit had received. Economic depreciation would consist of the effect on value of the fact, that both utility and marketability would be bound to substantially depreciate therefrom. The cost of replacing the suit new, less both physical and economic depreciation, would be its sound value.

The validity of Rule 50 of the Plumbing Rule of the several Bureaus of Buildings, was established in a decision

by the Appellate Division, First Department, just handed down in the case of the City of New York v. Conrad Alheidt. It is summarized as follows:

Section 50 of the Plumbing Rules, which provides that all pipes issuing from extension or elsewhere which would otherwise open within twenty feet of the window of any building must be extended above the top of any window located within such distance, is a valid provision, and should be liberally construed in the interest of the public health in order that noxious gases should not be drawn into nearby windows.

The use of the word "adjoining" in another and distinct part of the ordinance, providing, where buildings are of different height, for the extension of vent lines above the roofs of higher buildings, does not restrict the application of such provision to building actually contiguous to buildings containing vent lines.

The decision would seem to carry with it also a recognition of the plumbing rules in general, so that they have, in

effect, the same force as any city ordinance.

Because of amendments to Sections 4 and 6 of the Building Zone Resolution, adopted by the Board of Estimate on December 21 last, which amendments change the provision with respect to prohibited uses in restricted districts, the Board of Appeals adopted a resolution on January 15, rescinding part of a resolution adopted October 26, in reference to the conversion of a public stable into a garage, and vice versa.

The Employees Committee reports that there have been of late attempts made by concerted action on the part of employees to obtain increases in pay. This was true in at least two downtown office buildings, where threats to strike were made. These, however, did not materialize.

PRODUCTION OF LIME DURING 1917

Decrease of Ten Per Cent. Reported, as Compared with 1916—Forty-Two States Show Increases

THE estimated production of lime made and sold in 1917 in the United States, including Porto Rico and Hawaii, was 3,663,818 short tons, a decrease of ten per cent. compared with the revised total for the record year, 1916, which was 4,073,433 short tons. It surpassed, however, all records, previous to 1916. This estimate is based on returns made by the principal producers to G. F. Loughlin, of the United States Geological Survey, Department of the Interior. Of the forty-two producing States only eleven reported increased sales. Virginia and Indiana were the only States in the group having sales of more than 100,000 tons to show increase, which amounted to one per cent. and three per cent., respectively. Other States of this group showed decreases ranging from five per cent. (Pennsylvania) to thirty-six per cent. (Wisconsin). Vermont, with an output of 53,143 tons, showed an increase of twenty-three per cent.

The following table shows the estimated output of all States that marketed more than 50,000 short tons:

State.	Total lime		Hydr'd lime	
	Tons.	P. C. of change.	Tons.	P. C. of change.
Pennsylvania.	921,995	-5	151,253	+ 16.
Ohio.	511,687	-10	332,475	+ 5.5
Virginia.	329,368	+ 1	(a)	- 5.6
West Virginia.	242,643	-10	41,390	- 14
Missouri.	186,024	-7	28,684	+ 17
Wisconsin.	171,944	-36	12,800	- 25
Maryland.	132,644	-16	24,265	- 24
Massachusetts.	128,114	-12	(a)	- 35
Indiana.	124,788	+ 3	23,993	+ 5.7
Maine.	115,297	-33	(a)	- 11
New York.	105,728	-10	8,736	- 20
Tennessee.	100,370	-8	15,330	+ 4.7
Michigan.	73,432	-15	(a)	+ 20
Alabama.	65,971	-2	7,186	+ 6
Connecticut.	65,327	-23	(a)	+ 41
Illinois.	63,476	-20	(a)	+ 11.8
Vermont.	53,143	+ 23	(a)	+ 141.5
California.	51,697	-9	(a)	+ 9.6
Texas.	51,275	-5	14,416	- 1
Other States...	168,895	....	59,229	.....
	3,663,818	-10	719,757	+ .3

a Included in "Other States."

The estimated sales of hydrated lime in 1917 amounted to 719,757 short tons, a slight gain (2,375 tons, or 0.3 per cent.) over the sales shown by the revised figures for 1916. This difference is so small that the final figures may not show a gain. This is the first year since statistics of hydrated lime have been collected by the Survey in which there has been no substantial gain in its production. The fact that hydrated lime held its own, however, during a year in which the decrease in the production of lime was so general indicates a relative increase in its use. No companies reporting sales of hydrated lime in 1916 failed to report sales in 1917, and two

new hydrating plants reported production, one in Arkansas and one in Idaho. The largest percentages of decrease in the production of hydrated lime shown in the foregoing table were made in States whose product is used largely for building.

The prices of lime, which generally increased in 1916, continued to rise throughout the country in 1917, though not in proportion to the continued increase in cost of production. A few companies in widely separated parts of the country were obliged to close their plants, partly on account of excessive costs but particularly because of shortage in fuel and labor. These conditions and a shortage of railway cars caused decreased production even where the demand for lime was reported good.

The building-lime trade declined in all parts of the country. The unprecedented demand for building lime in 1916 continued until February, 1917, when the effects of the war, augmented in some northern districts by severe weather, brought it to a close. A fair to good demand continued in many districts, however, through the spring, and then a general decline in building set in. This decline was due to the uncertainties of war, to increased shortage of labor, fuel, and cars, and to the fact that lime being perishable, the trade would not order large car lots as demanded by the railroads.

In the Middle Atlantic States (New York, Pennsylvania, New Jersey, and Maryland) the estimated total production of lime in 1917 was fourteen per cent. less than in 1916, but that of hydrated lime increased nearly eight per cent. Prices were almost uniformly reported higher, a few producers reporting increases of twenty-five to thirty-four per cent. Costs showed greater increases, however, one producer reporting an increase of thirty per cent. in selling price but an increase of 150 per cent. in costs. Shortage of labor, fuel, and cars also curtailed output, and, together with high cost of operating, forced some plants to remain idle during the greater part of the year.

In these States the building-lime trade was prevailingly dull. Although a few producers reported that the demand was the same or slightly improved in 1917 compared with 1916, most of them reported marked decline, ranging from ten to fifty per cent. in Pennsylvania, and even to seventy-five per cent. in New York and New Jersey.

In the New England States the estimated total production of lime in 1917 showed a decrease of seventeen per cent.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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NOTICE.

IN accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated by the Appellate Division of the First Department, for the publication of all legal notices, and such insertion in the Record and Guide will be accepted as fulfilling all requirements of the law.

Saving Bank Loans.

Among the many intricate financial problems which the Government is called upon to solve in its program for providing for war purposes, one of the most delicate is that of the possible effect of future bond offers upon savings banks, trust companies and other fiduciary institutions which have a large amount of their funds invested in real estate, bonds and mortgages. Real estate men are watching with great interest to see what measures are to be taken to protect the existing relations between the loaning companies and the borrowers.

Some idea of the vastness of the problem may be had from the figures of the State Banking Department, which show that at the close of the year the various banks and trust companies in the City of New York had outstanding about \$750,000,000, secured by bonds and mortgages, while their loans on active securities aggregated about \$1,500,000,000. The figures, which do not include loans on real estate made by insurance companies, indicate that the security for practically one-third of the money invested by banks for depositors is real estate.

A potential element in the situation is that a large proportion of mortgages, estimated at about one-third, are overdue. This practice of allowing mortgages to run along without renewal, provided the security is ample, is of long

standing and is in nowise inimical to sound finance because it converts long time securities into more fluid call loans. If the estimated percentage of overdue mortgages carried by banks is correct, then these amount to something like \$250,000,000 in New York City alone. Loans of this character could not be readjusted speedily without creating a distinctly unfavorable condition in the money market.

Then, mortgages are the invested funds of the depositors and must be turned back to them on demand. This makes it incumbent upon the Government, in making a new draft upon the financial resources of the country, to make the conditions of its next bond offer such as not to force an upset of the balance between loans and borrowings, or else to provide measures of assistance to the banks, provided the depositors decide upon a widespread transfer of their deposits, on which they are getting from 3% to 4% to the Government securities at a higher rate of interest.

It has been suggested that a solution of the problem is to be found in granting to the Federal Reserve Bank the right to discount real estate bonds at 60 or even 50 per cent. of their face value. The objection to this procedure is that the Federal Reserve Bank demands 60 to 90 days' paper, while the bonds ordinarily run for longer periods. There is no doubt of the security offered by these bonds. There has been at least no such shrinkage in New York realty values as has occurred in Wall street stocks and bonds in the last six months, and it is possible that some way may be found for getting around this difficulty.

What is necessary is that Government officials shall approach the subject with full realization of its serious aspect to real estate interests in this city, which are back of 90 per cent. of the activities of the foremost commonwealth of the country, because they pay that proportion of the taxes which enable the city to function properly. If the smooth running of the nation's biggest civic engine, upon which the American Army and Navy are so largely dependent, is rudely upset by ill considered measures, the war cannot be carried on to a successful conclusion.

It is not likely that the Government would propose that the loaning companies dispose of their Wall street holdings in order that they would invest the funds so obtained in Liberty Bonds. It should be equally conservative in its treatment of the other securities held by the banks.

The Third Liberty Loan.

Active campaigning for the Third Liberty Loan will begin before many weeks have passed. The expectation is that the Government will call for more funds than it did in either of the first two campaigns. In fact, the total for the next loan is likely to be larger than the other two Liberty Loans put together.

If the population of the United States had increased in any appreciable degree since last October the problem of raising the Third Liberty Loan would be simpler. More people would come forward to invest funds in the Government war loan. Since the population remains below 110,000,000 in this country it follows that the money is to be raised among the same number of people and that the share which each is to contribute in the form of an investment in the Third Liberty Loan is to be larger. Some who did their utmost in the second campaign will not be able to increase their holdings as much as others will. Even allowing for individuals in that class the fact remains that the per capita investment is to be larger if the loan is to be a success.

Now the question comes up: How can a man or woman handle the personal budget in such a way as to invest a larger sum in the Third Liberty Loan than in the other two?

Great Britain and Canada were in this war long before we were, and by bitter experience their people learned how to keep up the supply of men, of food, of guns and of gold. The banks of Great

Britain and the Dominion over the border, far removed as they may be from the battle zone, nevertheless stand in the path of the invader just as much as the battleships or the entrenched infantry and constitute a part of the reserve forces mobilized against Germany. These banks have adopted the plan of putting some of their surplus cash into a war fund, to be used in time of emergency.

A New York bank has just followed the example of these institutions, and has announced that it has started its war reserve at \$200,000. Is there not a principle involved here which can be made use of not only by the bankers, but by every one before the Third Liberty Loan is started? It requires some little planning to have cash on hand in time to buy a Liberty Bond in the next campaign. Your war reserve, your share in the financial defense of the country, can be started right now, and by the time the campaign is in full swing you can take your bond.

In the October drive the people were made acquainted with a new idea in Government finance. They were shown how they could "borrow and buy." The American who takes hold of this problem now and decides to put money aside for the next Liberty Loan is months ahead of the man who borrows and buys. A man might well take pride in the thought that he is getting his war reserve ready and doing his bit for the Third Liberty Loan.

The Architectural League Exhibition.

Despite the extremely bad building year, that has brought with it many discouragements and moments of doubt to the architectural profession, as well as to the builders and their allied interests, the Architectural League of New York has successfully staged its annual exhibition. Always considered one of the leading features of the Metropolitan art year, the exhibition of 1918 has been presented on a broader and more artistic scale than heretofore, and has brought to all lovers of art something to occupy their thoughts for some time to come.

The current exhibition should prove to be an inspiration to both architects and builders, as it demonstrates conclusively what can be accomplished with the minimum of materials as long as the spirit is fully alive. While the show is staged on a more pretentious scale than the exhibitions of past years it is also a radical departure from them in scope. This was necessary by reason of the comparatively small volume of representative architectural work that has been accomplished during the year and the dearth of monumental structures planned and erected. In previous years there was a large volume and infinite variety of excellent work to choose from, but this season the committee was severely handicapped for material. In order to offset the latter condition it was found desirable and expedient to enlarge the scope of the exhibition and include exhibits by prominent interior decorators and craftsmen in the decorating and allied arts. The permission to participate in this exhibition was greatly appreciated by these interests, and this is best attested by the efforts made to make the individual exhibits, all of which were of great beauty, harmonize completely with the intent of the committee in charge. That the admission of these interests, so closely allied to the profession of architecture, was a step in the right direction was demonstrated by the favorable comments frequently heard at the opening reception last Saturday.

The officers of the Architectural League, the committee in charge of the exhibition and that committee of the building crafts that made this collaborative show possible are to be heartily congratulated upon the success they have attained. The current exhibition will undoubtedly pass into the history of the Architectural League as marking an epoch in the progress of that organization. The mark of approval that has been placed upon the affair by the

patrons indicates that the League has struck the right note in broadening its own horizon, and is a prediction that the interest in future exhibitions will be greater than ever before.

May the excellent work that certainly has been started by the 1918 exhibition of the Architectural League proceed with all success, broadening in its concept and scope until it develops into a permanent exhibition that will be at all times available to the public, who will undoubtedly derive from it much pleasure and inspiration.

Each Industry a War Unit.

In the February issue of the Nation's Business the Secretary of War is quoted as follows: "We have one army in the field, but we have another army of industry, whose effective organization is essential to our success in the prosecution of the war. It is important that this organization shall be worked out by the industry itself in a truly democratic and representative manner. The problems presented are so difficult that unquestionably the knowledge and experience of business men should be made available to the Government, and this can be done by organization such as you propose. The degree to which any such organization can be helpful will depend, of course, upon the organization itself, and the way in which it responds to the emergency."

The Nation's Business continues, saying in part:

"Realizing this, each particular industry must, in its own interest and in the interest of the nation, gather its members together in such manner as will permit the Government to understand and analyze its interests that it may know what steps are necessary to prevent its extinction and to permit it to operate in the fullest degree that the requirements of war will allow.

"Committees of the Council of National Defense, having done their work, are to go out of existence. They were formed to deal only with war industries and were not, except in isolated instances, committees of the industries themselves.

"To take their place War Service Committees, brought into existence at the instigation of the Chamber of Commerce of the United States, are being organized as the only means by which industries and Government can find prompt, simple and effective point of contact. Through them an industry can get the ear of Government within a few hours. Through them Government can call out 100 per cent. of a given industry within a few hours.

"Industrial mobilization, a part of the plan for national defense, was endorsed by the National Chamber April, 1916, by referendum. The action of the Council of National Defense in establishing certain industrial committees at the beginning of the war stood in the way of any other form of complete organization until now. At the War Convention of American Business Director Gifford called attention to the probable demise of existing committees of the industries themselves to take their place. Resolutions were adopted, calling upon every industry to organize war service committees, which were followed up immediately, through letters and bulletins, to existing commercial organizations representing special lines of industry and trade. On December 12 the chairmen of all committees then organized were called into conference at Washington and voted unanimously that an existing committee of the National Chamber, known as the War Service Committee, should become the centralizing agency for the organization of all industries throughout the country.

"The war service committees of American industry must be broader than existing organizations. The existing organization is merely the most proper and immediate agency for bringing about the co-operation of the entire industry, and thus permitting the entire industry to be represented in Washington by a small committee with full power to act.

"We have not yet gone far enough in the war to feel severely the pinch of war necessities upon industry and trade. Adjustment is taking place slowly; it will have to be seen with far greater rapidity. New adjustments must be made. They will mean a critical situation for many. Organization is the only remedy. No fuel administrator or no priority boards, no adjuster of industries will wittingly take action to wipe an industry out of existence; as, for instance, florists might be wiped out of existence in twenty-four hours through a denial of coal.

"In great need or stress of war action may be taken unwittingly which will destroy or seriously impair the only means of forestalling such catastrophes is through such complete organization that, at a moment's notice, the facts and figures, the needs and the resources of the individual industry affected by a certain proposed order may be presented to the proper officials and such arrangement for expansion, adjustment, transfer or curtailment entered into as will avert the blow.

"The firm or corporation must subordinate its interests to the interest of the industry and accept such share of the business as the committee properly chosen by the entire industry shall allot to it.

"Each industry must subordinate its interests to the good of the country. Organizing for self-defense, as well as for the public interest, it must be ready at a moment's notice to enter into negotiation with the Government to determine such status of operation as will permit the industry not only to exist, but to continue on the broadest basis compatible to the needs of the nation at war."

The Nation's Business published a partial list of the industries responding to this call. Those among the building industries include the American Face Brick Association, National Brick Manufacturers' Association, Bridge Builders' and Structural Society, Electrical Manufacturing Industry, National Paint, Oil & Varnish Association, National Varnish Manufacturers' Association and Wall Paper Manufacturers' Association.

Other associations mentioned were: Barbers' Supply Association of America, Biscuit & Cracker Manufacturers' Association of United States, U. S. Brewers' Association, National Canned Foods & Dried Fruit Brokers' Association, Carriage Builders' National Association, National Confectioners' Association, American Manufacturers' Association of Products from Corn, Dental Manufacturers' War Emergency Association, War Board of the American Electric Railway Association, Foundrymen's War Service Committee, National Gas Engine Association, American Iron, Steel & Heavy Hardware Association, American Paper & Pulp Association, United States Potters' Association, Pressed Metal Association, Printing Press Manufacturers' Association, American Specialty Manufacturers' Association, Tile Manufacturers' Credit Association and Toy Manufacturers of U. S. A.

In order to give the building interests a united front the Record and Guide has been urging the consolidation of the various building and building material organizations into a federated association, which would be a clearing house for the whole. With these might well be incorporated the voluntary committees which have been making surveys in the various industrial centers.

Priority Order No. 3.

Priority circular No. 3, just made public by the War Industries Board is much broader in scope than the circular issued several months ago, for the regulations apply to all individuals, firms, associations and corporations engaged in the production of iron, steel or copper; also in the manufacture of their products. Included in the order are also those identified with the manufacture of chemicals, cotton duck, and woolen cloth; also all other raw materials and manufactured products as the Committee may deem necessary from time to

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 302.—A and B buy adjoining plots of ground. Later B buys a plot on the other side of A's plot and proposes an exchange of the original plots so that B's lands may adjoin each other. A agrees and delivers a deed for his plot to B, who is ill and who dies without having signed a deed for the first plot purchased by him. His heir, a son, a minor, knows of the transaction and declares he would give a deed to A were he legally able to do so. Is there any way by which A can obtain the plot promised him, or his original plot without waiting for the minor son to attain his majority, or without an action in court? Can an executor or administrator or guardian give a deed to A?
H. J. D.

Answer No. 302.—Section 2697 of the Code of Civil Procedure provides for a proceeding in the Surrogate's Court to authorize a conveyance of real property by an executor or administrator to the holder of a contract of sale made by a decedent.

Section 2345 of the Code of Civil Procedure authorizes an action against an infant to procure a judgment, directing a conveyance of real property where a valid contract for the sale of conveyance thereof has been made but cannot be consummated by reason of the infancy of the person in whom the title is vested.

Section 2348 of the Code of Civil Procedure authorizes a proceeding to procure a conveyance of an infant's interest in real property under similar circumstances as set out in Section 2345 of the Code above referred to.

A proceeding in Court under one of the above mentioned sections will be necessary in order to obtain a deed conveying infant's interest in the real property.

time.

All orders and work are divided into four classes, instead of three, as heretofore. Class AA comprises emergency war work, of urgent nature. Class A, all other war work, such as arms, locomotives, airplanes, submarines, etc., and the materials required for their manufacture. Class B, orders and work designed primarily for the prosecution of the war, yet essential to the national welfare, or otherwise of special importance. Class C includes work not included in the other three classifications, and no certificate will be issued therefor. In other words, all orders or work, not included in Classes AA, A and B, will come under Class C.

The intention is that those goods classified under AA will have the first preference, then comes Class A, then Class B, and finally Class C. The preference will be given to the various classes irrespective of the date the orders were filed.

This Committee does not have jurisdiction over foods, feed, coal or coke, because these are administered by the Food and Fuel Administrations. Tools and supplies for the production of these commodities will, however, be considered by the Committee. The transportation problem is also out of the hands of this Committee, and it will not have anything to do with their speedy delivery.

The object underlying the order is to speed up production. The Secretary of War, Secretary of the Navy, Chairman of the Shipping Board, the President of the Emergency Fleet Corporation and the Chairman of the Counsel of National Defense have subscribed to the new regulation.

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Illustration

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REAL ESTATE NEWS OF THE WEEK

Sale of Waldorf-Astoria Hotel—Equitable Society Mutualized—Staten Island Housing Project

THE outstanding sale of the week is that of the Waldorf-Astoria Hotel, which was sold by the Waldorf-Astoria Hotel Company to General T. Coleman du Pont. Details of the sale will be found in another column. Another interesting deal was the crystallization of a plan for the mutualization of the Equitable Life Assurance Society through the action of General du Pont in offering to sell his holding of the majority of the stock. The plan was duly adopted by the directors and approved by the stockholders representing a majority of the capital stock. The total number of votes cast was 87,523, of which 84,364 votes were in favor of and 3,162 votes against the plan.

The plan in substance provides for the purchase from General du Pont of 564 shares of capital stock of the society at \$5,400 a share for 501 shares and \$1,500 a share for 63 shares, amounting in the aggregate to \$2,799,900. The purchase price is to be paid in semi-annual instalments between November 1, 1917, and May 1, 1937, from interest to be received by the society on its mortgage of \$20,500,000, now held against the Equitable Office Building Corporation upon the Equitable Building, 120 Broadway.

Many projects which have been presented to the authorities at Washington for the housing of workmen employed in shipbuilding plants have included the building of model villages, taking virgin territory as a basis for the work. Last week there was forwarded to Washington a plan for the improvement of a tract on Staten Island, which is adjacent to the shipbuilding yards, but has the advantage of not being in an undeveloped section, but is improved with streets, sidewalks, water, etc. The section, which includes Mariners' Harbor, Elm Park, Port Richmond, Graniteville and West New Brighton has the additional advantage of being supplied with schools, stores and places of amusement.

There are upwards of 5,000 workmen now employed in the shipbuilding plants,

and the great majority of these people have to go considerable distance to their homes. As a result of this condition it is reported that about 30,000 workmen were employed last year.

Cornelius Kolff, who is actively engaged on the project, said yesterday: "The plan involves the construction of a large number of houses for workmen at points convenient to the shipbuilding plants. The Government would have to supply the money for the erection of the houses, which in turn would be sold to the occupants on a partial payment plan. The cost of the houses should be limited to about \$3,000, and when taken together with the land the entire investment would be about \$3,600 a house."

"There is a company of men who are willing to provide the land and do the work of construction, providing that the Government is willing to make the building loan. The houses would be laid out with living room, dining room and kitchen on the ground floor and four rooms and bath on the second floor."

The Public Service Commission, on the application of Captain C. S. Bookwalter, District Officer of the United States Shipping Board, has issued permission to the Richmond Light and Railroad Company to operate open cars for the transportation of shipbuilding workers from St. George, S. I., to the shipbuilding plants on the north shore of Richmond. The company has all of its other equipment in use and in view of the present emergency the Commission agreed to permit the operation of the open cars for the transportation of the thousands of ship workers. The full regular equipment of the company will be left in service for the conveyance of the regular passenger traffic of the line and efforts will be made to restrict the use of the open cars solely to the ship builders. The Commission gave its approval on motion of Commissioner Charles Bulkley Hubbell after ex-Judge William L. Ransom, Counsel to the Commission, had stated that the company did not have sufficient closed cars to meet the abnormal demand.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Right of Auctioneer to Sell Property.

IN an action by an auctioneer against the owner of lots for breach of contract to permit their sale at auction, the South Carolina Supreme Court holds, *Andrews v. Hampton*, 94 S. E. 112, that the auctioneer had the right to advertise and sell the lots at any time between the dates set by the contract between him and the owner, and the owner would have been bound to make deeds to the purchases. If the owner put the auctioneer off as to the whole sale by pleading illness until the time limit for sales had expired, doing so with intent to break up the sale, it was held that the owner breached the contract as effectually as if he had done so summarily and unequivocally. The question whether the owner had so breached the contract was held to be for the jury, which found for the plaintiff.

Breach of Lease.

No branch of the law is involved in more obscurity by contradictory decisions than whether a sum specified in an agreement to secure performance will be treated as liquidated damages or as a penalty, and each case must depend upon its own peculiar and attendant circumstances. While the intention of the parties must be taken into consideration, the language of the contract is not conclusive. The courts lean toward a construction which excludes the idea of liquidated damages and per-

mits the parties to recover only the damages actually sustained. Ordinarily the intention of the parties, while not conclusive, is a cardinal factor in determining whether the sum stipulated is to be considered as a penalty or liquidated damages where the intention can be clearly made out from the contract itself in the light of the facts and circumstances surrounding its execution. A bond is prima facie a penal obligation, but the sum stated where a penalty is usually inserted has sometimes been held liquidated damages. This has seldom been done, however, unless words were employed in connection with that sum to countervail the implication of penalty. And the general rule is that where the contract is in the form of a bond the amount named will be deemed a penalty and not liquidated damages. It has been said that the clause fixing the amount of the damages will be treated as a penalty where it appears to have been inserted to secure prompt performance of the agreement. In an action on a bond in the penal sum of \$5,000, given to secure performance of a lease, the Illinois Supreme Court holds, *Giesecke v. Cullerton*, 177 N. E. 777, that to determine whether the amount in the bond was a penalty or liquidated damages the lease and the bond must be construed together. The lessee agreed in the lease, which was for ninety-nine years, to pay a rental of \$900 for the first year and \$1,200 a year for the remainder of the lease, and

further covenanted to remodel and improve the building within six months, expending not less than \$5,000. It was held that the sum in the bond was not liquidated damages, and the lessor on breach could recover only the actual damages.

Landlord's Title.

Whenever the relation of landlord and tenant has once been established the tenant, with few exceptions, is thereafter estopped from denying the landlord's title in any action brought against him by the landlord to vindicate his right under the tenancy, and the title to the land cannot be brought in question therein. This rule applies whether the tenant was let into possession by the landlord, or was in possession of the land at the time he accepted the lease. In either case the tenant will not be permitted, by oral testimony, in the absence of fraud or mistake, to engraft on the original lease any condition subsequent going to defeat the lease and contrary to its terms. And to avoid such estoppel for alleged fraud or mistake the fraud must have been that of the lessor inducing the tenant to enter into the contract, or the mistake, one of fact, which was also induced by him.—*Rosin Coal Land Co. v. Martin*, West Virginia Supreme Court of Appeals, 94 S. E. 358.

Employees in Apartments.

Application was made under the New York Workmen's Compensation Act for compensation from the owner and operator of an apartment house. There was some plastering to be done in one of the bathrooms, and the owner sent for the applicant to come to do the plastering at seventy-five cents per hour, and directed him to purchase whatever material was needed and to pay for it, and agreed to reimburse him for the outlay. The total payment made by the owner to the applicant in respect to the work was \$3. It was customary for the owner to send for the applicant whenever he had any plastering work to be done, and to pay him on the above mentioned basis. The Appellate Division holds, by a divided court, *Solomon v. Bonds*, 167 N. Y. Supp. 676, that the applicant was not in the employ of the owner in a business declared hazardous by the act. The court followed *Schmidt v. Berger*, 221 N. Y. 26, 116 N. E. 382, which holds that the superintendent of an apartment house, who made ordinary repairs upon it, while mounted on a step-ladder engaged in cutting away a part of a door to prevent "binding," was not in a hazardous employment.

Broker's Commission.

An owner authorized a broker to procure a purchaser without specifying any particular price or terms. The broker procured one, to whom the owner eventually sold, though chiefly by his own efforts. It is held, *Kousrean-Althen Realty Co. v. Irish (Mo.)*, 198 S. W. 430, that the broker was entitled to his commissions in the absence of good faith revocation.

Condemnation of Land.

The New York Appellate Division holds that where in eminent domain no answer has been interposed, Code Civ. Proc., §3380, does not authorize the court to award temporary possession to the plaintiff, the statute authorizing an order permitting the plaintiff to take possession of the premises only where an answer to a petition has been interposed.—*Canton v. Allen*, 167 N. Y. Supp. 665.

Ground for Rescission.

The fact that one party gets the advantage of the other in a deed by the wording of the contract is not sufficient ground, of itself, for setting aside the contract, and particularly where the other party is apprised fully of the provisions of the contract and what they mean. The Illinois Supreme Court holds, *Hansen v. Gavin*, 117 N. E. 513, that where a vendor was apprised of the provisions of the original contract, and advised that it was unfair before he signed the second contract which incorporated the provisions complained of, the execution without fraud of the second contract was a ratification of the first.

Queens Industries.

The Chamber of Commerce of Queens recently started a new activity, through its Manufacturing and Industrial Committee, which should prove of benefit to the Government in the prosecution of the war. The Chamber will endeavor to serve as a medium through which manufacturers in Queens can bring about the conversion of their plants from private to Government contracts. This will not only save time in production, but also help to solve the question of so-called essential and non-essential industries without any economic disturbance.

A meeting will be held on January 31, at four o'clock, at the offices of the Queens Chamber of Commerce, to which representatives of all manufacturing concerns interested in the conversion of their plants for the production of war materials are invited.

The industrial establishments in Queens Borough, as well as in other manufacturing communities, may be classified under three heads: First, those now manufacturing war supplies either under direct contract or indirectly for those who have such contracts. There are today more than sixty-five manufacturing plants in Queens supplying the Government with war materials.

The second classification includes those plants that are producing non-essentials, but which are not believed to be readily convertible.

The third classification includes those plants which are today producing non-essentials, but could be readily converted so as to turn out necessities required by the Government. It is estimated that there are at least 300 establishments in Queens that come under this latter classification.

The object of the Manufacturing Committee of the Queens Chamber of Commerce is to obtain complete information about each of the plants under the third classification regarding floor space, available manufacturing facilities, equipment, labor, and what they are capable of producing. This information will then be turned over to the Committee on Conversion of Industrial Plants to War Production of the Council of National Defense, of which George N. Peek is chairman.

All manufacturers who are not producing war materials who would like to co-operate with the Chamber in this work are requested to send in this information at once. There are a number of plants in Queens which have to curtail their production on account of loss of orders, due to the depression in certain lines of work. For instance, the decreased number of new buildings constructed during the past year has resulted in a serious setback to factories producing interior trim, doors, sash, electric fixtures and furniture. These plants can all be turned over to war work.

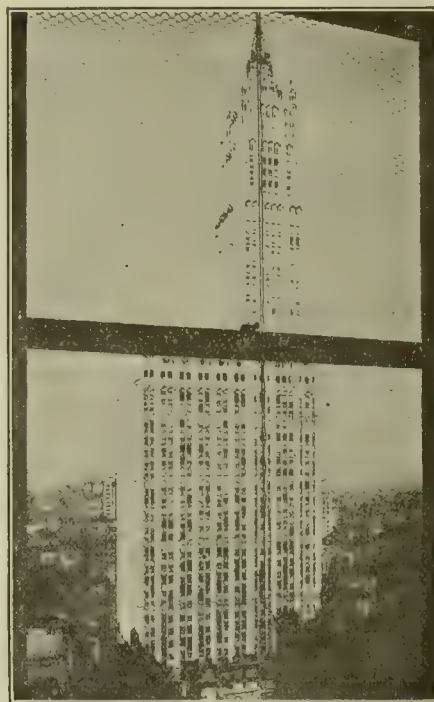
Ray Palmer, Chairman of the Manufacturing and Industrial Committee of the Queens Chamber of Commerce, pointed out today the value of this work for the Government, stating:

"The Government had in many instances awarded contracts for war materials to individuals or concerns, who have to hastily erect new factories in order to furnish the materials. This has required the use of lumber and steel for construction, which were in other directions; the use of labor to erect the buildings, which could have been better utilized for the construction of homes, which are most urgently needed. It has also required the development of entirely new organizations in many cases to solve the problems of purchasing, production and distribution. In several instances it has resulted in a larger consumption of coal for heating where buildings have been poorly constructed through haste.

"The use of the factory buildings now available in Queens would do away entirely with such emergency construction. It would be a saving to the Government in labor, materials and time. It would permit industries, now partially idle, with large capital invested in buildings and equipment, to continue at full efficiency."

Application Denied.

The Public Service Commission, on motion of Commissioner Charles S. Hervey, has denied the application of the New York and Queens Gas Company for a rehearing as to the Commission's order directing the company to make certain needed extensions, which order was recently affirmed by the Supreme Court of the United States. This is the second application for a rehearing made by the company, the previous one having been made soon after the original order was rendered. Commissioner Hervey in his opinion recommended that steps should be taken by the Commission to bring about an early compliance with the order or to punish the company for non-compliance. The opinion points out that the Supreme Court of the United States unanimously upholds the New York State Court of Appeals in affirming the Commission's order, that the extension of gas mains and service is greatly needed by the residents of the Douglaston district.



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(No. 12 of a continued series)

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 21 as against 25 last week and 28 a year ago.

The number of sales south of 59th street was 7 as compared with 12 last week and 14 a year ago.

The sales north of 59th street aggregate 14 as compared with 13 last week and 14 a year ago.

From the Bronx 10 sales at private contract were reported as against 5 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 178 of this issue.

Waldorf-Astoria Lease Sold.

The Waldorf-Astoria Hotel lease has been sold by the Waldorf-Astoria Hotel Company, George C. Boldt, Jr., president, to a new company backed by General T. Coleman du Pont. General du Pont already controls the McAlpin and Claridge Hotels. He owns the Equitable Building, and has large financial interests in New York City. L. M. Boomer, manager of the Hotel McAlpin, will be president of the new operating company, and Walter H. Marshall, now the manager of the Hotel Vanderbilt, will become manager of the Waldorf. The estate of the late George C. Boldt will have an interest in the controlling company. The Waldorf-Astoria Company, a year before Mr. Boldt's death, took a long-term lease on the property at a rental said to have been \$1,000,000 a year. The Bellevue-Stratford in Philadelphia, which is owned by the Boldt Estate, was not affected by the transaction. There will be no consolidation of the Waldorf-Astoria and the McAlpin Hotels. The Waldorf Hotel, at the corner of Fifth avenue and 34th street, was finished in 1893, and four years later the Astoria was completed, and then the two became known as the Waldorf-Astoria. The hotel has 1,385 bedrooms and 500 baths. Its value has been placed at \$20,000,000, including the site. The Waldorf stands on the site of the one-time home of William Waldorf Astor, while the Astoria was erected on the site occupied for many years as a residence of William B. Astor. The ground was broken on November 1, 1890, and the hotel was opened for business on March 14, 1893. General du Pont was formerly the head of the E. I. du Pont de Nemours Powder Company, and still retains an interest in that business. When he retired from active management of the powder company a few years ago he is said to have received cash and securities estimated to be worth more than \$20,000,000.

August Heckscher Adds to Holdings.

August Heckscher added to his holdings by acquiring from Michael Dreicer the two buildings at 7 and 9 West 56th street. The properties formerly belonged to Mr. Heckscher, who sold them in January, 1916, to Mr. Dreicer. He also owns the sites of the former homes of the late William C. Whitney and Charles W. Morse, now covered with a taxpayer building, having a frontage of 100.5 feet on Fifth avenue, and 152.6 feet in 57th street, extending through to 56th street, where the frontage has just been increased to 100 feet. Mr. Heckscher now controls a plot containing about 26,500 square feet.

Sale on Lenox Hill.

Edward W. Humphreys sold through Pease & Elliman, the vacant lot, 21 x 100, at 21 East 70th street, formerly a part of the site of Lenox Library, which was subdivided about seven years ago, and since improved with residences. Among those who have erected homes in the block are Henry C. Frick, Dr. Walter James, Mrs. Henry D. Brookman and Alvin W. Krech. The new owner contemplates the improvement of the site with a dwelling for his own occupancy. The seller is reported to have paid \$82,500 for the lot and he acquired it about six years ago.

Silk Merchant Buys.

William J. Spain, silk merchant, bought from the company representing John J. Hearn, Harold C. Mathews, and G. J. Gillespie, the apartment house erected by them last year at 105 to 113 West 55th street, from plans by Denby & Nute. The house, which is nine stories in height, covers a plot 83 x 100.5 feet adjoining the northeast corner of Sixth avenue, and opposite the one-time home of the New York Athletic Club. The site was acquired in May, 1916, from the Barney Estate, when a row of old dwellings were demolished to make way for the present improvement. The building is completely tenanted, having an annual rent roll of about \$75,000. Goodwin & Goodwin were the brokers.

Operator Trades Properties.

Butler & Baldwin, in conjunction with Sharp & Company, sold for The Sexton Realty Company, Inc., J. Cotter Connell, President, The Westdale, a six-story elevator apartment at 602 and 604 West 139th street, on a plot 75 x 100 to Frederick Brown. The purchaser gave in part payment the four-story tenement, 1999 Third avenue, on a plot 20 x 85; a five-story tenement at 166 West 83rd street, on a plot 25 x 109; and 32 Irving Place, Yonkers, N. Y., on a plot 55 x 100. The Sexton Realty Company, Inc., acquired The Westdale last September from The Kick Estate, the same brokers negotiating that sale. Garretson & Maurice represented The Sexton Realty Company, Inc., as attorneys. Julius H. Zieser represented the purchaser as attorney.

Negroes Buy in Harlem.

The Shiloh Baptist Church, a negro congregation, purchased from the New York Title & Mortgage Company, the three-story building at 2226 Seventh avenue, on lot 25 x 75 feet, near 131st street. The property was formerly used as a moving picture theatre. Plans are being prepared for alterations, upon the completion of which, the premises will be used as a church by members of the purchasing congregation. The property is assessed at \$24,000. J. B. Wood negotiated the transaction.

Sale on Washington Heights.

Mose Goodman Corporation has sold to Emilie Bierman the new six-story apartment house at 1630 and 1632 St. Nicholas avenue, having a frontage of 67.6 feet and a depth of 100 feet, located 75 feet north of 91st street. The property was sold subject to a mortgage of \$62,000. The seller takes back a second mortgage of \$13,000.

Harlem Apartment Sold.

Sharp & Company sold for the Simm Holding Company, Isaac Simmons, president, 232 and 234 West 149th street, the six-story apartment house, on a plot 40 x 100 feet, between Seventh and Eighth avenues. The house is arranged for twenty-four families. The new owner is the 145 East 49th Street Company, Goldberg & Kramer. Weschler & Kohn as attorneys, represented the sellers, who acquired title to the property in June, 1916.

Bronx Apartments Purchased.

The Freehold Construction Company, David W. Nevins and Philip Wattenberg, sold the two modern five-story apartment houses at 1071 and 1075 Home street, to Stark, Spitzer & Company, owners of a number of leasehold properties in the Bronx. The buildings are arranged to accommodate fifty families and occupy a plot 100x100 feet, located 190 feet west of Westchester avenue. A. Goodman was the broker. Abraham Leichter, as attorney, represented the buyers and Philip D. Shapiro the sellers. The holding price was \$115,000. The Freehold Company acquired the houses last October from the Durbar Realty Company.

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Large Westchester Sale.

Edwin J. and Arthur V. Lucas and Robert A. Anderson, of Anderson Realty Company, of Mount Vernon, sold the "Hunt" tract of about thirty-three acres of upland at Bronxville, having a combined frontage of more than 3,100 feet on the White Plains, Pondfield and New Rochelle roads, opposite the entrance to the Siwanoy Country Club. The property was held at \$150,000, and commands extensive views of Long Island Sound. The purchasers are a number of New York business and professional men, the majority of whom have purchased to build homes on large plots for their own occupancy when conditions warrant. There will be comparatively few plots offered for sale by Messrs. Lucas and Anderson, who will have charge of the development of the property. It is to be known as Pondfield Crossways, and will have winding macadam roadways, and sewers, water and gas. The land had been owned by the Hunt family since 1798.

Manhattan.

South—of 59th Street.

CANAL ST.—Benenson Realty Co. sold to Mary Isenstein, for cash, 346 Canal st, a 5-sty loft building, on plot 25.6x41, southwest corner of Church st.

HOUSTON ST.—Transfer Holding Co. sold to Penky Natus 476 and 478 East Houston st, a 6-sty new-law house, 50x68.6, adjoining the northwest corner of Goerck st.

36TH ST.—Ernest F. Hafner sold for Rosemary Realty Co. the 2-sty garage at 517 West 36th st to James Allerla, who will occupy it after extensive alterations.

51ST ST.—Winat Realty Co., James J. Wilson, president, purchased from William Woodward, president of the Hanover National Bank, the 3-sty garage at 133 West 51st st, on a lot 25x100. In exchange the buyer gave the plot of 14 lots on the north side of 188th st, 30 ft. east of Webster av, and facing Devoe Park, Bronx. The parcel has a frontage of 375 ft. and an irregular depth ranging from 100 to 125 ft.

53D ST.—Queen Mab Co., Richard S. Newcombe, president, purchased from F. Schaeffer 247 East 53d st, a 3-sty dwelling, on plot 25x100.5, near 2d av. Charles Volzing & Son, Inc., were the brokers. The building is to be re-modeled for club purposes.

North—of 59th Street.

94TH ST.—James H. Cruikshank resold the 4-sty building at 25 East 94th st, on lot 21x100.8, adjoining the La Salle Apartments at the northwest corner of Madison av. The new owner will occupy. The property was acquired by the seller last month from William A. Sinclair in exchange for the 5-sty apartment at 7 West 101st st.

102D ST.—Borden's Farm Products Co. purchased from Central Dairy Co. 321 to 325 East 102d st, running through to 322 to 326 East 103d st, 2 and 3-sty buildings, on a plot 75x201.10.

115TH ST.—Charles Wynne sold to Fannie Rubenstein the 5-sty flat at 67 West 115th st, on a lot 25x100. M. Jaffee was the broker. Mr. Wynne acquired this property last October in part payment for 522 West 123d st.

119TH ST.—Lawyers' Mortgage Co. sold to an investor 342 East 119th st, a 5-sty tenement, on plot 27.6x100.11, located 175 ft. west of 1st av. Joseph Auerbach was the broker.

139TH ST.—"Westdale," a 6-sty elevator apartment at 602 and 604 West 139th st, on lot 75x100, has been sold by Sexton Realty Co., J. C. Connell, president, to Frederick Brown, operator. In exchange the buyer gave 1909 3d av, a 5-sty flat, on lot 20x85; 166 West 83d st, a 5-sty flat, on lot 25x109, and a dwelling, on lot 55x100, at 32 Irving pl, Yonkers. Sharp & Co. and Butler & Baldwin negotiated the exchange, which involved about \$200,000.

141ST ST.—James H. Cruikshank purchased from Katherine M. Leroy of Bernardville, N. J., the 5-sty double flat at 270 West 141st st, on plot 25x100. T. Ortmann was the broker.

142D ST.—Duff & Brown sold for J. H. & C. A. Heller 532 West 142d st, a 3-sty dwelling, on lot 18x100.

142D ST.—An investor purchased from Mrs. Van Horn 534 West 142d st, a 3-sty private dwelling, on lot 17x99.11, between Hamilton pl and Broadway.

Bronx.

ALDUS ST.—P. H. J. Daly sold to Frederick Brown, operator, the 5-sty new-law apartment house occupying a plot 50x100 at the southeast corner of Aldus st and the Southern blvd. A. D. Phelps and J. J. Donovan negotiated the sale. The property was held at \$100,000.

KELLY ST.—Nason Realty Co. (Max N. Natanson) bought from Loretta Higgins, represented by Elkus, Gleason & Proskauer, 717 Kelly st, northwest corner of Leggett av, a 4-sty new-law apartment house, on plot 110x40. The property was held at \$50,000. Jacob Leitner negotiated the sale.

179TH ST.—Cahn & Pittman sold to Dr. Adolph Rostenberg the 3-sty frame private dwelling 152 East 179th st, on a plot 76x83x irreg.

CLAY AV.—Benenson Realty Co. sold to West Farms Construction Co. the vacant plot at the southwest corner of Clay av and 165th st, extending to Teller av, measuring 127.1x22.6x113.4x250.

HONEYWELL AV.—The modern 5-sty apartment house at 2141 Honeywell av, at the corner of Hornaday pl, which was held at \$65,000, has been sold by Philip Kautman & Son, through Moses H. Rothstein, to Benjamin Taub.

MARION AV.—Mary J. Holden sold the dwelling at 1820 Marion av, through Nicholas Lopard.

NEWTON AV.—William Lippe sold to Agnes M. Shea, of Jersey City, the frame dwelling, on plot 130.3x69x irreg., on the west side of Newton av, about 600 ft. south of 253d st, and one block west of Broadway.

TIEBOUT AV.—Henry Morgenthau Co. sold to Frederick Benser 2483 Tiebout av, near Fordham rd, a 5-sty apartment house, on lot 50 ft. front by 105 ft. deep. In part payment it took a country estate in Bellmore, L. I., on Bellmore av, running through to Briggs av, and a 2-fam. house at 256 Etta st, on lot 30x86.

WHITLOCK AV.—Julius M. Rosenmann and Bernard Crausman resold to J. M. Rosenmann the plot 100x142x100x134, at the northwest corner of Whitlock av and Tiffany st.

Brooklyn.

LINDEN ST.—R. A. Schlesing, as broker, sold for Ernest Tilgner the 2-sty 2-fam. house 108 Linden st to A. Benson.

8TH ST.—Levine & Rosenberg bought from the Roebling Land Co. the 6-sty double tenement house at 152 and 154 South 8th st, on a plot 46x120. Joseph Metzger was the broker in the sale.

44TH ST.—Wendell Selker sold for Kaufman & Minck the two 1-fam. dwellings at 1574 and 1578 44th st to the Fawcett Corporation.

85TH ST.—Frank A. Seaver & Co. sold the 1-fam. frame detached house 1549 85th st, Dyker Heights, plot 60x100, for the Cropsey estate to an investor.

BEDFORD AV.—J. D. O'Connell sold for Criterion Homes Corp. the dwelling on the west side of Bedford av, 318 ft. south of Faragut rd.

CONEY ISLAND.—John N. Ross of Ross Realty Co. sold, for cash, a plot 60x100 on Mermaid av, near 17th st, for the estate of Edwin C. Burtis to John Singer.

RUTLAND RD.—J. D. O'Connell, Jr., sold the dwelling 16 Rutland rd for Hugh Calleran.

Queens.

BAYSIDE.—William Parkinson, Inc., sold to P. Swor the dwelling and plot, 33x100 ft., on the north side of Lamartine av, 333 ft. east of 5th av.

BAYSIDE.—L. I. Cooper sold to C. T. Jensen of Bayside the plot, 100x200 ft., on the northwest corner of Lamartine and Jackson av.

BAYSIDE.—Henry W. Medicus purchased for occupancy a 3-sty frame cottage on Lamartine av, between 5th and 6th sts, from William Parkinson.

BAYSIDE.—K. G. Bergen sold to G. M. Simmons of Manhattan the property, 50x100 ft., in the west side of 3d st 100 ft. north of Warburton av.

COLLEGE POINT.—G. Loeffler sold to M. Bahr the dwelling and plot, 50x100, at the southeast corner of 7th av and 14th st.

DUNTON.—M. Kolsch sold to P. F. Ryan of Jamaica the dwelling at the southwest corner of Tuckahoe av and Lefferts av.

RICHMOND HILL.—Emil Wiederhold sold a 2½-sty dwelling on North Remington av, Richmond Hill, on plot 30x100, to a client of R. A. Schlesing for occupancy.

ROSEDALE.—M. A. Seaman sold 4 plots to R. P. Domschke of Lynbrook, L. I., located in the Rosedale section. The largest plot consists of 11 acres, at the southwest corner of Merrick rd and Ocean av, and the other plots are three-fourths of an acre, on the west side of Ocean av, adjacent to the land of T. Wilson; 10 acres on the north side of the Merrick and Jamaica Plank rd, adjacent to the land of P. Barb, and one acre on the east side of Foster's Meadow rd, adjacent to the land of S. Lamerson.

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WOODHAVEN.—A. L. Duffy of Brooklyn purchased from Falkinburger & Son the dwelling at the southwest corner of Ferriss pl and Freedom av.

Westchester.

ISLIP.—Representative George S. Graham, of Philadelphia, bought the Oakman property on the South Country rd, from Mrs. Walter G. Graham. It consists of 32 acres, a house, a trout lake and a stream.

MT. KISCO.—Julia Beverley Higgins sold for Mrs. Pierre Jay her place at Mount Kisco, known as "Blue Hills," consisting of 9 acres, dwelling and outbuildings, to Mrs. Daniel Runkle.

Out of Town.

ROSLYN, L. I.—Oscar Seaman of Roslyn, L. I., purchased from Cornelius E. Remsen, Supervisor of North Hempstead, the old Remsen homestead, which was built over 200 years ago. The house contains many old relics, some of them dating back to 1700.

REMSENBERG, L. I.—Charles D. Hillies purchased Seatuck Lodge, formerly the home of the late Alonzo Reed.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold the home of H. G. Larzelere on Greenacres av, in the Greenacres section, to a New York client.

SCARSDALE.—F. H. Bethell, vice-president of New York Telephone Co., sold his country estate in the Heathcote Tract to William F. Wall. Fish & Marvin negotiated the sale.

SETAUKET, L. I.—Miss Alva M. Franzon purchased, through Daniel M. Gerard, the King homestead. The property consists of about 20 acres located on the main road to Old Field Point.

WOODMERE, L. I.—William K. Macdonald sold for Richard L. Fenton his property at Burton av and Chapman rd, consisting of a dwelling and garage, to Waverly P. Cohen.

EAST ORANGE, N. J.—Sarah B. Clayton purchased the new 16-fam. apartment house 177 Prospect st from Granite Realty Co. The buyer gave in part payment the business property 217 to 223 Halsey st, Newark, which is in close proximity to Broad and Market sts. The sale, which involved about \$200,000, was negotiated through the office of Murdock, Montclair.

EAST ORANGE.—Sarah B. Clayton bought the new 16-fam. house 177 Prospect st from Granite Realty Co. The buyer gave in part payment the business property 217 to 223 Halsey st, Newark. The sale involved about \$200,000.

HOBOKEN.—American Lead Pencil Co. bought from Louis Hengstler the factory at 1016 and 1024 Clinton st, on lot 125x100, for \$37,000.

JERSEY CITY.—Isaac Smith sold for Benjamin Treier to Joseph Garolis the flat, on lot 40x100, at 22 and 24 Olean av.

JERSEY CITY.—Stoeckel Realty Co. sold for Vanderbeek estate 737 Bergen av, a store building, to Samuel Ruskin.

JERSEY CITY.—Louis J. Eisele and Margaret Cagney bought from the John Pennington estate 12 dwellings in the Hudson City section, 42 to 44 Irving st, 26 to 28 Graham st, 117 to 119 and 126 to 128 North st.

JERSEY CITY.—Isidor Asnes bought from Herman Bojunga 206 Jewett av, a dwelling, on lot 24x142.

MONTCLAIR, N. J.—August F. Mack, president of Cosmopolitan Shipping Co., bought the house on the south side of Melrose pl, near Clinton av. F. M. Crawley & Brothers, of Montclair, were the brokers.

MOUNTAIN LAKES, N. J.—Dawnview Hall, a dwelling of the old Virginia type, has been purchased by William H. Hill of Manhattan. The house is surrounded by parked land and commands a wide view of the surrounding country.

MOUNTAIN LAKES, N. J.—George W. Fisher purchased a small villa from Mountain Lakes, Inc., located on a plot 100x166, with a frontage of 100 ft. on Pollard rd, and overlooking both Wildwood and Mountain Lakes.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Louis W. Steiner to Samuel Sodowich the dwelling at 163 Seymour av, south of Clinton av, 28x100.

NEWARK.—Charles P. Gillen & Co. sold for Bertha Oster the flat at 186 Elizabeth av to Gustave Schmidt.

NEWARK.—Charles P. Gillen & Co. sold for William J. Fitzsimmons the dwelling at 872 Beaumont pl to Dr. John N. Wittppenn.

NEWARK.—Charles P. Gillen & Co. sold for Allen B. Luschar to James A. Bray the flat at 370 South 12th st.

NORTH BERGEN.—Emanuel Provenzano bought from Joseph H. Rudiger 922 Angelique st, a dwelling, on lot 25x100.

WEST NEW YORK.—Oscar Millimet sold the 4-sty store and apartment building, on lot 25x 140, at 581 Bergenline av to Edward Fleckenstein.

PELHAMWOOD.—Fish & Marvin, through the Pelham office, sold 3 lots on Highbrook av. The property was held at \$8,000.

PELHAM.—Fish & Marvin sold for Mrs. Agnes S. Rush of New Rochelle her new residence situated on Young av to Arthur Hirsch of Chicago, who intends to make this his residence. The property was held at \$18,000.

TARRYTOWN, N. Y.—Robert E. Farley Organization sold a plot on Millard av, Philipse Manor, to H. G. Larzelere of New Rochelle.

GARDEN CITY, L. I.—Glenn H. Curtiss, the aeroplane manufacturer, purchased the \$200,000 Gage T. Tarbell estate on Stewart av and Nassau blvd. A mile away Mr. Curtiss recently erected a plant, costing about \$500,000, for experimental work.

GLEN COVE, L. I.—Pease & Elliman sold for Francis L. Hlue, president of the First National Bank, his former residence.

LITTLE NECK, L. I.—John M. Riehle sold for Long Island Sound Realty Co. two plots at

Marathon Park to Douglas G. Stuart, who has started work on an all-year residence.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn sold for Robert T. Maguire his "Barnacle" on the Shinnecock Hills, to Mrs. John H. Merice.

BAYONNE, N. J.—A plot of 16 lots at the southwest corner of Av E and East 23d st has been purchased by Standard Oil Co. as a clubhouse site for its employees. The property, which has a frontage of 175 ft. and a depth of 198, was sold by Consumers Coal & Ice Co. for \$32,500.

BAYONNE, N. J.—Standard Oil Co. bought from Ralph G. Packard the property, 231x500, in the south side of 30th st, near Av H, in the Constable Hook section.

HARRISON, N. J.—United Motors Co. purchased from Hyatt Roller Bearing Co. its plant, consisting of six 4 and 8-sty brick factories. Included in the sale are 24 vacant lots in Midlesex, 4th, Somerset and Hunterdon sts.

HOBOKEN, N. J.—Prudential Insurance Co. sold to the Seventy Hudson St., Inc., the 7-sty Terminal Building, 68 and 70 Hudson st having 55 ft. frontage in Hudson st and 103 ft. depth, for about \$128,000. The company took back a \$113,000 purchase money mortgage for five years at 5 per cent.

JERSEY CITY.—Frank E. Older sold for W. J. Webster to Richard Dorison a 2-fam. dwelling, 38x100, at the southeast corner of Claremont and Bergen avs.

JERSEY CITY.—Frank E. Older sold for Catherine Kilroy to Samuel Soled 740 and 742 Grand st.

JERSEY CITY.—United New Jersey Railroad & Canal Co. sold to James Billington a plot 150x254, on the north side of Magnolia av, and two plots on the south side of Magnolia av, near Summit av.

MONTCLAIR, N. J.—Ex-Mayor Ernest C. Hinck, of Montclair, sold the 3-sty dwelling at the southeast corner of Lincoln st and Mad-

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ison av. It is on a plot 315x200, and was held at \$37,000. The new owner is Saide L. Vimper, who gives in part payment a 2-story dwelling in Park st, on a plot 150x100. This property was valued at \$15,000. The sale was made by Hugh & Taylor.

MOUNTAIN LAKES, N. J.—H. C. Knapp purchased a dwelling of the Italian villa type, occupying a plot 100x310 ft., on Morris av.

NEWARK, N. J.—Edward A. Daly sold for Arctic Stores Co. to Hudson Distributing Co. the 3-story brick and steel warehouse, 185x225, 108 to 114 Academy st.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for estate Frank Weber the store and apartments, 28x105, 55 Camden st, at the northwest corner of Cabinet st, to Mrs. Dina Segal.

RIVERDALE, N. J.—Batson Farm Agency, in conjunction with Hinck & Hendrickson, sold the George Seaman farm to Beebe Marshall.

NYACK, N. Y.—James H. Cruikshank sold to George A. Leitner, the "Bradshaw" property, consisting of a 14-room dwelling and 1 acre of land. H. J. McGinley of Nyack was the broker.

PELHAM.—Fish & Marvin sold Lieutenant James M. Fallen Jr.'s residence on Clay av, held at \$9,000, to James A. E. Ackland, of Hackensack, N. J.

PELHAM.—Fish & Marvin rented for John F. Fairchild his house on Pelhamdale av to A. H. Campbell of Gedney Farm, White Plains.

SCARSDALE.—Scarsdale Estates, Robert E. Farley, president, sold a corner plot in the Murray Hill section to D. Branch Warwick. This plot is to be added to the holding which he is now improving.

WHITE PLAINS.—Porter & Co. sold to Frank C. Banister for occupancy the residence 89 Fisher av, on plot 105x177, corner of Tibbits av.

RECENT LEASES.

Government Leases.

United States Government procured through M. & L. Hess, Inc., agents, from the 14th Street Realty Company (Jesse I. Strauss, president,) the nine-story and basement building at 56 West 14th street, running through to 55 to 65 West 13th street, with a frontage of 25 feet in 14th street and 100 feet in 13th street, and a depth of 206 feet, having a total floor area of 117,000 square feet. The building will be occupied by the United States Government Quartermaster's Department, for distribution purposes. Extensive alterations are being made. This building was formerly a part of the Macy Store. This lease completes the rental of all of the space formerly occupied by the R. H. Macy establishment. Considerable space in the old retail shopping district has been taken over for the use of the Government or by firms with large Government clothing contracts. The same brokers recently leased 170,000 square feet in the former O'Neill-Adams Building, on the west side of Sixth avenue, from 20th to 21st streets, to Henry Sonneborn & Company, and large space in the building at the northwest corner of Sixth avenue and 19th street to the Lazarus Raincoat Company. Space has also been taken in the old Simpson-Crawford Building at the southwest corner of Sixth avenue and 20th street by Siegel Brothers & Goodman. The store at this location has been leased by the United States Government for the Quartermaster's Department, which has also acquired additional space in the former Macy store properties at Sixth avenue and 13th street and at Sixth avenue and 14th street.

Government Leases Warehouse.

William Vincent Astor has leased for the Government, for military purposes, the large storage warehouse at 410 and 412 West 14th street, extending through to 411 to 417 West 13th street, now occupied by the California Wine Growers, Association, whose lease expires May 1.

\$500,000 Lease in Beaver Street.

Richard A. Carroon and George Evalenko leased from the Estate of Andrew C. Zabriskie, the four-story building at 48 to 54 Beaver street, for twenty-one years. The properties have a combined frontage of 80 feet. The lease is on a net rental basis, and with the improvements to be made by the lessees, will involve about \$500,000. Charles F. Noyes & Company were the brokers.

Store Lease on Broadway.

The St. Regis Eating Place, leased from the Regal Shoe Company, a store

in the building at the southwest corner of Broadway and 50th street, comprising a portion of the Broadway front, and including the entire store and basement in the adjoining building in 50th street. About 6,000 square feet of space is involved. The premises are now being extensively altered, and upon their completion the corner store will be occupied by the Regal Shoe Company as a branch. The lease to the restaurant is for a term of twenty-one years, and involves about \$350,000. The property is located in the center of activity on this portion of Broadway, the recently completed Rivoli Theater being diagonally opposite, and the new Capital Theatre is to be constructed on the block further to the north. Herbert Hecht & Company and Harris & Vaughan negotiated the lease. The same brokers also closed the original lease to the Regal Shoe Store Company, which runs for sixty-three years.

Lexington Opera House Lease.

George P. Grundy, who conducts the Grand Central Palace Dancing Carnival, leased the Lexington Opera House, at Lexington avenue and 51st street. Mr. Grundy, who will get possession as soon as the tenantry of the Chicago Opera Company expires, will run a popular-priced theatre. The building was erected by Oscar Hammerstein, and the Manhattan Life Insurance Company acquired it as a result of a foreclosure proceeding. It is now owned by the Frank Gersten Realty Company.

Lunch Company Leases.

Charles F. Noyes Company leased for William P. Douglas to the Belmore Lunch Company the building 26 East 23d street for a term of years at an aggregate rental of about \$75,000. The lessees now occupy the ground floor and basement of 24 East 23d street, adjoining, which was leased to them four years ago through the same brokers. The Noyes Company leased to the Belmore Lunch Company last week 296 Broadway, and it is understood that several other negotiations are pending for locations. Jacob Richman, president of the leasing company, in commenting on his recent activity in securing locations stated: "My experience of twenty years indicates to me that there is a splendid opportunity at the present time to obtain valuable locations for lunchroom purposes. The company that I represent has a dozen locations on prominent thoroughfares, and we feel that the renting conditions throughout the city warrant us in taking prominent locations at this time, before rentals increase."

Manhattan.

AMES & CO., INC., leased for Dyckman estate, represented by Edward Corning, the building at 218 and 220 West 84th st at an aggregate rental of \$350,000 to Lee & Lichtenstein.

ALBERT B. ASHFORTH, INC., leased space in the Acker, Merrill & Condit Building to Mooney Kosofsky and Noss & Co.; the store at 1997 Broadway to David Robinson; the 3d floor at 46 West 35th st to Harry Geffen, and an apartment at 27 West 67th st to Willard L. Metcalf.

ALBERT B. ASHFORTH, INC., leased apartments in the following buildings: at 152 West 58th st to Mrs. Rosa B. Clark; at 140 West 55th st to Mrs. Grace Martindale, Ernest Flagg Dunham, Melvin Wolk and Grace Devlin; at 204 West 118th st to Ada Sadow and Henry Leiner; at 124 West 55th st to Ernest Lawford, Lucia Fairchild Fuller, Frank Burbeck, Miss Sarah E. M. Harvey, Margaret J. Powers and Walter M. Werner, and at 33 West 67th st to Mrs. Mabel Mordhars and John G. Hammond.

ALBERT B. ASHFORTH, INC., leased the store at 1997 Broadway to David Robinson.

ALBERT B. ASHFORTH, INC., leased apartments in the following buildings: 39 West 67th st to E. C. Weiskopf, M. A. Goldstein, Miss Anne McTighe, Theresa F. Bernstein, John D. Baxter; 15 West 67th st to Mrs. Helen A. Bererton; 27 West 67th st to Luigi Culci, Percy Heineman; 140 West 55th st to J. Leonard Gardier, Florence Ryan, Mrs. Liela McBirney, Victor B. Zeman, Mrs. Rae Martin; 148 West 57th st to Benjamin C. Helm; and at 6 East 30th st to James S. Maher.

WRIGHT BARCLAY, INC., leased the 3d loft in the building at 29 West 21st st to Paul Puttmann; also the 4th loft to Kopp Dress Co. The 2 leases complete the renting of the building.

BASTINE & CO., as agents, leased the 2d floor at 31-33 West 21st st to Ladenheim Bros., 4th floor to Leo Wertheim; this completes the renting of the building; 5th floor front 15 West 26th st to Hutner Bros., 8th floor rear to

Reich & Sachwald, 4th floor front to Nitzberg Embroidery Works, 8th floor front to Wear-Well Dress Co.; this completes the renting of the building; 9th floor rear 112 East 19th st to M. L. Kahn; and space at 236 Eldridge st to I. Konis and J. Archein.

BELMORE LUNCH CO., Jacob Richman, president, leased from William P. Douglas the building at 26 East 23d st at an aggregate rental of about \$75,000. Charles F. Noyes Co. was the broker in the lease.

BRETT & GOODE CO. leased the store and basement at 68 to 70 West 14th st, in the former Henry Siegel Building, to Samuel W. Steel for department store known as "Murray's." Herbert Hecht & Co. represented the tenant. The same brokers also leased space at 7 to 11 West 45th st to Daniel C. Roberts, and at 202 and 204 Centre st a floor to Samuel N. Katz, Inc., printers.

COLUMBIA CORRUGATED CO. leased space in the old Cammeyer building, corner of 6th av and 20th st, and the large store on the corner has been leased to the "Outlet." Cammeyer Co. holds the property under lease from Rhineland Real Estate Co.

DUROSS CO. leased for Norlin Realty Co. to Antonio Cracco the northerly store on 6th av in the new building at the northeast corner of 6th av and 9th st for 5 years.

HORACE S. ELY & CO. rented for M. M. Hayward & Co. the lofts at 427 and 429 Broadway, at the southwest corner of Howard st, to Wilmerding, Morris & Mitchell.

DOUGLAS L. ELLIMAN & CO., INC., leased for Pease & Elliman the parlor floor at 22 West 47th st to Henry Burg, women's tailor.

DOUGLAS L. ELLIMAN & CO. leased for the 5th Av. & 74th St. Co. an apartment of 15 rooms and 4 baths at 927 5th av, corner of 74th st, to Hamilton Carhart, formerly of Detroit, Mich.

J. B. ENGLISH leased for James Miller Realty Co. to F. E. Cheesman the upper part of building at 1554 Broadway.

J. ARTHUR FISCHER leased for M. Naftal to American Knickerbocker League the 1st loft at 787 6th av.

FRANK L. FISHER CO., in conjunction with A. H. Mathews, leased for New York Life Insurance and Trust Co. 514 West 25th st to Dings & Schuster.

WILLIAM F. FUERST, INC., leased the 6th loft at 12 West 18th st to William Silver, Inc., which completes the renting of the building.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased lofts at 46 West 21st st to Samuel Semelman and Superior Cloak Co. and at 48 and 50 West 21st st to Borer & Tafel, B. Masur and H. I. Davis & Co., and apartments at 611 West 136th st to O. S. Humphrey, at 111 East 56th st to A. deW. Little and R. Bergere and at 805 Lexington av to M. Viego.

HENRY HOF leased for Kernan Flynn the 2-sty garage at 157 East 25th st to Broadway Local Express Co.

HUBERTH & HUBERTH leased the store at 1794 Broadway to Harry J. Everall, Eastern distributor of the Roamer car.

C. ROYCE HUBERT and Houghton Co. leased the dwelling at 215 West 70th st to Richard E. Welch.

PHILIP JESELSON leased for Union Title & Mortgage Co. to Premium Press space in the 9th loft of building at 241 and 245 West 37th st.

LAKIN & DINKELSPIEL leased a store at 757 6th av to M. A. Savades.

J. EDGAR LEAYCRAFT leased the property at 177 Essex st to J. Blumberg.

SAMUEL H. MARTIN leased space at 1974 Broadway to Charity Organization Society of New York.

A. H. MATHEWS leased for New York Life Insurance & Trust Co. the building at 514 West 25th st to Dings & Schuster.

CHARLES F. NOYES CO. leased the store and basement at 50 Lispenard st to David and George Bickerton and Edward G. Regan at \$1,600 per annum.

CHARLES F. NOYES CO. leased for Louis Ferguson, represented by Cross & Brown Co., to the Coastwise Warehouse, Inc., the 6-sty building 656 to 662 West 30th st, corner of 12th av, containing 35,000 sq. ft.

THOMAS J. O'REILLY rented for H. E. Krehbiel the furnished apartment on the 5th floor at 152 West 105th st to Mrs. E. T. Mackin.

PEASE & ELLIMAN sublet for Gillespie Kinports & Beard part of the parlor floor at 311 5th av to Morris Kreisberg, a tailor; for Mrs. I. R. Kimball her apartment at 176 West 87th st to Mrs. M. W. Waters; for Mrs. E. R. Wylie her apartment in "Harperly Hall," at 64th st and Central Park West, to Mrs. W. Storrs; for Henry Edelman at 54 Morningside Drive West to Mark B. Currie; and for Mark W. Brenen at 101 West 72d st to Misses Ida L. Vanniman and Irene Seiberling.

PEPE & BROS. leased, furnished, for Major J. Z. Lowe to a Mr. Crowle the 3-sty dwelling, on lot 22x103, at 142 West 11th st, between 6th and 7th avs.

PEPE & BROTHER leased furnished apartments as follows: at 23 East 9th st for M. Clayton, Jr., to C. Boyesen; at 60 West 10th st to Miss A. Alloway for S. W. Crolly; at 303 West 4th st to T. Tolerton for Mrs. Harry S. Koch.

GEO. R. READ & CO. leased space in the Constable Building, 111 5th av, for executive offices, to the Board of Foreign Missions of the Methodist Episcopal Church, in addition to the space already occupied by them; also space to Tamalupis Oil Co. in the same building.

GEO. R. READ & CO. leased the store and basement at 1166 Broadway to Miller Bros. Hat Co., Inc.

GEO. R. READ & CO. leased for William C. Walker's Sons, agents, the building at 209 Washington st, between Barclay and Vesey sts, to H. Gottlieb & Brothers of Philadelphia.

GEO. R. READ & CO. leased the upper part of the building at 23 William st, containing over 12,000 sq. ft., to Wm. H. McGee & Co., marine insurance underwriters; also sub-leased the top floor to Block, Earl & Manuel, Inc., marine insurance brokers.

M. ROSENTHAL CO. leased the 9th floor at 38 West 26th st to T. Weinberg & Sons.

FRED'K SOUTHACK & ALWYN BALL, JR., leased to Retail Merchandising Co. space in the Brunswick Building, aggregating \$50,000, and with Eaton, Crank & Pike in the same building for \$23,000.

FRED'K SOUTHACK & ALWYN BALL, JR., leased in the building at 329 5th av 2 floors, aggregating \$6,450, to Ansonia Waist Co. and Triangle Fur Co.

FRED'K SOUTHACK & ALWYN BALL, JR., leased for William Vincent Astor about 40,000 sq. ft. store and basement at 546 and 548 Broadway to Calif Bros., jobbers in cotton goods and kimonas; also the store and basement at 292 Church st for James A. Hearn estate to Kanter, Aaronvitz & Morris Weintraub & Son; and the building at 300 Church st for J. W. Cushman & Co. to E. M. Merblum.

SPEAR & CO. rented for Moses Samuels the building at 415 Lafayette st to L. Barth & Son.

STUYVESANT TRANSPORTATION CO. leased, with option to purchase, for \$108,500, the 5-sty garage, 100x103.3, at 525 to 531 East 15th st, near Av B, from East Side Fireproof Stabling and Storage Co.

JAMES N. WELLS' SONS leased for the Moore estate, for 21 years, the 7-sty building, 533 to 539 West 21st st, to the Towers Stores, Inc., which will occupy the entire building as a storage warehouse after extensive alterations.

WHITE-GOODMAN leased the 3d loft at 688 Broadway to I. Moskowitz.

WHITE-GOODMAN leased the top loft at 573 Broadway to J. Robinson & Co., and the 3d loft at 688 Broadway to I. Moskowitz.

WHITE-GOODMAN leased to Spanish-American Democratic Club the ground floor at 116 East 18th st; also to Kuhmarker Mfg. Co. 20,000 sq. ft. in the store and basement at 149 to 155 West 24th st; also to M. Blank the 1st loft at 101 Prince st, and to Palm Knitting Co. the 10th loft at 140 to 144 West 22d st.

D. ZUCKERMAN CO. leased the 6th boor at 48 and 50 West 21st st to Packer & Cohen; the 6th floor at 346 6th av to Nifty Dress Co., and the 3d floor at 33 and 35 East 21st st to Brill & Wechsler Bros.

D. ZUCKERMAN CO. leased the 3d floor at 132 West 22d st to Dokshizky & Feder; the 3d floor at 32 East 22d st to Marie Oliveri, and the 8th floor at 142 West 26th st to Kletske Costume Co.

REAL ESTATE NOTES.

PEASE & ELLIMAN have been appointed agents for 64 West 107th st, apartments.

LEWIS H. MAY CO. have been appointed agents for the property at 112 7th av.

ROYTON REALTY CO. is the buyer of 1854 7th av, sold recently by Mrs. John Martin.

WILLIAM A. SINCLAIR is the buyer of 7 West 101st st, sold by Frank L. Fisher Co.

PEPE & BRO. have been appointed agents for 200, 204, 206, 214, 216 and 218 West Houston st.

IDA STERN is the purchaser of 62 East 129th st, sold recently by Earle & Calhoun for Susan E. Blodgett.

SARAH HAFNER is the buyer of the 5-sty new-law tenement at 64 Vermilyea av, sold last month.

HENRY HOF has been appointed by Mrs. Mary E. Gallagher agent for the premises at 333 East 38th st.

REMSEN DARLING has become associated with the mortgage department of Charles B. Van Valen, Inc.

JAMES H. CRUIKSHANK was the buyer of the flat at 7 West 101st st, sold recently by Everslyr Childs.

FRED'K SOUTHACK & ALWYN BALL, JR., negotiated a loan of \$650,000 for Rockwood Manufacturing Co.

NEHRING BROTHERS have been appointed agents of 2159 to 2163 Morris av, two 5-sty apartment houses.

H. J. SCHUM has been appointed agent for 436 to 442 West 29th st, 366 West 31st st and 535 West 40th st.

SAMUEL MOORE is the buyer of 348 to 350 Water st and 357 and 359 Water st, sold by Alliance Realty Co.

PAYSON McL. MERRILL CO. INC., has been appointed agent of 350 and 352 Lexington av and 32 East 40th st.

CHARLES B. VAN VALEN has been appointed agent for the properties 136 East 26th st and 342 West 18th st.

JAMES KYLE & SONS have been appointed agents for the 5 buildings at the southwest corner of 3d av and 72d st.

DIME SAVINGS BANK, of Brooklyn, is the buyer of 65 to 73 Fleet st, old dwellings, through John F. James & Sons.

THOMAS J. O'REILLY has been appointed agent by Emigrant Industrial Savings Bank of the 3-sty dwelling at 115 East 24th st.

M. MOSESON is now associated with Lewis H. May Co. and has taken over the management of their loft renting department.

HARRY ARONSON is the buyer of the 6-sty building, northeast corner of 1st av and 31st st, recently sold by George Rosenfeld, Inc., for General Optical Co.

FRED'K SOUTHACK & ALWYN BALL, JR., were the brokers representing the owners in the lease for 21 years to Samuel Cox property in East 24th st for \$126,000.

PEASE & ELLIMAN have been appointed by Judge Elbert H. Gary agents of the 40-ft. dwell-

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ing at 855 5th av, adjoining his own residence at the south corner of 67th st.

CHARLES HOFFMAN and Gerson Robinson are the buyers of the loft building at the northeast corner of 1st av and 31st st, reported sold recently by General Optical Co.

CHARLES F. NOYES CO. has been appointed exclusive managing agents by Charles E. Loew covering the property 24 to 30 Cherry st, 1 to 5 Oak st, 284, 390 and 392 Pearl st.

CHARLES F. NOYES CO. was the broker in the sale for Central Trust Co. to Jeremiah F. Donovan of 133 Mercer st, an 8-sty fireproof loft building. The property was assessed and valued at \$40,000.

CHARLES G. KELLER, formerly with Louis Schrag, has opened offices at 100 West 23d st, where he will conduct a general real estate business, specializing in the 23d st district, in rentals and management.

CHARLES F. NOYES CO. has been appointed exclusive managing agents for the 18-sty Broadway-Maiden Lane Building, at 170 Broadway, southeast corner of Maiden la. The building rents for about \$325,000 per annum.

AT A MEETING of the Real Estate Owners' Association held last night at Turn Hall, Lexington av and 85th st, addresses were made by John P. Finnerty, first deputy tenement house commissioner; Robert E. Dowling and Edward P. Doyle.

GUARDIAN HOLDING CO., of which Mrs. Jenny K. Stafford is president, is the buyer of the new 13-sty apartment house at the northeast corner of Madison av and 72d st, reported sold last week by Klein & Jackson through Pease & Elliman. The property was held at \$850,000.

GEORGE OSCAR FOWLER, 76 years old, a veteran of the Civil War, and for years engaged in the real estate business at Whitestone, died Tuesday at his home, 6 West 17th st, Whitestone, following a stroke of apoplexy which he suffered on January 28th last. He is survived by two daughters and two sons.

GOODALE, PERRY & DWIGHT, INC., announce the removal of their main office from 5 East 23d st to the store at 137 West 23d st, between 6th and 7th avs. The opening of the 7th av subway in the near future, together with the existing lines of transit, makes their new location convenient to all parts of the city.

RECEIVERS of Atlantic Dock Co. have received permission from Supreme Court Justice Manning of Brooklyn to sell the Times Square Hotel at 206 West 43d st to Newgold Hotel Corp., the lessee, for \$170,000. The hotel is 10 stories in height and covers a plot 30x100.5. The sale was originally reported last September.

FRED K. SOUTHWICK & ALWYN BALL, JR., have been appointed agents for the upper floors in the building at 329 5th av, between 32d and 33d sts; also for 224 East 24th st, a 4-sty building; 2 West 33d st, recently occupied by the Chatham & Phenix National Bank; building at 618 6th av, and the 2d floor at 1375 to 1383 Broadway.

CHARLES F. NOYES CO., the broker who, with Geo. R. Read & Co., negotiated the lease for the Harter Corporation of the building 235 to 238 West st, and 81 to 87 Beach st, to Carter Macy & Co., tea importers, announces that the firm will not vacate its Pearl st offices, where it has been located for many years. The West st premises will be used entirely for blending, packing and warehouse purposes. The aggregate rental involved was about \$100,000.

AT A MEETING OF THE Murray Hill Taxpayers' Association held recently, the following officers and directors were elected: President, Michael J. McCauley; 1st vice-president, Thomas M. Bresnan; 2d vice-president, Dr. Dennis J. McDonald; secretary, Pierre M. Clear; financial secretary, Louis Moesch; treasurer, Henry Hof. Directors: Michael J. McNamara, Charles Pfeiffer, Charles W. Eidt, Frank J. Lynch, John J. Killian, Peter Seery, Edwin M. Young and James N. Dobbie.

HEIRS OF THE ESTATE of Martin Grossman bought in the property of the Grossman estate at the auction by Henry Morgenthau, Jr., on January 8, incorporated at Albany on

Wednesday. Nitram Realty Co., with J. L. Evans, M. J. and K. E. Grossman, directors, capitalized at \$15,000 to take over the 4-sty building, 70x132.2, at 31 to 35 East 4th st, and Namesorg Realty Co., same directors, capitalized at \$10,000, to hold the 4-sty tenement, 130x54, at 2157 Crotona av, and two 3-sty dwellings, 40x145.9, at 3762 and 3764 Park av.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Feb. 1 to 7	1917 Feb. 2 to 8
Total No.	130	182
Assessed Value	\$9,297,180	\$10,917,200
No. with consideration	19	20
Consideration	\$811,275	\$647,180
Assessed Value	\$959,800	\$857,200

	Jan 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	613	876
Assessed Value	\$33,980,680	\$62,930,070
No. with Consideration	111	103
Consideration	\$5,042,913	\$7,471,614
Assessed Value	\$5,840,900	\$9,412,600

Mortgages.

	1918 Feb. 1 to 7	1917 Feb. 2 to 8
Total No.	61	81
Amount	\$1,170,410	\$1,601,598
To Banks & Ins. Cos.	10	14
Amount	\$329,500	\$412,000
No. at 6%	31	36
Amount	\$369,510	\$568,030
No. at 5½%	8	.....
Amount	\$157,000	.....
No. at 5%	16	20
Amount	\$370,000	\$641,303
No. at 4½%	.....	1
Amount	.....	\$25,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	11	24
Amount	\$273,900	\$367,265

	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	255	441
Amount	\$6,127,283	\$14,299,700
To Banks & Ins. Cos.	47	94
Amount	\$3,652,750	\$8,898,900

Mortgage Extensions

	1918 Feb. 1 to 7	1917 Feb. 2 to 8
Total No.	39	46
Amount	\$1,564,475	\$7,714,000
To Banks & Ins. Cos.	26	26
Amount	\$1,182,950	\$6,910,500

	Jan 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	142	281
Amount	\$6,539,625	\$18,180,725
To Banks & Ins. Cos.	55	136
Amount	\$4,027,100	\$13,642,575

Building Permits.

	1918 Feb. 2 to 8	1917 Feb. 3 to 9
New Buildings	7	4
Cost	\$933,000	\$175,000
Alterations	\$121,200	\$369,525

	Jan. 1 to Feb. 8	Jan. 1 to Feb. 9
New Buildings	20	44
Cost	\$2,414,700	\$4,939,800
Alterations	\$792,746	\$1,607,445

BRONX.

Conveyances.

	1918 Feb. 1 to 7	1917 Feb. 2 to 8
Total No.	91	119
No. with consideration	10	13
Consideration	\$177,875	\$197,300

	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	478	622
No. with consideration	96	77
Consideration	\$1,079,058	\$575,974

Mortgages.

	1918 Feb. 1 to 7	1917 Feb. 2 to 8
Total No.	34	65
Amount	\$210,185	\$419,576
To Banks & Ins Cos	1	9
Amount	\$43,000	\$258,000
No. at 6%	13	30
Amount	\$82,030	\$157,056
No. at 5½%	6	4
Amount	\$62,100	\$21,000
No. at 5%	7	1
Amount	\$46,980	\$162,115
No. at 4½%	3	2
Amount	\$10,800	\$10,000
Unusual rates	1	2
Amount	\$1,575	\$6,905
Interest not given	4	16
Amount	\$6,700	\$62,500

	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	259	322
Amount	\$1,284,193	\$2,308,879
To Banks & Ins. Cos.	6	29
Amount	\$138,000	\$572,350

Mortgage Extensions.

	1918 Feb. 1 to 7	1917 Feb. 2 to 8
Total No.	8	22
Amount	\$342,300	\$557,155
To Banks & Ins. Cos.	2	2
Amount	\$199,500	\$59,000

	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	36	114
Amount	\$784,300	\$2,504,605
To Banks & Ins. Cos.	11	30
Amount	\$337,750	\$725,200

Building Permits.

	1918 Feb. 1 to 7	1917 Feb. 2 to 8
New Buildings	.....	4
Cost	.....	\$26,400
Alterations	\$2,800	\$15,450

	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
New Buildings	10	39
Cost	\$478,850	\$846,175
Alterations	\$9,300	\$114,575

BROOKLYN.

Conveyances.

	1918 Jan. 31 to Feb. 6	1917 Feb. 1 to 8
Total No.	404	513
No. with consideration	52	33
Consideration	\$487,230	\$289,087

	Jan. 1 to Feb. 6	Jan. 1 to Feb. 7
Total No.	1,774	2,380
No. with consideration	162	287
Consideration	\$1,355,078	\$4,489,837

Mortgages.

	1918 Jan. 31 to Feb. 6	1917 Feb. 1 to 7
Total No.	209	409
Amount	\$806,405	\$1,778,892
To Banks & Ins. Cos.	34	68
Amount	\$296,850	\$339,200
No. at 6%	136	213
Amount	\$276,775	\$314,230
No. at 5½%	34	81
Amount	\$298,450	\$410,350
No. at 5%	20	68
Amount	\$115,630	\$379,450
Unusual rates	1	6
Amount	\$1,100	\$23,990
Interest not given	18	41
Amount	\$114,450	\$150,872

	Jan. 1 to Feb. 6	Jan. 1 to Feb. 7
Total No.	936	1,662
Amount	\$3,937,379	\$7,325,573
To Banks & Ins. Cos.	139	284
Amount	\$876,500	\$2,164,050

Building Permits.

	1918 Feb. 1 to 7	1917 Feb. 2 to 8
New Buildings	26	84
Cost	\$210,700	\$733,700
Alterations	\$32,200	\$85,705

	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
New Buildings	94	532
Cost	\$1,305,850	\$4,150,200
Alterations	\$277,771	\$345,375

QUEENS.

Building Permits.

	1918 Feb. 1 to 7	1917 Feb. 2 to 8
New Buildings	12	44
Cost	\$34,075	\$132,920
Alterations	\$7,080	\$40,300

	Jan 1 to Feb. 7	Jan. 1 to Feb. 8
New Buildings	83	303
Cost	\$245,500	\$878,772
Alterations	\$29,070	\$106,037

RICHMOND.

Building Permits.

	1918 Feb. 1 to 7	1917 Feb. 1 to 8
New Buildings	7	12
Cost	\$68,550	\$19,205
Alterations	\$52,350	\$5,480

	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
New Buildings	21	60
Cost	\$113,170	\$198,675
Alterations	\$55,625	\$22,133

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ONE of the principal features of the seventh annual convention of the National Association of Building Exchanges, that has been in session in Pittsburgh, Pa., during the past week, was the presentation and recommendation of resolutions declaring that the wish of the builders of the United States was to get into close touch with the Government and render it the most efficient aid in return for protection to the building industry. All the facilities of the national body were pledged to President Wilson, to be at his disposal while the war shall last. At the opening session of this convention it was recommended that an advisory construction board be established at Washington, D. C., for the purpose of acting in harmony with the Governmental activities and to keep the war boards informed accurately as to the supply of building materials, labor and capital and to obtain in return such consideration from the Government as will sustain the industry on a basis of organized efficiency.

It has been generally recognized that the war has, to all intents and purposes, demoralized the building industry. Not only in particular localities, but broadcast over the entire nation the effects have been felt. Practically the only line of building activity that has proceeded to any important extent during the past year has been that type of operation made necessary by the greatly enlarged program of military and naval warfare. Private construction has been confined to comparatively few dwellings and buildings for housing or community purposes, and at the present time there is a decided lack of facilities for housing and for the transaction of local business.

Common Brick.—The market for Hudson River common brick is exceedingly dull, and no increase in activity is anticipated until there is a general improvement in the building situation in the Metropolitan district and the adjacent territory. Only one barge load of brick was taken out of the market this week, but there have been a few new inquiries that indicate an undercurrent of life that will undoubtedly result in substantial orders as soon as the weather permits a general resumption of construction work. The ruling price in this market is unchanged from the \$10 level that has now maintained for nearly a month, and no movement from this figure is anticipated at this time. The Raritan situation is unchanged. No business is possible in this market as long as the river and harbor is ice-bound, and it will require two or three weeks of favorable weather before the conditions will be such that shipments can be made.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, February 8, 1918: Condition of market: Demand very light; prices unchanged. Quotations: Hudson Rivers, \$10 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none. Sales, 1. Distribution: New Jersey, 1.

Structural Steel.—Although the demand for fabricated material for building construction in the local territory is light, there are long delays and numerous difficulties entailed in obtaining the delivery of those orders that are placed, and no additional life is anticipated until there are signs of improvement in the mill and railroad situations. On account of the Federal orders, fuel shortage, transportation congestion and other factors, fabricating mills are not actively soliciting new business, and in some instances have been known to return current orders, with the request that customers withhold them for a time or at least until the congestion is

During the past week the cold and stormy weather has held up what little work was in prospect, and while the condition lasts no improvement is possible. The thaw of the latter part of the week was most welcome, and the builders and material dealers join in the hope that it will prove to be the end of the extreme cold for this year. There are a number of new building projects about ready to be started, but that have been held in abeyance on account of the weather. With favorable conditions it will be possible to commence these operations in a week or two at the latest, and this would materially increase the interest in the building situation in this city.

The markets for building materials and supplies have been uniformly quiet during the past week. There has been a lack of orders and inquiries, but prices have remained practically stationary at the high levels that have now maintained for some time. Had there been a large volume of orders current the situation in the wholesale markets would have been aggravated because of the fact that the railroad congestion is still acute and deliveries only possible when materials are consigned for actual Government work. The ice-congested condition of the rivers and harbor have also complicated the delivery of materials, as it has been impossible for lighters and barges to make any degree of progress. Favorable weather conditions for a week or so would have a most beneficial effect upon the building interests and would hearten them to a great extent. There is a large volume of important work in prospect, and good weather will assist materially in improving the general conditions so that many of these operations can be started.

relieved. Practically the only commitment of local interest was the order to the Passaic Rolling Mill Co. for 700 tons of steel for the National Lead Company plant, to be erected in Brooklyn. Other orders were for structures at a considerable distance from the Metropolitan zone. Although there have been quite a number of important structures recently planned, there is no likelihood that they will be started while the present critical situation maintains. Steel prices are unchanged from the federal control figure. This will remain in effect until March 31.

Lumber.—Delivery of new supplies from producing points is still at a low ebb, and as a consequence the stocks in the hands of the dealers in the local territory are badly depleted and broken. While there is a fair demand it is emanating principally from manufacturing consumers. At the present writing the building situation is halted owing to the weather and other deterrents, and only a minimum volume of business is coming from this source. There are a few inquiries, however, that indicate a better outlook for the spring months. The freight situation is the most potent factor at the present time in the lumber market and until the congestion is relieved to a point where deliveries are possible within a reasonable length of time the local dealers are bound to suffer from short stocks and a consequent inability to fill orders. The Government is taking an immense volume of lumber out of the market for its programs of shipbuilding and airplane construction, and it will be some time before the demands from this source are satisfied. Lumber prices are firm and with a decided tendency toward further advances for certain lines.

Portland Cement.—The principal difficulty in the market for this commodity is the railroad situation. Freight con-

gestion and embargoes has prevented the cement interests from doing the volume of business that might have been put through. There is a very satisfactory demand, and the outlook for the future is bright. To be sure, the bulk of the current business is emanating from the requirements of the Government, but there is a large volume of work of this character that will require immense quantities of materials. A representative of one of the leading cement manufacturers stated that his concern was doing a business that averaged up to about 75 per cent. of last year's bookings, which was considered excellent in the face of the conditions of the current year. It is thought that about three to six weeks will be required to untangle the freight situation, and by that time the business of the cement interests should be materially improved. There is no change in the wholesale price of Portland cement.

Window Glass.—There is hardly any activity in the market for either plate or window glass, and, according to the current outlook, there is every prospect that the production of this year is to be cut to the basis of 50 per cent. of the output of last year. This will be by order of the Federal Fuel Administration. There has recently been announced an increase of 25 per cent. granted to skilled workers, and this advance will undoubtedly mean an early increase in the price of window glass of approximately \$1 a box. Although there will be but half the usual output during the remaining weeks of the producing season, manufacturers are of the opinion that there will be sufficient for the small demand caused by the lack of building operations throughout the country. At the present writing there has been no change in the schedule of discounts, but revisions are likely at almost any time.

Wire Products.—Producers of both wire and wire nails report that the new demand for their output is only fairly active. The recent shut-down for a period of five days considerably decreased the output and upset their operating schedules. Wholesalers in the Metropolitan district state that they have but small supplies on hand, and that the congested freight situation is delaying what deliveries from the mills are possible. Stocks are badly needed, as the demand from consumers is firm and likely to increase. The prices that will maintain until April 1 are as follows: Wire nails, \$3.50, base per keg, and bright basic wire, \$3.35 per hundred pounds.

Cast Iron Pipe.—There is considerable of a demand for cast iron pipe for export, and a large volume of business could be undertaken in this line if it were possible to obtain ships for the transportation of this material. One local commission house stated that it is in the market for approximately 1,300 tons of cast iron pipe for export. Municipal orders are vastly more frequent than they have been for some months, and the outlook from these quarters is good. There is also an increased demand from private interests. Federal control prices for cast iron pipe continue as follows: 6-in., 8-in. and heavier, \$55.35, New York, and 4-in., \$58.35.

Hydrated Lime.—There is practically no market for this material, owing to the general recession of building operations in this vicinity. The manufacturers are greatly hampered by the railroad situation, and are only able to arrange for the shipment of that material that is destined for use in some project that is required to prosecute the war. There have been no changes in quotations since the last report.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.00@ —

Raritan common.....No quotation

Second hand common, per load

of 1,500.....\$7.50@ —

Red face brick, rough or

smooth, car lots.....\$21.00@ —

Buff brick for light courts... 21.00@ —

Light colored for fronts..... 25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and

over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.15@ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,

wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o.

b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal)...\$1.25@ \$1.35

Trap rock, ¾ in. (nominal)... 1.35@ 1.45

Bluestone flagging, per sq. ft. .17@ 0.18

Bluestone curbing, 6x16..... .40@ —

HOLLOW TILE (fireproofing. Prices f.

o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

10x12x12 in., per 1,000..... —

12x12x12 in., per 1,000..... —

Interior—

3x12x12 in., per 1,000..... —

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$1.90@ —

Eastern finishing..... 2.10@ —

Hydrated common (per ton)...\$15.00@ —

Hydrated finishing (per ton)... 15.43@ —

LINSEED OIL—

City brands, oiled, 5 bbl. lots..\$1.30@ —

Less than 5 bbls..... 1.31@ —

GRAVEL (500 cu. yd. lots f. o. b. along

side dock N. Y., wholesale):

1½ in. (nominal).....\$1.60@ \$1.75

¾ in. (nominal)..... 1.60@ 1.75

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft....\$42.00@ \$55.00

14 to 16 ft..... 63.00@ 75.00

Heart face siding, 4-4 & 5-4 34.00@ 36.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M..... 30.50@ —

Hemlock, W. Va., base price

per M..... 30.50@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered) 6.35.00@ \$38.00

Wide cargoes..... 37.00@ 45.00

Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2

ft. over 20 ft. in length. Add \$1.00 per M.

for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$4.50@ \$4.75

Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in.....\$63.00@ —

Cypress shingles, 6x18, No. 1

Hearts..... 10.00@ —

Cypress shingles, 6x18, No. 1

Prime..... 8.50@ —

Quartered oak..... 90.00@ 95.00

Plain oak..... 68.00@ 73.00

Flooring:

White oak, quartered, select..\$51.00@ \$55.00

Red oak, quartered, select... 51.00@ 55.00

Maple No. 1..... 47.00@ —

Yellow pine, No. 1, common

flat..... 39.00@ —

N. C. Pine, flooring, Norfolk. 40.00@ —

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Masons' finishing in 100 lbs.

bags, per ton.....\$15.00@ \$16.00

Dry Mortar, in bags, return-

able at 15c. each, per ton... 8.25@ 8.75

Block, 2 in. (solid), per sq. ft....\$0.08

Block, 2-in. (hollow), per sq. ft.... .09

Boards, ¾ in. x 8 ft..... .12½

Boards, ¾ in. x 8 ft..... .15½

SAND—

Screened and washed Cow Bay,

500 cu. yds. lots, wholesale..\$1.25@ —

STRUCTURAL STEEL (Plain material

at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195@ —

Beams & channels over 14 in. 3.195@ —

Angles 3x3 up to 6x8..... 3.195@ —

Zees and tees..... 3.195@ —

Steel bars, half extras..... 3.195@ —

TURPENTINE:

Spot, in yard, N. Y., per gal..\$0.47½@ \$0.48

WINDOW GLASS. Official discounts

from jobbers' lists:

Single strength, A quality, first three

brackets..... .80%+20%

B grade, single strength, first three

brackets..... .85%

Grades A and B, larger than the first

three brackets, single thick... .80%+10%

Double strength, A quality..... .80%+10%

Double strength, B quality..... .80%+20%

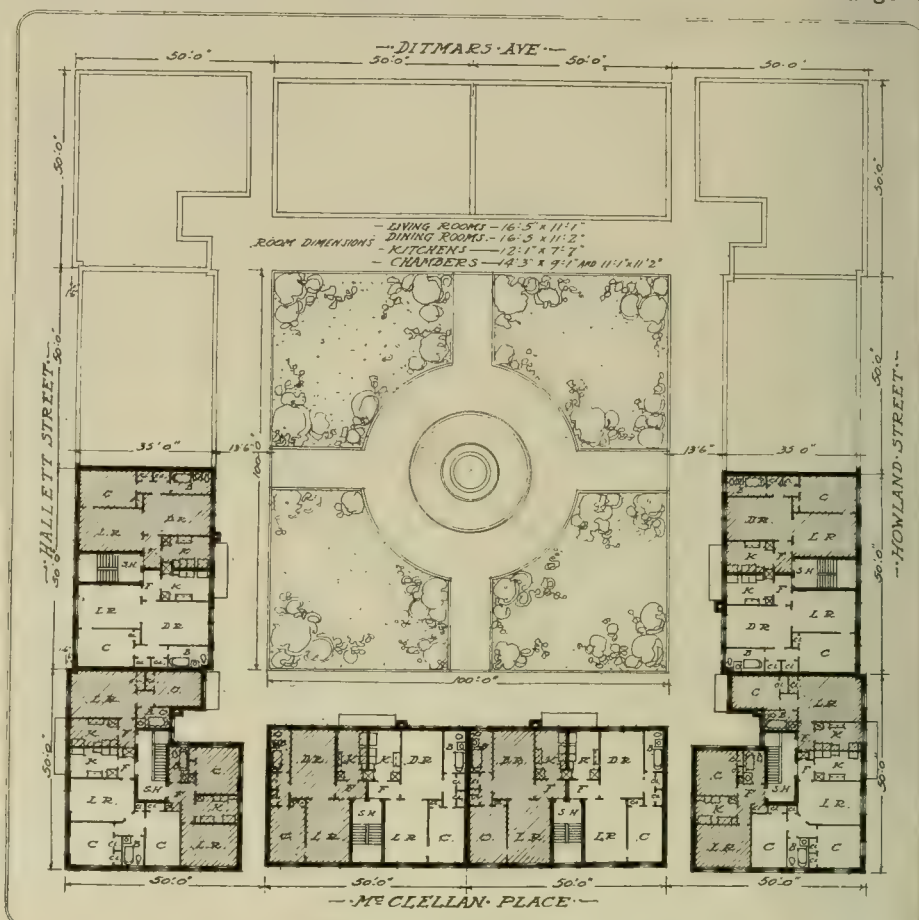
MULTI-FAMILY HOUSE DEVELOPMENT

Project at Astoria, L. I. Designed to
Provide Accommodations for Workmen

SUITABLE housing for the accommodation of workmen is a problem that has lately absorbed considerable attention, so much so that President Wilson has been appealed to, in order to ascertain whether assistance can be expected from the Government. A unique layout has been designed by Andrew J. Thomas, architect, 137 East 45th street, Manhattan, that is adaptable to the outlying sections of this city, or other communities where land values have not reached a prohibitive figure. It has been proposed to develop this scheme at Astoria, L. I., on the block

and ventilation, and when landscaped and planted in an artistic manner, is destined to become an exceedingly attractive feature of the scheme. As the illustration shows there is no instance where the individual houses are no more than two rooms in depth. The corner buildings are 39 feet deep and the inside houses are planned with a mean depth of 35 feet.

Units in these buildings are arranged in suites of three and four rooms, with baths, but as the plan is flexible it becomes an easy matter to plan for the accommodations of families requiring two or five-room suites. A change of



PROJECTED BLOCK DEVELOPMENT AT ASTORIA, L. I.

bounded by McClellan place, Howland street, Ditmars avenue and Hallett street.

The development of this plan is based upon the principles of small blocks, allowing sufficient intersecting streets and avenues, and eliminating the back alleys and service entrance. This scheme also does away with the usual cut-up arrangement of courts for light and ventilation, these facilities being provided by the streets or the large open court.

In discussing this plan Mr. Thomas stated that apartments designed in this general style are suited to the housing requirements of workmen of all classes and furthermore the scheme is far removed from the usual mechanically arranged flats that have heretofore been provided for mechanics and workmen. The initial cost of construction of units of this type can be kept at a remarkably low figure as the individual buildings are small, considering the accommodations that each will provide. Further, the general cost of maintenance and upkeep of a small structure of this character is low in comparison to the income returned. The rents that must be obtained in order to provide this income are considerably lower than those at present in force for accommodations of a similar character, but in structures that are less attractive and located in a neighborhood not nearly so desirable.

The accompanying illustration shows the development of this housing scheme in a most graphic manner. The large interior court provides permanent light

this character would in no wise alter the conveniently small dimensions of the structure. According to this scheme the various buildings comprising the development would be four stories in height, with a basement. All houses would have a uniform frontage of 50 feet.

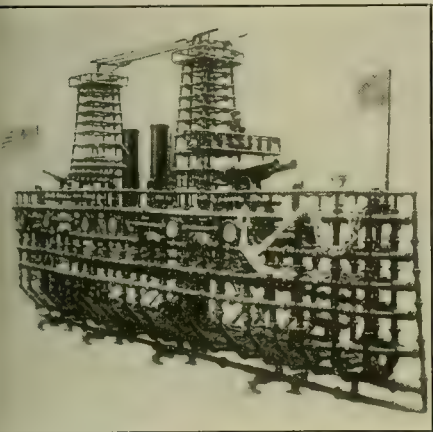
New Lighting Treatment.

A well-established lighting principle treated in a new and pleasing manner, is embodied in the new Jefferson two-piece unit which recently made its premiere before architects. In this unit, the popular and effective transmission, reflection system is seen at its best as it is reproduced in the well-known Moonstone Glass. The high light transmission and diffusion qualities of the glass, and a practically perfect scientific design permit increased lighting efficiency and at the same time eliminate the presence of shadows or dark spots on the ceiling, walls or floor, which hitherto has been practically the only disadvantage of the transmission-reflection system. Another feature which will make a particular appeal to the architect is the wide variety of treatment. The unit can be secured in adaptations from all the period styles as well as other popular motif designs. An interesting booklet describing the unit and listing the styles in which it is furnished is now being prepared by the Jefferson Glass Company at Follansbee, West Virginia.

Plans Shipyard at Arverne, L. I.
Walter Trempe, architect and engineer, 147 Remsen street, Brooklyn, is preparing the plans for a large ship building plant to be located at Arverne, L. I., for Walter H. Gahagen, 147 Remsen street, owner. The project will involve the erection of a one-story machine shop, 200x600 feet; saw mill building, 200x300 feet; boiler house, dimensions undecided; office and administration building, and ways and sidings. The cost of this plant will be approximately \$100,000. Further details will be available later.

Contract for Brooklyn Factory.
The Turner Construction Company, 242 Madison avenue, Manhattan, has obtained a general contract for the construction of the two-story brick and reinforced concrete factory building for the Kenyon Company, clothing manufacturers, 754 Pacific street, owner. The new structure will be located on First avenue between 57th and 58th streets. William Higginson, 21 Park Row, Manhattan, is the architect.

Dreadnaught "New York."
THE accompanying illustration is a view of the model of the super-dreadnaught "New York" that was entirely made of products of the Crane Co., by an employee of the Bridgeport Division. This model is now on view at the Crane Exhibit rooms, 23 West 44th street. The over-all dimensions of the



DREADNAUGHT OF PIPES.
model are: Length, 186 inches; breadth, 34 inches; molded depth, 42 inches; total height from keel to top-mast, 102 inches. Its net weight is 3,308 pounds. There are 6,669 separate pieces entered into the construction of this model. A small electric motor gives action to the propeller. The ship is electrically wired throughout, the wires running in conduit, and by pressing a button action may be seen everywhere—the propeller turns, the commander salutes, lights flash, guns roar, the wireless crackles, the search light throws a searching beam. The entire action is automatic the may be repeated indefinitely or until the pressing of another button stops it. A row of colored electric lights run from bow to stern over the mast tops, and when in action the model makes an interesting exhibition.

New Architect for Heckscher Apartment.
It has been announced that Russel B. Smith, architect and engineer, 50 East 42d street, has been retained to prepare the plans and specifications for the sixteen-story apartment house that August Heckscher will erect on the site of the Old South Church, southeast corner of Madison avenue and 38th street. This operation will involve the expenditure of about \$650,000. Details of this project were announced in a recent issue of the Record and Guide.

Contractor for Magistrates' Courthouse.
The general contract for the construction of the new Magistrates' Courthouse to be erected at the southeast corner of Second avenue and East 2d

street has been awarded to the Burke Brothers Construction Company, 30 West 42d street. The structure will be built according to plans and specifications prepared by Alfred Hopkins, architect, 101 Park avenue, and will cost in the neighborhood of \$150,000. Complete details of this project were published in a recent issue of the Record and Guide.

Plans for Offices and Show Rooms.
Henry J. Nurick, architect and engineer, 957 Broadway, Brooklyn, is revising the plans and specifications for the five-story automobile show rooms and offices to be erected on the plot bounded by Bedford, Rogers and St. Marks avenues, Brooklyn. The name of the owner of this operation is withheld for the present, but the lessee of the entire building will be Bishop, McCormick & Bishop, dealers in motor cars, now at 20 Halsey street. This building will be constructed

of brick, stone and reinforced concrete and will have dimensions of 75x85 feet. The cost is placed at \$150,000. The architect will probably be ready for estimates March 1.

New Hebrew School in Brooklyn.
Cohn Brothers, 361 Stone avenue, Brooklyn, are preparing the plans and specifications for a three-story brick and limestone school to be erected at the southwest corner of Pennsylvania avenue and New Lots Road, Brooklyn. This structure is to be owned and occupied by the New Lots Talmud Torah Society, George Garzogg, president and chairman of the building committee. The building will have ground dimensions of 60x100 feet and will provide seating accommodations for 1,050 pupils. A large auditorium will be included. The cost is estimated to be approximately \$70,000.

Edison Supply

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Frank C Hurley, proprietor of "The Hermitage", said, "Edison Service has saved me \$1500 since I closed down my plant last September. I have no further use for a private plant. In fact, I would not advise installing one in any new property"

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PERSONAL AND TRADE NOTES.

Moody Engineering Company has moved its offices from 115 Broadway to 90 West street.

Emilio Levy, architect, has recently moved his offices from 56 West 45th street to 331 Madison avenue.

C. G. Van Rensselaer, architect, 505 State street, Schenectady, N. Y., desires catalogues on solid steel sash.

Paul H. Fabricus, consulting engineer, has recently moved his office from 15 West 44th street to 331 Madison avenue.

Special Service Flooring Company has recently closed a large contract for composition flooring in the St. Joseph's Asylum, Buffalo, N. Y.

William J. Cherry, architect, Grand Central Terminal Building, desires catalogues and price lists from manufacturers and dealers in building materials and supplies.

Henry J. Nurick, architect and engineer, announces the removal of his offices from 892 Broadway to the Corn Exchange Bank Building, 957 Broadway, Brooklyn. Telephone, Bushwick 7096.

Arthur J. Large has recently been appointed Superintendent of Highways for the Bronx. He is chairman of the Independence League in Bronx County and during the administration of Borough President Mathewson was Superintendent of Buildings in the Bronx.

Ralph C. Davison, for the past six years associated with the American Mason Safety Tread Company, in a selling and engineering capacity, has resigned his position and directorship with the above company to engage in a broader and more active field with the American Abrasive Metals Company, maker of Feralun Safety Treads and Anti-Slip surfaces.

Bertrand H. Wait has entered the employ of the Portland Cement Association and on February 1 took up his duties as District Engineer in charge of the New York office, 101 Park avenue. Mr. Wait is an Associate Member of the American Society of Civil Engineers, member of the Municipal Engineers of the City of New York, of the American Road Builders' Association and of the Cornell Society of Civil Engineers. He was graduated from Cornell University in 1902 with the degree of Civil Engineer. In 1903 he was appointed Assistant Engineer with the Rapid Transit Subway Commission, New York, and remained on this work until 1907, when he was transferred to the Board of Water Supply, City of New York. In 1911 he was transferred to the City Aqueduct Department as Assistant Division Engineer of the Bronx Division and in August of that year was made Division Engineer. In 1913 he resigned to accept the appointment as Division Engineer, New York State Highway Department in charge of Division No. 1, which consisted of ten counties adjoining New York City. During the past year Mr. Wait has also served as Consulting Engineer for the U. S. Government on cantonment road construction.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close 3 p. m., February 19, for alterations to the stone Custom House at Bowling Green, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. F. A. Lang, Custom House, Manhattan, is the engineer, and the Barney Ahlers Construction Co., 110 West 40th st. is figuring the general contract.

NEW YORK CITY AND VICINITY—U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, contemplates erecting a warehouse, from plans by Major F. B. Wheaton, advisory architect, and Major Gumby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C.

BROOKLYN, N. Y.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, contemplates making an addition to the Bush Terminal, from plans by Major F. B. Wheaton, advisory architect, and Major Gumby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C. Details will be available later.

GOVERNOR'S ISLAND, N. Y.—Foundation Co., 233 Broadway, Manhattan, has the general contract for twenty 1-sty wood and corrugated iron warehouses for the U. S. Government, Col. Slevin, Depot Quartermaster, 39 Whitehall st, Manhattan, owner, from privately prepared plans.

HOBOKEN, N. J.—U. S. Government, Depot Quartermaster, Manhattan, and Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, contemplates erecting sheds, from plans by Major F. B. Wheaton, advisory architect, and Major Gumby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C.

VARIOUS LOCATIONS—U. S. Government, Navy Dept., Samuel A. McGowan, Paymaster General, Bureau of Supplies & Accounts, Washington, D. C., owner, is taking bids for supplies at various locations, from privately prepared plans.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

MANHATTAN—Henry I. Stettler, Inc., 529 Washington st, owner, contemplates making alterations to the 5-sty brick and stone storage warehouse, at Hudson, Bank, Bleecker and West 11th sts, for which no architect has been retained. Details will be available later.

AMSTERDAM, N. Y.—City of Amsterdam, Seeley Conover, Mayor, City Hall, Amsterdam, N. Y., owner, contemplates erecting a brick fire house, for which no architect or site has been selected. Cost, \$65,000.

ALBANY, N. Y.—Esco Electric Co., Charles Russell, pres. and general manager, on premises, owner, contemplates rebuilding the 3-sty brick store and office bldg, at 368-370 Broadway, for which no architect has been selected. Cost, \$50,000.

WEST ORANGE, N. J.—Board of Education of the Town of West Orange, T. H. Powers, pres., West Orange, owner, contemplates erecting a brick public grade school at Gaston and Linsley avs, for which no architect has been retained. Cost, \$150,000.

NEAR PORT JERVIS, N. Y.—Y. M. C. A., 215 West 23d st, Manhattan, c/o City Board of Directors, William Fellowes Morgan, pres., owner, contemplates erecting a 1-sty frame summer camp, dining lodge and ice house having an area of 300 acres, for which no architect has been retained. Cost, \$5,000.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

CHURCHES.

ROCHESTER, N. Y.—The Lutheran Church of the Redeemer, Rev. H. Branson Richards, pastor, 128 Fulton st, Rochester, owners, are ready for bids on the 2-sty stone parish house at Dewey av, near Augustine st, from plans by A. A. Ritcher, 31 North 6th st, Reading, Pa., architect. Project also includes erection of a 1-sty church. George Seel, 119 Ambrose st, Rochester, is the supt. in charge of construction. Cost, \$90,000.

ASBURY PARK, N. J.—Lucian E. Smith and Harry E. Warren, associate architects, 2 West 47th st, Manhattan, are taking bids on the general contract, to close 12 m., February 14, for rebuilding the brick and stone church, 70x100, at the northeast cor of Grand and 1st avs, for the First M. E. Church of Asbury Park, Rev. Dr. L. K. Willman, pastor, southeast cor of Grand and 2d avs, Asbury Park, owner. Cost, \$100,000.

DWELLINGS.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, architect, is taking bids on separate contracts for ten 2-sty dwellings, 32x120. Owner's name is withheld, and exact location will be announced later. Cost, \$20,000.

GREAT NECK, L. I.—James W. O'Connor, 3 West 29th st, Manhattan, architect, is taking bids on the general contract, to close February 14, for a 2½-sty brick, hollow tile and stone dwelling, 32x110, including wing, 24x60, for L. H. Shearman, owner. Paul R. Smith, 89 State st, Boston,

10,000 Copies

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resented in this ANNIVERSARY issue have pushed the motor into high speed. They will let the world at large know that they are prepared to do some definite thing.

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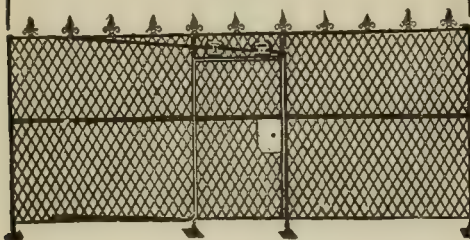
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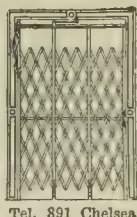


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FACTORIES AND WAREHOUSES.

MANHATTAN—George F. Pelham, Inc., 30 East 42d st, architect, is taking bids on the general contract for alterations and additions to the 4-sty brick factory, 74x100, at the southwest cor of 36th st and 10th av, for the Pinehill Crystal Spring Water Co., 546-8 West 38th st, owner. Maxis Engineering & Construction Co., 75 Morton st, Bklyn, is figuring the general contract and desires bids on all subs. Cost, \$30,000.

DELAWANNA, N. J.—Russel G. Cory, 39 Courtlandt st, Manhattan, architect and engineer, is taking bids on the general contract for addition to the 4-sty reinforced concrete dye plant, 80x160, for the Worthen & Aldrich Co., W. D. Stark, engineer, in charge, on premises, owner. John Lowry, Jr., 8 West 40th st, Manhattan, is figuring the general contract and desires bids on all subs at once. Steen Symmes Co., 30 Church st, Manhattan, is also figuring the general contract. Cost, \$250,000.

HOSPITALS AND ASYLUMS.

MIDDLETOWN, N. Y.—State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner, is taking bids on the general contract, to close 3 p. m., February 14, for a 2-sty brick tuberculosis patients' bldg, at the State Hospital, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Cost, \$30,000.

BINGHAMTON, N. Y.—City of Binghamton, E. S. Elwood, Secy., Hospital Com., Binghamton, N. Y., owner, is taking bids on the general contract, to close March 6, for rewiring the main bldg of the State Hospital, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Cost, \$5,000.

STABLES AND GARAGES.

MANHATTAN—Frederick Putnam Platt, 1123 Broadway, architect, is taking bids on the general contract for alterations to the 5-sty brick garage, 50x100, at 102-114 East 75th st, for Mrs. Charlotte K. Palmer, 38 West 59th st, owner. Cost, \$2,500.

BROOKLYN, N. Y.—E. M. Adelson, 1776 Pitkin av, Bklyn, architect, is taking bids on the general contract, to close March 1, for a 3-sty brick garage, shop and dwelling, 30x100, on the south side of Newport av, 70 ft west of Thatford av, for Morris and Hyman Rosen, 47 Watkins st, Bklyn, owners. Cost, \$10,000.

SARATOGA SPRINGS, N. Y.—J. B. White, owner, c/o Ballston Spa Garage Co., 2 Front st, Ballston Spa, N. Y., is ready for bids on general contract from a selected list of bidders, for the 1-sty hollow tile and stucco garage, 104x64, at the cor of Lake and Henry sts, from privately prepared plans. William J. Case & Son Co., 45 Philadelphia st, Saratoga Springs, N. Y., is figuring the general contract. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN—Henry Ives Cobb, 527 5th av, architect, is taking bids on the general contract for alteration to the 5-sty brick and stone restaurant, 23x140, at 23 William st, running through to 5 Beaver st, for the John G. McCullough Estate, owner, and Delmonico's, 44th st and 5th av, lessee. The Wolfe Cooper Co., 57 Park Row, is figuring the general contract. Cost, \$60,000.

MANHATTAN—S. W. Eisendrath, 500 5th av, architect, is taking bids on the general contract, to close February 12th, for the alteration of the 3-sty brick and stone stores and dwelling, 33x82, at 121 West 45th st, into a restaurant, for James H. Hebron, 265 West 70th st, owner, and William Leon, 121 West 45th st, lessee. Cost, \$25,000.

ALBANY, N. Y.—Isaac Stillman, 225 South Pearl st, Albany, owner, is taking bids on the general contract for a 1-sty side addition, 10x20, to the store at 2 South Hawk st, from plans by Obenaus Nichols Co., 119 State st, Albany, architect. Cost, \$3,000.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, architect, is taking bids on the general contract for a new front and interior alterations to the 1-sty brick store, at 93 Market st, for R. J. Goerke, Broad and Cedar sts, Newark, owner.

THEATRES.

HEMPSTEAD, L. I.—Thomas W. Lamb, 644 8th av, Manhattan, architect, is taking bids on separate contracts for a 2-sty brick and terra cotta theatre, to seat 1,800, in Front st, for the Pat Casey Agency, Inc., 1499 Broadway, Manhattan, owner. Cost, \$75,000.

MISCELLANEOUS.

CANANDAIGUA, N. Y.—State of New York, W. W. Wotherspoon, Supt. of Public Works, Capitol, Albany, N. Y., owner, is taking new bids on the general contract, to close 12 m., February 13, for construction of a concrete dock wall at the Canandaigua Lake Harbor, from plans by Frank M. Williams, Telephone Bldg., Albany, State engineer and surveyor. Cost, \$20,000.

PASSAIC COUNTY, N. J.—County of Passaic, Borough of Totowa, Board of Chosen Freeholders, George E. Botbyl, clerk, Passaic, owner, is taking bids on the general contract, to close 2 p. m., February 20, for improvement of Union av, with an asphalt concrete surface upon a stone foundation.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

8TH ST.—George Provot, 104 West 42d st, has plans in progress for the alteration of the 4-sty brick loft bldg, 25x28, at 16 East 8th st, into apartments, for Manley E. Sturgis, 17 West 32d st, owner. Consists of 1-sty addition, and general interior changes. Cost, \$15,000.

48TH ST.—A. E. Nast, 546 5th av, has plans in progress for the alteration of the 5-sty brick apartments and store, 25x100, at 22 East 48th st, for Rachall Eagan, c/o William A. Phipps, 19 East 48th st, owner. Cost, \$10,000.

DWELLINGS.

89TH ST.—Irving Margon, 370 East 149th st, completed plans for alteration and extension to the 4-sty brick dwelling, 15x73, at 262 West 89th st, for Arthur J. Theaman, 602 West 157th st, owner. Cost, \$7,000.

STABLES AND GARAGES.

158TH ST.—DeRose & Pereira, 115 Nassau st, completed plans for a 1-sty brick garage, 99x200, in the south side of 158th st, 58 ft east of the Central Railroad tract, for the I. M. D. Realty Co., 74 Broadway, and Charles M. Rosenthal, 30 East 42d st, owners and builders. Cost, \$60,000.

117TH ST.—Louis A. Sheinart, 194 Bowery, completed plans for a 4-sty brick garage, 90x100, at 256-262 West 117th st, for Samuel Williams, owner. Cost, \$35,000.

STANTON ST.—Jacob Fisher, 25 Ave A, completed plans for a 4-sty brick garage, 22x75, at 310 Stanton st, for William Rosenbaum, 245 2d st, owner. Cost, \$6,000.

Ave. D.—A. E. Nast, 546 5th av, has plans in progress for the alteration to the 1 and 2-sty brick foundry, 100x200, at the southwest cor of Ave. D and 14th st through to 13th st, into a garage. Cost, \$10,000.

13TH ST.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for a 4-sty public garage, 45x100, in the south side of East 13th st, 242 ft east of 4th av. Owner's name will be announced later.

117TH ST.—DeRose & Cavalieri, 509 Willis av, completed plans for a 4-sty garage, 50x100, at 240 East 117th st, for John Giannattasia, 342 East 116th st, owner. Cost, \$28,000.

STORES, OFFICES AND LOFTS.

5TH AV.—William E. Austin, 46 West 24th st, completed plans for remodeling the 7-sty brick office and store bldg, 28x118, at 208 5th av, through to Broadway, for Harry C. Hallenbeck, 80 Lafayette st, owner. Cost, \$15,000.

BROADWAY.—Henry Otis Chapman, 334 5th av, has plans in progress for alterations to the 3-sty brick store and loft bldg, 91x143, at the northwest cor of Broadway and 74th st, for Mrs. William H. Browning, 18 West 54th st, owner, and H. Milgrimm & Bro., 122 2d av, lessees. Cost, \$6,000.

5TH AV.—C. K. B. Nevin, 6 Beacon st, Boston, Mass., has plans in progress for alterations to the 5-sty brick store bldg, 20x100, at 620 5th av, for the Trustees of Columbia University, c/o Treasurer's Office, 62 Wall st, owner, and Dodds & Co., 244 5th av, lessee.

HUDSON ST.—Henry I. Stettler, Inc., 529 Washington st, owner, is having plans prepared privately for rebuilding the four 5-sty brick loft bldgs, 220x86x90, at Hudson, Bank, Bleecker and West 11th sts. Thomas Drysdale, Inc., 26 Court st, Brooklyn, has been awarded the general contract. Cost, \$35,000.

MISCELLANEOUS.

79TH ST.—Henry Street Settlement, 265 Henry st, has purchased property at 234 East 79th st, and contemplate making alterations for a 3-sty brick settlement house. Consists of altering same from a residence. Details will be available later.

Brooklyn.
DWELLINGS.
HANSON PL.—Morris Schwartz, 194 Bowery, Manhattan, completed plans for an extension and interior alterations to the dwelling and store in the north side of Hanson pl, 59 ft east of Ashland pl, for Mary M. Sugden, 61 East 54th st, Manhattan, owner. Cost, \$8,000.
WEST 4TH ST.—C. L. Calhoun, 701 West 179th st, Manhattan, completed plans for three 2-sty frame dwellings, 16x35, in West 4th st, 100 ft south of Av R, for the Highlawn Realty Co., 414 Rutland road, Bklyn, owner and builder. Cost, \$18,000.
HAVEMEYER ST.—E. M. Adelsohn, 1776 Pitkin av, has plans in progress for a 2-sty brick dwelling and store, 30x50, at 65 Havemeyer st, 70 ft north of South 2d st, for Francis N. Thraet, 143 Havemeyer st, owner. Cost, \$5,000.
WESTMINSTER ST.—Slee & Bryson, 154 Montague st, completed plans for two 3-sty frame dwellings, 23x42, on the east side of Westminster rd, 85 ft south of Ditmars av, for Elmer E. O'Connell, 443 East 17th st, Brooklyn, owner and builder. Cost, \$12,000.
PRESIDENT ST.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for alterations and extension to the 4-sty brick dwelling at 327 President st, for Mr. Commover, on premises, owner and builder. Cost, \$3,000.
WEST 33D ST.—Morris Perlstein, 49 Fulton st, Middle Village, L. I., completed plans for a 2-sty brick dwelling, 20x60, in the east side of West 33d st, 160 ft north of Mermaid av, for Joseph M. Boumberg, 125 Bleecker st, Manhattan, owner and builder. Cost, \$6,000.
FACTORIES AND WAREHOUSES.
BUTLER ST.—W. J. Conway, 400 Union st, will draw plans for alterations to the 3-sty brick factory, 25x100, at 217 Butler st, for the F. I. Stober Co., 423 Atlantic av, owner, in charge. Cost, \$5,000.
SOUTH 8TH ST.—Henry Holder, Jr., 242 Franklin av, completed plans for an extension to the 4-sty factory at the northeast cor of South 8th st and Kent av for J. N. Street, 666 Bedford av, owner. Cost, \$10,000.
STABLES AND GARAGES.
TAYLOR ST.—Sass & Springsteen, 32 Union sq, Manhattan, completed plans for a 1-sty brick garage, 50x100, in the south side of Taylor st, 210 ft east of Kent av, for S. H. G. Construction Co., 191 South 9th st, Bklyn, owner and builder. Cost, \$15,000.
GLENMORE AV.—E. M. Adelsohn, 1776 Pitkin av, has plans in progress for a 1-sty brick private garage, 25x100, at the northeast cor of Glenmore av and Janius st, for Rubel Bros., Inc., Glenmore av, owners. Cost, \$6,000.
SCHENECTADY AV.—S. Millman & Son, 1780 Pitkin av, completed plans for a 1-sty brick garage, 50x100, on the east side of Schenectady av, 105 ft south of Bergen st, for Bertha Stein, 756 Flushing av, owner. Cost, \$25,000.
TRUXTON AV.—Henry J. Nurick, 957 Broadway, completed plans for a 1-sty brick and steel public garage, 200x200, at the northwest cor of Truxton av and Eastern Parkway, for Walter R. Davies, 68 William st, owner. Cost, \$100,000.
ROCHESTER AV.—Cohn Bros., 361 Stone av, completed plans for an extension to the 1-sty brick and stone garage, 40x100, at the southwest cor of Rochester av and Union st, for Henry Dieffenbach, 308 Rochester av, owner and builder. Cost, \$10,000.

MISCELLANEOUS.
4TH AV.—R. F. Almirall and Philip Cusacks, 12 East 46th st, Manhattan, completed plans for fire repairs to the 2-sty brick and stone Pacific Library, at the southeast cor of 4th av and Pacific st, for the Brooklyn Pacific Library, 26 Brevoort st, Brooklyn, owner. John Thatcher & Son, 60 Park av, Brooklyn, have the general contract and D. S. Lyons, 660 Fulton st, Brooklyn, has the contract for plumbing work.
LIVONIA AV.—George H. Pegram, 165 Broadway, Manhattan, completed plans for a 1-sty brick transformer station, 50x100, on the south side of Livonia av, 50 ft west of Rockaway av, for the Interborough Rapid Transit Co., 165 Broadway, Manhattan, owner.

Queens.
DWELLINGS.
EDGEMERE, L. I.—W. G. Smith, Lynbrook, L. I., completed plans for two 1-sty frame and siding bungalows, 18x28, in the east side of Beach 50th st, south of the Boulevard, for William Weller, owner. The general contract has been awarded to Walter Verity, 12 Division st, Richmond Hill, L. I. Total cost, \$3,500.
LITTLE NECK, L. I.—D. G. Stuart, Pine st, Douglaston, L. I., owner, has had plans completed privately for a 2-sty frame dwelling, 26x20, on the east side of Marathon av, 220 ft north of Broadway. Cost, \$3,000.
MIDDLE VILLAGE, L. I.—Morris Perlstein, 49 Fulton st, Middle Village, com-

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pleted plans for a 2-sty brick dwelling, 20 x51, in the south side of Market st, 75 ft east of Fulton st, for Joseph Kurlander, Middle Village, owner and builder. Owner desires estimates on subs, to close February 25. Cost, \$4,500.

STABLES AND GARAGES.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, architect, completed plans for interior alterations to the 1-sty brick and concrete stable, 30x60, at the cor of Whitney av and Oliver st, for the Elmhurst Coal Co., Elmhurst, L. I., owner. Architect builds by separate contracts. Cost, \$3,500.

MISCELLANEOUS.

LONG ISLAND CITY.—William Clifford Co., 734 Vernon av, Astoria, L. I., will draw plans for a 1-sty brick boat works, 100x185, at Hancock and Sanford sts, for the Astoria Boat Works & Marine Equipment Co., 561 Boulevard, Astoria, L. I., owner.

Richmond.

FACTORIES AND WAREHOUSES.

LINOLEUMVILLE, S. I.—Carteret Ferry Corp., Linoleumville, owner, has had plans completed privately for a 1-sty frame storage house, on the Right of Way near Carteret Ferry. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

RICHMOND, S. I.—M. A. Cantor, 373 Fulton st, Brooklyn, completed plans for a 3-sty brick store and office bldg, 20x91, at the northwest cor of Grove and Richmond avs, for Max Helman, 1223 46th st, owner and builder. Cost, \$15,000.

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Nassau.

DWELLINGS.

HEMPSTEAD, L. I.—William Von Felde, 2188 Metropolitan av, Middle Village, L. I., completed plans for a 2½-sty brick dwelling, 24x40, on Grand av, for Joseph Lamberta, Hinman st, Middle Village, L. I., owner and builder. Cost, \$4,500.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—Josephine Wright Chapman, 46 Washington sq, Manhattan, completed plans for a 2-sty stucco and tile dwelling and a garage 36x42, for Ali Kuli Khau, Persian Ambassador, Persian Legation, Washington, D. C., owner. Cost, \$25,000.

Westchester.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—Thomas Bird, architect and engineer, 30 East 42d st, Manhattan, completed plans for a 2-sty brick and frame loft bldg, 50x100, at Ludlow Dock (shipbuilding plant), for the Continental Ship Building Co., owner, c/o Masten Co., 103 Park av, Manhattan, owner. Smith & Leo, 103 Park av, Manhattan, have the general contract, and will also do the mason and carpentry work.

New Jersey.

CHURCHES.

NEWARK, N. J.—William Davenport Jones, Essex Bldg, Newark, will draw plans for a church (probably brick and stone), to be erected on Midland av, for the Ferry M. E. Church, Rev. Blair S. Latshaw, pastor, 350 Dodd st, East Orange, owner. Details are undecided.

DWELLINGS.

NEWARK, N. J.—William Garabrants, 564 Main st, East Orange, completed plans for five 2-sty frame dwellings, 22x42, in the Vailsburgh section, for L. Kenneth Brown, 1 Railroad pl, East Orange, N. J., owner and builder. Total cost, \$30,000.

SOUTH ORANGE, N. J.—William Garabrants, 564 Main st, East Orange, completed plans for two 2½-sty frame and shingle dwellings, 28x53 and 30x32, at the northeast cor of Hillside pl and Turrell av, for C. C. Baldwin, 786 Broad st, Newark, N. J., owner and builder. Cost, \$7,000 and \$9,000.

HAWTHORNE, N. J.—E. R. Coe, Romaine Bldg, Paterson, has plans in progress for a 2½-sty frame dwelling, 25x44, on Lafayette av, for Louis Wirth, Lafayette av, Hawthorne, owner.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, has plans in progress for a 2½-sty frame and stucco dwelling, 28x40, for John C. Williams, Elizabeth, owner. Cost, \$8,000.

ROSELLE, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, completed plans for alterations to the 2½-sty frame dwelling, at 117 Walnut st, for Mrs. Joseph Kosulich, 117 Walnut st, Roselle, owner. Cost, \$3,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, completed plans for a 2½-sty frame and shingle dwelling, 30x50, on Newark av, near North av, for Charles J. Flannigan, 453 Marshall st, Elizabeth, owner. Cost, \$10,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, completed plans for a 2½-sty hollow tile and stucco dwelling, 24x46, at 421 Rahway av, for Louis Kunze, Elizabeth, N. J., owner. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—J. M. Didricksen, engineer, in charge, c/o owner, completed plans for an addition to the 1 and 2-sty brick plant, 160x444, adjoining the present plant at the northeast cor of Newark and North avs, for the Dusenber Motors Corp., on premises, owner. The contract for foundations has been awarded to Levering & Garrigues, 552 West 23d st, Manhattan.

NEWARK, N. J.—W. Frank Bower, 44 Harrison st, East Orange, N. J., completed plans for a 1-sty addition, 46x69, at 385-387 Hamburg pl, for Louis Sacks, Hamburg pl, Newark, owner. Andrew Eitel, 86 Brill st, Newark, has been awarded the carpentry contract. Cost, \$6,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has about completed plans for a 3-sty brick furniture warehouse and garage, 75x240, at 292-296 Norfolk st, through to 57-61 Richmond st. Owner's name will be announced later.

JERSEY CITY, N. J.—Antonio D'Elia, 119 Brunswick st, Jersey City, owner, contemplates rebuilding the factory at 139 Logan av, destroyed by fire recently, from privately prepared plans. George H. Segal Co., 100 William st, Manhattan, is the lessee.

HARRISON, N. J.—Driver-Harris Co., Middlesex st and Railroad av, Harrison, N. J., owner, contemplates rebuilding the 3-sty brick manufacturing plant, about 40x200 and 25x110, at Middlesex st and Railroad av, from plans by F. H. Ogden Co., Union Bldg, Newark, engineer. Above buildings were recently destroyed by fire.

ELIZABETH, N. J.—H. Harvie, 406 9th st, Bklyn, completed plans for a 2-sty brick and timber shop bldg and store room, 30x50, at 2 South Front st, for the New York Dry Dock & Transportation Co., Augustus L. Alpers, secy and treas., on premises, and Patrick A. Higgins, pres., White Plains, N. Y., owner.

IRVINGTON, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 1-sty brick foundry bldg, 62x203, in Coit st, for a company to be organized, c/o William L. Glorieux, 122 Cottage st, Irvington, N. J., owner. The mason and carpentry contracts have been awarded to Henningsen Bros., 928 Clinton av, Irvington, and Louis Koehler, 19 Grace st, Irvington, respectively.

LAUREL HILL, N. J.—Percie A. Vivartas, 4th st, West New York, N. J., has plans in progress for a 1-sty brick power house, heating and lighting plant for the Board of Freeholders, Oscar L. Auferheide, chairman Bldg Com., Court House, Jersey City, owner.

JERSEY CITY, N. J.—Joseph Dixon Crucible Co., Monmouth st, Jersey City, owner, has had plans completed privately for two 1-sty steel, frame and corrugated iron storage buildings, 25x180, at 298 Mercer st and 289 Wayne st, for which the Kolb Portable Bldg Co., 30 Church st, Manhattan, has the general contract. Cost, \$11,000.

MORRISTOWN, N. J.—American Auto Top Co., George H. Quennard, pres., c/o Hercules Rubber Co., 2 Hudson st, Manhattan, owner, contemplates erecting a 1-sty frame factory, 40x200, at Ford and Franklin sts. Architect's name will be announced later.

PATERSON, N. J.—Flavio B. Grosso, 126 Market st, Paterson, completed plans for a 1 and 2-sty brick silk mill, 100x100, at the southwest cor of Pennsylvania and Kentucky avs, for the Lincoln Silk Co., 2 Broadway, Paterson, owner. Cost, \$25,000.

STABLES AND GARAGES.

JERSEY CITY, N. J.—Leo Feinen and George Bial, associate architects, 143 Summit av, West Hoboken, N. J., completed plans for a 1-sty brick public garage, 42x98, at the cor of Graham st and the Boulevard, for Frank Grahay, 3572 Boulevard, Jersey City, owner and builder. Cost, \$6,000.

MISCELLANEOUS.

PATERSON, N. J.—W. G. Thompson, Broad St. Bank Bldg, Trenton, N. J., engineer, has plans in progress for paving the road No. 10, from Paterson to Fort Lee, N. J., for the State Highway Commission, State Road Com., Col. A. Stevens, Bank Bldg., Trenton, N. J., owner.

POMPTON LAKES, N. J.—E. I. Du Pont de Nemours & Co., H. M. Pierce, chief engineer, and J. L. Warner, engineer, in charge, both of Du Pont Bldg, Wilmington, Del., are having plans prepared privately for three 2-sty frame dormitories, 30x150 ft each, a cafeteria and club house, to be erected bet Susquehanna Railroad av and Pompton Lakes Cap. Works. Total cost, \$75,000.

NEWARK, N. J.—Morris R. Sherrerd City Hall, chief engineer, will draw plans for a 10-inch vitrified tile pipe sewer, in Dayton st, bet Coster and Sedgwick sts, for the Board of Commissioners of the City of Newark, Thomas L. Raymond chairman, and W. J. Egan, City Clerk, City Hall, Newark, owner.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

SARATOGA SPRINGS, N. Y.—Breeze & Mallory, 432½ Broadway, Saratoga Springs, N. Y., have plans in progress for the alteration of the 3-sty apartments and store, at 404-6 Broadway, for Edgar D Starbuck, 408-12 Broadway, Saratoga Springs, N. Y., owner, and the Liggett Drug Co., 340 West 4th st, Manhattan lessee.

DWELLINGS.

GREENWICH, CONN.—D. H. Ponty, Liberty sq, Portchester, N. Y., completed plans for a 2½-sty frame and shingle dwelling 28x30, in Weaver st, for Joseph W. Simons Westchester av, Portchester, N. Y., owner. Cost, \$5,000.

ROCHESTER, N. Y.—Otto Block, 63 Mercantile Bldg, Rochester, has plans in progress for fire repairs to the dwelling in Harrington st, for Charles H. Palmer Harrington st, Rochester, N. Y., owner.

ALBION, N. Y.—Western House of Refuge, W. B. Dye, pres., Board of Managers, Albion, owner, contemplates erecting a cottage at the Western House of Refuge for Women, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Details will be available later.

ROCHESTER, N. Y.—J. Foster Warner, 1036 Granite Bldg, Rochester, has working plans in progress for interior alterations to the 4-sty brick drug store at 31 Main st East, for the Weaver Estate, owner, and the Guilford Drug Co., 1-5 North av, Rochester, lessee.

FULTON, N. Y.—O. C. Breed, Kirk Bldg, Fulton, architect and engineer, completed sketches for an extension to the 2-sty brick and steel office and shipping room at present plant, for the Oswego Pulp & Paper Co., Fulton, N. Y., owner. Cost, \$20,000.

FULTON, N. Y.—Fort Stanwix Canning Co., East Garden st, Rome, N. Y., owner, contemplates rebuilding the 1 or 2-sty brick office and warehouse, from privately prepared plans.

LITTLE FALLS, N. Y.—Standard Oil Co., 26 Broadway, Manhattan, owner, is having plans prepared privately for a 1-sty brick and reinforced concrete distributing station, 34x45, along the railroad tracks, for which H. D. Best & Co., 52 Vanderbilt av, Manhattan, has the general contract.

THEATRES.

LOCKPORT, N. Y.—Lewis & Hill, Brisbane Bldg, Buffalo, N. Y., completed sketches for a 2-sty reinforced concrete, steel and brick theatre, stores and offices, 65x150, for a company now forming, W. N. Cress, interested. Cost, \$85,000.

MISCELLANEOUS.

FULTON, N. Y.—Manley T. Brackett, Maple st, Fulton, owner, contemplates rebuilding the barn, probably frame, 1-sty, to contain about thirty cows and five horse stalls, from privately prepared plans. Cost, \$3,000.

SYRACUSE, N. Y.—A. E. Bump, 40 Market st, Boston, Mass., has plans in progress for a 4-sty reinforced concrete tank bldg, 150x50, at the Erie Canal, for the Syracuse Rendering Co., Clinton F. Farnsworth, local supt., 119 Cambridge st, Syracuse, owner. Cost, \$80,000.

GENEVA, N. Y.—O'Malley Motor Co., Exchange st, Geneva, owner, contemplates erecting an addition to the public garage in Exchange st. No architect has been selected. Cost, \$7,000.

NEW ROCHELLE, N. Y.—Huguenot Trust Co., 34 North av, New Rochelle, contemplates erecting a bank bldg. No architect has been selected. Project is indefinite and may not go ahead for some time.

SPRINGDALE, CONN.—J. Leeds Neff, Springdale, Conn., owner, contemplates erecting a 2-sty dwelling on Knickerbocker av, from privately prepared plans. Cost, \$3,000.

BATAVIA, N. Y.—City of Batavia, I. J. Carmichael, City Clerk, 7 Fisher Park, Batavia, owner, is having plans prepared privately for remodeling the 2-sty brick dwelling, 46x64, with wing, 22x38, into a city hall. Consists of new 2-sty brick rear addition, 16x22. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y.—George F. Hardy, 309 Broadway, Manhattan, architect and engineer, will draw plans for a brick factory, in the Lumber District, for the A. P. W. Paper Co., Seth Wheeler, Jr., vice-pres., 1271 Broadway, Albany, N. Y., owner. Details will be available later. Cost, \$250,000.

HOSPITALS AND ASYLUMS.

ALBANY, N. Y.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., is preparing plans for a 3-sty brick and stone State laboratory, 50x148, on New Scotland av, for the State of New York, Dr. Herman M. Biggs, State Health Comr., Albany, N. Y., owner. Cost, \$125,000.

SCHOOLS AND COLLEGES.

WHITESBORO, N. Y.—Pember & Campaigne, 24 James st, Albany, N. Y., completed preliminary plans for a 2-sty brick high and grade school, 120x63, to contain 11 grade classrooms, a high school, laboratory and assembly hall, in District No. 2, for the Village of Whitesboro, Board of Education, John Edwards, pres., Whitesboro, N. Y., owner. Cost, \$80,000.

BUFFALO, N. Y.—The City of Buffalo has been granted an additional appropriation of \$500,000 toward the erection of new school bldgs from plans by Howard E. Beck, Municipal Bldg, Buffalo, architect. Details will be available later. Total cost, \$891,915.

STORES, OFFICES AND LOFTS.

SYRACUSE, N. Y.—Gordon Wright, City Bank Bldg., Syracuse, has plans in progress for a 1-sty frame office bldg, 30x40, at 309 Van Buren st, for the Wilson & Greene Lumber Co., 309 Van Buren st, Syracuse, owner. Cost, \$6,000.

ALBANY, N. Y.—Obenaus Nichols Co., 119 State st, Albany, has plans in progress for alterations to the 3-sty brick office bldg, 22x50, at the southwest cor of Pine and Chapel sts, for Matthew J. Corey, 18 Beaver st, Albany, N. Y., owner. Cost, \$3,000.

AUBURN, N. Y.—A. Munger, architect, c/o owner, completed plans for a 3-sty brick and steel telephone bldg, in South st, for the New York Telephone Co., 15 Dey st, Manhattan, owner.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

BRONX.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for rebuilding the 5-sty brick tenement, 80x50, at the cor of Webster av and 184th st, for Max Weiss, on premises, owner, from plans by Henry J. Nurick, 957 Broadway, Brooklyn, architect. Cost, \$10,000.

PORTCHESTER, N. Y.—David Schmalling, 20 Townsend st, Portchester, has the general contract for rebuilding the 3-sty brick apartment and stores, 36x40, at 40 South Main st, for Thomas and Jonas Goldwitz, owners, c/o Columbia Tea Co., Main st, Portchester, from plans by D. H. Ponty, Liberty sq, Portchester, architect. Cost, \$5,000.

BANKS.

PLATTSBURG, N. Y.—Fred W. H. Kallor, 37 South River st, Plattsburg, has the general contract for alterations to the brick and stone bank at 89 Margaret st,

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Rio de Janeiro, Brazil.
Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.

Mexico, Northwestern R. R., El Paso, Tex.
Metropolitan Street Railway, New York, N. Y.
Prudential Life, Newark, N. J.
Union R. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.
Barcelona Traction & Light & Power Plant, Barcelona, Spain.
West End Street Railway System, Boston, Mass.
Dominion Coal Co. Plant, Nova Scotia, Canada.

Union Railroad Station, Washington, D. C.
Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.
Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Merchants Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.

Hedden-Pearson-Starrett Corporation

for the First National Bank of Plattsburg, N. Y., G. F. Tuttle, pres., owner, from plans by Mowbray & Uffinger, 55 Liberty st, Manhattan, architects.

CHURCHES.

MT. VERNON, N. Y.—A. M. Hecht, 21 East 4th st, Mt. Vernon, has the general contract for a 1-sty brick and terra cotta trim synagogue, 50x80, irreg, and 60 ft high, for the Congregation Emanuel, Max Freitig, pres. Bldg. Com., 220 Rich av, Mt. Vernon, owner, from plans by S. A. Guttenberg, Proctor Bldg, Mt. Vernon, architect. Cost, \$35,000.

DWELLINGS.

BROOKLYN, N. Y.—Sims Construction Co., 1170 Broadway, Manhattan, has the general contract for alterations and a 1-sty extension, 15x30, to the 2½-sty frame and stucco dwelling at 56th st and 15th av, for J. Weiner, 243 West 17th st, Manhattan, owner, from plans by M. Joseph Harrison, World Bldg, Manhattan, architect. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Werner Huberty Co., 50 Court st, Bklyn, has the general contract for extension to the 4-sty frame and brick factory, in the south side of 7th st, 245 ft east of 2d av, for the Krantz Mfg. Co., on premises, owner, from plans by Helmle & Corbett, 190 Montague st, architects. Cost, \$35,000.

BROOKLYN, N. Y.—Larson & Anderson, 2420 Clarendon rd, Brooklyn, have the general contract for alterations to the 4-sty brick factory and store, 25x100, at the northeast cor of Atlantic av and Herman st, for the Johanns Steamship Provision Co., Produce Exchange, Manhattan, owner, from plans by Albert Ullrich, 373 Fulton st, architect. Cost, \$6,000.

BROOKLYN, N. Y.—J. G. Deisler, Inc., 105 West 40th st, Manhattan, has the general contract for an extension to the brick storage bldg, 100x40, at 39 Sedgwick st, for Lehn & Fink, 120 William st, Manhattan, owner, from plans by Buchman & Fox, 30 East 42d st, Manhattan, architects. Chauncey Matlock Co., 30 East 42d st, Manhattan, is steam engineer, and Thomas Barwick, 39 Courtland st, Manhattan, is electrical engineer. Cost, \$75,000.

CITY ISLAND, N. Y.—Post & McCord, 101 Park av, Manhattan, have the general contract for a 3-sty concrete and steel or steel and hollow tile plant, 60x180, and a 1-sty boiler house, 30x50, in Fordham st, for the Kyle & Purdy Ship Building Co., Fordham st, City Island, N. Y., owner, from plans by Robert Kaplan, architect and engineer, c/o owner.

HUDSON, N. Y.—Torrington Building Co., Torrington, Conn., has the general contract for a 1-sty brick addition, 70x192, to the factory, for the Stewart David Equipment Corp., 17 Battery pl, Manhattan, owner, from privately prepared plans.

ROCHESTER, N. Y.—A. Freederich & Sons Co., 710 Lake av, Rochester, N. Y., has the general contract for an addition to the 3-sty reinforced concrete factory, 172x102, at 1415 Clinton av, for Wollensak Optical Co., J. G. Magin, general manager, 1415 Clinton av, Rochester, owner, from plans by J. Foster Warner, Granite Bldg., Rochester, architect. Cost, \$50,000.

SCHOOLS AND COLLEGES.

BUFFALO, N. Y.—Robert's Filter Co., Flatiron Bldg, Manhattan, has the general contract for sanitary work, including new filter, at the State Normal School, for the City of Buffalo, Dr. Thomas E. Finegan, Deputy Commr. of Education, Education Bldg, Albany, N. Y., owner, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y.

STABLES AND GARAGES.

MANHATTAN—Hudson View Construction Co., 900 Riverside dr, has the general contract and is taking bids on subs for a 1-sty brick garage and freight depot, 99x110, at the southeast cor of Park av and 131st st, for Keats Co., 135 Broadway, owner, from plans by Samuel Cohen, 32 Union sq, architect. Cost, \$15,000.

BROOKLYN, N. Y.—George Morrison, 228 State st, Brooklyn, has the general contract for a 1-sty brick public garage, 50x95, at the southeast cor of Tillary st, cor Duffield st, for Samuel Kline & Son, 222 Clermont av, owner, from plans by Henry Holder, 242 Franklin av, architect. Cost, \$12,000.

BROOKLYN, N. Y.—L. Lapidus, 558 Hopkinson av, Brooklyn, has the general contract for a 1-sty brick public garage, 93x45, at the northeast cor of Bartlett st and Flushing av for Irene Levine, 1517 Eastern Parkway, owner, from plans by A.

Farber, 1746 Pitkin av, architect. Cost, \$4,000.

NEWARK, N. J.—Francis McCue Construction Co., 142 Market st, Newark, has the general contract for the alteration of the 2-sty brick stable, 56x125, at 2-4 Yroome Alley, into a garage, for Morgan V. Disbrow, 20 Marshall st, Newark, owner, and the City of Newark, Thomas L. Raymond, Comr, City Hall, Newark, lessee, from plans by Simpson & Briscoe, Essex Bldg, Newark, architects and engineers. Consists of installing new reinforced concrete 2d floor and new cement floors on ground.

NEWARK, N. J.—Louis Aidak, 508 Belmont av, Newark, has the general contract for a 1-sty brick and stone public garage at 390-392 Halsey st, for Leonard Lorentowitz, 292 Halsey st, Newark, owner, from plans by M. J. Nadel, Union Bldg, Newark, architect. Charles A. Williamson, 105 Harrison av, Harrison, N. J., has been awarded the heating and plumbing contract. Cost, \$9,500.

STORES, OFFICES AND LOFTS.

MANHATTAN—Story & Flickinger, 5 Great Jones st, have the general contract for alterations to the 6-sty brick loft bldg, at 261-7 Canal st, for the Whitney-Patterson Co., 261 Canal st, owner, from plans by Vance W. Tobert, 52 Vanderbilt av, architect.

MANHATTAN—J. Odel Whitenack, 231 West 18th st, has the general contract for alterations to the 4-sty brick office bldg, 25x146, at 128 William st, for Ann B. Thompson Estate, 128 William st, owner, and the Commercial Casualty Co., 92 William st, lessee, from plans by George E. Jones, 156 Clinton st, Newark, architect. Cost, \$40,000.

MANHATTAN—Wharton Green & Co., 37 West 39th st, has the general contract for a 2-sty brick and stone or terra cotta store and loft bldg, 27x120, at 162 5th av, for the Markham Realty Co., 31 Nassau st, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$20,000.

MANHATTAN—P. & L. Contracting Co., 299 Broadway, has the general contract and is ready for bids on subs for extension and alterations to the 2-sty brick store and loft bldgs, 25x45, at 129-133 West 30th st, for the Midprun Holding Co., owner, from plans by M. Joseph Harrison, World Bldg, architect. Cost, \$12,000.

MANHATTAN—Cauldwell-Wingate Co., 381 4th av, has the general contract for the building at Leroy and Greenwich sts, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects. The Seventh Av Contracting Co., 505-9 West 37th st, have been awarded the contract for excavation.

NEWARK, N. J.—Christopher Hansen, 18 Mead st, Newark, has the general contract for alterations to the brick store at the southwest cor of South 7th st and 11th av for Louis Lebowitz, 121 Littleton av, Newark, owner, from plans by William E. Lehman, 738 Broad st, Newark, architect. Cost, \$2,000.

NEWARK, N. J.—Frederick Fatzler, Inc., 810 Broad st, Newark, has the general contract for interior alterations and new front to the 1-sty brick store, 19x100, at 214 Market st, for the Rambler Shoe Co., 153 Springfield av, Newark, owner, from plans by William Lehman, 738 Broad st, Newark, architect.

HACKENSACK, N. J.—Martin J. Toolen, 57 Euclid av, Hackensack, N. J., has the general contract for five 1-sty brick and hollow tile block stores, 60x71, at 149 Main st, for Charles Pierce, 318 18th av, Paterson, owner, from plans by C. V. R. Bogert, 167 Main st, Hackensack, architect. Cost, \$13,000.

MISCELLANEOUS.

MANHATTAN—William J. Yennie & Co., 45 East 42d st, has the general contract for alterations and a 3-sty extension to the Home for Poor Girls, at 17 Beekman pl, of which Miss Virginia C. Young is head worker, and Miss Christine C. Foster is the owner. Consists of demolition of present rear bldg, mason, iron, carpentry, painting, lathing, plastering, etc., complete. Part of work will be done on contract; balance on percentage basis, cost plus ten per cent.

MANHATTAN—S. Horvath, 1292 1st av, Manhattan, has the general contract for the alteration of the 5-sty brick and stone dwelling, 25x100, at 10 West 58th st, into apartments and a restaurant, for Mrs. John N. Sterns, 10 West 58th st, owner, and Philip Von Erden, lessee, from plans by George Dress, 1931 Madison av, architect. Cost, \$5,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

AMERICAN ROAD BUILDERS' ASSOCIATION will hold its fifteenth annual convention in St. Louis, Mo., during the early part of February, 1918. Further details of this meeting will be available for a later issue.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

AMERICAN CERAMIC SOCIETY will hold its twentieth annual meeting at Indianapolis, Ind., February 11 to 13. A number of vitally important matters concerning the future of this organization will be presented for consideration at this meeting.

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION and THE NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold a joint annual convention and exhibition in New York City, February 12, 13, 14, 15, 1918. Headquarters at the Hotel Astor.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; *ES—Exit Signs; NoS—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FHS—Approved Filtering and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHS, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Week Ending Feb. 2.

Barclay st, 50—James Van Dyk Co.....FA
Beekman st, 20—Ernest Sasso, Rub-Ex(R)-Rec-D&R
Beekman st, 68—Consol Gas Co, 130 E 15...GE
Canal st, 324—Kane Bros.....GE-DC
Canal st, 324—Garson & Menser.....Rec-FA
Canal st, 358—U S Trust Co of N Y, 45 Wall, ExS-FE(R)-GE
Division st, 46-52—Albert Stevane, 926 Lincoln pl, Bklyn.....A-FD
12 st, 66 E—Charles Connor, 135 E 43, FE-ExS-Fx(R)-Rub-GE
12 st, 68 E—Manhattan Label Co.GE-Rec-Ex(R)
12 st, 137 E—Jacob Baukler.....Ex(R)
86 st, 217 E—Abraham C Quackenbush, 25 Pine.....GE-DC
100 st, 204 E—Ethel P Arnold, 221 N 34, Philadelphia, Pa.WSS(R)

Monroe st, 12—Michael Stramiello, 170 Park
Side av, Bklyn.
Ex(R)-ExS-FE(R)-FP(R)-WSS(R)
Park av, 1955—Home Light Co of America...O
Ridge st, 110—Morris Zisfein...GE-Rec
Ridge st, 110—Louis Sechmul...Rec-Rub
Ridge st, 110—Louis Herman...FA-Rub
6 av, 403—Aaron I Jacobs, Sheridan blvd,
Far Rockaway, L I
FE(R)-St(R)-ExS-Ex(R)-WSS(R)
Vandam st, 95-7—Thaddeus Davids Ink Co,
Ex(R)-ExS
27 st, 240 W—Frederick VanNess...GE-Rec-O
39 st, 13 W—Alice M Ulman, 830 Park av...A
47 st, 129-31 W—Leopold Stern, 68 Nassau...ExS
47 st, 129-31 W—Hotel St Margaret...Ex(R)
47 st, 157-63 W—Geo L Sanborn...Rec-ExS
72 st, 261 W—Wm E D Stokes, 262 W 72...DC
92 st, 321 W—Albert D Oppenheim...Stp(R)
Bowery, 86-S—Chas H Shulman Realty Acct,
c M A Shulman, 290 Broadway...TD-A
Broadway, 1402—John J Astor, 23 W 26...A
Canal st, 346—Perfect Underwear Co.O-GE-Rec
18 st, 121 E—Agnes E Tracy, c Farmers
Loan & Tr Co, 22 William.
FE(R)-St(R)-FP(R)-ExS
18 st, 218 E—N Y Life Ins & Trust Co, 346
Broadway...DC
20 st, 34 E—Edward Brawer...FA-DC-Rec
Franklin st, 143-7—Edward S Ponper,
Rec-GE-FP(R)-ExS-Ex(R)
Green st, 213—Samuel Aronowsky...GE-Rec
Lafayette st, 252—Joseph Gattl,
GE-Ex(R)-ExS-FE(R)
New Bowery, 1-5—John Taylor, 200 5 av.
WSS(R)
6 av, 384-6—Henry M Baker, 100 Front.A-TD
6 av, 407—Sklover Bros...FA-Rec-O
6 av, 407—Solomon Freidman...O-Rec
West Broadway, 241-3—American Exchange
Nat'l Bank, 128 Broadway...WSS(R)
24 st, 137 W—Albert Nilsson...GE
24 st, 141-3 W—Union Trust Co of N Y, 80
Broadway...GE-ExS-Ex(R)
26 st, 200 W—Markowitz & Weingart...Rec-FA
34 st, 162 W—May Mantion Pattern Co..FA-Rec
34 st, 162 W—Brett Mfg Co...Rec
46 st, 77 W—Joseph Weinberg...DC-FA
46 st, 77 W—Hortensio Alvarez...FA
46 st, 77 W—Charles T Leproux...DC
46 st, 77 W—Samuel Bisinger...Rec
113 st, 2 W—Charles Berg...FA-Rec
1 av, 178—Thomas Cassese...Ex(R)
2 st, 214-6 E—Blanche Monoson,
St(R)-ExS-FA(R)-FP(R)
Broadway, 1185-95—Weber & Heilbronner.DC-O
32 st, 404-S—Sawyer Biscuit Co...Rec
Hester st, 23—Morris Smallowitz...GE-DC
Lafayette st, 80—Wynkoop-Hallenbeck-Craw-
ford Co...El
Pleasant av, 314—Arnold H. Ellis, Willsboro,
N. Y...GE-ExS-Ex(R)
Pleasant av, 314—Joseph Di Pietro...O-Rec
6 av, 407—Amanda B Manee, c E S, 353 W 87,
GE-St(R)-FE(R)-ExS-Ex(R)
6 av, 789—Herbert C Pell, 829 Park av.
GE-FE(R)-St(R)-ExS-Ex(R)
6 av, 789—Sciner & Bogel...FA-DC-Rec-O
William st, 214—Edwin Flower & Co...NoS
29 st, 52 W—F Suydam Est, c Theo C Camp,
68 Broad...Ex(R)-FE(R)-St(R)-ExS
30 st, 55-7 W—Harry Schwartz...FA-DC-Rec
30 st, 55-7 W—Jake Labisoff...FA-DC
48 st, 546 W—Christian Wallersen, 514 W 46,
FE(R)-ExS-Ex(R)-WSS(R)
54 st, 260-2 W—Jaffee Bros...Rec-D&R
3 av, 225-60—Reformed Low Dutch Church
of Harlem, 182 E 122...TD-A
Barclay st, 27-9—Irish World Newspaper...Rec
Beekman st, 25—A A Printing Co...Rec-FA
Beekman st, 25—Alexius Wurm...Rec
Beekman st, 25—Joseph Perlin...Rec
Grand st, 60—Consol Gas Co, 130 E 15...GE
Grand st, 60—Metropolitan Life Ins Co, 1
Madison av...Ex(R)-ExS
Hudson st, 513—Elizabeth Chesbrough, 33
Howard...TD-A
Leonard st, 159-65—Simmons Realty & Const.
Co...St(R)-ExS
Madison av, 572-6—Madison Av & 56th St
Corp, 50 E 42...A(R)TD-A
Mulberry st, 133-7—Product Cigarette Co...GE
West Broadway, 366-8—Consol Gas Co, 130 E
15...GE
West Broadway, 366-8—Helen Somborn, 301
W 108...FE(R)-ExS-Ex(R)
West Houston st, 48—Idi Mfg Co...FA-Rec
23 st, 553-7 W—Colin M Eadie...WSS(R)
22 st, 444 W—Florence B Symonds...DC-Rec
Broadway, 1185-1195—Maison Lafitte,FP(R)-GE
Broadway, 1185-1195—M Singer & Co...GE
Broadway, 1185-1195—Otto Bousson...FP(R)
Broadway, 1185-1195—Frank Shapiro...FA
Broadway, 1185-1195—Frank Mandell...FA
Broadway, 1185-1195—Chas Shapiro & Son...FA
Broadway, 1185-1195—Max Frankfurter...FA
Broadway, 1185-1195—Louis L Sackady...GE
Broadway, 1185-1195—Philip Margolin...FA
Broadway, 1190—Max Schmoler...Rec
Broadway, 1201-3—Saml Wallach...Rec-FP(R)-El
Broome st, 344-6—Schatzberg & Gluckstein...GE
Broome st, 344-6—Isidore Schiller...Rec
Broome st, 344-6—Self Kors...Rec
Broome st, 344-6—Nathan Abramowitz...GE-FA
Broome st, 344-6—David Block...FA
Chambers st, 156—Knickerbocker Mills Co...GE
10 st, 35-7 E—Perfect Tailoring Co...Rec-GE
10 st, 35-7 E—Chicago Asbestos Table Mat Co.
El-GE
10 st, 81 E—Sam Fink...Rec
10 st, 81 E—Max W Tingley...Rec-FA
10 st, 81 E—Louis Gatzuk...FA
10 st, 81 E—Nathan Bann...FA
15 st, 168-14 E—Steinway & Sons, 109 E 14...GE
86 st, 337 E—Frank Hader...Rec
1 st, 12 E—Moses D Barnes, 208 Wooster,
ExS-Ex(R)-WSS(R)-FE(R)-St(R)
Lafayette st, 409-13—Est Simon Goldenberg,
care A S Gottlieb, 303 5 av..FP-ExS-O-Ex(R)
Spr-StSys(R)-GE-FP(R)-Stp(R)
Lexington av, 88—Clara F Bogart...DC
Maiden la, 16-8—Robt A Powers, 1 Hudson.
FE(R)
Maiden la, 93-5—Jefferson M Levy, 128 Bway.
ExS-Ex(R)-St(R)-Rub-GE
Pleasant av, 314—Louis Dominico...DC-El
Sheriff st, 95—Oscar Dobroczyuski...DC-El
6 av, 475—Harris & Goodman...Rec-GE
6 av, 475—Kostas Kotsarell...GE
6 av, 475—Citroen & Blitz...Rec
6 av, 497—Est Wm Forbes.
GE-Ex(R)-ExS-St(R)-FE(R)
6 av, 336-8—Claus Bohling...A
Walker st, 86—Metropolitan Bookbinding Co.
Rec
Washington st, 431—M P Kuhar & Co...GE
West Houston st, 204-6—Jas Fagan...FE(R)
21 st, 52 W—Henry L Corn,
O-ExS-Ex(R)-FE(R)
22 st, 14 W—Harry Miller...DC
22 st, 14 W—Manitoba Realty Corp, 251 4 av.DC
24 st, 103-5 W—Amanda B Manee, care E S,
353 W St...Ex(R)-ExS-FE(R)-St(R)
24 st, 141-3 W—Braun & Kohn, Inc...Rec
24 st, 141-3 W—Wechsler & Freed...Rec-El-FA
24 st, 141-3 W—Colonial Dress Co...Rec
25 st, 404 W—F N DuBois & Co...D&R
25 st, 152-6 W—Sam Corn...Rec
25 st, 152-6 W—Wonder Dress & Costume Co,
D&R
25 st, 152-6 W—J Sokolower & Co...Rub
25 st, 152-6 W—Philip Kaufman...Rub-Rec
25 st, 152-6 W—Jos Schwartz...Rub-Rec
25 st, 152-6 W—Leitner & Stromer...Rub
25 st, 152-6 W—Bessen & Widman...Rub-Rec
25 st, 152-6 W—Galuten & Rodin...Rub-Ex(R)
28 st, 47 W—Wolinsky & Sobin...Rec-FA
34 st, 205 W—Nathan Greenberg...Rec-FA
50 st, 647 W—Wm W Astor, 21 W 26.
ExS-FE(R)
125 st, 323 W—Jacob Pollack...DC
Beach st, 8-S—Chas Welsch...Stp(R)-FE-ExS
Beekman st, 59—John Connfort.O-Rub-Rec-DC
Bowery, 155—Rosenberg & Blumberg,
FA-Rec-DC
Broadway, 682—Jno M Beers, care Wm H
Birdsall, 320 Bway...Rub
Canal st, 342—Aaron Stieglitz...GE-Rec
Canal st, 346—Benenson Realty Co, 401 E 152,
ExS(R)-FE(R)-St(R)
Cliff st, 80—Gertrude A Vanderbeck, 135 Bway,
Ex(R)-WSS(R)-FP(R)-FE-ExS
12 st, 137 E—Augustus Van H Stuyvesant, 3
E 57...FE-St(R)-ExS-Ex(R)
18 st, 123 E—Anna M Pender, 1707 Grove,
Berkeley, Cal...WSS-ExS
14 st, 7 E—Arthur Mandaniel...GE-DC-Rec
14 st, 7 E—John Gerber...FP(R)-Rec-Rub
75 st, 500 E—Turpod Realty Co, 505 5 av..A-FD
90 st, 18 E—Falkenan & Hamersblög...DC
East Broadway, 66—Wilhelma B C Blatch-
ford, 70 Grace Church, Rye, N Y...DC
East Broadway, 67-73—Sophia Mandikoff...Ex(R)
East Broadway, 67-73—Harry Friedman...Ex(R)
1 av, 2367-9—Jacob Kaminsky...FA-Rec
Grand st, 78—Julius Mfg Co...Rec
Grand st, 248—Beekman Est, 7 E 42...DC
7 av, 316-8—Klinger & Friedman,
FP(R)-DC-Rec
7 av, 316-8—Weinstein & S Schnelder,
FA-FP(R)
7 av, 316-8—Harris Kamrass...FA-DC
7 av, 316-8—Louis Winter...FA
7 av, 316-8—Dorochinsky & Shlimovitz,
FP(R)-DC-FA-Rec
7 av, 316-8—Joseph Diamond...FA-Rec
7 av, 316-8—Abraham Strellow...FA-FP(R)-DC
7 av, 316-8—National Muff Bed Co...FA-Rec
7 av, 328-332—Feliz M Warburg, 1109 5 av.
FE(R)-WSS(R)-St(R)-ExS-Ex(R)
6 av, 415—Samuel F Adams, 949 Bway,
FE(R)-St(R)-Ex(R)-GE
6 av, 417—Gelernter & Machitowitz...GE-FA-Rec
6 av, 417—Krunderman & Meverson...FA-Rec
6 av, 417—Standard Button Wks...GE-DC
6 av, 789—Lowenstein Bros...FA-FP(R)-DC-Rec
6 av, 789—Myer Steinberg...FA
23 st, 109 W—Michael Casbona...FA
23 st, 109 W—Arthur H Cohn...DC
24 st, 131 W—Morris Reislach...FP(R)-Rec
24 st, 142-6 W—142 West 24th St Corp, 505 5
av...FP(R)
28 st, 57 W—Shaltakog Bros...FP(R)Rec
28 st, 57 W—Bauer & Fankelwitz...FP(R)-Rec
28 st, 57 W—David Scott...FP(R)
25 st, 152-6 W—K & M Garment Mfg Co,
FP(R)-Ex(R)
25 st, 152-6 W—Goldstein & Shapiro...FI-Ex(R)
28 st, 145-7 W—Gross Realty Co, 269 West.
St(R)
31 st, 39 W—American Real Estate Co, c
Judge W C Noves, 32 Nassau...Stp(R)
47 st, 692 W—Senderling Mfg Co...GE
40 st, 643-5 W—Ludin Realty Co, 261 W 34,
Ex(R)-FE(R)-WSS(R)-O
79 st, 110-2 W—Oak Realty Co, 255 W 90...A
123 st, 242 W—Mary Olmsted, 352 W 123...DC
150 st, 530 W—Sadie D Howe, c A J Lercht,
Newburgh, N Y...DC
Warren st, 87—Jacob Phillips...DC-GE-Rec
Warren st, 87—William Rowe...DC
West st, 30-31—Hale Desk Co...Rec-FA-D&R
Wooster st, 42-4—Fleischake & Baum...FP(R)
Beekman st, 69—Howard Conkline, 80 Maiden
lane...FE(R)-Ex(R)-ExS-WSS(R)-GE
Beekman st, 69—Consol Gas Co, 130 E 15...GE
Bowery, 327—Sambder Realty Corp...DC
Broadway, 299-303—Barclay Realty Co, c J
L Barclay...Stp(R)
Broadway, 388—John E Parsons Est, c Her-
bert, 52 William...ExS-WSS(R)
Broadway, 512—N Y Ladies' Underwear Co Rec
Canal st, 133-9—Jacob H Schmukler...Ex(R)
Chambers st, 104—Elbridge T Gerry, 258 Bway,
Stp(R)
Church st, 325—Amanda B Manee, c E S, 353
W 87...St(R)-FE(R)-WSS(R)
Elizabeth st, 52—Gotham Folding Box Co Ex(R)
East Broadway, 67-73—Herman Orner & Isaac,
DC-El-Rec
East Broadway, 67-73—Meyer Weisberg,
GE-DC-Rec
8 st, 59 E—Royal Specialty Hat Co...Rec
10 st, 35-7 E—Henry I Barbey, c Henry G,
15 W 38...FE(R)-FP(R)-ExS

BROOKLYN ORDERS SERVED.
Adelphi st, 446-52—William J Kelly,
St(R)-FP(R)
Bedford av, 338—Max Kanefsky..FP(R)-Rec-FA
Myrtle av, 1365—Hill & Son...Rec
Myrtle av, 1365—Brooks & Eisenstein..GE-Rec
Myrtle av, 1365—Barth & Fisch, Inc...Rec
Myrtle av, 1365—Abraham Blackman..GE-Rec
Palmetto st, 196-8—Wolf Nathelson,
WSS(R)-Rub-ExS-Ex-O-Ex(R)
Sterling pl, 1205—John Ettinger...DC
Sumner av, 397-9—A P & H P Kindskopf,
ExS-Ex-FP(R)
Sumner av, 397-9—Bklyn Union Gas Co, 176
Remsen...GE
Dumont av, 276-286—Hoffman & Weiss...Rub
Atlantic av, 1026—Autocar Sales Co,
StSys(R)-NoS-FA-CF
Atlantic av, 1386—E A M Motor Car Co..FA-CF
Atlantic av, 2814—Rudolph Reimer, Esq,
CF-StSys(R)-FA-Rec-El
Bainbridge st, 18-26—J M Smith,
NoS-El-CF-StSys(R)
Bedford av, 1374—Martin Evans Co.NoS-FA-Rec
Crown st, 145—Edw F Feigenhauer..NoS-FA-Rec
Flatbush av, 1580—Fredk W Brecht...OS
Greenpoint av, 271—Greenpoint Cooperage Co,
NoS-Ex-FA-Rub-FP
Herzel st, 190—G Mass...NoS-FA-Rec
Love lane, 48—Beverly D Bensen...CF-OS
Metropolitan av, 1075—Fredk H Levey Co,
NoS-FP-FA
Monroe st, 204-6—Abraham L Bennett...OS
Pearl st, 135—M Kamenstein...Rub
Skillman st, 81—Irving Rubinovz,
FA-Rec-CF-OS
VanBuren st, 552-4—Miller & Price,
Rub-FA-NoS-FP(R)-Rec
Waverly av, 120—Atlanta Garage..NoS-FA-D&R
Hudson av, 460-72—Jacob Leventhal,
Spr(R)-FA-Rub-WSS(R)
Knickerbocker and Willoughby avs—Harry C
Price...FA-FA(R)

QUEENS ORDERS SERVED.
45 st, 41 (Corona)—August Schppel,
NoS-FA-Rec
Greenpoint av, 109—Henry Brau...NoS-FA-CF
Hancock st, ns, 83 ft w Myrtle av (Ridge-
wood)—Karl Krohier...FA-Rec
Union Hall st, 132—Harry J Zimmer...FA-Rec

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Castleton av, 1173—Peoples Amuse Co...Ex(R)
Richmond ter, 2508—Fredk T Engelsberg,
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REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, FEBRUARY 16, 1918

WAREHOUSE CAPACITY MUST BE INCREASED

Proper Facilities for Reserves of Food, Fuel and
Materials Necessary—Coal and Milk Situations Similar

By Hon. TRAVIS H. WHITNEY, Public Service Commissioner

NEW YORK CITY in many ways is the victim of its advantages. It embraces one of the most wonderful natural harbors in the world, with access through the Narrows and Long Island Sound and with the great Hudson River stretching away to the northward, with canal connections to the Great Lakes. Its early advantages, arising from such natural water facilities, likewise caused a radiation of railroads outward from it to every part of the Union. Shipping has developed here, industries have grown up, population has increased until now there are at least seven million people within the Metropolitan area. This population must have food upon which to live and material upon which to work in enormous quantities. Its residents cannot continue to work nor can they continue to live in any comfort if there is not a constant supply of necessities, such as food, coal, raw and manufactured materials. What has been done to assure a continuous supply of such?

I do not know of a more striking or exact way to describe the thoughtlessness of the city in respect to an adequate supply of food and material than to say that it is on a milk basis. That is to say, the population of seven million of people consumes an enormous quantity of milk, which, because of its highly perishable nature, must be brought in day by day from an area that extends as far west as Ohio. If a winter storm or a wreck or other untoward accident ties up an important railroad for a day the milk supply of the city is immediately interrupted. Perhaps this condition as to milk cannot be improved upon; yet because improvement is not possible as to the milk supply is no reason why the milk system should be taken as a model for all the other supplies of the city, and yet, strange as it may seem, there are no systematic methods of insuring a supply of necessities for the city over even a reasonable period of time. Certain private establishments and certain groups of dealers do place articles of food, such as eggs and chickens, in cold storage, so that, with respect to these, there are at times a considerable quantity of supplies in the storage houses in the Metropolitan area.

The situation in respect to coal is nearly that of milk. The greater percentage of the population live in flat or apartment houses, where, because of the high price of land and the cost of building, less and less space is devoted to storage purposes, either for food supplies stored by the tenants or where the landlord may store an adequate supply of fuel. Certain storage space is provided, and coal dealers are depended upon for furnishing of additional coal at intervals during the winter. The coal dealers in turn have storage space to a limited extent, and depend in their turn upon regularity of shipments by the coal mines and over the railroads.

During the past summer a great campaign was carried on to induce housewives to can or preserve vegetables and fruits for winter use. If every housekeeper in New York City janned for winter use the average amount of vegetables or fruit usually put up by the

woman in a small town or country, where would such food supplies be stored in the average flat or apartment house?

Long ago the city found that private enterprise could not be relied upon to develop transportation within the city adequately and comprehensively to care for the growth of the city, either in respect to relieving actually existing congested transportation or to develop systematically the outlying portions of the city. The city therefore had to enter the transportation field, and has so far invested more than \$200,000,000 in rapid transit lines. The great difficulty and the lack of progress is that, great as is the investment of the city, ten or fifteen years of valuable time was lost, so that when the lines now under construction are completed the state of congestion will be nearly as bad as it was when the dual system was begun. In other words, the dual system should have been completed ten years ago and we should now have under construction extensive additions to it. I do not mean, however, to go into a discussion of transportation other than to point out that because it was not being adequately developed by private enterprise the public had to go into the transportation business.

Warehouse and Storage Facilities.

Likewise the public must go into the business of proper warehousing and storage facilities to the end that the population of this great city shall never be short of food or fuel or material with which to carry on its great industries. When I speak of the public of New York City I mean in reality the Metropolitan area; that is to say, not only New York City proper, but that portion of New Jersey which constitutes a part of the natural city. The west side of the Hudson, Newark Bay and the Meadows must be developed as a part of the whole area, just as the east side of the Hudson, the Brooklyn waterfront and Jamaica and Flushing Bays should be developed with piers and dock facilities, industrial buildings and connecting railroad facilities.

It is fortunate that with the necessities of the present winter emphasizing the problems of the city the Legislatures of New York and New Jersey last winter provided for a Joint Port Interstate Commission, of which Hon. William R. Willcox is the chairman. That commission has the opportunity to recommend on a broad scale a comprehensive development of the great natural opportunities that exist on both sides of the Hudson River, and upon which the city and the municipalities of New Jersey, the States of New York and New Jersey and the National Government can cooperate. Moreover, their co-operation is necessary, for literally hundreds of millions of dollars should be spent in the development of proper railroads, port terminals, warehouses, storage and industrial buildings.

It may be said that an opportunity was presented in the proposed agreement between the New York Central Railroad Company and the late Board of Estimate for the creation of warehouses and industrial buildings along the west side of Manhattan, which would care more adequately for the

necessities of the city. It is true that that proposed agreement gave the opportunity and the right to the New York Central Railroad Company to develop industrial buildings and warehouses from Canal street to 60th street, on both sides of the proposed right of way. My criticism, however, of that agreement on that point was that, although the company was given the right and opportunity to invest in such development, it was not put under the obligation so to do. That is to say, the company was given the right, but there was no provision in the agreement whereby the company must, within a given time, or at any time, do any of the things in respect to industrial or warehouse buildings that were urged as one of the reasons in favor of the agreement. Had that agreement been signed the perpetual rights granted to the New York Central would have stood as a Chinese wall along the west side of Manhattan against access to Manhattan by the New Jersey railroads, and at the same time the company would have chosen its own time to afford any development for the city whatever.

It was perhaps fortunate for the city that that agreement was defeated, even from the point of view of delay, for there is now the opportunity of a comprehensive plan whereby there shall be, from at least 60th street southward, a method of transportation accessible to all railroads and connecting with piers and docks and with sites for warehouses and industrial buildings.

In respect to the coal situation, the city, as I have stated, has already entered the transportation field, and is in partnership with the Interborough Rapid Transit Company and the New York Municipal Railway Corporation in the dual contracts. It is essential to the life of the city that these two rapid transit systems shall be in continuous operation, yet the Interborough Company, which consumes more than 2,500 tons of coal a day, has storage capacity in its power houses of only 11,000 tons, which is less than a week's supply. The Brooklyn company, which consumes about 1,500 tons a day, has a storage capacity for a somewhat longer period. Neither of them has a storage capacity adequate for an unusual period. It seems, therefore, only a proper precaution with the dual system, upon which the city and the companies have and are spending more than \$350,000,000, to have included as a part of that system an adequate coal reserve. An additional million dollars would afford storage capacity within the city to the extent perhaps of 500,000 tons. Such a reserve would be adequate in and by itself for nearly four months. Such a situation would free the railroads in an emergency like the present of the necessity of bringing in daily some 4,000 tons for the rapid transit systems of the city.

The city now has an adequate water supply. In passenger transportation it is nearing the completion of the dual system, although that system must undergo constant expansion. It has hardly made a start on the third and fourth great problems which confront it; namely, proper harbor development and proper facilities for reserves of food, fuel and materials.

BUILDING INDUSTRIES OF NEW YORK ELECTS OFFICERS AND DIRECTORS

Associations Already Identified With Movement

LAST Wednesday there was held a first election of officers of Building Industries of New York at the rooms of the Building Trades Employers' Association, 30 West 33d street. Hugh Getty, president of the Building Trades Employers' Association, was elected president. Ernest R. Ackerman, president of the Lawrence Cement Company; Laurence McGuire, president of the United States Realty & Improvement Company, and president of the Real Estate Board of New York, and Franklin T. Miller, president of the F. W. Dodge Company, publisher of the Record and Guide, were elected vice-presidents; G. Osgood Andrews, representative of the Plate Glass Manufacturers of America, treasurer, and Allen E. Beals, of the Allen E. Beals Corporation, secretary.

The following directors were also elected: H. H. Murdock, of Jardine, Hill & Murdock, architects, chairman of the Board of Directors; Charles J. Kelly, Ronald Taylor and Max Baumann, all members of the Building Trades Employers' Association; Elliott Smith, president of the Building Material Exchange; C. J. Curtin, National Lime Manufacturers' Association; Frank H. Quinby, of the Brooklyn Chapter, American Institute of Architects; C. A. Jackson, New York Chapter, American Institute of Architects; Frederick C. Zobel, New York Society of Architects, and Edward A. MacDougall, president of the Queensboro Corporation.

The following associations are members of Building Industries of New York: Building Trades Employers' Association, composed of the following thirty-three associations: Employers' Association of Architectural Iron Workers, Master Carpenters' Association, Master Carpenters' Association, Local No. 1; Master League of Cement Workers, Composition Roofers and Waterproofers Employers' Association, Greater New York Cut Stone Contractors' Association, Electrical Contractors' Association, Elevator Manufacturers' Association, New York League of Heat and Cold Insulation, the Hoisting Association, House Movers' and Shorers' Association, Association of Investing Builders in the City of New York, the Iron League Erectors' Association, the Lighting Fixture Association, Marble Industry Employers' Association, Mason Builders' Association, Mason Contractors' Association, Metal Ceiling Association of New York, Association of Manufacturers of Metal Covered Doors and Windows, Employing Metallic Furring and Lathing Association of New York, Mosaic Employers' Association, Ornamental Bronze and Iron Masters' Association, Association of Master Painters and Decorators of the City of New York, the Parquet Flooring Association, Employing Plasterers' Association, Associated Plumbers' Association of the City of New York, Refrigerator Manufacturers' Association, Employers' Association of Roofers and Sheet Metal Workers of Greater New York and Adjacent Cities, Master Steam and Hot Water Fitters' Association of New York, Employing Stone Setters' Association, Tile, Grate and Mantel Association, Association of Wire Work Manufacturers of the City of New York, and the Manufacturing Wood Workers' Association.

Also included in the membership are the following organizations: Building Material Exchange, Brooklyn Chapter American Institute of Architects, New York Chapter American Institute of Architects, New York Society of Architects, Real Estate Board of New York, Credit Association of Building Trades, Chamber of Commerce of Queens, National Plate Glass Association and the National Lime Manufacturers' Association.

Following the movement started several months ago in New York City

to coordinate the building industry, the Middle West has become active, and in many districts several similar campaigns along constructive lines have been inaugurated and progress made.

The Chamber of Commerce of Chicago has undertaken a detailed survey, with a view to cooperating in a national movement. Several years ago this city had a building boom, and an overbuilt condition resulted. The city has not yet entirely recovered from this condition.

St. Louis has been active. Some time ago the Chamber of Commerce started an industrial survey, which included, in a general way, a building survey. At the present time the city needs warehouses and workmen's homes, and to less extent houses of other description. The Association of Commerce of Milwaukee is going to undertake a general survey of conditions in that city. From surface indications there is no startling need for new construction, and there seems to be plenty of housing for the workingman.

Kansas City is oppressed with labor troubles, and is suffering from the same conditions which have restricted building in other municipalities. There is a negro problem to face. The city is in urgent need of labor of this class, but difficulty is being found in obtaining it on account of the cost of living accommodations. There is in progress of completion a survey of housing conditions.

So far as Omaha is concerned there is a normal demand for buildings of practically every class. The Commercial Club is making a survey of the city. In Akron and Youngstown, Ohio, there has been a shortage of housing for several years, and from present indications it seems that a considerable period will elapse before conditions again reach normal.

The Builders' and Traders' Exchange of Cincinnati has become interested in the movement, and has taken steps to have a survey made. There is a comparatively small building force in this city, and if a fair amount of work was awarded there would be no idle labor in the building field. Cleveland has need for buildings of practically every kind. The Builders' Exchange has the matter in charge, and steps are being taken to relieve the situation.

Buffalo is another city suffering from the lack of workmen's houses, chiefly in the Elmwood industrial section. A committee has been appointed to look into the question and see what remedy can be found. Another city interested in the movement is Pittsburgh, though at the present time practically every line of endeavor is actively engaged in supplying the Government with its requirements. There is a need for housing of the cheaper grade, and the Chamber of Commerce has this matter in charge. It is anxious to do whatever lies in its power to federalize the building industry.

As in New York City, the principal drawback throughout the country is the difficulty of obtaining money. Banking interests are taking the stand that material prices will recede, though there is every indication that they will go considerably higher before any recession occurs, and even then it is most doubtful whether the prices will be at a lower level than at present.

The principal cities throughout the Middle West and East are ripe for, and willing to join, a movement which will federalize the building industry so that it will be a power which can be wielded for the benefit of the Government when occasion arises. There are many problems now facing the Government which would find easy solution were the building industry coordinated. It is only a logical step, and once it is thoroughly appreciated the Government will be the first to insist upon the industry being unified.

BOARD HOLDS ELECTION.

Directorate of the Bronx Board of Trade Elected for Ensuing Year.

AT a special meeting of the Board of Directors of the Bronx Board of Trade, held at the board rooms, 137th street and Third avenue, on February 7, the 1918 organization was effected, and vice-presidents were elected as follows:

Second vice-president, Edward R. Koch; third vice-president, Albert Goldman; fourth vice-president, Charles F. Minor; fifth vice-president, Olin J. Stephens, and sixth vice-president, James Brackenridge.

Charles W. Bogart was chosen as treasurer, being for his twenty-fifth term in this office, for he has been treasurer of the organization since its inception on March 6, 1894; and Charles E. Reid was again elected as secretary.

The following vice-presidents will be the Bureau Chairmen for the ensuing year: Edward R. Koch, Civic; Albert Goldman, Industrial; Charles F. Minor, Publicity; Olin J. Stephens, Traffic and Waterways, and James Brackenridge, Trade and Commerce. A dinner was tendered to the directors on the occasion of this special meeting by President Eugene H. Rosenquest, and was attended by the entire Board of Directors and the other officers of the board.

The complete roster of officers and directors of the Bronx Board of Trade for the year 1918 follows: President, Eugene H. Rosenquest; first vice-president, Richard W. Lawrence; second vice-president, Edward R. Koch; third vice-president, Albert Goldman, fourth vice-president, Charles F. Minor; fifth vice-president, Olin J. Stephens, and sixth vice-president, James Brackenridge; treasurer, Charles W. Bogart, and secretary, Charles E. Reid.

Board of Directors—Charles W. Bogart, Charles F. Minor, Albert Goldman, Max J. de Rochemont, James L. Wells, Charles A. Berrian, Thomas W. Whittle, Edward R. Koch, George N. Reinhardt, J. Harris Jones, Olin J. Stephens, Richard W. Lawrence, William S. Germain, Herbert A. Knox, Robert J. Moorehead, Edward B. Boynton, Alexander Haring, Rev. William H. Kephart, Cyrus C. Miller, George S. Ward, Eugene H. Rosenquest, Louis H. Werner, Theodore S. Trimmer, James Brackenridge, George M. S. Schulz, Elmer D. Coulter, Richard B. Aldcroft, F. A. Wurzbach, Henry Brackner and William W. Niles.

Viaduct Across Bronx Valley.

An order has been adopted by the Public Service Commission and an opinion by Commissioner Charles Bulkley Hubbell approved to the effect that when 238th street, Bronx, is constructed across the tracks of the New York Central Railroad Company and the New York, New Haven and Hartford Railroad Company it shall be by a viaduct or bridge about 35 feet above the tracks. Such bridge will cross the Bronx River Valley from Wakefield to Woodlawn Heights and will be about 2,000 feet in length. The order was adopted following hearings recently held by the Commission. At these hearings counsel for the New York Central Railroad advanced a theory that the Public Service Commission had no jurisdiction on the ground that the continuation of 238th street westward across the Bronx River Valley would require a bridge in any event, irrespective of whether or not the railroad tracks were present. Commissioner Hubbell, however, found that the Commission had jurisdiction and that it was impossible to construe the law otherwise. The case was instituted upon application of the city, and has a hearing upon a controversy in the northern end of the Bronx during the past two years over the question of whether a viaduct should be built across the railroad companies' tracks at 238th street or at 241st street. The Commission about three years ago decided that the viaduct should be located at 241st street, and the courts have since upheld this decision.

EFFECT OF WAR ON CAPITAL AND LABOR

Past Ten Months Have Accomplished
More Than Generation of Agitation

By DEAN CLIFFORD B. CONNELLEY, Carnegie Inst. of Applied Technology

TEN months of war have done more towards restoring the balance between capital and labor than a generation of agitation and actual operation of industrial reforms. It must be said to the credit of the organized labor movement in this country that no such representative body in any of the warring nations of the world was so prompt to throw its influence to the aid of the government upon the declaration of war as was the executive committee of the American Federation of Labor. The importance of this action, coming as it did from a body of men, many of whom had been outspoken against war, even going so far as to threaten a general strike in case hostilities were opened, can hardly be estimated for the confidence it restored and the relief it gave to a situation that was already grave enough. Labor's pledge of loyalty was the simple recommendation that "a statement be issued to employers and employees in our industrial plants and transportation system, advising that neither employers or employees shall take advantage of the country's existing standards." This action won the endorsement of the United States Chamber of Commerce and employers generally.

Patriotic Pledge of Labor.

The apparent good faith of labor in adhering to its patriotic pledge was evident at the Buffalo convention of last November. A capable and unbiased writer characterizes the convention in the following statement:

"The dominant note of last year's convention (at Baltimore) was militant opposition to non-union employers. The dominant note this year was loyalty to the Government. There could be no doubt about that from the unprecedented opening of the convention, with an address by the President of the United States, who had taken an all-night railroad journey for that purpose alone, to the very end, thirteen days later, when the executive council's report on terms of peace was discussed. There was no time when the thought of the Government and war was not either in the background of discussion or prominently and specifically the subject for consideration, and so old issues were forgotten; old difficulties were wiped out. It could no longer be predicted with safety how a delegate, with a known record in a dozen or more conventions, would cast his vote in this convention, except on the one subject of loyalty to the Government."

The consequent official recognition given labor by the Government appears in such appointments as that of Mr. Gompers as chairman of the Committee on Labor of the Advisory Commission of the Council of National Defense, and James Duncan as the labor member of the Commission sent to Russia.

Weakness of Labor Revealed.

The war, in bringing out this highly commendable side of organized labor, revealed at the same time certain weaknesses which perhaps its bitterest opponents never even suspected. We have been accustomed to think of the great all-dominating power in American industry of the American Federation of Labor, called by some not quite so favorably "the great engine of destruction," with its some 30,000 local unions and membership of over 2,000,000. (The membership reported at the Buffalo convention was 2,371,434, an increase of nearly 300,000 in one year.) The facts make plain that notwithstanding the efforts of organized labor to establish an industrial truce and the strong personal influence of Mr. Gompers to enlist the wage-earners under it that there have been a number of strikes and considerable industrial unrest. In Govern-

ment work alone we have witnessed the crippling of shipbuilding yards; the lumber industry and the copper fields have suffered much from industrial war, and considerable dissatisfaction has arisen because the Quartermaster's Department has let contracts for uniforms to sweatshops.

Another weakness that has been brought to light is that the Federation is practically without representation or influence in the great basic industries, such as steel making, meat packing, oil refining, textile manufacturing, which have come to the fore as war necessities. It seems as though the Federation has clung to the edge of American industry and controls the labor supply of the more specialized industries employing relatively small numbers of men. In other words, the American Federation of Labor does not speak with sole authority in the field which it is supposed to represent.

The war has met with a ready response on the part of employers as goes without saying. Some of the ablest business men of the country are giving their entire service to the Government without recompense. Business that has been considered non-essential to the propagation of the war has been practically sacrificed or eliminated entirely. There has been no hesitation to submit to income taxation or to make any financial sacrifice. In fact, never has the Government had such an array of business intelligence and executive power at its command as at the present time. The patriotism of capital goes far toward spelling the success of the United States in the war.

Lack of Cooperative Organization.

And yet, it is not an organized capital in the sense that labor is, that pledges its fealty to the flag. One can see from this standpoint alone what a power could be created by a Federation of Employers' Associations. There would have been no necessity of the Government having to step in and take over the railroads had there been a Federation of Railroad Magnates. This lack of organization and cooperation is the weakness of the management side of industry. Outside of consideration of national service in the matter of dealing with the labor question one can readily see the advantage of the National Builders' Exchange, for example, cooperating with the National Association of Manufacturers, etc. As has been said by a prominent manufacturer: "If the business men of this country expect to cope with the American Federation of Labor they must have at least as well a coordinated body, as well organized in detail and as well federated among the States."

The war is a challenge to industrial unity. This is not a time to stir up old antagonisms, or to fan smoldering industrial hostilities. The economic balance of the nation has been threatened seriously by the withdrawing of the fighting men from the industries. Moreover, neither capital nor labor in themselves, however well they may be federated as separate bodies, can offer satisfactory solutions of such problems, which are just beginning to rise, as (1) the shortage of labor, (2) the employment of women labor, and (3) re-employment of disabled soldiers. The question involved in each case is that of labor distribution, or the time-honored point of divergence—work and pay. It is not so much consolation to employers or employees of the building trades to be assured that their losses as a result of the war have been largely offset by the great volume of other business. As a matter of fact there is probably enough building going on in connection with the war to keep the workers and employers engaged if the work were distributed equitably. It is in matters

like these that labor and capital must join hands. One can see immediately from this the need for some sort of national standards in work and pay and the necessity of an agency of unquestioned authority to define just standards.

It is well to note what Europe is doing. It may be startling in this connection to know that "the nations of Europe today are concentrating almost as much energy and brains upon the problem of permanent industrial reconstruction as they are upon the prosecution of war itself." In England, for example, a proposal was made during the last few months "to establish in each organized industry a national council representative of employers and employed for the regular consideration of matters affecting the progress and the well-being of the trade." Accompanying this is the following interesting statement: "Though the settlement of differences between capital and labor and the avoidance of industrial war are of primary importance the representative bodies would concern themselves with such issues as technical training, industrial research and invention, the adoption of improved machinery and processes, and all those matters which are included under scientific management."

The United Labor Bureau.

It may be necessary at this time that we remind ourselves that our own Government has an agency which is ready to serve as a clearing house to both capital and labor, and which, if properly backed and utilized by both, will lay the foundation for permanent industrial peace. This is the Bureau of Statistics of the Department of Labor. For the past thirty years this bureau has been gathering industrial facts. It has kept in touch with the centers of industrial information in every state in this country, as well as every nation of the globe. It follows experiments in management and labor in public and private plants.

Here is a single statement bearing its record in dealing with industrial disputes: "In 1915 the mediators of the department settled 41 labor disputes, 227 in 1916, and in one month alone they were called in to mediate 66 controversies, mostly on war work." It has been said: "There is probably in all the world no better source of information on the evolution of industrial standards than the Monthly Review of the department and the published reports of its special investigators." In the excitement of war this bureau has been ignored, even to the extent of cutting down the needed appropriations. It is evident that here is the place where business and labor may direct their influence by turning the attention of Congress to this department as the key to a better understanding of the relationship between employer and employee.

Industrial Education.

There is another avenue to permanent industrial peace which has been emphasized strongly by the war. It is the matter of our industrial unpreparedness as far as industrially trained young men are concerned. The responsibility of industry to actual fighting is twelve to one. In other words, it takes a dozen persons to load every weapon a single soldier fires.

May we not learn from the awful spectacle of a war which has mobilized two-thirds of the world, representing twenty nations, that has already placed 5,000,000 of the finest youth of Europe in untimely graves and wounded 20,000,000 more, that now holds nearly 40,000,000 men under arms and has organized entire nations for fighting and the manufacture of munitions, the lessons that make for permanent peace in every line of human endeavor? Applied to industry there is need for more effective organization, closer cooperation, and a readier willingness to sacrifice anything for the common good of employer and employee. If by vesting more authority in the United States Bureau of Labor, and if by aiding nation-wide industrial education such ends be served, it is our duty at this time to give them utmost consideration.

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

AT the weekly meeting of the Joint Committee on Legislation and Taxation and Real Estate Laws of the Real Estate Board of New York, held on Wednesday, February 13, one of the bills taken up was Senator Ottinger's bill, Int. 268. (Same as Assembly, Int. 335, Adler.) This bill in effect includes recommendations of the Commission appointed to investigate the surface railroad situation on the west side in the city of New York, and to put into effect a comprehensive scheme for the development of adequate freight terminal facilities for Greater New York. The committee was inclined to give approval to the general scheme, but was not prepared to approve the details of the bill and some phases of the machinery for putting the scheme into effect. It was recommended, therefore, that the Board of Governors appoint a special committee to go further into this matter and to report at the earliest possible moment. The committee took action on other bills as follows:

Senate Int. 309, Dowling (same as Assembly Int. 395, E. A. Smith). Adding new Section 227-a to Real Property Law, providing that when the lease of a building calls for heating by the landlord, the tenants may withhold part of the agreed rent in case of failure to provide such heat. In an action for rent, the court may determine the amount proper to be withheld by such tenant.

This bill is disapproved. It proposes that where a landlord has formally agreed to furnish heat and failed to do so the tenant may withhold "a part of the rent as agreed upon," and that when an action or proceeding is brought to recover rent or possession of the rented premises and the defense of the tenant is a breach of such agreement the court, in case it decides that the landlord failed to keep his agreement, may order that the tenant may withhold such part of the agreed rent as the court shall determine will compensate for the failure of the landlord to comply with his agreement to furnish heat. This bill is unnecessary, for the relief it provides is obtainable under existing law. Even in the case of a proceeding to dispossess the tenant, by a verified answer, may set up a counter claim for damages arising from any breach of the landlord's agreement. This is specifically provided by section 2244 of the Code of Civil Procedure. Apparently the only possible effect of the proposed measure would be to break down the requirement of the Code that new matter constituting a defense or a counter claim for breach of a covenant to supply heat must be made in a written answer, duly verified. This change of judicial procedure is undesirable and should be prevented if possible.

Assembly Int. 349, Orr. Adding new Section 2040 to Penal Law, requiring owners, lessees or agents of property equipped with heating apparatus to keep the same heated at an even temperature of at least 68 degrees Fahrenheit from 6 A. M. to midnight, from October 1 to May 1, when rented to a tenant. Violation is a misdemeanor punishable by a fine of \$200 or imprisonment for ten days.

This bill is disapproved. It seeks to add a new section to the Penal Code, providing that it shall be a misdemeanor for a landlord or for an owner of property to fail to use coal in his possession to furnish heat and hot water to his tenants during the months from October to April inclusive, "or who shall fail to purchase coal when the same is obtainable." It is perhaps enough to say of this measure that it is proposed by a socialistic Assemblyman. As a legislative proposition it is pure "bunk," and so wretchedly drawn that it would be unenforceable if enacted. Under it the owner of "cold water" flats would be required to furnish heat and hot water to his tenants.

Assembly Int. 350, Orr. To amend the Code of Civil Procedure, in relation to furnishing heat and hot water and removal of tenants during certain months.

This bill is disapproved. It proposes

to amend the Code of Civil Procedure by requiring that leased property equipped with heating apparatus shall be heated at an even temperature of at least 68 degrees F. between the hours of 6 a. m. and 12 midnight during the months of October to April inclusive. Failing in this the landlord is to be deprived of the right to dispossess and the tenant shall be entitled to deduct from the rent "the sum actually spent for gas, electricity or other fuel used to heat the apartment, together with the cost of any heating apparatus purchased by him for heating purposes." The proponent of this clumsily drawn proposition is a socialistic Assemblyman. As to the legal phases of his bill he would encumber the Code of Civil Procedure with substantive provisions that should be, if anywhere, in the Real Property Law. It has probably never occurred to him that there are thousands of buildings in this city the lessees or tenants of which have specifically covenanted to supply their own heat. Later on he may learn that the courts have repeatedly held that a landlord is not bound to supply heat to a tenant unless he has specifically agreed to do so. The measure should be opposed not only because of its defects of draftmanship, but because it is wrong in principle.

Assembly Int. 357, Karlin (same as Assembly Int. 438, Rosenberg). To amend the Labor Law in relation to requirements for existing buildings.

This bill is disapproved. It proposes that the Labor Law be amended as follows:

1. To require in existing factory buildings over one story in height the same exit facilities now required for such buildings over two stories in height.
2. To require that stairway enclosures in existing factory buildings over one story in height shall be safeguarded in the same manner as now required for such enclosures in buildings more than five stories in height. The changes proposed are unnecessary, and would impose serious burdens upon a very large number of property owners. The bill should be vigorously opposed.

Assembly Int. 358, Karlin. To amend the Labor Law in relation to the construction of factory buildings hereafter erected.

This bill is disapproved. It proposes that sub-division 2, section 79-a, of the Labor Law amended so as to require the installation of at least one fire wall dividing the lofts in every factory building more than six stories in height and more than 5,000 feet in area. The proposition is uncalled for, and would impose serious burdens upon a large number of property owners. It should be vigorously opposed.

Assembly Int. 402, Garfinkel. To amend the Labor Law in relation to manufacturing in tenement houses.

This bill is disapproved. It is identical with Assembly, Int. 1608 of 1917, introduced by Assemblyman Shiplacoff, and somewhat resembles two other bills—Senate, Int. 959, and Assembly, Int. 1293—of the same year. The two latter bills would have shut out certain articles now manufactured in tenements. Assemblyman Garfinkel's bill, like Assemblyman Shiplacoff's of last year, would prohibit all manufacturing in tenement houses. It is to be assumed that the only excuse for offering this measure is that it will serve either the moral or economic welfare of the workers to be affected by it. It requires little consideration, however, to prove that this is wholly at variance with the facts. The present labor law recognizes the necessity for permitting the work sought to be prohibited, and it permits it for a definite reason. It is permitted because it enables thousands of workers to earn their livelihood; as, for instance, married women, or to supplement the weekly income in the only way in which this can be done under the circum-

stances. It has been stated as a fact that large numbers of those who work at light manufacturing in tenements are skilled workers, who not only must earn money in this way, but who are necessary to the trades in which they are engaged. It is believed that many of the women so engaged would hesitate to assume the responsibilities of the married state unless they were assured of being able to contribute in this way to the family income. Manufacturing of this kind is therefore a necessary phase of our modern urban life. The bill is therefore disapproved on the ground that it is economically unsound, and it might also be very well disapproved upon moral grounds.

Queens a War Industry Center.

The Manufacturing and Industrial Committee of the Queens Chamber of Commerce, Ray Palmer Chairman, recently sent out a call to all the manufacturers in the Borough who wished to convert their plants, entirely or in part, for the manufacture of Government work. The result of the call was a large attendance at the meeting held January 31, in the Club Rooms of the Chamber of Commerce.

A committee of seven was appointed to work out a plan whereby the Chamber could cooperate with the Government and the local manufacturers so that war goods could be speedily produced. The meeting brought out the fact that there are many plants now ready to work for the Government, using their present equipment and organization, without any severe dislocation of production facilities. In speaking of the Borough as a war industry center, Queensborough, published by the Chamber of Commerce, said:

"Queens section has today at least seventy manufacturing plants supplying materials for the use of the United States Government in prosecuting the war. It is an industrial center of more than 1,100 manufacturers with all the advantages that accrue to a community that is a part of the Port of New York, with unequalled transportation facilities by land and for oversea shipment. The economic factors that have made it possible for these plants to handle Government work, apply as effectively to many other plants in Queens, whose equipment and organization are still intact, but whose normal output is falling off by reason of a lessened demand for their product, or because of freight embargoes on either raw materials or finished products.

"It is unquestionably more economical for the Government to utilize existing plants in an industrial center like Queens than to construct new factories. It obviates the loss of time and expense in the erection of new buildings, the building of new machinery, the assembling of an organization to handle all the intricacies of production and distribution, in obtaining capital, labor and material and the additional problems of transportation incidental to the creation of new plants."

Tracks on Central Park West.

Chairman Oscar S. Straus of the Public Service Commission has written to Mayor John F. Hylan, urging the Mayor to initiate new proceedings under Chapter No. 692 of the Laws of 1917 to cause a relocation of the street surface railroad tracks on Central Park West. These tracks are located to the east of the center of that thoroughfare, and the northbound track lies within a foot or two of the easterly curb. Many accidents have occurred to persons and vehicles, it has been testified, because the tracks are located as at present. For years residents of the upper West Side have been seeking to obtain a change in the location of these tracks.

BUILDING MANAGEMENT

THE EVOLUTION OF THE OFFICE BUILDING

By DAVID E. DALLAM*

THE modern skyscraper and the fire-proof commercial building have come to stay. The future skyscrapers may not be as high as those that have recently been erected, and the commercial buildings may probably be broadened, because the greater number of square feet on a single floor and under one management, the less the overhead charges in proportion to space and the greater the net return to the owner of the building, but this style of building has come to stay. The tenants of commercial buildings require as large an amount of space on a floor as the lot will allow, because with it the bosses have more of their employes under their direct eye, and require fewer superintendents.

Regarding office buildings, in which we are more particularly interested, under the present condition of affairs they do not pay the owner a fair return. There are several reasons for this, the principal one being the amount of service rendered in addition to space, the charge for which is included in the rent. The old-fashioned lease was for space only, and the tenant obtained his service outside of the landlord, and when the landlord commenced to furnish and include the charge for same in the rent, he really did not know what the service was to cost.

I remember when one of the first office buildings was erected the representative of the owner asked me:

"What charge in addition to rent shall I have to make for service, or what proportion of the rent do you think would cover service?"

I answered him:

"Cost cannot be calculated on a basis of percentage of the rent; the allowance should be made exactly for the cost of service to be rendered, because rooms of equal size would cost the same to maintain and clean, whether the rent was \$25 a month or \$50 a month, and no estimates of percentage could be calculated until the building was practically filled."

At present, competition with the old buildings keeps down the rate of rent, but as the old buildings disappear and competition lessens, rents of modern office buildings may be increased, but business prudence requires us to keep down the cost of administration.

A tenant with one clerk, who may want a small office, will put up with the inconveniences of old buildings for the sake of reduced rent, but the man who wants commercial space and employs a number of people for some light manufacturing business finds he cannot use an old building, because the help will not walk upstairs; they demand elevators; so the old stores on the main streets are becoming tenantless, because most of them have narrow fronts, that even if they are double buildings, they frequently have not room for a passenger elevator.

New buildings with greater space on each floor are in demand, and it is a poor economy now to build a first class building unless we have at least sixty feet front to give us sufficient room for elevators and stairways.

When I review my personal experience of more than fifty years in connection with real estate you would think I might be justified in prophesying something for the future, but I will not be so foolish, because I have noticed greater changes in the last ten years in the administration of business, than in the preceding forty, and we cannot tell what the next ten years will bring forth.

In my first connection with real estate in 1865, I found the majority of whole-

sale stores were a four or five-story building on a lot 20x150, with a small portion cut off for a back yard, in which there was a hydrant. A portion of the first floor was cut off by glass partitions, forming an office in which there was an egg stove to heat the office, and the balance of the building without any heat whatever.

A few of these old stores remain in Philadelphia. What chance would I have of renting such a store at the present time? Today everybody demands steam heat, modern plumbing and freight elevators to take the place of the old block and fall, and if they use the upstairs for anything but storage, they want a passenger elevator.

Era of Luxury Reached.

In those days only professional men had offices downtown, many of them in their residences, and where they were not in their residences, they were in old buildings around the courts, heated by a stove, with a charwoman to do what cleaning she felt disposed to do, which with the lawyers meant that they remained in dirt and dust.

The prosperous man, however, when he wanted a home, built a brownstone front, and installed what were called modern conveniences, and feeling how comfortable he was at home began to demand similar comforts in his office. And so the old stores and offices began to be abandoned, and the new methods of doing business were evolved from the old, until we have reached a style of luxury which is expensive to maintain and not very profitable to the owners of the property.

Though several office buildings were erected prior to the "Drexel Building," the latter was the best of its kind at the date it was built in Philadelphia. Its care and maintenance has been such, that with due respect to Mr. Johnstone of my own buildings, the Drexel Building has remained a standard, and though our buildings may be equally as well kept, I have yet to find one that has been better kept or maintained.

Following the Drexel Building, we found that as the appetite grew by what it was fed upon, the demand became greater than the supply, and the question now is only one of competition, because the demand still exists, and the best service for the lowest rents obtains the best tenants.

Change of Business Methods.

A greater demand now is being caused by manufacturers and manufacturers' agents, who want an office downtown apart from their factory, and the commercial man dealing in unopened packages finds it cheaper to maintain an office in a building, which is both cleanly and healthy, and keep his stock in a public warehouse, rather than have his office and warehouse together.

This change of business methods has been gradual but continuous, and the question for us to consider now is to accept the situation, and not only to ascertain how to make our building more attractive, but more especially to keep down the overhead charges so as to allow an adequate return on the capital invested, which up to the present time is far from satisfactory.

This brings me to the real question. All success comes from specialization, so we must specialize in our business, and by experiment, inquiry and consultation find how we can render good service, and reduce our cost without lessening the character of that service.

Our greatest expense is necessarily in labor and fuel. On the question of fuel, its character depends upon the draft we have to our furnaces, and whether we are compelled to use Lykens Valley coal, or allowed to use a low grade of buck-

wheat, or coal dust under blast, as one of my friends is now doing.

And again, what is the best and cheapest way of cleaning, whether we use hot or cold water for flushing toilets; or the character of our supplies, or whether vacuum cleaners are better than mechanical sweepers, or whether hand scrubbing is cheaper than mechanical scrubbing?

All these may be minor items, but they go to make up the cost, which today is absorbing more than one-third of the rents we receive.

As to labor, we have not yet been troubled much with labor unions. The employment we give our people is steady, and the majority of Americans are contented with a steady job for fair wages.

It is very easy to organize engineers' service, as machinery is maintained for twenty-four hours a day, and an eight-hour shift, I think, is most satisfactory, and with that class of labor I have not had much trouble.

With porters and women cleaners, under the direction of a good janitor, they can be so organized, that by giving each woman a certain amount of space, relatively the same class of cleaning and encouraging competition between women, so as to show the cleanest office, or even offer prizes for the best work, would be found most satisfactory.

But the element with which I have had more trouble, or from which I anticipate greater trouble, is with the elevator boys. The first organized labor affecting an office has been with the elevator boys in a middle west city.

Now elevator service is the very life of a building, and to control it is the most difficult problem. With a manager like myself, we can classify our buildings. We can have first class buildings of the office type with boys or men in uniform, and we can have second-class buildings with men in shirt sleeves, and acting both as freight and passenger elevator men and porters, and we pay them a higher price on account of the variety of their service. Should we have a shortage in one building, we can transfer men to other buildings, as I have frequently done, but we ought to maintain a uniform rate of wage for service rendered.

In the first office building I opened I paid seven dollars a week for elevator boys, and gave full satisfaction. Now we are paying as high as twelve dollars a week, and if that rate continues I will only employ men, as I think they are more steady and reliable than boys.

This increase in wages and increase in the cost of fuel has brought up the cost of administration of the buildings. You would not be surprised when I tell that eighteen years ago, the first year I managed the Witherspoon Building, the cost of service and maintenance was 29 cents per square foot of rentable space. This included the changes and alterations in the offices necessary in installing our first tenants, but the cost for the same work in the building for the year of 1915 was 53½ cents per square foot of rentable space.

Our rents have not increased in that proportion, and one of the chief subjects for discussion will be organization, and how to keep down expenses and devise means of rendering sufficient service at a still lower cost.

I do not think the limit of luxury demanded by tenants in office buildings has been reached. Some of the new buildings are providing a separate toilet apartment for every suite of rooms, giving extra space to clean without an extra commensurate return of rent, and in Philadelphia especially, where there are still so many old dwelling houses con-

(Continued on page 214.)

*An address delivered before the Building Owners' and Managers' Association of Philadelphia.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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NOTICE.

IN accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated by the Appellate Division of the First Department, for the publication of all legal notices, and such insertion in the Record and Guide will be accepted as fulfilling all requirements of the law.

Which do you prefer—to buy Liberty Bonds and War Saving Stamps or to have the Government obtain the necessary funds to carry on this war by direct taxation? The people of this country must decide either to make gilt-edged investments in Federal paper or later to pay an equal, if not greater, amount in taxes, with no promise of a tangible return. Choose!

Recent requirements for properly housing the vast army of workers in war activities has focused the attention of some of the best professional talent in this country. Nationally prominent architects, builders, landscape engineers and housing experts have interested themselves in this problem. Their co-operation is not wholly a selfish desire to enlarge personal prestige and obtain substantial profits and commissions, but is the result of a willingness to render a patriotic service to the Government at a time when their abilities are urgently required. By a thorough co-ordination of the excellent ideas that are being presented through the efforts of these master minds, the labor forces of the United States are destined to be brought up to a higher plane of living than ever before. This result would surely justify the time and money that is being expended upon this problem.

The Coal Situation.

Revolutionary reforms in the handling of the coal supply of the city are not likely to result from the conclusions reached by the Fuel Administration or the Tenement House Department as the result of the experiences during the recent cold weather. Reeve Schley, Fuel Administrator, finds that the method of transportation from the New Jersey terminals to Manhattan by barges is probably more satisfactory than any of the suggestions so far offered for improving the service.

There is a constant shrinkage in the number of barges of about seven per cent. annually, which has not been made good owing to the difficulties of getting new boats built. There has been a dearth of powerful tugs owing to their conscription by the Government. New Jersey terminals are not all adequately fitted out with steam thawing plants and other contrivances for handling coal expeditiously in severe weather.

But if these ordinary facilities were in proper condition Mr. Schley believes the daily supply of coal for Manhattan would be assured, except for mine or railroad troubles back of the terminals; also ice jams in the river, for which there should be provided a powerful ice-breaker.

Even the distribution of coal to the poor through the coal cellars does not meet with condemnation, and no proposal of a reform in this direction is suggested. These small dealers, of which there are several thousand in the city, were found to be making only from one to two dollars a ton. During the extreme weather they handled only a ton or two a day. Naturally there were exceptional cases of extortion. But charity organization people and philanthropists in former years, who have studied the problem of eliminating the cellar dealers, and who had ample funds to finance any equitable plan, have been obliged to drop the matter, owing to the impossibility of finding any adequate method of distribution that did not involve expense that was prohibitive, unless put upon a distinctly charitable basis, which would have been resented by the consumers and unwise for many economical reasons.

The only suggestion for improvement in the service of coal, outside of building a bridge or tunnel, which meets with any favor, is the one of authorizing large private coal dealers to rent vacant land on which to store coal and allowing them to charge consumers a sum additional to the price fixed by the Fuel Administration, estimated at one dollar a ton, with which to cover the carrying cost. As a corollary of this plan, which has been put up to Mr. Garfield for decision, the local administrator favors the accumulation of a reserve supply by the city for its own use, following the suggestion recently made in the Record and Guide.

Nearly 6,000 complaints, due to the severity of the weather, were received by the Tenement Department during January, and Tenement House Commissioner Mann expects that the February record will be as great. He estimates that the damage to buildings for the two months will run into millions of dollars. As one result of the extraordinary number of complaints, there has been a thorough overhauling and cleaning up of the tenements.

From the experiences of this winter the Tenement House Department will push the matter of bringing water, gas, sewer and other service pipes up through the house in all new construction, instead of on the outside walls, as is the general practice at the present time. This projected improvement the master plumbers and architects are interested in forwarding.

One of the interesting developments of the season has been that the complaints about lack of heat came almost wholly from the tenants of the better class of steam-heated buildings. There were only three or four demands for assistance made upon the department by tenants of the "walk-ups." They carried their troubles to the Fuel Adminis-

trator or tucked them away in their own kit bags.

Owners and agents report that they had comparatively little trouble with tenants over the heat question. The law makes it incumbent on the tenant to pay his rent. If he refuses to pay, because he feels that the contract amount of heat has not been furnished, then the landlord can dispossess or sue. If he takes the first course the tenant has no recourse; he must get out. But the landlord is out of pocket while his house stands vacant. If the landlord sues for the rent and the tenant can prove damage occasioned by low temperature, then he can, and usually does, recover a part of the rent.

Both of these methods have been adopted during the trying cold days, with varying degrees of unpleasantness. Many landlords adjudicated the matter themselves by making voluntary reductions in rent.

It is interesting and gratifying to have the Fuel Administrator, the Tenement Department and landlords and agents generally testify to the almost universal acceptance on the part of the tenants of the fact that the circumstances were extraordinary, to acknowledge the willingness of everybody concerned to do everything possible to alleviate the distress and to make the best of a very bad business in the stoical and good-natured American way.

Recruits for Shipbuilding.

During the past week the Federal Shipping Board has conducted a nationwide campaign for the enrollment of an immense force of workmen in order that the shipbuilding program may be promptly and effectually carried out. An estimate of the requirements for this purpose calls for a minimum of 250,000 workmen, both skilled and unskilled, and undoubtedly a large number in addition will be needed as the construction of ships proceeds.

The major portion of these workmen will of necessity have to be recruited from the ranks of those at present in the employ of private interests. The building trades of the country are being called upon to furnish a large quota of the total. This is altogether natural, as the construction of vessels is in many points closely allied to the construction of buildings and for many phases of shipbuilding practically the same class of labor can be utilized to advantage.

The present recruiting drive calls for workmen from a large number of skilled trades. Those lines allied to the construction of buildings are especially prominent. The list includes asbestos workers, carpenters, boiler makers, plumbers and steam fitters, painters, structural iron workers, riveters, sheet metal workers, coppersmiths and other trades that are essentially a part of the structural life of the nation.

In addition to the skilled trades a large force of unskilled laborers will be required for the handling of materials and supplies. Thus, it is readily seen that a large percentage of both the skilled and unskilled labor required by the Shipping Board will have to come to the shipyards direct from the building field. Fortunately at the present time there is but a slight amount of activity in building construction work, otherwise considerable hardship to the structural interests might have resulted from taking thousands of trained men out of this field of endeavor. However, as the building trades have not been especially busy for some months, and the immediate future is in many respects clouded with doubt and uncertainty, the shipbuilding requirements will provide lucrative employment for a large number of men that might have remained in idleness for a long time or have been forced to take work outside of their regular trades.

Every possible facility should be placed at the disposal of the Shipping Board for assistance in its effort to man the shipyards with workmen of high calibre. The assembly of this large body of workmen will entail distinct hardships in certain instances; some industrial staffs will be depleted, if not

altogether disrupted. However, the times are critical and the necessity urgent, so sacrifices on the part of present employers of the type of men required for the building of ships must be made cheerfully and without hesitancy. The manner in which the men are released for this important work will be the measure of individual or corporate patriotism.

The Federal Shipping Board is accomplishing a work of vast importance to the defense of the United States, and the men who have or will enroll for labor in the shipyards are undertaking a patriotic service that will be the equal of that performed in the trenches in France. The number of men that we, as a nation, will be in a position to send and maintain in Europe will depend almost wholly upon the volume of tonnage that we are able to produce within the next few months. This is required for the transportation of men and supplies.

Sprinklered Buildings.

Editor of the RECORD AND GUIDE:

The coal shortage has revealed the reliance on automatic water sprinkler systems for fire control. The effective maintenance of these systems has been impaired by freezing in hundreds of buildings in New York lacking fuel. Because of the temporary loss of this protection a conflagration becomes an imminent possibility; the peril appalls the fire underwriters, and because of the fuel administrator allows use of coal to prevent freezing of sprinkler systems. All of these facts have been reported by the news press.

And from these reports the idea has gained currency that the impairment of sprinkler protection by freezing has been due to inherent defects in sprinkler systems. Nothing could be farther from the truth. The impairment has been because the water in the "wet pipe" sprinkler systems, required by the fire underwriters in heated buildings, has been allowed to freeze and more or less cripple the systems, or else the water has been shut off and the pipes drained to prevent freezing where heat could not be maintained because of lack of coal.

In unheated buildings where water is liable to freeze sprinkler systems are installed "dry pipe," i. e., instead of water the piping contains air under pressure, which holds shut an automatic water control valve. This valve opens and admits water into the pipes when the pressure is weakened by the escape of air through sprinklers opened by fire.

Scores of sprinkler systems are being restored in New York by making them over temporarily into "dry pipe" systems. And an interesting fact to contemplate is that in Canada sprinkler systems have been much better maintained than down here. Up there they are much better acquainted with Jack Frost, and the sprinkler system farthest north has been on the job, while the one farthest south has been allowed to get cold feet.

IRA G. HOAGLAND.

Coal Situation.

Editor of the RECORD AND GUIDE:

The coal situation could, in my opinion, be summed up as follows: (1) that not enough is being done to make good the loss of labor at the mines, drafted for war or won away by higher wages offered for other work, (2) that coal movement is still being interfered with by the irresponsible use of priority orders by Government employees who too often mistake the petty part they were meant to perform for the main machine, and (3) that there is a lame lack of co-ordination between the gentlemen in charge of the several steps which must be taken to get coal from the mines into our coal bins.

Much could be accomplished by the appointment of coordinators who should be men mustered from and accustomed to getting teamwork in large organizations, to get the men charged with the various parts of the work, to bend their

excellent efforts together, instead of each for himself, as at present.

Dr. Garfield's order of January 16 is not surefooted as a mounting corrective measure. It leans towards letting nonessential industries eliminate themselves by the painful process of lowering the effort and product of every plant and person engaged in industry, and then proceeds to make priorities, exceptions or exemptions for a selected few, leaving the others, essential and non-essential alike, to fight for the coal that is left. If the supply of fuel and labor cannot be increased, the way to get them for essential industries is to shut down the clearly nonessential industries and go as much further as is necessary to release the labor, fuel and other materials needed to build efficient armies and to push the essential industries and farming full tilt, plus, until the war is won.

A. W. WARNER.

Hell Gate Development.

Editor of the RECORD AND GUIDE:

It seems too bad that there should be any difference of opinion relative to the necessity of deepening Hell Gate and the East River to forty feet. Congress passed a law last year which permitted the deepening of this waterway to forty feet so that warships might pass from the navy yard to the ocean without having to go through New York Harbor.

This is the time to do things thoroughly and completely. The difference between forty and thirty-five feet is material. In one case the large naval vessels can use the East River, while, were the latter pursued, only one means of egress and ingress would be afforded the vessels.

The Record and Guide took the stand when the matter first came up that no half-way measures should be adopted. The Merchants' Association has been active in the movement; so have the Bronx Board of Trade and other organizations. Dock Commissioner Murray Hulbert was instrumental in having the forty-foot law passed, and he made a strong protest against the thirty-five foot amendment.

It is to be hoped that common sense will prevail and that the extra five feet will be excavated so that the navy may have the full benefit of an improvement which has been many years coming, but, when completed, should add millions of dollars to the commerce of the Port of New York.

A. L. K.

Hearing on Torrens Bill.

The registers of New York, Kings and Bronx Counties, and the county clerks of Queens and Richmond Counties acting as registers, have completed the bill amending the Torrens Land Title Registration Law, and will introduce it in the Legislature this week. They will ask for a joint hearing of the Committee on General Laws in the Assembly and the Judiciary Committee in the Senate, and will invite the bar association, taxpayers' associations and the real estate organizations of the Greater City of New York to participate in the hearing. In speaking of the bill Register Edward Polak of Bronx County said:

"The amendments have been carefully considered, especially as regards their constitutionality, and if they are passed it will simplify the court procedure, lower the initial cost of an examination, expedite the time to examine a title, establish a permanent assurance fund, and make real estate a liquid asset so that owners of real estate can borrow or sell, and upon short notice have the title examined through the register's office; all titles to be examined by an official examiner of the register's office, and the fees therefor to be deposited to the credit of the county so as to reduce taxation.

"The registers will take the matter up with the city administration, and will ask that the Board of Estimate, representing the city of New York, approve of this measure, as it will mean the lowering of the tax rate."

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Ratney, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 303.—Can you possibly enlighten me what was the eventual outcome of the bill introduced by Senator Gilchrist and signed some time ago by Governor Charles S. Whitman, authorizing the Sinking Fund Commissioners of New York City to adjust and settle all disputes between the City and individuals or corporations as to questions of Title, Taxes and Assessments affecting the land at Coney Island, between West Twenty-third and West Twenty-seventh streets, north of Mcrmaid avenue? I am a subscriber to your valuable paper and realize the value of the answers given through the medium of your Query Department.

Answer No. 303.—Senator Gilchrist's Bill, Int. 1352, became chapter 500 of the laws of 1916. A number of settlements have been made under the act; for example, the minutes of the meeting of the Commissioners of the Sinking Fund, held November 8, 1917, showed authorization for settlement with the Lafayette Trust Company.

1918 Tax Rate to Be Higher.

A statement of the financial condition of the city was sent to the Board of Aldermen this week by Mayor Hylan. The statement was made in conformity with the Charter. The city's gross funded debt as of December 31, 1917, was \$1,469,448,477.26, exclusive of liabilities for land acquired and contracts entered into, amounting to \$61,514,872.06. The net funded debt is \$1,020,671,102.25. There are self-extinguishing bonds which, when deducted from the city debt, bring the indebtedness of the city "within the debt limit" to \$775,184,744.04. The city can incur indebtedness to ten per cent. of the city's assessed valuation, or \$825,454,900. The debt-incurring power on January 1 was \$50,270,155.96.

"The Mitchel administration," said Mayor Hylan, "made many commitments and obligations, and during 1918 there will be an estimated remainder of \$10,861,338.59. It is certain that the 1918 tax rate will be much higher, because of the gross extravagances of the past."

Income Tax.

Daniel C. Roper has published the following statement, extending the time for filing income tax returns to April 1. Secretary McAdoo has approved the ruling. The statement follows:

"Because of unavoidable delay in the preparation of forms and regulations for the war excess-profits tax, and hence in the preparation of the related forms and regulations for returns for the income and war-income taxes, and in order to afford taxpayers a necessary period for the preparation of returns after receiving the forms and regulations, the time for filing returns due after October 16, 1917, and on or before March 1, 1918, pursuant to the act of September 8, 1916, and the act of October 3, 1917, for income, war-income and war excess-profits taxes, whether they are to be made on the basis of the calendar year or of a fiscal year ended during the year 1917, is hereby extended to April 1, 1918. So far as this extension applies to the returns of corporations to be made on the basis of a fiscal year other than the calendar year it amends the provisions of T. D. 2561, as amended by T. D. 2615 and 2633."

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REAL ESTATE NEWS OF THE WEEK

Many Important Developments Despite
the Fact That Week Had Two Holidays

DESPITE the fact that the present week contained two holidays a number of interesting things transpired which are of the utmost importance to real estate.

Last Wednesday Mayor Hylan requested and received resignations of the members of the Board of Appeals, which has final decision upon questions of building construction under the Zone Law. Mayor Hylan, before he left for Washington, stated that the board would be continued, though with a different personnel. The Mayor is on his way to Florida, where he will spend a two weeks' vacation, but will stop off at Washington to urge President Wilson to approve of a forty-foot channel through Hell Gate instead of the thirty-five-foot channel planned by the army engineer. In addition to the Mayor, representatives from the Chamber of Commerce, the Merchants' Association, New York Board of Trade and Transportation, Maritime Exchange, Produce Exchange, Harlem Board of Commerce, Bronx Board of Trade and the Queens Chamber of Commerce constituted the delegation.

The Real Estate Board of New York is in favor of the Boylan Bill, which proposes to limit the tax rate to 17.5 mills on real estate. Laurence McGuire stated that the taxes for the present year will amount to at least one-third of the average gross income, which would impose an unbearable burden on the owner. The city tax roll aggregates about \$8,250,000,000, about three-fourths of which represents assessment against the land and one-quarter against the improvement.

There is still a considerable amount of controversy on the question of tenants paying rent in apartments where heat has not been furnished. In Brooklyn a real estate firm has begun an action to evict seventy-nine tenants. The suit came to file last Monday, and the court decided that the owner was to pay for the oil, gas, fuel and laundry bills as the result of the failure to heat the apartment. The question is an old one, and has been decided many times by the court, but up to the present time the new coal clause in leases has not been tested, and owners of apartment houses are interested in the coming decision.

The proposed interchange of transfers between the Lexington avenue surface cars and the Staten Island Municipal ferry-boats has been favorably reported to Murray Hulbert, Dock Commissioner, by Percival G. Ullman, Jr. In his report Mr. Ullman said in part:

"I have made an investigation of the conditions governing the present system of transfers now in operation between the municipal ferry and the Manhattan surface lines in order to assure myself that the present transfer system was a success. In connection therewith I have been assured by competent authority that the present transfer system is a success for the public, the surface lines and the city. In passing let me call your attention to the fact that when this particular question is finally disposed of the people of Staten Island will naturally desire additional transfer extensions to other surface lines and the elevated and subway systems, therefore I suggest that you anticipate their future requests and at this time develop the whole proposition of transfers in order to include the lines mentioned."

The sale of boxes for the benefit to be extended to the Naval Relief Society and the War Camp Community by the Real Estate Board, at the Hippodrome on March 3, was held in the Board rooms last Thursday afternoon. Joseph P. Day was the auctioneer, and Laurence McGuire, president of the Board, read the terms of sale. The auction netted \$3,500. The choice of boxes was taken by Robert E. Dowling, president of the City Investing Company, who paid \$100 for the privilege. Mr. Day bought the

second box, and the third went to Mr. McGuire. Other boxes, which brought from \$25 to \$100, were bought by George R. Read & Company, Douglas Robinson, Charles S. Brown Company, Charles Griffith Moses, Stephen T. Tyng, Jr., Franklin Pettit, Alwyn Ball, Walter Stabler, Cross & Brown, Charles F. Noyes, Mark Rafalsky, Clark T. Chambers, Albert B. Ashforth, Douglas L. Elliman and Francis S. Bangs. Next week another auction sale of tickets will be held.

Interesting among the happenings of the week were offers received for two of the realty holdings of Clarence Payne. One of the properties, the Sonoma, at the northeast corner of Broadway and 55th street, was to have been sold in foreclosure proceedings by Joseph P. Day, but the receivers, Henry Brady and Robert C. Knapp, received an offer from a private source, and at their request Judge Mayer granted the stay for two weeks so that time might be given to pass upon the merits of the bid, which was for the capital stock of the Derwent Realty Company, which was Mr. Payne's company, holding title to the property. This stock, together with notes issued by Mr. Payne, are held by the Central Trust Company as collateral for a loan of \$40,000.

The other property is the Brixford apartment house, at 138 to 144 West 79th street. An offer of \$385,000 was made for the property by I. Randolph Jacobs, president of the Directors' Realty Company. One of the stipulations of the deal was the release by Mrs. Payne of her dower right to the property, but this has been straightened out by the payment to her of \$6,500.

There has been a decided uplift in the inquiry for private dwellings of the better class, especially east of Central Park. Several sales have actually been closed during the past week, and a number of interesting deals are pending. Considering the upset condition of the country at large and the uncertainty as to how the new administration will adjust itself, real estate is doing as well as could be expected.

West End Association.

The activities of the West End Association for the best interests of the West Side and the city at large have attracted attention, and have made it more than a purely neighborhood organization. As a consequence its membership is steadily increasing, and the roll of more than 600 includes many men who are prominent in various walks of life in the city. No public hearing on any matter of special importance to residents of the West Side finds this organization unrepresented. It meets in the Hotel Ansonia.

Some idea of its work may be gained from the appointment of general committees, the chairmen including: Advisory Council, Walter Stabler; Acid Fumes, Franklin P. Duryea; City Executive and Finance Departments, William Willis Merrill; Board of Estimate and Public Service Commission, William H. Douglas; Board of Aldermen, Borough President and Sinking Fund Commission, William A. Moore; City Departments, Otto Von Schrenk; Budget and Taxation, I. Barton Case; Law and Legislation, James R. Deering.

Shuttle Service.

At the suggestion of the Public Service Commission the Interborough Rapid Transit Company will operate shuttle trains south to Freeman street and pick up passengers for the White Plains road line at 174th street instead of the 177th street station as heretofore. This suggestion was made by the Commission because the 177th street station is an exposed station, with a waiting room under the tracks; whereas at 174th street there is opportunity for shelter for waiting passengers at the train level.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

THE Second Department of the Appellate Division of the New York Supreme Court has just decided, in the case of *People ex rel. Kings County Bar Association v. Title Guaranty & Trust Company*, that the drawing of bills of sale of personal property and chattel mortgages, with the advice necessarily attending the preparation of such instruments, constitutes legal services, and is included in the term "practicing law." It holds that a corporation rendering such services violates section 280 of the Penal Law, and it is not excluded from the operation of that statute because it has chartered power to examine and insure titles to real property. The court quoted from *Matter of Co-operative Law Co.*, 198 N. Y. 481, as follows: "The relation of attorney and client is that of master and servant in a limited and dignified sense, and it involves the highest trust and confidence. It cannot be delegated without consent, and it cannot exist between an attorney employed by a corporation to practice law for it and a client of the corporation, for he would be subject to the direction of the corporation and not to the direction of the client." The Appellate Division opinion continues: "The vice is that the employee of the corporation, serving it for pay, owes his duty to the corporation. As he cannot serve two masters, so he cannot serve both the client and his corporation employer. This reason applies not only to services of attorney and counsel in the matter of litigation, but to those other services which are usually performed by lawyers which involve professional trust and confidence, knowledge of the law and skill, born of experience, in its application. The practice of the law, as the term is now commonly used, embraces much more than the conduct of litigation. The greater, more responsible and delicate part of a lawyer's work is in other directions. Drawing instruments creating trusts, formulating contracts, drawing wills and negotiations all require legal knowledge and power of adaptation of the highest order."

United States Justice Putnam, in a dissenting opinion, said in part: "I cannot find in the provision of the Penal Law under which this prosecution is taken the intention to forbid the drawing up of the evidence of every-day transactions, such as the buying and pledging of chattels, or even of sales of land (which should be equally simple and easy), or the ordinary papers which, especially in the country, are well prepared by justices of the peace, local conveyancers, or men of good business experience, whom no one has regarded as assuming to practice law. Banks, insurance companies, and other business corporations habitually prepare notes, bills of exchange, pledges of stock and like instruments. Their notaries extend marine protests, on which follow instruments like bottomry bonds and agreements to contribute in general average. In like manner the acts of making out deeds, mortgages and conveyances of land with searches are done by, and have long been done by, men not admitted to the bar. . . . I agree that the Legislature may curb corporate powers, but until it says so plainly we should not find the drawing of these papers by appellants' clerks as prohibited. Writing out forms for the sale or mortgage of chattels has never been held practicing law, nor is it one of the exclusive functions of members of the bar."

Street Extensions.

The New York Appellate Division holds, in *re Blondell Ave.*, 167 N. Y. Supp. 89, that the owner of two adjoining parcels of land, one of which was assessed, while award was made for damages to the other, in proceedings to acquire lands for opening and extending street, cannot, on appeal from con-

firmation of report of commissioner of assessments, have review of the award for damages, not having appealed from the order confirming the award by the commissioners of estimate, and it gives no power to review it that appellant has agreed that the award may be reduced.

Renewal with Condition.

Plaintiff rented his property for one year by lease, under which defendant was to be allowed the rental of the months of February, March and April for making certain repairs at her own expense. Before the expiration of the lease plaintiff wrote defendant that he would extend the lease, defendant to "make all necessary repairs during the term at your own expense." He later

wrote, not having heard from her, he assumed she was going to remain under the new lease with the understanding that all repairs, etc., were to be made at her expense. The New York Appellate Division holds, in a suit to recover rent for the months mentioned in the original lease, defendant having held over, there was an acceptance of plaintiff's proposition and a renewal of the lease on the terms that the repairs were to be made at defendant's expense.—*Farrell v. Woodward*, 167 N. Y. Supp. 605.

Foreclosure of Mortgage.

Where a mortgage provided that the mortgagee could elect to declare the whole amount due on default in payment of interest the mortgagor will be relieved of such a default in an action to foreclose where the mortgage was assigned without notice, and the mortgagor was able and willing to pay, and attempted to pay.—*Strange v. Rosenberg*, 167 N. Y. Supp. 838.



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The Advertising Man

Board of Appeals Resigns.

The action of Mayor Hylan in asking for the resignations of all the members of the Board of Standards and Appeals caused a flood of rumors to sweep over the real estate field. At once many people jumped to conclusions, which were at variance with the facts. The truth of the matter is that the Board is to be continued only with a different personnel.

Mayor Hylan said last Thursday, before he went to Washington, that the retiring members of the Board were hold-overs from the Mitchel administration, and he proposed to appoint others in their places. Rudolph P. Miller, the chairman of the Board, when sending in his resignation, stated that he would be glad to be of such assistance to his successor as laid in his power.

The Board of Standards and Appeals is an important body, for it passes upon thousands of individual cases each year and requires men of skill, experience and honesty. There are plenty of opportunities for graft, but since its formation there has never been a word spoken that could reflect upon the honesty and integrity of those connected with that body.

There will be considerable difficulty experienced in finding another set of men who are as familiar with the building situation as those who are now leaving office. It must be taken into consideration that Mr. Miller's position was the only one which really was remunerative, his salary being \$7,500 a year. The other members of the Board received \$10 for every meeting which they attended. In many cases it was a matter of a labor of love, for the recompense was not sufficient to interest them. It was more civic pride than anything else.

The members of the retiring Board, in addition to Mr. Miller, included: Howard C. Baird, 80 Washington Square East, Manhattan; Alfred J. Boulton, 58 Quincy street, Brooklyn; William Crawford, 205 West 89th street, Manhattan; Lansing C. Holden, 888 West End avenue, Manhattan; Alfred R. Kirkus, 1410 Beverly Road, Brooklyn, and John Kenlon, Fire Chief, ex-officio.

Laurence McGuire said yesterday, "The Board of Standards and Appeals is an important branch of the Mayor's Department. He asked for resignations from those appointed during the present administration. He was well within his rights and it would be natural for him to desire his own appointees to officiate during his regime. Whether it was compulsory for all of the members to resign is another matter. The main point now is, who will be appointed to fill the vacancies?"

Mark Rafalsky said: "The Board of Standards and Appeals should be continued because it performs functions which are necessary at the present time. I only hope that the new board to be appointed by Mayor Hylan will be active and continue the good work already started."

E. A. Treadwell: "The appointing of a new board is merely in line with some of the other activities of the Mayor; undoubtedly other changes will be made upon his return from the South, and we are hoping for the best."

R. D. Kohn: "I was surprised. The architects and builders should insist that no changes be made unless they mean an improvement. The board is accomplishing a highly technical work and the best men obtainable should be selected and retained. No modification of the Zoning Resolution must be permitted."

Emer Roth: "Just what was expected as a matter of politics."

L. A. Goldstone: "The Mayor acted within his power and it is only to be hoped that the new appointees will be of as high caliber as the Board that has just resigned. The function of the Board is an important part of the city administration. If there is any attempt to change or modify the Zoning Resolution, it will be a matter that should greatly concern the real estate interests of the city."

Building Zone Consents.

As a general guide to appellants who seek permission under the provisions of Paragraph 6, as added to Section 7 of the Building Zone Resolution, September 21, 1917, by the Board of Estimate, to erect garages in residence or business districts, the Board of Appeals, in a resolution adopted January 29, 1918, has indicated what frontage would ordinarily be deemed to be affected, subject to such modification in individual cases as may appear to be fair and proper. Where the practice with respect to consents established by the resolution does not seem to apply an application may be made to the Board of Appeals for a ruling in that particular case. Such application must be made sufficiently in advance to allow securing and submitting the consent at least a week before the public hearing. The resolution of the Board also prescribes the substance of the consents that must be obtained, the time of filing and the diagrams to be submitted in connection with such consents. The Building Zone Resolution itself requires such consents to be duly acknowledged.

Auction Sale Postponed.

There was scheduled for sale last Wednesday at the stand of Joseph P. Day the Sonoma apartment house, an eleven-story structure, at the northeast corner of Broadway and 55th street, owned by Clarence Payne, but a stay was obtained from Judge Mayer, to permit the receivers, Henry Brady and Robert C. Knapp, to pass on a bid received from a private capitalist. The foreclosure was instituted as the result of a suit brought by Max Lowenthal, who is understood to be representing Jacob Axelrod, who sold the house to Mr. Payne last May. It was to secure a third mortgage, amounting to \$37,000 and interest.

Downtown Being Cleaned Up.

The Downtown League, formed for the purpose of "cleaning up" the lower part of the city, has enlisted the services of property owners, mercantile, financial and shipping firms south of Duane street, from Hudson river to East river, in its campaign for better street conditions, traffic regulations and general improvement.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 22 as against 21 last week and 34 a year ago.

The number of sales south of 59th street was 7 as compared with 7 last week and 15 a year ago.

The sales north of 59th street aggregated 15 as compared with 14 last week and 19 a year ago.

From the Bronx 5 sales at private contract were reported as against 10 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 210 of this issue.

Deal Pending for the Brixford.

Negotiations are pending for the sale by Robert C. Knapp and Henry Brady receivers of the holdings of Clarence Payne, of the twelve-story apartment house, known as the Brixford, at 138 and 144 West 79th street, located between Columbus and Amsterdam avenue measuring 78x100. Mrs. Payne has agreed to accept \$6,500 for her interest in the property. I. Randolph Jacobs, the prospective buyer who has made a offer of \$385,000. The building was erected in 1915 by Edwin S. Brickner.

Demand for Dwellings.

Pease & Elliman sold for Mrs. J. V. Alexander the five-story American basement, 116 East 65th street, on 120x100.5, to a client for occupancy. It is interesting to note that the adjoining house, at 114, was sold some years ago by these same brokers at \$82,500. The present sale is at a considerable concession from this figure, although the

house is a similar one, showing the present advantages of buying private houses. This house is one of a row of houses erected about fifteen years ago on property formerly belonging to the Beekman Estate, and is carefully restricted so as to prevent any extension of the objectionable improvements in the neighborhood. The house is at present occupied by Emil Pfizer, under a lease which expires this spring. Since December 15, Pease & Elliman have reported sales of dwellings in the section east and south of Central Park aggregating about \$1,200,000.

West End Avenue Sale.

Samuel Borchardt, one of the largest investors in west side apartment properties and a builder of houses of this character, has added to his large holdings the thirteen-story apartment house on a plot 102x150, at 525 West End avenue, northwest corner of 85th street, valued at \$1,250,000. F. A. Wyckoff of the F. R. Wood-W. H. Dolson Company negotiated the sale for the West End-85th Street Company, Harry S. Alexander, vice-president. Henry S. Mansfield represented the purchaser. The building was erected about four years ago and yields a yearly rental of \$140,000. The apartments are in suites of from six to ten rooms, and some tenants occupy entire floors on which there are fourteen rooms. The building has a modulated control vacuum heating system, refrigerating plant and many features that make it one of the best buildings of its type in the city. Mr. Borchardt paid cash over the mortgage. His realty holdings include many fine apartment buildings, among them the northeast corners of West End avenue and 97th and 98th streets, the northeast corner of West End avenue and 101st street, 78th street and Park avenue, and the twelve-story building which he started within the past year at the northeast corner of Park avenue and 75th street.

Park Avenue Sale.

Albert B. Ashforth, Inc., sold for Sarah Steward Collier, wife of Robert J. Collier, 752 Park avenue, 74 feet north of 71st street. It is a five-story American basement limestone front private residence, 28.2x86 feet. The property was built from plans by Trowbridge & Livingston for the occupancy of Douglas Robinson and sold to Mrs. Collier about ten years ago. On the same block are the residences of George S. Brewster, Theodore Douglas Robinson, Henry de Coppet and Gordon Knox Bell. The property has been held at \$300,000.

Pending Sale Reported.

Through the incorporation of a new company at Albany last Monday, known as the 119-125 West Twelfth Street Company, capitalized at \$30,000, there was a report current in the real estate field that the property at 119 to 125 West 12th street, between Sixth and Seventh avenues, was to be transferred. The title to the property stands in the name of Lustgarten Company, of which William Lustgarten is the head. It occupied the site of the First Reformed Presbyterian Church, which was purchased by Mr. Lustgarten in August, 1917. The plot measures 74.5x103.3 feet. The building was erected from plans by J. C. Schaeffler at a cost of about \$75,000. The directors of the new company are M. Marcho, William M. Hyman and O. G. Bertelmen.

Apartments in Harlem Sold.

Jules Realty Company, Fisher and Irving Lewine, resold the two six-story apartment houses at 572 and 574 Lenox avenue, southeast corner of 139th street, and the adjoining similar house at 66 West 139th street to S. Schenitzer, the present lessee. The properties were held at \$125,000. The corner property measures 50 x 85 feet, and the inside parcel 40 x 100 feet. William S. Baker was the broker. The sellers acquired the property last January from the Depositors' Assets Corporation, which was liquidating the affairs of the A. L. Kass bank.

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Garage in Gramercy Park Section.

Douglas Robinson, Charles S. Brown Company, sold to Joseph L. Buttenweiser, 223 to 227 East 20th street, old stables, from Eugene Ashley. The property was valued at \$38,000. Mr. Buttenweiser recently bought at the auction sale of the Hamilton Fish Estate the adjoining stables, 90 x 92 feet. The combined properties measure 140 x 92 feet, and will be improved with a garage.

Trade in Harlem.

The Newat Realty Company, Abraham Nevins and Philip Wattenberg, sold 43 West 127th street, a 3-story and basement dwelling, on lot 18.9x99.1, to the Courtney Development Company, which gave in exchange the plot, 100x100, with frame houses, in the south side of 134th street, 85 feet east of Madison avenue. The latter site will be reimproved with a garage.

Sale at Westbury.

D. Stewart Iglehart, vice-president of William R. Grace & Company, purchased for his country home the Robert Stevens estate at Westbury, L. I. The property comprises twenty-five acres, fronting on the north side of the Jericho Turnpike, east of and adjoining the Robert Bacon place, and includes a large frame residence and outbuildings, which Mr. Iglehart will remodel. The Stevens property was valued at \$125,000.

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Sale on Washington Heights.

Ralph L. Spotts, as president of the R. L. S. Realty Company, sold to the Ararat Realty Corporation, V. Z. M. Boyajian, treasurer, Yorktown Court, a six-story elevator apartment house at the northeast corner of Fort Washington avenue and 162d street, on a plot 100 x 165, and the Springfield, a similar property at the northeast corner of Claremont avenue and 125th street, on a plot 100 x 100. The houses are two of five formerly owned by the New York Real Estate Security Company, and were acquired by Mr. Spotts last March from the United States Rubber Company.

Manhattan.**South-of-59th Street.**

THOMPSON ST.—The Estate of Charles Broadway Roush sold the 7-sty building at 52 to 56 Thompson st, on plot 50.3x94, located just north of Broome st. The buyer will remodel the structure for his business. The property was acquired by the late Mr. Roush in 1893, and used by his firm as a warehouse up to a few years ago, when it built a 12-sty addition at 104 to 110 Greene st, which is at the rear of the firm's Broadway headquarters.

12TH ST.—Thomas Snell bought from Mary Bussing the 4-sty residence at 4 East 12th st, on a lot 25x100.3, 150 ft. east of 5th av. The house will be reconstructed and arranged for studio apartments. It adjoins the old Suffern residence at 2 East 12th st, acquired recently by John L. Fogliasso, builder, who plans a similar alteration. Several blocks to the south Manley E. Sturges plans to convert the former dwelling at 16 East 8th st, extending through to Washington Mews, into a studio and apartment building from plans by George Provot. The property is a Sailors' Snug Harbor leasehold, and is in the same block where the trustees of that institution made their interesting studio building alterations some time ago.

13TH ST, ETC.—The Lawyers Mortgage Co. sold 234 East 13th st, a 3-sty dwelling, on a lot 21.5x100; also 261 Madison st, a 5-sty tenement, on a lot 21.6x68. The buyer of the tenement is a client of M. Jaffe.

51ST ST.—The 3-sty garage at 133 West 51st st, acquired last week by the Winat Realty Co. in a trade with William Woodward for 14 lots on the north side of 188th st, near Webb av, has been resold to S. & L. Frank. The property occupies a lot 25x100, between 6th and 7th avs.

BOWERY.—Louis Carreau sold 206 Bowery for the estate of Mary M. Livingston, a 3-sty store and business building, on a lot 16.9x100.

North-of-59th Street.

65TH ST.—Mrs. John W. Alexander sold through Pease & Elliman the 5-sty American basement dwelling 116 East 65th st, on a lot 25x100.5, to Charles J. Welsh.

77TH ST.—William R. Ware sold for Benjamin F. Romaine 266 West 77th st, a 4-sty dwelling, on a lot 18.9x102.2. The property is located between Broadway and West End av.

80TH ST.—Coraline S. McCreery sold to Elise N. L. Blumhardt 104 West 80th st, a 4-sty dwelling, 17.6x102.2, 202 ft. west of Columbus av, subject to a mortgage of \$16,000. The seller acquired the property in 1908.

83D ST.—Wm. A. White & Sons sold for Ruth M. H. Smith to Samuel Kempner the 4-sty residence at 66 West 83d st, located 120 ft. east of Columbus av. This is the first sale of the property in 32 years, it having been acquired by the grandfather of the seller in 1886.

117TH ST.—Silas B. Brown sold the plot, 100x100, at 256 to 262 West 117th st, adjoining Public School 10, at the southwest corner of St. Nicholas av, to Samuel Williams, who will build a 4-sty public garage on the west 90 ft. at a cost of \$35,000, from plans filed by Louis A. Sheinart.

141ST ST.—James H. Cruikshank sold to Mrs. Carrie Isaac the 5-sty flat 270 West 141st st, on a lot 25x100. In exchange was given the 3-sty dwelling on lot 17x100, at 316 West 138th st; also a 2-sty dwelling in 135th st, between Newport and Bayside avs, Belle Harbor, L. I.

150TH ST.—Dr. Morris R. Altman purchased from Ennis & Sinnott 521 West 150th st, a 3-sty dwelling, on a lot 17x100. Du Bois & Taylor negotiated the sale. The sellers acquired the property last month in a trade.

LEXINGTON AV.—Carrie Hammond bought from Elizabeth Cornwall 1986 Lexington av, a 3-sty brownstone dwelling, on a lot 16.8x61.9. This is the first sale in 30 years. George W. Brettell negotiated the sale.

MANHATTAN AV.—The Lawyers' Mortgage Co. sold to Edna J. Luckey, a client of J. Irving Walsh, 527 Manhattan av, a 3-sty dwelling, on lot 16x90, adjoining the southwest corner of 122d st.

Bronx.

BAILEY AV.—Elizabeth Dusek purchased from Cahn & Pittman, operators, 2892 Bailey av, a 2-fam. house, on lot 25x100.

BAILEY AV.—Cahn & Pittman sold to Elizabeth Dusek 2892 Bailey av, a 3-sty brick, 2-fam. house, 25x100.

CRESCENT AV.—The 2-sty taxpayer with 4 stores at 595 to 601 Crescent av, with a frontage of 93 ft., was sold by E. Martinucci to Edward J. Walsh. The property has been held at \$25,000. James J. Donovan, Inc., negotiated the sale.

HULL AV.—John J. Brady, Jr., sold through J. Donovan, Inc., the plot on the west side of Hull av, 125 ft. south of 209th st, which has been held at \$12,000. The buyer is the Stafford Construction Co., which plans an apartment house improvement.

ST. ANNS AV.—Charles A. Weber sold for Francis Zentgraft to Henry W. Holtgrewe the 5-sty apartment house, on lot 25x100, at 479 St. Anns av. The purchaser gave in part payment a plot, 50x100, on the west side of Kochambeau av, 75 ft. south of 208th st.

Brooklyn.

FULTON ST.—Kings and Westchester Land Co. sold 1848 Fulton st to Charles E. Daus for his occupancy, and 1844 Fulton st to Max Arstark, who will occupy it.

HEYWARD ST.—Miss Ida M. Theil, former secretary to the late Grover Cleveland, and her sister, Miss Martha Theil, secretary to Mr. Eckler, treasurer of the Metropolitan Life Insurance Co., sold their home, 161 Heyward st, a 2-sty brownstone house, 20x100. The brokers were Charles Buermann & Co.

LINDEN ST.—A Benson bought from Ernest Tigmer the 2-sty, 2-fam. house at 108 Linden st. R. A. Schlesing was the broker.

17TH ST.—Green Brothers sold 689 East 17th st, South Midwood, Flatbush, on a plot 50x100, for Alured A. Stuart to William S. Snieren.

48TH ST.—I. Salzberg sold for John F. Spicer to William Levin a plot of 40x100, in the north side of 48th st, 120 ft. east of 12th av; also for M. Suss to M. Meizer a plot 25x100, in the south side of 52d st, 365 ft. east of 16th av.

80TH ST.—Frank A. Seaver & Co. sold for S. Martin the stucco house at 931 80th st.

BEDFORD AV.—McInerney Klinck Realty Co. sold the 6-fam. apartment house at 2334 Bedford av for Watier R. Lusher.

CONEY ISLAND.—Clara Levin bought from Morganstern Brothers syndicate, operators, the two 3-sty tenements at 281/2 to 284 West 13th st, on plot 40x118, near Steeplechase Park. The houses have been held at \$10,000. E. Halperon was the broker.

FLATBUSH AV.—McInerney Klinck Realty Co. sold for the G. J. M. Holding Co. the two 3-sty buildings on the east side of Flatbush av, 20 ft. north of Albemarle rd, 44.8x100 ft.

OCEAN PARKWAY.—I. Salzberg sold for M. Winson to Edward Wechsler the 1-fam. stucco cottage, on a plot 50x150, at 406 Ocean parkway.

Queens.

ASTORIA.—Minor L. Platt sold for Frank Zvanovec, builder, the 5-sty apartment house at 640 Academy st. The house has been held at \$125,000 and stands on a plot 100x100, between Grand av and Elm st. The new owner is Nathan Friedman, who buys for investment. The house contains 45 apartments of 3, 4 and 5 rooms. It has been fully tenanted since its completion in December, 1916, with a rent roll of approximately \$15,000. Mr. Platt states there is a waiting list of 75 for apartments in the house. Mr. Zvanovec, who has built a number of houses in the Astoria section, bought the Academy st site in November, 1915, through Mr. Platt.

BELLE HARBOR.—William Sohmer sold to John W. Sullivan his cottage, northwest corner of Washington and Orienta av, Belle Harbor, L. I., through the Hatch-Gazan Co.

BELMONT AV.—The Franklin Madison Realty Co. sold to J. T. Keaveney of Richmond Hill a plot, 200x200 ft., on the west side of Belmont av, 400 ft. north of Bryant av, Floral Park.

FLUSHING.—J. L. McElroy sold to R. C. Greene of Sayville, L. I., the dwelling on plot 100x250 ft., at the northeast corner of Linden av and Orchard st.

FOREST HILLS.—E. F. McGirr sold to Cord Meyer Development Co. a plot 100x100, at the northeast corner of De Koven st and Colonial av.

FRANKLIN ST.—H. Berning sold to L. Schwartz 100x135 ft. in the east side of Franklin st, 65 ft. east of Broadway, Flushing.

HAMILTON ST.—M. E. Hilton sold to L. E. W. Harriman, of Brockton, Mass., the dwelling, 60x100 ft., in the northwest side of Hamilton st, 160 ft. northeast of Laurelton boulevard, Laurelton.

HUNTERSPPOINT AV.—Degnon Realty and Terminal Improvement Co. sold to the Pittsburgh Glass Co. about 400x419 ft. at the northwest corner of Hunterspoint av and Davis st, Long Island City.

JAMAICA.—Palatine Holding Corp. sold to W. Shedlow the dwelling on plot 46x106 ft., at southeast corner of Liberty av and West st.

LONG ISLAND CITY.—Jackson-Steinway Co. sold to Currie Realty Co. a plot 100x350 ft. on the northeast side of 13th av, 200 ft. north of Graham av.

ONSLow PL.—A. G. Robinson sold to M. E. R. Bryant the dwelling, 50x100, in the south side of Onslow pl, 394 ft. east of Austin st, Kew Gardens.

PROSPECT ST.—J. T. McCall sold to W. A. Kane the dwelling, 50x125, in the south side of Prospect st, 100 ft. east of Sycamore av, Flushing.

A. G. Robinson sold to M. E. R. Bryant a dwelling, 50x100, south side of Onslow pl, 394 ft. east of Austin st, Kew Gardens, L. I.

WASHINGTON AV.—William Sohmer sold to John W. Sullivan the cottage at the northwest corner of Washington and Orienta avs, Belle Harbor. The Hatch-Gazan Co. negotiated the sale.

WAVERLY AV.—W. E. Fields sold to I. E. Marshall of Lowell, Mass., the dwelling and plot, 59x100 ft., on the east side of Waverly av, 225 ft. south of the Boulevard, Rockaway Beach.

WICKES ST.—The Elwood Realty Corporation sold to I. Erdmann of Brooklyn a plot, 100x125 ft., in the east side of Wickes st, 384 ft. north of Williamsburg turnpike, Richmond Hill.

Nassau.

BAKER CROWELL, INC., in conjunction with James E. Jacobus of Great Neck, L. I., sold to L. N. Grove two acres adjoining his residence on the Station rd, Great Neck.

Out of Town.

MONTCLAIR, N. J.—Ernest C. Hinck sold the former Farner residence at 10 Madison av to E. Vintschger, vice-president of the Markt & Hammacher Co. The plot has a frontage of more than 500 ft. in Lincoln st and Madison av. It is considered one of the show places of the south side. The Frank Hughes-Taylor Co., the broker, reports the holding price at \$50,000.

RECENT LEASES.

Lease in Financial District.

G. Amsinck & Co., Inc., established in 1854, leased for a long term, at an aggregate rental of more than \$2,000,000, from Louis Ettlinger, for its permanent home, the nine-story office building at 90 to 96 Wall street, corner of Water street. The building has a frontage of 85 feet on Wall street and 106 feet in Water street, and contains nearly 100,000 square feet of space. Extensive alterations to the building will be made from plans of Frederick Putnam Platt. In the autumn of 1917 the control of G. Amsinck & Co. was acquired by the American International Corporation, which corporation has assumed the active management and direction of its affairs, retaining Justus Ruperti as president, and Dr. Charles A. Holder as vice-president. The business conducted by the company is international, with agencies completely covering South and Central America, Mexico, Cuba and the West Indies. Plans are being developed for the extension of the Mexican business, and representatives of G. Amsinck & Co. recently left for the east coast of South America to further extend the company's business, and expeditions to Venezuela, Columbia and the west coast of South America. It was definitely announced that the American International Corporation, in acquiring control of the Amsinck business, is working closely in connection with the officials of the United States Government in an endeavor to meet in every possible way the restrictions of the Enemy Trading Act and has placed at the Government's disposal its facilities in expediting the importation of raw materials especially needed by the Government at the present time. There have been many important real estate transactions in his immediate neighborhood during the past few months, but this lease is the most important of all. Quite recently the sale was announced involving eleven buildings, occupying the block front in Wall street, from South to Pine streets, and covering 22,000 square feet of ground. The parcels were acquired from separate owners. The American Molasses Co. also erected a new building at 109 and 111 Wall street, and close by are the offices of all the prominent sugar refining companies, many large and important export and import firms, shipping offices and banking interests. The G. Amsinck & Co. lease was negotiated by Charles F. Noyes Company and Horace S. Ely & Company. Adwalader, Wickersham & Taft were the attorneys for Mr. Ettlinger in the transaction, and White & Case represented G. Amsinck & Co.

Large Apartment Leased.

Pease & Elliman have completed the renting of the typical apartments in the new building at 927 Fifth avenue, southeast corner of 74th street, having rented the eleven floor apartment to a prominent New Yorker. The building, which is thirteen-stories high, was erected from plans by Warren & Wetmore, on the site of the one-time residence of the Rev. Alfred Duane Pell, which was purchased through Pease & Elliman by the Fifth Avenue and 74th Street Corporation, Harry Fischel, president. The building now brings in a gross rental of about \$50,000. Each apartment occupies an entire floor, and consists of fourteen rooms and five baths. Among the tenants in the building include: E. V. R. Hayer, president of the Chase National Bank; Harry T. Dunne; J. Leonard Leoplogle, president of the Vanadium Steel Company, and at present U. S. Government Steel Comptroller; Mrs. S. Eustadt, Alexander Alexander, Mrs.

Hamilton Carhart, Mrs. B. K. Stevens, Mrs. Frank Pelton and Mrs. C. J. Cornell.

Government Leases Warehouses.

As a site for warehouses the United States Government has leased three blocks of the Bush Terminal Company property and an equal area of land owned by the city in South Brooklyn. The Bush Company property, taken under a lease for the period of the war and one year after, comprises the three blocks bounded by Second and Third avenues and 29th and 32d streets, and the city land comprises the area in front

of these blocks, extending from Second avenue to the water front. The rate of compensation under the lease closed with the city is ten cents a square foot, and the same rental is to be paid to the Bush Company.

Fifth Avenue Apartment Leased.

Robert J. Collier, publisher, leased a floor at 1067 Fifth avenue, overlooking the garden of the Henry C. Phipps' mansion, in which Mrs. Alfred G. Vanderbilt is also housed. Mr. Collier has just sold his residence at 752 Park avenue to William H. Woodin, together with some of the furnishings.

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Herbert Hecht & Co. renewed the lease for Samuel W. Steel on the store and basement at 62 and 64 West 14th street, which was at one time occupied by the Fourteenth Street Store. The owners of the building, the Chisholm Estate, were represented by Brett & Goode. Mr. Steel has occupied these premises on a short-term lease, and the renewal thereof at higher rental than the present one is evidence that 14th street is still a good shopping district. The store was held at \$25,000 per annum.

Dyckman Estate Leases.

Ames & Company leased for the Dyckman estate, represented by Edward Corning, the building at 218 and 220 West 84th street, for a long term of years, at an aggregate rental of about \$350,000, to Lee & Lichtenstein, who own and conduct two garages in this city. The building will be improved at an approximate cost of \$50,000 and will contain in addition to other modern features, a well equipped gymnasium, with shower baths, for the use of chauffeurs.

Manhattan.

AMES & CO. leased for Josephine E. Daly the store and basement at 156 East 34th st to Koh Ono Company of Japan. The company is introducing a novel line of Japanese toys to the American market and will use the 34th st property as an assembling and distributing station.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased apartments at 109 and 111 East 56th st to Miss Mary Herr, L. G. Crosby, M. D. Miller and M. D. B. Barrow.

BRETT & GOODE CO. leased the store, basement and sub-basement at 65 and 67 West 13th st to the Fleischmann Co., in conjunction with the Duross Co.; also the 5th floor at 202 and 204 Centre st to the Schoder & Lombard Co.

BRETT & GOODE CO. leased for Carstein & Linnekin a loft at 37 West 19th st to the Cuban Confectionery & Trading Co., and for Frederick Fox & Co. the 10th loft at 261 to 265 West 36th st to the American Bead Co.

CAMMANN, VOORHEES & FLOYD leased in conjunction with William H. Whiting & Co., in the old New York Press Building at 7 to 11 Spruce st, a floor to H. Reeve Angel & Co. The property has just been completely modernized.

DOUGLAS L. ELLIMAN & CO. rented offices in 414 Madison av to the Woman's National Farm & Garden Association. The tenant is an organization for the promulgation of farming and gardening throughout the United States; also a large furnished apartment, comprising an entire floor at 1067 5th av, adjoining the Frick Mansion, for the Hyde Estate to R. E. Gilmore; also an apartment at 64 East 86th st for Alfred A. Hawes to William H. Schubert; also a furnished apartment at 108 East 82d st for Mrs. J. J. Moorehead to F. W. Jones, Jr.; also an apartment at 518 Madison av for the Tri-Una Realty Co. to Mrs. M. C. Bauer, and have made the following renewals of apartment leases: 969 Park av to Mrs. Richard Irvin; 635 Park av to William L. Rich; 122 East 76th st to Miss Lillian M. Williams and Mrs. James W. Haselhurst; 830 Park av to Frank C. Jones, and 840 Park av to Ernst G. Victor.

JACOB FINKELSTEIN & SON leased for Joseph H. Schwartz space at 15 Bowery, which was recently altered for hotel and lodging house purposes. The building was leased for a long term to Frank E. Campbell, who operates about fifteen places of this kind throughout the city.

J. ARTHUR FISCHER leased the store at 42 West 29th st to Harry Eisenkraft, furrier; space at 555 8th av to E. J. Wolf, show cards; a loft at 642 6th av to J. Sovet, tailor; and to Edward Sheuer an apartment at 215 West 108th st.

J. ARTHUR FISCHER leased the store at 42 West 29th st to Harry Eisenkraft, furrier.

GOODWIN & GOODWIN rented for Frederick C. McLaughlin to Lena Hamberger the 3-sty dwelling at 131 West 121st st.

GOODALE, PERRY & DWIGHT, INC., leased the 2d loft at 49 and 51 West 24th st to O. J. Muller; space at 333 5th av to Louis Sittner; floor at 102 West 38th st to Simpson-Crawford Co.; space at 33 East 27th st to the Le Raine Waist Co.; parlor floor at 8 West 28th st to the Republican Club; floor at 27 East 21st st to J. Smollens; space at 36 East 23d st to Ben Goldberger and Louis Kassler; loft at 400 6th av to J. Chrisyankon; loft at 402 6th av to Abram Narzig.

HERBERT HECHT & CO. leased to the Belmore Lunch Co. for the estate of Charles A. Baudoin, the store, basement and sub-basement at 690 Broadway. Upon the completion of extensive alterations the store will be occupied for restaurant purposes similar to the other lunch stores throughout the city by the same concern. The lease is for a long term of years and involves an aggregate rental of \$60,000. This is the third store leased to the Belmore Lunch Co. in the past month.

M. & L. HESS, INC., leased space on the 5th floor at 15 and 17 West 26th st to J. M. Moos, silk dresses; space on the 2d floor at 138 and 140 West 17th st to H. & L. Rosen.

M. & L. HESS, INC., leased the 9th floor at 72 and 74 Madison av to the Potter Textile Co.; also space at 87 and 89 5th av to Leumann Boesch & Co., Inc.

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REAL ESTATE

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HENRY HOF leased for the estate of Orson D. Munn the garage at 32 Lexington av to the Overnight Service Co.

HENRY HOF leased to Western Electric Co., the grade floor at 241 East 36th st; also the 2d floor at the northeast corner of 3d av and 37th st to Herman S. Kantrowitz.

SAMUEL H. MARTIN leased offices to the National Association of Audubon Societies at 1974 Broadway.

SAMUEL H. MARTIN leased offices to the National Association of Audubon Societies at 1974 Broadway.

SAMUEL H. MARTIN leased the store and basement at 867 9th av to Carl Fischer.

M. L. MOXLEY & CO. leased to Charles Green Co., Inc., manufacturers and printers of sample cards for American Hardware Corp. of New Britain, Conn., 2 lofts at 94 to 98 Lafayette st, though to 91 Walker st, containing 13,000 sq. ft., at an aggregate rental of about \$60,000.

CHARLES F. NOYES CO. leased 160 South st, corner of Dover st, to the Hanover Warehouse Co.; a store at 242 Canal st to Kuller & Littman; sub-leased the basement store at 296 Broadway for Jacob Richman to Albert D. Smith & Co.; and the store 20 Fulton st to E. Gangemi & Co.

CHARLES F. NOYES COMPANY leased the building 86 Cortlandt st for Elizabeth C. Benthinck to the New York Millwright Co., Inc., for a term of years from March 1; the entire lofts at 214 Pearl st for the Estate of B. B. Roosevelt to the Portocuba Corporation; at 253 and 255 Church st for L. M. Rice & H. D. Mills the 3d loft to Farquhar & Grellier; a floor at 242 Canal st to Solomon Levy; a floor at 28 White st to Henry Dyer & Co., and a store in 78 and 80 Cortlandt st for Countess Josephine del Drago to Augustus O. Hopkins.

CHARLES F. NOYES COMPANY leased for M. M. & A. Hall the store and basement of the Heptagon Building, 147 to 153 Waverly pl, to the Sydney Ross Co., tenants occupying four lofts in the building. The combined rental for space taken by this tenant aggregates about \$10,000 per annum, and the lease is for a term of years. The Noyes Company also leased in the same building the 12th floor to Amalgamated Oil Gas Corporation for a term of years.

CHARLES F. NOYES COMPANY leased for Prof. William R. Appleby the store and basement at 1162 Broadway, for 10 years at an aggregate rental of about \$75,000. The tenement is the Old Crown Restaurant, for many years located in the adjoining property at 17 West 27th st and a client of James J. Etchingham. The business is owned by Anrig & Agoston, who will make extensive alterations and use the combined premises for their business.

PEASE & ELLIMAN leased the store and basement at 245 West Broadway to American Woodenware Co.

PEASE & ELLIMAN leased for Herman LeRoy Edgar to Mrs. Blanche Bates Creel the 4-sty and basement 17-ft. dwelling at 123 East 38th st, adjoining the northwest corner of Lexington av; also for the Vanderbilt Concourse Corporation offices at 52 Vanderbilt av to H. W. Hazelton; also an apartment at 237 West 74th st, for Sharp & Co. as agents, to W. W. Peabody; and one, furnished, at 200 West 79th st for Mrs. B. A. Tuttle to N. A. Randall; and also one in the Gramont, at Broadway and 98th st, for the Jacob Ruppert Realty Co. to C. Herzig.

PEASE & ELLIMAN leased office at 44 Wall st to Wagner, Taylor Edson Co. of Philadelphia, for a New York branch of their marine insurance; also the store and basement at 160 Park Row to Michael Walker.

PEPE & BRO. leased for Major John Z. Lowe, his residence at 152 West 11th st, furnished, to Mr. Rolle. Major Lowe is now stationed at Camp Devens, Ayer, Mass.

L. J. PHILLIPS & CO. sublet an apartment at 414 West 121st st to Felix Dinertein for J. Vorreuter.

L. J. PHILLIPS & CO. leased an apartment in the Cliffhaven, 417 Riverside dr, at 113th st, to Mrs. M. Holladay; also an apartment at 233 West 83d st to Herman Cahn.

L. J. PHILLIPS & CO. sublet an apartment at 414 West 121st st to Felix Dinertein.

L. J. PHILLIPS & CO. leased the store at 2745 Broadway to M. Fedori.

GEO. R. READ & CO. leased the following space: at 1170 Broadway to Joseph New, John Young and Louis Vogel; also at 122 East 25th st to David Klein; at 111 East 34th st to the E. D. Morgan Estate; at 3 East 17th st to Meyer Roeder; and at 17 Madison av to Henry H. Knox.

GEO. R. READ & CO. leased space at 1170 Broadway to Barron Bros. Co., Inc., Buffalo, N. Y., Morris Rosen and Louis J. Blumenthal, at 54 West 3d st to Rudolph Zoog & Co., and at 3 East 17th st to the Mail Order House, of Switzerland.

M. ROSENTHAL leased to Fiedelbaum & Matz a loft at 135 and 137 West 26th st; in conjunction with E. M. Goodman Co. for 5 years, at an aggregate rental of \$30,000, the 8th floor at 22 to 26 West 32d st to Wolff & Schlossberg; to Aaronson, Kaplan & Meyerowitz at 14 to 18 East 32d st the 3d floor; to Schwartz, Rappaport & Jablonsky at 450 6th av the 3d floor; for Spear & Co., agents, the 6th floor at 30 and 32 West 24th st to Camp Fire Outfitting Co.; for United Realty Co. store at 17 West 25th st to Overland Silk Mills; for Klein & Jackson top loft at 22 to 28 West 21st st to H. Fisher & Co.; to Michael Vignola the 6th floor at 143 and 145 West 20th st; to L. Segreto the 4th floor at 429 6th av; to L. Rosenblatt a loft at 298 5th av; to Jacob Polonsky the 4th floor at 236 and 238 5th av; in conjunction with Spear & Co., for Brous Bros. the 9th floor at 115 to 125 West 30th st, containing 12,500 sq. ft., to Progressive Uniform Co., Inc., manufacturers of Government uniforms; for Hinkle Bros. the 9th floor at 38 to 44 West 26th st to T. Weinberg & Son; for

the Pinehurst Holding Co., Inc., the 7th floor at 11 West 25th st to Friedman Schindler & Co., Inc.; for M. Barrett the 4th floor at 10 East 33d st to Alton Dress & Costume Co.; for the Title Guarantee & Trust Co. the 3d loft at 822 and 824 Broadway to Siff Bros.; for the estate of Charles A. Baudouine top loft in building 256 5th av to Levin & Modlin; for Castilla Corporation the 1st loft at 236 and 238 5th av, at an aggregate rental of about \$50,000, to Navy Knitting Mills, Inc.; for Spear & Co., agents, the 8th floor at 30 and 32 West 24th st to William Asinof; to H. Gottlieb the 8th floor at 8 and 10 West 13th st; and for Willard S. Burrows Co., agents, the 5th floor at 184 5th av to S. A. Miller & Co.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased, in conjunction with Carstein & Linnekin, the store and basement at 739 and 741 Broadway, containing about 10,000 sq. ft. to H. Karp; also the store and basement at 49 Walker st for Charleau Co. to F. Vitelli & Sons.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for Mrs. Julia Fitzgerald, the building containing 30,000 sq. ft. at 468 and 470 Broome st, northwest corner of Greene st, to Wilmerding, Morris & Mitchell, auctioneers and commission merchants; also the store and basement at 60 East 10th st, for Morris E. Sterne to National Umbrella Frame Co.

SOL STERN leased to Lambert Silk Co. formerly Dexter, Lambert & Co., the store and basement of the building at 31 and 33 East 27th st.

SPEAR & CO. have rented for the Volga Realty Co. the 7th loft at 227 to 239 West 17th st to the Artificial Daylighting Co.; for A. C. Levi the 3d loft at 8 and 10 West 18th st to the Century Model Dress Co.; at 115 to 125 West 30th st the 8th loft to the Progressive

Uniform Co.; with Frederick Fox & Co. the 4th loft at 11 West 20th st to the Expert Cloak & Suit Co.; with Duross Co. the store and basement at 143 and 145 West 20th st for the Eugatnom Realty & Construction Co.

SPEAR & CO. rented for E. W. Barnes the 10th loft at 32 to 36 West 18th st to the Manhattan Wrapper Co.; with L. Tanenbaum, Strauss & Co. the store, basement and sub-basement at 168 Greene st to Popper, Morson & Co., and the store and basement at 101 and 103 Wooster st to William Herman & Co.; with Stephen H. Tyng, Jr., & Co. offices at 31 Union sq to the Public Information Bureau; for Charles Brendon the 3d loft at 120 and 122 West 18th st to M. & S. Kelban.

E. K. VAN WINKLE leased the following furnished apartments: at 310 West 86th st for Joseph C. Weston to Joseph Ullman; at 305 West 97th st for Morris Cushman to F. J. Tlach, and at 521 West 111th st for H. M. Miller to Mrs. F. Lowell.

WM. A. WHITE & SONS leased the store at 172 Centre st, north of Canal st, to Solomon Hymowitz.

WHITE-GOODMAN leased the 1st, 2d and 3d lofts at 60 and 62 Warren st, northeast corner of West Broadway, to Ridgway's, Incorporated; also the 1st loft at 135 Wooster st to the Gerling Toy Co.; and with Daniel Birdsall & Co. the store and basement at 44 Walker st to Max Rosenberg.

WHITE-GOODMAN leased to the Kuhmarker Manufacturing Co. the store and basement, containing 20,000 sq. ft., at 149 to 155 West 24th st.

WORTHINGTON WHITEHOUSE, INC., leased an unfurnished apartment at 1067 5th av to Robert J. Collier, who, last Friday, sold his town house 752 Park av.

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Brooklyn.

G. P. BUTTERLY leased the factory 738 to 750 Grand st for about \$125,000 net rent.

PEASE & ELLIMAN leased the store and basement at 450 Fulton st, Brooklyn, to the International Millinery Co.

SWEDISH IRON AND STEEL CORPORATION leased the building 66 to 12 Rutledge st.

Out of Town.

FISH & MARVIN rented, furnished, for J. H. Mahler a property at Sagamore, Bronxville, at the corner of Kidge rd and Governor's rd, to Thomas H. Kite-Powell of Springhead, Mass.

LOUIS SCHLESINGER, INC., leased for the estate of Annie L. Drake, the 2½-story frame dwelling at 14 South st, Newark, N. J., on a plot 25x121, to C. E. Nozigna, who is now connected with the Sumarine Boat Co.

TARRYTOWN.—Fish & Marvin leased the property of Oscar S. Straus, chairman of the Ruonic Service Commission. The farm comprises 80 acres and is situated in the town of Mount Pleasant.

REAL ESTATE NOTES.

L. J. PHILLIPS & CO. have been appointed agents for 94 Crosby st.

E. K. VAN WINKLE has been appointed agent of 133 West 61th st.

ANNUAL CROTON WATER charge became due January 1 and must be paid before April 1.

A MEETING of the West Side Taxpayers' Association was held Thursday evening at 261 West 14th st.

HARLEM PROPERTY OWNERS' ASSOCIATION held its regular meeting last Thursday at 141 East 125th st.

E. D. GRENNELLS is the buyer of the private dwelling 25 East 94th st, 21x100.8, recently sold by James H. Cruikshank.

L. J. PHILLIPS & CO. have been appointed managing agents for 94 Crosby st, a 7-story and loft building, between Spring and Prince sts.

J. MANHEIMER is the buyer of the 5-story apartment at 204 West 50th st recently sold by J. Arthur Fischer for the estate of Sarah Schmittorger.

SPEAR & CO. announces that Murray Brenner is now connected with them after having been in the service of Daniel Birdsall & Co. for the past eight years.

L. J. PHILLIPS & CO. have been appointed managing agents of 63 West 10th st. This building has been completely modernized and renovated into suites of two rooms and bath each.

GUSTAV PAGENSTECHE, paper manufacturer, is the buyer of Edward Humphreys vacant lot 21 East 10th st, adjoining the northwest corner of Madison av, sold by Pease & Elliman.

BURLINGAME-YOUKER TORRENS BILL will have a public hearing at Albany on Wednesday, February 20, at 2 o'clock before the Committee on General Laws of the Assembly, at the Capital Building.

CHARLES G. KELLER was the broker in the lease of the old Cammeyer shoe store at the southeast corner of 20th st and 6th av, containing 40,000 sq. ft., for Rhinelander Real Estate Co., to Columbia Corrugated Co., at an aggregate rental of \$100,000.

ROBERT E. FARLEY ORGANIZATION sold to Miss Gertrude Homan, the bungalow that has been a feature of the Country Life Exposition at the Grand Central Terminal for some years. The house has been taken apart and will be reconstructed by Miss Homan on her property at Sea Gate, Long Island.

EUGENE GERBEREUX, who for the past decade has been closely identified with the up-building of South Yonkers, died at his home, 92 Hamilton av, Yonkers, last Saturday, in his 70th year. Mr. Gerbereux was born in New York City, and about ten years ago moved to Yonkers and organized the Gerbereux Realty Co., of which he was president. He built several apartment houses in the section, as well as many two and three-family dwellings. He leaves a son.

FRANK H. TYLER has been appointed managing agent for the following properties: the Alhambra Apartment House, 36 Decatur st, 39 Decatur st, 20 McDonough st, 26 St. Andrews pl, 132 Jefferson av, 431 16th st, 340 15th av, 3716 15th av and 13 Spencer pl, the latter being a 4-story private dwelling house which is now being altered into suites of two rooms and bath each; also 7 Spencer pl, a similar building, which is also being remodeled into suites of two rooms and bath each, with a doctor's apartment.

AT THE NEXT MEETING of the Bronx Board of Trade, which will be held on the evening of Wednesday, the 27th inst., there will be two big features which should attract a large attendance. Through the kindness of the New York Telephone Co. there will be presented stereopticon views, with J. Wynne Jones as lecturer, on the subject of "The Telephone in the World War." Major Sylvanus G. Teets, commanding the Eighth Regiment, New York State Guard, will also address the Board on the subject of "Cooperation in Rehabilitating New York Guard."

WITH THE PASSING OF TITLE of 107 West 21st st to the South Sixth Avenue Company closes an interesting deal. One of the features of the situation was that it was owned by ten estates, with heirs throughout the United States and Europe. Negotiations covered a period of more than a year. Some of the sellers were Americans in the Italian army and one was an aviator in the French army. The array of counsel was notable and included Albert Stickney, of Joline, Larkin & Rathbone; William H. Davis, of Beekman, Griscom & Menken; R. V.

White and Robert H. Nelson, of Cravath & Henderson; Albert J. Appell; Geller, Holston & Horan; Todd & St. John; Levi S. Hulse; Arthur Knox; Leo Oppenheimer; Kenneth C. Newman; and Ferdinand Minrath, of Hoadley, Lauterbach & Johnson.

TODD & ROBERTSON, the builders of the new 20-story Equitable Trust Building, at 45th street and Madison av, announce, through their agents, Frank D. Veiller & James L. Robertson, additional recent leases, aggregating over \$100,000. It is interesting to note that nearly all of these are to firms who are moving from the downtown section. The following is the list of recent leases: Stamford Rolling Mill, Long-Bell Lumber Co., M. R. McAdoe, Capt W. M. Talbot, E. H. Clark Realty Co. and Madison Letter Shop; also, in conjunction with Cushman & Wakefield, to the Marlin Rockwell Corporation, the Phoenix Horse Shoe Co. and the International Portland Cement Corporation. The building is keeping up its construction record, and the builders expect to have the Arcade from Madison av to Vanderbilt av with the Grand Central Terminal connection open to the public within the next two weeks.

J. ROMAINE BROWN COMPANY has been appointed managing agent of all the properties owned by Samuel Borchardt, who, last week, purchased the northwest corner of West End av and 85th st. The aggregate rental of the buildings in Mr. Borchardt's ownership is more than \$650,000, and the properties are as follows: The recently completed building at 815 Park av, 14 stories, 75x100; the Wilmington, southwest corner of Broadway and 97th st, a 7-story building, on lot 100x100; 226 West 97th st, an 8-story building adjoining; West End Hall, 101st st and West End av, 6-story apartment house, 100x100; the Borchardt, 98th st and Broadway, 12-story apartment house, 100x180; Evelyn Arms, 203 West 98th st, a 6-story building, 54x105; the Ramona and Charlemagne, 524 to 532 West 11th st, two 8-story buildings, on 166x100, and the Winthrop and Melville, at the south and north corners of Amsterdam av and 118th st, each 100x100, 7-story apartments. In addition to the above, J. Romaine Brown Co. will assume the management of 525 West End av, which is a 13-story apartment house, 102x150, so soon as Mr. Borchardt takes title.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.**Conveyances.**

	1918 Feb. 8 to 14	1917 Feb. 9 to 15
Total No.	91	140
Assessed Value.	\$3,282,500	\$8,706,500
No. with consideration.	13	23
Consideration.	\$11,350	\$881,260
Assessed Value.	\$535,000	\$1,076,500
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
Total No.	704	1,016
Assessed Value.	\$37,263,180	\$71,636,550
No. with Consideration	124	126
Consideration	\$5,454,263	\$8,352,874
Assessed Value.	\$6,375,900	\$10,489,100

Mortgages.

	1918 Feb. 8 to 14	1917 Feb. 9 to 15
Total No.	24	54
Amount	\$351,522	\$986,282
To Banks & Ins. Cos.	2	14
Amount	\$90,000	\$459,500
No. at 6%.	11	18
Amount	\$147,800	\$103,200
No. at 5½%.	1	1
Amount	6	\$6,000
No. at 5%.	6	14
Amount	\$87,222	\$403,353
No. at 4½%.	2	3
Amount	\$48,000	\$75,000
No. at 4%.	1	1
Amount	3,500	
Unusual Rates.	2	
Interest not given.	5	15
Amount	\$68,500	\$306,090
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
Total No.	279	495
Amount	\$6,478,805	\$15,285,982
To Banks & Ins. Cos.	49	108
Amount	\$3,742,750	\$9,358,400

Mortgage Extensions.

	1918 Feb. 8 to 14	1917 Feb. 9 to 15
Total No.	18	37
Amount	\$583,500	\$2,328,950
To Banks & Ins. Cos.	5	17
Amount	\$266,000	\$1,575,000
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
Total No.	160	318
Amount	\$7,123,125	\$20,509,675
To Banks & Ins. Cos.	60	153
Amount	\$4,293,100	\$15,217,575

Building Permits.

	1918 Feb. 9 to 14	1917 Feb. 10 to 16
New Buildings	1	8
Cost	\$225,000	\$293,500
Alterations	\$81,695	\$334,892

Jan. 1 to Feb. 14 Jan. 1 to Feb. 16

New Buildings	21	52
Cost	\$2,639,700	\$5,233,300
Alterations	\$874,441	\$1,942,337

BRONX.**Conveyances.**

	1918 Feb. 8 to 14	1917 Feb. 9 to 15
Total No.	63	85
No. with consideration.	10	12
Consideration	\$54,675	\$85,750
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
Total No.	541	707
No. with consideration.	106	89
Consideration	\$1,133,733	\$661,724

Mortgages.

	1918 Feb. 8 to 14	1917 Feb. 9 to 15
Total No.	23	35
Amount	\$126,975	\$347,676
To Banks & Ins. Cos.	1	1
Amount	\$10,000	\$27,000
No. at 6%.	10	18
Amount	\$63,100	\$166,266
No. at 5½%.	3	
Amount	\$10,960	\$20,000
No. at 5%.	2	
Amount	\$13,000	\$6,825
No. at 4½%.	1	
Amount	2	\$27,000
Unusual rates.	2	
Amount	\$1,165	
Interest not given.	6	12
Amount	\$38,750	\$127,500
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
Total No.	282	357
Amount	\$1,411,168	\$2,746,555
To Banks & Ins. Cos.	7	30
Amount	\$148,000	\$599,350

Mortgage Extensions.

	1918 Feb. 8 to 14	1917 Feb. 9 to 15
Total No.	3	15
Amount	\$14,987	\$262,694
To Banks & Ins. Cos.	3	
Amount	1	\$111,000
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
Total No.	39	129
Amount	\$799,287	\$2,767,299
To Banks & Ins. Cos.	11	33
Amount	\$337,750	\$836,200

Building Permits.

	1918 Feb. 8 to 14	1917 Feb. 9 to 15
New Buildings	9	3
Cost	\$21,000	\$105,000
Alterations	\$5,700	\$5,600
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
New Buildings	29	42
Cost	\$2,435,700	\$951,175
Alterations	\$798,446	\$120,175

BROOKLYN.**Conveyances.**

	1918 Feb. 7 to 13	1917 Feb. 8 to 14
Total No.	237	341
No. with consideration.	25	31
Consideration	\$85,400	\$210,457
	Jan. 1 to Feb. 13	Jan. 1 to Feb. 14
Total No.	2,011	2,721
No. with consideration.	187	318
Consideration	\$1,440,478	\$4,700,294

Mortgages.

	1918 Feb. 7 to 13	1917 Feb. 8 to 14
Total No.	112	256
Amount	\$289,983	\$1,012,279
To Banks & Ins. Cos.	10	60
Amount	\$35,300	\$363,250
No. at 6%.	62	138
Amount	\$121,185	\$404,129
No. at 5½%.	24	49
Amount	\$64,300	\$302,400
No. at 5%.	16	47
Amount	\$71,298	\$220,050
Unusual rates.	2	
Amount	10	22
Interest not given.	10	22
Amount	\$33,200	\$85,700
	Jan. 1 to Feb. 13	Jan. 1 to Feb. 14
Total No.	1,048	1,918
Amount	\$4,227,362	\$8,337,852
To Banks & Ins. Cos.	149	344
Amount	\$911,800	\$2,527,300

Building Permits.

	1918 Feb. 8 to 14	1917 Feb. 9 to 15
New Buildings	17	77
Cost	\$102,000	\$728,000
Alterations	\$35,075	\$72,620
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
New Buildings	111	609
Cost	\$1,407,850	\$4,878,200
Alterations	\$312,846	\$417,995

QUEENS.**Building Permits.**

	1918 Feb. 8 to 14	1917 Feb. 9 to 15
New Buildings	24	59
Cost	\$122,300	\$222,215
Alterations	\$11,925	\$2,240
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
New Buildings	107	362
Cost	\$367,800	\$1,100,987
Alterations	\$40,995	\$108,297

RICHMOND.**Building Permits.**

	1918 Feb. 8 to 14	1917 Feb. 9 to 15
New Buildings	2	11
Cost	\$9,550	\$7,970
Alterations	\$3,200	\$45,207
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
New Buildings	23	71
Cost	\$122,700	\$206,635
Alterations	\$58,825	\$67,340

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

GENERALLY moderated weather conditions over a wide territory have exerted a marked influence for good upon the building situation. Along with the sunshine and the higher temperature there came tangible evidence that if the weather conditions are more than temporary, a considerable volume of new construction work will be undertaken in the near future. There has been a noticeable improvement throughout the Metropolitan district and reports from distant localities indicate a similar situation.

That there is actually greater activity in the building trades is best indicated by the growing number of contracts being awarded and the volume and character of the operations that are being presented to the builders and material dealers for estimates. Prospective builders are today more generally inclined to award contracts for their contemplated work than they have been for many months. The offices of the architects in this city are busier than they recently have been. These signs all point to renewed life in building and construction circles and unless these signs fail absolutely the spring and summer months should be active times for the structural interests.

There is a decided improvement in the speculative building field and a number of important operations are now being planned for both city and suburban locations. The speculative revival was no doubt brought about by the acknowledged scarcity of rentable space, both residential and commercial. The recent activity of the housing boards and committees has been another influencing factor that partially accounts for the awakened interest of the speculative builders. A heavy demand continues to exist for living accommodations in the city and suburbs, and al-

though there is quite a large number of buildings of an investment or speculative nature now under construction or contemplated for an early start, the total will be insufficient to fully take care of the demand, and additional structures will have to be erected during the spring and summer or there will be a repetition of the scarcity that existed last autumn.

Another notable feature of the present building situation is the large number of garages that are being planned and constructed. These projects are for both public and private occupancy and range from the small private structure for one or two cars to immense structures capable of housing a hundred or more automobiles, equipped with machine shop and chauffeurs' quarters. This class of building represents a large percentage of the total of new buildings that have recently been brought out and there is every prospect that construction work of this character will continue for some time.

The markets for building materials have also felt the force of the improved general conditions. There is a better atmosphere, and orders and inquiries have been somewhat more frequent, but as yet it is too early for the material dealers to experience the full measure of the improvement and it will require some time for the markets to respond. Owing to the more moderate weather materials have moved with somewhat greater facility both by rail and water and as the crisis in the fuel situation is passed the manufacturers are relieved of considerable anxiety on this score. Commodity prices are holding firmly and there is no prediction of a recession in any line. The renewal of building activity will have a marked tendency to stiffen commodity prices all along the line and these will hold until the freight transportation facilities are bettered, embargoes lifted, and local waterways again open to navigation.

Common Brick.—Although the week in the market for Hudson River common brick has been an exceptionally dull period, there is considerably more hope for the coming months than was apparent recently. The two holidays in the early part of the week is partly responsible for the fact that no sales were registered, but the more frequent inquiries denote a renewal of buying interest that will undoubtedly result in a number of early sales. The river is still frozen solid northward from Yonkers and it will require two or three weeks of a thaw before the river is navigable to tugboats and their tows. Dealers are of the opinion that even with most favorable conditions it will be a month or more before brick barges will be able to come through from up-river points. The new inquiries that are now current lead to the impression that during the next few months there will be a marked renewal of activity in the construction of buildings throughout this city and adjacent localities. There has been no change in the quotations for Hudson River common brick. The \$10 figure still rules, and this price is likely to hold for some time. There is no activity in the market for Raritan brick and none is anticipated until the harbor is free of ice.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, February 15, 1918: Condition of market: Demand very light; prices unchanged. Quotations: Hudson Rivers, \$10 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, none.

Structural Steel.—Outside of the requirements for the Government both at home and abroad the steel industry is exceptionally quiet. The Federal or-

ders are heavy and the rolling mills and fabricated shops will be busily engaged for some time. There is practically no demand from private sources although the outlook for activity in general building construction is brighter today than it has been for months. There has been no change in the prices of fabricated material.

Portland Cement.—The cement market is quite at the present time, but there is a fair prospect for a satisfactory spring business. The cement interests are looking forward to an increased use of their material in the construction of roads, bridges, culverts and the general construction of manufacturing and industrial plants. Cement prices are firm at the \$2.15 level for orders of one thousand barrels, or more, f. o. b. New York. There has been some discussion in reference to increasing the price of this commodity, but as yet nothing definite has been announced. If any change in price is effected it will not include the net figure at mill base, but will increase the local wholesale price. The increase will be necessary to cover the greatly increased cost of bags.

Window Glass.—To all intents and purposes the glass situation is unchanged. Manufacturers are hindered by a number of factors over which they have no control. The railroad congestion and embargoes prevent receiving of raw materials and the shipment of finished product. According to estimates recently announced the total production for the current blast will be approximately 4,000,000 boxes as compared with 11,000,000 boxes last year. The total consumption of last year was more than 7,000,000 boxes, but as building has ma-

terially slowed down there is no danger of a shortage even at the greatly lowered scale of production for this year. There has been no change in the schedule of discounts.

Sand and Gravel.—Business in this market is very dull and no increased activity is anticipated until a general resumption of construction occurs. The improved weather conditions will undoubtedly improve conditions, but supplies on hand are extremely low and even at best no new material can come into the local waters for two or three weeks. Prices are holding firm at \$1.25 a yard for sand and \$2.00 a yard for gravel. From this level there is practically no prospect of a recession as the wages of laborers and the towing rates have materially advanced production costs.

Lumber.—The lumber market is dull in all branches and no great amount of life is expected while the railroad freight situation remains in its present congested condition and until shipments by water are materially facilitated. The demand is light and what there is mostly emanates from the manufacturing consumers. There is only a very slight volume of business coming from building sources, although the industry has high hopes of a considerable amount of activity as soon as the construction of housing facilities at the shipyards and munition plants is actively under way. Lumber prices are firm and exhibiting a stiffening tendency in certain lines.

Cast Iron Pipe.—Although there is quite a large volume of business in this line in prospect for both municipal and private consumption, the orders are coming in slowly and it is expected that some time will elapse before the market fully responds to the improved conditions that are generally noticeable. There have been numerous inquiries, but up to the present time tangible orders have failed to develop. The Government price maintains as the basis of all quotations: 6 in., 8 in., and heavier, \$55.35, and 4 in., \$58.35 per net ton.

Wire Nails.—Activity in this line is light chiefly for the reason that dealers have but a low stock on hand and are unable to fill orders for any great quantity. There are excellent prospects for the future, but the market absolutely depends upon obtaining adequate stocks from the manufacturers, who are booked for weeks in advance, and hindered by the railroad congestion, fuel shortage and other deterrents. Wire nail prices are unchanged.

Linseed Oil.—There is but little activity in the market for this commodity, but the price is holding firmly at the level established some weeks ago. At this writing the weather is one of the prime factors responsible for the present situation, as it is impossible to do outside painting at the temperature that has maintained for some weeks, and the general building activity is at a low ebb for the same reason.

Mixed Paints and Enamels.—Prominent manufacturers of these materials have recently advanced their prices for their products owing to the increased cost of production and the difficulties encountered in obtaining raw materials. Although there is but a small demand from the contracting interests, the business coming from the manufacturing consumers is quite satisfactory.

Rosendale Cement.—The market for this material is almost inactive and the volume of business being registered is very light. Inquiries are scarce and there is no evidence of improvement until the building situation as a whole demonstrates considerably more life than it has for some time past. Natural cement prices are unchanged.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.00@
Raritan common.....No quotation

Second hand common, per load of 1,500.....\$7.50@

Red face brick, rough or smooth, car lots.....\$21.00@
Buff brick for light courts.....21.00@
Light colored for fronts.....25.00@

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.15@
Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers, wood or duck bags.....\$1.15@
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal).....\$1.25@ \$1.35

Trap rock, ¾ in. (nominal).....1.35@ 1.45

Bluestone flagging, per sq. ft.17@ 0.18

Bluestone curbing, 5x16.....40@

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000.....

6x12x12 in., per 1,000.....

8x12x12 in., per 1,000.....

10x12x12 in., per 1,000.....

12x12x12 in., per 1,000.....

Interior—

3x12x12 in., per 1,000.....

4x12x12 in., per 1,000.....

6x12x12 in., per 1,000.....

8x12x12 in., per 1,000.....

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$1.90@

Eastern finishing.....2.10@

Hydrated common (per ton).....\$15.00@

Hydrated finishing (per ton).....15.43@

LINSEED OIL—

City brands, oiled, 5 bbl. lots.....\$1.30@

Less than 5 bbls.....1.31@

GRAVEL (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal).....\$2.00@

¾ in.No quotation

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00

14 to 16 ft.....63.00@ 75.00

Heart face siding, 4-4 & 5-4 34.00@ 36.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....\$0.50@

Hemlock, W. Va., base price

per M.....\$0.50@

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered) 6.....\$35.00@ \$38.00

Wide cargoes.....37.00@ 45.00

Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2

ft. over 20 ft. in length. Add \$1.00 per M.

for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$4.50@ \$4.75

Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in.....\$63.00@

Cypress shingles, 6x18, No. 1.....10.00@

Hearts.....8.50@

Cypress shingles, 6x18, No. 1.....8.50@

Prime.....90.00@ 95.00

Quartered oak.....68.00@ 73.00

Plain oak.....

Flooring:

White oak, quartered, select.....\$51.00@ \$55.00

Red oak, quartered, select.....51.00@ 55.00

Maple No. 1.....47.00@

Yellow pine, No. 1, common

flat.....39.00@

N. C. Pine, flooring, Norfolk.....40.00@

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Masons' finishing in 100 lbs.

bags, per ton.....\$15.00@ \$16.00

Dry Mortar, in bags, return-

able at 15c. each, per ton.....8.25@ 8.75

Block, 2 in. (solid), per sq. ft.....\$0.08

Block, 2-in. (hollow), per sq. ft......09

Boards, ¼ in. x 8 ft......12½

Boards, ½ in. x 8 ft......15½

SAND—

Screened and washed Cow Bay,

500 cu. yds. lots, wholesale.....\$1.25@

STRUCTURAL STEEL (Plain material

at tidewater, cents per lb.):

Beams & channels up to 14 in.....3.195@

Beams & channels over 14 in.....3.195@

Angles 3x3 up to 6x8.....3.195@

Zees and tees.....3.195@

Steel bars, half extras.....3.195@

TURPENTINE:

Spot, in yard, N. Y., per gal.....\$0.48@ \$0.48½

WINDOW GLASS. Official discounts

from jobbers' lists:

Single strength, A quality, first three

brackets.....80%+20%

B grade, single strength, first three

brackets.....85%

Grades A and B, larger than the first

three brackets, single thick.....80%+10%

Double strength, A quality.....80%+10%

Double strength, B quality.....80%+20%

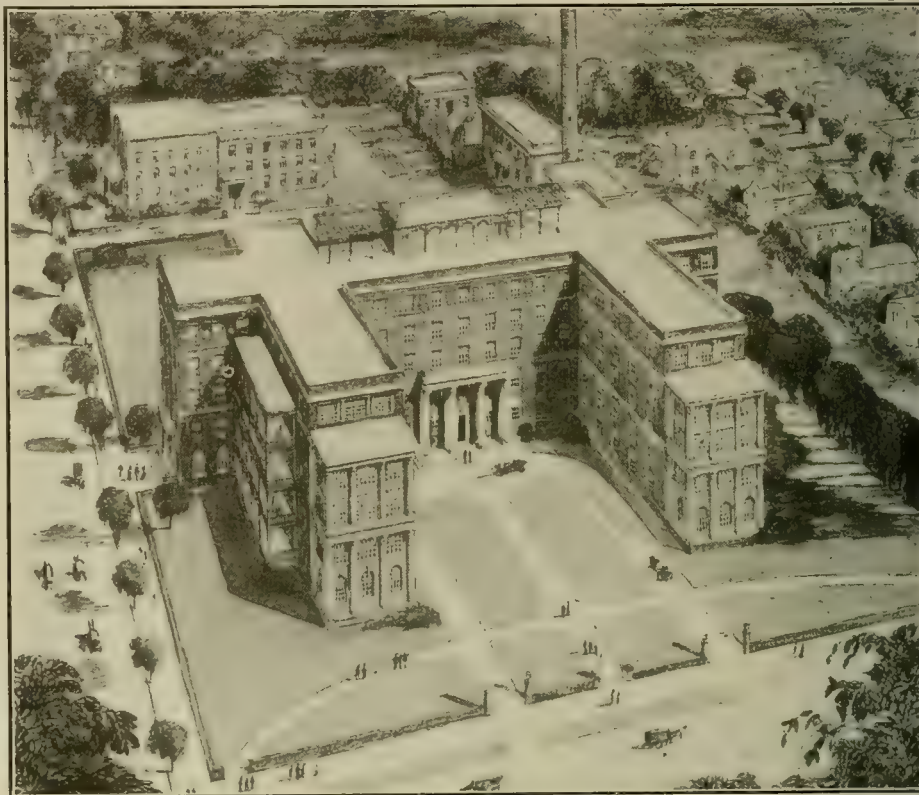
GENERAL HOSPITAL FOR ELIZABETH

Structure Will Cost About \$500,000 and
Will Contain Up-to-Date Appliances

CONSIDERABLE interest is attached to the projected new plant for the Elizabeth General Hospital, soon to be started at Elizabeth, N. J., not only on account of the size and scope of the contemplated improvement, but also by virtue of the fact that the funds required were collected in times when there were so many other demands upon the charitably inclined. This operation will be built according to plans and specifications prepared by Crow, Lewis & Wickenhoefer, architects, 200 Fifth avenue, Manhattan, and will cost approximately \$500,000. As

can be made and a maximum number of patients receive attention during the dispensary hours.

Each floor of this structure has isolation and quiet rooms, diet kitchens and nurses' duty rooms. There is also a room in which ambulatory patients may spend their time while out of bed and in which they may be served with their meals. This provision makes the convalescent period of a ward patient more pleasant than it would be if he were restricted to a particular ward. The dispensary will have separate clinics for medical, surgical, nose and throat, eye, ear and orthopaedic cases and will also,



Crow, Lewis & Wickenhoefer, Architects.

PROJECTED PLANT FOR THE ELIZABETH GENERAL HOSPITAL.

will be noticed in the accompanying illustration, the new structure for the Elizabeth General Hospital will be a well balanced, entirely modern plant. It will have a capacity of two hundred and sixty-five in-patients, and in addition will have an out-patient dispensary, with facilities capable for caring for several hundred cases every day. The arrangement of the hospital provides one entire floor for men, with a capacity of eighty beds, in which separate provision will be made for medical, surgical, nose and throat, and fracture cases.

One floor will be entirely devoted to women and children, the separation of cases being about the same as in the floor set apart for male patients, except that one ward will be provided for septic cases so that such may be kept out of the general wards. Maternity cases will be cared for independently of the general accommodations for women, a separate department, with a capacity of twenty-eight beds, being provided for maternity patients. This department of the institution will be complete in itself, having a separate and distinct duty room, diet kitchen, delivery room and nurseries.

One floor will be devoted to private rooms and semi-private wards. The operating department will contain two operating rooms, both equipped with every modern surgical and scientific adjunct. The operating department will include a complete X-ray room, with dressing room, plate file, viewing and dark room.

The dispensary will be entered from the Reid street side of the hospital and has been arranged so that a rapid and convenient classification of the patients

in connection with the orthopaedic clinic, have a gymnasium for correctional gymnastics, which form an important part of the treatment of cases of this character. The structure will be strictly fireproof throughout and as the furnishings and equipment where possible will be non-inflammable, the patients of the building are protected from the hazard of fire. Each floor is cut off into three separate units by fire walls, with horizontal exits, and each unit includes a separate line of stairs. A service building contains the kitchen, bakery and special diet kitchens and the dining rooms for officers, nurses and servants. The upper story of this building will house the women servants of the institution. In addition to the solarium that are provided for each floor, the entire roof of the main building will be made available for the use of the patients. The elevators will run to the roof, and shelters, serving kitchens and toilet rooms will be provided so that the patients may spend their time in the open air during convalescence.

Department Store in Plainfield, N. J.

Wilder & White, architects, 50 Church street, Manhattan, are at work on the preliminary plans for a large department store to be erected at Plainfield, N. J., for Tapper Brothers, 11 West Front street, Plainfield. The proposed structure will be constructed of brick and concrete and will be fireproof throughout. The sketch plans call for a three-story structure, equipped with the most modern store conveniences. The cost will be in the neighborhood of \$100,000. Further details of this project will be available later.

Building for January.

The returns of ordinary house, office and store building for January made by "Bradstreet's Journal" last week proved a close approximation to the final results available this week from 157 cities. The total expenditures in January this year were only \$26,545,538, a decrease of 53.7 per cent. from January a year ago (last week's return from 121 cities showed a decrease of 51.7 per cent.), while the decrease in permits granted, 42.1 per cent. is among the heaviest recorded. Just how poor a showing was made in January this year is proved by the following summary of cities and values in January for eleven years past:

	Cities	Value
1918.....	157	\$26,545,538
1917.....	157	57,344,418
1916.....	160	55,773,061
1915.....	156	46,040,876
1914.....	146	45,999,862
1913.....	146	55,514,979
1912.....	145	48,692,024
1911.....	132	48,555,636
1910.....	113	45,856,241
1909.....	113	50,011,100
1908.....	97	25,218,805

The above table shows that January building values this year were smaller than in any preceding January back to 1908, in which latter year only ninety-seven cities were reporting. The record of building expenditures at leading American cities reporting monthly and quarterly for the past twenty-five months is as follows:

Month	Cities	1917	1916	Change
				per cent.
Jan.	160	\$57,709,936	\$55,773,061	d 3.4
Feb.	161	55,588,805	55,763,235	d .3
March	161	83,731,089	89,308,283	d 2.9
1st Quarter		\$197,029,830	\$197,844,579	d .4
April	161	83,841,929	93,179,332	d 10.2
May	162	75,935,961	116,321,767	d 34.7
June	162	65,541,223	97,826,327	d 33.0
2d Quarter		\$225,319,113	\$307,327,426	d 26.6
6 Months		\$422,348,943	\$505,172,005	d 16.3
July	161	59,286,893	117,207,687	d 49.4
Aug.	162	51,000,972	77,218,540	d 33.9
Sept.	161	53,942,091	70,729,034	d 23.7
3d Quarter		\$164,229,956	\$265,155,261	d 38.0
9 Months		\$586,578,899	\$770,327,266	d 23.8
Oct.	162	45,944,061	86,763,158	d 47.0
Nov.	162	45,473,037	74,421,685	d 38.9
Dec.	162	32,665,366	72,583,774	d 55.0
4th Quarter		\$124,082,464	\$233,768,617	d 46.9
12 Months		\$710,661,363	\$1,004,095,883	d 29.1

The January summary of building permits and values by groups of cities compare with the like month a year ago as follows:

	No. of cities	No. of permits	Values 1918	Values 1917	Compared with last year
					Permits Values
New Eng.	25	448	\$2,612,257	d 61.0	d 67.7
Middle ..	29	1,470	8,277,328	d 54.4	d 47.8
Western ..	22	1,080	3,693,742	d 61.4	d 55.9
Northwest	19	610	5,150,035	d 39.0	d 22.7
Southwest	15	856	2,006,868	d 34.2	d 57.2
Southern	25	991	1,210,270	d 52.1	d 73.5
Far West.	22	3,218	3,595,038	d 6.8	d 60.1
Total U.S.	157	8,673	26,545,538	d 42.1	d 53.7
Canada	11	336	865,917	d 8.0	d 2.7

Except in the far western group of cities, where a comparatively moderate decrease, 6.6 per cent., in number of permits is shown, the decreases in the above table are heavy, ranging from 34 per cent. in the Southwest to 61 per cent. in New England and the Western group. In the matter of value it will be seen the decreases range from 22.7 per cent. in the Northwest to as high as 73.5 per cent. in the South. Canada's decreases in permits and values are comparatively moderate, 8 and 2.7 per cent. respectively. The larger cities of the country show a marked unanimity in the matter of decreases. New York City, four boroughs reporting, shows a decrease of 47.6 per cent. from January a year ago; Chicago a decrease of 29.5 per cent.; Philadelphia, 21.4 per cent.; Detroit, 50 per cent.; Boston, 86.5 per cent.; St. Louis, 96 per cent.; Atlanta, 74 per cent.; San Francisco, 64 per cent.; Baltimore, 82.7 per cent.; Washington, 84 per cent.; Kansas City, 71 per cent., and Toledo, 94 per cent. New Haven, one of the few cities reporting a gain,

however, increased its expenditures by over six dollars to one a year ago. Cincinnati gained 68 per cent., and Seattle 39 per cent. In all only thirty-three out of 157, or a little over one-fifth, showed gains over January a year ago.

Hardware Convention at the Astor.

The Hotel Astor was the mecca of the hardware interests of the Atlantic Seaboard States this week, the occasion being the annual joint convention of the Pennsylvania and Atlantic Seaboard Hardware Association and the New York State Retail Hardware Association, which opened Thursday and continued for the balance of the week. In connection with this convention an elaborate exhibition, open to the public, was held in Madison Square Garden. This exhibition was an interesting feature, as it included almost every branch of the hardware industry in the United States. The prime idea of the exhibit

was to show the American public exactly what the hardware industry has done to help win the war. Of particular interest was the exhibit of military lights of various kinds, designed for the use of the army and navy.

The convention was formally opened by John J. Snyder, president of the Metropolitan Hardware Association, and a most solemn feature of the first session was the presentation of the service flags of the two associations by the Rev. M. Joseph Twomey. The flag of the New York State association bears sixty-seven stars. The regular sessions of the convention included a number of addresses by men prominently identified with the hardware industry in this country, among which was included the paper by Roy F. Soule, editor of the Hardware Age, on "The Man of the Hour." Mr. Soule paid high tribute to the American workman and his loyalty to the nation.

Edison Service "Suits"

The De Vinne Press was one of the sixty-three big properties to adopt street service in 1917

When asked recently what he thought of it, the manager, Mr A W Bothwell, replied

"Your supply suits our purpose in every way. You can quote me as saying just that, for it's the unvarnished fact"

What Edison Service is doing here it will do for you. It has met the severe requirements of this famous house. It will meet the needs of your business whatever it is. Ask us today for estimates and details

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OFFICE BUILDINGS.

(Continued from page 199.)

tigious to business centres, which can be used as offices, we are to have difficulty in raising our rents to justify all these expenses put upon us.

Higher rents evidently must come, but it will only be after these old dwellings are abandoned, and the tenants seek office buildings.

But there is one subject which should really be one of the primal objects of your organization, and that is the social element. The more you associate with one another, the easier you will find it to talk over matters in which you are all interested, and as, "In the multitude of Counsellors there is wisdom," you will find, as I have found, that an organization such as we have before us will be of the greatest benefit to you all.

There are possibly over twelve hundred real estate men in Philadelphia, and since the organization of the Real Estate Board, and I have become prominent in real estate circles, nearly all of these men know me, and when I go into a strange office in some distant part of the city I meet with such a pleasant reception, and my inquiries are met with such prompt answers, that I feel it a pleasure to be there. So you will find that after you have become more acquainted with each other, and exchange views on your various duties, that your organization will be a success, because you will all feel glad to be in it.

This reminds me of one of Hoyt's farces, which I saw many years ago. The scene represented a corridor of a hotel in a western city. There were a number of men sitting around, some reading, but most of them doing nothing but looking at each other, and feeling altogether bored. In rushed a breezy young fellow, who went up to an older man, and grasped him by the hand and said, "How do you do, Mr. Jones, I want you to meet Mr. Brown," and turning to the man sitting alongside of the party, "Mr. Brown, this is Mr. Jones, of Chicago, glad to see you here, goodbye, I have to go." And the two men looked at each other, and Mr. Jones said, "Did you know that fellow?" Mr. Brown said, "No, I never saw him in my life." Mr. Jones said, "My name is not Jones, I am Mr. McDougal, of New York," and the other man said, "My name is not Mr. Brown, I am Mr. Simpson, of St. Louis. Now we know each other. Come, let's take a drink." And so the two men became acquainted, and spent the day together, and enjoyed themselves all because some man took the initiative and commenced the acquaintance.

If the members of this organization meet here, say once a month, exchange views, and hear something better than I have given you, I know it will be a gratification all around, not only for the new business ideas which you obtain from one another, but for the social elements. As you become acquainted, you will find there is always something good in every man, and that little good may not only do you good, but gratify him when he knows that you have profited by it.

Plans Filed for Large Hotel.

During the week the plans were filed with the Bureau of Buildings for a twenty-one story hotel to be erected at the northwest corner of Seventh avenue and 56th street, on the site now occupied by the Hotel Grenoble. The plot to be improved measures 100x200 feet. The plans for this structure have been prepared by Lawrence L. Barnard, 46 Lawton street, New Rochelle, N. Y., for Joseph J. Lannin, owner and proprietor. This hotel will cost approximately \$4,000,000 to build and equip. It will contain about one thousand rooms and will be designed and erected according to the latest ideas of hotel planning and construction. The project will be named the Hotel Marne, in commemoration of the great battle of that name in the present World War. Although the plans for this operation have been worked out, it is not expected that active construction will be started for quite some time.

Contract for City Residence.

The Hegeman Company, Inc., 33 West 42d street, has obtained a general contract for the construction of a handsome private residence at 10 East 75th street, for Carl Schoen, 54 East 83d street, owner. The plans and specifications for this project have been prepared by Henry C. Pelton, architect, 35 West 39th street, and call for a five-story structure, with facade of face brick and limestone trimmings, with dimensions of 25x65 feet.

Plans for Apartment Hotel.

De Rosa & Pereira, architects, 150 Nassau street, are preparing the preliminary plans and specifications for a thirteen-story apartment hotel to be erected at 32 West 37th street. This structure is for the 32 West 37th Street Corporation, Julian Benedict, president, 47 West 34th street, owner. The proposed building will occupy a plot 25 x 98 feet, will have a facade of brick, limestone and terra cotta, and will cost approximately \$175,000.

Residence for William A. Prime.

Preliminary sketches have been prepared by Frederick J. Sterner, architect, 150 East 52d street, for a handsome city residence for William A. Prime, president of the Metals Disintegrating Co., Inc. The proposed building will be located at 16 East 78th street, on a plot 17 x 98 feet. Full details of this operation are not available at this time, and it will be some weeks before the working plans are completed and the architect is ready for estimates on construction.

PERSONAL AND TRADE NOTES.

R. Irving Dodge, architect, has recently moved his offices from 233 Broadway to 217 Broadway.

A. E. Klotz Fireproofing Company announces that it has removed its offices to 1751 Topping avenue. Telephone, Tremont 3670.

Kreymborg Architectural Company, formerly at 1029 East 163d street, has discontinued its offices and the practice of architecture.

H. Craig Severance, architect, 4 West 37th street, has recently returned from Northern France, where he has been investigating housing conditions in some of the villages.

Arnold B. MacStay has been appointed Commissioner of Street Cleaning for New York City to succeed Commissioner Fetherston. During the last administration he was secretary of the department.

Joseph Clark, of the firm of Clark & Appelman, general contractors, 278 Madison avenue, has recently enlisted in the 33d Engineers, U. S. A., and reported for duty February 15. Isaac Appelman will continue the business under the firm name.

The annual meeting of the Empire Brick & Supply Co. was held on February 13, at its principal office at Stockport, N. Y., at which the following directors were reelected for a term of two years: Robert W. Main, Arthur S. Main, and William H. Edsall. The officers of the company are: President, Wright D. Goss; vice-president, Robert Main; treasurer, William H. Edsall; secretary and assistant-treasurer, Robert W. Main. The New York offices of the company are at 103 Park avenue.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close 3 p. m., February 19, for interior alterations to the Custom House at Bowling Green, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. F. A. Lang, Custom House, Manhattan, is the engineer.

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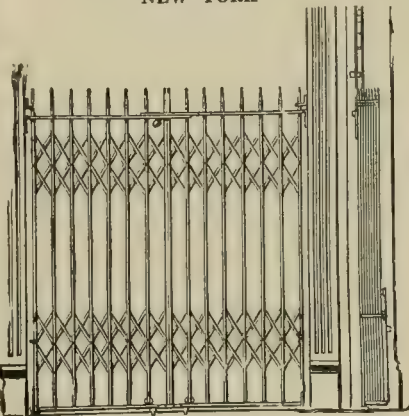
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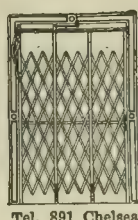
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SANDY HOOK, N. J.—Major F. B. Wheaton, advisory architect, and Major F. M. Gumby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C., completed plans for a 1-sty hollow tile and frame warehouse, for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$300,000.

CATSKILL, N. Y.—U. S. Government, Treasury Dept., Washington, D. C., contemplates erecting a post office bldg. A bill to appropriate funds for same has been introduced in Congress. Details will be available later. Cost, \$100,000.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

MANHATTAN.—Grassi Realty Co., 320 5th av, owner, has purchased the property at 42 West 96th st, which is a 5-sty brick studio apartment house, with a 3-sty extension, 18x100, and contemplates altering same into a dwelling. No architect has been selected. Cost, \$10,000.

MANHATTAN.—Andrew C. Zabriskie Estate, 52 Beaver st, owner, contemplates remodeling the 5-sty brick and stone store and loft bldg, at 48-54 Beaver st, for which no architect has been retained. The Eastern Marine Underwriters, Inc., 111 Broadway, is the lessee.

JERSEY CITY, N. J.—Board of Commissioners, James F. Gannon, Jr., Director of Revenue & Finance, and Charles F. X. O'Brien, director of Public Safety, City Hall, Jersey City, owner, contemplates erecting a brick police station, in 7th Precinct. No architect has been selected.

COHOCTON, N. Y.—St. Pius Roman Catholic Church, Rev. Father J. Geferl, pastor, Cohocton, N. Y., owner, contemplates rebuilding the 1-sty frame church. No architect has been selected.

NIAGARA FALLS, N. Y.—The Sons of Italy Association, Henry Casso, interested, Niagara Falls, N. Y., owners, contemplate erecting a brick home and school at 14th and 19th sts, for which no architect has been retained.

PELHAM, N. Y.—Town of Pelham, Board of Education, T. J. James, pres., Pelham, N. Y., owner, contemplates erecting a 2-sty brick high school at Wolfs lane and Colonial av, for which no architect has been retained. Cost, \$115,000.

PERTH AMBOY, N. J.—James Shewan & Sons, Inc, 1 Broadway, Manhattan, and foot of 27th st, Brooklyn, owners, contemplate making improvements to the ship building plant at the foot of Washington st. No architect has been retained and details will be available later.

BATAVIA, N. Y.—Board of Supervisors of Genesee County, Batavia, N. Y., contemplates rebuilding Town Hall and City Departments Bldg, recently destroyed by fire, in Main st, for which details are undecided. No architect has been selected.

HOBOKEN, N. J.—Robert H. McCarter Potter, 572 West 141st st, Manhattan, owner, contemplates rebuilding the two 5-sty brick and stone warehouses at 15th st and Park av. No architect has been retained and details will be available later.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

BANKS.

HOBOKEN, N. J.—John J. Fagen, 95 River st, Hoboken, architect, is taking bids on the general contract for alterations and addition to the 4-sty brick bank bldg at the southeast cor of 14th and Washington sts, for the Columbia Trust Co. of New Jersey, Anthony Volk, pres., 425 Washington st, Hoboken, N. J., owner. Cost, \$25,000.

DWELLINGS.

ELIZABETH, N. J.—Charles J. Flannigan, 453 Marshal st, Elizabeth, owner, is taking bids on the general contract for a 2½-sty frame and shingle dwelling, 30x50, on Newark av, near North av, from plans by C. Godfrey Poggi, 2 Julian pl, Elizabeth, architect. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—Public Service Gas Co., 156 Front st, Newark, N. J., owner, is taking bids on the general contract, to close Feb. 18, for a 1-sty brick office and storeroom bldg, 35x40, at the West End Gas Works, at St. Paul and Duffield avs, from privately prepared plans. DeRiso & Arena, 425 Bergenline av, Union Hill, N. J., are figuring the general contract.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

9TH ST.—Ferdinand Savignano, 6005 14th av, Brooklyn, completed plans for alterations to the 4-sty brick and stone studio apartments, 26x82, at 17 West 9th st, for J. Irving Walsh, 73 West 11th st, owner. Cost, \$12,000.

113TH ST.—Gronenberg & Leuchtag, 303 5th av, completed plans for alterations to the 5-sty brick tenement and store, 25x100, at 101 West 113th st, for Moritz Newman, 304 Pearl st, owner. Cost, \$2,500.

DWELLINGS.

81ST ST.—Walter D. Blair, 597 5th av, completed plans for alterations and extension to the 4-sty brick dwelling at 3 West 81st st, for Caleb C. Dula, Hotel Beresford, 81st st and Central Park West, owner. Includes a rear extension, 22x38. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

BROADWAY.—Henry Otis Chapman, 334 5th av, completed plans for alterations to the brick manufacturing bldg and store, 91x143, at 2121 Broadway, for Therese E. Browning, Rye, N. Y., owner. Cost, \$12,000.

44TH ST.—A. E. Bump, 60 North Market st, Boston, Mass., has plans in progress for a 6-sty brick and reinforced concrete packing house, 25x100, at the cor of 44th st and 1st av, for H. C. Derby Co., 622 West 39th st, owner.

14TH ST.—Vincent Astor, 23 West 25th st, contemplates altering the 3-sty brick and stone warehouse at 410-412 West 14th st, through to 411-417 West 13th st, for the U. S. Government, lessee, c/o Col. Slavin, 39 Whitehall st, lessee.

HALLS AND CLUBS.

124TH ST.—L. E. Jallade, 37 Liberty st, is revising plans for the 8-sty brick and stucco Y. W. C. A. bldg, 150x75 irreg., at the southeast cor of 124th st and Lenox av, for the Y. W. C. A. of New York City, Mrs. James S. Cushman, secy., 600 Lexington av, owner. Cost, \$300,000.

SCHOOLS AND COLLEGES.

16TH ST.—Crow, Lewis & Wickenhoefer, 200 5th av, have preliminary plans in progress for the alteration and addition of the 4-sty brick dwelling at 218 East 16th st, into a school, for the Needlecraft School, Mrs. K. B. Blodgett, in charge, 230 East 11th st, owner.

STABLES AND GARAGES.

158TH ST.—De Rose & Pereira, 115 Nassau st, completed plans for a 1-sty brick garage, 99x200, in the south side of 158th st, 58 ft east of the Central Railroad tract, for the I. M. D. Realty Co., 74 Broadway, owner and builder. Cost, \$60,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—John C. Rennard, 15 Dey st, completed plans for alterations to the 10-sty office bldg, 24x100, at 203 Broadway, for the 195 Broadway Corp., 15 Dey st, owner, and the New York Telephone Co., lessee. Cost, \$3,000.

WEST BROADWAY.—Charles B. Meyers, 1 Union sq, has plans in progress for fire repairs to the 6-sty brick loft bldg, 50x200, at 383-5 West Broadway, and 69-71 Wooster st, for the Lawrence Holding Co., 90 5th av, owner. Cost, \$20,000.

35TH ST.—George Keister, 56 West 35th st, completed plans for alterations to the 4-sty brick office bldg, 18x40, at 160-2 West 35th st, for William H. Hussey & Son, 150 West 45th st, owner. Cost, \$5,000.

MANHATTAN ST.—H. L. Brant, 38 Marble Hill av, completed plans for a 2-sty brick store and office bldg, 41x90, at 69 Manhattan st, for T. S. Walker, Long Lake, N. Y., owner. Cost, \$7,500.

23D ST.—Irving Margon, 370 East 149th st, Bronx, completed plans for alterations to the 19-sty store and office bldg, 98x141, at 71 West 23d st, for the Masonic Hall Asylum Fund, on premises, William A. Rowan, pres., owner. Cost, \$9,500.

5TH AV.—Starrett & Van Vleck, 8 West 40th st, completed plans for alterations to the 10-sty brick and stone department store, 148x260, on the north side of 5th av, bet. 38th and 39th sts, for Frank Barton, Newburgh, N. Y., owner, and Lord & Taylor, 430 5th av, lessee. Cost, \$7,000.

WALL ST.—Frederick Putnam Platt, 1123 Broadway, will draw plans for alterations to the 9-sty brick, stone and steel office bldg, 85x106, at 90 to 96 Wall st, for Louis Ettlinger, owner, c/o Cadwalader, Wickersham & Taft, 40 Wall st, owner, and G. Amsinck & Co., 6 Hanover st, owner, c/o American International Corp., 120 Broadway, lessee.

MISCELLANEOUS.

19TH ST.—Henry Regelman, 133 7th av, completed plans for alterations to the 1 and 2-sty brick machine shop, 49x92, at 424-434 East 19th st, for the American Carbonate Co., on premises, owner. Cost, \$25,000.

11TH AV.—George H. Van Auken, 1265 Broadway, completed plans for alterations to the 5-sty brick garage and loft bldg, 49x83, at 466-8 11th av, for Aaron Snitow, 588 10th av, owner. Cost, \$8,000.

FULTON ST.—Friedman, Robertson & Keeler Co., West st, Manhattan, completed plans for alteration of the fifteen 1 and 2-sty brick stores and garage, 160x202, at Fulton, Beekman, Front and South sts, for Francis B. Riggs, 141 Broadway, owner. Cost, \$20,000.

213TH ST.—Thomas F. Dunn, 953 Woodycrest av, will draw plans for a studio bldg, probably brick and concrete, 100x100, in the north side of 213th st, 100 ft east of 9th av, for the E. F. M. Realty Corp., 416 West 216th st, owner.

Bronx.

DWELLINGS.

3D AV.—William Koppe, 830 Westchester av, completed plans for alterations to the 3-sty brick dwelling and store at 2616 3d av, for the M. & D. Realty Corp., 2614 3d av, owner and builder. Cost, \$2,500.

STABLES AND GARAGES.

GRAND CONCOURSE.—S. J. Kessler, 529 Courtlandt av, has plans in progress for an addition to the 5-sty brick garage, 37x50, irreg., and 25x45, irreg., at Grand Concourse and 187th st, for the Tremont Webster Building Co., Grand Concourse and 172d st, owner and builder. Cost, \$5,000.

WALKER AV.—DeRose & Cavalieri, 509 Willis av, completed plans for a 1-sty brick garage, 99x160, on the south side of Walker av, 51 ft east of Lyvere st, for the Nesta Construction Co., 655 East 189th st, owner and builder. Cost, \$20,000.

CORTLAND AV.—S. J. Kessler, 529 Courtlandt av, completed revised plans for a 1-sty brick and steel garage, 112x115 irreg., on the east side of Cortland av, 56 ft north of 167th st, for Albert J. Schwarzer, 369 East 167th st, owner and builder. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

COURTLANDT AV.—Moore & Landsiedel, 3d av and 148th st, completed plans for alterations and extension to the 3-sty store and restaurant bldg at 565 Courtlandt av, for the Bingle Realty Co., 2796 3d av, owner and builder. Includes 1-sty brick extension, 25x61. Cost, \$3,500.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

HINSDALE ST.—L. F. Schilinger, 167 Van Sicklen av, has plans in progress for fire repairs to the 4-sty brick tenement house, 50x98, at the southwest cor of Hinsdale st and Atlantic av, for the General Synod of the Reformed Church of America, Frank H. Van Nest, in charge, owner. John C. Smith, 225 Miller av, has the general contract. Cost, \$10,000.

GRAHAM AV.—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for alterations to the 4-sty brick apartment house and store, on Graham av, near Broadway, for the Brooklyn Federation of Jewish Charities, 732 Flushing av, Bklyn, Max Averman, in charge, owner. Architects build by separate contracts. Cost, \$6,000.

BANKS.

FLATBUSH AV.—D. Everitt Waid, 1 Madison av, Manhattan, has plans in progress for alterations to the bank at Flatbush and Lafayette avs for the City Savings Bank, Flatbush and Lafayette avs, Brooklyn, owner.

DWELLINGS.

MADISON ST.—L. F. Schilinger, 167 Van Sicklen av, completed plans for alterations and extension to the 2-sty frame dwelling, 20x30, in the west side of Madison st, 325 ft north of Bushwick av, for Alanson H. Walters, 1045 Madison st, Brooklyn, owner. Gustave Petricat, 1573 Bushwick av, has the general contract.

18TH ST.—M. A. Cantor, 373 Fulton st, completed plans for a 2-sty frame dwelling, 20x45, in the south side of 18th st, 120 ft west of 15th av, for Nathan Wiesenfeld, 1217 50th st, owner and builder. Cost, \$4,000.

13TH AV.—S. Millman & Son, 26 Court st, completed plans for alterations and extension to the 2½-sty frame dwelling, 20x42, at the southwest cor of 13th av and 49th st, for Morris Kornblum, 1323 46th st, owner and builder. Cost, \$6,000.

BAY 26TH ST.—Kallich & Lubroth, 1819 85th st, completed plans for five 2-sty frame dwellings and garages, 26x55, in the

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east side of Bay 26th st, 40 ft north of Benson av, for Jessie Galloway, 100 Bay 26th st, owner. Cost, \$40,000.

McKINLEY AV.—Charles Infanger & Son, 2634 Atlantic av, completed plans for a 2-sty dwelling, 20x45, at the northwest cor of McKinley av and Elderts lane, for Mary Pupke, 427 Elderts lane, owner, in charge. Cost, \$5,000.

AV J.—F. W. Eisenla, 571 77th st, completed plans for a 2-sty frame dwelling, 25x50, on the south side of Av J, 53 ft east of East 16th st, for the Graham Max Construction Co., 1640 49th st, owner and builder. Cost, \$10,000.

PITKIN AV.—Cohn Bros., 361 Stone av, have plans in progress for alterations and extension to the 3-sty brick dwelling and store on the north side of Pitkin av, 80 ft west of Amboy st, for Hyman Spitz, 1708 Pitkin av, owner and builder. Cost, \$2,500.

SULLIVAN ST.—H. J. Nurick, 957 Broadway, Brooklyn, completed plans for an extension to the 3-sty dwelling and store at the southwest cor of Sullivan and Van Brunt sts for Rudolph Bachmann, 333 Van Brunt st, owner. Cost, \$2,500.

FACTORIES AND WAREHOUSES.

TILLARY ST.—John Clausnitzer, 215 Montague st, completed plans for alterations and extension to the 2-sty manufacturing building, 53x100, at the northwest cor of Tillary and Raymond sts, for the Metal Hose & Tubing Co., John Ogden, manager, 257 Tillary st, owner. William Kennedy Construction Co., 215 Montague st, Brooklyn, has the general contract. Cost, \$5,000.

ELLERY ST.—H. J. Nurick, 957 Broadway, Brooklyn, completed plans for a 1-sty brick factory, 31x40, in the north side of Ellery st, 68 ft west of Tompkins av, for A. Schwartz, 31½ Tompkins av, owner. William Kennedy Construction Co., 215 Montague st, has the general contract. Cost, \$6,500.

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SANDFORD ST.—H. Harlach, 451 East 144th st, Bronx, completed plans for an extension to the 1-sty boiler house in the east side of Sandford st, 267 ft south of Flushing av, for Arabol Mfg. Co., 100 William st, Manhattan, owner. Cost, \$3,000.

AV. V.—John Clausnitzer, 215 Montague st, completed plans for alterations to the 1-sty brick and corrugated iron manufacturing bldg, 60x140, at the northwest cor of Av V and Mill av, for the William Harvey Corp., 111 Broadway, Manhattan, owner. The William Kennedy Construction Co., 215 Montague st, has the general contract. Total cost, \$17,000.

STABLES AND GARAGES.

MAUJER ST.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a public garage in the north side of Maujer st, 325 ft east of Union av, for B. Dunsky, owner.

ROBINSON ST.—Philip Caplan, 16 Court st, completed plans for a 1-sty brick public garage, 140x132, in the south side of Robinson st, 73 ft west of Nostrand av, for Landeuf Real Estate Co., 215 Montague st, owner and builder. Cost, \$35,000.

8TH ST.—Raphael Capopale, 1929 63d st, completed plans for a 1-sty brick public garage, 50x90, in the south side of 8th st, 345 ft east of 3d av, for George Carrizzo, 426 3d av, owner and builder. Cost, \$7,000.

CENTRAL AV.—C. P. Cannello, 1163 Herkimer st, completed plans for a 1-sty brick garage, 51x100, on the east side of Central av, 43 ft north of Hart st, for Dr. Calogero Giovino, 175 Central av, Brooklyn, owner. Cost, \$12,000.

AV C.—S. Millman & Son, 1780 Pitkin av, completed plans for a 1-sty brick public garage, 220x90, at the southwest cor of Av C and Coney Island av, for Richnitz Bros., 44 Court st, owners and builders. Cost, \$60,000.

FLUSHING AV.—Volckening & Holler, 82 Wall st, Manhattan, completed plans for a 1-sty brick garage, 25x100, on the north side of Flushing av, 535 ft east of Bedford av, for Frank W. Cillin, 50 Sandford st, owner and builder. Cost, \$3,500.

STORES, OFFICES AND LOFTS.

EAST 100TH ST.—Paul Lubroth, 92 Graham av, has plans in progress for alterations to the 4-sty brick loft and store bldg, 25x70, at 233 East 100th st, for J. Tompkins, 116 Nassau st, Manhattan, owner. Cost, \$2,500.

FULTON ST.—Zipkes & Kudropf, 405 Lexington av, Manhattan, completed plans for extension and interior alterations to the 4-sty restaurant and loft, 20x30, in the south side of Fulton st, 60 ft east of Hanover pl, for Joseph T. McMahon, 188 Montague st, owner and builder. Cost, \$2,500.

MISCELLANEOUS.

13TH ST.—Earl C. Maxwell Co., 26 Court st, owner, has had plans completed privately for a 1½-sty brick and steel shop, 120x68, in the north side of 13th st, 179 ft east of 2d av. Cost, \$5,000.

BROADWAY.—Cohn Bros., 363 Stone av, completed plans for the alteration of the post office at 1462 Broadway, into a garage and stores, for Sirota Bros., 721 Rockaway av, Brooklyn, owners and builders. Cost, \$25,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, L. I. City, owner, has had plans completed privately for a 4-sty brick tenement, 50x87, on the east side of 8th av, 350 ft north of Grand av, to cost \$20,000.

CHURCHES.

BAYSIDE, L. I.—A. L. Marinelli, 13 West Jackson av, Corona, completed plans for a frame and siding church, 35x80, bet. Prince and Bell avs, for the Russian Orthodox Church, Rev. Dan Kriehel, pastor, Bayside, owner. Cost, \$10,000.

DWELLINGS.

FLUSHING, L. I.—DuBois Carpenter, 45 Market st, Poughkeepsie, N. Y., completed plans for a 2-sty frame dwelling, 24x32, in the south side of Poplar st, 200 ft west of Parsons av, for the Madsen & Wistoft Construction Co., 327 Lincoln st, Flushing, L. I., owner and builder. Cost, \$5,500.

FULSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, completed plans for a 2-sty frame dwelling, 43x27, at the northeast cor of Parsons av and Quince st, for the Madsen & Wistoft Construction Co., 327 Lincoln st, Flushing, owner and builder. Cost, \$7,500.

WOODHAVEN, L. I.—H. Stemberg, 3737 Syosset st, Woodhaven, L. I., completed plans for two 2½-sty frame dwellings, 18x

32, on the west side of Woodhaven av, 429 ft south of Dalrymple av, for C. Stemberg, 3739 Syosset st, Woodhaven, owner and builder. Cost, \$6,500.

JAMAICA, L. I.—Henry Russell Storms, 11 Herriman av, Jamaica, owner, has had plans completed privately for three 2-sty frame dwellings, 30x22, 33x27 and 22x33, at the southwest cor of Henley and Kingston rds, and on the south side of Putney rd, 117 ft east of Kingston rd, and on the north side of Henley rd, 176 ft east of Kingston rd. Total cost, \$20,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, L. I. City, has plans in progress for an addition, 10x18 to the factory at Newtown Creek, for the Van Iderstine Co., on premises, owner. Cost, \$5,000.

COLLEGE POINT, L. I.—Walter Kidde & Co., 140 Cedar st, Manhattan, completed plans for a 1-sty brick storage bldg, 28x80, on 3d av, bet. 3d and 5th sts, for the American Hard Rubber Co., 11 Mercer st, Manhattan, owner. Cost, \$7,000.

ELMHURST, L. I.—William Von Felde, 2188 Metropolitan av, completed plans for a 1-sty brick extension, 40x16, and 16x8, to the store, office and garage bldg on the west side of Penn pl, 114 ft south of Laurel Hill blvd, for Frank Sehn, Morton av, Middle Village, L. I., owner, in charge. Total cost, \$2,500.

GLENDAL, L. I.—James A. McCafferty & Sons Mfg. Co., 505 Driggs av, Brooklyn, owner, has had plans completed privately for a 1-sty metal factory, 30x58, in the south side of Haverkamp st, 305 ft west of Weiss av. The American Corrugating Construction Co., 140 Washington st, Manhattan, has the general contract. Cost, \$3,500.

LONG ISLAND CITY.—Adolph Mertin, 34 West 28th st, Manhattan, completed plans for a 3-sty brick factory, 60x100, on the south side of Jackson av, 416 ft west of Buckley st, for Emanuele Ronzoni, 798 Broadway, Flushing, L. I., owner. Cost, \$30,000.

GLENDAL, L. I.—James A. McCafferty & Sons Mfg. Co., 505 Driggs av, Bklyn, owner, has had plans completed privately for a 1-sty metal factory, 30x58, in the south side of Haverkamp st, 305 ft west of Weiss av. The Anchor Corrugating Construction Co., 140 Washington st, Manhattan, has the general contract. Cost, \$3,500.

LONG ISLAND CITY.—G. L. Stuebner, on premises, owner, has had plans completed privately for a 1-sty brick factory, 50x200, in the south side of 12th st, 350 ft east of Vernon av, C. Curtis Woodruff & Co., 213 10th st, L. I. City, has the general contract. Cost, \$15,000.

WOODSIDE, L. I.—R. L. Lukowsky, 477 14th av, L. I. City, completed plans for a 1-sty brick factory, 200x33, on the south side of Howell av, from Kelly av to 7th st, for the J. M. Skirt Co., Woodside, owner and builder. Cost, \$13,000.

LONG ISLAND CITY.—Clinton & Russell, 32 Liberty st, Manhattan, have preliminary plans in progress for a 1 and 2-sty warehouse, 280x264, and 2d portion, about 200x200, on Hunterspoint av. The lessee is the Pittsburg Plate Glass Co., 322 Hudson st, Manhattan. Owner's name will be announced later. Cost, \$400,000.

STABLES AND GARAGES.

CORONA, L. I.—A. L. Marinelli, Jackson av, Corona, completed plans for a 1-sty brick garage, 15x40, on the south side of Jackson av, cor 44th st, for M. Fodale, 33 East Jackson av, Corona, owner. Scillepi & Damico, Corona, L. I., have the general contract. Cost, \$2,000.

LONG ISLAND CITY.—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for a 2-sty brick and stone garage, 40x80, at North 7th st and Pierce av, for the Globe Thread Co., on premises, owner. Owner is taking bids on general contract. Cost, \$14,000.

STORES, OFFICES AND LOFTS.

CORONA, L. I.—C. Pascale, 18 Jackson av, Corona, is having plans prepared privately for alterations to the 2-sty brick store, 40x60, on Jackson av. Cost, \$2,000.

EDGEMERE, L. I.—Rockaway Coast Realty Co., Edgemere, L. I., completed plans for a 1-sty frame store, 95x30, at the northeast cor of the Boulevard and Beach 45th st, for the Rockaway Coast Realty Co., Edgemere, owner and builder. Cost, \$3,000.

MISCELLANEOUS.

FAR ROCKAWAY, L. I.—John Hamisons, Bond av and the Long Island Railroad, Parkway Beach, L. I., owner, contemplates

making improvements to the post office station at the Parkway Beach Station, from privately prepared plans. The U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., is the lessee. Details will be available later.

Richmond.

DWELLINGS.

GRASSMERE, S. I.—John Baron, Rosebank, S. I., owner, has had plans completed privately for alterations to the 2-sty frame dwelling at 134-136 Shermon av, for which Tony DeMaio, Rosebank, S. I., has the general contract. Cost, \$4,000.

WEST NEW BRIGHTON, S. I.—Fisher & Lazikoff, 1741 Richmond ter, West New Brighton, S. I., owner, have had plans completed privately for alterations to the frame dwelling and store on the north side of Richmond ter, opposite Taylor st. Antonio Posilips, 414 East 119th st, Manhattan, has the general contract. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

MARINER'S HARBOR, S. I.—Proctor & Gamble Mfg. Co., R. A. Anderson in charge, Ivorydale, Cincinnati, O., and on premises, owner, has had plans completed privately for five brick factory bldgs on Western av, 100 ft south of Richmond ter. The Ferro Concrete Construction Co., Richmond and Harriet st, Cincinnati, O., has the general contract. One building, 4 stys high, 100x125, to be used for manufacture of soap, will cost \$60,000.

Nassau.

DWELLINGS.

MANHASSET, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2½-sty hollow tile and stone dwelling and garage, 35x105, for Eugene Riotté, owner. Cost, \$40,000.

MISCELLANEOUS.

GLEN COVE, L. I.—L. C. L. Smith, Bridge Plaza, L. I. City, completed plans for additional equipment for the pump station for the Nassau County Water Co., 51 Chambers st, Manhattan, owner. Cost, \$16,000.

FARMINGDALE, L. I.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., completed plans for a cow barn at the New York State School of Agriculture for the Board of Trustees of the N. Y. State School of Agriculture, Hon. William Wirt Mills, secy., room 1224 Woolworth Bldg., Manhattan, owner.

Westchester.

DWELLINGS.

ELMSFORD, N. Y.—Buchman & Kohn, 30 East 42d st, Manhattan, have plans in progress for a 2½-sty terra cotta blocks and stucco dwelling, 110x40, for Herman Younker, 303 5th av, Manhattan, owner. Cost, \$75,000.

MT. VERNON, N. Y.—Louis Bouman, of Gramatan Homes, Inc., Prospect st, Mt. Vernon, N. Y., completed plans for twelve 2½-sty brick stucco and frame dwellings on the Forster tract, for the Betty Wales Gardens, Inc., J. J. Goldman, pres., 16 West 33d st, Manhattan, owner. Gramatan Homes, Inc., 39 Prospect st, Mt. Vernon, has the general contract. Cost, from \$9,000 to \$14,000 each.

MT. KISCO, N. Y.—Harding & Seaver, 7 North st, Pittsfield, Mass., has plans in progress for alterations and addition to the dwelling for Dr. Rufus Cole, 960 Park av, Manhattan, owner. Charles Downing Lay, 15 East 40th st, Manhattan, is the landscape architect.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—A. Del Guercio, 800 Broad st, Newark, completed plans for alterations to the 3-sty brick flat and two stores at 94-96 8th av, for John M. Cella, cor Sheffield st and 8th av, Newark, owner. The contract for masonry work has been awarded to Leonardo Giannetti, 21 Boyden st, Newark. Cost, \$2,500.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for a 4-sty brick and stone apartment house, 29x87, at the northwest cor of Alpine st and Hillside av, for Prager & Miller, 464 Hawthorne av, Newark, owners and builders. Cost, \$35,000.

NEWARK, N. J.—Simon Cohen, 123 Springfield av, Newark, completed plans

for a 4-sty brick apartment house, 57x83, on Johnson av, near Alpine st, for Bernard Chinich and Joseph Densky, 24-26 Fairview av, Newark, owner and builder. Cost, \$45,000.

GARFIELD, N. J.—Joseph DeRose, 119 Ellison st, Paterson, N. J., completed plans for a 2-sty brick apartment and store, 25 x61, in Jewel st, for Salvatore Raia, 39 Franklin av, Garfield, owner. Owner is taking bids on the general and separate contracts. Cost, \$5,000.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, has plans in progress for a 3-sty brick apartment and store, 25x60, at 329 Clay st, for Joseph Barone, 325 Clay st, Paterson, owner. Cost, \$11,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for a 4-sty brick and tile tenement and store, 32x117, at 551-553 Ferry st, for Nathan Zemel, 82 Vincent av, Newark, owner. Cost, \$25,000.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, has plans in progress for a 3-sty frame and shingle apartment and store, 22x52, at 5th av and East 18th st, for Pasquale Cappuccio, 399 Straight st, Paterson, owner. Cost, \$6,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for a 4-sty brick and stone flat and store, 25x82, at 115 Prince st, for Henry Nerenberg, 139 Prince st, Newark, owner. Cost, \$20,000.

PLAINFIELD, N. J.—Michael Farina, on premises, owner, has had plans completed privately for a 2-sty brick flat and store, 28x55, at 974 West 3d st. Cost, \$6,000.

CHURCHES.

EAST ORANGE, N. J.—Henry Barrett Crosby, First National Bank Bldg, Paterson, is revising plans for a 1-sty brick veneer and frame church, 36x77, on the northwest side of the Parkway, 100 ft northeast of William st, for the First Church of Christ, Scientist, East Orange, N. J., owner.

DWELLINGS.

ROSELLE PARK, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame and shingle dwelling, 23x

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

SERVICES

This Corporation will act as Consulting Engineers, Contractors for Engineering Work, Contractors for Operation, Purchasing Agents and Representatives of Foreign Corporations, in the following industries:—Steam and Electric Railways, Tramways, Highways, Bridges, Canals, Hydro-Electric Power Plants, Steam Power Plants, Submarine Dredging and Rock Work, Shipbuilding, Mining, Docks and Water Front Improvements, Building Construction, Sewerage and Disposal Works, Machinery and Mechanical Equipments, Chemical Works, Electrical Equipments, Water Works, Street Lighting, Telephone Systems, etc.

TERRITORY

In the United States, Territories and Insular Possessions, and all Foreign Countries.

OWNERS, ENGINEERS and ARCHITECTS are respectfully requested by this Corporation to submit their enterprise to it. All communications will receive prompt attention and strictest confidence. Whatever form of service you may desire will be rendered with a view of maintaining the highest standards of efficiency as represented by Quality, Speed and Economy.

REFERENCES

The following is a selected list of engineering work and building construction with which the personnel of this Corporation have been identified as principals:

Metropolitan Life, New York, N. Y.
Sears, Roebuck & Co., Chicago, Ill.
Electrical Development & Power House, Toronto, Canada; Niagara Falls, N. Y.
Rio de Janeiro Tramways & Light & Power Plant, Rio de Janeiro, Brazil.
Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.

Mexico, Northwestern R. R., El Paso, Tex.
Metropolitan Street Railway, New York, N. Y.
Prudential Life, Newark, N. J.
Union R. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.
Barcelona Traction & Light & Power Plant, Barcelona, Spain.
West End Street Railway System, Boston, Mass.
Dominion Coal Co. Plant, Nova Scotia, Canada.

Union Railroad Station, Washington, D. C.
Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.
Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Merchants Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.

Hedden-Pearson-Starrett Corporation

30, for Michael Sako, 226 Chestnut st, Roselle Park, owner and builder.

ELIZABETH, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame and shingle dwelling, 24x34, for Barnes & Van Bergen, Elizabeth, N. J., owners and builders.

MORRIS PLAINS, N. J.—F. H. Bent, State Architect, State House, Trenton, N. J., is preparing plans for two bungalows, to be erected at Morris Plains, for the New Jersey State Hospital, c/o M. Bowen, on premises, owner. Details will be available later. Cost, \$8,000.

PATERSON, N. J.—Van Vlandren & Culver, Kinney Bldg, Newark, have plans in progress for a 2½-sty frame dwelling, 28x45, for Mr. Taylor, owner. Cost, \$7,500.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for three 2½-sty frame dwellings, 22x45 ft each, at 15 to 19 Grand av, for Louis E. Lueddeke, Jr., 366 Bergen st, Newark, owner and builder. Cost, \$5,000 each.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—William Lehman, 738 Broad st, Newark, completed plans for a 4-sty manufacturing plant, 300x62, with a 4-sty wing, on Frelinghuysen and Evergreen avs, for the Diehl Mfg. Co., A. Fells, pres., Elizabeth, N. J., and C. C. Remsen, New York manager, 149 Broadway, Manhattan, owner. Includes 1-sty bldg, 242x62, and 1-sty, 86x60.

NEWARK, N. J.—Hay Foundry & Iron Works, owner, has had plans completed privately for a 1-sty brick shop bldg, 86x185, on Plum Point lane, for which the American Concrete Steel Co., Clinton st, Newark, has the general contract. Cost, \$30,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has plans in progress for a 1-sty brick foundry, 30x95, in Elm st, for Max Mendle, 31 Clinton st, Newark, owner.

SCHOOLS AND COLLEGES.

UNION HILL, N. J.—Joseph Lugosch, 21 Bergenline av, Union Hill, N. J., completed plans for a 3-sty brick public school No. 2, 105x192, on Hudson av, bet 1st and 2d sts, for the Town of Union, N. J., Board of Education, Adam Riesenberger, pres., High School Bldg, Union Hill, owner. J. Byers Holbrook, 52 Vanderbilt av, Manhattan, is consulting engineer. Cost, \$200,000.

STABLES AND GARAGES.

NEWARK, N. J.—Henry J. Weiler, 167 Hamburg pl, Newark, is preparing preliminary plans for a 1-sty frame stable and wagon shed, 35x100, at Hamburg pl and Amsterdam st, for John Ebersberger, 190 Hamburg pl, Newark, owner.

NEWARK, N. J.—Henry J. Weiler, 167 Hamburg pl, Newark, completed plans for a 1-sty public garage, 100x100, with an extension 11x18, at 123-9 Gotthardt st, for John Ebersberger, 188 Hamburg pl, Newark, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

HOBOKEN, N. J.—Perna & Marangelo, 425 Bergenline av, Union Hill, N. J., have plans nearing completion for alterations and extension to the 4-sty brick store and office bldg at 57 Newark st, for Thomas Carey, 61 Newark st, Hoboken, owner. Cost, \$5,000.

PATERSON, N. J.—H. Pasternack, 42 2d st, Passaic, owner, contemplates rebuilding the 2-sty brick store and office bldg at 341-7 Main st, for which architect's name will be announced later.

MONTCLAIR, N. J.—Frank Grad, 245 Springfield av, Newark, completed plans for seven 1-sty brick stores at the southeast cor of Watchung av and Park st for the G. & G. Holding Co., William Gross, pres., 800 Broad st, Newark, owner and builder. Owner will award contracts for subs. Cost, \$10,000.

THEATRES.

NEWARK, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, completed plans for alterations to the theatre at Market and Halsey sts for William Fox, on premises, owner.

NEWARK, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, completed plans for alterations to the Newark Theatre, at 193-195 Market st, for the Market & Beaver Realty Co., Max Spiegel, Strand Theatre Bldg, 47th st and Broadway, Manhattan, owner. Cost, \$4,000.

MISCELLANEOUS.

ELIZABETH, N. J.—H. Harvie, 406 9th st, Brooklyn, completed plans for a 2-sty brick and timber ship bldg and store room, 30x50, at 2 South Front st, for the New York Dry Dock & Transportation Co., Au-

gustus L. Alpers, secy. and treas., on premises, and Patrick A. Higgins, pres., White Plains, N. Y., owner.

GARFIELD, N. J.—Board of Chosen Freeholders of Bergen County, William Beswick, chairman Road Co., 74 Marsellus pl, Garfield, owner, contemplates paving on Passaic av, from plans by Roscoe P. McClave, Court House, Hackensack, N. J., County Engineer.

BAYONNE, N. J.—Standard Oil Co., 26 Broadway, Manhattan, owner, is having plans prepared privately for a 2-sty terra cotta tile and reinforced concrete cooperage and restaurant, 45x60, at Constable Hook. H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract. Cost, \$18,000.

NEWARK, N. J.—Lehigh Valley Railroad Co., 143 Liberty st, Manhattan, owner, contemplates rebuilding the 2-sty frame transfer terminal bldg, 1,000x20, at the Newark Meadows, from privately prepared plans. Details undecided.

Other Cities.

BANKS.

CORNING, N. Y.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have plans in progress for remodeling the 3-sty brick store at the southeast cor of Market and Pine sts, into a bank and offices, for Q. W. Wellington & Co., northwest cor of Market and Pine sts, Corning, N. Y., owner. Cost, \$40,000.

DWELLINGS.

NEWBURGH, N. Y.—A. Murray Jenks, 43 East 2d st, Mt. Vernon, completed plans for two 2-sty brick dwellings, 22x30, for the Patrono Construction Co., 258 South 7th av, Mt. Vernon, owner and builder. Cost, \$4,000 each.

HILLSDALE, N. Y.—Harry D. Cornell, Hillsdale, owner, contemplates erecting a dwelling, probably frame, from privately prepared plans.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y.—George F. Hardy, 309 Broadway, Manhattan, has plans in progress for a 1-sty brick and steel factory, 120x300, in the Lumber District, for the Albany Perforated Wrapping Paper Co., 1271 Broadway, Albany, N. Y., owner. Cost, \$100,000.

HOSPITALS AND ASYLUMS.

EAST VIEW, N. Y.—James Brite, 18 East 41st st, Manhattan, completed plans for a hospital group in the Town of Mt. Pleasant for the Westchester County Building Commission, Robert Brewster, chairman, North Castle, N. Y., owner. The following contracts have been awarded: E. E. Seelye, concrete engineer; J. F. Musselman, heating, plumbing and electrical engineer, and Clark, MacMullen & Riley, structural engineer, all of 101 Park av, Manhattan. Cost, \$725,000.

LYONS, N. Y.—Board of Supervisors, George S. Reeves, chairman, Marion, N. Y., contemplate erecting a hospital on the Ganss property. Cost, \$20,000.

MUNICIPAL.

BUFFALO, N. Y.—City of Buffalo, Board of Public Works, Arthur W. Kreinheder, Comr., Municipal Bldg, Buffalo, owner, contemplates rebuilding the bridge abutment and pier over the Buffalo River and Cazenovia Creek, from plans by C. E. Norton, Municipal Bldg, Buffalo, City Engineer. Cost, \$200,000.

SCHOOLS AND COLLEGES.

SYRACUSE, N. Y.—Sacket & Park, 34 Syracuse Savings Bank Bldg, Syracuse, architects, completed plans for a 2-sty senior school, 225x177, to contain 28 rooms, at the Franklin School, for City of Syracuse, Board of Education, H. G. Stone, Mayor, City Hall, Syracuse, owner. Henry C. Allen, City Hall, Syracuse, has the general contract. Cost, \$250,000.

SYRACUSE, N. Y.—A. L. Brockway, Third National Bank Bldg, Syracuse, has preliminary plans in progress for a 1-sty brick, stone and steel school (to be known as Prescott School), at 312 East Willow st, for the Board of Education, George M. Fairchild, pres., Syracuse, N. Y., owner. H. C. Allen, City Hall, Syracuse, is City Engineer. Cost, \$150,000.

LAKE PLACID, N. Y.—Pember & Campagne, Ilium Bldg, Troy, N. Y., completed plans and specifications for a 3-sty brick, hollow tile and concrete high and grade school, 104x126, in Main st, on site of present school, for the Board of Education, Mrs. J. M. Ishm, pres., Lake Placid, N. Y., owner. Includes physical and chemical laboratories, library, offices and auditorium. Cost, \$155,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

STAMFORD, CONN.—C. O. Haugen, Atlantic st, Stamford, Conn., has the general contract for fire repairs to the 4-sty brick apartment house at Atlantic and Worth sts for Samuel Udelman, Atlantic st, Stamford, Conn., from plans by Emmens & Abbott, Bank st, Stamford, architects. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Story & Flickinger, 5 Great Jones st, have the general contract for a 1-sty brick storage bldg, 28x75, at 428 Lafayette st, for Frederick T. Hopkins, Jr., Katonah, N. Y., owner, from plans by Lewis C. Patton, 597 5th av, architect. Cost, \$5,500.

BROOKLYN, N. Y.—Magoba Construction Co., 1178 Broadway, Manhattan, has the general contract for four factory buildings, 60x80, 25x25, 25x20 and 25x14, at Varick av and Inghram st, for the Continental Paint Co., Newark, N. J., owner, from plans by Louis Allen Abramson, 220 5th av, Manhattan, architect. The contract for excavating has been awarded by the Marcus Contracting Co., 309 Broadway, Manhattan, on a percentage basis.

WEST NEW YORK, N. J.—Frank P. Rosent, 445 21st st, West New York, has the general contract for an addition to the 1-sty brick and timber silk mill, 30x80, at 590 12th st, for the Shiner-Hermann Silk Co., 590 12th st, from plans by William Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York, architects. Cost, \$1,000.

STAMFORD, CONN.—Stephen Gregory, Belltown, R. F. D. No. 30, Stamford, Conn., has the general contract for addition to the 2-sty frame factory on Sunnyside av for the American Synthetic Color Co., Stamford, Conn., owner, from privately prepared plans. Cost, \$3,000.

HALLS AND CLUBS.

BROOKLYN, N. Y.—F. B. Smith, on premises, has the general contract for a 1-sty frame Y. M. C. A. bldg, 39x112, on the Post Grounds at Fort Hamilton, for the Y. M. C. A. of Brooklyn (Fort Hamilton Branch), M. Bradley, secy., 55 Hanson pl, owner, from privately prepared plans. Cost, \$10,000.

STABLES AND GARAGES.

MANHATTAN.—Joseph L. Burke & Co., 280 Madison av, have the general contract for a 1-sty brick public garage, 100x98, at 547-551 West 28th st, for the David Stevenson Estate, J. McLennahan, treas., on premises, owner, from plans by Newman & Harris, 1123 Broadway, architects. The masonry and steel contracts have been awarded to James J. Lewis, 115 York st, Bklyn, and the Tremont Iron Works, 943 East 135th st, respectively. Cost, \$12,000.

BROOKLYN, N. Y.—Thomas Drysdale, 26 Court st, has the general contract for an addition to the garage at 145 Lincoln rd for Charles L. Husking, on premises, owner, from plans by W. A. Parfitt, 26 Court st, architect. The Bay Ridge Heating Co., 511 40th st, Brooklyn, has the heating contract.

JERSEY CITY, N. J.—James Bowen, 225 Clinton av, Jersey City, has the general contract for seven 1-sty brick individual garages, 20x58, and also alteration to store, at 562 West Side av, for Joseph P. Larkin, 14 Roosevelt av, Jersey City, owner, from plans by Christopher Ziegler, 75 Montgomery st, Jersey City, architect. Cost, \$3,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—H. J. David, 316 East 164th st, has the general contract for alterations to the 2-sty brick market, 25x100, at 320 East 110th st, for Ida Simon and Anna Cohen, on premises, owner, from plans by M. Joseph Harrison, 63 Park Row, Manhattan, architect. Cost, \$2,500.

MANHATTAN.—Silberman & Champain Co., 104 West 42d st, has the general contract for fire repairs to the 5-sty brick loft bldg, 22x100, at 188 Pearl st, for the Consolidated Druggist Realty Co., 188 Pearl st, owner, and the N. Y. Consolidated Drug Co., lessee, from plans by Charles B. Meyers, 1 Union sq, architect.

HACKENSACK, N. J.—W. H. Whyte Construction Co., 382 Railroad av, Hackensack, has the general contract for the alteration of the 3-sty brick hotel in Main

st, into a business bldg, for the North Jersey Title Insurance Co., Main st, Hackensack, N. J., represented by Glenn K. Carver, 60 Wall st, Manhattan, from plans by Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects. Cost, \$15,000.

PATERSON, N. J.—Louis Gottlieb, 401 East 27th st, Paterson, has the general contract for eleven 1-sty brick and terra cotta stores and loft bldg, 50x200, at the southeast cor of Broadway and Patterson st, for William Pierce, 244 Marshall st, Paterson, owner, from plans by Elliott R. Coe, 317 Romaine Bldg, Paterson, architect. Cost, \$30,000.

NEWARK, N. J.—Henry R. Kent & Co., 141 Broadway, Manhattan, has the general contract for a 1-sty frame office bldg, 35x50, at the cor of Badger av and Runyon st, for the Titeflex Metal Hose Corp., on premises, and 120 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$4,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—B. S. Cronin Co., 573 Clinton st, Brooklyn, has the general contract for a timber pier and bulkhead, 1,460 x25, south of 22d st, for the Todd Shipyards Corp., Mr. Fills, in charge, on premises, and 15 Whitehall st, Manhattan, owner, from privately prepared plans. Cost, \$65,000.

BROOKLYN, N. Y.—Frank Califano, 23 Fort Green pl, Bklyn, has the general contract for alterations and addition to the 4-sty brick furnished room house, at 13 Spencer pl, for F. N. & G. P. Sanborn, on premises, owners, from plans by Montrose Morris Sons, 533 Nostrand av, architects.

PATERSON, N. J.—H. Bank, Hawthorne, N. J., has the general contract for fire repairs to the 3-sty brick Rescue House at 42 Milk st, for the Rescue Mission of the Salvation Army, Major James Simons, on premises, and River rd, East Paterson, N. J., owner, from privately prepared plans. Cost, \$15,000.

KINGSLAND, N. J.—Becker Construction Co., 361 Grove st, Newark, has the general contract for a 1-sty brick railroad station, 25x70, for the D. L. & W. R. R. Co., William H. Truesdale, pres., 90 West st, Manhattan, and Hoboken Terminal, N. J., owner, from privately prepared plans. Cost, \$15,000.

ALBANY, N. Y.—A. E. Stephens Co., 318 Main st, Springfield, Mass., has the general contract for a 3-sty brick and stone State laboratory on New Scotland av, for the State of New York, Dr. Herman M. Biggs, State Health Comr., Albany, N. Y., owner, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y.

TRADE AND TECHNICAL SOCIETY EVENTS.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES OF THE UNITED STATES, at its recent meeting in Pittsburgh, Pa., decided to hold the 1919 convention at Milwaukee, Wis.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EL—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refueling System Repair; Rec—Fireproof Receipts; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *Stp—Stairways; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuance or Removals; *Filsy—Approved Filtering and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *SSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, Filsy, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Week Ending Feb. 9.

Barclay st, 50—Trustees of Columbia College, 63-5 Wall.WSS(R)
Barclay st, 63—C L Flaccus Glass Co.ExS-DC-WSS(R)
Bleecker st, 110—Bessie S. White, 24 E 84.WSS(R)
Bowery, 112—Mary A Barnard, Wm A, 171 Park Row.TD
Broadway, 510—Jno F Baudouine, 1181 Bway, DC
Broadway, 1204-10—Charlotte E A Throckmorton, 441 Ft Washington av.FE-FP-St(R)-ExS-Rub-Ex(R)
Broadway, 1961-79—Boulevard Realty Co, care Henry S. Thompson, pres, 140 Bway.A
Canal st, 342—Jno J Sullivan, 135 Bway, FE(R)-ExS-Ex(R)
Centre st, 217—Simpson Press Co.Rec-El
Chambers st, 128—Chas L Acker est, 200 Bway.DC-WSS
East Broadway, 67-73—Isidor Miller, GE-Rec-Ex(R)
East Broadway, 67-73—Goldstein & Gold, Ex(R)-GE-DC-Rec
10 st, 384 E—Henry Tishman, 316 W 112.DC
11 st, 58 E—Newman & Hartmann.WSS(R)
11 st, 58 E—Metropolitan Life Ins Co, 1 Madison av.ExS
17 st, 107-9 E—Heit-Fisher, Inc.FP(R)
118th st, 309-11 E—Joseph Paradiso.DC-FA
8 av, 208—Chas S Wray, Highland Mills, N. Y., A(R)
11 av, 428—Chas Shortmeier, 430 11 av, Ex(R)-ExS-FE(R)
5 av, 135—S Hollander & Sons.Ex-Rec
5 av, 1360—Sherman & Himmil.Rec-FA-GE-DC
4 av, 423—Henry Podzimek.GE-Rec
4 av, 423—Saml Cohen.DC-FP
Front st, 246—Edw V Z Lane, 143 Liberty, FE(R)-ExS-Ex(R)-WSS
Front st, 246—S B Penick & Co.FP-O
Grand st, 273-5—Benson Const Co, 63 Orchard, Ex-Ex(R)
Frankfort st, 95-7—Sterling Wallace, 65 Frankfort.DC
Frankfort st, 95-7—Burr Printing Co.DG-GE-FP
Leonard st, 157-165—Henry Weinhausen.O
Park Row, 128—Saml Rosenthal, 451 Pearl.TD
Park Row, 128—Success Post Card Co.Rec-FA
Pearl st, 352—Jno Delaney.Ex(R)-Ex
Park Row, 180—Sarah A B Downs, care A F, 17 Battery pl.TD
Park Row, 182—Louisa M Gerry, care E, 254 Bway.TD
14 st, 63 W—Ehrensall & Deutch.FA(R)-Rec
14 st, 63 W—H Eisell & Shanimare.Rec-GE
6 av, 461—Birnbau & Sons.Rub
6 av, 417—Star Holding Co, 30 E 42.Ex(R)-ExS
6 av, 495—John Whittet.FE-ExS-Ex(R)
6 av, 475—Jas Slater, 1121 Bway, FE-FE(R)-ExS-Ex(R)
6 av, 802—Saml W Andrews, Jr, 58 W 57, DC-GE-Ex-ExS-Ex(R)-St(R)
7 av, 228—Meyer Kalwanowitz.FA-DC-Rec
7 av, 228—William Dansky.FA-FP-Rec
7 av, 228—Charles Rein-toin.FA-FP-Rec
7 av, 727—Eleanor B K Hussow, 150 W 35, Ex(R)-WSS(R)-ExS
3 av, 1158—Bella Glaser, c Henry C, 111 Nassau.DC
Houston st, 55 W—Lawler Regulator Co.GE-Rec
Houston st, 55 W—Benard Schulmowitz.GE
Houston st, 55 W—Bigon Flower & Feather Co, GE-D&R
Houston st, 55 W—Benj Krieg.GE-Rec
William st, 177—Henry J Bohlen.DC-Rec
17 st, 24 W—Louis L Delaheld, 20 Exchange pl, ExS-Ex(R)-Rub-St(R)
18 st, 161-3 W—Farmers Loan & Tr Co, 22 William.A
23 st, 109 W—Anna Murland, c Dr Samuel, 40 E 81.Ex(R)-ExS-FE-St(R)
23 st, 151 W—Roberts Co, 170 Bway, ExS-Ex(R)-FE(R)-St(R)
23 st, 134 W—George Washburn.Ex(R)-St(R)-FE
23 st, 151 W—Michael Gross.O
23 st, 169 W—Church & Manee, Rec-GE-FP(R)FA
24 st, 131 W—Elizabeth C Brown, 15 E 65, ExS-WSS(R)-FE(R)-St(R)
25 st, 151-5 W—Fit Best Cloak Co.Rec
25 st, 115 W—Max Mayer.FP-FA-Rec

34 st, 162 W—Charles M Bleecker, 49 Wall, St(R)-FP-ExS-FE(R)
34 st, 209 W—John B Stevens Est, West-hampton, L I.Ex(R)-FE(R)-St(R)
47 st, 622 W—Edward F Musgrove, 71 Hancock av, Yonkers, N Y.FP-GE
134 st, 51 W—R Arkin Bonime, 1356 45th, Brooklyn.DC
2 av, 225t—Samuel Geiser.O
110 st, 243 W—John H Springer, Ex(R)-O-FA-WSS(R)

BRONX ORDERS SERVED.
138 st, 428-446 E—Leslie R Palmer.FP-FP(R)
150 st, 47-63 E—L H Mace & Co.ExS
Leggett av, 1141—Jacob Froelich, 1041 Leggett av.FE(R)-Ex(R)
Taylor av, 1736—Joseph Ptacek.DC

BROOKLYN ORDERS SERVED.
Atlantic av, 1348-50—Flannery & Zimmer.OS
Broadway, 47—Moore Motor Co, CF-D&R-StSys-OS(R)
Church av, 726—Zachary Taylor.Rub-FA-Rec
Clarendon rd, 2179—Clarendon Sales Co, FA-Rec-CF-StSys(R)
Duffield st, 160-4—A Messer.CF-OS
57 st, 722—Frank Bardonex.D&R
Flatbush av, 259—Rose Stern.NoS
Flushing av, 373—Edwin F Armstrong, RQ-FA-DC
Flushing av, 493—Meurer Bros Co.FP-CF-DC
Hamburg av, 602—William Saberski, NoS-FA-Rec
Morton st, 20—Kay Mfg Co, D&R-FP-WSS(R)-StSys

Pacific st, 644—H A Metz Laboratory, CF-Rec-D&R-FA-NoS
Putnam av, 1185—Simon Cohen.D&R
Ridge blvd, 6600—Thomas E Lawrence.D&R
Rodney st, 32-4—Robert T Maujer.OS
St Johns pl, 1734—Max Cohen.CF
69 st, 1617—Samuel A Harrison.D&R
Sterling pl, 481-7—Guralnick & Litt.CF-OS
Sterling pl, 500—Joseph C Crocker.CF-El
10 st, 362—Samuel A Osborn.El
3 st, 357—J G Feldman, FP-D&R-NoS-Rec-El-FA
Watkins st, 352-4—Watkins St Garage.CF
Flatbush av, 1524-6—Herman Stolz Co.Rub
Wythe av, 343—Clara Czerny.WSS(R)
Osborn st, 139—William Friedman.FP(R)
Quincy st, 154—Sarah W Carr.GE
77 st, 220—Alonzo G McLoughlin.DC
Taaffe pl, 214-8—George H Pings, FP(R)-Rec-Ex
Taaffe pl, 214-8—L S & E Co.Rec-Ex-O
Taaffe pl, 214-8—Emil Bommer, FP(R)-ExS-Ex(R)-WSS(R)

Washington av, 62—William Doubleday, GE-Rec-DC-O
Wyckoff st, 223—August Hoffer.DC
Hart st, 322—Mrs Rosie Boden.GE
Hart st, 719—Burd & Margulies.FP(R)
Union st, 101—Morris Scamordella.FA
Central av, 550—John G Friedel.ExS-Rub

QUEENS ORDERS SERVED.
Boulevard, 607 (Arverne)—Harry Friedlander, OS
Crescent st, 82 (L I C)—John L McKenna, FA-Rec
Fulton and Smith sts—Strang Auto Garage Co, NoS-FA-Rec-CF-FP-OS
Garden st and Curtis av—Simplex Photo Products Co.El-FP(R)-CF-FA
Merrick road, 48—Henry Hoppan.D&R
Columbia st, 243—Joseph Maresco, El-RQ-FA-Rec
5 av, 474—Michael Regan.Rub
Stone av, 260-8—Charles Schmeister, WSS(R)-GE
Varet st, 204-6—Abraham Kodish.WSS(R)-FA

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REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, FEBRUARY 23, 1918

STATE MORATORIUM WOULD WORK HARDSHIP

Dangerous Precedent Established Should Measure Become
Law—Soldiers' and Sailors' Civil Rights Bill Sufficient

By CYRIL H. BURDETT, Vice-Pres. New York Title & Mortgage Co.

THE United States Senate has passed the Soldiers' and Sailors' Civil Rights Bill, which had been previously passed by the House of Representatives, and the bill is now in conference, having been amended in some unimportant particulars by the Senate. It is probable that the amendments will be agreed to and the bill be enacted into law within a few days, if this has not already been done. There is only a vague idea on the part of the general public as to what will result from the passage of this legislation. The subject-matter of the bill in question concerns only the soldier and sailor in the military service of the United States.

There has, however, been introduced into the Legislature of the State of New York a bill of more comprehensive character than the bill pending in Congress, which not only imposes a moratorium on the collection of debts of all kinds in favor of all persons who would be unable by reason of circumstances directly attributable to the war to make payment or satisfaction of such debts, but contains a specific provision, extending the moratorium to the collection of the principal of mortgages on real estate.

The Soldiers' and Sailors' Civil Rights Bill provides that, "for the purpose of enabling the United States the more successfully to prosecute and carry on the war in which it is at present engaged, protection is hereby extended to persons in the military service of the United States in order to prevent prejudice or injury to their civil rights during their term of service and to enable them to devote their entire energy to the military needs of the nation, and to this end the following provisions are made for the temporary suspension of legal proceedings and transactions which may prejudice the civil rights of persons in such service during the continuance of the present war."

The report of the Committee on the Judiciary, in submitting the bill, contains these words:

"We cannot point out too soon, or too emphatically, that the bill is not an inflexible stay of all claims against persons in military service. On the contrary, the bill nowhere prevents a creditor from enforcing the normal collection of any claim which should be paid by a soldier. Not the slightest hindrance is placed upon the service of summonses or other process."

And again,

"As has already been stated, the scope of the act is to protect the members of the military forces of the United States during the period of the war by providing a general system not of exemption from suit or judgment, but of conferring discretion upon the courts to grant stays of actions or of execution in just cases, and generally by providing that the rights of the soldier absent in the service of his country shall be represented and protected in the courts."

In other words, the legislation is designed not to relieve the soldier or sailor from the obligation of paying his debts, but to provide a method by which the court may more carefully scrutinize the merits of the suit or proceeding brought against him, and, where justice and equity warrant it, to make possible such an adjustment as will work the least hardship against the absentee engaged in his country's service. It keeps in mind, not only the rights of

the soldier and sailor, but the rights of the creditor, and, so far as is possible, the maintenance of normal conditions among those who stay at home during the continuance of the war.

The bill provides that in all actions or proceedings commenced in any court, if there is no appearance on the part of the defendant, an affidavit must be filed, showing that the defendant is, or is not, in military service; and, if the defendant is in military service, the court shall appoint an attorney to represent him and protect his interests. The court may require a bond from the plaintiff, conditioned to indemnify such defendant against any loss or damage that he may suffer by reason of any judgment, should the judgment be thereafter set aside in whole or in part.

Court May Appoint.

In such action or proceedings, if the defendant, who is in military service, does not appear by an authorized attorney, the court may appoint an attorney to represent him, and in such case a like bond may be required and an order be made to protect the rights of such person. No attorney so appointed shall have power to waive any right of the person for whom he is acting.

If any judgment is rendered in any action or proceeding during the period of such military service, or within thirty days thereafter, and it appears that such person is prejudiced by reason of the fact that he was in military service, the judgment may, upon application made by such person or his legal representative not later than ninety days after the termination of such service, be opened by the court rendering the same, and such defendant be let in to defend, provided that it appear that the defendant has a meritorious, legal defense; the vacating and setting aside of the judgment, however, shall not impair any right or title acquired by any bona fide purchaser for value under the judgment.

Stay of Execution.

At any stage in any action or proceeding commenced against a person in military service, during the period of such service, or within sixty days thereafter, the court may, in its discretion, on its own motion, and shall on application to it by such person or some person in his behalf, stay all proceedings, unless in the opinion of the court the ability of the defendant to comply with the judgment or order sought is not materially affected by reason of his military service. In all such actions the court may in its discretion, unless in the opinion of the court the ability of the defendant to comply with the judgment or order sought is not materially affected by reason of his military service,

First—Stay the execution of any judgment or order entered against such person;

Second—Vacate or set aside any attachment or garnishment of property, money or debts in the hands of another, whether before or after judgment as provided in this Act.

Such stay may be for such period as the court may determine and subject to such terms as may be just, whether as to payments in installments of such

amounts and at such times as the court may fix or otherwise.

No eviction or distress shall be made during the period of military service, in respect of any premises for which the agreed rent does not exceed \$50 per month, occupied solely for dwelling purposes by the wife, children or other dependents of a person in military service, except upon leave of court.

Such proceeding to be stayed for a period not longer than three months. The Secretary of War is empowered to allot the pay of such person in military service in reasonable proportion to discharge the rent of such premises.

No person holding a contract with a person in military service, for real or personal property, payable in installments, shall exercise any right or option under such contract to rescind or terminate the same except by action in court, and the court may make such provisions as to terminating the contract, resuming possession of the property and returning installments previously paid, as it may deem equitable to conserve the interests of all parties.

Provision is also made covering failure on the part of persons in military service to pay premiums accruing on policies of life insurance, up to \$5,000, by which such policies are prevented from lapsing. The Government guarantees the payment of such premiums. If the soldier dies, the insurance company gets its premium out of the policy. If he comes back, he will repay the premium, if he continues the policy. If he lets the policy lapse, the Government becomes subrogated to his rights.

The provisions of the Act also apply to taxes or assessments falling due in respect to real property owned and occupied by dwelling or business purposes by a person in military service, or his dependents, and makes provision for the assertion by such persons of the privileges given under the Act, providing for a stay of all proceedings for the sale of said premiums for the non-payment of such charges for a period until six months after termination of the war.

The question of the constitutionality of the Soldiers' and Sailors' Civil Rights Bill was carefully considered by the Committee on the Judiciary, in its report, and the conclusion was reached that nothing contained in it would in any way do violence to some express constitutional prohibition.

Such limitations, considered in connection with the moratorium, are as follows:

1. Article 1, Section 10. "No State shall . . . pass any . . . law impairing the obligation of contracts;"
2. (Amendments, Article V.) "Nor shall any person . . . be deprived of life, liberty or property, without due process of law;"
3. (Amendments, Article V.) "Nor shall private property be taken for public use, without just compensation."

The Committee concluded that the first limitation above referred to is expressly limited to the States, and therefore has no effect whatever upon the powers of the Federal Government, which the framers of the Constitution saw fit to hold free from any such limitations. They further concluded that the power to pass such a bill should be considered as included in the war powers of the National Government, and that it there-

fore would not come under either of the remaining two prohibitions.

It was deemed proper, therefore, that the National Government, for whom the soldier and sailor is fighting, should take jurisdiction over the question of legal process in all cases, protecting him, as its ward, in the collection of pre-existing debts, in order to leave him free from annoyance or harassment occasioned thereby. This is as far as the National Legislature has seen fit to go. Congress recognizes no conditions as existing which would warrant relieving debtors generally from obligations which they have assumed.

At the outbreak of the war, moratorium laws were immediately enacted, both in England and Canada. In England, the most drastic action was required, by reason of the proximity of the country to the seat of war and the general disorder arising through the mobilization of a large army of drafting men from all industries and thus disturbing the very foundations of established order.

No general moratorium law has been passed by the Parliament in Canada, but in the Western Provinces, particularly in Manitoba, Alberta and British Columbia, there has been legislation with regard to a moratorium on mortgages along the lines of the Amos bill.

Attention, here, should be called to the fact that there is a much greater interference with the normal social and economic conditions in Canada, than there has been in the United States, or will be, in the United States, for some time to come. I have not the exact figures before me, but it is a well-known fact that the number of men who have volunteered, in Canada, constitutes a very large proportion of the available young men of the country. The subtraction of so large an element from the population must have affected the productive power of the country and brought about a condition where a moratorium, if ever justified, would be justified with them.

In this country there has been no serious disturbance of normal conditions of business and trade. Large amounts of money have been, to be sure, invested in government securities, but they have been immediately put back into circulation, and, today, there is no stringency in the money market; labor is being paid the highest wages ever known, and, although the cost of living is high, there is little or no hardship resulting by reason thereof.

Notwithstanding the existence of normal conditions, there is a feeling in some quarters, and especially on the part of many of the debtor class, that laws should be enacted, making possible the postponement of the payment of such debts. With this aim in view, three bills have been introduced into our State Legislature, which will be discussed.

The bills introduced by Assemblyman Amos, known as Assembly Bills Nos. 71, 139 and 390, as stated above, have extended the provisions of the Federal Bill, by providing what may be called a general moratorium.

The final draft of this measure, known as Assembly No. 390, provides:

First. For an absolute suspension of all legal process against "any soldier, sailor or marine, or other person now in or who may hereafter enter the military or naval service of the United States, or their dependents, while such persons are engaged in such service and for a period of six months after the termination of such service."

Second. For the suspension of any judgment of foreclosure and sale by reason of any default, during the continuance of the war and a period of six months thereafter, in the payment of the principal sum, or any portion thereof, of a mortgage on real estate, provided that no default be made for a period of six months or more in the payment of interest, taxes or insurance premiums required by the terms of such mortgage to be paid. In case foreclosure proceedings shall be instituted, by reason of such default, the court may appoint a receiver who shall control the property and collect the income therefrom, applying the same to the reduction of the mortgage, after payment of expenses, etc.

Third. For a stay of judgment or execution against any person against whom or against whose legal or equitable interest

the same may be executed or enforced, "provided the court in which such application is made shall find that such person so liable or interested" is unable "by reason of circumstances directly attributable to such war to make such payment or satisfaction" of the same.

It will be seen that this bill is of a very sweeping character, and it would seem to assume the existence of conditions in this State requiring drastic remedies. It not only follows partly along the lines of the Soldiers' and Sailors' Civil Rights Bill, now pending in Congress, but it goes further and adopts the provisions of the English Laws, which, as shown above, were based on most chaotic conditions. The New York State measure would tend to bring on, rather than to alleviate, the conditions which by its author are assumed to exist.

Passage of Bill Justified.

The Judiciary Committee of the Senate was careful to remove all constitutional objections to the bill pending in Congress, and justified its passage by reason of the fact that whatever prohibitions existed in the constitution against setting aside of the legal processes of the country were overcome by the Supreme War Power of the National Government. The individual States, however, have no war powers, and it is a serious question as to whether any of the provisions of the bills pending in the Legislature could be defended on constitutional grounds. The postponement of the right of the creditor to recover on his debt, or to enforce his contract, may amount to an annulment of the obligation and the confiscation of his property. The postponement of the right to foreclose a mortgage, thereby reducing the value of the security, would in many cases amount to actual impairment of the contract and deprive the mortgagee of his vested property right.

Although a number of the States have already taken up the question of the relief of the soldier and sailor in military service, and enacted laws along the lines of the Soldiers' and Sailors' Civil Rights Bill, no State, so far as I am aware, up to the present time, has deemed it necessary to enact any legislation extending such relief, and it does not appear that the conditions in New York State are in any way more serious than those in any other State of the Union. One of the reasons for the enactment of the national law has been that there may be a harmonious policy throughout the country in the treatment of this subject.

Institutions Must Pay Debts.

Savings banks, trust companies, life insurance companies, fire insurance companies, trustees and executors, as well as all holders of mortgages, will be called upon to meet their obligations by the payment of their depositors, policyholders and beneficiaries, but, by the provisions of this bill, they would be prevented from realizing upon their assets. While the mortgagee is expressly singled out, it must not be lost sight of that the bills affect all classes in the community; the butcher, the baker, the grocer and every wholesale and retail merchant is prevented from enforcing the collection of his accounts, if the defendant whom he sues can show that, for any cause directly attributable to the war, he is unable to meet his obligations. It is only necessary thus baldly to state the situation in order to disclose its injustice and the fact that such a measure is absolutely unnecessary at the present time.

It will be noted that the right to foreclose a mortgage by reason of the non-payment of principal is entirely suspended, and the right to foreclose by reason of the non-payment of taxes or interest is only given after one year's charges remain unpaid. Even then, it would seem that the only relief granted is the right to have a receiver of the rents and income appointed. The mortgagee is not given the privilege of rebutting the contention on the part of the defendant that he is unable to make payment by reason of circumstances directly attributable to the war, which right

is given to all other classes of creditors—but the mortgagee's right to collect the debt is absolutely suspended, even although he, himself, may be sued for a debt which he could only pay out of the principal of said mortgage or the interest accruing thereon. Added to this, the security for his mortgage is constantly diminishing, by reason of the accumulation of unpaid charges against the property during the year's delay. Such a law in operation would result in unjust discrimination in favor of one set of debtors, as against another, if not in actual confiscation of the mortgaged property by the Government.

A dangerous precedent is established by the provisions of this bill, in giving to the courts such wide discretion in the stay of process, as well as in giving to the debtor class such a sweeping privilege of escaping from their obligations, simply by showing that they are unable to pay because of circumstances directly attributable to the war. The wide latitude here given would relieve almost every class of debtors from paying their bills; for who shall say, in a given case, that a particular cause which renders it impossible for one to pay his debt is not a direct outgrowth of war conditions? If a man is out of work, his income stopped, can he not say that it is because of the war? The retail merchant cannot collect his accounts from his customers, because of the war, and therefore he cannot pay the wholesale dealer. The wholesale dealer, on his part, cannot pay the manufacturer, because he cannot collect from his customers, and so on, ad infinitum.

This measure, and all others of a similar character, undoubtedly contravene the constitutional prohibition above referred to, contained in Article 1, section 10: "No State shall . . . pass any . . . law impairing the obligation of contracts." Inasmuch as the State has no war powers, such a law could not be defended upon this ground, nor in any other respect, in so far as it might violate the other constitutional prohibitions above referred to.

It is now reported that Senator Ottinger has prepared a bill which he has not yet introduced, providing for a moratorium in case of mortgages, along the lines of the Amos bill, referred to above.

It is very important that the business community should be aroused as to the threatening attack upon its vital interests. The moratorium bill, once passed although it affects only a portion of the community, will be gradually extended to cover every branch of activity. All should unite, therefore, in opposing this opening wedge, unless those who favor it come out openly and demonstrate its necessity.

At the present time, there seems to be a feeling that such a moratorium is called for especially in the case of mortgages. Upon what foundation this feeling rests, I do not know, because as far as the City of New York and vicinity is concerned, mortgages are not being called by either private individuals or corporations, unless, for some special reason, the mortgagee is obliged to realize upon his investment to meet his own obligations. In some cases, where the value of the security has depreciated installments of small fractions of the principal are required to be paid. There is nothing abnormal about this, and the experience of the mortgage companies shows that it is placing no hardship upon real estate owners.

I make the assertion without fear of contradiction that statistics will show that the attitude of the holders of mortgages at the present time is one of patriotic cooperation for the purpose of lessening, as far as possible, the burden borne by the real estate owner, whether engaged in the military service of his country, or pursuing his accustomed tasks at home. Any imputation to the contrary, is untrue, as well as unjust.

It is submitted that the law passed by Congress is amply sufficient to meet every emergency which may be foreseen and that any intervention by the State is entirely gratuitous interference on its part with the National prerogatives,

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

AT its regular meet on Wednesday, February 20, the Joint Committee on Legislation and Taxation and Real Estate Laws reported on a number of measures before the Legislature. Among the bills thus considered were several drafted by the Real Estate Board as part of its definite legislative program. Senator Boylan's bill, Int. 89, providing for a fixed tax rate of 17½ mills on real estate is to be amended so as to provide a 2½ mill tax on personality without exemption except as to secured debts. Other bills in which the Real Estate Board is particularly interested have been introduced by Senator Boylan. They would relieve agents from certain responsibilities in relation to factory buildings, that should rest upon owners, and owners from certain responsibilities that should rest upon lessees. One of these bills would also give to the Fire Commissioner, subject to appeal to the Board of Standards and Appeals, discretionary authority in ordering fire alarm signals in sprinkler buildings. Specific action by the committee on various bills is as follows:

Senate Int. 450, Knight. To amend the Tax Law, in relation to charitable exemptions.

This bill amends the Transfer Tax Law in relation to exemptions of charitable institutions so as to provide that gifts to such institutions shall be exempt only if the corporations are located within this State, and not irrespective of where they are incorporated. This is a reasonable amendment to the law exempting property from exemptions and is approved by the Real Estate Board.

Senate Int. 374, Dunnigan. To amend the Greater New York Charter, in relation to the disposition of the proceeds of the sale of buildings.

This bill is approved. This measure provides that the proceeds of the sale of buildings located on lands, the expense of the acquisition of which is to be assessed, wholly or partly, on property benefited shall be applied to the cost of such acquisition or to the reduction of assessments therefor. As the law now stands, when buildings upon lands acquired for a public purpose are sold, preparatory to starting its improvement, the proceeds of such sales are paid into the "General Fund for the Reduction of Taxation." This is unfair to the property owners who bear the expenses of the assessable improvement, the cost of which is actually reduced by the proceeds of the sale of the buildings to be removed from the site of the improvement. The purpose of the bill is to give property owners specially assessed for the expense of the improvement the benefit of this offset, which is tantamount to providing that they shall be assessed only for the net cost of the improvement. This is eminently fair, therefore the bill should be approved. It is suggested, however, that the measure be so amended that its provisions cannot be construed to be retroactive; for, if this is not done, it may be that the authorities will be swamped with thousands of applications to reopen and reduce assessments heretofore made upon the existing basis, the adjustment of which may prove vexatious.

Senate Int. 443, Boylan. To amend the Labor Law, in relation to fire alarm signals and fire drills.

This bill is approved. It was introduced at the request of the Real Estate Board. It amends section 83-a of the Labor Law (chapter 36 of the laws of 1909, as amended). This section provides the conditions under which fire alarm signals and fire drills shall be required in factory buildings over two stories in height, in which more than twenty-

five persons are employed above the ground floor and excepts buildings which are adequately protected by sprinkler systems approved by the public authorities. Experience has shown that in many low buildings the requirements of the existing law are more radical than are necessary. The amendment would eliminate the words "in which more than twenty-five persons are employed above the ground floor" and would substitute for them a requirement that the fire alarm signal system and fire drills should be necessary when required in the City of New York by the Fire Commissioner and elsewhere by the Industrial Commission. In other words it places in the Fire Commissioner and in the Industrial Commission certain discretionary authority in keeping with the general rule-making provisions of the Labor Law and will in cases approved by these public officials relieve safe buildings from equipment which is now required by the law, but is realized to be unnecessary.

Senate Int. 444, Boylan. To amend the Labor Law, in relation to definition of owner of tenant factories.

This bill is approved. It was introduced at the request of the Real Estate Board. It is designed to correct an inequality in the Labor Law. Under the existing provisions of section 94 it is impossible for an agent to avoid penalties for violations in spite of the fact that he cannot comply with orders issued under the Labor Law without the consent of the owner. It is recalled that in a recent decision of the courts it was held that under the wording of the Labor Law the agent became technically responsible for the removal of violations and for the penalties for the non-removal and that practically his only recourse was to relinquish his agency of the building. The object of Senator Boylan's bill is to correct this feature of the law. As the law now reads the term "owner" means "the owner or owners of the freehold of the premises or the lessee or joint lessees of the whole thereof, or his, her or their agent in charge of the property." The amendment simply eliminates all reference to the agent.

Senate Int. 440, Boylan. To amend the Labor Law, in relation to persons responsible for the observance and punishable for the non-observance of section eighty-three-a.

This bill is approved. It was introduced at the request of the Real Estate Board. It would include among the exceptions in section 94, subdivision 2 of section 83-a relating to fire drills. Section 94 prescribes what sections of section 83-a shall be carried out by the owner of the tenant-factory by excepting subdivision 2 of 83-a, responsibility for fire drills. This is a reasonable amendment as it is quite obvious that the lessee and tenants of the building who are actually on the premises and directly responsible for its proper operation should conduct fire drills.

Senate Int. 441, Boylan. To amend the Labor Law, in relation to persons responsible for the observance and punishable for the non-observance of section eighty-eight.

This bill is approved. It was introduced at the request of the Real Estate Board. It amends section 94 of the Labor Law by excepting subdivision 2 of section 88 from the sections for which the responsibility is now placed on the owner. Subdivision 2 of section 88 makes the owner and not the lessee responsible for providing and maintaining for operatives wash-rooms and washing facilities, etc., and artificial illumination and ventilation. This is plainly a responsibility which should rest on the lessee and the amendment so places it.

Senate Int. 442, Boylan. To amend the Labor Law, in relation to persons responsible for the observance and punishable for the non-observance of section seventy-nine-c.

This bill is approved. It was introduced at the request of the Real Estate Board. It amends section 94 of the Labor Law by placing upon the lessee instead of the owner the responsibility for the provisions of section 79-c, subdivision 3, "access to exits." The present law requires that the owner instead of the respective lessee or tenant of enant-factories shall be responsible for maintaining continuously safe and unobstructed passageways, etc., to every means of exit including outside fire-escapes and passenger elevators, and for seeing that no door leading into or out of any factory shall be locked, bolted or fastened during working hours. On the face of it the owner of a building has no means of compelling his lessees or his tenants to do any of these things, without being actually on the ground and in many cases employing force, and this continuously, he could not insure the free access to exits and it is humanly impossible for him at all times to know that his tenants or lessees are keeping the doors unlocked as required. This question of the locked door has been extremely troublesome and while its unfairness has been obvious to those who have to administer the law they have been unable to do anything to relieve owners from carrying out this impossible requirement. The amendment would place the responsibility on the tenants.

Senate Int. 445, Boylan. To amend the Labor Law, in relation to persons responsible for the observance and punishable for the non-observance of section eighty-one.

This bill is approved. It was introduced at the request of the Real Estate Board. It amends section 94 of the Labor Law, by relieving owners from the responsibility for the requirements of section 81 of the same law, in relation to lighting of halls and stairways. Section 94 places the responsibility for this specifically upon the owner, instead of the respective lessees or tenants. The amendment would confine the responsibility of the owner to the lighting of public halls and public stairways.

Senate Int. 77, Gibbs. (Same as Assembly Int. 527, Blakeley.) To amend the public health law, in relation to wall paper and calcimine.

This bill is approved. It is similar to a bill introduced last year, Senate Int. 549, Halliday; Assembly Int. 417, Bush. It adds a new section to the Public Health Law, providing that in cities and villages with a population of 10,000 or more, the wall or ceiling of any building used by human beings for working purposes shall not be repapered or recalcimined until all the old paper and calcimine have been removed and the wall thoroughly cleaned. Violation is a misdemeanor. While this bill imposes another obligation upon real estate owners, it is a proper obligation and is approved by the Real Estate Board.

Senate Int. 360, Sheridan. To add to chapter 52 of the laws of nineteen hundred and nine, section three hundred and twenty-a, relating to mortgages.

This bill is disapproved. The first paragraph of the bill is intended to compel the revelation on the record of facts concerning participation mortgages. Participation in mortgages usually becomes effective as to mortgages already on record and as the contracts between mortgagor and mortgagee have theretofore been made the section would not apply. If the participation arrangement is part of the original contract (in which case the section would apply) the penalty for failure to comply with the section is that "the party for whose interest the recording thereof is made shall derive no benefit from the recording thereof," and that such failure to comply to the section "shall be a com-

Continued on page 233.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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NOTICE.

IN accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated by the Appellate Division of the First Department, for the publication of all legal notices, and such insertion in the Record and Guide will be accepted as fulfilling all requirements of the law.

Increase in Tax Rate.

It is fairly certain that the tax rate in each Borough, except Queens, will be fixed at about thirty points higher than last year. This increase follows automatically the great decrease in personal property taxes largely due to the workings of the Emerson Bill, and to the decrease in franchise assessments.

The falling off in the personal property taxes amounts to more than \$165,000,000, while the drop in franchise assessments is about \$25,000,000. The increase in real estate values is not large enough to cover the loss in these two items. The increased real estate assessment totals figure up only a little more than \$105,000,000, so that there is about \$85,000,000 less taxable values this year than in 1917, which will increase the rate about thirty points.

Queens has a still heavier burden because \$1,236,000 is due and payable this year for the improvement of the Queensboro Boulevard. There seems to be no way to avoid making this payment this year, although the suggestion has been made that the amount be split up to cover a three-year period. There is, however, not time enough to obtain the necessary legislation to make this plan effective.

The boulevard payment will necessitate an additional tax in Queens of about twenty points, making the total addition to last year's taxes about fifty points.

New Light on Building.

All who are affiliated in any capacity with the building trades have heard endless unfavorable comment on the dearth of work and the lack of interest on the part of those connected with the industry. Contractors and material dealers have declared there was not sufficient construction in progress to warrant the maintenance of their offices and staffs, and in general the life of the industry was jeopardized by the unusual conditions now existing.

Numerous explanations have been advanced, many of them worthy of consideration. Few, however, are willing to concede a bright side to the situation. These pessimists are wrong, for if the situation is faced squarely the opposite viewpoint will become apparent.

There are a number of reasons to indicate that the building industry overlooked some important facts that obviously change the aspect of the present situation to a marked degree. We have heard upon all sides that the contracting business was practically at a standstill, with architects and engineers dormant so far as new projects were concerned.

A more comprehensive view of the conditions, however, should be sufficient to convince the most ardent pessimist that his own lack of vision was the prime factor responsible for his attitude. Primarily he should get acquainted with the real facts and then revise his mental viewpoint.

The following facts were obtained from extensive records and statistics compiled by the F. W. Dodge Co., and indicate that although there has been much pessimistic comment, an argument cannot be sustained when confronted with exact figures. In New York State and Northern New Jersey a grand total of 653 operations for which contracts were awarded last December and work actually started in January involved an expenditure of nearly \$28,000,000. During the same period plans for 691 new structures were started, to cost, according to estimates, about \$27,000,000. We have listened to arguments about the dearth of multi-family house construction and we realize the supply was unequal to the demand. Yet, there were 63 contracts placed at a valuation of \$1,342,000 for work of this character and 96 new projects authorized representing a potential expenditure of \$2,921,000. Contracts were let for five chapels and churches costing \$80,000 and 15 new ones are being planned to cost \$426,000.

There are plans in progress for 19 schools at an approximate cost of \$2,727,000, and contracts have been placed for 13, costing \$1,141,000. Plans were started for 23 warehouse and storage buildings to cost about \$632,000 and contracts were entered into for the construction of 23 that involve a total of \$1,770,000. The dwelling group indicates a movement of similar magnitude, as there are 196 new houses being planned, valued at \$1,435,000, and 244 contracts, within the month, representing a total cost of \$1,255,000.

These figures are only a part of those tabulated. They are quite sufficient, however, to indicate to the pessimistic that the fault lies with them and is not brought about by the true conditions. The Government construction for this territory alone represents the amazing total, during January, of 34 new projects costing \$8,967,000, and 17 new contracts entered into involving an expenditure of \$9,807,000. Already, for the current month, the new construction authorized and announced by the Federal departments is in excess of the volume projected and contracted for during last month, and as the war progresses and necessities arise, activity of this character will be materially increased.

In the face of the foregoing figures how can the building interests of this section of the country complain of a lack of opportunity? Rather the fault is theirs, caused by a lack of discernment and foresight that prevented a large

majority from taking advantage of what was clearly within their grasp. It is sincerely to be hoped these figures, that are authentic and reliable, will assist greatly in driving away the clouds obscuring a clear view of the actual building conditions. The building interests should take heart.

The Barge Canal.

Announcement by the Barge Canal engineers that operation of the canal may be possible by May 15 has emphasized the importance of providing barges and completing terminals if any relief from traffic congestion is to be had in the near future. Senator Sage's bill authorizing the State to build or buy, or to help finance companies formed to build and operate barges, is in the right direction. But it will require concerted and energetic action on the part of State officials and private individuals if any adequate results are obtained this year.

The freight capacity of the canal is put at ten million tons a season. It will take a canal boat nearly one week to go from Buffalo to New York City. Allowing one week at each terminal for loading and unloading, including the delays which are certain to be encountered both in transit and at the terminals, a barge will average about one round trip each month.

Locks, the width of the canal at some sections, and the depth of twelve feet of water, fix the size of barges at 150 feet in length, 35 feet beam and 9½ feet depth, which limits the cargo capacity of each barge to about 800 tons. It will cost from \$30,000 to \$40,000 each to build barges of this description.

Figuring the tonnage to be carried in each direction through the canal at five million tons per season of seven months it will be necessary to provide 875 of these 800-ton barges, which at the minimum cost of \$30,000 each, will aggregate \$26,250,000. In this estimate of the tonnage necessary to handle the traffic no account has been taken of the barge in use on the old canal, many of which may be pressed into service under the new conditions prevailing on the improved waterway, although they are unsuitable for the proper functioning by this important adjunct to east and west freight trunk lines. Dependence on the old barges would be equivalent to the use by the railroads today of their equipment of twenty years ago.

The requisition by the Government of practically all the shipyards for the construction of ocean-going tonnage makes the task of equipping the Barge Canal with the necessary boats additionally difficult. It may, and probably will be, necessary to finance shipyard construction as well as the actual building of barges. This question of the equipment should not have been left to this late day.

It is gratifying to find that in the construction of the terminals the State officials have been more forehanded. Of the eight or more terminals to be provided for Greater New York at least two are practically ready for operation three are in process of construction and the calls for bids for contracts on three others have been made.

At Piers 5 and 6, East River, Manhattan, the work has been complete as far as the deck floor, leaving only the deck freight house to be built and the cranes for handling freight installed. These piers are each 500x85 feet and can be used now.

The piers at the foot of West 53 street, North River, will not be ready for service until next year. Part of the piles have been driven and some timber work done. In The Bronx at East 138th street, at Mott Haven on the Hudson River, there is a bulkhead wall 680 feet long and 100 feet wide, running back to Exterior street, which is parallel to the river. The piling on this job is about one-half done.

At the mouth of Newtown Creek, in Greenpoint, the wood pier, 400x40, is completed, and a concrete pier, 400x90, is under construction. The freight she

on the upland is built and this terminal can also be used at any time. The depth of water at all the terminals mentioned above is sufficient for barges, but not for ocean-going vessels, and freight arriving at them will have to be transferred overland to other points if destined for transoceanic shipments.

On the Gowanus Canal the terminal not only has the longest piers, but the greatest depth of water. There is about 35 feet of water at low tide along the 900-foot bulkhead wall at the foot of Columbia and Henry streets, and the pier, which measures 1,200x150 feet, can accommodate a number of ocean-going steamers at the same time. The Government has taken over temporarily one-half of this terminal, and the work on the other pier will be postponed until after the war for this reason. There are fifty acres of ground back of the water front on which it is possible to erect grain elevators and other buildings for handling freight. Work on the wall and the first pier is well advanced and the terminal can be used next year.

In Queens there have been secured three sites for terminals, but no work has been done on them. Bids have been asked for on contracts for the jobs at Flushing, Hellett's Cove and north of the Queensboro Bridge, and it is expected that work will be commenced on these terminals within the next six months.

Retail Price of Coal.

As the result of the decision of the United States Fuel Administration to make the price of coal to retailers the same, whether purchased through jobbers or direct from the operators, it is contemplated that a reduction in the retail price will result. The jobber is at present permitted to add from fifteen to thirty cents a ton to the Government price, but under the new plan that commission will be eliminated. To offset this the mine price will be increased slightly and the jobber will be compelled to look to the operator for his profit.

There is nothing new in this method, for it was in vogue at the time that the Government took over control of the mines, and there seem to be several reasons why it is advisable to return to the old practice. It developed that under the system of allowing the jobbers a specific guaranteed commission it was possible for some operators to establish subsidiary companies solely for the purpose of selling, thereby absorbing the jobbers' commission.

The Fuel Administration realizes that the jobber is essential to the conduct of the coal business, and wants to assure his reasonable compensation and at the same time eliminate fictitious commissions which must be paid by the ultimate consumer. The following announcement was made this week by H. A. Garfield, United States Fuel Administrator:

"The United States Fuel Administrator makes the following announcement concerning the jobbers and jobbers' margins as defined in the President's order of August 23, 1917. The intention was to preserve a useful service at the hands of men experienced in the distribution of coal and to allow a reasonable charge for the service. It was the intention, furthermore, to deny this margin to anyone who did not actually render this service. Prior to the fixing of Government prices, it was customary for the jobber to purchase coal at a lower price than that generally allowed to the consumer, and to make his profit by selling to his customers at the market price. After the fixing of the Government prices, which included an allowance for jobbers' margins, unforeseen difficulties appeared. Many who were not entitled to the margin and did not perform any useful service, nevertheless absorbed the margin. It is virtually impossible satisfactorily to police the situation as it stands. The United States Fuel Administrator is satisfied that the only sound basis is to include in the Government price a proper allowance for selling expenses and to provide

for the compensation of the distributor in that way.

"The United States Fuel Administrator therefore announces that on and after April 1, 1918, the limit of compensation of the jobber is removed, but that his compensation must come out of the Government price at the mine and may not be added to it. The mine prices will be republished prior to April 1, 1918, and at that time a proper allowance for selling expenses will be included in the prices."

The Jury System.

Editor of the RECORD AND GUIDE:

The apparent difficulty in obtaining eligible jurors for jury duty revives the suggestion oftentimes made that jury trials be dispensed with in commercial cases, and the recent provision made by the Chamber of Commerce for increased facilities for the handling of commercial differences by arbitration accentuates the advisability of some more or less radical changes in the laws applicable to the jury system. The popularity of the facilities afforded by the Chamber of Commerce evidences some dissatisfaction with our present system.

It is generally claimed that a final determination of a business difference may be had from the Committee on Arbitration in much less time than a trial can be had at law. It is also contended that a proceeding under arbitration is much less expensive than under litigation. And beyond all this there seems to be a feeling that the Committee on Arbitration is infinitely better fitted for the decision of commercial questions than is either a judge or a jury.

But whatever the cause may be the fact remains that among business people there is a growing distrust of the jury system as it now stands in so far, at least, as the same is applied to the trials of commercial disputes. And certain it is that many of our great business institutions look hopefully to the plan of arbitration created by the Chamber of Commerce under which their differences may be submitted to arbitration.

If my own experience of more than thirty-five years is of value, I may say that I cannot recall one case, in the trial of which I participated, that I would have hesitated to have dispensed with a jury. Personally I believe that the ordinary commercial case is better tried before a judge without a jury than otherwise.

From expressions of opinion it is quite clear that, with one or two exceptions, the judicial mind clings to the perpetuation of the trial by jury, in some one form or another, of commercial or business disputes. I am constrained to believe, however, that in this respect the bench does not echo the sentiments of the great business interests of the community. One hears constantly expressions of dissatisfaction at the results of jury trials in commercial cases, and there has grown up among business people a willingness to settle their disputes out of court on most any terms rather than have them submitted to a jury under the present system of selection.

Our judges are elected by the people, or they are appointed by executives to whom the people voluntarily give that power. The judiciary as a result is directly or indirectly chosen by the people, and presumably chosen because of their fitness for the duties that they will be called upon to perform. We are prepared to submit our differences to our judges with full confidence in their fairness and in their ability to decide the questions presented to them. May the same be said generally of our jurors? There is a deep seated and growing feeling among merchants and others interested in commerce that it may not.

There is no doubt much to be said for the retention of the jury system on the criminal side of our courts, but so far as the ordinary commercial dispute or difference is concerned there are many who believe that the jury system has outlived its usefulness.

WILLIAM B. ELLISON.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 304.—An attorney for a Savings Bank, to which application has been made for a mortgage loan, passes title, deeds are given and money paid. Six months later the attorney learns that an old village tax has not been paid and demands return of the amount from the seller. Can he legally enforce payment and does refusal impair warranty deed?

Answer No. 304.—The question is hardly intelligible, and the answer depends entirely upon the papers executed. If the writer means that a loan was made by a Savings Bank secured by a mortgage upon his property, and that at the time the mortgage was made a tax remained unpaid, a lien upon said premises, which the attorney for the Savings Bank neglected to notice, the rights of the mortgagee depend upon the form of the mortgage. If the mortgage is in the usual form and contains warranty of title and a covenant and that there are no encumbrances upon the premises prior to the mortgage lien, the bank can compel the mortgagor to make payment of the tax. What the question means by publication for a mortgage loan, who the seller is and how warranty deed enters into the matter at all cannot be understood.

Fire Hazard.

Editor of the RECORD AND GUIDE:

New York City is in grave danger of a general conflagration due to shortage of coal and an excessive winter. This is not an alarmist statement, but a fact stated by Fire Chief Kenlon and proclaimed publicly by the Mayor. It is doubtful whether this statement of peril has been seriously taken, at least seriously enough to bring results. It should be reiterated until it brings a mental reaction that will lead to greater care with the cigarette butt, the over-hot stove, the pile of rubbish in the cellar, and to the readiness of the hand extinguisher, the standpipe and the sprinkler system.

But what has the shortage of coal and a bad winter got to do with all this, asks the average man. Just this—lack of coal to keep buildings warm has crippled at least a thousand sprinkler systems in the warehouse and manufacturing district, according to an authority, and many standpipes and even fire extinguishers have been damaged by freezing. And it is not generally known how much the Fire Department depends on sprinkler systems in certain districts—the most dangerous districts—to prevent general conflagration.

Unfortunate then is a tendency of property owners once having installed sprinkler systems and other fire-fighting apparatus, to consider their duty done and everything else up to the Fire Department and the insurance company. This letter is an appeal to all such to realize that they alone are responsible, and responsible all the time, to see that such apparatus is kept in condition for immediate and effective use to save their own property and indirectly that of their neighbors.

As chairman of the Committee on Fire Prevention of the New York Chapter of the American Institute of Architects, I desire, therefore, to reiterate the fact, as publicly as possible, and to urge the necessity of every precaution by every person that another disaster be not added to our present troubles.

WILLIAM O. LUDLOW.

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REAL ESTATE NEWS OF THE WEEK**Real Estate Board's Benefit—Cunard Line to
Have New Building—Other Brokerage Reports**

NEXT Thursday an auction sale of seats for the benefit performance to be held on Sunday, March 3d, at the Hippodrome, will take place in the rooms of the Real Estate Board of New York. Joseph P. Day will be the auctioneer, assisted by Laurence McGuire, president of the board. Announcement is made that one of the features for the performance will be provided by the boys of Camp Upton, detailed by General Johnson, and the Navy will be represented with special drills and the signal exhibitions arranged by Lieutenant M. S. Benthall, U. S. N., by direction of Rear Admiral Usher, U. S. N., and Lieutenant John Philip Sousa.

The performance will mark the farewell appearance in New York this season of the Chicago Opera Orchestra, with G. Sturani and M. Charlier conducting. Mary Garden will be the star of the operatic section of the program.

Other artists who will appear include: Sybil Vane, with the girls of the Hippodrome, Carolina Lazzari, Francesca Peralta, Forrest Lamont, Germaine Clerget, Eva Gauthier, Florence Macbeth, Lieutenant B. C. Hilliam of the Canadian forces and Fred Walton.

Increased membership in the Fifth Avenue Association was reported at the annual meeting yesterday in Delmonico's, nearly two hundred new names having been added. The board of directors and the following officers were re-elected: Chairman of the board, Ancell H. Ball; president, Robert Grier Cooke; first vice-president, Michael Drieger; second vice-president, Michael Friedsam; third vice-president, Henry J. Cochran; secretary, William W. Hoppin; treasurer, Thomas B. Clarke, jr.; Bruce M. Falconer was reappointed counsel.

A number of interesting sales and leases made up the budget of brokerage reports. These deals compare in importance with any week since last fall.

The most important announcement was the projected erection of a large office building on the historic site of the old Stevens house at 27 Broadway. The property was purchased by Irons & Todd, builders, from William H. Mairs, the Manhattan Railway Company, and John P. Brennan, and so soon as the new building is completed it will be turned over to the 25 Broadway Corporation, which is controlled by the Cunard Steamship Company.

Fire Exchange Ruling.

At the meeting of the New York Fire Insurance Exchange last week action was taken providing that the Manhattan high pressure area within which special allowances or modified charges are now provided for certain classes of risks, was extended to include the two areas most recently equipped with the high pressure or separate fire main system. The areas affected are the territory bounded by West 23d street, Madison avenue, West 34th street and the North River, and the territory bounded by Chambers street, Park Row, Nassau street, Maiden Lane and the East River, New York Harbor and North River water fronts; such allowances or modified charges, as to risks lying within these two added territories, to be applied only in future ratings or reratings which under the general rules of the Exchange involve either a full survey or a full occupancy report.

The Manhattan high pressure area, as thus extended, will include that portion of the Borough of Manhattan lying south and west of the following described boundary line drawn across the borough from river to river, both sides of all the streets and avenues named lying within the area:

From the North River along West 34th street, Madison avenue, East 24th street, Lexington avenue, East 21st street, Gramercy Park East, East 20th street, Irving place, East 14th street, Third avenue, the Bowery, and East Houston street to the East River.

All rate cards bearing date February 14 or later will include the allowance here provided for, if any is due.

Another insurance matter that is again being agitated is the rating of risks in Manhattan and the Bronx as compared with rates in other sections of the State. The bill that was introduced in the Legislature last year by Mr. Callahan for the purpose of equalizing rates in the Bronx has been again introduced by Assemblyman Sheridan.

Back of the bill is the agitation for a reunion of the rates in New York City so as to relieve this section of carrying more than its proportionate share of the burden imposed by the relatively greater losses in other parts of the state. The bill was originally intended to lead to the equalization of the rates between the Annex district of the Bronx and that part of the Borough which was included with Manhattan in the scale. This matter has since been adjusted satisfactorily by the State Insurance Department.

The question of the readjustment of rates in the city came up at the last meeting of the Insurance Exchange. In view of the extra hazard in the city due to the coal shortage, and consequent failure of sprinkler and other automatic fire prevention devices to work, it was agreed that the matter would not be taken up until normal conditions again prevailed.

Another factor that was influential with the members of the Exchange was that during the period of the war there was additional risk due to fires in munition plants, chemical manufactories, etc. The large number of fires along the docks, due largely to war conditions, was also brought forward as proving the additional liability of the insurance companies during the war, and as justification for no sweeping change in the rates at the present time.

Incidentally the Insurance Department is not friendly to the proposal incorporated in Assemblyman Sheridan's bill, fearing that it opens the way to political and other influences in bringing about a readjustment of rates established by long practice.

New Rules Adopted.

The Board of Standards and Appeals has adopted an amendment to the fire alarm rules which permits mechanical, non-coded closed circuit or coded closed circuit fire alarm signal systems in five-story factory buildings. This is one of the suggestions made by the Real Estate Board when the rules were being revised. The revised rules recently issued permitted these signals only up to four stories. The rule was adopted on February 7 and is effective March 6. It reads as follows:

Rule 7.—Five-story factories. In factory buildings, as defined in the Labor Law, not exceeding five stories in height nor 2,500 square feet in area in any story above the first, occupied by not more than one tenant, in which not more than one hundred persons are employed at any time above the first story, or occupied as a tenant factory in which not more than fifty persons are employed at any time above the first story, the fire commissioner shall accept either mechanical, non-coded closed circuit or coded closed circuit fire alarm signal systems.

The Board of Standards and Appeals on the same day adopted another rule, also effective March 6. It reads as follows:

Affidavit as to use. Every applicant for a permit for the reconstruction or alteration of any building under section 6 of the building zone resolution shall submit with his application an affidavit setting forth the use of the building in question at the time of the passage of the building zone resolution and further setting forth any and every change in use which has been made since the adoption of the said resolution.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel J. P. Goldman, Chairman

Broker's Commission.

IN an action for broker's commissions the New York Appellate Division, in *Shapiro v. Benenson*, 167 N. Y. Supp. 1004, makes the following rulings: Where a broker foregoes a fixed commission on a sale of land as consideration for an agreement whereby he is given the sale of other land, on refusal of the principal to perform the second contract the broker could either elect to disaffirm the second contract and be restored to the consideration parted with, or recover damages for breach of the second contract. It is not necessary to plead rescission of the second contract to recover the consideration where he had received nothing thereunder; the bringing of the action being a sufficient notice. He cannot sue for damages for breach of the second contract and at the same time rely on such released commission as damages, on the ground that the owner was estopped to deny that

he was damaged to that extent; it being necessary to rescind to recover the commission.

Liability for Deficiency.

In an action to foreclose a mortgage the only question was as to the liability of the Mortgagor M. for the deficiency. The mortgage was made by M. for \$4,000, with interest at the rate of 4½ per cent. Subsequently he transferred the property to S., and the rate of interest at that time was 5 per cent. On September 15, 1914, the mortgagee wrote a letter to S. notifying her that the rate of interest on the mortgage from October 1, 1914, would be 6 per cent. It is held that the mere notice by letter of a raising of the interest rate and payment of such interest by S. did not show a binding agreement to change the rate of interest, or that there was consideration for such an agreement and extension of the mortgage so as to relieve M. from liability for the deficiency on foreclosure. *Rafel v. Maurer*, 167 N. Y. Supp. 941.

LEGISLATION.

(Continued from page 229.)

plete full defense to any action to foreclose said mortgage." This paragraph is clothed in some obscurity and in any event I hardly think the courts would enforce so drastic remedies as those therein provided. The second paragraph of the bill is very poorly drafted; just what the phrases "any transfer whatever in which is involved a mortgage" and "innocent party" might be interpreted to mean is involved in obscurity. The author evidently has some ideas on an important subject, but they are clothed in language which if placed on the Statute Books would be the source of endless litigation.

Senate Int. 406, C. F. Thompson. To amend the Greater New York Charter, generally.

This bill is disapproved. It proposes that the city shall go into the business of building, equipping, purchasing and operating omnibuses, motor omnibuses or other like vehicles, together with garages, machine shops and repair shops to be operated in connection with such vehicles. It would also create a Public Utilities Department, the jurisdiction of which, for the time, is to be restricted to all matters affecting municipally owned and operated omnibuses. The measure seems to be an important and seriously intended step in the direction of municipal ownership and operation of public utilities. It has been introduced by Senator G. F. Thompson, a Republican, representing an up-state district, who was chairman of a legislative committee that investigated and caused the reorganization of the Public Service Commission of the First District, a few years ago. The bill presents the municipal ownership issue in a manner that is unavoidable. It apparently must be faced by the Legislature and by the people of New York City, with the realization that the proposition that the city shall own and operate motor-omnibuses is the opening wedge which is intended ultimately to split away all public utilities from private control. The advocates of municipal ownership and operation of public utilities contend that as their panacea for local transportation evils and inadequacies was contained in the platform of the political party that swept the city in the last municipal election, it follows that our people want local public utilities owned and operated by the municipality. Their opponent argued that the issue of municipal ownership was completely overshadowed in the municipal campaign of 1917 by the attacks made upon the efficiency and integrity of the Mitchel Administration, and was not seriously considered even by those who supported Judge Hylan at the polls. As a matter of fact, the candidates elected upon the platform con-

taining the municipal ownership plank received substantially less than a majority of the total vote cast, although they all achieved heavy pluralities. Under the circumstances, it would seem that whether or not the local electorate favors municipal ownership and operation of public utilities has not, as yet, been definitely determined. Why not submit the question to a referendum, as a distinct proposition, at the ensuing election? Meanwhile, let all legislation upon the subject be deferred until the result of such referendum has been promulgated.

Assembly Int. 437, Drachley. To amend the Penal Law, in relation to public traffic in real property on Sunday.

This bill is disapproved. It proposes to amend the Penal Law to prohibit the public trafficking in real property on Sunday. Its apparent purpose is to prevent not only the actual buying, selling, leasing or mortgaging of real property on Sunday, but the inspection on that day of such property by persons who may contemplate purchasing or leasing the same. Just why this proposed addition should be made to our existing farcical "Blue Laws" is not clear, unless it is to prevent thrifty working people from examining property, offered them for purchase, upon the only day that they can make such inspections without loss of wage-earning time. This proposed imposition upon home-seekers should be vigorously opposed.

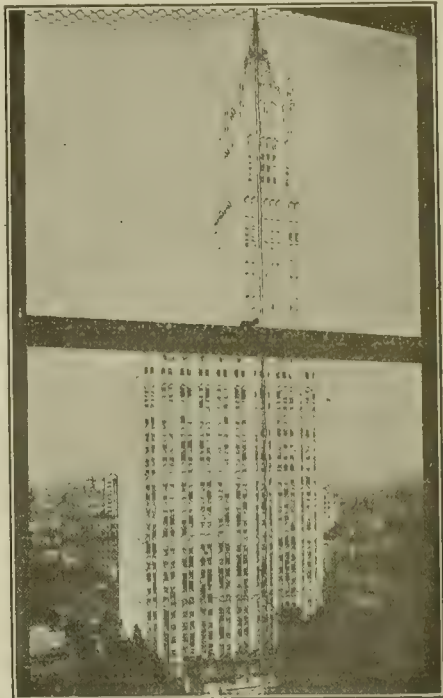
Assembly Int. 464, Garfinkel. To amend the General City Law, in relation to the renting of apartments in cities.

This bill is disapproved. It provides that the rent agreed upon at the time an apartment or "apartment dwelling" is rented shall be the maximum rental to be charged for the twelve months next ensuing, unless an express agreement in writing be made to the contrary at the time of such renting. The measure further provides that "where the landlord intends to raise the rent at the expiration of such twelve months' period, he must give notice thereof to the tenant at least thirty days before the expiration of such period." It also contains this somewhat revolutionary provision: "The rent now charged to any tenant of any such apartment or apartment house dwelling shall constitute the maximum rent to be charged for the same apartment or apartment house dwelling until May 1, 1919, and thereafter until the landlord shall have given thirty days' written notice of an intention to raise the rent." Supposedly, the bill is intended to apply only to tenancies "from month to month," but it would affect as well those now held under written leases for a year. The measure is not only unconstitutional, but it is so utterly imprac-

ticable from every angle that it will hardly be taken seriously by the Legislature.

Assembly Int. 559, Karlin. To amend the Workmen's Compensation Law, in relation to the time from which compensation is allowed to injured employees, amount of such compensation and medical treatment of injured employees.

This bill is disapproved. This is an unwise amendment to the Workmen's Compensation Law. It is generally conceded by those who have a knowledge of the working of the Compensation Act that a short waiting period between the injury and the compensation would furnish an opportunity for grave irregularity. The present waiting period was fixed at two weeks. Workmen will obviously not stay out of work for two weeks unless compelled to do so. In relation to the provision for medical treatment under the wording of the bill it might compel medical treatment for life.



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What has happened in the meantime?

Deterioration!

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By simply quitting—by simply doing nothing—you have incurred a loss that will cost many thousands of dollars to regain.

Apply this thought to your advertising.

Quit for the duration of the war—and what happens?

Deterioration!

Your name becomes a memory—your trademark a cryptic sign. You have "scrapped" your good-will and prestige.

By simply quitting you have incurred a loss that will cost many thousands of dollars to repair.

I know that there are many who wish to maintain their position in spite of war orders and other critical circumstances.

For the benefit of these, our Service Department is at this time devoting particular attention to advertising designed to meet present conditions.

The Advertising Man

(No. 13 of a continued series)

Wants Increased Gas Rate.

The Bronx Gas and Electric Company, serving the territory represented by the old town of Westchester in the Bronx, now part of the 24th Ward, has petitioned the Public Service Commission for permission to charge \$1.50 per thousand cubic feet for illuminating gas. Its present rate is \$1.00 a thousand cubic feet. The company alleges various reasons as need for increased revenue. The Commission has taken the petition under consideration and at its meeting on Wednesday, February 20, will doubtless set a date for a hearing at which the company will be called upon to set forth in detail its reasons for desiring the increase. The principal reason set forth by the company in the application is that it does not now receive an amount equal to the cost of production and that each thousand cubic feet of gas manufactured and delivered costs \$1.145, "without any return whatever upon the capital investment." The petition states that this cost will speedily increase to \$1.20, and that adding to this sum a proper return upon the capital invested the total cost and value of the gas furnished by the petitioner will be for the ensuing year at least \$1.50 per thousand.

Hearing on February 25.

The Public Service Commission has directed a hearing to be held on February 25 at 2.30 p. m. in reference to the rates charged for auxiliary or breakdown service by the several electrical corporations in New York City. This hearing will also have a special reference to the furnishing of auxiliary service by the electrical companies to consumers who have private plants on their premises, but who cannot economically operate them in the summer months when there is no call to use exhaust steam for building heating purposes. The suggestion has been made that rates should be established under which it would be economical for private plant owners to use the service of the electrical stations of the electric companies for lighting and power during the summer months. The Commission regards this suggestion as a step in the direction of fuel conservation and hence has notified the several fuel conservators of New York City of the proposed hearing, inviting their attendance.

Connecting Bridge.

The Hell Gate Bridge crossing the East River, which connects the Pennsylvania and New Haven Railroad systems, is playing an important part in the movement of troops from the south and west to the Long Island training camps, according to an article appearing in the December issue of Queensborough.

The Hell Gate bridge, with nearly three miles of elevated approaches, constitutes one of the greatest engineering projects of the world, overshadowed only by its importance as a trade route and public utility for freight traffic. The bridge was opened for passenger traffic between Boston and Washington in April, 1917, and is rapidly nearing completion as a freight carrying route.

The latest information from the engineers in charge shows that four tracks are completed (two freight and two passenger) from Port Morris in the Bronx to Sunnyside Yards in Queens, where the road joins with the Long Island Railroad. From Sunnyside Junction to Metropolitan avenue one track is ready for operation of freight. From Metropolitan avenue to Fresh Pond Junction two tracks are ready. In fact, two tracks along the whole route are expected to be completed within a few weeks excepting one-half mile.

Queens Borough will profit directly by this new all rail route to New England and the West, which will avoid all the cumbersome delay in the lightering of freight cars on floats from Long Island to the main land. Apart from the matter of convenience, it is estimated that 24 hours will be saved in the shipment of goods originating in Queens and Brooklyn.

"Largest Order Ever Placed."

As a result of the vigorous insistence of the Public Service Commission, fortified by recent judicial decisions, that action be taken at once to secure new cars needed for adequate service on Brooklyn lines, the Brooklyn Rapid Transit Company within the next few days will place orders for what is described as "the largest purchase of new equipment which has ever been the outcome of a regulatory proceeding before the Public Service Commission in this or any other State." Defeated repeatedly in the courts and shaken in its contention that new cars are so little needed that it would be "unpatriotic" to require it to purchase now, the company will place orders calling for a considerably larger expenditure than did the commission's original requirement. The R. T. Company assured the Commission that it will immediately spend more than \$3,000,000 for new cars, of which 100 will be big steel cars for rapid transit lines and 50 will be surface-car "trailers" of the largest practicable seating capacity. The company will also start at once to convert 100 of its center-entrance surface cars for multiple-unit operation and 50 four-motor cars to serve as "leaders" for the "trailers," and the multiple-unit cars will be used in two-car train operation on congested surface lines.

Commission Moves.

In order that the Federal Reserve Bank might obtain much needed office space for the next Liberty Loan, the Public Service Commission has moved a portion of its offices to the building at 99 Lafayette street, in which all of the offices of the Commission are to be located after May 1. While the Commission's lease for its quarters in the Equitable Building does not expire until May, recognizing the imperative need of providing the Federal Reserve Bank with the space necessary to conduct its activities, the Commission consented to move its Division of Designs, which prepares the plans for new subways, to the Lafayette street building. This removal was accomplished on February 9, and released about 18,000 square feet for the use of the bank. The bank asked that the Commission provide this much space for it by February 15.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 21 as against 22 last week and 30 a year ago.

The number of sales south of 59th street was 6 as compared with 7 last week and 15 a year ago.

The sales north of 59th street aggregate 15 as compared with 15 last week and 15 a year ago.

From the Bronx 8 sales at private contract were reported as against 5 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 240 of this issue.

Historic Stevens House Sold.

With the sale of the old Stevens house property at 27 Broadway another one of the famous landmarks in the Battery Park section will become a thing of the past. Irons & Todd, builders, purchased the property from William H. Mairs, the Manhattan Railway Company and John P. Brennan. Arrangements have been made for the erection of a tall office structure, which when completed will be turned over to the 25 Broadway Corporation, controlled by the Cunard Line. Plans for the new structure are in course of preparation in the office of Benjamin W. Morris. Carrere & Hastings are associate architects in the new project. The transaction in its entirety will involve approximately \$10,000,000. The deal was negotiated by the Douglas Robinson, Charles S. Brown Company. John P. Todd stated this week that work would begin this year

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regardless of war conditions. Various reports have been in circulation as to how high the building would go, twenty-six stories having been mentioned. The property has a Broadway frontage of 203.8 feet and measures 233.4 feet in Morris street, and 227 feet in Greenwich street. The Cunard Line recently completed new headquarters on the river front at Liverpool, and its intention to erect a building for permanent headquarters in this city is indicative of the confidence felt by the company in the future shipping business of New York. The Stevens house was erected 114 years ago. It was acquired by the seller in 1891.

Shipbuilder Transfers Holdings.

Charles E. Gremmels, shipbuilder and realty operator, transferred to the newly formed Providential Realty & Improvement Company, Inc., of which Mr. Gremmels is president, and John J. Weiss, secretary and treasurer, properties located in Manhattan, Bronx, Brooklyn and Richmond. In Manhattan, the transferred parcels include 369 to 373 First avenue; 16 Suffolk street, and the northwest corner of First avenue and 94th street, all new-law tenements; also the dwellings at 25 East 94th street, and 57 East 121st street; three modern apartment buildings in the Bronx located at 1705 to 1709 Fulton avenue; also sixty-two lots on Broadway, 230th street, and 231st street, and on Albany terrace, Vreeland place, and Kimberly place, upon which the new owner will erect taxpayers and apartment houses; also ten lots on Kingsbridge terrace and 228th street, upon which it is planned to build apartment houses. In Brooklyn, the dwelling 1374 Pacific street, is included in the deal. Mr. Gremmels has been a heavy buyer of property on Staten Island, and has transferred dwellings of various types at Mariner's Harbor and on Richmond terrace. He also transferred six lots on Richmond turnpike, and fifty lots at Westleigh, S. I., which will be improved with residences in the near future. Two stucco dwellings at 730 and 737 Bidwell avenue are also included. In addition 231 lots acquired by Mr. Gremmels on Livermore avenue and Watchogue road are to be improved with dwellings to house ship workers and other artisans in various other enterprises now being directed by the United States Government. The company has also arranged to take over waterfront sites which are under various contracts, and option, and is negotiating for the purchase of other properties in Manhattan and vicinity.

Down Estate Sells Old Holding.

After an ownership for more than fifty years, Emma Down, heir to the estate of Samuel Down, sold 510 to 514 West 22d street, extending through to 511 to 519

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West 21st street, to R. Kaufstein. The property was held free and clear of mortgage, and was sold for a cash price stated to be approximately \$150,000. It covers an area of about eight lots, the 22d street end being improved with three and four-story loft buildings have a frontage of 125 feet, while the 21st street portion, measuring 75 feet, is unimproved. The depth is 197.6 feet. The original holding of the Down family at this point contained about eleven lots. The heirs recently disposed of the east end to the New York Central Railroad for a right-of-way for its proposed West Side extension. The buyer contemplates the improvement of the site with a large garage. George W. Mercer and John P. Finneran were the brokers. Leopold Moschowitz represented the buyer as attorney.

Upper Drive Corner Sold.

Benjamin Winter, of Winter Realty, Inc., purchased the six-story apartment at the southeast corner of Riverside Drive and 181st street, on a plot 125x125; also a similar property at the northeast corner of Haven avenue and 180th street, 125x100, and the two six-story walk-up apartment houses at the southeast corner of Broadway and 184th street, 75x103. The four properties show an aggregate rent-roll of about \$80,000, and were held by the seller, the Great Northern Construction Company, at \$650,000. Samuel Ginsberg was the broker.

Large Sale on Washington Heights.

Freidus & Company sold to investors four houses on Washington Heights. Three of the houses were in one parcel, and include the six-story buildings at 514 to 524 West 146th street, 180 feet west of Amsterdam avenue, owned by the College Holding Company, Max E. Levine, president. The houses occupy plots 40x99.11 feet each, and were acquired by the seller about fifteen months ago from the State Banking Department, and were held at \$165,000. The remaining house is a five-story building, 25x112.6 feet, at 400 West 163d street, which was sold by Nellie Rosenberg and was held at \$30,000.

Building Again Resold.

Andrew J. Connick and Max Marx purchased 38 East 68th street, a five-story house. This is the sixth transaction in which this property has been involved since 1912, in which year it was sold by William H. Barnard to Stephen C. Clark, and in turn was acquired by Frederick Wynant, Mrs. Sophie von Brzezicka, Martin T. Manton, and Thomas Bodger, who is the seller in the present transaction.

Buys in the Bronx.

Lillian-Tremont Realities, composed of Ole G. Bertelsen, C. G. Cleo and Hans Anderson, bought from the Comity Mortgage Company the plot 79.5x80.6x irregular, at the southwest corner of Tremont avenue and Lillian place, for improvement with a five-story tenement. The selling company will advance a building loan of \$56,000. The Comity Company acquired the property last December in foreclosure proceedings.

Sale on Inwood Hill.

Mr. Minosuke Yanaguchi bought from the estate of Isaac D. Cole ten lots with a two-and-one-half story frame dwelling and stable on the top of Inwood Hill at a position which would be 204th street, were it extended. The property fronts 128.2 feet on the west side of Prescott avenue, and runs through for a distance of about 205 feet to St. Nicholas place. Frank Volz was the broker.

Deal in Produce Section.

The five-story building at 197 West street, and 52 and 54 Jay street, forming the southeast corner of those thoroughfares, has been sold by John W. Griggs, who acquired it June 11, 1898. It has been held at about \$40,000. The property has a West street frontage of 29.2 feet, and extends 79.11 feet to Caroline street.

The Saranac Resold.
Frederick Brown has resold to the H. W. G. Company the Saranac, a six-story apartment house, 108.11x80.10x irregular, at the southwest corner of Convent avenue and 101st street. The property is fully rented at more than \$17,000, and accommodates thirty-four families. The holding price was \$150,000. Byrne & Baumann negotiated the deal. Mr. Brown acquired the property last September from the New York Life Insurance Company, who took it over the month preceding the foreclosure proceedings for \$100,000.

Buyer for Drive Apartment.
Kingsland Realty Company bought through Nehring Brothers, from the Queen-Mab Company, the six-story elevator apartment known as the Kingsland, at 836 to 843 Riverside drive, measuring 103x152 feet, between 158th and 160th streets. The property was acquired several weeks ago by the selling company from the Todwill Realty Company through the same brokers. It contains accommodations for forty-five families, the annual rent roll being reported as \$33,000. The asking price was \$500,000.

Sale on Fourth Avenue.
Ewing, Bacon & Henry and the Cruikshank Company sold 40/ to 413 Fourth avenue, four old four-story buildings, 90x84 feet, for improvement with a lot building.

Manhattan.
South—of 59th Street.
RENWICK ST.—Wm. A. White & Sons sold to Ranaele Monaco, represented by C. Lopinto, the 4 old dwellings at 15 to 21 Renwick st. It is understood that the purchaser intends to tear down the present buildings and erect thereon a garage. This property adjoins the new garage erected last summer by A. D. Juillard, and formed part of the estate of the late Smith bly, a former Mayor of the City of New York.

15TH ST.—Duross Co. sold for George Gunshor, who was the holder of a contract to purchase 100 West 10th st, a 3-sty house with a 5-sty extension, on lot 20x103.3.

North—of 59th Street.
72D ST.—Reliant Holding Co. sold to a client of L. J. Phillips & Co. the leasehold at 106 West 72d st, a 4-sty converted dwelling, on lot 20x102, near Broadway.

75TH ST.—Gustav Frank sold to an investor 188 and 190 East 10th st, two 4-sty tenements, each on a lot 18.9x102.2, located 100 ft. west of 3d av.

94TH ST.—Ennis & Sinnott, operators, resold to a client of A. L. and V. Wolfson 60 West 94th st, a 5-sty dwelling.

107TH ST.—McDougal-McAlister Co. sold to Anna Johnson 110 West 107th st, a 2-sty building, on lot 20x100.

120TH ST.—Shaw & Co. sold 120 West 120th st, a 3-sty dwelling, on lot 19x55x100. The purchaser will occupy.

126TH ST.—Shaw & Co. sold for New York Savings Bank 223 West 126th st, a 3-sty brick dwelling, 12.0x55x100.

126TH ST.—Dr. Edward N. Roeser sold the 3-sty stone front dwelling, on lot 15x100, at 143 West 126th st to Dr. William H. Meyers, dentist.

126TH ST.—James H. Cruikshank sold to Maria D'Alessio and Assunta Baratto the two 3-sty brick dwellings at 207 and 209 East 126th st, on plot 32x100. David Lion was the broker in this transaction.

159TH ST.—Frederick Brown resold to W. C. Hanton 710 West 159th st, a 5-sty apartment house, on plot 50x92.6, between Fort Washington av and Broadway. In part payment the purchaser gave the Hanton property at Northport, L. I., consisting of about 23 acres. A. M. Crowe negotiated the \$100,000 exchange.

Bronx.
262D ST.—Estate of Houlder Hodgins sold to Dr. Harriet I. Noble the plot 50.6x93xirreg, in West 262d st, 133 ft. west of Broadway, opposite Van Courtlandt Park. The purchaser owns the adjoining 50-ft. plot. Douglas Eskell of Joseph P. Day's office negotiated the sale.

BROOK AV.—Knap & Wasson Co. sold for a client of Mehling & Kayser to Frederick Brown, operator, 270 to 274 Brook av, two 3-sty tenements, on a plot 37.6x105. In part payment the buyer gave a dwelling occupying a plot 101x97 at the southeast corner of 169th st and Shakespeare av.

LAWRENCE AV.—Serefino Albanese sold to Katherine Hanrahan the dwelling at 1142 Lawrence av.

PARK AV.—Clement H. Smith sold 4073 Park av, northwest corner of 187th st, a 4-sty flat, 100x23.2, to Susan Hamilton.

PLYMPTON AV.—Barnett & Co. sold for A. Weiss to E. Camp 1327 Plympton av, a 2-sty house, on lot 22x100, held at \$10,000.

PROSPECT AV.—Clement H. Smith sold the southeast corner of Prospect av and 176th st, a 2-sty frame dwelling and garage, on plot 190x90.

PROSPECT AV.—Walter E. Brown sold for Anton and Anna A. Jaeger 1043 Prospect av, 207 ft. north of East 165th st, 25x144.

Brooklyn.
CONOVER ST.—International Painting Co. sold to a client of J. S. Maxwell the 1, 2 and 3-sty factory buildings at the southeast cor. of Conover and Beard sts. The property measures 40x100x200x20xirreg, with an "L" extending through to Reid st.

FULTON ST.—J. H. Lam & Brother sold for Charles Bower to an investor the apartment and stores at 1704½ to 1708 Fulton st, held at \$70,000.

MONROE ST.—J. H. Lam & Brother sold for Charles Weed to John Finlay the dwelling at 725 Monroe st.

PULASKI ST.—J. H. Lam & Brother sold for Louis Grimes to Mrs. Kathryn Webster the dwellings at 386 and 386½ Pulaski st.

STANHOPE ST.—R. A. Schlesing, as broker, sold for Anthony Mikus the 6-fam. tenement

house at 313 Stanhope st to Jacob and Pauline Ball.

10TH ST.—Snowber & Smith sold for Charles A. Lefferts, Sr., to Joseph R. Spellman, the plot of 5 lots in the south side of 10th st, about 100 ft. east of 2d av, for a factory site. The property is near buildings being erected for the government.

11TH ST.—Henry Hof sold in conjunction with I. Taub for the estate of Charles Guidet the 3-sty tenement at 582 11th st to Emma Dang.

43D ST.—Artee Realty Corp., associated with the Realty Trust, sold the 1-fam. semi-detached brick dwelling at 1536 43d st to Samuel Strober.

63D ST.—Alco Building Co., associated with Realty Trust, sold the dwelling at 2127 63d st to Alexander Kupferman.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached

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brick dwelling at 2128 66th st, to Leonora Workman, for residence purposes.

71ST ST.—Meister Builders, Inc., sold 1723 71st st, a 2½-sty brick dwelling, on lot 17x100.

ARGYLE RD.—Green Brothers sold the private detached residence at 182 Argyle rd, Prospect Park South, on a plot 50x100 ft., for Charles C. Heuman to Mrs. Lydia I. Kinney, for occupancy. The property was valued at \$14,500.

BEDFORD AV.—McInerney-Klinck Realty Co. sold the 6-fam. brick and limestone apartment house at 2004 Bedford av for Walter K. Lusher to a client for investment.

BUFFALO AV.—J. H. Lam & Brother sold to an investor 140 Buffalo av.

GREENE AV.—J. H. Lam & Brother sold for Mrs. Emma McCree the 5-sty building at 811 Greene av to an investor.

LEXINGTON AV.—J. H. Lam & Brother sold for James Saxon to Mrs. Kathryn Webster the 2-fam. dwelling at 408 Lexington av.

ROGERS AV.—Allred Kuseke sold for Mrs. Grace M. Butler the 6-fam. brick apartment house at 1550 Rogers av.

SHEEPSHEAD BAY RD.—J. H. Lam & Brother sold for Louis Haebler to an investor, the row of apartments and stores 1604 to 1606A Sheepshead Bay rd.

5TH AV.—Lutino & Cerny sold for Cassiel Kuyner to a client, for investment, the 4-sty double brick stores and apartment at 5215 5th av.

Queens.

BAYSIDE.—F. B. Robertson sold to J. V. Kline the dwelling and plot, 10x115 ft., on the east side of Bell av, 100 ft. south of Lawrence divd.

CORONA.—A. B. Peterson sold to R. A. Evans the dwelling in the east side of Evergreen st, 100 ft. north of Jackson av.

EDGEWATER.—W. A. Reinhardt, Jr., sold to F. Grimm the dwelling on the west side of Rockaway av, 100 ft. north of the boulevard.

FAR ROCKAWAY.—E. L. Wynn sold to W. A. Conlon a plot 10x111 ft. at the southwest corner of Cornaga av and Rockaway tpk.

FAR ROCKAWAY.—Joseph P. Day sold to Marcus Loew, for Irving and Walter Blumenthal, executors of the estate of Isaac Blumenthal, the biumenthal residence at the southeast corner of Jarvis la and East Jarvis la, near Broadway. The late Isaac Blumenthal erected the dwelling 4 yrs. ago, on a plot of about one acre, for his personal occupancy, at a cost of about \$50,000.

FLOUSHING.—J. T. McCall sold to W. A. Kane, Jr., the dwelling in the south side of Prospect st, 100 ft. east of Sycamore av.

GLENDALE.—W. Walter sold to L. Ulloha a plot, 11x102 ft. at the northwest corner of Myrtle and Rosdick avs.

JACKSON AV.—Roland Kudlich sold to Ernest Maiz 882 Jackson av, a 2-sty dwelling, on lot 19.9X84.

JAMAICA.—E. J. Walley sold to H. Weideman the plot 6x180 ft. in the east side of Franklin st, 500 ft. south of Fulton st.

JAMAICA.—C. L. Radtke sold to M. Sussman the dwelling on the north side of Dewey av, 40 ft. west of Inedore st.

JAMAICA.—E. Brechter sold to M. T. Manton the dwelling at the north corner of Cypress mills rd and Bergen av.

JAMAICA.—H. Benthin sold to C. Bockelmann the dwelling in the north side of Williams st, 250 ft. east of Maple av.

JAMAICA.—Beardsley Realty Co. sold to Alto Holding Co., a plot, 109x165 ft., at the northeast corner of Bamey rd and the Boulevard.

LAURELTON.—M. E. Hilton sold to E. W. Herriman the dwelling in the northwest side of Hamilton st, 100 ft. northeast of Laurelton divd.

RICHMOND HILL.—C. M. Eldert sold to Tillis & Losnen, Inc., a plot 100x100 ft. in the west side of Birch st, 120 ft. north of Ridgewood av.

WOODHAVEN.—D. Liman sold to G. Mueller the dwelling on the south side of Jamaica av, 51 ft. east of Woodhaven av.

Richmond.

ARLINGTON.—Floyd S. Corbin sold for Richmond-Erie Corp. a tract of about 9½ acres of vacant land in the 3d ward, Borough of Richmond, south of the main line tracks of the Staten Island Rapid Transit Railroad, near Arlington station. This property was owned for a number of years by the estate of M. M. Armstrong.

Westchester.

YONKERS, N. Y.—Robert E. Farley Organization sold for Union & New Haven Trust Co., as trustee, a plot on Buckingham rd, Nepperham heights, to T. W. Gates.

YONKERS.—Robert E. Farley Organization sold for Union & New Haven Trust Co., as trustee, a plot on Albermarle pl, Nepperham heights, to F. E. Brower, who will soon commence the construction of a home.

Out of Town.

LONG BRANCH.—Dr. Augustus Mitchell of Newark, N. J., purchased from Thomas G. Patten, the present Postmaster of the City of New York, and his brother, Walter R., their old homestead and estate located on the Shrewsbury River and directly opposite to Portageck, located on Pleasure Bay. The property in former years was one of the show places on the coast. Joseph L. Feibleman & Co. negotiated the sale.

ELIZABETH, N. J.—F. F. Proctor, who has been running the Hippodrome Theatre for the past 4 yrs. as lessee, has purchased the property from J. E. Gordon for a consideration said to be \$190,000. It is located on Elizabeth av, and has a seating capacity of 1,800.

JERSEY CITY.—Zerman Realty and Construction Co. sold Boulevard Court, northeast corner of the Boulevard and Glenwood av, a 5-sty apartment, 145x91, to Joseph H. Rudiger, who gave in part payment brick flats at 112 to 118 Honnele av; the store building, 309 Central av, Jersey City, and a flat in 18th st, West New York.

MONTCLAIR, N. J.—Feist & Feist sold for William Mendell to Frank B. Richern, head of the Franklin Investment Co., the 8-fam. apartment house at 1 to 7½ Walnut st.

MONTCLAIR, N. J.—Ex-Mayor Ernest C. Hineck, of Montclair, sold to Mrs. A. B. Nichols, the Helena apartments at the northwest corner of Park and Walnut sts. There are 5 buildings of colonial architecture, each containing 18 rooms and 4 bathrooms, the whole being surrounded by artistically planted grounds. The property was valued at \$100,000 and the sale was negotiated by F. M. Crawley & Bros.

MOUNTAIN LAKES, N. J.—H. C. Carr, who recently purchased an English villa located on Morris av, has secured from Mountain Lakes, Inc., an additional plot which will be utilized in completing a landscape scheme.

NEWARK, N. J.—William C. Mendel sold to Franklin Investment Co. the dwelling at 679 High st, through Feist & Feist.

NEWARK, N. J.—Feist & Feist sold the 2-fam. house at 148 Shephard av to Anthony Sheridan and Walter Butterworth.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Mrs. Sarah S. Beldon of East Orange, the frame residence at 59 Orchard st, between Walnut and West Kinney st, to Mrs. Eliza Kitchie Mitchell of New York.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for Wilsey Realty Co. to Dr. William Tomkins the dwelling at 95 Fairmount rd.

DUANE, N. Y.—Frank A. Seaver & Co. sold 450 acres near Mountainview Station to John H. Meyers.

LARRYTOWN.—Robert E. Farley Organization sold a plot on Hunter av, Pompey Manor, to Geo. Warwick, of New York, for investment.

RECENT LEASES.

Leases on Madison Avenue.

Two large leases have been closed in the new twenty-three-story office at 21 East 40th street, northwest corner of Madison avenue, through Harris & Vaughan, Inc. The Union Bank Line Company, subsidiary of the Standard Oil Company, has leased three floors for executive offices. The consideration aggregates about \$100,000. At present the company occupies a floor at 20 Broadway, and is the first of the Standard group to establish a New York office outside of the financial district. The other lease involves the two upper floors of the building to traction, gas, oil and mining companies owned by the Estate of P. H. Barnsdall of Pittsburgh. Other leases in the building include two floors to the L. K. Comstock Company, one floor to Schneider et Cie, munition makers, known as the Krupps of France, one floor to the Goodwin-Gallagher Sand and Gravel Corporation, large space to J. Anderson & Company, F. H. Gorman Company, Mark Karaisky & Company, and offices to Shepard & Morse, Leader Iron Works, Henry Schreiter, Frederick L. Smith, Nasn Engineering Company, C. A. Dunham Company, E. E. Scobill, the Estall Company, and Oscar Hoops. The building will be ready for occupancy in April, and is about sixty per cent. rented.

Federal Government Leases.

The Government has leased the two lower floors and basement containing 43,000 square feet of space at 111 to 119 West 19th street, through to 20th street, part of the old Simpson-Crawford department store. The lease which was recorded is for five years and was made with the Equitable Life Assurance Society by A. F. Burleson, Postmaster General. It will be used for a distributing depot. The rent for the first year will be \$40,000, after which the rental will be \$25,000 a year.

Huntington House Leased.

Pease & Elliman leased 8 East 57th street, a six-story fireproof building, to Demotte of Paris, represented by J. Vigouroux. The house has been decorated by Clarence Whybrow. The lease is for a term of years at a rental of \$15,000 net per annum. Mrs. Huntington kept the house vacant for many years because she would not lease it for any business which had a large number of employees.

Food Company Leases.

Nestle Food Company leased through Charles F. Noyes Company and Manning & Trunk the ten upper floors and basement in the twelve-story office building nearing completion at 130 to 134 William street, on a site containing 88,000 square feet. About 50,000 square feet is involved in the present deal, which runs for a long term of years at an aggregate rental of about \$1,000,000. The building was erected from plans by Edward I. Shire, architect, and built by the Thompson-Starrett Company. The building will have four elevators, extra high ceilings, and many novel features in service department.

Manhattan.

AMES & CO. leased the store at 156 East 34th st to Koh Ono Co., of Japan.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased lofts at 46 West 21st st to Venus Cloak & Suit Co. and M. Lederkramer; at 48 to 50 West 21st st lofts to Alper & Defren, L. Koch & Co. and H. Siegel.

GEORGE W. BRETTELL leased to P. & L. Elting, Inc., stationers, the store at 2177 3d av.

CAMMANN, VOORHEES & FLOYD, in conjunction with William H. Whiting & Co., leased for Ralph M. Ward the store, basement and sub-basement at 25 Murray st to Charles Parker Co.

FIRM LEONARD J. CARPENTER rented the 4-sty building at 107 Front st to Jones Bros. Tea Co.

CARSTEIN & LINNEKIN, INC., leased space in the Park Row Building to William H. Reid, T. H. Reynolds Contracting Co., Inc., and George C. Sutton; at 396 Broadway to North American Sales Co., Louis Pierce Co. and Abraham Kadison; at 221 to 227 4th av, to David K. Solmen, American Woolen Products Co. and Alexander Baer; the store and basement at 456 Broome st, to Max Amstel; space at 215 4th av, to Herman Reck & Co., Inc., and at 3 to 7 West 29th st, to George E. Green.

PAUL D. CRAVATH leased, through Douglas Robinson, Charles S. Brown Co. and Douglas L. Elliman & Co., an apartment at 270 Park av.

CUSHMAN & WAKEFIELD, INC., leased offices at 50 East 42d st to Industrial Credit Corp., and offices in the new building nearing completion at 21 East 40th st to Frederick L. Smith.

JOSEPH P. DAY leased for Bright Star Battery Co. warehouse space which was approved by Government inspector, at 310 Hudson st, to Aero Instrument Corp.

DUROSS CO. leased 71 8th av, a 5-sty building, 25x100, for George Hayes Co., who have occupied the building for the past 51 yrs., to Ansonia Sanitary Manufacturing Co. for 10 yrs., at an aggregate rental of \$30,000; also for M. Hallanan the 4th loft at 9-11-13 Barrow st, southeast corner of 4th st, to Belgium Shrinking Co. for 3 years; for Eugatnom Realty & Construction Co. the store and basement at 143 and 145 West 20th st to Samuel Bros. & Co. for 10 yrs., at an aggregate rental of \$35,000; for the Chisholm Estate, in conjunction with Brett & Goode, the store and basement at 61, 63 and 65 West 13th st to Fleischmann Yeast Co., and for C. O. Bigelow the 4th loft at 106 to 108 6th av to the Photo Roto, Inc.

DUROSS CO. leased for the Estate of Patrick Smith to F. M. Lupton Co. (publisher) store and basement at 79 White st, near Broadway, at an increased rental of 10 per cent. over what was formerly obtained for it.

DUROSS CO. leased 71 8th av, between 13th and 14th st, a 5-sty building, 25x100, for George Hayes Co., who have occupied the building for the last 51 years, to Ansonia Sanitary Manufacturing Co. for 10 years at an aggregate rental of \$30,000.

DOUGLAS L. ELLIMAN & CO. have leased for Vanderbilt Avenue Realty Corp. a duplex apartment of 14 rooms and 4 baths at 270 Park av to Miss Augusta B. Greene; also at 70 East 77th st, with Fish & Marvin, to H. Stanley Chase; also at 157 East 81st st to Miss B. C. Stusberg; and have made the following renewals from October 1: 960 Park av to John S. Sheppard, Jr.; 830 Park av to Sterling Postley and W. Heywood Drayton.

J. ARTHUR FISCHER rented to American Salvage Co. the store at 610 6th av, to exhibit a submarine for raising sunken vessels.

J. ARTHUR FISCHER leased for John McKeefrey the store at 673 6th av to Packer Brothers.

GOODWIN & GOODWIN, in conjunction with Cross & Brown, rented for Boyertown Burial & Casket Co. the floor space of about 10,000 sq. ft. to Musical Instrument Sales Co., in the Boyertown Building, southwest corner of 43d st and 8th av., at an approximate rental of \$15,000.

N. BRIGHAM HALL & WILLIAM D. BLOOD-GOOD leased lofts at 46 West 21st st to Venus Cloak & Suit Co., and M. Lederkramer, and at 50 West 21st st to Alper & Oeffren, L. Koch & Co. and H. Siegel.

HERBERT HECHT & CO. leased for the Estate of Charles T. Wills, represented by F. W. Sharp, the store at 67 Bleecker st to St. Regis restaurant for 10 yrs.

M. & L. HESS rented a floor at 71 Grand st to Adjustrite Co., shades, represented by Carstein & Linnekin.

M. & L. HESS, INC., leased for the J. L. Mott Iron Works the 8th floor at 118 and 120 5th av to J. A. Whaley & Co., lamp and lamp-shades; also the 11th floor at 12 and 14 West 37th st to Hauser Marabau & Ostrich Feather Co.

M. & L. HESS, INC., rented the store and basement at 821 to 823 Broadway, northwest corner of 12th st, to Gray Brothers, cotton goods, lessee being represented by Frederick Fox & Co.; also the 3d floor at 71 to 73 Grand st to Adjustrite Co., shades, tenant being represented by Carstein & Linnekin, Inc.

HOUGHTON CO., in conjunction with F. & G. Phomm, leased for Thomas Morgan the 3-sty dwelling at 276 West 86th st, between Broadway and West End av, to S. R. Thomas.

HOUGHTON CO. leased for Christy Ann Weisl the 3-sty dwelling at 318 West 70th st to Heywood Brown.

A. KANE CO. rented the 3-sty dwelling at 45 West 105th st to Mary E. Moss.

LAKIN & DINKELSPIEL leased a mezzanine store in the building at 101 West 43d st to L. W. Lyons.

MICHAEL E. LIPSET leased for Land Map Realty Corp. the store and basement at 6 and 8 West 18th st to Horowitz & Newmark, Inc., dealers in cotton goods, for 5 years.

MANHEIMER BROS. leased in conjunction with L. Tanenbaum, Strauss & Co. the store and basement at 1610 to 1614 Broadway to R. Lipschitz & Son.

MANNING & TRUNK leased for Sidney Hughes to Harry Turner 128 East 57th st, recently altered into stores and apartments.

NEWGOLD HOTEL CO. leased for ten years at an aggregate rental of \$120,000 the 12-sty Times Square Hotel, on plot 30x100, at 206 and 208 West 43d st.

CHARLES F. NOYES CO. leased the 7th floor at 120 5th av, corner of 17th st, for 3 years to Henry M. Peyser Co., represented by Stephen H. Tyng, Jr., & Co.; also offices at 99 John st to Reading Iron Co.

CHARLES F. NOYES CO. leased space at 42 Broadway to the Manufacturers' Information Bureau Corp., Harry A. Rohr and Henry Steers, Inc.

CHARLES F. NOYES CO. leased the 17th floor of the 42 Broadway Building to Food Administration Grain Corp. for a term of years from May 1.

CHARLES F. NOYES leased for Jacob Rupert Realty Corp. space at 15 East 26th st to S. & W. Dress Co.; space at 46 West 24th st to the United States Government for the Board of Control of Labor Standards and to Geatano Desantes, and the 11th floor at 52 and 54 Maiden la to Sohmer & Sonenthal.

CHARLES F. NOYES CO. leased in the Frankel Building, 45 John st, a portion of the 3d floor to Pacific Fire Insurance Co., and a part of the 2d floor to Wm. H. Fleisch & Co., insurance brokers.

PEASE & ELLIMAN leased the 4th floor at 4 East 43d st for Paul G. Mehlin & Sons, in the new Mehlin Building, adjoining the Guaranty Trust Co., to the Frances Fox Institute for the scientific treatment of the scalp. This completes the renting of the building.

L. J. PHILLIPS & CO. leased apartments at 417 Riverside dr to Mrs. M. Holladay and at 233 West 83d st to Herman Cahn.

L. J. PHILLIPS & CO., agents of 97 Crosby st, leased the store to Crescent Broom Co., and renewed all the loft leases at advanced rentals.

DOUGLAS ROBINSON, Charles S. Brown Co. leased for Mrs. John Ogden the 4-sty dwelling at 83 Park av to Mrs. A. K. Williams, of Macon, Ga.

SNOWBER & SMITH leased the 5-sty building at 246 Water st, between Beekman st and Peck slip, to John L. Snowber for his drug and chemical business.

SPEAR & CO. rented for Michael Coleman the 7th loft at 49 to 51 West 23d st to Bernard, Bernard & Co.; at 133 to 141 West 21st st 5,000 sq. ft. of loft space to Muscatt Mfg. Co.; with Carstein, Linnekin & Co. the 2d loft at 840 Broadway to Frank P. Heid & Co.; for Louis Jacobs the 1st loft at 197 Wooster st to Expert Bow Importer; and for John H. Day the 4th loft at 9 East 4th st to National Flower & Feather Co.

SAMUEL WEIL & SON leased to Adolph Goldmark & Son, importers, the 6-sty building at the southeast corner of Hudson and Vestry sts, on plot 75x175.

JOHN WELLS CO., dealers in old silver and antiques, leased from Centre White Co. the store and basement in the new building at 18 East 49th st, between 5th and Madison avs.

JAMES N. WELLS' SONS leased for the Christman estate to Towers Stores, Inc., the entire building at the southwest corner of 8th av and 19th st, formerly occupied by the Stephen Merritt Burial Parlors.

WHITE-GOODMAN leased the store and basement at 156 Madison av to Maxwell Textile Co. for their showroom and offices.

WHITE-GOODMAN leased apartments at Holworthy Chambers, 152 to 156 Madison av, at the northwest corner of 32d st, to J. M. Waterbury, Jr., and Robert G. Hone.

WM. A. WHITE & SON leased to Batjer & Co., exporters and importers, the store and basement at 6 Reade st. Batjer & Co. were located for 18 years at 45 Broadway, formerly the Hamburg-American Steamship building, but the need of the Government for additional space in this building necessitated many of the tenants moving.

WM. A. WHITE & SONS leased to Maurice Freeman space on the 8th floor at 411 5th av.

WILLIAM A. WHITE & SONS leased for the Clark estate the 4-sty dwelling at 53 West 73d st to Capt. Alvira R. Craca.

Bronx.

ALEXANDER SELKIN and L. R. Goldschmidt leased for Wendover Hall Co., August F. Schwarzier, president, the 1-sty brick garage, 100x230, on the west side of Southern blvd, 125 ft. north of 183d st, to Marcus & Goldstein, Inc. The building will be ready for occupancy about April 1.

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Brooklyn.

BRETT & GOODE CO. leased for Evelyn P. Behman and Edward B. Esterbrook the store and basement at 365 Fulton st for 21 years at an aggregate rental of about \$160,000. The premises, after extensive alterations, will be occupied by Silver Lunch Co., Inc., which operate a chain of lunch rooms throughout the Greater City.

CHARLES C. RICKERSON leased for Mrs. Shanna Cumming Jones to Captain Sandberg the 3-sty brick and stone dwelling (furnished) at 603 3d st, between 8th and 9th avs; also at 51 Montgomery pl, between 8th and 9th avs, the 3-sty furnished dwelling for Mrs. Byrne to M. Peixotto.

Westchester.

RYE, N. Y.—Blakeman Quintard Meyer rented for Leonard Goodwin his property on Highland rd to Frederic P. Warfield for the coming season.

Out of Town.

CEDARHURST, L. I.—Lewis H. May Co. leased at Cedarhurst, L. I., for Long Island Bond & Mortgage Guarantee Co. cottage on Cedarhurst av to Mrs. Flora Wald; for Russell Swarthout cottage on Madison av to Maurice Schlusell.

FEIST & FEIST, INC., leased to Auto Tire Exchange for Hotel Greely, the store in lower half of Hotel Greely, in South Broad st, Newark, N. J.

REAL ESTATE NOTES.

J. ARTHUR FISCHER has been appointed agent at 532 West 39th st.

P. T. & L. FRANK are buyers of 133 West 51st st, resold through William B. May & Co.

P. C. ECKHARDT-WILLIAM B. KELLY, Inc., have been appointed agents of the tenement at 520 West 50th st.

NEHRING BROTHERS have been appointed agents of 2244 to 2252 and 2526 to 2530 and 2538 Grand Concourse.

HARRIS & VAUGHAN, INC., has been appointed agent of the Foster Building, 280 Madison av, at the southwest corner of 40th st.

DUROSS CO. were the brokers in the sale of the 4-sty residence at 4 East 12th st to Thomas Snell and reported in Record and Guide last week.

JOSEPH P. DAY addressed the members of the Pease & Elliman Club in the club rooms on Wednesday evening. His subject was "Salesmanship."

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 5 East 48th st, a 5-sty store and loft building, 25x100, by the owner, William S. Hawk.

H. OTTO CLAUSSEN, for many years connected with the firm of J. D. H. Bergen & Son, has established offices at 372 Court st, Brooklyn, succeeding the firm of Cullen & Terrence.

FREDERICK SOUTHACK & ALWYN BALL, JR., have been appointed by the Reformed Episcopal Church exclusive agents for the sale of their property at 549 to 553 Madison av, northeast corner of 55th st.

NEEDLECRAFT SCHOOL is the purchaser of the 4-sty dwelling 218 East 16th st, in the Stuyvesant Square section, sold recently by Mrs. Margaret W. Cox. It is planned to remodel the building and build an extension for the school.

R. ALTMAN, T. J. BROWNE, Gustav Seyman and R. A. Stephenson, for many years with House and Home Co., are doing business independently as Uneeda Home Co., at 161 West 34th st, Manhattan, and at 105 Flatbush av, Brooklyn.

ROBERT H. WHITEN, after some five years of city planning work with the Heights of Buildings Commission and as secretary of the Commission on Building Districts and Restrictions and the Committee on the City Plan of the Board of Estimate and Apportionment of New York, has opened an office for consulting work on city planning and zoning at 277 Broadway.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.**Conveyances.**

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.....	93	132
Assessed Value.....	\$5,127,500	\$6,903,900
No. with consideration.....	15	24
Consideration.....	\$340,000	\$453,713
Assessed Value..	\$442,500	\$508,200

	Jan 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.....	797	1,148
Assessed Value.....	\$42,390,680	\$78,540,450
No. with Consideration.....	139	150
Consideration.....	\$5,794,263	\$8,806,587
Assessed Value.....	\$6,813,400	\$10,997,300

Mortgages.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.....	42	54
Amount.....	\$707,453	\$6,788,442
To Banks & Ins. Cos.....	5	6
Amount.....	\$212,000	\$873,000
No. at 6%.....	21	21
Amount.....	\$225,753	\$5,677,150
No. at 5½%.....	4	3
Amount.....	\$213,000	\$16,500
No. at 5%.....	10	14
Amount.....	\$214,200	\$951,000
No. at 4½%.....	.....	1
Amount.....	.....	\$16,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	1
Amount.....	.....	\$40,000
Interest not given.....	7	14
Amount.....	\$54,500	\$87,792

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.....	321	549
Amount.....	\$7,186,258	\$22,074,424
To Banks & Ins. Cos.....	54	114
Amount.....	\$3,954,750	\$10,231,400

Mortgage Extensions.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.....	25	26
Amount.....	\$914,550	\$1,726,000
To Banks & Ins. Cos.....	11	20
Amount.....	\$576,500	\$1,498,000

	1918 Feb. 15 to 21	1917 Feb. 16 to 23
Total No.....	185	344
Amount.....	\$8,037,675	\$22,235,675
To Banks & Ins. Cos.....	71	173
Amount.....	\$4,869,600	\$16,715,575

Building Permits.

	1918 Feb. 15 to 21	1917 Feb. 16 to 23
New Buildings.....	5	5
Cost.....	\$499,800	\$6,047,500
Alterations.....	\$114,000	\$121,550

	Jan. 1 to Feb. 21	Jan. 1 to Feb. 23
New Buildings.....	26	57
Cost.....	\$3,139,500	\$11,280,800
Alterations.....	\$988,441	\$2,063,887

BRONX.**Conveyances.**

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.....	77	95
No. with consideration.....	9	14
Consideration.....	\$190,950	\$63,662

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.....	618	802
No. with consideration.....	115	103
Consideration.....	\$1,324,683	\$725,386

Mortgages.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.....	27	37
Amount.....	\$172,950	\$144,500
To Banks & Ins. Cos.....	.....	.....
Amount.....	.....	\$6,000
No. at 6%.....	14	17
Amount.....	\$103,450	\$39,400
No. at 5½%.....	1	.....
Amount.....	\$5,000	\$4,130
No. at 5%.....	4	8
Amount.....	\$9,800	\$67,220
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	8	10
Amount.....	\$54,700	\$33,750

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.....	309	394
Amount.....	\$1,584,113	\$2,891,055
To Banks & Ins. Cos.....	7	33
Amount.....	\$148,000	\$605,350

Mortgage Extensions.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.....	7	4
Amount.....	\$149,700	\$41,500
To Banks & Ins. Cos.....	2	2
Amount.....	\$31,000	\$18,500

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.....	46	133
Amount.....	\$948,987	\$2,808,799
To Banks & Ins. Cos.....	13	35
Amount.....	\$368,750	\$854,700

Building Permits.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
New Buildings.....	5	3
Cost.....	\$450,800	\$125,000
Alterations.....	\$13,500	\$4,750

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
New Buildings.....	34	45
Cost.....	\$2,886,500	\$1,076,175
Alterations.....	\$811,946	\$124,925

BROOKLYN.**Conveyances.**

	1918 Feb. 14 to 19	1917 Feb. 15 to 20
Total No.....	322	376
No. with consideration.....	38	32
Consideration.....	\$214,800	\$218,030

	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
Total No.....	2,333	3,097
No. with consideration.....	225	350
Consideration.....	\$1,655,278	\$4,918,324

Mortgages.

	1918 Feb. 14 to 19	1917 Feb. 15 to 20
Total No.....	152	276
Amount.....	\$395,944	\$1,086,292
To Banks & Ins. Cos.....	26	42
Amount.....	\$89,500	\$273,750
No. at 6%.....	99	173
Amount.....	\$218,494	\$573,082
No. at 5½%.....	27	45
Amount.....	\$96,900	\$277,650
No. at 5%.....	9	36
Amount.....	\$33,050	\$168,920
Unusual rates.....	.....	1
Amount.....	.....	\$800
Interest not given.....	17	21
Amount.....	\$47,500	\$65,840

	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
Total No.....	1,200	2,194
Amount.....	\$4,623,306	\$9,424,144
To Banks & Ins. Cos.....	175	386
Amount.....	\$1,001,300	\$2,801,050

Building Permits.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
New Buildings.....	16	50
Cost.....	\$464,830	\$692,000
Alterations.....	\$47,600	\$67,325

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
New Buildings.....	127	659
Cost.....	\$1,872,680	\$5,570,200
Alterations.....	\$360,446	\$485,320

QUEENS.**Building Permits.**

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
New Buildings.....	24	28
Cost.....	\$49,588	\$136,150
Alterations.....	\$26,585	\$6,330

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
New Buildings.....	128	390
Cost.....	\$117,348	\$1,237,167
Alterations.....	\$67,580	\$114,627

RICHMOND.**Building Permits.**

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
New Buildings.....	11	10
Cost.....	\$31,695	\$267,765
Alterations.....	\$1,590	\$2,100

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 20
New Buildings.....	34	81
Cost.....	\$154,395	\$474,400
Alterations.....	\$60,415	\$69,440

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ALTHOUGH business during the past week was seriously interrupted by another legal holiday there was a most favorable showing of new construction, both projected and actually placed under contract. Probably the most interesting as well as important operation in the news of the period was the proposed office building scheduled for erection upon the site of the Stevens House at the southwest corner of Broadway and Morris street and running through to Greenwich street. The plans are being prepared by Benjamin W. Morris and Carrere & Hastings, associated architects, for Irons & Todd, owners and builders. When completed, this building, which will cost between \$10,000,000 and \$15,000,000, will be turned over to a holding company, and occupied by the Cunard Steamship Co.

For some time the Record and Guide has predicted a strong building movement to start with the advent of the spring months and current signs point to the fulfillment of these predictions by a marked increase both in the number and value of structural operations during the balance of the year. The recent inclement weather has been one of the prime causes for withholding quite a number of substantial building projects from an immediate start, and now that weather conditions have materially improved, with a consequent relief to the fuel situation and railroad congestion, it is more than likely that considerable new activity will be apparent within the next few weeks.

During the past two weeks Government building work again occupied a prominent position in the news. From the viewpoint of the building trades and the material interests, this phase of activity is taking on additional significance, both from the fact of its great cost and necessity and again because it assists in enabling the contractors to hold their working forces intact pending a general revival of building operations of a private character.

The schedule of new projects required by the Government's military program is a most ambitious one, affecting the

building trades in practically all of its branches and involving all parts of the country in its scope. This work will call for the consumption of immense quantities of materials at an expenditure of millions of dollars. The labor element alone is an item of paramount importance, involving as it does thousands of mechanics and laborers for various periods. The working plans for these projects are well advanced and Congress has been asked for the necessary appropriations to expedite the work. A large percentage of this building will be awarded on a cost plus basis, without competition, but there are many that will be figured in the open market and let to the lowest responsible bidders. This type of construction will provide an excellent opportunity for the builders of the nation to participate in this work, doing a patriotic service while holding their mechanical forces intact for the time when private building again returns to the normal.

The markets for building materials and supplies are generally quiet, although there are additional signs of new life apparent each day. Orders are somewhat more frequent and inquiries growing in volume. The difficulty of obtaining adequate stocks for the local markets has been one of the prime deterrents, and with better weather conditions relieving the railroad congestion and making navigation in nearby waters more certain, this condition should soon adjust itself. The markets are almost without reserve stocks and there is a distinct shortage in certain lines, but with improved transportation facilities that will permit new supplies to be brought into the Metropolitan markets and assure more prompt deliveries of structural essentials to the jobs, the general situation will be improved and active construction started on an important scale. Material prices are holding firmly, with no changes of consequence noted during the week. There are possibilities, however, that a sudden demand for materials would have the effect of strengthening current prices to some degree, as the supplies on hand in most lines are extremely light.

Common Brick.—Manufacturers and dealers in Hudson River common brick are more hopeful today than they have been for some weeks. The change of feeling has been brought about by the fact of the sale of two barge loads during the week and a substantial increase in the number of inquiries for future deliveries. Last Saturday brought an increase of 25 cents a thousand in the price of brick and the ruling quotations are \$10.25 a thousand, to dealers, in cargo lots. It is thought that this figure will hold for awhile, but as there is only a slight reserve, aside from those stocks in the hands of the jobbers, there is no prediction what effect a suddenly increased demand might have upon the wholesale market. Although the weather has moderated greatly and the navigation of the lower Hudson is possible, there is no traffic possible above Tarrytown, and it will require some weeks of the most favorable sort of weather conditions before brick barges are released from the Haverstraw district and those points above. The Raritan situation is unchanged. The waters are ice-bound and as the demand is not heavy no attempt will be made to force matters.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, February 22, 1918. Conditions of market: Demand improved; prices higher. Quotations: Hudson Rivers, \$10.25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 2. Distribution, Manhattan, 1; New Jersey points, 1.

Face Brick.—Business in this line has not been particularly brisk, but according to one of the prominent dealers market conditions could be infinitely worse than they are at present. The wheel of progress has unquestionably started to turn for them and from this time forth they are looking for a steady improvement in the building situation. There are quite a few important building projects of interest to the manufacturers and dealers in face brick about ready to start, and the commencement of these would tend to materially brighten the future outlook. Face brick prices are firm and as there has been no decrease in production costs no recession in wholesale prices are thought likely for some time.

Lumber.—The past week has brought no material change to the local lumber situation, but there is a strong undercurrent of feeling indicating considerably better times in the early future, both from the viewpoint of volume of business and ability to obtain adequate supplies of new material. There is practically no demand emanating from the building interests for new construction work of a private nature. This is generally attributed to the inclement weather lately experienced. There is a strong demand, however, for materials for the local work required in the furtherance of the Government building program and from manufacturers who have Federal contracts for munitions

and supplies. Generally the stocks in the hands of the retailers are at a low ebb and but small quantities have recently come in to relieve the situation. The wholesale market is firm and from all accounts there is almost no likelihood of important price changes in the near future. The principal difficulty of the lumber interests is in obtaining delivery of lumber from the mills. With improved transportation conditions both by rail and water so that deliveries could be accomplished within a reasonable period the lumber situation would take on a more hopeful aspect, as there is sufficient business in sight to create a busy spring and summer season.

Structural Steel.—Improved weather conditions and relieved traffic congestion of the railroads has been responsible for a better feeling in the steel industry. The tonnage output has improved somewhat and manufacturers are anticipating a further betterment as the spring season advances. Government business predominates and the efforts of the industry are being spent to meet the Federal requirements as they arise. There is somewhat of an improved showing in the demand for fabricated material for private construction. This improvement is at the present time mainly in the form of inquiries for operations now being planned, but if satisfactory terms can be arranged there is every probability that a large percentage of these contemplated projects will mature at an early date. Recently, in the Metropolitan district, a number of large building operations have been announced. The total tonnage requirements will be large and if the industry, in addition to its Federal business, is in a position to supply the demands, and deliver fabricated material within a reasonable time, the effect upon the building industry in these parts will be most favorable. At the present writing there has been no change in the mill base quotations and the industry is anxiously waiting to learn what the Government will impose as the conditions for the second quarter.

Portland Cement.—Although there has been no material change in the cement market situation, the improved weather has effectually brightened the outlook and there is a feeling that the future is more certain than it has been for some time. Business has been light but inquiries are indicating a renewal of interest in construction work over a wide territory. Prices are firm at the \$2.15 level and likely to remain at that figure for a time.

Reinforcing Bars.—There is an indication of new activity in this line as a result of the number of reinforced concrete structures being planned for an early start. This work is for both the Government and large industrial projects. There has been no change in the wholesale price. The figure of \$2.90 a hundred pounds, mill base, as fixed by the Government, is still in effect.

Roofing Slate.—New roofing slate prices recently became effective in the Metropolitan district. The current quotations are indicating an advance of approximately \$1 a square in some of the Pennsylvania productions, and on No. 1, sea green and certain sizes of Vermont intermediate sea green product. In the latter instance, however, the advance was only 35c. No. 1 clear red and mottled red is advanced \$1 on all sizes, and No. 1 Maine quotations have been entirely withdrawn with prices only made on application for specific operations.

Nails.—There is a grave scarcity of both cut and wire nails and jobbers are handicapped severely as there is a heavy demand. Prices are unchanged.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.25@ —
Maritan common.....No quotation
Second hand common, per load
of 1,500.....\$7.50@ —

Red face brick, rough or
smooth, car lots.....\$21.00@ —
Buff brick for light courts... 21.00@ —
Light colored for fronts..... 25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, spot.....\$2.15@ —
Rebate on bags, returned, 10c. bag.

Rosedale Natural to dealers,
wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, 1. c. o. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal)...\$1.25@ \$1.35
Trap rock, ¾ in. (nominal)... 1.35@ 1.45
Bluestone bagging, per sq. ft. .14@ 0.15
Bluestone curbing, 6x15..... .40@ —

HOLLOW TILE (fireproofing, Prices 1. c. o. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in., per 1,000..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —
10x12x12 in., per 1,000..... —
12x12x12 in., per 1,000..... —

Interior—
3x12x12 in., per 1,000..... —
4x12x12 in., per 1,000..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$1.30@ —
Eastern finishing..... 2.10@ —
Hydrated common (per ton)...\$15.00@ —
Hydrated finishing (per ton)... 15.45@ —

LINSEED OIL—
City brands, oil, 5 bbl. lots..\$1.32@ —
Less than 5 bbls..... 1.33@ —

GRAVEL (500 cu. yd. lots 1. c. o. B. along side dock N. Y., wholesale):
1½ in. (nominal).....\$2.00@ —
¾ in.No quotation
Raving gravel.....No quotation
R. S. C. gravel.....No quotation
Raving stone.....No quotation

LUMBER (wholesale prices, N. Y.):
Yellow pine (merchantable 1000, 1. c. o. N. Y.):
8 to 12 ins., 16 to 20 ft.....\$12.00@ \$35.00
14 to 16 ft..... 35.00@ 35.00
Heart pine siding, 4-4 & 6-4 34.00@ 35.00
Hemlock, f. o. B. N. Y.

Base price, per M..... 50.00@ —
Hemlock, w. va., base price
per M..... 50.00@ —

(10 mixed cargo price add freight \$1.00.)
Spruce, Eastern, random car-
gues, narrow (delivered).....\$35.00@ \$50.00
Wide cargues..... 31.00@ 35.00
Add \$1.00 per M. for each inch in width
over 12 ins. Add \$1.00 per M. for every
ft. over 20 ft. in length. Add \$1.00 per M.
for dressing.

Lath (Eastern spruce f. o. B. N. Y.):

Standard slab.....\$4.50@ \$4.75

Cypress lumber (by car, f. o. B. N. Y.):

Firsts and seconds, 1-in.....\$63.00@ —

Cypress shingles, 6x15, No. 1

Hearts..... 10.00@ —

Cypress shingles, 6x15, No. 1

Prime..... 8.50@ —

Quartered oak..... 30.00@ 35.00

Plain oak..... 28.00@ 33.00

Flooring:

White oak, quartered, select..\$51.00@ \$55.00

Red oak, quartered, select... 51.00@ 55.00

Maple No. 1..... 47.00@ —

Yellow pine, No. 1, common

flat..... 39.00@ —

N. C. Pine, flooring, Norfolk. 40.00@ —

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Masons' finishing in 100 lbs.

bags, per ton.....\$15.00@ \$16.00

Dry Mortar, in bags, return-

able at 15c. each, per ton... 8.25@ 8.75

Block, 3 in. (solid), per sq. ft.....\$0.08

Block, 2-in. (hollow), per sq. ft.... .09

Boards, ¾ in. x 8 ft..... .12½

Boards, ¾ in. x 8 ft..... .15½

SAND—

Screened and washed Cow Bay,

500 cu. yds. lots, wholesale..\$1.25@ —

STRUCTURAL STEEL (Plain material

at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195@ —

Beams & channels over 14 in. 3.195@ —

Angles 5x3 up to 6x8..... 3.195@ —

Zees and tees..... 3.195@ —

Steel bars, half extras..... 3.195@ —

TURPENTINE:

Spot, in yard, N. Y., per gal. \$0.48@ \$0.48½

WINDOW GLASS. Official discounts

from jobbers' lists:

Single strength, A quality, first three

brackets..... .30%+20%

B grade, single strength, first three

brackets..... .45%

Grades A and B, larger than the first

three brackets, single thick... .80%+10%

Double strength, A quality..... .80%+10%

Double strength, B quality..... .80%+20%

CREATING JEWISH SOCIAL CENTER

New Building, Costing \$150,000, Will Be De-
voted to Educational and Recreational Activities

THERE are a number of extremely interesting features in connection with the Jewish Center that is now nearing completion at 131 to 135 West 86th street. This building is owned by the Jewish Center, Inc., an organization of Orthodox Jewish families residing in the immediate neighborhood, and provisions in this project have been made for activities, educational, recreational and religious, in which the mem-

Easton Fireproofing Corp., 505 Fifth avenue, reinforced concrete arches and fireproofing; Raisler Heating Co., 129 Amsterdam avenue, heating and ventilating; International Casement Co., 101 Park avenue, steel sash; Herrmann & Grace Co., 673 Bergen street, Brooklyn, hollow metal sash; M. Harrison & Son, 214 East 52d street, roofing and sheet metal work; United Electric Construction Co., 101 Park avenue, electrical installation; Cutler Iron Works, 247 Nor-



A. L. Mordecai & Son, Builders.

Louis A. Abramson, Architect.

JEWISH CENTER IN WEST 86TH STREET.

bers of the association can participate. I. J. Phillips, 1150 Broadway, is the chairman of the building committee.

The plans and specifications for this operation were prepared by Louis Allen Abramson, architect, 220 Broadway, who has had a most successful experience in designing and planning structures of this character. Thomas J. Bird, 30 East 42d street, was the steel engineer, and Chauncey Matlock, 30 East 42d street, was the engineer in charge of the plumbing, heating, and ventilation. The building will represent the expenditure of more than \$150,000.

The construction of this building was under the direction of A. L. Mordecai & Son, 30 East 42d street, who obtained the general contract and the following concerns supplied labor and materials for the work: Jacob Volk House Wrecking Co., 103 Park avenue, wrecking; Hinkle Iron Co., 534 West 56th street, structural steel; Micwiel Co., 162 East 23d street, mason work; James H. Young Stone Co., Locust avenue and 136th street, limestone; Annett & McConnell, 6 West 141st street, granite;

man avenue, Brooklyn, ornamental iron; Lasette & Murphy, 238 West 108th street, plumbing; Jackson Mantle & Grate Works, 2 West 33d street, tile; Southern & Marshall, 247 East 43d street, interior trim; Jacobson & Co., 241 East 44th street, plain and ornamental plastering; Voska, Foelsch & Sidlo, 61 Mills street, Astoria, L. I.; Hyman Denker, 5 West 111th street, painting, and Cassidy & Son, 101 Park avenue, lighting fixtures.

The new structure is now erected so as to include the cornice directly over the fourth story. Provisions have been made so that in future the superstructure may be added. The building occupies a plot 60x100 feet, and includes a spacious lobby and auditorium on the first floor with coat rooms and lavatories on the second floor. The synagogue extends through the third and fourth floors with the exception of the front of the building where the fourth floor space is to be used as a library, room for trustees, and gallery. The additional stories that will be erected at some future time will contain the following: Fifth and

sixth floors, gymnasium and exercise rooms; seventh and eighth floors, natorium and baths, including steam and hot rooms, showers, etc., and sleeping rooms; ninth floor, class and club rooms for juniors; tenth floor, club rooms and banquet hall, with necessary kitchen, and pantries.

The facade of this structure has been designed in a severe early Italian Renaissance style and has been constructed of Indiana limestone and granite. The auditorium is finished in a delicate Adam style. The synagogue is interesting in that it has a seating arrangement that is novel in the manner in which the sections for men and women are segregated. This room is treated in a severe Italian Renaissance style with imitation Kato stone pilasters and cornice and Famosa marble columns. The library is, and the club rooms will be paneled in early English wainscoting, with cork flooring.

New Building for Steamship Co.

Benjamin W. Morris and Carrere & Hastings, associated architects, are preparing the plans for a modern office building to be erected on the site of the historic Stevens House at the southwest corner of Broadway and Morris street. This projected structure will occupy a plot with an area of approximately 48,000 square feet and will extend through to Greenwich street. The plans are being prepared under the direction of Irons & Todd, 101 Park avenue, owners and builders, and when the structure is completed will be turned over to a holding company to be formed under the name of the Twenty-Five Broadway Co., and will be occupied as offices by the Cunard Steamship Co., now at 24 State street. Definite details of this operation are as yet undecided. The structure may be twenty-six stories in height or the main building may be only five or six stories with high flanking towers. The cost will be in the neighborhood of \$15,000,000.

Large Garage for Hotel Cars.

Preliminary plans have been completed in the offices of Warren & Wetmore, 16 West 47th street, for a twelve-story fireproof garage 150x200 feet, to be erected at 323 to 333 East 44th street and 322 to 334 East 45th street for the Commodore Biltmore Co., Inc., John M. Bowman, president, Hotel Biltmore, owner. This garage will be used to house the cars belonging to the group of hotels that are controlled by the syndicate headed by Mr. Bowman. The cost will be in the neighborhood of \$400,000. No definite details are available at this time and it is not decided when construction will be started.

Contract for Housing.

William Crawford, 7 East 42d street, Manhattan, has obtained a general contract for the construction of an industrial housing unit in Brooklyn that will be used for the accommodation of the employes of the Bush Terminal. This operation will be located on Second avenue, between 43d and 44th streets and will consist of a group of eight frame barracks, two stories in height. The work is under the jurisdiction of the Emergency Housing Committee of the U. S. Government, Otto M. Eidlitz, chairman, and J. Rogers Flannery, director of housing, and is from privately prepared plans. Work will be started at once.

Plans for Bronx Apartment.

William Koppe, architect, 830 Westchester avenue, has just completed the plans for a six-story apartment group, to accommodate twenty-seven families on the west side of Cauldwell avenue, 268 feet north of 149th street. This operation will be for the St. Mary's Park Realty & Construction Co., Mayer Stern, president, 644 Madison avenue, owner and builder. The operation will have a frontage of fifty-one feet and the building will be eighty-six feet in depth. The cost will be in the neighborhood of \$150,000.

Warehouse at Sandy Hook.

The Amsterdam Building Co., 140 West 42d street, Manhattan, has recently obtained a general contract for the construction of one-story hollow tile and frame warehouse, at Sandy Hook, N. J., for the U. S. Government. The plans were prepared under the direction of Major F. B. Wheaton, advisory architect, and Major F. M. Gunby, advisory engineer, Washington, D. C. The cost is approximately \$300,000.

Brooklyn Court for Children.

The Municipal Art Commission has approved the preliminary plans as prepared by Bannister & Schell, architects, 67 Wall street, Manhattan, for the Children's Court House to be erected at 109 to 115 Schermerhorn street, Brooklyn. The proposed building will be three stories in height, with ground dimensions of approximately 75 x 52 feet. The cost is placed at \$90,000. Further details will be announced later.

PERSONAL AND TRADE NOTES.

Plaza Contracting Company, formerly located at 225 West 77th street, has discontinued business.

H. & T. Construction Company has moved its offices from 1482 Broadway to 105 West 40th street.

Nicholas Serracino, architect, has recently moved his offices from 1170 Broadway to 321 East 43d street.

Axel Hedman, architect, will move his offices from 371 Fulton street, Brooklyn, to 112 East 19th street, Manhattan, May 1, 1918.

William S. Trask, superintendent of design and construction, P. & F. Corbin division, American Hardware Corporation, has resigned.

New York Continental Jewel Filtration Co. announces its removal from 15

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According to the manager, Mr R H Schwarzer, street supply is "perfect" and "costs less than we could have supplied ourselves"

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Broad street, Manhattan, to its newly acquired factory and offices at Nutley, N. J.

Kenneth M. Murchison, architect, 101 Park avenue, has recently been commissioned captain in the Engineer Corps and has been assigned to duty at Washington, D. C.

Meurer Brothers Co., Inc., is the new corporate style of the former Meurer Brothers Co., 567 Flushing avenue, Brooklyn, tin plate, sheet iron and metal manufacturers and dealers.

Fort Pitt Bridge Works has moved its New York office to 29 Broadway, its former quarters in the Hamburg-American Building, along with the whole building, being taken by the War Trade Board.

I. Rolfe, formerly vice-president and treasurer of the Rolfe Building Material Co., New Brunswick, N. J., is now lumber purchasing in the Quartermaster's Corps, U. S. A., located in the Army Building, Whitehall street.

Heyl & Patterson Co., Pittsburgh, builder of special cranes and material-handling equipment, has opened a New York office at 30 Church street. J. N. Kinney has represented the company in New York for several years.

Sass & Springsteen, architects, 32 Union Square, have dissolved partnership. Mr. Sass discontinues the profession of architecture. George W. Springsteen will continue his profession in new offices on the twelfth floor of 32 Union Square.

Edgar J. Moeller and Harry B. Mulliken announce the dissolution of the firm of Mulliken & Moeller, architects. Mr. Moeller and Mr. Mulliken will each continue the practice of architecture individually in their present offices in the Terminal Building, 103 Park avenue.

Cooper-Hewitt Electric Co., Hoboken, N. J., has moved its Cincinnati office into larger quarters, Room 1406, First National Bank Building, in that city. George W. Walker, who has been with the company for the past ten years, continues as district sales manager in the Cincinnati territory.

Earl E. Eby, manager of the Pittsburgh office of the Hyatt Roller Bearing Co., Newark, N. J., industrial bearings division, for the past two years, has been appointed assistant sales manager and will be located in the Metropolitan Tower, New York. Mr. Eby is a graduate engineer from the Ohio State University and previous to his connection with the Hyatt company spent four years in the engineering department of the Westinghouse company at East Pittsburgh.

Chesebro-Whitman Co., Inc., 1167 First avenue, has brought out a new design of portable stepladder. The front member of the ladder extends about two feet above the rear one and terminates in a round bar as a safety hold and to allow for working in cramped quarters. A pocket approximately five inches wide and five inches deep is located directly below the top bar for holding tools. The back is provided with rungs, which allow two men to use the ladder when necessary. A safety spreader is relied on to prevent accidental cutting or pinching of the hand when opening the ladder.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for the construction of boat building sheds.

BROOKLYN, N. Y.—The general contract has been reawarded to Norcross Bros. Co., 103 Park av, Manhattan, for the construction of a 1 and 2-sty steel, terra cotta and metal sash structural shop, 600 x300, at the Navy Yard, for the U. S. Government, C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$1,000,000.

BROOKLYN, N. Y.—Child & Scott Co., 112 Webster st, Manhattan, has the contract for making improvements to the power plant for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans.

BROOKLYN, N. Y.—U. S. Government, Naval Reserve, contemplates erecting seven buildings at Bath Beach from privately prepared plans. The Bay Ridge Heating Co., 511 40th st, Brooklyn, has the heating contract. Cost, \$21,196.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed for a diet kitchen and refrigerating equipment at the hospital building.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, has had plans completed privately for repairs to the nurses' quarters at the Naval Hospital.

GOVERNORS ISLAND, N. Y.—U. S. Army, Col. Norton, Depot Quartermaster, Governors Island, N. Y., owner, has had plans completed privately for a 1-sty brick garage, about 42x132. Cost, \$15,000.

PORTSMOUTH, N. H.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the construction of Naval Prison Barracks at Portsmouth Navy Yard, Portsmouth, N. H., consisting of eight barracks, mess hall, kitchen, laboratories, etc. Work will go ahead at once.

PATERSON, N. J.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N.W., Washington, D. C., owner, contemplates erecting storehouses, from plans by Major F. B. Wheaton, architect, and Major Gunby, engineer, both of 15th and M sts, N.W., Washington, D. C.

NEWARK, N. J.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N.W., Washington, D. C., owner, contemplates erecting a storehouse, from plans by Major F. B. Wheaton, architect, and Major Gunby, engineer, both of 15th and M sts, N.W., Washington, D. C. Cost, \$4,600,000.

YAPHANK, L. I.—Major F. B. Wheaton, advisory architect, and Major Gunby, engineer, both of 15th and M sts, N.W., Washington, D. C., completed plans for an addition to the 1 and 2-sty frame hospital bldgs, for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$500,000.

BUFFALO, N. Y.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N.W., Washington, D. C., owner, contemplates erecting storehouses, from plans by Major F. B. Wheaton, architect, and Major Gunby, engineer, both of 15th and M sts, N.W., Washington, D. C.

STAPLETON, S. I.—U. S. Government, Treasury Dept., Hon. Wm. G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner, contemplates erecting a marine hospital and equipment, from plans by J. A. Wetmore, Treasury Dept., Washington, D. C., Acting Supervising Architect. Congress has been asked for an appropriation. Cost, \$301,500.

MINEOLA, L. I.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, contemplates erecting storehouses, from plans by Major F. B. Wheaton, architect, and Major Gunby, engineer, both of 15th and M sts, N. W., Washington, D. C.

LOCATION UNDECIDED.—Major F. B. Wheaton, advisory architect, and Major Gunby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C., completed plans for 1 and 2-sty frame hospital bldgs, for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$1,200,000.

WASHINGTON, D. C.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the erection of an industrial testing laboratory, 250x167, 4-stys high, with two courts, 85x107, for the Department of Commerce, Bureau of Standards, from plans by Donn & Deming, architects. Estimated cost, \$650,000.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

WEST ORANGE, N. J.—Board of Education of the Town of West Orange, T. H. Powers Farr, pres., owner, contemplates erecting a brick public grade school at Gaston st and Lindsley av. No architect has been selected. Cost, \$150,000.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

CHURCHES.

BROOKLYN, N. Y.—Finnish Evangelical Golgatha Cong. Church, Rev. J. J. Lillback, pastor, 671 41st st, Brooklyn, owner, is taking bids on the general contract for a 1½-sty brick and stone church, 51x67, at the northeast cor of 8th av and 44th st, from plans by Exel H. Ekblom, 728 43d st, architect. Thomas Drysdale, Inc., 26 Court st, Brooklyn, is figuring the general contract, and desires bids on subs. Cost, \$30,000.

DWELLINGS.

FOREST HILLS, L. I.—Robert Farrington, 103 Park av, Manhattan, architect, is taking bids on the general contract for a 2½-sty brick dwelling, 34x30, on the south side of Puritan av, for Charles Bishop, Forest Hills, L. I., owner. Cost, \$14,000.

EAST ORANGE, N. J.—William A. Hewlett, 1265 Broadway, Manhattan, architect, is taking new bids on the general contract, to close about March 15, for alterations and addition to the 2½-sty brick and frame dwelling at 106 Washington av, for C. A. Whelan, on premises, owner. Cost, \$10,000.

ROSLYN, L. I.—Warren & Clark, 108 East 28th st, Manhattan, architects, are taking bids on the general contract for alterations and addition to the 2½-sty brick and terra cotta blocks dwelling, 150 x35, for Frank Henderson, 120 Broadway, Manhattan, owner. Consists of two additions, 30x40 ft; new service wing and billiard room. Cost, \$60,000.

FACTORIES AND WAREHOUSES.

DELAWANNA, N. J.—Russel G. Corey, 39 Cortlandt st, Manhattan, architect and engineer, is taking bids on the general contract, to close February 25, for a 4-sty reinforced concrete addition, 80x160, to the dye plant, for the Worthen & Aldrich Co., W. D. Stark, engineer, in charge, on premises, owner. W. L. Crow Construction Co., 103 Park av, Manhattan, is figuring the general contract and desires estimates on all subs. Cost, \$250,000.

HALLS AND CLUBS.

MANHATTAN—L. E. Jallade, 37 Liberty st, architect, is taking new bids on the

general contract for an 8-sty brick and stucco Y. W. C. A. bldg, 150x75 irreg., at the southeast cor of 124th st and Lenox av, for the Y. W. C. A. of New York City, Mrs. James S. Cushman, secy., 600 Lexington av, owner. Cost, \$300,000.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—Henry J. Narick, 955 Broadway, Brooklyn, architect, is taking bids on the general contract for a 5-sty brick hospital, 90x94, at the southwest cor of Hart st and Stuyvesant av, for the Beth Moses Hospital, 476 Willoughby av, owner. Cost, \$250,000.

MUNICIPAL.

NEWARK, N. J.—City of Newark, Board of Commissioners, John F. Monahan, director, in charge, City Hall, Newark, owner, is taking bids on the general contract, to close 11.15 a. m., February 29, for a hot water heating apparatus at the City Hall, from plans by Gottfried Dries, engineer, c/o owner. Walter E. Isetts is supt. in charge.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—City of New Brunswick, Board of Education, A. L. Smith, pres., Bayard St. School, New Brunswick, owner, is taking bids on the general contract, to close 8 p. m., March 8, for an addition to the Lincoln School, from plans by Alexander Merchant, 363 George st, New Brunswick, N. J., architect. Consists of an addition to the 2-sty addition, 45x66, with 1-sty drill hall, 35x60.

NEW BRUNSWICK, N. J.—City of New Brunswick, Board of Education, A. L. Smith, pres., Bayard St. School, New Brunswick, owner, is taking bids on the general contract, to close 8 p. m., March 8, for a 2-sty addition, 34x57, to the Hale School, from plans by Alexander Merchant, 363 George st, New Brunswick, N. J., architect.

NORTH CASTLE, N. Y.—Board of Education of North Castle, Alfred Young, clerk, North Castle, N. Y., owner, is taking bids on the general contract, to close 8 p. m., March 6, for a 2-sty brick and terra cotta school, 76x66, from plans by C. A. Mehne, Valhalla, N. Y., architect. Cost, \$50,000.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Landcut Real Estate Co., 215 Montague st, owner, is taking bids on the general contract for a 1-sty brick public garage, 140x132, in the south

side of Robinson st, 73 ft west of Nostrand av, from plans by Philipp Caplan, 16 Court st, architect. Cost, \$35,000.

STORES, OFFICES AND LOFTS.

MANHATTAN—Montgomery & Riggs, 105 West 40th st, architects, are taking new bids on the general contract for alterations to the 4-sty brick and stone restaurant and bakery, 25x70, at 119 West 42d st, through to 118-120 West 43d st, for Mary C. Fowler, 311 West 95th st, owner of 119 West 42d st; Charles J. Folmer, 5th av and 17th st, owner of 118 West 43d st, and Miss M. MacLean, White Plains, N. Y., owner of 120 West 43d st. The lessee is Drake's Restaurant, Inc., 111 West 42d st. Cost, \$35,000.

MANHATTAN—Severance & Van Alen, 4 West 37th st, architects, are taking bids on the general contract for alterations to the 8-sty office bldg, 89x155, at 13 Broadway, for Elmer Smathers, 304 West 75th st, owner, and Felix Isman, Inc., 501 5th av, agent for owner. York Building Co., 103 Park av, is figuring the general contract. Cost, \$50,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.**APARTMENTS, FLATS & TENEMENTS.**

12TH ST.—Samuel Marcus, Woolworth Bldg, owner, contemplates altering the 4-sty brick and stone dwelling, 25x100, at 4 East 12th st, into studios and apartments. Architect's name will be announced later. Cost, \$15,000.

96TH ST.—Frank Lages, 608 West 184th st, completed plans for the alteration of the 5-sty brick and stone dwelling, at 42 West 96th st, into studio apartments, for the Grassi Realty Co., 320 5th av, owner, in charge. Cost, \$10,000.

73D ST.—B. E. Stern, 56 West 45th st, completed plans for the alteration of the 4-sty brick and stone dwelling, 19x55, at 102 West 73d st, into bachelor apartments and store, for Harry R. Roeder, Inc., 200 West 72d st, owner. Charles Money, 52 Vanderbilt av, has been awarded the mason contract. Cost, \$15,000.

50TH ST.—Walter Haefell, 52 Vanderbilt av, completed plans for remodeling

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New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Merchants Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.

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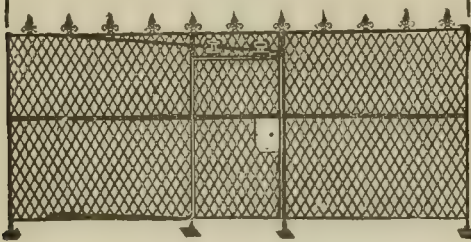
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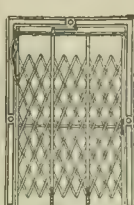
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the 5-sty brick and stone dwelling, 25x100, at 17 West 50th st, into apartments and stores, for 17 West 50th St Co., 111 Broadway, owner of bldg, and the Columbia University, 116th st and Broadway, owner of land. Separate contracts will be awarded. Cost, \$12,500.

BANKS.

72D ST.—J. F. Burrowes, 410 West 34th st, completed plans for an addition to the 6-sty brick bank, 50x92, at the northwest cor of 72d st and Columbus av, for the Corn Exchange Bank, 13 William st, owner. The general contract has been awarded to John I. Downey, Inc., 410 West 34th st. Cost, \$20,000.

DWELLINGS.

PRESCOTT AV.—Dr. M. Yamaguchi, 145 Dyckman st, contemplates making alterations to the 3-sty frame dwelling, 128x114 x129x87, on Prescott av, through to St. Nicholas pl, from privately prepared plans.

55TH ST.—John C. W. Ruhl, 3201 Hull av, completed plans for alterations to the 5-sty brick dwelling, 25x100, at 200 West 55th st, for the Hotel Woodward Co., 210 West 55th st, owner. Springsted & Adamson, 434 East 107th st, have the general contract. Cost, \$6,500.

5TH ST.—Samuel Cohen, 32 Union sq, completed plans for alterations to the 3-sty brick dwelling, 21x42, at 312 East 5th st, for George Beresford, 44 Union sq, owner, and Sigmund Schwartz, 110 Forsythe st, lessee. Joseph Epstein, 5179 14th av, Brooklyn, has the general contract. Cost, \$5,500.

70TH ST.—Gustave Pagenstecher, 30 East 42d st, has purchased property at 21 East 70th st, and will probably build a dwelling. Details will be available later.

FACTORIES AND WAREHOUSES.

CANAL ST.—Lorenz F. J. Weiher, 271 West 125th st, completed plans for alterations to the 6-sty brick warehouse and store, 50x78, at 191-3 Canal st, for Joe M. Grossman, 271 West 125th st, owner. Cost, \$12,000.

FRANKLIN ST.—George Kelster, 56 West 45th st, has plans in progress for alterations to the 5-sty brick warehouse, 25x90, at 48 Franklin st, for John S. Sutphen, 32 Nassau st, owner. Cost, \$12,000.

HUDSON ST.—Townsend, Steinle & Haskell, Inc., 1328 Broadway, completed plans for alterations to the 7-sty brick factory, 40x52, at 36-38 Hudson st, for Caroline Selich, Glenridge, N. J., owner. Cost, \$5,000.

STABLES AND GARAGES.

BANK ST.—V. Hugo Koehler, 2 Columbus Circle, completed plans for a 1-sty brick garage and stable at 108-110 Bank st, through to 760-2 Greenwich st, for the Greenwich Associate Corp., owner, c/o Ames & Co., 26 West 31st st. Owner desires bids on general contract at once. Cost, \$10,000.

MACOMBS PL.—Abram L. Libman, 112 West 46th st, completed plans for a 1-sty brick garage, 228x irreg, in the west side of Macombs pl, bet. 153d and 154th sts, for August Oppenheimer, 170 Broadway, owner. Cost, \$80,000.

46TH ST.—James Bolger, 24 Maxwell av, Jamaica, L. I., is preparing plans for alterations to the 6-sty brick garage, 50x94, at 117-9 West 46th st, for Mrs. James D. Cunningham, owner, c/o architect. It is expected that plans will be revised. Consists of interior alterations and 1-sty addition. Cost, \$35,000.

13TH ST.—Gronenberg & Leuchtag, 303 5th av, completed plans for a 4-sty brick public garage, 45x100, at 120 East 13th st, for Susan Stein, on premises, owner. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

35TH ST.—George Kelster, 56 West 45th st, completed plans for alterations to the 4-sty brick office bldg, 18x40, at 160-2 West 35th st, for William H. Hussey & Son, 150 West 45th st, owner. Cost, \$5,000.

BROADWAY.—George Constantine, on premises, owner, has had plans completed privately for alterations to the store at 2604 Broadway. E. M. Turner, 1123 Broadway, has the general contract. Cost, \$20,000.

LEXINGTON AV.—M. Joseph Harrison, World Bldg, completed plans for alterations to the 5-sty brick store and office bldg, 20x70, at 740 Lexington av, for Samuel J. Bloomington, on premises, owner. Cost, \$20,000.

LAFAYETTE ST.—Public Service Commission, Oscar S. Straus, chairman, 120 Broadway, owner, contemplates making alterations to the office bldg at Lafayette and Worth sts, from privately prepared plans. Details will be available later. Cost, \$25,000.

MAIDEN LANE.—A. F. Gilbert, 80 Maiden lane, completed plans for alterations to the 25th floor of the office bldg at 80 Maiden la, for the Fire Co.'s Bldg Corp., 80 Maiden lane, owner. E. E. Meissner, Inc, 68 Barclay st, has the general contract. Cost, \$5,000.

MISCELLANEOUS.

83D ST.—Herbert M. Baer, 665 5th av, has plans in progress for erecting a bronze statue of Simon Bolivar, 15 feet high, with granite base, at Bolivar Hill, 83d st and West Drive Central Park, for the Venezuelan Government, owner, c/o Sally J. Farnham, 57 West 57th st, sculptor. Cost, \$25,000.

MADISON AV.—Wortmann & Braun, 116 East 28th st, have plans nearing completion for alteration and addition of the 5-sty brick and stone restaurant, store and bachelor apartments, 25x100, at 110 Madison av, for the Estate of Georgian Oakley, 7 Harrison st, owner, and the Western Lunch Room, lessee of restaurant. Cost, \$8,000.

7TH AV.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for extension and alteration of the 5-sty brick tenement, 25x87, at 725 7th av, into a restaurant, loft and bachelor apartments, for the Frank Improvement Co., Wolf Frank, pres., owner, c/o architects. Consists of interior changes and a 2-sty brick rear extension, 13x25. Cost, \$25,000.

Bronx.

STABLES AND GARAGES.

148TH ST.—Charles Schaefer, Jr., 529 Cortlandt av, Bronx, completed plans for a 1-sty brick garage, 90x99, in the north side of 148th st, 315 ft west of Brook av, for the R. K. Garage Co., 712 East 136th st, owner and builder. Cost, \$30,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

GRAHAM AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for alterations to the 4-sty brick apartment house and store on Graham av, near Broadway, for the Brooklyn Federation of Jewish Charities, 732 Flushing av, Brooklyn, owner, Max Averman in charge. Architects are supervising the above alteration under sub-contracts. Cost, \$6,000.

DEAN ST.—Eric O. Holmgren, 371 Fulton st, completed plans for a 4-sty brick tenement, 20x89, in the north side of Dean st, 163 ft west of 5th av, for Marie Rosecranz, 39 Midwood st, owner and builder. Cost, \$9,500.

MONTAGUE ST.—Slee & Bryson, 154 Montague st, have plans in progress for alterations and extension to the 5-sty brick bachelor apartments, 20x56, at 141 Montague st, for William P. Rae Co., 192 Montague st, owner. Cost, \$10,000.

CHURCHES.

GREENE AV.—St. Casimir's Roman Catholic Church, 40-44 Greene av, Brooklyn, Rev. Father G. Kubec, pastor, 392 Adelphi st, owner, contemplates making fire repairs to the brick and stone church at 40-44 Greene av, for which architect's name will be announced later. Cost, \$12,000.

HOWARD AV.—M. Joseph Harrison and Benjamin Sackheim, associate architects, World Bldg, Manhattan, have plans in progress for a 2-sty brick and stone synagogue and school, 58x100, in front, and 39 x101 in rear, on the east side of Howard av, 75 ft south of St. Marks av. Name of congregation will be announced later. A. Braverman is chairman of Bldg Com., c/o architect. Will contain balcony, 12 classrooms, 13x18 each, and auditorium. Cost, \$50,000.

DWELLINGS.

FLATBUSH AV.—Morris Whinston, 459 Stone av, completed plans for an extension to the 3-sty dwelling and store on the west side of Flatbush av, 38 ft north of Regent pl, for Joseph Shavelson, on premises, owner, in charge. Cost, \$3,000.

MANHATTAN AV.—Volckening & Holter, 82 Wall st, Manhattan, completed plans for interior alterations to the 3-sty dwelling and store at the southwest cor of Manhattan av and Varet st, for Charles A. Gomer, 770 Willoughby av, owner. Cost, \$2,500.

HUBBARD ST.—Vincent S. Todaro, 1804 West 8th st, completed plans for a 2-sty brick dwelling and store, 15x62, at the southwest cor of Hubbard st and Harway av, for Michael Zunni, 2601 Harway av, owner and builder. Cost, \$4,000.

PARK AV.—L. Pisciotta, 391 East 149th st, Bronx, completed plans for an extension to the 2-sty dwelling and store on the north side of Park av, 80 ft east of Franklin av, for Joseph Sparacio, 388 Flushing av, owner and builder. Cost, \$2,000.

SCHOOLS AND COLLEGES.

BAY 13TH ST.—Ferdinand Savignano, 6005 14th av, has plans in progress for a

2½-sty brick and frame dwelling, 36x40, in Bay 13th st, bet. Bath and Cropsey avs, for which owner's name is withheld. Cost, \$15,000.

ROEBLING ST.—Plans have been approved by the Municipal Art Commission, for the erection of a 5-sty brick and terra cotta public school (No. 17), in the northwest side of Roebling st, bet. 4th and 5th sts, for the City of New York, Board of Education, 500 Park av, Manhattan, owner, from plans by C. B. J. Snyder, 500 Park av, architect.

STABLES AND GARAGES.

STOCKTON ST.—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for a public garage, in the north side of Stockton st, 225 ft west of Sumner av, for Frommer & Stein, owners.

UNION ST.—Francis W. Stork, 7416 3d av, Brooklyn, completed plans for alterations to the 2-sty brick public garage, 46 x90, on the west side of Union st, 160 ft west of 7th av, for C. E. A. Englemann and C. W. Hubbs, 837 Union st, owners, in charge. Cost, \$3,000.

60TH ST.—Ferdinand Savignano, 6005 14th av, has plans in progress for alterations and extension to the 1-sty brick and stone garage, 50x100, at 60th st and 13th av, for Louis Ballestrini, on premises, owner. Consists of an extension, 35x100, and general interior alterations. Cost, \$10,000.

ATLANTIC AV.—Max Hirsch, 215 Montague st, completed plans for a 1-sty brick garage, 75x100, on the south side of Atlantic av, 25 ft east of Albany av, for the Albany Av & Atlantic Construction Co., 1596 Atlantic av, owner and builder. Cost, \$20,000.

BERGEN ST.—E. M. Adelsohn, 1776 Pitkin av, completed plans for a 1-sty brick private garage, 25x50, at 1982 Bergen st, for Morris Amsterdam, 1984 Bergen st, owner. Cost, \$2,500.

FLATBUSH AV.—Thomas J. Sinnott, 427 Ocean av, completed plans for a 1-sty brick and stucco public garage, 71x100, on the west side of Flatbush av, 660 ft north of Parkside av, for Louisiana Brown, 636 Flatbush av, owner. Rockefeller & Sinnott, 131 Lenox rd, Brooklyn, have the general contract. Cost, \$18,000.

ST. JOHNS PL.—Eugene Schoen, 112 East 19th st, Manhattan, completed plans for an extension to the 1-sty brick and stucco garage, 50x122, in the south side of St. Johns pl, 330 ft east of Classon av, for Michael Pusch, 855 Park pl, Brooklyn, owner. Cost, \$14,000.

WATERBURY ST.—Louis Allmendinger, 20 Palmetto st, completed plans for a 1 and 2-sty brick storage, stable and garage bldg, 105x150, at the southeast cor of Waterbury and Grand sts, for Frederick Von Dann, 145 Waterbury st, owner. The mason and carpentry contracts have been awarded to Herman Veit, Inc., 260 DeVoe st, and Joseph Kist, 983 Metropolitan av, respectively. Cost, \$12,000.

TILTON AV.—S. Millman & Son, 26 Court st, have plans in progress for a 1-sty brick and steel public garage, 144x220, on Tilton av, bet. Flatbush and Bedford avs, for I. M. Kalt, 44 Court st, owner and builder. Owner will award separate contracts. Cost, \$60,000.

ATLANTIC AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 2-sty brick and stone public garage, 78x115, on the west side of Atlantic av, 238 ft east of Grand av, for the Grand Building Co., 44 Court st, owner and builder. Cost, \$50,000.

MESEROLE ST.—Tobias Goldstone, 50 Graham av, completed plans for a 1-sty brick public garage, 125x100x75, at the southwest cor of Meserole av and Leonard st, for Max Fried, 200 Montague st, and Joseph Eig, 148 Johnson av, Bklyn, owners and builders. Cost, \$18,000.

WILLOUGHBY ST.—Theobald Englehardt, 905 Broadway, Bklyn, completed plans for a 1-sty brick garage, 50x71, on the north side of Willoughby av, 249 ft west of Central av, for William J. Auer, 1013 Willoughby av, owner and builder. Cost, \$2,500.

JEFFERSON AV.—Henry Holder, Jr., 242 Franklin av, is revising plans for an extension to the two 3-sty brick garages and dwelling on the south side of Jefferson av, 230 ft east of Bedford av, for Sophia Blickman, on premises, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

VERONA ST.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick shop, 100x60, in the north side of Verona st, 200 ft east of Richards st, for Mrs. Lillian Eicke, 556 4th st, owner. Cost, \$20,000.

MISCELLANEOUS.

PIONEER ST.—J. C. Wandell, 8526 4th av, completed plans for a 1-sty brick blacksmith shop, 65x65, and a 1 and 2-sty machine shop, 40x80, in Pioneer st, near Van Brunt st, for the Pioneer Iron Works, 39 Union st, owner. Reinard Hall, 7822 12th av, has the general contract. Total cost, \$12,000.

NEWPORT AV.—E. M. Adelsohn, 1776 Pitkin av, is revising plans for a 3-sty brick shop, garage and residence, 30x100, on the south side of Newport av, 70 ft west of Thatford av, for Morris and Hyman Rosen, 47 Watkins st, owner. Cost, \$10,000.

Queens.

DWELLINGS.

LONG ISLAND CITY.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 2-sty brick dwelling and garage, 28x35, at the northwest cor of 7th and Pierce avs, for the Globe Thread Co., 7th and Pierce avs, L. I. City, owner. Cost, \$15,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for five 2-sty frame dwellings, 16x38, on the west side of Diamond av, 695 ft north of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Total cost, \$17,500.

WOODHAVEN, L. I.—H. Steinberg, 3729 Syosset st, Woodhaven, L. I., completed plans for a 2½-sty frame dwelling, 18x32, on the west side of Woodhaven av, 428 ft south of Dalrymple av, for C. Steinberg, 3739 Syosset st, Woodhaven, owner. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Irving Iron Works, on premises, owner, has had plans completed privately for a 1-sty brick side extension, 20x80, to the factory in the east side of Creek st and northeast cor of 3d st. Cost, \$3,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, L. I. City, completed plans for a 1-sty brick garage, 23x70, on the west side of Sherman av, 150 ft south of Camelia st, for George Tippet, 130 Elm st, L. I. City, owner. Cost, \$3,500.

Richmond.

DWELLINGS.

GLENDAL, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, L. I., completed plans for six 1 and 2-sty brick dwellings and garages, 20x55, 18x55 and 20x18, on the west side of Tesla pl, 85 ft north of Copeland av, for William Hafner, Tesla pl and Cooper av, Glendale, owner and builder. Total cost, \$35,500.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

PORTCHESTER, N. Y.—W. S. Wetmore, Liberty sq, Portchester, completed plans for a 2-sty hollow tile and stucco apartment, 53x33, at Fairview and Clinton sts, for Felix Mannetti, Portchester, N. Y., owner and builder. Owner is taking bids on subs. Cost, \$11,000.

DWELLINGS.

RYE, N. Y.—D. H. Ponty, Liberty sq, Portchester, is preparing sketches for a 2½-sty frame and shingle cottage, 22x24, in Gravel st. Owner's name will be announced later. Cost, \$3,000.

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SCARSDALE, N. Y.—A. J. Bodker, 62 West 45th st, Manhattan, has plans in progress for a 2½-sty terra cotta blocks and stucco or wood and stucco dwelling and garage, 120x50, on Kelvin dr, for A. E. Burr, owner. Garage will accommodate five cars, and also includes chauffeur's quarters.

STABLES AND GARAGES.

PORTCHESTER, N. Y.—D. H. Ponty, Liberty sq, Portchester, N. Y., has plans in progress for a 2-sty frame and shingle private garage, 25x21, to accommodate two cars, on Westchester av, for Frank Ryan, 345 Westchester av, Portchester, N. Y., owner. Cost, \$2,500.

STORES, OFFICES AND LOFTS.

PORTCHESTER, N. Y.—D. H. Ponty, Liberty sq, Portchester, is preparing sketches for alterations to the 1-sty brick store, 24x55, in South Main st, for David Rogowsky, North Main st, Portchester, owner. Cost, \$8,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS. BLOOMFIELD, N. J.—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, completed plans for a 2-sty hollow tile and stucco flat, 35x60, on Bloomfield av, for J. W. Shuckman, 394 Bloomfield av, Bloomfield, owner. Cost, \$9,000.

HOBOKEN, N. J.—Max Beyer, 79 River st, Hoboken, has plans in progress for alterations and extension to the 1-sty brick apartment and store, 32x75, at 728 Washington st, for Rose Becker, on premises, owner. Cost, \$9,000.

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DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, completed plans for six 2½-sty frame and shingle dwellings, 24x54 ft each, at the cor of Valley rd and Watchung av, for Joseph Hughes, Valley rd, near Watchung av, Montclair, N. J., owner and builder. Cost, \$7,000 each.

PATERSON, N. J.—Van Vlandren & Culver, 140 Market st, Paterson, have plans in progress for a 2½-sty frame dwelling, 27x38, in East 25th st, for I. A. Taylor, Manchester av, Paterson, owner. Cost, \$8,000.

EAST ORANGE, N. J.—William E. Garbrants, 564 Main st, East Orange, completed plans for a 1½-sty frame bungalow, 32x52, on the west side of Glenwood av, for Ennis W. Bachman, 6 Evergreen pl, East Orange, owner. Cost, \$7,000.

PATERSON, N. J.—Henry Barrett Crosby, First Natl Bank Bldg, Paterson, has plans in progress for a 2-sty brick dwelling, 23x55, on Park av. Owner's name will be announced later. Cost, \$10,000.

LOCUST, N. J.—Andrew J. Thomas, 137 East 45th st, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, 40x80, near Red Bank, N. J., for Richard M. Hurd, 59 Liberty st, Manhattan, owner.

NEAR RED BANK, N. J.—Electus D. Litchfield, 477 5th av, Manhattan, has plans in progress for interior alterations to the dwelling on Shrewsbury av, for Helcombe Ward, 79 Worth st, Manhattan, owner.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Max Beyer, 79 River st, Hoboken, completed revised plans for a 1-sty bk and steel, steel lubricating plant on the block bounded by Ferry, Newark and Monroe sts, for the Union Iron Works, 603 Newark st, Hoboken, owner. Cost, from \$12,000 to \$15,000.

NEWARK, N. J.—Frederick G. Nobbe, 142 Market st, Newark, architect, and Maynard O. Klemmt, engineer, will draw plans for a 3-sty warehouse, with an area of about 60,000 sq. ft. Owner's name and exact location will be announced later.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—Henry Barrett Crosby, First Natl Bank Bldg, Paterson, has plans in progress for alterations to the four 3-sty brick stores and auditorium in Ellison st. Owner's name will be announced later. Cost, \$6,000.

HARRISON, N. J.—Hughes & Backoff, 51 Clinton st, Newark, have plans in progress for a 3-sty office bldg, 55x130, in Middlesex st, for Driver-Harris Co., Middlesex st and Railroad av, Harrison, N. J., owner.

MISCELLANEOUS.

NEW JERSEY.—W. G. Thompson, Broad St Bank Bldg, Trenton, N. J., has plans in progress for constructing a road from Elizabeth to Phillipsburg, by way of Westfield, Plainfield, Bound Brook, Somerville, White House, Clinton, West Portal and Bloomsburg, for the State Highway Com., owner, c/o J. W. Herbert, chairman, 31 Nassau st, Manhattan. Cost, \$7,000,000.

PATERSON, N. J.—W. G. Thompson, Broad St Bank Bldg, Trenton, N. J., has plans in progress for a concrete and bituminous top road from Paterson to Fort Lee, N. J., for the State Highway Com., owner, c/o J. W. Herbert, chairman, 31 Nassau st, Manhattan. Cost, \$1,608,000.

DOVER, N. J.—Pirch & Bassett, 26 S. Morris st, Dover, owners, are having plans prepared privately for a reinforced concrete coal pocket, 20x70, and 50 ft high, in South Morris st.

BELVIDERE, N. J.—E. H. Wenzelberger, Reeder Bldg, Easton, Pa., has plans in progress for alterations and addition to the Court House for the Warren County Board of Chosen Freeholders, Morris Faust, clerk, Belvidere, N. J., owner. Cost, \$15,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Rapid Construction Co., Times Bldg, has the general contract for alterations to the 12-sty apartment house, 92x101, at 344 West 72d st, for the Metropolitan Life Insurance Co., 1 Madison av, owner, from plans by D. Everett Waid, 1 Madison av, architect. Cost, \$2,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—J. Rabinowitz, on premises, has the general contract for extension and alteration of the 3-sty brick tenement, 25x60, at 743 39th st, into a factory, for the Sterling Tool Co., 743 39th st, owner, from plans by A. Farber, 1746 Pitkin av, architect. Cost, \$5,000.

SOUTH BROOKLYN, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a reinforced concrete factory bldg at 57th to 58th sts, and 1st av to waterfront, for the C. Kenyon Co., from plans by William Higginson, 13 Park Row, Manhattan, architect. Building will be 307 ft long, 150 ft wide, 3 stys high and 135 ft wide, 4 stys high on west end; designed to be ultimately 8 stys high.

LONG ISLAND CITY.—Walter J. Bond, 12 Hallett st, L. I. City, has the general contract for a 1-sty brick extension, 25x55, over present extension to factory in the west side of Orchard st, 100 ft south of Jackson av, for Rosenwasser Bros., on premises, owner, from plans by Frederick W. Korfman, 406 9th av, L. I. City, architect. Cost, \$2,500.

ELIZABETH, N. J.—Levering & Garrigues, 552 West 23d st, Manhattan, have the general contract for superstructure of the 1 and 2-sty brick plant, 160x444, adjoining the present plant at the northeast cor of Newark and North avs, for the Dusenber Motors Corp., P. Decker, genl mgr and vice-pres., on premises, owner, from plans by J. M. Didricksen, architect, in charge, c/o owner.

HOSPITALS AND ASYLUMS.

PATERSON, N. J.—James Radcliffe & Sons, 96 Prospect st, Paterson, have the general contract for alterations to the hospital at Main and Barclay sts for St. Joseph's Hospital, Mother Mary Cecelia, pres., 703 Main st, Paterson, owner, from plans by William T. Fanning, Colt Bldg, Paterson, architect. Cost, \$6,000.

STABLES AND GARAGES.

MANHATTAN.—L. Katz, 271 West 125th st, has the general contract for the alteration to the 2-sty brick stable, 46x65, at 1351 Amsterdam av, into a public garage, for John Deering, 1931 50th st, Brooklyn, owner, and Joseph Breen, 3251 Broadway, lessee, from plans by Louis A. Sheinart, 192 Bowery, architect. Cost, \$6,000.

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for alterations to the 1-sty brick garage, 124x52, on the north side of Flushing av, 71 ft east of Bedford av, for Meurer Steel Barrel Co., 575 Flushing av, owner, from plans by Louis Allmendinger, 20 Palmetto st, architect. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—George Colon & Co., 81 East 125th st, has the general contract for the alteration of the 3-sty brick and stone stores and dwelling, 33x82, at 121 West 45th st, into a restaurant, for James H. Hebron, 265 West 70th st, owner, and William Leon, 121 West 45th st, lessee, from plans by S. E. Eisendrath, 500 5th av, architect. Cost, \$25,000.

MANHATTAN.—Gabler Construction Co., 402 Hudson st, has the general contract for fire repairs to the 7-sty brick, stone and iron store and office bldg, at 132-8 Liberty st, through to 141 Cedar st, for William H. Oscanyan, 136 Liberty st, owner, from privately prepared plans. Nicholas Gregorio & Co., 860 East 228th st, has the mason contract.

MANHATTAN.—James F. Egan, 162 West 20th st, has the general contract for remodeling the 6-sty brick and stone loft bldg, 75x92, at 114-8 West 17th st, for John A. Stewart et al, 45 Wall st, owner, from plans by Thomas Bruce Boyd, 286 5th av, architect and engineer. The Northam-Warren Corp., 11 West Broadway, is the lessee. Cost, \$15,000.

PATERSON, N. J.—Louis Gottlieb, 401 East 27th st, Paterson, has the general contract for eleven 1-sty brick and terra cotta stores and loft bldg, 50x200, at the southeast cor of Broadway and Paterson st, for William Pierce, 244 Marshall st, Paterson, owner, from plans by Elliott R. Coe, 317 Romaine Bldg, Paterson, architect. Nickolas Verduin, 136 North 3d st, Paterson, has the mason contract. Cost, \$30,000.

MISCELLANEOUS.

NEWARK TO KEARNY, N. J.—Bethlehem Steel Bridge Corp., South Bethlehem, Pa., has the general contract for repairs to the drum track and rollers of the Passaic Bridge on the Lincoln Highway over the Passaic River, for the Joint Commission of the Board of Freeholders of Essex and Hudson Counties, Francis Boland, chairman Hudson County, Court House, Jersey City, and Thomas W. Smith, chairman Essex County, Court House, Newark, owner, from plans by Herbert Hilfmann, Court House, Newark, and T. J. Wasser, Court House, Jersey City, architects. Cost, \$71,400.

PATERSON, N. J.—Harold Bangs, 126 Market st, Paterson, has the general contract for fire repairs to the 3-sty brick Rescue House at 42 Mills st, for the Rescue Mission of the Salvation Army. Major

James Simons, on premises, owner, from privately prepared plans. A. Gleck & Son, 65 Garfield av, Paterson, has the mason contract. Cost, \$15,000.

NEWARK, N. J.—Essex Construction Co., 87 Academy st, Newark, has the general contract for two 3-sty brick rooming houses, 87x78, at 233 to 239 South st, for Harry Horton, 188 Pacific st, Newark, architect. Will contain 84 bedrooms, 2 shower baths and janitor's apartments. Cost, \$53,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION will hold its twenty-sixth annual meeting at the Waldorf-Astoria, March 27-28.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES OF THE UNITED STATES, at its recent meeting in Pittsburgh, Pa., decided to hold the 1919 convention at Milwaukee, Wis.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

NEW YORK STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual meeting at the Building Trades Club, 30 West 33d st, March 12-13. State secretary, Isaac J. Brown, 727 Seventh av, Manhattan.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

MASTER PLUMBERS' ASSOCIATION OF NEWARK, N. J., held its annual banquet February 7 at Achel-Stetter's, in Newark. The banquet was followed by a splendid program and dancing. The committee in charge included John J. Turbett, chairman; F. J. Sturm, Elmer Lutz, William Spatcher, E. Sternkopf, Jr., and Mathew J. Brady.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Halstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 36 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

EMPLOYERS' ASSOCIATION OF ARCHITECTURAL IRON WORKERS held its fifteenth annual banquet February 16, at the Building Trades Club. There was a large attendance. Officers of the association are: F. J. Steckenreiter, president; C. P. Albee, vice-president; Henry W. Landolt, secretary, and Edward Ehlers, treasurer. Job H. Banton made the principal address of the evening on the subject, "The Benefit of Organization." An excellent vaudeville entertainment followed.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys(R)—Refuge System Repair; Rec—Fireproof Receipts; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; StP—Standpipes; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; FHSY—Approved Filtering and Distilling Systems; OS—Oil Separator; RQ—Reduce Quantities; STSY—Storage System; T.H.O.—Tenement House Order.

*Note—The symbols A, FE, FP, Spr, St, StP, Tel, WSS, FHSY, OS, STSY, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Week Ending Feb. 16.

Barclay st, 27-9—Irish World Newspaper...DC
Beekman st, 25—Joseph Perlin...FA
Broadway, 476—Adams Land & Bldg Co, 61 Bway...StP(R)
Broadway, 1506-10—Hotel Claridge, Inc.ExS-Rec
Canal st, 380-4—Knitting Mills, Inc...El-Rec
Canal st, 380-4—Diamond Point Pen Co...GE
Chambers st, 79—Franklin Bldg Co, 54 Wall...WSS-Ex(R)
Chambers st, 79—Consol Gas Co, 130 E 15...GE
8 st, 59 E—Margaret Henry...FE(R)
124th st, 401-5 E—Metallic Casket Co...Rec
124th st, 401-5 E—Dorothy Waist Co...Rec
124th st, 401-5 E—Adolph Fischler & Co...Rec
124th st, 401-5 E—Panama Shirt Co...Rec
4 av, 354-60—Funk & Wagnalls Co...Rec
5 av, 353—Michael & Clartado...F-DC
5 av, 353—Jeanette Friedman...Rec
5 av, 353—French-American Model Co...DC-FA
Great Jones st, 6-10—Schmerhorn Est, 101 University pl...WSS-Ex-ExS
Greene st, 72—Emanuel Mausbach...WSS-ExS
Greene st, 156—Jacob Lesowitz...DC-Rec
Greene st, 175-7—Julius Tishman & Sons, 18 E 41...FE(R)-Ex(R)-WSS
6 av, 419—Spector & Kimishinsky...Rec
Warren st, 87—Joseph Agate est, care F J 30 Pine...FE-St(R)-Ex
Willett st, 85-7—Firm Realty Co, care Lefkowitz & Fisher, 54 W 21...DC
Wooster st, 65-7—Berkfeld Strauss & Co, El-Rec
Wooster st, 65-7—Newbold Edgar, Flint st, Greenport, L. I...DC-Spr(R)
Houston st, 40 W—Josephine Hat Co...FA-DC
17 st, 23-7 W—Susquehanna Silk Mills, St(R)-StP(R)
23 st, 101-7 W—Adolph H Cohn...El
25 st, 134-6 W—Hellman & Wharton...El
25 st, 134-6 W—Hoshafian Co...DC-El-Rec
25 st, 134-6—Swartz & Freedman...El-Rec
28 st, 34 W—Seiffert & Bloom...DC
34 st, 205 W—Moses Esberg, FE-St(R)-ExS-Ex(R)
47 st, 150 W—Somerset Investing Co...ExS-Rec
47 st, 622 W—Edgar F Musgrove, 71 Hancock av, Yonkers, N. Y...FE(R)-ExS-WSS
Ann st, 60—Collegiate Reformed Dutch Ch, 113 Fulton...Ex
Barclay st, 27-9—Trinity Church Corp, 187 Fulton...St(R)-Ex-ExS-Ex(R)-WSS(R)
Bowery, 11-3—Sagro Realty Corp, 309 Bway, TD-A
Bowery, 70-2—John A Carey...TD-A
Bowery, 146-8—John Delancy O'Neill, care Cardozo & Nathan, 128 Bway...TD-A
Bowery, 243—Roosevelt Hosp, 59 st & 9 av, TD-A
Bowery, 262—Sarah Weissman est, care Jesse M, 542 Bway...TD-A
Broadway, 801-7—Ruben Sadowsky, WSS(R)-Ex(R)-St(R)-ExS-FP(R)
Broadway, 862—Daniel Edgar est, care Edw C Cammann, 84 William, FE(R)-St(R)-Ex(R)-ExS-GE
Broome st, 591—James T Pyle, care Jas M., 68 William...TD-A
Canal st, 326—Henry L Bogert, 99 Nassau, WSS(R)
Canal st, 380-4—Simon Rawlster, FP(R)-FE-ExS-WSS(R)
Canal st, 380-4—Columbia Doll & Toy Co, GE-DC-Rec-Ex-Rub
Cannon st, 48-50—Jacob Stecher...DC-Rec
Chatham sq, 6—David McClenahan est, care James M, 179 8 av, Bklyn...TD-A
Cooper sq, 31-6—Jno Hoge est, care Jas. Seattle, Wash...FE(R)-FP(R)-Fv-ExS
Cooper st, 32—Jeanette M Hyman, 789 West End av...WSS(R)-FE(R)-FP(R)
9 st, 4 E—Tristes of Sailors' Snug Harbor 61 Bway...FE(R)-Ex(R)
9 st, 4 F—Consol Gas Co, 130 E 15...GE
11 st, 100 E—Henry L Stebbins, St(R)-FE(R)-ExS
11 st, 718-20 E—Wm Peters, 4144 Van Cortlandt Park E...St(R)-FE(R)-Ex(R)-ExS
11 st, 722 E—Consol Gas Co, 130 E 15...GE
12 st, 652 E—Broadman Woodwork Co...Rec-O
18 st, 126-36 E—Gramercy Investing Co, 64 Irving pl...A-Ex(R)-StP(R)-WSS(R)
20 st, 200 E—N Y Life Ins Co, 52 Wall, FE(R)-ExS-WSS(R)-GE

21 st, 41 E—L & Z Dress Co...Rec
22 st, 315-7 E—David Diamond...Rec
65 st, 200 E—Charles Moran, care C, 68 William...TD-A
72 st, 511 E—Wolf Underwear Co...Ex(R)
120 st, 200-4 E—Russo Bros...FA
124 st, 179-81 E—Frederick Kopper, Jr, 154 E 125...TD-A
5 av, 35-7—L D Baldwin Co, 27 Pine...A
5 av, 144—I Frank & Sons...El-Rec
1 av, 171—S Davidow & Bros...Rec
4 av, 409—David Kuraner...DC-FA
Fulton st, 45—Carranza Printing Co, GE-FA-El-Rec
Greene st, 153-7—Hertzfeld & Frieman, FA-El-Rec
Greene st, 215—Joseph Leff...Rec
Jacob st, 14-24—Joseph S Cook...GE
Lenox av, 157—Perry Sperling...DC-FA-Rec
Madison st, 392-6—Morris Perlmutter, ExS-Ex(R)

Mercer st, 45—Louis Tutelbaum...Rec-O
Mercer st, 123-5—Peter W Rouss, WSS(R)-ExS-FP(R)
Mulberry st, 133-7—Brian G Hughes, FP(R)-ExS-Ex(R)-WSS(R)
Murray st, 35—Catherine Whittemore, 92 W Bway...Ex(R)
Park pl, 27—VanMindeno Bros...Rec
Park pl, 27—Richard E Lusk & Sons...Rec
Park pl, 27—C Adolphe Low est, 41 Liberty...FP
Park Row, 188-90—Essie Silverstone, 509 W 110...TD-A
Park Row, 188-90—Ruth C Burras...TD-A
7 av, 338—Tsirlemes Fur Co...Rec-FA(R)
6 av, 93-5—Michael P Rich...TD-A
Spring st, 2-4—Louis Shafarman...O-FA
Stanton st, 172-4—Fannie Cassell...DC
10 av, 581—Angelo Saritana...TD-A
3 av, 386—Annie M Boyd, care James, 408 W 26...TD-A
3 av, 2029—Wagner & Brinberg...GE
3 av, 2136—Michael Gallo...DC
Warren st, 21—Charles H Stonebridge...Rec
Water st, 518—Isaac Appleman...DC
Water st, 518—Jacob Greenberg...DC
Watts st, 47-51—Chas Burkelman, 26 Sullivan, FE(R)-Ex(R)
Waverly pl, 11-3—Henry J Haight est, care F Newbury, 156 Bway, FP(R)-FE(R)-ExS-Ex(R)-GE
New Chambers st, 7-11—Joseph A Cozzino...ExS
West Broadway, 510-6—Catherine E Stevens est, care C Armstrong Stevens, 39 Broad.TD-A
West End av, 673—Arthur E White, 51 E 57.DC
West st, 286-7—Wm H Whiting, 41 Park Row, WSS(R)

15 st, 313 W—Innovation Ingeniuties Inc, GE-El-D&R-Rec
20 st, 24 W—Seamen's Bank for Savgs, 76 Wall...FE(R)-ExS-WSS(R)
24 st, 27-35 W—Jeffery Realty Co, care A J Kerwin, 1133 Bway...ExS-Ex(R)
25 st, 115 W—Elias Levin...O
25 st, 152-6 W—Rega Realty Co, care M Bloch & Co...StP(R)
25 st, 152-6 W—Premier Waist & Dress Co...Rec
25 st, 152-6 W—G & W Dress Co...DC-Rec-Rub
26 st, 200 W—Saml G Rosenbaum, Ex(R)-FE(R)-ExS
27 st, 49-55 W—Metropolitan Life Ins Co, 1 Mad av...A(R)-TD(R)
28 st, 45 W—Geo M D Kelly, care Richard, 233 Bway...A-FD-FP(R)-FE(R)-St(R)-ExS
30 st, 55-7 W—Bessie Kressel...FA-DC-Rec-O
37 st, 130 W—Reisberg & Schmirer...DC

BRONX ORDERS SERVED.

Jennings av, 746—Pauline Bernstein...DC
163 st, 425 E—Francis Keil, 401 E 163...Ex

RICHMOND OREDRS SERVED.

Cliff House—Rene Dupay...A
Gorden st, 76—Henry Meyer...DC

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NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

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GREATER NEW YORK BRICK CO., 103 Park Ave. Tel. Murray Hill 761.
SAYRE & FISHER CO., 261 Broadway. Tel. Barclay 6750.

Builders.

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Building Material (Masons).

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DUFFY CO., J. P., Second Ave., 50th to 51st St., Brooklyn. Tel. Sunset 4000.
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
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CONSOLIDATED ROSENDALE CEMENT CO., 50 Church St. Tel. Cortlandt 4650.
COPLAY CEMENT MFG. CO., 200 Fifth Ave. Tel. Gramercy 6050.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Bowling Green 8230.

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KNOX, CHARLES E., 101 Park Ave. Tel. Murray Hill 7220.

Contractors' Bonds.

RITCH, WM. T., INC., 34 W. 33d St. Tel. Madison Sq. 3060.
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

Contractors (General).

FULLER CO., G. A., 175 Fifth Ave. Tel. Gramercy 2100.
HEDDEN-PEARSON-STARRETT CORP., 115 Broadway.
KNAUFF, JOHN M., 334 Fifth Ave. Tel. Madison Sq. 1754.

Cornice and Skylights.

HAYES, GEORGE, 71 Eighth Ave. Tel. Chelsea 32.

Doors and Sashes.

CHELSEA LUMBER CO., 87 Manhattan St. Tel. Morningside 2544.
SOLAR METAL PRODUCTS CO., Columbus, O.

Dumbwaiters.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Electric Meter Inspection.

ELECTRIC METER CORP., 55 Liberty St. Tel. Cortlandt 6364.

Electric Service.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN, 360 Pearl St., Brooklyn. Tel. Main 8000.
NEW YORK EDISON CO., Irving Pl. and 15th St. Tel. Stuyvesant 5600.
UNITED ELECTRIC LIGHT & POWER CO., 130 E. 15th St., N. Y. Tel. Stuyvesant 4980.

Elevator Fire Doors—Safety Appliances.

SHUR-LOC ELEVATOR SAFETY CO., 127 White St. Tel. Franklin 4613.

Elevator Gates—Folding.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th S. Tel. Chelsea 3100.

Elevators—Hand Power.

SEDGWICK MACHINE CO., INC., 128 Liberty St. Tel. Rector 2463.

Elevators (Passenger and Freight).

WATSON ELEVATOR CO., 407 W. 36th St. Tel. Greenwich 670.

Fire Escapes.

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.

Fireproofing.

MAURER & SON, H., 420 E. 23d St. Tel. Gramercy 5050.

Fire Alarm Equipment.

Automatic Fire Alarm Co., 416 Broadway. Tel. Franklin 4188.

Flooring.

Cheney & Co., Inc., 521 W. 21st St. Tel. Faragut 4527.
HARRIS FLOORING CO., 560 W. 34th St. Tel. Greeley 3160.

Flue Pipe.

DUFFY CO., J. P., 138th St. and Park Ave. Tel. Melrose 281.

Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Fumigation and Extermination.

BLISS EXTERMINATOR CO., INC., 20 W. 15th St. Tel. Chelsea 9170.
ORIENTAL VERMIN EXTERMINATING CO., 198 Broadway. Tel. Cortlandt 730.

Garbage and Refuse Incinerator.

KERNER SYSTEM, 321 Madison Ave. Tel. Murray Hill 2470.

Gas.

CONSOLIDATED GAS CO. OF NEW YORK, 130 E. 15th St. Tel. Stuyvesant 4900.

Gates—Folding.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Heating and Roofing.

DAMES CO., INC., 1996 Nostrand Ave., Brooklyn. Tel. Kenmore 3457.

House Mover and Shorer.

VORNDRAN'S SONS, C., 412 E. 147th St. Tel. Melrose 456.

House Wreckers.

NORTHERN WRECKING CO., Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.
RITCH, WM. T., 34 W. 33d St. Tel. Madison Sq. 3060.
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

Iron Grille Work.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.

Iron Work (Arch. and Struc.).

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
WELLS ARCHITECTURAL IRON CO., River Ave. and E. 151st St. Tel. Melrose 8290.

Iron Work—Ornamental.

PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Lumber.

FINCH & CO., CHAS. H., Coney Island Ave. and Ave. H, Brooklyn. Tel. Flatbush 2301.
ORR CO., J. C., India St. and East River, Brooklyn. Tel. Greenpoint 948.

Lumber—Second Hand.

DONNER HOUSE WRECKING CO., Ely Ave. and N. Jane St., Long Island City. Tel. Astoria 338.

Lytho-Zinc Reproductions.

NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

Marble and Tile.

McLAURY MARBLE & TILE CORP., Walnut Ave. and 141st St. Tel. Melrose 3076.

Masons and Plasterers.

GALLIN & SON, JOHN, 6 Gold St. Tel. John 2907.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, MARCH 2, 1918

CONSTRUCTIVE SUGGESTIONS FOR SOLUTION OF NATION'S HOUSING PROBLEMS

American City Planning Institute Meets at Philadelphia.

THE second meeting of the American City Planning Institute was held at the Bellevue-Stratford, Philadelphia, last Tuesday, and representatives from Canada and England, from Boston to Chicago and the South were present. Lawrence Veiller, Director of the National Housing Association, called the conference to order, and the continuous all day and evening sessions started their lively discussions on war housing.

Joseph M. Richie, General Organizer of the American Federation of Labor, pointed out that everybody was represented but the workmen. Architects, city planners, experts on industrial relationship, state sanitation inspectors, industrial educational workers, manufacturers, contractors, Y. W. C. A. representatives, both men and women of local and national official and non-official industrial housing committees, all willingly submerged their individual interests and plunged broad-mindedly into the spirit of five-minute discussions of the many direct and collateral subjects involved in the housing question now engaging the mind of the President of the United States, both houses of Congress, the Cabinet, industrial leaders, Chambers of Commerce and the workmen themselves.

Permanent Construction Favored.

"To What Extent Shall War Workers Be Housed in Temporary Barracks—in Permanent Homes?" was the subject of the morning discussion, and permanent construction was overwhelmingly favored, based upon the experience of Great Britain and various communities in the United States considering the interests of the individual worker, the industry and the community.

John Nolen of Cambridge, Mass., well known for his work in city planning, advocated permanency, showing that the cost was but little more than make-shift temporary construction, and that cost in any event should not be the primary consideration any more than there should be an attempt to build the cheapest possible vessels or shells or uniforms. The point was raised that soldiers are quartered in temporary barracks and then why not workmen? But it was pointed out that the soldiers remain in such quarters usually but three or four months at a time and that usually an ideal location is selected, women and children are excluded, men are under strict military discipline, high standards of sanitation and other regulations can be enforced, all of which does not apply to industrial workers. Frederic Law Olmsted of Brookline, Mass., also declared that temporary structures meant inadequate and unsatisfactory housing.

Charles W. Leavitt of New York spoke in favor of permanent construction, based upon his years of experience in handling thousands of industrial workers, showing that most plants manufacturing war goods would continue to manufacture some class of goods after the war and that not only workmen's homes, but the administrative buildings of the plant, should be of a permanent character, as they would be required regardless of the nature of the product.

Frank E. Blake, of the Remington Arms Company of Bridgeport, asserted that temporary barracks for skilled

workmen had been a failure in their experience, and that they had expended three million dollars in the best class of permanent dwellings for their employees, most of the structures being brick with slate roofs. Houses for superintendents are designed to rent for from \$20 to \$35 a month. Most of these houses are on lots 50 x 100 feet, but still they are too close together. They have also constructed three dormitory buildings, three stories in height, for girls, the cost of each building being \$65,000, containing 125 rooms. They have had no complaints regarding either the rooms or the furnishings. Rentals are from \$2.50 to \$3 a week for single rooms or double room with two beds. A la carte restaurants are provided and reception rooms for the use of girls.

Leslie H. Allen, of the Aberthaw Construction Company of Boston, explained how speed and permanency could both be accomplished. If necessary, he said, they sometimes rushed houses up, completing the outside walls, roof and temporary flooring for emergency use, and then as other houses were entirely completed families could move into these and the unfinished homes could then be completed.

W. H. Ham of Bridgeport, which has become the nation's laboratory for working out many housing problems, pleaded that the Government should set a high standard for workmen's houses, as its action would set the style for the next hundred years. Construction should be permanent and the cost amortized over a period of thirty years. He showed that speed and permanency were both possible, and that they had put up a brick schoolhouse and turned it over ready for a hundred and fifty children in four weeks' time, the basement having been previously excavated.

Thomas Adams of Canada, Chief Advisor to the Canadian Commission on Conservation, and a leader in solving the war housing problems of Canada and Great Britain, described what had been accomplished at Gretna, in the south of Scotland, where with but little than vacant land to start, permanent housing with brick walls and slate roofs had been provided for ten thousand women and five thousand men.

He declared that the twenty thousand skilled ship builders in the United States at the start of the war would be increased to two hundred and fifty thousand, and that these workmen should be given permanent homes because the United States would need these workers to build up its merchant marine after the war. He also showed that good houses were not alone sufficient, but that wholesome amusements and recreations were also essential.

Opinion was unanimous in favor of permanent construction except in rare cases where a plant was manufacturing war munitions, which would be abandoned immediately at the close of the war.

Shall Houses for War Workers Be Rented or Sold? was the discussion at the luncheon meeting. Joseph M. Richie, representing skilled labor, felt that this was a question which the workers could best decide for themselves, and that probably some would want to rent and others would want to buy, and it might be best to provide for both. The copartnership plan or

joint ownership in a community of houses, represented by a stock interest, was suggested as affording the workmen the advantage of ownership, still providing for the mobility of labor through the easy sale and transfer of stock.

Mr. Ritchie said that about thirty-six thousand men were now employed along the Delaware River in the shipbuilding industry, and that when the Hog Island and Bristol yards were in operation and additional shifts were added this would be increased to about sixty thousand. Tending to show that workmen at present were not better able than formerly to purchase homes, even with the present high wage scale, he called attention to a canvass which had been made by responsible committees in Philadelphia, dividing the city into ten districts and examining 157 articles, which showed that the purchasing power of working men in that locality is no greater now than in 1914 at the lower wage scale owing to the present general increase in prices. Custom and locality also were sighted. Thus at Akron, Ohio, there is a shortage of homes to rent, while at Hopedale the custom is to rent exclusively; but both plans were felt to be desirable, permitting the men to take their choice.

Provisions for Women.

The Housing of the Single Worker was the text of the afternoon session, and was divided as follows:

1. Shall We Provide for Housing Many Women Workers?

2. What is the Best Way to House the Woman Workers?

3. Shall We Encourage or Discourage the "Take a Roomer" Campaign?

In this discussion representatives of the Y. W. C. A., women architects and other workers experienced in the housing problems of girls and women took a leading part. Mrs. John D. Rockefeller, Jr., Chairman of the Housing Committee of the Y. W. C. A., sent a letter, which was read, outlining the fundamentals which the association deemed for the best interests of girls and women workers, which included: 1—Single rooms wherever practicable. 2.—One shower bath for every ten girls. 3.—One toilet for every six girls. 4.—A scientifically conducted kitchen, and 5—Wholesome recreations and amusements and proper facilities to receive men friends.

It was also felt that girls should have representation in the management of the home, and that they could best be handled in groups, as follows: A—Young girls, B—Older women, C—Colored girls, and D—Foreign, non-English speaking girls, who should also be provided with an American matron.

It was shown that girls spent more time in their rooms than men, and that girls want clothes closets, and that it is better to keep different nationalities together, as Italian, Swede and Russian women, for instance, do not generally get along well together and do not like the same foods; also, while American girls like the privacy of a single room, foreign women do not object to double rooms. Some discussion was given to other likes and dislikes, such as the comparative popularity of tubs and showers, it being shown that girls under thirty like side showers, which do not

wet the hair; while women over thirty like tubs.

It was pointed out that a solution of the housing problem for men automatically solved the problem to some extent for women, because when ship builders, for example, are provided with homes their wives and daughters will also be provided for, or in other cases where men have gone to the front and wives or daughters have engaged in industry they have their home already provided. Of course, in many cases, such as in Bridgeport, girls have gone from New York and other cities, and in such cases every provision should be made for their requirements, such as dormitory facilities or accommodations with private families, in which case a preliminary and periodical investigation of the homes or boarding houses should be made, and also of the girls applying for accommodations. Particular emphasis was placed upon the importance of such continued observations in addition to the preliminary investigations.

In connection with the "take a

roomer" discussion there was some difference of opinion. Lawrence Veiller presented its dangers, the possibility of a family overcrowding itself to get the additional money revenue, and also the evils more or less inherent in taking strangers into a family household, especially in cases where their coming and going gives them access to the entire house.

Charles B. Ball, Chief of the Bureau of Sanitation of the Department of Health of Chicago, was inclined to favor the taking of one woman where overcrowding would not result.

W. G. Lynch, of the Lynch Construction Company, showed moving pictures of some of the two million dollars' worth of workmen's houses which they have recently built in and around Waterbury, Conn., including those for the Scovill Manufacturing Company, where \$560,000 worth of houses, mostly two-story, six-room brick structures in rows, with large basements, have been sold to the employees on easy terms covering a long period.

The evening session was devoted to discussion of conditions at different industrial towns, such as the attractive type of stucco dwellings, extremely popular with the employees of the Tray-lor shipbuilding plant at Cornwallis; also the need of homes for 5,000 additional workers at the Hog Island plant of the American International Corporation, where 25,000 men have been employed in the preliminary work and thousands of others will be needed for the actual ship construction. It is planned to house these workers at favorable points between Philadelphia and the yard.

A representative of the Bethlehem Steel Corporation discussed the housing problem of their 85,000 employees located at their different plants, and they state that their problem has not been entirely solved, but with great difficulty and large labor turn-over. Their conclusion is that rooming for workers is unsatisfactory, and that they should have permanent houses within fifteen minutes of their work.

(Continued on page 257.)

LOANING INSTITUTIONS FORM COMMITTEES TO STUDY FINANCIAL PROBLEMS

CONDITIONS affecting the market for real estate, but more particularly the financing of the market, have recently received the attention of several of the heads of leading and representative institutions and companies who are concerned in that branch of the business. Several meetings have been held within the past month, and a definite line of action laid out, which they believe, will remove the more serious perils that overhang the market and tend strongly to restore confidence and stabilize values.

The first of these meetings was held in the library room of the Real Estate Board on January 29, among those present being Louis V. Bright, President Lawyers' Title Insurance & Trust Co.; Gerald R. Brown, Controller of the Equitable Life Assurance Society; Hubert A. Cillis, President Germania Life Insurance Co.; Edward J. Devlin, Manager New York Life Insurance Co.; Robert E. Dowling, President City Investing Co.; Wm. Felsinger, President New York Savings Bank; Richard M. Hurd, President Lawyers' Mortgage Co.; H. A. Kahler, President New York Title Co.; Clarence H. Kelsey, President Title Guarantee & Trust Co.; Alfred E. Marling, President Horace S. Ely & Co.; Laurence McGuire, President United States Realty & Improvement Co. and also President of the Real Estate Board of New York; George T. Mortimer, President Equitable Office Building Corporation; Franklin Pettit, President of the Realty Company of America; John J. Polleyn, President Emigrant Industrial Savings Bank; Henry A. Schenck, President Bowery Savings Bank, and Walter Stabler, Controller Metropolitan Life Insurance Co. Alfred E. Marling was chairman and John L. Parish secretary.

In the informal discussion there was general agreement that the unprecedented stringency was due entirely to war conditions; the money that had always been available for the financing of real estate operations was gone, probably into Liberty Loan bonds. Building operations, it was felt, could, under existing circumstances, have no consideration until the war had been won.

But the entire absence of money for the refunding of mortgages presented an aspect of the situation that was, in the minds of many, becoming increasingly disagreeable to contemplate. Under normal conditions the maturity of a mortgage was an issue in the ownership of real property not difficult to negotiate; either the mortgagee extended or renewed the mortgage for a further term, or he was paid off with money realized from a new mortgage obtained easily in the market in due course of business.

Now all that was changed; there was

no money for loans on mortgages and a larger than usual number of mortgagees were refusing to renew or extend and were demanding payment—perhaps desiring to put their money into Liberty bonds, or other investments. This situation bore with particular severity on the owner who was not prepared to pay off and who could not get his mortgagee to renew.

But it bore also upon the mortgage and title companies which had guaranteed great amounts of mortgages that were outstanding in the hands of their customers and gradually coming due. And it bore with serious import upon the prospects of savings banks, in case the next Liberty Loan should be put out at a higher rate of interest than four per cent. (It has since been decided at Washington that this loan is to pay four and a half per cent.)

None of the Committee believed that the dangers indicated were imminent, for with few exceptions most holders of maturing mortgages had agreed to extensions of their mortgages, on terms that were satisfactory to the mortgagors; but the peril was in prospect and the prevailing conditions were tending to the undermining of values, in the face of renting conditions that were better than they had been for at least a generation.

There was unanimous agreement that something had to be done to relieve the tension, and soon, at that. Two committees were appointed: one composed of Messrs. Kelsey, Dowling, Pettit, Schenck and Stabler, to consider matters before the Legislature, at Albany; the other, composed of Messrs. Bright, Devlin, Felsinger, Hurd and Kahler, to take up the matter of relief, by way of Washington.

The latter Committee had noted the introduction in the Senate at Washington, by Senator Simmons, the day before the meeting above referred to, of the McAdoo bill, to create a \$500,000,000 War Finance Corporation. They found upon inspection and study that with a few simple amendments this bill was splendidly designed to extend the relief desired to the neglected or overlooked real estate market.

The amendments asked for are designed to authorize the War Finance Corporation to include in the scope of its financial operations, besides banks and trust companies—savings banks and mortgage and title companies; and to accept as collateral on loans to them, such securities as are now lawful investments for savings banks and trustees of estates of deceased persons, under the laws of the States, respectively.

This they felt would cover the requirements of the situation, and in case of emergency provide a source of relief from any disaster that could threaten during the course of the war. Unani-

mously agreeing on these points the Bright Sub-Committee reported back to the main Committee, on February 7, where the whole question was again reviewed and discussed from every viewpoint. The recommendations of the Sub-Committee were unanimously approved and Mr. Bright and his associates were authorized to employ counsel, to send a delegation to Washington and were directed to take all steps necessary in their judgment to obtain the amendment of the War Finance Corporation bill, as approved.

Since then two committees—the general committee acting through Mr. Marling and the Sub-Committee through Mr. Bright—have taken important steps toward the achievement of the end unanimously desired. They have been in correspondence with Senator Calder, who has undertaken to "do his bit," have obtained also the cooperation of Henry Morgenthau, and acting partly on his advice and that of Laurence McGuire, President of the Real Estate Board, have retained the services as attorney and counsel of former Congressman John J. Fitzgerald, of Stapleton, Fitzgerald and Mahon.

Mr. Fitzgerald was chairman of the Appropriations Committee of the House in the last Congress, before which the War Finance Corporation Bill is now pending, having been sent over from the Senate a week ago, with a few amendments, but before the amendments advocated by the Marling committee could be placed before it. Mr. Fitzgerald is now down in Washington on this mission.

Those who have studied the problem most deeply and are best acquainted with the underlying conditions of the real estate markets of this and every other city of importance in the country, are most earnest and determined in advocacy and support of the War Finance Corporation Bill with the amendments indicated. Most of them think the real estate interests are greater and of more importance to the nation in the successful prosecution of the war, than the interests first considered in the bill. In this city alone the entire volume of mortgages amounts to something like \$6,000,000,000 and not less than a fourth of them mature and become due and payable every year. The per capita percentage is probably higher here than elsewhere, but every other community in the country is affected in similar manner with New York, and needs the protection that would be afforded by these amendments.

Undoubtedly they would have joined in the demand voiced by the Marling Committee of New York's financial institutions if they had been asked, but there was no time to ask them, and there is but little time left for concerted action in the country.

DIGEST OF RECENT LEGISLATION AT ALBANY

Status of Bills Affecting Real Estate and Realty Interests—Current News and Gossip at the State Capital

(Special to the Record and Guide.)

ALBANY.—Backed by the State Conference of Mayors, a Home Rule Constitutional Amendment which is designed to give cities the right to frame and conduct local government absolutely without interference by the State Legislature has been introduced by Senator Charles F. Murphy of Kings and Assemblyman Clarence F. Welsh of Albany. This amendment goes a step farther in the direction of real Home Rule than the Brown amendment passed by the Legislature last year. Under the terms of the Murphy-Welsh measure cities will be given powers in the way of regulating their own conduct by means of ordinances which would be impossible under the Brown amendment, which was vigorously opposed last year by various civic organizations.

The design of the latest constitutional amendment is to sidetrack the Brown amendment, and the State Conference of Mayors is determined to accomplish this by pressing the enactment of the measure. These organizations charge that the Brown measure is a half-hearted attempt to vest in cities the right to regulate their own household, as the amendment must be passed by another Legislature before it can be submitted to the electorate, believe they can put through the Murphy-Welsh measure in such time and with sufficient support to nullify Senator Brown's amendment.

The prospects of success for the lately introduced amendment are bright. Welsh will be able to put his measure through the Assembly without difficulty. In the Senate it is not expected any serious opposition will be met in view of the recent decision of the Court of Appeals in the Watertown Optional City Government Case in which Judge McLaughlin and a majority of the other judges indicated a temper to give the cities ample leeway in the accomplishment of a system of self-government under the somewhat fragile Home Rule measures adopted in the past. Knowing the attitude of the highest court it is not expected that the Legislature will block the Home Rule Amendment of the Brooklyn Senator and Albany Assemblyman.

R. E. McGahan, secretary of the Citizens' Union, made this comment upon the Murphy-Welsh measure to-day:

"The proponents of a constitutional Home Rule grant are encouraged by the recent decision of the Court of Appeals upholding the Optional City Government Law. This law was enacted through the efforts of the Mayors' Conference and others.

"In its opinion the Court declared that, even though the law in question did delegate to cities power to regulate duties not strictly municipal, that did not render it unconstitutional. This declaration makes Senator Brown's proposed amendment useless; in fact his amendment would restrict the power of delegation now recognized by the Court to 'purely local' matters. The next step, therefore, is an amendment to the Constitution guaranteeing to cities the right to frame and conduct local government without interference by the State Legislature."

A poll of the legislators present in Albany today indicated that sentiment generally is in favor of the Murphy-Welsh amendment. Among New York city legislators there is a disposition to push the measure through the Legislature without interruption. It looks now as if adjournment would be set for April 6 in view of which speedy action on the amendment is expected.

A municipal ownership bill, providing that any city may, by resolution of its Common Council or Board of Aldermen, submit the question of acquisition, ownership and operation of public utilities to the people, was introduced in the Sen-

ate and Assembly this week by Senator Robert F. Wagner and Assemblyman Charles D. Donohue, the Democratic leaders in both houses. In New York City the resolution to submit the question must be passed upon concurrently by the Board of Estimate and the Board of Aldermen.

Under the Wagner-Donohue bill a petition signed by ten per cent. of the voters of a city praying for the adoption of a municipal ownership resolution may be filled with the governing board where such body fails to pass such a resolution. The question may be submitted to the voters at a general or special election. In the latter case the election must be held on the first Tuesday in April.

If the election results in a majority vote in favor of such acquisition, the city may immediately begin condemnation proceedings to settle the value of the property to be taken over. The Public Service Commission is empowered to make a valuation of the property which shall be a basis for the amount finally decided upon. The city may issue bonds to pay the amount agreed upon. As soon as the amount to be awarded for the property taken is settled and the amount tendered by the city, the title to the property vests in the city which is thereupon given power to establish rules and regulations governing the operation of the public utilities so acquired.

Public utilities so taken over will be under the control of a board or department to be established by the Common Council. The board or department will be appointed for a term of five years and the salaries of the members fixed by the council. The bill will meet with the stiffest opposition in both houses of the Legislature, in the opinion of the legislative leaders. It represents a part of the Hylan program.

The Dwelling House Bill, introduced by Morris Feigenbaum, under the terms of which cities could acquire land by condemnation upon which to erect municipally-owned dwelling houses is doomed. The scheme is regarded as Utopian and would work untold hardship on real estate and investors who have placed their moneys in this form of security. The design of the bill is best explained by its introducer in a statement made public simultaneously with its introduction.

"Under my bill," he says, "the unused land in all cities is declared forfeit to the city, which is to pay nothing more than the assessed value for it. Further, if buildings are condemned as fire-traps and as insanitary shacks and hovels, the city is to take over the land upon which they stood. A Dwelling Commission is established to consist of a Commissioner, who has not been in the business of renting homes or real estate speculating, within five years. This officer is to be elected by the people, and he will become one of the most important functionaries of municipalities. Under him, there will be experts, acting as deputies, and they will survey the city, and proceed to administer to the needs of the people.

"Under my bill, apartment houses may be erected to cater to people capable of paying high rents, but here they will not pay for vulgar, lavish and indecent display, but only for solid service. Cottages will be built and rented to the poorer workers, who will also have moderate apartments, flats and even tenements to choose from. But not one hair's breadth of deviation from the best standards of sanitation and health will be allowed."

Real estate owners will be interested in the resolution submitted to the Senate this week by Senator Bernard Downing, of New York City, calling for an investigation of the finances and premium rates of fire insurance companies

operating in the Metropolis. The resolution provides further for the appointment of a Commission consisting of three Senators and five Assemblymen, whose duty it shall be to inquire into the basis of fire insurance premium rates and particularly into the causes for the recent increase in such rates. The commission will also inquire into the management of the fire insurance companies, will study the basis of costs of operation and the amounts of their profits with a view to ascertaining what would be a fair rate to be charged for risks in New York City.

Eighty cent gas throughout The Bronx is provided for in a bill introduced by Senator Dunigan this week. The bill amends the so-called Eighty Cent Gas Law by way of extending its operation throughout Harlem.

Assemblyman Amos introduced a measure empowering cities to acquire, construct and operate public utilities and enterprises for the service of their inhabitants and by contract to extend the use of such municipally operated enterprises to inhabitants of adjoining territories. Such a proposition must be approved by the voters of the municipality adopting the scheme at a general or special election.

Comptroller Charles L. Craig vigorously opposes the Ottinger bill creating a Terminal Commission for New York City. He wired his opposition to Legislative Representative Edward J. McGoldrick, Assistant Corporation Counsel, at the same time declaring that the measure will add another financial burden to the city whereas its purposes can be accomplished through already existing agencies. The Comptroller's opposition is directed primarily against provisions of the bill which authorize the Terminal Commission to obligate the city without limitation under agreement with the various railroads for the cost of furnishing additional terminal facilities. W. J. C.

HOUSING PROBLEMS.

(Continued from page 256)

Wilmington, Del., presents another acute situation, where two ship yards are turning out oil tankers and mine sweepers, employing several thousand workers, 43 per cent. of whom are skilled, earning from \$18 to \$30 a week, and piece from \$30 to \$100 a week. Of these workmen 84 per cent. are Americans or naturalized, and 60 per cent. are married. There is a shortage of 3,000 houses, which must be brick, stone, concrete or stucco, as no frame houses have been built in Wilmington for thirty years. Good sites for housing developments are available at about \$1,500 an acre, which is about the maximum price; which it is felt can be paid and still provide the homes for skilled workers at prices they desire to pay.

Sparrows Point, Md., is another congested industrial point, where men are obliged to travel back and forth from Baltimore. R. O. Sturgis, a Boston architect, pointed out a similar condition at Spantum, on the Fall River, near Boston, where 8,000 men are employed. Staten Island, with ten or fifteen thousand additional men coming to man the ship yards, faces a similar situation. Newark claims a shortage of accommodations for the 25,000 new workers for the three yards on the Newark Meadows, where the Submarine Boat Corporation alone is preparing to operate its huge project of ship construction with twenty-eight ways.

Thus with this review of the nation's critical requirements and constructive suggestions for their speedy and permanent solution the conference closed with the hope that the Government would promptly inaugurate its now pending program of financial assistance in providing workmen's houses at the acutely congested industrial points.

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

THE Real Estate Board is calling particular attention to Senator Boylan's bill, Int. 621,—Assembly Int. 613, Seesselberg, introduced at the request of the Board. The bill amends the Greater New York Charter and provides for a fixed annual tax rate on real estate and on personalty. The amendment reads as follows: "Such annual rate shall not exceed, however, seventeen and one-half mills upon each dollar of assessed valuation of real property, and two and one-half mills upon each dollar of personal property, if any, tangible and intangible, assessed on the assessment books of the city, without offset for debt or exemption of any character unless such exemption is in the nature of a contract between the Federal, State and city governments and the owner of the property." The Real Estate Board believes that with a fixed tax rate on real estate, and at a moderately low rate, the necessity for economy would be continuously before the city, and a low personal tax rate as is provided in the bill would insure the collection of the personal tax.

There is to be a hearing on this bill on Tuesday next, March 5, before the Joint Committees on the City of New York of the Senate and Affairs of Cities of the Assembly, and the Real Estate Board is arranging for a large delegation to go to this hearing. Those who can go were asked to notify the Real Estate Board not later than Saturday, March 2, but late comers can probably be accommodated if they apply in person at the Board's office not later than noon on Monday. Action was taken at the meeting of the Legislation and Taxation and Real Estate Laws Committee on the following bills:

Assembly Int. 658, Seesselberg. To amend the Tax Law, in relation to the assessment and taxation of personal property in cities containing more than one million inhabitants and having a charter provision limiting the tax rate on personal property to two and one-half mills annually.

This bill is approved. It is logically related—the Bill No. Int. Senate, 621, Boylan—Assembly Int. 613, Seesselberg, fixing the tax rate. The purpose of the bill is to tax personal property where it is located and not where the owner is domiciled, as under existing law. This new method of applying the personalty tax will bring an additional revenue.

Senate Int. 549, Committee on Taxation and Retrenchment. This is a concurrent resolution proposing an amendment to article one of the Constitution, relating to intoxicating liquors.

It provides for an amendment to the Constitution which if ratified would prohibit the manufacture, possession, sale, keeping for sale, giving away, bartering, furnishing or transportation of any intoxicating liquors after September 30, 1920, except for medicinal, mechanical, chemical, scientific or sacramental purposes. The Real Estate Board has consistently taken the position that prohibition should be a matter of State control, and upon this ground is opposed to the Federal Amendment now before the Legislature, but the referendum, it believes, to be the only fair method of testing the sentiment of the State in this matter, and, therefore, approves the resolution now proposed by the Committee on Taxation and Retrenchment.

Senate Int. 375, Dunnigan. Adding new section 436-a, Greater New York Charter, by providing that the owners of real property assessed for a permanent sewer substituted for a temporary sewer, that the cost of which has also been assessed against such property, shall be credited toward the permanent sewer assessment with the amount paid on the temporary sewer assessment. The city is to pay the deficiency caused by such credit.

This bill is approved. It provides that when a property owner has paid for a temporary sanitary sewer he will not be called upon to pay for a permanent sewer which may be built later. All sewers as a rule called temporary sani-

tary sewers are practically permanent and it is unfair to force a property owner to pay for another sewer.

Senate Int. 571, Cotilloo. To amend the Greater New York Charter in relation to the purchase of supplies and the establishment of a department of purchase.

This bill is approved. It amends the Department of Purchase Law. The amendment provides that until this department is organized purchases may be made by heads of department and Borough Presidents, and be legal.

Senate Int. 505, Lockwood. (Same as Assembly Int. 543, Tallett.) To amend the Education Law, relative to the retirement of teachers.

This bill is approved. It will apparently restrict the compensation of teachers retired for disability by allowing consideration only for time spent in teaching in this State. The present law seemingly omits this restriction. The amendment would also permit the State Teachers' Retirement Fund Board to order a reexamination of the retired teacher within two years after retirement and to cut off all further payments if the recipient be found not longer incapable of teaching.

Senate Int. 536, Lockwood. Making an appropriation for the expense of securing information to aid in carrying out the provisions of section two hundred and twenty-one-b of the Tax Law, imposing an additional tax on the transfer of certain investments.

This bill is approved. It appropriates \$15,000 to defray the expense of securing information to carry out the provisions of section 221-b of the Tax Law imposing an additional tax on the transfer of certain investments. The proposed appropriation is to be used to detect tax-dodging.

Senate Int. 478, Sage. (Same as Assembly Int. 601, Macchold.) An act creating the Hospital Development Commission, and making an appropriation for expenses of such Commission.

This bill is disapproved. It makes provision for additional hospital facilities for the insane. It authorizes the selection of a new hospital "adjacent to the Metropolitan district." In view of the attempt, only recently thwarted, to locate such an institution at Yorktown on the Croton Water-Shed, near Lake Mohansic, the bill should be vigorously opposed unless it shall be amended so as to specifically provide that no land upon a water-shed from which a municipality derives its water supply, in whole or in part, shall be selected as the site for the proposed hospital.

Assembly Int. 610, Meyer. (Same as Senate Int. 506, Nicoll.) Making an appropriation for the expenses of the Commission established pursuant to Chapter 426, Laws of 1917, for the investigation of port conditions at the Port of New York.

This bill is disapproved. It appropriates \$100,000 to continue the work of the Commission appointed by Chapter 426, Laws of 1917, to investigate the Port of New York conditions. The job this Commission was appointed to perform, but which it has thus far only scratched at, has been fully accomplished by the Van Benschoten Commission, appointed by authority of Chapter 720, Laws of 1917, to investigate the surface railroad situation on the west side, Manhattan, as appears from its comprehensive report to the Legislature, dated January 31, 1918. Here are two Commissions appointed about the same time by Governor Whitman to investigate the same subject. One finishes its work promptly and now the other comes along and wants an additional \$100,000 to enable it to go over the same ground. The bill should be opposed and the attention of the Governor should be called to the apparently useless duplication of the work of the Van Benschoten Commission the bill contemplates.

Assembly Int. 470, Judson. (Same as Senate Int. 420, Emerson.) To amend the Tax Law, in relation to the definition of investments.

This bill is disapproved. It amends the Secured Debts Law so as to bring within the provisions of the law, bonds,

notes, debts, debentures, etc. (except those payable on demand or within one year), instead of limiting its application to all such instruments as are part of a series of similar instruments; it also provides that bonds secured by a deed of trust or mortgage are exempt from its provision, only if the mortgage tax shall have been paid on the real estate; it also provides for the refund of taxes erroneously paid. The Real Estate Board is opposed to the inclusion of more taxables in the Secured Debt Law, and believes this bill should be vigorously opposed.

Senate Int. 495, Sheridan. (Same as Assembly Int. 686, Coles.) To amend the Real Property Law, in relation to registering title to real property.

This bill applies to the Torrens Law. It has been examined carefully by the Torrens Law Committee of the Real Estate Board, and is disapproved. The Legislation Committee concurs in this disapproval. The amendments proposed by this bill would nullify the Torrens Law of New York by rendering it unconstitutional. The following are the chief reasons for this view: The Court procedure for registering a title as provided by sections 384-a-385 omits any requirements that the Court shall determine who are to be proper parties defendant, and provides that those who are designated as such parties by the applicant shall be given notice of the proceeding by registered mail only fourteen days before the hearing or by publication in one newspaper for only two weeks, as the Court may direct. This time is entirely too short; the notice is not adequate; and no registration on such a procedure could be conclusive and binding on all the world. The bill provides further that judgment may be taken by default if none of the defendants appear. This is impossible in such a proceeding, and in our opinion it would be absolutely unconstitutional. The burden of an absolute insurance is also placed on the county by this bill; and this we think is unconstitutional. The work of registering titles is restricted by this bill entirely to public officials, and this we think unwise. The effort to minimize time and expense, which prompts the amendments offered by this bill, is in itself praiseworthy; but these proposed amendments go so far as to nullify the law and make it unconstitutional.

Assembly Int. 9, Youker. (Same as Senate Int. 151, Burlingame.) Amending the Real Property Law, generally, relative to registration of titles to real property under the Torrens System. Official examiners of title under the bill are placed in the Classified Civil Service. Only duly licensed attorneys may be such examiners.

This bill is disapproved. The three most fundamental difficulties with this bill are: (1) that it does not require personal service of the summons in the court proceeding on any defendant, no matter how well known, (2) that it provides erroneously for judgment by default in this form of proceeding in which there may be infants or other incapacitated parties, under which circumstances the laws of this State have always required the plaintiff to prove his case, and (3) that it does not demand a guardian ad litem to look after the interests of such incapacitated persons in the suit. It also puts an unwarranted, and we think unconstitutional, burden of insurance on the country; and it fails to require in terms sufficiently explicit that the court shall pass judicially on the validity of a title to be registered. Many of the carefully worked out good features of the present law are preserved, of course, in this proposed amended bill. But, while the existing law so closes the circle of absolute requirement in such case as to make a registration conclusive against the whole world, this proposed bill leaves that circle open at a number of crucial places.

NEW YORK BUILDING MANAGERS TO MEET

Monthly Dinner Scheduled for March 12—
Several Important Questions Considered

THE New York Building Managers' Association will hold its next meeting at the Park Avenue Hotel on Tuesday evening, March 12, at half-past six o'clock, at which time an address on the subject of "Pipe" will be delivered.

The Legislative Committee has been active in the consideration of bills presented to Albany. It has disapproved several measures, and requests that each member of the association and all others interested in real estate write to his Assemblyman or Senator that they may be defeated.

The following Assembly bills are disapproved: No. 325, Rosenberg; No. 349, Orr; No. 350, Orr; No. 357, Karlin; No. 395, Smith; No. 402, Garfinkel; No. 438, Rosenberg and No. 464, Garfinkel. The following Senate bills are disapproved: No. 77, Gibbs; No. 269, Smith, and No. 309, Dowling. Copies of these bills and the written protests of the committee are on file in the office of the association.

The Weekly Underwriter gives the fire losses in the United States and Canada for January, 1918, as \$37,575,100 as compared with \$36,431,770 last year. The increase is slightly more than 3 per cent. The Underwriter states that

"it is disconcerting to have the new year open up so unfortunately." Nothing is said about the thoughts of the unfortunate premium payers whose rates have lately been increased 10 per cent. In view of the 3 per cent. increase in losses it is refreshing to note in an editorial in the same issue of the Underwriter the following: "The real question that is secretly disturbing both fields is as to whether 10 per cent. was a sufficiently high figure. Many of the best authorities here think not. Had New York's action been delayed a few weeks longer it is probable that 20 per cent. would have been charged. There is no complaint by the public on the 10 per cent. advance. They probably feel that they got off easy." The Real Estate Board, under the able insurance chairmanship of J. J. Hoey, vice-president of the Continental Insurance Company, seems to feel the same way about it, and no complaints have been forthcoming from the State Superintendent of Insurance, who officially represents the public.

A decision has been handed down by the State and Industrial Commission in the case of "Zubradt v. Estate of George Shephard," which holds that a janitor who, while engaged in cleaning windows,

a hazardous employment, falls to the street, sustaining serious injuries, is entitled to an award under the Workmen's Compensation Law, his employment being incidental to the non-hazardous business of his employer, who was engaged in operating apartment houses.

A decision has been handed down by the Appellate Division of the Supreme Court in the case of "Muller v. Hillenbrand," holding the owner of an apartment building liable where the janitor of the apartment house committed an assault upon a child who was roller skating upon the sidewalk in front of the premises to the annoyance of the tenants of the apartment.

Members are especially cautioned to keep in mind the various measures which have been introduced at Albany, as well as an ordinance introduced in the Board of Aldermen, which are designed to hold landlords responsible for failure to supply heat or hot water in apartment houses, regardless of any unusual conditions which make it impossible to obtain coal.

It has been announced by the representatives of the local and state Fuel Administration that their officers are now working on plans to prevent a coal shortage next winter. Suggestions for the accomplishment of this result will be welcomed by the Fuel Administration. If any member has a practical suggestion to make it would be well to forward it to the Coal Committee of the association.

TAX DEPARTMENT ASSESSMENT TABLE

THE following table has been compiled by the Tax Department and shows, in condensed form the various classes of assessments cared for by the

Department for 1917, as compared with 1918. There is a decrease of \$82,647,589 indicated, which is caused by the decrease in the Personal Estate division. The table follows:

	1917.	1918.	Increase.
Manhattan.			
Real Estate	\$4,679,692,596	\$4,705,608,146	\$25,915,550
R. E. Corp.....	106,156,940	106,171,500	14,560
Franchises	302,494,867	282,825,592	DEC. 19,669,275
Total	\$5,088,344,403	\$5,094,605,238	\$6,260,835
Bronx.			
Real Estate	\$630,882,481	\$644,420,521	\$13,538,040
R. E. Corp.....	47,405,500	49,610,750	2,205,250
Franchises	35,939,013	32,097,927	DEC. 3,841,086
Total	\$714,226,994	\$726,129,198	\$11,902,204
Brooklyn.			
Real Estate	\$1,666,307,845	\$1,703,039,741	\$36,731,896
R. E. Corp.....	30,061,045	31,114,490	1,053,445
Franchises	94,532,547	92,659,654	DEC. 1,872,893
Total	\$1,790,901,437	\$1,826,813,885	\$35,912,448
Queens.			
Real Estate	\$510,032,993	\$527,916,480	\$17,883,487
R. E. Corp.....	35,395,640	36,203,400	807,760
Franchises	24,436,374	27,479,195	3,042,821
Total	\$569,865,007	\$591,599,075	\$21,734,068
Richmond.			
Real Estate	\$83,451,435	\$91,730,925	\$8,279,490
R. E. Corp.....	3,594,880	4,352,800	757,920
Franchises	4,164,844	4,411,730	246,886
Total	\$91,211,159	\$100,495,455	\$9,284,296
Classes of Real Estate.			
Ordinary Real Estate.....	\$7,570,367,350	\$7,672,715,813	\$102,348,463
R. E. Corp.....	222,614,005	227,452,940	4,838,935
Franchises	461,567,645	439,474,098	DEC. 22,093,547
Total	\$8,254,549,000	\$8,339,642,851	\$85,093,851
Personal Estate.			
Manhattan	\$339,106,700	\$194,775,200	DEC. \$144,331,500
The Bronx.....	9,524,400	7,357,100	DEC. 2,167,300
Brooklyn	57,502,715	39,683,575	DEC. 17,819,140
Queens	10,266,200	7,909,400	DEC. 2,356,800
Richmond	2,756,300	1,689,600	DEC. 1,066,700
Total	\$419,156,315	\$251,414,875	DEC. \$167,741,440
Assessment Roll of Real and Personal Estate.			
Manhattan	\$5,427,451,103	\$5,289,380,438	DEC. \$138,070,665
The Bronx	723,751,394	733,486,298	9,734,904
Brooklyn	1,848,404,152	1,866,497,460	18,093,308
Queens	580,131,207	599,508,475	19,377,268
Richmond	93,967,459	102,185,055	8,217,596
Total	\$8,673,705,315	\$8,591,057,726	DEC. \$82,647,589

Hearing on Boylan Tax Rate Bill.

The New York Board of Title Underwriters, is heartily in favor of the passage of the Boylan Bill (Senate Int. 621) which establishes 17½ mills on each dollar as the flat tax rate for real estate. The organization will be represented at the hearing before the Joint Senate and Assembly Cities Committee, at Albany, next Tuesday. John L. Parish, secretary of the organization, said yesterday:

"Everyone interested in real estate should communicate with his Senator and Assemblyman before next Tuesday so that concerted action may be obtained in getting this important legislation on the Statute Books. This measure is a wise municipal economy and will rebound to the benefit of real estate."

Edward P. Doyle, of the Real Estate Board of New York, addressed the members of the Brooklyn Board of Real Estate Brokers last Wednesday afternoon in the Board Room of the Brooklyn organization, 189 Montague street. Mr. Doyle discussed the attitude of the Manhattan brokers of the Boylan bill. The Board favors the measure.

The Brooklyn Board of Real Estate Brokers heartily indorsed the measure and through its Taxation and Legislation Committees has started a campaign among its members, both active and associate, as well as among the civic organizations of the Borough to speed the passage of the bill.

A large delegation of Brooklyn real estate men, civic workers, taxpayers' associations and others interested in the success of the bill will join the Real Estate Board of New York delegation next Tuesday morning which will leave on a special train from Grand Central Depot at 8 o'clock for Albany to attend a hearing of the bill. William P. Ray, President of the Brooklyn Board, will head the Brooklyn delegation.

Control of Waterways.

A committee of three has been appointed by Director General McAdoo to investigate the inland and coastwise waterways of the United States and advise him as to the best means of putting them to advantageous use and solving transportation problems. The canals of the country and the coastwise Mississippi and lake traffic will be considered. Work has already been begun by the committee which is headed by Maj. Gen. W. M. Black, Chief of Engineers of the United States Army.

REAL ESTATE BUILDERS
RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday
By THE RECORD AND GUIDE CO.

F. T. MILLER, President
J. W. FRANK, Secretary & Treasurer
S. A. PAXSON, Business Manager
A. K. MACK, Editor

119 West 40th Street, New York
(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

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NOTICE.

IN accordance with rule
LXXXVI of the Supreme Court
General Rules of Practice, the
Record and Guide has been de-
signated by the Appellate Division
of the First Department, for the
publication of all legal notices,
and such insertion in the Record
and Guide will be accepted as ful-
filling all requirements of the law.

In order that real estate brokers and agents may participate in the Thrift Stamp Campaign, the Realty Division of the War Savings Committee, Laurence McGuire, chairman, has prepared postal cards which will be given, in limited quantities, to agents, so that they may be enclosed with the rent bills. Attention is called to the advisability of exchanging Liberty Loan coupons for Thrift Stamps.

On next Tuesday there will be a Joint Hearing at Albany before the Senate and Assembly Committee on the Boylan and Seesselberg bill fixing the tax of 17½ mills on each dollar of real estate and 2½ mills on each dollar of personalty, the latter without offset for debt or exemption, unless such exemption is in the nature of a contract between Federal, State and City government, and the owner of the property. The Real Estate Board of New York has taken the stand that a fixed rate would be a great stimulus to real estate investing and believes that a low personalty tax could be collected. This position is sound, for both will encourage economy in municipal affairs. It is through the Board's efforts that the bill was introduced.

Increasing Material Prices.

After a survey of the building material market for the past year it is possible to realize that the building interests, particularly in the Metropolitan zone, have a foundation for their present attitude regarding building conditions. One of the prime contentions of prospective builders, architects, contractors and their allied interests, was the prohibitive cost of construction due to the excessively high levels of material prices. The claim was frequently heard that no revival of structural activity could possibly be started while these levels were maintained by the producers and dealers. Although this is partly true it might be interesting to note the extent of the commodity price increases during the past year, and if possible to predict the possible effect upon the future of building in the local territory.

From February, 1917, to February, 1918, there has actually been a steady increase in the prices of practically all building commodities. Steel is a notable exception. This upward trend occurred despite the marked drop in the volume of active construction. The ratio of price advances varied according to type and use and ranged from ten per cent. to more than one hundred per cent. in certain instances. The increases that are noted are the figures that were current in the wholesale markets and the cost to the ultimate consumers naturally increased in proportion.

In February, 1917, Hudson River common brick brought \$9 a thousand, in cargo lots, in the wholesale market. At the present time, but in a much slower market, this type of brick is being quoted at \$10.50 a thousand and there is every prospect of further advances in the immediate future. One year ago Portland cement, in a comparatively active market, was selling at \$1.97 and today the price is \$2.15 with no certainty that this figure will hold for any length of time. Present conditions seem to assure a substantial advance from the present level. Rosendale cement has not been effected to the extent of many other commodities and has only increased 15c. a barrel over the price of last year.

The price of gravel has increased between sixty and seventy per cent. and is now being quoted at about \$2 a yard with practically none available at any price. Furthermore, the Federal Government is ready to utilize almost the entire output of the coming season in the furtherance of its program of essential military and naval construction. Lime, eastern common brands, has advanced within the year from \$1.60 to \$1.90 a barrel, and the hydrated grades have experienced proportionate increases.

In the entire building material market there was probably no more sensational advance in price than that experienced by the buyers of building sand. For a long time the average price of sand was in the neighborhood of 50c. a cubic yard. Today, the wholesale price of this commodity is \$1.15, or nearly \$2 a cubic yard delivered at the job. The prime reason for this seemingly excessive figure was the severe weather experienced all through the winter with its contingent difficulties of transportation; increased demand caused by the augmented use of reinforced concrete as a medium of construction for industrial and commercial structures, and the extreme scarcity of labor required to mine the sand and handle it at the production plants.

The lumber market has also been materially effected by the high production costs and the shortage of labor both in the woods and at the mills. Difficulties caused by freight congestion also contributed in advancing prices as there was a consistent demand but a scarcity of available supply. The requirements of the Government for lumber necessary in the construction of cantonments, base hospitals and other projects of a similar character created a scarcity in the local markets and made it possible for the dealers to maintain their high price levels. Yellow pine flooring increased

during the year almost forty per cent. in price and hemlock lumber advanced about twenty per cent.

Structural steel is one of the few building essentials that at the present time is quoted at wholesale at a lower figure than that which maintained last year, but this is attributable to the influence of the action of the Government in regulating the output and controlling the price. At the same time it is almost impossible to obtain fabricated material for use in private building construction, and where it can be had, delivery is made only after lengthy delays. The additional cost of shop work and erection offsets the control price at wholesale, so the builder is but little better off financially than he was last year in so far as the structural steel is concerned.

Unquestionably these facts seem pessimistic and in a manner they are, yet it must be taken into consideration that the best informed individuals in the building trades are confirmed in their opinion that the present high levels are here for a long time; that the highest point in material prices has not as yet been reached. Before a downward revision in the price scale occurs the present levels will be considerably advanced. The present time would seem to be a most propitious one for contemplative builders to put their houses in order and arrange for an early start of projected operations.

Inadequate Subway Exits.

When the extension of the Seventh avenue subway through William street is opened, intending passengers on this important link in the Dual Subway System south of City Hall will be somewhat in the predicament of a passenger on a torpedoed liner who has a life preserver in hand but who is unable to adjust it to his person. The William street tube is planned to relieve the rush hour congestion east of the old Broadway subway, while the newly opened tunnel along West Broadway will take care of the crowds west of that thoroughfare.

But, unlike the ample provisions made for ingress and egress to the Broadway and West Broadway tubes, the Public Service Commission has so far built only three entrances to the William street subway between City Hall and Wall street. These stairways, of which two are at Fulton street and one through a building in John street, are also to be used as exits. All three are situated to the east of William street, the Public Service Commission holding that William street is so narrow that it is impossible to provide entrances in both sides of the street.

If William street is too narrow for entrances in both sides of the street it is much too narrow to force the crowds, trying to use the subways all over to one side of the street. It will not diminish the crowds at the three entrances if the same stairways are used for exits. The relief which the business men have expected from the opening of the William street tube will not be felt if the Public Service Commission does not make the subway available.

William street is lined with high buildings containing many thousands of offices. Office hours in these buildings are generally from nine to five o'clock. Practically all the people employed in these buildings go and come at the same hours, and to try to funnel them into the subway through three small openings in the few minutes in which they are trying to get to their homes will result in bringing down upon the Public Service Commission rather more condemnation than anything it has had to stand for in a long time.

The number of entrances necessary to accommodate the crowds at the John-Fulton streets section of the line may be judged by the fact that the old subway has eleven entrances between the north side of Fulton street and the south side of Dey and John streets. The West Broadway line has ample exits also.

This question of the inadequacy of the provisions for getting into and out

DATES TO REMEMBER.

- March 31**—Water rates, last day to pay without penalty.
- April 1**—Federal income tax, last day to file report with Government.
- May 1**—Real estate taxes, first half becomes due.
- May 30**—Real estate taxes, last day to pay tax without penalty.
- June 15**—Federal income tax, last day to pay.
- June 29**—Reduce assessed value, last day to begin proceedings under certiorari to review determination of Tax Commissioners to reduce assessed valuation.
- August 31**—Real estate and personal tax for 1919, levied as of October 1.

of the William street tube is not a new one. The attention of the Public Service Commission has been repeatedly called to this condition, but, so far, nothing has been done to remedy the defects in the original plans, although the line is approaching completion.

Now a committee of business men at the head of which is Rudolph Wirth has sent to Mayor Hylan a communication asking him to make an investigation of the facts and if it is proved that the contention of the committee that the exits are totally inadequate to see that relief is afforded. In Mayor Hylan's absence Acting Mayor Smith has referred the matter to Borough President Dowling, who has commenced a careful examination of the problem.

There ought to be some way that the Public Service Commission can adjust this life saving tube to the necessities of the occasion so that the long suffering public can get its head and shoulders into it without squirming.

Fire Insurance Investigation.

Editor of the RECORD AND GUIDE:

I note that Senator Downing directs his proposed inquiry particularly with reference to the basis on which the rates of fire insurance are fixed and for the purpose of ascertaining the reasons for the recent increase in such rates. Now it seems to me that such an investigation would be largely a waste of time and money and serve no useful purpose—in fact, serve no purpose so far as I can see, other than furnish a medium through which many people might give voice to their prejudice against the insurance companies.

The making of rates is almost entirely in the hands of the Fire Insurance Exchange, against which, naturally, there is some sentiment from time to time on the part of those who are dissatisfied with its rulings. The Exchange, however, has served a useful purpose insofar as it has prevented a ruinous competition among the companies, and so far as I can see, it should not be left open to those who would destroy it for one reason or another.

If in its rate-making, the Exchange has been unfair or arbitrary in some cases, the remedy of the property owner seems to me to be quite clear under Section 141 of the Insurance Law which provides that it "shall be subject to the visitation, supervision and examination of the Superintendent of Insurance, who shall cause to be made an examination thereof as often as he deems it expedient and at least once in three years. For such purpose he may appoint as examiners one or more competent persons, and upon such examination, he, his Deputy or any Examiner authorized by him shall have all the powers given to the Superintendent, his Deputy or any Examiner authorized by him by section thirty-nine of this chapter, including the power to examine under oath the officers or agents and all persons deemed to have material information regarding the business of or manner of operation by every such person, corporation, as-

sociation, bureau or board. The Superintendent shall make public the results of such examination and shall report to the Legislature in his annual report on the methods of such rating organization and the manner of its operation."

Under these circumstances, would not a request by the Legislature for an investigation and report from the Superintendent of Insurance on the question of rates, answer all practical purposes, and would we not in this way have an investigation by a man entirely without prejudice, one seeking no publicity or notoriety so far as the subject is concerned, and possessing the skill and ability that come from long experience, and which would enable him to make an intelligent and fair report? Such a condition would conserve the interests of the companies as well as those of the insuring public.

A legislative investigation of the subject would in all probability not be fairly reported, and as reported, tend largely to inflame public sentiment against the companies. In this connection, I have oftentimes observed during the many years that I have been more or less familiar with fire insurance, that the public mind seems satisfied only when premium rates are cut, and no thought is given to the vital necessity of maintaining or increasing the financial strength of the insurer.

I am not aware that underwriting profits have been large enough during the past twenty years to warrant any material onslaught upon the rates of premium, and I have sometimes felt that were it not for the skillful financing of the companies by able executives, our insurance facilities would be infinitely less than they now are.

I hold no brief for the Exchange, nor for the Superintendent of Insurance, but I do believe that between the two, and in the light of the section of the Insurance Law just quoted (Section 141), the interests of the insuring public are reasonably safeguarded and that an investigation at this time is not warranted.

WILLIAM B. ELLISON.

Staten Island Tax Sale.

Editor of the RECORD AND GUIDE:

The following is a copy of a letter sent to President Dreyfus of the Staten Island Civic League with respect to an impending tax lien sale in Staten Island:

"No tax lien sale for the Borough of Richmond has been advertised and no date has been fixed for any such sale. There are about 6,000 liens that are in arrears. The earliest time for which a sale could be fixed would be about January or February, 1919.

"Under a bill now pending in the Legislature, which has been approved by me, authority is given to the comptroller to grant an adjournment of a tax lien sale for a period of three years. The present law limits the power of adjourning to fifteen months. You will see, therefore, that even if the necessary steps were taken now to prepare for a sale in the early part of 1919 there is ample provision in the law for the granting of adjournments to meet any condition that may exist in 1919 or thereafter.

"While I should personally like to adjourn all tax lien sales until after the war, the necessities of the city are such that it is important that arrears be paid up as quickly as possible under the conditions of the times so that provision may be made for new schools, etc. Perhaps you do not understand that a large amount of money has been advanced by the City of New York to pay for local improvements, the assessments for which have not been paid by property owners. The total amount of assessments and arrears on December 31, 1917, due to the City of New York for advances made for the Street Improvement Fund, the fund for street and park openings and special assessments, was \$24,088,333.33. This great outstanding, uncollected indebtedness diminishes the city's borrowing power to that extent and acts to the detriment of every one. It is one of the causes for overcrowding in the schools, due to the inability to provide new school buildings.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin,
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 305.—Where a man gives possession of a house to prospective buyers who have signed a contract to buy, pending search of title, etc., but there is no stipulation as to rent, is the owner obliged to keep the property in repair or if the tenant has repairs made, is the owner legally liable for same?

Answer No. 305.—Where a vendee in a contract for the sale of land enters into possession without an agreement to pay rent therefor, he ordinarily cannot recover for any repairs he may make, nor is the vendor during such occupancy under a duty to make repairs. If the title should prove defective and the vendor without fault of the vendee refuses to complete the sale the vendee has an equitable lien on the land for necessary repairs he may have made. The terms of the contract are not disclosed and the above answer is upon the assumption that it contains no stipulation providing who shall be responsible for repairs or improvements made pending its consummation.

"I trust that an appreciation of these conditions will impel those on whose behalf you intervene to make such exertions as are reasonably possible under war conditions in making payments on account of arrears so that the necessities of the city may be somewhat relieved and a better condition created for the granting of adjournments in 1919 should the war then continue."

CHARLES L. CRAIG,
Comptroller.

Objects to Tax Levy.

Editor of the RECORD AND GUIDE:

William Jay Schieffelin, Chairman of the Citizens' Union, instituted suit this week, through Leonard M. Wallstein, as his attorney, for an injunction against Comptroller Craig and the Board of Aldermen to restrain them from including the \$2,061,364.06, which is the cost of the city's share of opening and extending Queens Boulevard in Queens, in the tax levy for the year 1918.

Preliminary steps for the inclusion of this sum in the tax levy were taken at the last meeting of the Board of Estimate, on Thursday, February 21. It was at that meeting that Mr. Wallstein objected to the report of the Board's Committee on Finance and Budget that it had no choice but to add this sum to the tax levy, resulting in an increase of 2½ points in the tax rate.

Mr. Schieffelin's action is brought upon the ground that the Board of Estimate, in reaching its decision to raise this money by taxation instead of by the issuance of fifty-year corporate stock, failed to comply with the provisions of the Charter, which require that before any decision is reached as to how the city's share of such improvements shall be paid, ten days' notice must be given to the public in order that persons interested may appear before the Board of Estimate. No such notice was given in this case. The first information which the public had that the Board proposed to dispose of this matter at its meeting of last Thursday was the appearance of this item on its calendar, which was published only the day before.

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REAL ESTATE NEWS OF THE WEEK

Notable Sale in the Financial District— Demand For Private Residences Increases

FOLLOWING closely upon the recent sale of the old Stevens House in lower Broadway, comes the announcement that the twenty-six-story office structure at 50 Broad street has been sold to a newly-formed corporation. The two properties are practically within a stone's throw of each other, and though entirely different in character, still indicate the demand for high class properties located in the financial section of Manhattan.

In the former case the property was acquired by a large steamship company who will improve the site for investment, though it will occupy a portion of the building. In the latter instance the property was already improved with a substantial structure, in splendid condition.

The new owners of 50 Broad street have obtained a structure which has passed through the experimental stage. After its completion there was far more space available in the financial district than the demand warranted, and as a result it went to foreclosure and was acquired by the plaintiff, the seller in the present deal. About the time of the foreclosure sale the total rent roll amounted to \$65,000 a year. This was due in part to the many vacancies in the building and also that space did not command the present figures. Today the building is completely filled, with the exception of a couple of booths on the ground floor, and the gross rental is about \$300,000.

There has been an enlivened demand for private houses, as stated in the Record and Guide a few weeks ago. This class of property seems to be coming once more into favor, and the trou-

ble seems to be to obtain really desirable properties at a fair price. Owners are becoming stiff in their demands and it is becoming harder to close deals.

This condition also applies to apartment houses. It is noticeable that exchanges are not as frequent an occurrence as a few months ago. During the past few weeks several good-sized deals have been consummated, the exchange feature being but a small part of the consideration, while in other instances this element was entirely eliminated.

Increased rentals and the cessation of building operations of a speculative nature are primarily responsible for the demand. It will be surprising if the market is not considerably enlivened before the summer months come around.

Leaders in the real estate field, specially representative of the large loaning institutions, have held several meetings during the past few weeks for the purpose of analyzing the financial condition of the market. The consensus of opinion was that war conditions are primarily responsible for the lack of money available to finance real estate operations. The committee dwelt upon the difficulty being experienced in obtaining renewals on expired mortgages and the hardship caused to those who were unprepared to meet the obligation either in whole or in part. The mortgage and title companies who had guaranteed mortgages were face to face with the problem of meeting these payments. In order to relieve the tension two committees were appointed one to consider the legislation at Albany and the other to consult the authorities at Washington. Further details of the movement will be found in another column of this issue.

Thrift Stamp Campaign.

The decision of the National War Savings Committee to incorporate all of the realty men in the five Boroughs under Laurence McGuire, Chairman of the Realty Division, has met with the expected results. Brokers from Brooklyn, Queens and Richmond are already addressing their communications to the Committee at 217 Broadway, offering their help in this movement, which must be waged with renewed vigor. Mr. McGuire, when interviewed yesterday, said: "Although it is less than two months since I organized the Realty Division of the War Savings Committee, I am proud of our achievement. With the assistance of A. N. Gitterman, who is acting as our secretary, we have a committee of one hundred who for convenience have divided Manhattan into twenty-seven districts and have bought more than 20,000 thrift stamps and cards which was the original allotment. The banner district of Manhattan is north of Dyckman street, and from that location alone we have received the report cards regularly and promptly which are so necessary for the proper compilation of sales. This the Government is most anxious to receive so that they may record the interest in this movement and see the effect of proper introduction of thrift methods.

"Mr. Just's Upper Manhattan division has established a record hard to beat, totalling 256 War Savings stamps and 1,579 Thrift Stamps. I hold three cards dated February 16, which show not only individual effort, not confined, however, to this district solely, but wonderful team work.

	W. S. S.	Thrift	W. S. S.	Thrift
	Stamps.	Stamps.	Stamps.	Stamps.
A.....	27	50	194	588
B.....	1	24	62	556
C.....	..	26	..	435
			256	1,579

"From this district emanates the idea which we expect will bring our biggest returns in the Exchange of Liberty Loan Coupons for Thrift Stamps, this plan devised by Roby V. Priddy, a for-

mer employee in one of our member's offices, has already brought results, and with the circulation of the post cards, now being prepared, no doubt our division sales will be double in March over the two previous months. Many of our members are using individual methods of helping the general sales campaign. Robert R. Rainey uses a stamp "War Savings Stamps for Sale. Apply at office or from Rent Collector," on all bills, receipts, letters, etc.

"J. Irving Walsh encloses a letter with all his communications asking tenants to include an extra payment for stamps, card for which he stores 'free of charge' in his office safe.

"Ex-President Edgar A. Tredwell received the prize offered recently for the best suggestion for the encouragement of sales among our own members which was to ask each member to send a check for ten dollars to the order of War Savings Committee and the Committee to request the members to sell the extra thrift cards, so that each member of every class would have contributed something to the campaign which must be successfully waged and with renewed vigor."

Queens Manufactories.

The replies to the questionnaire recently sent out by the Industrial Bureau of the Chamber of Commerce of the Borough of Queens to manufacturers have been tabulated and show that in addition to the seventy-five plants in Queens that are now producing government supplies, there are nearly 100 other manufacturing establishments which have large available floor space and are ready to take on government contract work at once.

The total floor space included in the manufacturing plants which have indicated their willingness to do government work amounts to approximately 2,250,000 square feet, of which 50 per cent. on an average is available for government work. These plants now have 5,000 employees and could employ more than 7,500 men and women.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 32 as against 21 last week and 48 a year ago.

The number of sales south of 59th street was 18 as compared with 6 last week and 15 a year ago.

The sales north of 59th street aggregate 14 as compared with 15 last week and 33 a year ago.

From the Bronx 17 sales at private contract were reported as against 8 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 270 of this issue.

\$2,000,000 Broad Street Deal.

Through the signing of contract, one of the large downtown office buildings will pass into new hands on April 1. Albert B. Ashforth, Inc., sold for the New York Life Insurance Company to the newly organized Broadex Realty Corporation, the twenty-six-story building at 50 Broad street. The amount involved is reported to have exceeded \$2,000,000, and a loan of \$1,750,000 at five per cent., having amortization clauses, has been arranged for. The structure is comparatively new, having been erected in 1912 by interests identified with the Degnon Construction Company and the Tube Realty & Terminal Company. Willauer, Shape & Bready were the architects, and at the time of construction they estimated its cost at \$1,500,000. The New York Life Insurance Company instituted foreclosure proceedings in 1915, and acquired the property on a bid of \$1,500,000. The mortgage judgment amounted to about \$1,725,000. The site was acquired in 1912 by the Fifty Broad Street Company from the Empire Realty Corporation. The structure stands on a plot fronting 80.3 feet in Broad street, 60.5 feet in New street, and has a depth of 186.4 feet. Before the war the building contained many vacancies, but since that time the demand for office space has increased to such a proportion that the rentals were advanced from \$65,000 to about \$300,000. The property is assessed by the city for taxation purposes at \$1,900,000. It is located between the Stock Exchange and the Consolidated Exchange and faces the Curb Market.

Architect Purchased Home.

Charles B. Wetmore, of Warren & Wetmore, architects, purchased for his future home, the four-story residence at 8 West 53d street, facing St. Thomas' Church, through Pease & Ellison, from the Estate of Lillian S. Gillespie, for a price said to be slightly less than the assessed valuation of \$115,000. This block is highly restricted. The sole deviation from private houses in this block was eliminated in 1900 when owners on the block, backed up by residents in 53d street, paid \$19,000, so that no change to the apartment house then existing at 21 and 23 west 53d street would be made. George Blumenthal ultimately bought the property and built a home which he recently vacated for his new residence at Park avenue and 71st street. It is just thirty years to a day since the firm of Riker & Son, predecessors of the firm of Pease & Ellison, sold the property for George R. Sheldon, as trustee, to Thomas Stokes, father of Mrs. Gillespie. She purchased the property from her father in 1899.

Heights Apartment in Exchange.

Frederick Brown resold to Howard C. Higgins, ship builder, the two five-story apartments at 530 and 534 West 179th street, each 43.6x100 feet, having accommodations for forty families. They are fully tenanted at an annual rental of \$14,000. The holding price was \$120,000. In exchange was given the Magnolia farm at Freneau, near Mattewan, N. J., consisting of 98 acres, with a large main house and six outbuildings, held free and clear. Included in the sale are 22 thoroughbred horses, in addition to other live stock, together with farming imple-

ments. Seven acres of the tract are woodland, and the remainder is devoted to truck raising and alfalfa. The estate was originally the home of Phillip Freneau, said to have been a close friend of General George Washington. Mr. Brown acquired the 179th street houses last month from a company headed by Jacob Hirsch.

Sale in Union Square.

John R. Strong, as executor, sold through I. B. Wakeman, the five-story office building and stock at 24 Union Square East, adjoining the Union Square Savings Bank at the northeast corner of 15th street. The site measures 26x125 feet, and was held at \$90,000. The property has been in possession of the Brown and Johnson families for more than a half century.

Haven Avenue Corner Sold.

Byrne & Baumann sold for the Henry Morgenthau Company, to the Harvey

Realty Company, D. W. O'Neill and Robert F. Archibald, the southwest corner of Haven avenue and 181st street, vacant, measuring 112 feet on Haven avenue, 87.6 feet in 181st street, having south and west lines of 100 and 125 feet, respectively. In exchange was given the northwest corner of Eighth avenue and 127th street, two five-story flats with stores, on a plot 50x83.6 feet. The Haven avenue plot was held at \$60,000, and the Eighth avenue corner \$80,000. This completes the sale by the Morgenthau Company of all its vacant holdings in the Fort Washington section. Originally the same company controlled all the vacant land in Broadway, between 177th and 181st street, west to Riverside Drive. Much of this property was sold in large plots at auction to builders who improved with high class apartment houses. At the present time there are only a few vacant corners left in the whole section. The Harvey Realty Company owns the three six-story ele-



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Reader Interest in Advertisements

Too large a proportion of trade paper advertisements are composed of descriptions of what the product is—not what it will do. They are written from the standpoint of the manufacturer instead of that of the user.

They suggest the interest of the man who made the product, rather than the one who is going to put it to work.

In the case of a technical product to be installed in the plant of the buyer, his whole interest is connected with the application and not limited to the way the machine or appliance was made.

Reader interest in ads of this kind, means getting into them data having to do with the experience of others in connection with the product advertised.

The reason so few ads are of this character is because it is a lot more trouble to get the facts of a customer's experience than to tell what the factory knows about how the goods were produced.

The latter can be made into interesting looking copy, but it will lack the practical, brass tacks atmosphere that makes advertising convincing.

It is the object of the Special Copy Service Department of the RECORD AND GUIDE to assist manufacturers in the preparation of copy that has Reader interest. The services of this department are available to our advertisers without charge.

The Advertising Man

(No. 14 of a continued series)

vator apartment houses at Northern avenue and 181st street, opposite the property just acquired. They will improve their new parcel with a multi-family house. Walter M. Wechsler represented the Henry Morgenthau Company as attorney, and Pressinger & Newcomb the purchasing company.

Garage for Lower West Side.

Ames & Company sold 760 and 762 Greenwich street, and 108 and 110 Bank street, forming an "L" around the corner of these thoroughfares for the Metropolitan Savings Bank to the Greenwich Associates, Inc. The site fronts 35.2 feet in Greenwich street, and 31.3 feet in Bank street, with west and south lines measuring 88.5 and 75.10 feet, respectively. The buying company is a new syndicate of investors organized to take advantage of the prevailing bargains in realty to be found throughout the city. A two-story garage will be erected on the site, and this projected building has been leased from the plans, through Ames & Company, to the firm of J. J. Archbold, Forwarders, Inc., for a term of twenty-one years. The entire transaction involves about \$150,000.

Deal in Lower Broadway.

Douglas Robinson, Charles S. Brown Company in conjunction with Charles F. Noyes Company sold for the Parsons Estate, 388 Broadway, a five-story building on plot, 28x175, through to Cortlandt Alley. The building was recently modernized. The property is leased on short term leases at about \$10,000 a year. The reported price was \$157,000.

Boudouine Estate Sells.

N. A. Berwin & Company sold for the Estate of Abram Boudouine, reported by the United States Trust Company, to I. Randolph and Everett Jacobs, the nine-story apartment house at the southwest corner of West End avenue and 84th street, measuring 108x100 feet. There are three apartments on a floor, containing nine, ten and eleven rooms. The annual rental is about \$50,000. The property is assessed at \$525,000.

East Side Dwelling Sold.

Pease & Elliman and Folsom Brothers sold for Howard Conkling, 157 East 70th street, a four-story residence, 95 feet east of Lexington avenue. The dwelling is 20 feet wide, and occupies a plot 36x100 feet, with a garden surrounding it. It was held at \$60,000, but was sold at a price considerably below this figure. In the immediate neighborhood are the homes of Stephen H. Brown, Woodward Babcock, J. W. Burden, Thomas D. Patchen and F. M. Blagden.

Former Tea Auction Room Sold.

Harry K. Grigg bought from Thomas G. Grace, the six-story office building at 132 and 134 Front street, on a plot 40.10x85 feet, at the southwest corner of Pine street. Mr. Grigg also owns 77 Front street, corner of Old Slip. He is in the coffee business, being connected with E. H. & W. J. Peck at 77 Front street. His newly acquired property, which was formerly the home of the Tea Auction Room, will be extensively altered and leased for a long term to one tenant. Geo. R. Read & Company were the brokers.

Deal in Broad Street.

Geo. R. Read & Company sold for the William Jay Estate, 86 Broad street, a five-story building, on a lot 27x98 feet. The property has belonged to members of the Jay family for more than fifty years. The new owner will alter the premises, and occupy a portion of it.

Uptown Residence Sold.

Douglas L. Elliman sold for E. C. Hoyt, president of the Central Leather Company, the four-story residence at 14 East 67th street, on a lot 23x100.5, held at \$110,000. The building adjoins the dwelling recently sold by B. F. Yoakum to George L. Williams.

Group of Bronx Houses Sold.

Frederick Brown bought from the Benenson Realty Company, Benjamin Benenson, president, 1879, 1881, and 1883 Southern Boulevard. The first and last named parcels are five-story apartment houses, the former accommodating 18 families and having three stores, measuring 15x116x irregular. The other is arranged for 23 families, with two stores, 52x134x irregular. The middle house is a one-story taxpayer, 18x91 feet, and provides court space for the apartments. The houses have a rent roll of about \$17,000. They were erected about three years ago by the P. J. Dwyer Building Company.

Manhattan.**South—of 59th Street.**

BROOME ST.—David Chenken sold for John J. Brown, Jr., of Philadelphia, 72 and 74 Broome st, a 6-sty new law tenement, on plot 47x75, 50 ft. west of Cannon st.

BANK ST.—Ames & Co. sold for Metropolitan Savings Bank property at 108 and 110 Bank st, connecting with 770 and 772 Greenwich st, to Greenwich Associates, Inc. Plans have been filed for the erection of a 2-sty garage and stable. The same brokers have leased the completed building for twenty-one years to J. J. Archbald, forwarders. The entire transaction involves \$150,000.

CHRISTIE ST.—Estate of James H. Aldrich sold to Joseph L. Buttenweiser the two 5-sty tenements at 168 and 170 Christie st, assessed by the city at \$40,000. The houses, which occupy a plot 49.9x82, located 150 ft. south of Livingston st, were acquired by the executors of the Aldrich estate last month, as plaintiff in foreclosure proceedings, on a bid of \$38,000. E. H. Ludlow was the broker.

FRONT ST.—Cammann, Voorhees & Floyd sold for Emma Breidenbach the 5-sty building, on lot 23.4x73.7, at 130 Front st, adjoining the corner of Pine st.

HUDSON ST.—Benjamin B. Davis, president of the B. B. Davis Co., purchased the 3-sty building at 260 Hudson st, and now controls the entire block front in the east side of Hudson st, between Broome and Dominick sts, upon which he plans to erect a large warehouse for his own business. The purchase was made through Norman Denzer from Anna Gottschalk.

LEWIS ST.—Lawyers Mortgage Co. sold the 6-sty tenement at 32 Lewis st.

WATER ST.—Cammann, Voorhees & Floyd, in conjunction with Chas. F. Noyes Co., sold for John A. Peck 124 Water st, a 5-sty building, on lot 19x60, located 87 ft. north of Wall st. The purchasers, W. H. & F. Jordan, Jr., Inc., importers and exporters, will occupy the premises.

WATER ST.—D. & W. Mullins sold for Lawyers' Mortgage Co. 592 Water st, a 4-sty tenement, on lot 22.7x56.6, located 45.9 ft. south of Montgomery st, to Elemco Realty Co. The selling company acquired the property in foreclosure in June, 1915.

12TH ST.—Heirs of the estate of Maria Bonnett sold the 4-sty dwelling, converted for business use, at 6 East 12th st, on lot 25x103. William Cruikshank's Sons and E. H. Ludlow & Co. were the brokers.

58TH ST.—Three-States Realty Co., understood to represent Frank J. Gould, purchased from Raphael M. Reay the 4-sty house at 224 West 58th st, on lot 20x100.5.

3D AV.—Realty Associates sold 827 3d av, between 29th and 30th st, a 4-sty double brick store and flat, on plot 26.8x100. A client of James Astarita purchased the property.

North—of 59th Street.

74TH ST.—Slawson & Hobbs sold for the estate of Robert H. M. Dawbarn 105 West 74th st, the 4-sty dwelling, size 20x55x102.2.

76TH ST.—William J. McDonald bought from the estate of Thomas P. Fitzsimmons 169 West 76th st, a 4-sty dwelling, on lot 20x102.2. Jacob J. Talbot negotiated the sale.

96TH ST.—Harry J. Rogers sold for George B. Bernheim 226 East 96th st, a 5-sty 16-fam. flat, on plot 32x100.8.

103D ST.—Land Estates, Inc., associated with New York Title & Mortgage Co., sold for investment 218 and 220 East 103d st, 4-sty brick flats, each containing 6 families and 2 stores, to J. M. B. Co., Joseph M. Brady, president.

114TH ST.—Lawyers Mortgage Co. sold the tenement at 224 East 114th st.

119TH ST.—Land Estates, Inc., associated with New York Title & Mortgage Co., sold 72 East 119th st, a 5-sty brick tenement, on plot 25x99, to S. J. L. Building Co.

123D ST.—Charles E. Gremmels, shipbuilder, bought from William J. Spain the apartment house known as the Belmore. It is a 6-sty elevator structure at 440 to 453 West 123d st, covering a plot 75x100.11, and faces Morning-side Park. The seller held it at \$130,000.

126TH ST.—James H. Cruikshank purchased from Laura L. Leggett the 3-sty dwelling, on lot 25x100 at 51 East 126th st. The property has been in the seller's family for more than 20 years. Porter & Co. were the brokers.

2D AV.—M. De Maio purchased from Central Trust Co., as trustee for Julie M. Grant, widow of Hugh J. Grant, the 4-sty building, with stores, at the northeast corner of 2d av and 115th st. David Lion and S. Soraci negotiated the sale.

7TH AV.—Land Estates, Inc., associated with New York Title and Mortgage Co., sold the 3-

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sty brick dwelling at 2226 7th av. on plot 25x75. The building is to be remodeled by the purchaser and used as a church.

Bronx.

JENNINGS ST.—Charles F. Deshler purchased from the heirs of the estate of Anna Wolanek the 3-sty apartment at 908 Jennings st, on lot 25x100.

SIMPSON ST.—Louis Slutkin purchased from Henry Morgenthau Co. 911 Simpson st. The structure contains accommodations for 35 families, is fully rented and occupies a triangular plot fronting 135 ft. in Simpson st and 157 ft. in Fox st. Rubin & Lefkowitz negotiated the sale.

2D ST.—John E. Andrews sold to Marble Hill Development Co. a plot, 60x125, in the west side of 2d st, 280 ft. south of Caton av, and a plot, 30x125, west side of 2d pl, 370 ft. south of Caton av. The former plot will be improved with a large building and the small lot with a residence. The city assessed the property at \$4,500. A. N. Gitterman negotiated the sale.

ANTHONY AV.—N. Young bought from John Davis the two 5-sty apartments at 1640 and 1642 Anthony av, on plot 50x100 each. The reported price was \$90,000 above a \$60,000 mortgage, the buyer paying all cash above this encumbrance. Heller & Sussman, in conjunction with Kurz & Uren, negotiated the transaction.

FOR SALE OR TO LEASE

FOR SALE—Kingston, N. Y.: first class residence, 15 rooms, solarium; garage; lawns; garden; fruit; exclusive neighborhood; bargain; owner retiring. PHYSICIAN, Box 478, Record and Guide.

FINE residence, Brooklyn Manor station (16 minutes from Pennsylvania Station); house 42 feet front, large piazza, 10 rooms and bath, billiard room, sleeping porch, garage; plot 100x137; close to Jamaica Ave. L station; price \$13,000. LUCE, 1659 Woodhaven Ave., Woodhaven.

FOR SALE—South Brooklyn, a one-family house of nine rooms and bath, situated two blocks from the the Ninth St. Station of the Fourth Ave. Subway; asking price, \$4,000; can be had on easy terms. R. MURPHY, 210 Eleventh St., Brooklyn.

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BAILEY AV.—Paul Weber sold for Cahn & Pittman the 3-sty 2-fam. house at 2876 Bailey av.

CARTER AV.—Louis Fine sold for the Meister Builders, Inc., to Hyman Luner 1691 Carter av, a 5-sty new-law house, on plot 37.6x39.

CROTONA AV.—Frederick Brown sold to a client of S. Brenner & Co. the northwest corner of Crotona av and 170th st, a 5-sty 20-fam. house, on plot 40.4x116.1, located one block south of Crotona Park. The building is fully tenanted. It was held at \$55,000.

KINGSBRIDGE AV.—P. Glass purchased from Henry Pitschal 3246 Kingsbridge av, a 5-sty tenement, on plot 50x125.

LOCUST AV.—Cahn & Pittman sold for 37 West 19th St Realty Co 309 to 315 Locust av, 4 2-fam. frame dwellings, on plot 75x100.

MORRIS AV.—Frederick Brown sold to a client of Max Blau the 6-sty Bronxland apartment house at the northeast corner of Morris av and 158th st, on plot 51x101, held at \$65,000. The building contains accommodations for 36 families, and is fully tenanted, with an annual rental of \$6,936. Mr. Brown acquired the property last year from Clinton Av Realty Co. in an exchange deal.

ST. ANN'S AV.—Frederick Muller purchased from Lawyers' Title Co. 306 St. Ann's av, a 5-sty tenement, on plot 27.7x102.1 ft., subject to a \$46,200 mortgage.

SOUTHERN BLVD.—Aron Realty Corp., A. R. Kantowitz, secretary, purchased from Frederick Brown, the 5-sty tenement, occupying a plot 50x103, at the southeast corner of Southern blvd and Aldus st. The house, which was held at \$105,000, was purchased by the seller Feb. 5. Alexander Selkin and David Mintz negotiated the resale.

UNIVERSITY AV.—John E. Eustis sold to John J. McCabe the vacant plot, 43.6x100, on the west side of University av, 300 ft. north of 183d st. The buyer owns a similar plot adjoining, and now controls a frontage of about 87 ft. McLernon Brothers negotiated the transaction.

VYSE AV.—Louis Sculors sold for William Sinnott 1219 Vyse av, a 3-sty, 2-fam. house.

WHITLOCK AV.—West Mercer Corp., controlled by John R. MacMurray, sold through Cahn & Cahn 912 Whitlock av, a 3-sty dwelling, on lot 25x134.2, located 125 ft. north of Tiffany st.

Brooklyn.

HIMROD ST.—R. A. Schlesing, as broker, sold for Lizzie Zeis the 2-fam. house at 84 Himrod st.

1ST ST.—E. T. Newman, as broker, sold the brownstone dwelling at 463 1st st, between 7th and 8th avs, for Edwin Packard.

48TH ST.—John J. Hoefinger sold for Charles and Bertha Ranitz the 2-fam. brick dwelling at 625 48th st.

63D ST.—Alco Building Co., associated with Realty Trust, sold the semi-detached dwelling, with garage, at 2109 63d st to James Dunn.

63D ST.—Alco Building Co. associated with Realty Trust sold the semi-detached dwelling at 2121 63d st to Martin J. Gross.

67TH ST.—Alco Building Co., associated with Realty Trust, sold the semi-detached dwelling at 2161 67th st to Louis Silverman.

71ST ST.—Meister Builders, Inc., sold 1729 and 1731 71st st, two 2½-sty brick dwellings. The Meister Builders recently built ten houses in 71st st and the sale of these houses completes the operation.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the 4-fam. tenement at 413 Bay Ridge av to N. Zampardi.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the 1-fam. house at 1756 Bay Ridge av for the South Brooklyn Savings Institution.

DITMAS AV.—Green Brothers sold 1609 Ditmas av, a dwelling, on plot 50x100, for Emilie B. Hulin to Frank J. Clarke. This property was valued at \$25,000.

AVENUE H.—McInerney Klinck Realty Co. sold the 3-sty apartment and garages at the southeast corner of Av H and East 16th st, 20x 100, for Herman and Henry Kremer.

MIDWOOD ST.—Frederick Brown sold to Mary Fine 218 Midwood st, corner of Rogers av, a 3-sty dwelling, with garage, on lot 23x 100.

NOSTRAND AV.—D. S. Gerstenfeld sold for the State Insurance Department, 354 Nostrand av, a flat on lot 20x100, near Quincy st.

Queens.

ARVERNE.—A. B. Mautner sold to American Realty Co. a plot 70x75 ft. on the east side of Stratton av, 166 ft. south of the Boulevard.

BAYSIDE.—Bayside Estates Co. sold to C. Lee, of Syracuse, N. Y., the dwelling and plot 40x100 ft. at the southeast corner of Warburton and Bismarck avs.

COLLEGE POINT.—W. H. Dauphin sold to E. Shea the dwelling at the northeast corner of 10th st and 1st av.

CORONA.—J. Zipp sold to Thomas Daly the property, 91x116, on the south side of Polk av, 50 ft. west of 46th st.

DOUGLASTON.—Otto Mueller purchased from Henry Pepper a residence on Regatta pl, overlooking Little Neck Bay. The house occupies a plot 90x155.

EDGEMERE.—Meister Builders, Inc., sold to Dr. I. Brown, a plot 44x122 in Beach 25th st. This is part of the property this company purchased at the auction from the Edgemere Crest Corp.

ELMHURST.—New York and Queens Electric Light and Power Co. purchased from R. Plaut a plot of 9½ acres at the northeast intersection of the Long Island Railroad and Trotting Course lane.

ELMHURST.—J. Schreiber sold to R. Marshall the dwelling at the southwest corner of Cool and Hanover avs.

FAR ROCKAWAY.—S. Schildkraut sold to R. W. Jankelson a plot, 215x115 ft., on the west side of Beach av, 340 ft. north of Mermaid av, and a plot, 135x180 ft., on the east side of Beach av, 500 ft. north of Mermaid av.

FAR ROCKAWAY.—A. M. Devery sold to A. L. Fink a plot 131x140 ft. at the southeast corner of Chanler av and Carlton av; also 90x 151 ft. at the southwest corner of White st and Mott av, and 100x146 ft. at the southwest corner of Westbourne blvd and Kensington Gardens, and 6 scattered lots.

FOSTER'S MEADOW.—G. Hermann sold to A. Weinmann 53x203 ft. on the east side of Foster's Meadow rd, adjacent to land of C. Felton.

GLENDAL.—Elmhurst Coal Co. purchased from B. Emer a plot 73x203 ft. adjacent to the Long Island Railroad and to the land of N. Wyckoff, and also 8 adjoining lots. The land is to be used for a coal pocket.

JAMAICA.—Jamaica-Briarwood, Inc., sold to M. E. Loerz the dwelling and plot 40x108 ft. on the northeast corner of Pierson st and Maple av.

LONG ISLAND CITY.—W. & W. Building Corp. sold to H. M. Deitz a plot 50x100 at the west corner of Jamaica and 12th sts.

LONG ISLAND CITY.—W. W. Building Corp. sold to H. M. Dietz a plot 25x100 in the west side of Winans st, 100 ft. south of Jamaica av.

LONG ISLAND CITY.—J. J. Paymer sold to the Central Smelting and Refining Works of the Bronx, a plot 75x180 ft., in the south side of 3d st, 150 east of Haywood st.

OZONE PARK.—E. Taylor sold to M. Schwack the dwelling and plot 40x100 ft. on the west side of Welcome pl, 100 ft. north of Park av.

RIDGEWOOD.—Ring-Gibson Co. sold to H. D. Bultman the dwelling at the northwest corner of Catalpa av and Sedgwick st.

ROCKAWAY BEACH.—G. Taus & Sons, Inc., sold a private dwelling on the east side of North Pleasant av to Joseph Roseman.

ROSEDALE.—A. L. Reichenbach sold to W. A. Schwalbach the dwelling 50x100 on the east side of Rosedale av, 50 ft. north of Grant av.

SHEFFIELD MANOR.—Philip Jeselson sold for Star Realty Co. 10 lots at Sheffield Manor, 8 of which, measuring 160x167x irreg, are in Walbridge st, near Hawthorne pl, and 2, measuring 40x100, on Sheldon pl, 100 ft. west of Walbridge st.

SPRINGFIELD.—H. J. Mellon sold to K. Gunther, of Saugerties, N. Y., a plot 137x150 ft., on the west side of Springfield rd, 50 ft. north of the Hoyt property.

WOODHAVEN.—H. R. Williams & Son sold for Richmond Hill Securities Co. to Mawina Realty Co., three 3-sty brick buildings on the north side of Jamaica av, 20 ft. east of Rector st. The buyer gave in part payment 38 lots at Queens, north of the Jericho tpk, which will be improved in the near future. The deal involved \$40,000.

WOODHAVEN.—Kamark Realty Co. sold to E. Marcovitz 100x115 ft. on the west side of Freeman av, 212 ft. north of Brandon av, and 20x100 ft. on the west side of Freedom av, 140 ft. south of Ferris pl.

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All Other Assets.....	3,425,717.51

Total Admitted Assets.....\$16,153,068.57

Unearned Premiums and All Other Liabilities..... 11,359,090.02

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J. B. Kremer, Ass't Deputy Manager
Hugh R. Loudon, Deputy Manager
T. A. Weed, Agency Superintendent

Richmond.

RICHMOND TERRACE.—W. S. E. Hall sold for the Staten Island Hospital, through Harry G. Van Vechten, to Mrs. Ellen Keating, the De Groot property at Columbia st and Richmond ter.

Westchester.

LARCHMONT.—Percy S. Clark bought through Clifford B. Harmon & Co. the August Mayer home at Larchmont Gardens.

YONKERS, N. Y.—M. A. Broderick sold for Joseph Peene and others the house, partly furnished, at 150 Warburton av, to Felix Sposito.

Out of Town.

GREAT NECK.—Great Neck Shores Corp., Walter J. Vreeland, president, developers and owners of Grenwoide, on the waterfront of Long Island Sound, sold a Dutch Colonial house and about one acre of ground to Mrs. M. J. Dyson. The property was held at \$21,000.

NORTHPORT, L. I.—Frederick Brown resold to William B. Codling the tract of 23 acres known as the Hanton property, which he acquired last week from W. C. Hanton in part payment for the apartment house at 710 West 179th st.

SEA CLIFF.—Chr. Volzing & Son, Inc., sold for the estate of Gregory Paul a dwelling and one acre of ground to Sardia L. Miehle.

NEWARK, N. J.—Feist & Feist sold the modern Gillette apartment house at 34 and 36 Gillette pl, 50x125, near Broad st, for Frank Eichhorn to William Mendel.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for the trustees of the South Park Presbyterian Church to Dr. Jackson H. Becker, the parsonage located at 39 and 41 Spruce st, 40x185, with a 3-story brick residence.

NEWARK, N. J.—Robert B. Stoutenburgh sold for Leopold, Jacob and Benjamin Meyer to Clarence A. Goldsmith the property at Thomas st and Av D. The property has been in the possession of the Meyer estate for the past 50 years.

RECENT LEASES.

Cigar Dealers Lease.

Schulte has obtained, through the Charles F. Noyes Company, for his 117th location, at an aggregate rental of about \$200,000, the northeast corner of John street and Broadway, two stores in the former Chatham & Phenix Bank building, with a frontage of 20 feet on Broadway and 45 feet in John street. The location extends from the Broadway frontage to a new arcade entrance to the subway which will be incorporated in the building as the result of extensive alterations about to be made by the Corbin Building Company. This company represents the Chatham & Phenix National Bank, the owners of the building, and under the supervision of Bert L. Haskins, vice-president of the bank, extensive alterations are to be made including the modernizing of the entire building and installing five modern up-to-date stores on the ground floor and retail booths in the basement. Schulte will occupy this new store exclusively for his own business.

New Tenants on Broadway.

The lease of large space in the new Broadway-Fifth Avenue Building, at 921 to 925 Broadway, through to 149 and 153 Fifth avenue, covering the entire block front in 21st street, to three large commercial concerns, identified with the duPont interests, marks another step in the plans being perfected for the future development of American commerce. Through M. & L. Hess, Inc., and Goodale, Perry & Dwight, the Allied Industries Corporation, the French American Construction Corporation, and the Phillip Kobbe Company leased from the Bradish Johnson Estate, the twelfth floor for office purposes.

Broadway Store Leased.

Rice & Hill, Inc., leased for Nellie Lyon, Cora Lyon Canning, and Lucerna M. McLaughlin, to Louis VanBrink, the store and basement at 1648 and 1650 Broadway, southeast corner of 51st street, adjoining the Winter Garden. The store was held at \$15,000 a year. The tenant is Darling & Company, auctioneers.

Negro Colony Expands.

Chamax Realty & Construction Company, Max Natanson, president, leased to the Renaw Realty Company, represented by Warner & Taylor, the seven-story apartment houses, known as St. James Court, at the northwest corner of Seventh avenue and 143d street, measuring 100x125 feet. The house is

now occupied by white tenants, but on March 1 will be tenanted by negroes. The lease involves an aggregate rental of about \$100,000 for the term and was negotiated by Louis C. Whitfield. St. James Court has accommodations for fifty-two families, and has four stores on the grade floor. It is understood that the rental schedule calls for \$8 a room.

Front Street Lease.

Charles F. Noyes Company leased 79 Front street for the Old Slip Realty Company to F. E. Childs Company, Inc., for five years from May 1, at an increased rental of about 50 per cent. The

demand for buildings in this section, according to Mr. Noyes, greatly exceeds the supply, as was indicated by the fact that there were five applicants for the building within twenty-four hours after the lease was verbally closed. An offer at an advance of 20 per cent. more than the figure that the Childs Company agreed to pay was received by the brokers.

Rental Shows Big Increase.

Wm. A. White & Sons leased to Bennett Bay & Company, importers, the six-story building at 165 and 167 Hudson street, corner of Laight street, for a

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term of years, at an aggregate rental of about \$70,000. The tenant has been located at 151 Hudson street for more than fifteen years. The new lease represents an increase of about 40 per cent. over the old rate.

East River Waterfront Leased.

Roman-Callman Company leased to the Maritime Warehouse Corporation for storage purposes, the East River waterfront property in Mills street, Long island City, adjoining the Astoria Ferry to Manhattan. The property is improved with heavily constructed brick and steel buildings with bulkheaded docks, containing about 1,000,000 cubic feet. It was formerly used as a power house by the New York & Queens County Railroad Company.

Canal Street Lease.

The leasing activity which has recently been prominent on the lower west side in the wholesale grocery district, is further evidenced by the leasing of the six-story building, 516 to 521 Canal street, northeast corner of Greenwich street, to the Borden's Condensed Milk Company. The lease is for a long term of years and represents a total expenditure in rent of almost \$200,000. The building will be used by the new tenant as a warehouse and shipping depot. Wm. A. White & Sons were the brokers.

Manhattan.

BASTINE & CO., as agents, leased the 4th floor at 28 and 30 Waverly pl to Superior Coat Front Co.; store and basement to Ravitz & Kursh 5th floor to C. A. Bornn Hat Co.; this completes the renting of the building; also room 1103 at 112 East 19th st to John W. rader; and space at 238 Eldridge st to Marcus Elias and Lonott & Chatsky.

CAMMANN, VOORHEES & FLOYD leased the building at 168 Front st to the Williams Shipping Agency, Inc., for more than double the present rental; also sublet for Hugo V. Loewi the store and basement at 33 Water st to Leonard M. Barnard at an increased rental of 25 per cent.

EDWARD N. CROSBY & CO. leased for Mrs. Marion S. I. Martin the 5-sty apartment house at the northwest corner of 141st st and 7th av, on plot 20x100; also for R. Jacobs the 5-sty apartment house at the northeast corner 129th st and 4th av, on plot 25x100, for 5 years.

CROSS & BROWN CO. leased the store, basement and sub-basement at 65 Reade st to Miroskasky & Asher; also in conjunction with Thomas J. O'Reilly the entire building at 109 to 111 West 24th st to Kimberly & Clark Co.

CROSS & BROWN CO. rented to Masbach Hardware Co. space at 80 Warren st.

CUSHMAN & WAKEFIELD, INC., leased offices at 50 East 42d st to H. V. Greene Co. and to Wm. T. Moon, and in the new Equitable Trust Building, 45th st and Madison av, a suite of offices to Marlin Rockwell Corp.

CUSHMAN & WAKEFIELD, INC., leased a suite of offices at 15-17 East 40th st to New York War Camp Community Service, and for the Turner Construction Co. space at 244 Madison av to Thompson-Starrett Co. and to Graham, Anderson, Probst & White, of Chicago.

J. CLARENCE DAVIES rented to Hurlburt Motor Truck Co. the store at 16 Vanderbilt av, through to 43d st, in the Vanderbilt Avenue building, for a salesroom.

DUFF & CONGER, INC., leased an apartment at 1261 Madison av to Mrs. M. Baudouine.

DOUGLAS L. ELLIMAN & CO. leased for George Kern to United States Yarn Co. a loft at 350 West 38th st.

DOUGLAS L. ELLIMAN & CO. leased the store at 44 and 46 West 37th st for 44-46 West 37th Street, Inc., and Schubert Piano Co. to James Moore.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment in the new building at 270 Park av for Vanderbilt Avenue Realty Corp. to Commander Spencer Eddy; also an apartment at 399 Park av, corner of 54th st, for Park Avenue Operating Co. to Mrs. E. W. Munsell; and an apartment at 116 East 63d st for Mrs. C. E. Nesbit to Henry H. Dearth.

DOUGLAS L. ELLIMAN & CO. leased for Vanderbilt Avenue Realty Corp., Dr. Charles V. Paterno, president, the store at 395 Madison av in the building at 270 Park av, covering the entire block from Madison av to Park av, 47th to 48th sts.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 14 rooms and 4 baths in the new building at 270 Park av for the Vanderbilt Avenue Realty Corp. to Henry Fletcher, of Fletcher, Sillocks & Leahy.

DOUGLAS L. ELLIMAN & CO. sublet an apartment at 270 Park av for Mrs. William Ziegler, Jr., and secured an extension of the lease from Vanderbilt Avenue Realty Corp. for Robert Law, Jr., of Pittsburgh; and leased an apartment at 777 Madison av, corner of 66th st, for the Barney Estate to Goelet Gallatin.

HORACE S. ELY & CO. leased for Alexander B. Halliday the building at 15 Harrison st to Hodupp, Poole & Co.

JACOB FINKELSTEIN & SON leased for John H. Jube, Jr., the store and basement, containing about 5,000 square ft., at 83 Bowery, to Hyman & Zaslav.

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J. ARTHUR FISCHER leased for S. May to J. Safatty the loft at 636 6th av, corner of 37th st.

FREDERICK FOX & CO. rented at 40 to 46 West 25th st, 20,000 sq. ft., to Theodore Tiedemann Corp. and Julius Pollak. This completes the rental of the building.

M. & L. HESS, INC., leased the 4th floor at 29 West 15th st to L. & W. Manufacturing Co.; also the pent house at 41 East 21st st to John F. Sweeney.

M. & L. HESS, INC., leased the store and basement at 133 to 135 West 19th st to Deschumel International Exchange Corp., also the store at 907 Broadway to Feinstein Bros. & Berkowitz; also the 2d floor at 29 West 15th st to Max Rothwell.

M. & L. HESS, INC., leased the 6th floor at 902 to 906 Broadway, northeast corner of 20th st to A. Shaheen & Sons, silk underwear and kimonos; also for the estate of Philip Lewiohn, the 10th floor at 243 to 247 West 17th st, running through to 232 and 234 West 18th st, to Hathaway & Sheffield Co., sample cards; and the floor in the same building to Commonwealth Food Products Corp.

HOUGHTON CO. leased for Robert S. Smith the 3-sty dwelling at 72 West 92d st, to Sarah and Edward J. Haywood.

HOUGHTON CO. leased for the Dr. Richards' Dyspepsia Tablet Association to Catherine Green and Mary Lernihan the 4-sty dwelling at 447 West 57th st for 5 years.

C. ROYCE HUBERT, in conjunction with Carstein & Linniken, Inc., leased for Edward H. Van Ingen, the 4-sty dwelling at 34 West 48th st to Elizabeth P. Munroe.

HUYLER'S, confectioner, leased from the E. D. Farrell estate the store at 164 West 125th st, an aggregate rental of about \$80,000. Pinous Baron, president of the Best Cloak and Suit Co., leased from the Horton estate the store at 150 West 125th st, now occupied by Huyler's.

J. EDGAR LEAYCRAFT & CO. leased the store at 239 3d av to Joseph Giacobbe.

MACLAY & MULLALLY, INC., advertising directors, leased offices at 198 Broadway, to which they will remove on March 1, from their present quarters at 45 Broadway, the Hamburg-American Steamship Co. building, which has been taken over by the Government under the Enemy Alien act.

SAMUEL H. MARTIN leased for the estate of Charles Garneay the 4-sty dwelling at 167 West 64th st to Adolph Becker.

SAMUEL H. MARTIN leased the store and basement at 1987 Broadway to King Tire Co.

SAMUEL H. MARTIN leased for the Society of the Immaculate Conception the 4-sty dwelling at 140 West 65th st to D. P. Saltzman.

SAMUEL H. MARTIN leased for G. Germaine of Florida the 3-sty dwelling at 135 West 63d st to Dr. E. H. Keidanz.

A. H. MATHEWS rented for the Thomson Estate to the Commercial Casualty Co. of New Jersey 128 William st. The tenant will occupy after alterations have been completed, and, with Geo. R. Reed Co., the 3d floor in Diamond Exchange Building, 14 Maiden la, to Joseph F. Sabin.

MOORE, SCHUTTE & CO. leased the 3-sfy private dwelling at 412 West 149th st for Mary S. Donnelly to Peter McDowell.

CHARLES F. NOYES CO. leased 3 floors, including the ground floor, at 58 John st to the F. H. Ross Insurance Agency.

CHARLES F. NOYES CO., in conjunction with M. & L. Hess, leased the 8th floor at 118 and 120 5th av for J. L. Mott Iron Works to J. A. Whalen & Co.; space at 71 West 23d st to the International Commercial Y. M. C. A., and space for Joseph Fhays & Co. at 373 5th av to J. M. Nash.

CHARLES F. NOYES CO. leased at 42 Broadway a portion of the 10th floor to Machinery & Metals Sales Co.; space on the 4th floor to Ph. van Ommeren Corp.; space in the Fhays Building, 52 and 54 Maiden la, to C. Elliott Minor, Max Stern and Maurice S. Cohen, and a suite of offices at 160 Broadway to Schulte & Ralph.

CHARLES F. NOYES CO. leased for the Jacob Ruppert Realty Corp. space at 15 East 26th st to G. N. C. Skirt Co.; offices to Woodward-Williams, Inc., and at 42 Broadway space to American Oil Export Co., Inc.

THOMAS J. O'REILLY leased 5,000 ft. of space at 126 6th av to Montague-Castle London Co., ecclesiastical art work, and a loft, 7,500 sq. ft., at 401 East 91st st to W. J. Rosenberg.

THOMAS J. O'REILLY leased space at 132 West 27th st to M. Toff & Co., Alfred V. Fraser, Central Binding Co., Nathan Lepow & Sons, California Wine Cellars, G. & W. Novelty Co., Pahlow Reed and Willow Manufacturing Co. and National Joint Limb Doll Co.

PEASE & ELLIMAN and Wm. A. White & Sons leased to Woman's City Club the 5-sty dwelling at 22 Park av, on plot 33x100. The lease carries an option of purchase. The Prescott Hall Butler Estate is the owner of the property.

PEASE & ELLIMAN leased for William C. Adams to Hamilton Garment Co. the store and basement, 56x100 ft., at 25 to 29 West 31st st, to Hamilton Garment Co.; also for Starr Piano Co., a loft, 40x100 ft., at 56 and 58 West 45th st to National Gas Governor Co.; also for Charles R. Fox his apartment at 375 West End av to Henry Becker, and the parlor floor at 22 West 47th st to Henry Burg, a ladies' tailor.

PEASE & ELLIMAN leased, furnished for Mrs. Riley Miles Gilbert her residence, a 4-sty dwelling at 18 West 53d st, between 5th and 6th avs, to Donald Harper and, as agents, the store at 583 5th av, at 47th st, to M. J. Tashjian, a rug dealer.

WARREN QUACKENBUSH leased for C. H. Lott the 3-sty building containing loft on grade floor and flats on the upper floors at 419 East 91st st to Adolph Christman.

GEO. R. READ & CO. leased the 6-sty building at 156 Chambers st, between West Broadway and Greenwich st, to James E. Morris & Co., wholesale grocers.

GEO. R. READ & CO. leased at 327 West 9th st the store and basement to Dreadnaught Tire Co. The building is being altered into store and non-housekeeping apartments, and is to be completed on or about April 1.

GEO. R. READ & CO., with J. S. Lambert, agent, rented suite of offices at 135 Broadway to Coo, Stapley & Co.

GEO. R. READ & CO. rented for New York Title Insurance Co. the 13th floor at 135 Broadway to Suffern & Co.

REAL ESTATE MANAGEMENT CO. leased the store at 671 Columbus av for John Bergen to Merrill Brothers.

REAL ESTATE MANAGEMENT CO. leased the dwelling at 248 West 99th st to Harriett Sullivan.

RICE & HILL, INC., leased for Nellie Lyon, Cora Lyon Canning, and Lucerna M. McLoughlin to Louis Van Brink the store and basement at 1648 and 1650 Broadway, southeast corner of 51st st, adjoining the Winter Garden, at a rental of \$15,000 per annum. The tenant, who operates under the name of Darling & Co., is an auctioneer and an appraiser of estates.

LOUIS SCHRAG and Manheimer Bros. leased for E. A. Darling the store and basement at 117 and 119 West 23d st, on plot 50x100, through to 24th st, containing 20,000 sq. ft., to Samuel Marks.

C. H. TAMMANY, distributor for Larabee trucks in the New York City district, leased the building at 315 and 317 West 47th st.

WILLIAM A. WHITE & SONS practically completed the renting of 70,000 ft. of space in the 15-sty office building at 68 William st. Recent leases in this building have been made to James V. Bruce, the Canadian Food Controller; Vannais, Landon, Troub Co., accounts; Charles F. Dano, patent lawyer; R. A. Carroon & Co., insurance, and through Geo. R. Read & Co., offices to W. J. Crouch & Co., exporters and importers.

WM. A. WHITE & SONS leased to Simon W. Greenbaum & Co., exporters and importers of peas and beans, the 6-sty building at 151 Hudson st, corner of Hubert st.

WM. A. WHITE & SONS leased the 6-sty building at 142 to 176 Hudson st, corner of Vestry st, to Adolph Goldmark & Sons, one of the largest importing houses on the west side. The building contains more than 60,000 sq. ft. The new lease represents an increase of more than 50 per cent. over the old renting rate.

WHITE-GOODMAN leased the store and basement at 156 Madison av to Maxwell Textile Co.

WHITE-GOODMAN leased for Hudnut Realty Co., Richard Hudnut, president, the 6-sty building, on plot 50x100, at 115 and 117 East 29th st, at an aggregate rental of \$100,000. The same brokers have negotiations pending for the store, basement and two lofts of the same building.

WILLIAMSON & BRYAN, as agents, leased to Samuel Robinson, general contractor, the 2-sty building at 1891 Amsterdam av, on lot 25x100.

J. B. WOOD leased for Roger Foster the row of 5-sty apartment houses at 2057 to 2071 Madison av, taking the entire block front on the east side of the avenue from 130th to 131st st, at an aggregate rental of about \$50,000. These houses, which are now occupied by white tenants, will be extensively renovated and taken over by negro tenants.

Westchester.

RYE.—Blakeman Quintard Meyer rented for Prentice Strong his property on Highland rd to Gilbert H. Scribner, of Chicago.

RYE, N. Y.—Herbert A. Sherman rented for Mrs. E. H. Conger her 3-sty dwelling, with garage, on Highland rd, near the Apawamis Club, to James F. Fisher.

Out of Town.

FAR ROCKAWAY.—Lewis H. May Co. leased for Oak Crest Realty Co. the Lichtenstein Estate, consisting of 3 acres, including main and outbuildings, in the west side of Oak st, to Reuben Sadowsky, for the summer.

NEWARK, N. J.—Feist & Feist, for Eustice Bros., leased the 3-sty and basement automobile show room and service station located at 350 and 352 Halsey st, running through to Marshall st, on plot 45x115, to New Jersey Transportation Co.

NEWARK, N. J.—Feist & Feist, Inc., leased to McGann Storage and Warehouse Co. for V. J. Hodden Realty Co., the building at the northeast cor. of Bridge and Ogden sts.

NEWARK, N. J.—Feist & Feist leased to Peter Steiger, the store at 637 Broad st, for Morgan Edgar and Charles Grummond, trustees.

MT. KISCO.—Julia Beverley Higgins leased for William C. Le Gendre his place known as "Stone House" to W. Barton Baldwin for 3 years; also for Mr. Le Gendre the "Barret Cottage" to Mrs. Vincent Smith for the season.

REAL ESTATE NOTES.

ARIES CORP. is the purchaser of 870 West 180th st.

T. F. HALL CO. are now located at 206 Centre st.

WILLIAM C. DALY is the buyer of 532 West 142d st, sold last week.

A. L. & S. WOLFSON have removed their offices from 30 Church st to 405 Lexington av.

STYME REALTY CORP. is the buyer of the 5-sty loft building at 507 to 513 West 50th st.

THOMAS J. O'REILLY has been appointed agent of premises at 222 to 226 Delancey st and at 3711 3d av.

CHARLES D. WETMORE of the firm of Warren & Wetmore is the buyer of the dwelling at 8 West 53d st.

L. J. PHILLIPS & CO. were the brokers who negotiated the sale of 48 West 90th st for Mrs. Jennie T. Friedlander.

JUSTIS G. WAKELEE is the buyer of the 3-sty house at 150 West 15th st, sold recently by Duross Co. for George Gunshor.

CATHARINE L. DUNN is the buyer of the dwelling at 162 West 94th st, sold by Houghton Co. for the estate of Helena R. Dana.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 10 East 56th st, a 4-sty building, on lot 20x100, by DeWitt, Lockman & DeWitt.

FREDERICK BROWN, operator, is the buyer of the two 4-sty tenements at 188 and 190 East 75th st, reported sold recently by Gustav Frank. Pease & Elliman were the brokers.

J. LAWRENCE GREENFELD, who has been connected with the law office of Frank M. Tichenor for the past 16 years, is now engaged in the real estate and mortgage business at 38 Park Row.

NEW YORK TITLE & MORTGAGE CO. loaned to J. M. B. Co., Inc., \$130,000 on its 6-sty elevator apartment known as the Glen Court, which it recently completed, at 666 West 162d st. The structure contains 48 families and is fully rented.

NEW YORK TITLE AND MORTGAGE CO. lends \$50,000 on property at 1664 Nelson av, running through to 174th st. This building was recently completed by S. & L. Building Corporation, and is fully rented at a gross rental of almost \$13,000.

\$1.75 on Every \$100 of Your Assessed Valuation

As a regular annual tax rate on real estate in this city, where realty is assessed at a higher rate than elsewhere, generally, should in our opinion be the maximum limit at all times.

THE BOYLAN bill (Senate int. No. 621) at Albany, makes this the rate throughout New York City.

ON TUESDAY next, March 5, at 1 o'clock, there will be a hearing on this bill at Albany, before the joint SENATE and ASSEMBLY CITIES COMMITTEE.

THE NEW YORK BOARD OF TITLE UNDERWRITERS takes this means of recommending to ALL TAX PAYERS in the city that they make their influence felt at Albany, in favor of the BOYLAN BILL.

TO the MAN whose house is assessed at \$5,000, it means A REDUCTION in his TAX BILL of at least \$12.50 from present rates.

WRITE to your SENATORS and ASSEMBLYMEN before Tuesday, that you want them to vote in favor of this bill as a wise measure of municipal economy and an act of justice to yourselves.

THE NEW YORK BOARD OF TITLE UNDERWRITERS

The Home Title Insurance Company

The Lawyers Title and Trust Company

The United States Title and Guaranty Company

The New York Title and Mortgage Company

The Title Guarantee and Trust Company

JOHN L. PARISH, Secretary, 149 Broadway

M. & L. HESS, INC., have been appointed managing agent of the 5-story building, on plot 75x100, at 612-14-16-18 West 131st st.; also of the property at 343-5-7 West 36th st., on plot 62x98.9, consisting of two buildings, a 6 and 4-story building respectively.

LOUIS SCHLOSS, who has been conducting a real estate and insurance business at 1537 Southern blvd., has left the city for Cleveland, Ohio. Fr. W. Wilke will continue the business at the old address under the name of Fr. W. Wilke, Successor to Louis Schloss.

ARTHUR LOBO, architect, is the buyer of the 5-story dwelling at 60 West 94th st., sold recently by A. L. & S. Wolfson, for Ennis & Sinnott. Title to the property will be taken in the name of the 60 West Ninety-fourth Street Co., formed Tuesday with a capital of \$30,000. About \$10,000 will be spent in remodeling the house.

GERMANIA LIFE INSURANCE CO., in conformity with a resolution unanimously passed by the Board of Directors of the company on December 5, 1917, and with the approval of the Superintendent of Insurance of the State of New York, will be known as the Guardian Life Insurance Co. of America, on and after March 1, 1918.

MARCH MEETING of the West Side Association, an organization of 700 residents of this section of Manhattan, will be held in the Hotel Ansonia on Monday night. Several committees which have in hand matters that affect the west side are to report, and the guest of honor will be Hon. Frank L. Dowling, President of the Borough of Manhattan.

AN ADDRESS on the Torrens Law will be given by Gilbert Ray Hawes at the Murray Hill Evening Trade School, 237 East 37th st., on Thursday evening, March 8. Mr. Hawes is an exponent of this system of title registration. The address is under the auspices of the Real Estate and Building Management Class in this school and is primarily given to them in connection with their study of this subject. However, the public is invited to attend. This talk will start promptly at eight o'clock.

MURRAY HILL TAXPAYERS Association held its regular meeting on Thursday evening at the office of Henry Hof, 567 3d av. The meeting was addressed by Register Polak of Bronx County and, former Register Hopper of New York County, on the proposed amendments to the Torrens Land and Title Law. The speakers stated that these amendments are most important to real estate owners, as their adoption will remove many of the objections to real estate ownership. Reports were submitted on the proposed Union Terminal for freight at East 34th st. This project, if carried through, will be a great boon to both business and real estate in this section. The Committees on Taxation and Elevated Road Noises reported progress.

IN THE COURSE OF A TALK on automatic sprinkler systems given Thursday evening at the Murray Hill Evening Trade School, 237 East 37th st., I. G. Hoagland, secretary of the National Automatic Sprinkler Association, remarking the economic benefits of automatic sprinkler protection, declared that this protection had emancipated fire insurance, and in support of this view referred to the experience of the Boston Manufacturers' Mutual Fire Insurance Co. whose business within the past seventeen years had increased more than 7,000 per cent. over that done during the first ten years of the company's existence, while the loss ratio under conditions constantly increasing in automatic sprinklers have thus kept down the loss ratio under conditions constantly increasing in hazardous was brought out by the reports submitted at the Sixty-seventh Annual Meeting of this company, summarizing experiences up to December 31, 1917.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Feb. 21 to 28	1917 Feb. 23 to Mar. 1
Total No.	138	181
Assessed Value	\$6,650,300	\$11,689,900
No. with consideration	24	28
Consideration	\$504,850	\$1,043,520
Assessed Value	\$704,800	\$1,079,700

	1918 Jan. 1 to Feb. 28	1917 Jan. 1 to Mar. 1
Total No.	935	1,329
Assessed Value	\$49,040,980	\$90,230,370
No. with Consideration	163	178
Consideration	\$6,299,113	\$9,850,107
Assessed Value	\$7,523,200	\$12,077,000

Mortgages.

	1918 Feb. 21 to 28	1917 Feb. 23 to Mar. 1
Total No.	52	88
Amount	\$2,632,735	\$5,664,866
To Banks & Ins. Cos.	14	19
Amount	\$536,643	\$4,595,007
No. at 6%	15	32
Amount	\$242,363	\$3,852,516
No. at 5½%	3	3
Amount	\$39,500	\$533,000
No. at 5%	23	19
Amount	\$1,739,700	\$471,150
No. at 4½%	.....	7
Amount	.....	\$318,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	2	.....
Amount	\$9,922	.....
Interest not given	9	27
Amount	\$601,250	\$490,200

	1918 Jan. 1 to Feb. 28	1917 Jan. 1 to Mar. 1
Total No.	373	637
Amount	\$9,818,993	\$27,739,290
To Banks & Ins. Cos.	68	133
Amount	\$4,491,393	\$14,826,400

Mortgage Extensions.

	1918 Feb. 21 to 28	1917 Feb. 23 Mar. to 1
Total No.	22	34
Amount	\$744,000	\$1,741,725
To Banks & Ins. Cos.	9	13
Amount	\$339,250	\$1,214,600

	1918 Jan. 1 to Feb. 28	1917 Jan. 1 to Mar. 21
Total No.	207	378
Amount	\$8,781,675	\$23,977,400
To Banks & Ins. Cos.	80	186
Amount	\$5,208,850	\$17,930,175

Building Permits.

	1918 Feb. 22 to Mar. 1	1917 Feb. 24 to Mar. 2
New Buildings	4	15
Cost	\$238,800	\$975,500
Alterations	\$164,560	\$155,232

	1918 Jan. 1 to Mar. 1	1917 Jan. 1 to Mar. 2
New Buildings	30	72
Cost	\$3,377,300	\$12,256,300
Alterations	\$1,153,001	\$2,219,119

BRONX.

Conveyances.

	1918 Feb. 21 to 28	1917 Feb. 23 to Mar. 1
Total No.	86	133
No. with consideration	16	16
Consideration	\$152,250	\$447,050

	1918 Jan. 1 to Feb. 28	1917 Jan. 1 to Mar. 1
Total No.	704	935
No. with consideration	131	119
Consideration	\$1,476,933	\$1,172,436

Mortgages.

	1918 Feb. 21 to 28	1917 Feb. 23 to Mar. 1
Total No.	43	53
Amount	\$184,611	\$302,900
To Banks & Ins. Cos.	1	2
Amount	\$27,000	\$4,600
No. at 6%	22	15
Amount	\$67,927	\$86,950
No. at 5½%	7	3
Amount	\$36,200	\$19,000
No. at 5%	5	16
Amount	\$53,550	\$103,800
No. at 4½%	.....	.....
Amount	.....	.....
Unusual rates	4	.....
Amount	\$15,600	.....
Interest not given	5	19
Amount	\$11,334	\$93,150

	1918 Jan. 1 to Feb. 28	1917 Jan. 1 to Mar. 1
Total No.	352	447
Amount	\$1,768,729	\$3,193,955
To Banks & Ins. Cos.	8	35
Amount	\$175,000	\$609,950

Mortgage Extensions.

	1918 Feb. 21 to 28	1917 Feb. 16 to Mar. 1
Total No.	6	10
Amount	\$118,500	\$154,300
To Banks & Ins. Cos.	1	5
Amount	\$36,000	\$92,500

	1918 Jan. 1 to Feb. 28	1917 Jan. 1 to Mar. 1
Total No.	52	143
Amount	\$1,067,487	\$2,963,099
To Banks & Ins. Cos.	14	40
Amount	\$404,750	\$947,200

Building Permits.

	1918 Feb. 21 to 28	1917 Feb. 23 to Mar. 1
New Buildings	2	31
Cost	\$154,000	\$170,750
Alterations	\$15,600	\$22,300

	1918 Jan. 1 to Feb. 28	1917 Jan. 1 to Mar. 1
New Buildings	36	76
Cost	\$3,040,500	\$1,246,925
Alterations	\$827,546	\$147,225

BROOKLYN.

Conveyances.

	1918 Feb. 20 to 27	1917 Feb. 22 to 28
Total No.	354	452
No. with consideration	18	31
Consideration	\$108,847	\$150,064

	1918 Jan. 1 to Feb. 27	1917 Jan. 1 to Feb. 28
Total No.	2,687	3,549
No. with consideration	243	381
Consideration	\$1,764,125	\$5,068,388

Mortgages.

	1918 Feb. 20 to 27	1917 Feb. 21 to 28
Total No.	187	308
Amount	\$709,367	\$1,180,850
To Banks & Ins. Cos.	24	56
Amount	\$195,250	\$304,900
No. at 6%	112	162
Amount	\$341,232	\$413,412
No. at 5½%	20	71
Amount	\$178,550	\$377,850
No. at 5%	19	45
Amount	\$48,600	\$237,425
Unusual rates	5	.....
Amount	\$13,100	.....
Interest not given	22	30
Amount	\$127,885	\$152,163

	1918 Jan. 1 to Feb. 27	1917 Jan. 1 to Feb. 28
Total No.	1,387	2,502
Amount	\$5,332,673	\$10,604,994
To Banks & Ins. Cos.	199	442
Amount	\$1,196,550	\$3,105,950

Building Permits.

	1918 Feb. 21 to 28	1917 Feb. 23 to Mar. 1
New Buildings	26	63
Cost	\$386,400	\$723,250
Alterations	\$97,305	\$71,840

	1918 Jan. 1 to Feb. 28	1917 Jan. 1 to Mar. 1
New Buildings	153	722
Cost	\$2,259,080	\$6,293,450
Alterations	\$457,751	\$557,160

QUEENS.

Building Permits.

	1918 Feb. 21 to 28	1917 Feb. 23 to Mar. 1
New Buildings	17	70
Cost	\$39,745	\$313,795
Alterations	\$64,225	\$31,290

	1918 Jan. 1 to Feb. 28	1917 Jan. 1 to Mar. 1
New Buildings	145	460
Cost	\$457,093	\$1,550,962
Alterations	\$131,805	\$145,917

RICHMOND.

Building Permits.

	1918 Feb. 21 to 28	1917 Feb. 23 to Mar. 1
New Buildings	1	6
Cost	\$80	\$5,350
Alterations	\$2,300	\$10,750

	1918 Jan. 1 to Feb. 28	1917 Jan. 1 to Mar. 1
New Buildings	35	87
Cost	\$154,475	\$479,750
Alterations	\$62,715	\$80,190

BLISS TALKS

"We consider Exterminator Service the only effective way of preventing vermin annoyance."

Ashforth & Co. made the above remark in a letter written to us after contracting for Bliss Exterminator Service in apartments they control. This progressive firm is one of the many in Greater New York who realize that efficient Exterminator Service means securing and maintaining maximum rentals. Phone for information and free demonstration and remember that "Bliss Service Satisfies."



NEW YORK. BLISS BLDG
20 W 15TH ST. Tel. Chel 9170
BROOKLYN. BUSH TERML
Tel. Sunset 5345

BLISS EXTERMINATOR CO. INC.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

NOTWITHSTANDING the fact that there has been no one feature of special interest to the building trades during the past week, the period evidenced a strengthening of the building situation as applied to purely private construction, and leads to the hope that a general resumption of activity is near at hand. There has been a marked increase in the number of individual projects both in the Metropolitan district and throughout New York State and New Jersey, and although the single operations are relatively insignificant, the total bulks up large as compared with some recent weeks.

There have recently been a number of high class apartments planned and the major portion of them are likely to proceed in the near future. This fact alone indicates the trend toward improved building conditions and provides a large measure of hope and satisfaction to the contractors and dealers in materials and building supplies.

Naturally the Government work still occupies the most prominent position in the present building situation, and while this war lasts it is doubtful if any other factor will arise to supplant it. The volume of work recently undertaken by the Federal departments involves immense expenditures of public funds and will provide occupation for thousands of

mechanics and laborers for months to come.

According to statistics prepared by the F. W. Dodge Co., for the month of February, the grand total of building operations for New York and New Jersey indicate an increase that is a most favorable sign of better times. During the month of January new construction to the value of \$13,797,000 was started and last month the total of construction actually started amounted to \$17,744,000. Of this amount \$4,695,000 was located within the bounds of Greater New York. The Government work contracted for and commenced during the month reached a total of \$6,387,000.

The markets for building materials during the past week were generally quiet, but with indications that the movement has really started. Prices are firm and in particular instances advances have been announced. There is a growing feeling among the building interests that commodity prices will not recede from their present levels for a long time after the war is ended and peace declared. The reconstruction of the destroyed areas in Europe will require immense amounts of American materials and supplies and the demand for these coupled with the requirements that will emanate from local interests, will effectually operate to maintain the high levels.

Common Brick.—The wholesale market for Hudson River common brick has experienced a quiet week. Although no sales have been registered there is somewhat of a better tone to the situation as a consequence of the improved riding conditions through the city. The price has stiffened and quotations are now ranging from \$10.25 to \$10.50 a thousand. The upper sections of the river are still frozen solid and it will be at least six weeks before brick barges are able to come through from Haverstraw. At the present writing there is practically no brick for sale in the wholesale market. Reserves in the yards of the dealers are generally below those of last year at this time, but at the existing demand there is no immediate danger of a brick famine. The Raritan market is quiet. Although the river is again open to navigation, no quotations are being made and manufacturers are holding off pending relief from the fuel and labor difficulties. Coal is impossible to obtain and labor is exceedingly scarce.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, March 1, 1918. Condition of market: Demand, slight prices, firmer. Quotations: Hudson Rivers, \$10.25 to \$10.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, none.

Structural Steel.—According to the report of the Bridge Builders and Structural Society, during the month of January, but fifty-three per cent. of the total capacity of the bridge and structural shops of the country was contracted for as against one hundred and fourteen per cent. for the preceding month. There were a number of reasons for this condition, among them being the severe weather prevalent over a wide territory and the consequent railroad congestion and the shortage of fuel. Activity in the steel industry is generally confined to fulfilling the requirements of the Shipping Board for ship steel and for the various Government departments for the material required in furthering the program of military and naval construction and the needs of munition plants. The volume of tonnage placed for private construction has been negligible and there will be no material increase in the volume of this type of business until general building conditions are revised and it is possible to erect struc-

tures of all types upon a more reasonable basis. The past week witnessed a number of important tonnage commitments, but these were almost entirely for construction in connection with war activities. There has been no change in base price quotations for fabricated material, the Government control price still ruling all estimates.

Portland Cement.—The cement manufacturing interests are more optimistic than they have been for some time past. The railroad congestion, while still a troublesome factor, is slowly being eliminated and shipments are moving from the mills in a most satisfactory manner. The demand is strengthening; that coming from Federal sources being especially heavy, and there are indications that better business from private building interests will shortly follow. The wholesale price of \$2.15 a barrel, for large lots, is still effective, but this figure is likely to be advanced at almost any time. It was recently decided that the cement manufacturers would obtain only about seventy-five or eighty per cent. of the coal used last year and this will mean a curtailment of production during the current year and a consequent advance of prices that are likely to hold for some time.

Wire Products.—Owing to the numerous deterrent factors it has been estimated that the output of the mills producing wire and wire nails has not averaged more than sixty per cent. of normal during the past three months. The supply of raw material is short. The demand is only fairly active and no increase is looked for until building construction is resumed on a large scale. It has been stated that up to January 1, the Government had bought from the various mills more than 400,000 kegs of wire nails, and that nearly one-half of the total was supplied by the American Steel & Wire Co. Mills in the Pittsburgh district are generally sold ahead to July 1. Federal control prices are in effect until April 1.

Window Glass.—The long anticipated agreement between the Federal Fuel Administrator and the representatives of the glass manufacturers was arrived at last week with the result that the total production of glass for the year begin-

ning December 8, 1917, and the close of December 7, 1918, will equal only fifty per cent. of the production of last year, which aggregated approximately 11,000,000 boxes. This action is said to be quite satisfactory to the manufacturers. The railroad congestion is still one of the principal factors in hindering the producers and the condition seems to be growing more acute each week. Glass manufacturers have recently advanced their prices and the existing schedule of discounts will be found on the following page.

Lumber.—The local lumber situation is quiet, with a seasonable demand from building interests and manufacturing consumers' requirements up to the average. The market is looking forward to improved spring business through the revival of small-house construction in suburban localities. The wholesale interests are chiefly interested in getting out the immense volume of ship timbers required by the Shipping Board and other orders for Federal lumber. Prices are well sustained and strengthening in certain lines. The transportation situation remains as one of the principal deterrents to the lumber industry, and the local dealers, both wholesale and retail, will suffer from a shortage in supplies until the railroad congestion is relieved and embargoes lifted.

Cast Iron Pipe.—There are signs of new activity in this market, but at the present writing the bulk of the inquiries are emanating from private interests. Although there is a considerable volume of municipal work in prospect it has not yet reached the stage where estimates are called for and it may be some time before the market feels the effect of the public work. Government prices still rule and all quotations are being based on the figures of \$55.35, New York, for 6 in., 8 in., and heavier, and \$58.36 for 4 in.

Linseed Oil.—Although the demand for this commodity is inactive the prices are firm with prospects of further advances. The future of the market as applied to linseed oil is almost entirely dependent upon the shipping facilities, particularly those for bringing seed in from Argentine. From the building interests no great volume of business is anticipated owing to the lack of new construction work, but there are prospects of considerable business from manufacturing consumers and for repair work during the early spring months.

Sand and Gravel.—The market for sand is quiet owing to the dearth of construction, but the price of \$1.25 a cubic yard is holding. This means about \$2.25 to \$2.50 a yard, delivered at the job, according to the length of haul. The gravel situation is now entirely in the hands of the Government. All quotations for gravel have been withdrawn from the market and the entire output will be taken for Federal use at a figure said to be satisfactory to the producers.

Iron and Steel Bars.—The demand for iron and steel bars is firm and the majority of the mills are sold up for months in advance. The output of the mills has been seriously curtailed by the shortage in the supply of steel, fuel and the railroad congestion. Steel bars are quoted f. o. b. Pittsburgh as follows: Rolled from old steel rails, 3c.; from steel billets, 2.90c., and refined iron bars, 3.50c.

Hydrated Lime.—There is but a slight demand for this commodity, either for the common or finishing grades. No increase in the volume of business is anticipated until there is a marked resumption of building operations in this territory. Prices are firm and likely to hold indefinitely.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.25@ \$10.50
Maritan common.....No quotation
Second hand common, per load
of 1,500.....\$7.50@ —

Red face brick, rough or
smooth, car lots.....\$21.00@ —

Buff brick for light courts... 21.00@ —

Light colored for fronts..... 25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and
over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.15@ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,
wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o.
b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal)...\$1.25@ \$1.35

Trap rock, ¾ in. (nominal)... 1.35@ 1.45

Bluestone flagging, per sq. ft. .17@ 0.18

Bluestone curbing, 5x16..... .40@ —

HOLLOW TILE (drieproofing. Prices f.
o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

10x12x12 in., per 1,000..... —

12x12x12 in., per 1,000..... —

Interior—

3x12x12 in., per 1,000..... —

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$1.90@ —

Eastern finishing..... 2.10@ —

Hydrated common (per ton)...\$15.00@ —

Hydrated finishing (per ton). 16.43@ —

LINSEED OIL—

City brands, oiled, 5 bbl. lots...\$1.35@ —

Less than 5 bbls..... 1.36@ —

GRAVEL (500 cu. yd. lots f. o. b. along
side dock N. Y., wholesale):

1½ in. (nominal).....No quotation

¾ in.No quotation

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1900, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft....\$42.00@ \$55.00

14 to 16 ft..... 63.00@ 75.00

Heart face siding, 4-4 & 5-4 24.00@ 26.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M..... 30.50@ —

Hemlock, W. Va., base price

per M..... 30.50@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered) 6. \$35.00@ \$38.00

Wide cargoes..... 37.00@ 46.00

Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2

ft. over 20 ft. in length. Add \$1.00 per M.

for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$4.50@ \$4.75

Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in.....\$63.00@ —

Cypress shingles, 6x18, No. 1

Hearts..... 10.00@ —

Cypress shingles, 6x18, No. 1

Prime..... 8.50@ —

Quartered oak..... 90.00@ 95.00

Plain oak..... 68.00@ 73.00

Flooring:

White oak, quartered, select...\$51.00@ \$55.00

Red oak, quartered, select... 51.00@ 55.00

Maple No. 1..... 47.00@ —

Yellow pine, No. 1, common

flat..... 39.00@ —

N. C. Pine, flooring, Norfolk. 40.00@ —

PLASTER—(Basic prices to dealers at
yard, Manhattan):

Mason's finishing in 100 lbs.

bags, per ton.....\$15.00@ \$16.00

Dry Mortar, in bags, return-

able at 15c. each, per ton.. 8.25@ 8.75

Block, 2 in. (solid), per sq. ft....\$0.08

Block, 2-in. (hollow), per sq. ft.... .09

Boards, ¾ in. x 8 ft..... .12½

Boards, ¾ in. x 8 ft..... .15½

SAND—

Screened and washed Cow Bay.

500 cu. yds. lots, wholesale...\$1.25@ —

STRUCTURAL STEEL (Plain material
at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195@ —

Beams & channels over 14 in. 3.195@ —

Angles 3x3 up to 6x8..... 3.195@ —

Zees and tees..... 3.195@ —

Steel bars, half extras..... 3.195@ —

TURPENTINE:

Spot, in yard, N. Y., per gal...\$0.47@ —

WINDOW GLASS. Official discounts
from manufacturers' lists:

Single strength, A quality, first three
brackets..... .80%

B grade, single strength, first three
brackets..... .82%

Grades A and B, larger than the first
three brackets, single thick..... .79%

Double strength, A quality..... .80%

Double strength, B quality..... .82%

TO RECONSTRUCT THE PARKWAY BATHS

Accommodations For 8,000 Bathers To
Be Provided—Cost Placed at \$300,000

THE working plans and specifications have been completed and a general contract awarded for the reconstruction of the Parkway Baths, at Brighton Beach, and it is expected that active building operations will be started within the next week or ten days. The old structure on the site was totally destroyed by fire last Thanksgiving Day. The new building will be fireproof throughout and will be from every standpoint a thoroughly modern sea

The new Parkway Baths will be three stories in height, with a frontage of 196 feet and will be 180 feet in depth. The construction will be of steel and reinforced concrete and when completed will be among the best equipped bathing plants in the country. The structure will be roomy, light and airy. Accommodations will be provided for a total of 8,000 bathers, in 3,000 single and double rooms and 1,500 sanitary steel lockers. There will be Turkish baths for men and women, with hot and steam rooms,



Turner Construction Co., Builder.

Benjamin Driesler, Architect.

NEW PAVILION FOR PARKWAY BATHS.

bathing plant. The cost is approximately \$300,000. The project is owned by Brighton-by-the-Sea, Inc., care of the Realty Associates, 162 Remsen street, Brooklyn, and will be constructed from plans prepared by Benjamin Driesler, architect, 153 Remsen street, Brooklyn. Turner Construction Co., 244 Madison avenue, Manhattan, has obtained the general contract for the work. Charles S. Voorhees, 188 Montague street, is the engineer for the owner.

Has Guarded Eight Mayors.

Police Lieutenant William Kennel celebrated yesterday his twenty-third year as personal bodyguard to the Mayors of the city. The Lieutenant has been on duty at the outer office of the Mayor at the City Hall since Mayor Strong's time. He has served under Mayors Strong, Van Wyck, Low, McClellan, Gaynor, Kline, Mitchel, and Hylan. The Lieutenant speaks Jewish, German and English. He was assigned to the City Hall on March 1, 1895, by Thomas F. Byrnes, then Superintendent of Police.

Seventieth Annual Statement.

The statement of the United States Branch of The Liverpool, London and Globe Insurance Company, Ltd., a stock company that has been doing business in the United States for seventy years, as of December 31, 1917, shows total assets of \$16,153,068.57, with unearned premiums and other liabilities of \$11,359,090.02, leaving a surplus of \$4,793,978.35. The assets include \$1,416,000 in real estate, \$968,150 in first mortgages on real estate, \$2,611,704 in Government, State, County and Municipal Bonds, \$5,552,597.41 in railroad and other bonds and stock; besides \$2,178,899.65 in cash in banks and offices. A notable fact in connection with the company is that its securities are placed in trust with influential American citizens for the satisfaction of the company's claimants in the United States. The Trustees of the United States branch are: John A. Stewart, of the United States Trust Company of New York; Walter C. Hubbard, of

showers and needle baths. The building will also provide modernly equipped toilets and lavatories, barber shop and laundry. In connection with this project there will be a large playground for children, sun parlors, roof garden and a number of booths for the sale of candy, soft drinks, cigars and cigarettes and other beach merchandise. According to the present schedule it is planned to have this project completed and fully equipped for use by June 1.

Hubbard Brothers & Co. of New York, and Thatcher M. Brown, of Brown Bros. & Co. of N. Y. The assets of the United States Branch of the company are largely in excess of the liabilities. Walter C. Hubbard is now Chairman of the company and the directors in New York include in addition Edmund D. Randolph, John A. Stewart, Thatcher M. Brown and William H. Wheelock.

Apartment on Riverside Drive.

The Fred F. French Co., 299 Madison avenue, has completed the plans for the six-story semi-fireproof apartment to be erected at the corner of Riverside Drive and 158th street. This project will provide living accommodations for a total of forty-two families. The owner is Arthur W. Hay, 830 West 179th street. The building will occupy a plot with a frontage of 100 feet and will have facades of face brick and limestone. The cost is approximately \$225,000. The architect will have entire charge of the construction of this building and will be ready for estimates on masonry and other sub-contracts about March 1.

Riverside Drive Residence.

Charles A. Platt, architect, 101 Park avenue, is preparing the plans and specifications for a four-story brick residence, 50 x 60 feet, to be erected at the northeast corner of Riverside Drive and 120th street, for Mary A. Fitzgerald, owner. The contract for this house was let without competition to James McWalters & Sons, Inc., 1493 Broadway.

Plans for Bronx Apartment.

Plans have recently been completed by the Fred F. French Co., 299 Madison avenue, for three modern multi-family dwellings to be erected at the northeast corner of Tinton avenue and 147th street, the Bronx. The structures will be five and six stories in height, with facades of brick and terra cotta. The owners and builders are Grossman Brothers & Rosenbaum, iron workers, 82 Willow avenue. The cost will be in the neighborhood of \$300,000.

Convalescents' Home at Yonkers, N. Y.

York & Sawyer, architects, 50 East 41st street, Manhattan, are finishing the plans and specifications for the three-story fireproof home for convalescents, 85 x 176 feet, to be erected at the northeast corner of Jerome and McLean avenues, Yonkers, N. Y., for the Estate of Caroline Neustatter, care of William R. Rose, 128 Broadway, Manhattan, owner. This operation will cost approximately \$250,000. It has not yet been decided when bids will be called for.

Planning Brooklyn Theatre.

Plans are nearing completion in the offices of Thomas W. Lamb, architect, 644 Eighth avenue, Manhattan, for a two-story brick and terra cotta theatre, 100 x 241 feet, to be erected at the northeast corner of Fulton street and Rockwell place, Brooklyn. The owner of this project is the Freel Trust Co., 44 Court street, Brooklyn. The cost is estimated to be in the neighborhood of \$225,000. The architect will probably be ready for estimates on general contract about April 1. This theatre will be a notable addition to the amusement center of Brooklyn.

Contract for Store and Offices.

Valentine Lynch & Co., 19 Park Row, has obtained the general contract for the erection of the five-story store, restaurant and office building at 20 West 38th street, for Julia A. Ferguson, owner, 39 Central Park South. The plans were prepared by Charles E. Birge, architect, 29 West 34th street. The entire building has been leased to Schrafft's, Inc., confectionery, 62 West 23d street, who will occupy the store and roof garden. The cost of construction is approximately \$70,000.

Hempstead Town Hall Plans.

Steward Wagner, architect, 7 East 42d street, Manhattan, is preparing the plans for a new town hall to be built on Harperas Road for the Town of Hempstead, L. I. Hiram R. Smith, chairman of the board. The structure will be two stories in height, built of brick, with trimmings of white marble and will be semi-fireproof. The ground dimensions will be 35x125 feet with wing 30x45 feet. This building will be set in a park containing approximately four acres of ground that will be extensively landscaped and planted. The structure will provide accommodations for the municipal offices, court rooms, police headquarters, and will have a number of cells in the basement. The cost of construction is approximately placed at \$70,000. Bids will probably be advertised for about April 1.

Rebuild Training School.

Plans are being matured for reconstructing the Salvation Army Training School, at 120 West 14th street, recently destroyed by fire. Working plans for this operation will be prepared under the direction of William S. Barker, 122 East 14th street, for the Salvation Army, Inc., Evangeline C. Booth, president. The building will be of brick, four stories in height, and will be a modern plant in every respect. Active construction will not be started until the insurance is adjusted. Further details will be available for a later issue.

Bids for Brooklyn Hospital.

Henry I. Nurick, architect, 957 Broadway, Brooklyn, has completed the plans

and specifications and is taking estimates on general contract for the construction of a five-story brick hospital at the southwest corner of Hart street and Stuyvesant avenue, Brooklyn, for the Beth Moses Hospital. This building will have ground dimensions of 90 x 94 feet, and will be fireproof throughout and equipped with every modern hospital convenience. The cost is about \$250,000.

Planning Brooklyn Apartment.

Plans are in progress in the offices of Slee & Bryson, architects, 154 Montague street, Brooklyn, for a four-story brick and stone apartment to be erected on the south side of Eastern Parkway, 164 feet west of Franklin avenue, by William B. Greenman and Edward J. McGuire, 350 Fulton street, owners and builders. The structure will occupy a plot 80x100 feet and will cost in the neighborhood of \$85,000.

PERSONAL AND TRADE NOTES.

Low-Parker Engineering Co., has moved its offices from 45 Broadway to 150 Nassau street.

F. C. Zachau, architect, has recently moved his office from 45 Clinton street, Newark, N. J., to Arlington, N. J.

Irving Margon, architect, has recently moved his offices from 372 East 149th street to East 149th street and Cortlandt avenue.

Snare & Triest Co. has removed its offices from the Woolworth Building to 8 West 40th street. New telephone number is Murray Hill 8136.

John H. Coxhead, architect, has recently moved his offices from 924 Ellicott Square to the Liberty Building, Swan and Franklin streets, Buffalo, N. Y.

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C. W. Hunt Co., Inc., builder of elevating and conveying machinery and industrial railways, has recently moved its New York office to 501 Fifth avenue.

Clarage Fan Co., Kalamazoo, Mich., announces the appointment of H. P. Curtiss, 120 Milk street, Boston, Mass., as its representative for the New England States.

Leon Cubberley, architect, has discontinued his offices at 192 Broadway, Long Branch, N. J., and is in the employ of the United States Government, located at Bristol, Pa.

Ransome Concrete Machinery Co., Dunellen, N. J., has consolidated with the Oshkosh Manufacturing Co., Oshkosh, Wis., under the name of the Ransome-Leach Co. This alliance places the new company in a position to handle the western trade from the Oshkosh factory and the eastern trade from the Dunellen factory. One large warehouse will be established in every principal city, where the combined lines will be ready for immediate delivery. A full line of trench pumps, back fillers and material elevators have been added. The executive and sales office is located at 115 Broadway, New York City.

Geo. A. Shedden Co., builder, 37 East 28th street, has discontinued business for the period of the war and will again resume as soon as peace has been declared. Mr. Shedden, president of the concern, has been commissioned Lieutenant in the Aviation Corps and has been detailed for service with the Field Artillery. Charles H. Kelly, vice-president, has been appointed general superintendent of construction by the U. S. Government and will have charge of the erection of one thousand dwellings at Camden, N. J., from plans prepared by Electus D. Litchfield. These houses will be used to accommodate the employees of the different shipbuilding plants located along the river between Camden and Gloucester.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN.—James A. Wetmore, Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close April 3, for a 4-sty brick assay bldg, 50x100, at Wall and Nassau sts, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner. York & Sawyer, 50 East 41st st, Manhattan, are the architects, and J. Hollis Wells, 32 Nassau st, is the consulting engineer. Cost, \$807,000.

GOVERNORS ISLAND.—U. S. Government, Col. Norton, Depot Quartermaster, Governors Island, N. Y., owner, is taking bids on the general contract, to close March 20, for a 1-sty brick garage, 130x44, and a 1-sty frame warehouse, 40x120, at Fort Jay, from plans prepared privately by the Engineering Dept., Governors Island, N. Y. John K. Turton Corp., 101 Park av, Manhattan, is figuring the general contract and desires bids by March 11. Cost, \$15,000.

GOVERNORS ISLAND, N. Y.—Whitney Co., 101 Park av, Manhattan, has the general contract for 1-sty frame and corrugated iron warehouses, 60x390 ft each, for the U. S. Government, Construction Quartermaster, on premises, owner, from privately prepared plans.

YAPHANK, L. I.—C. H. & R. C. Peckworth, 529 Hudson st, Manhattan, have the general contract for an addition to the 1 and 2-sty frame hospital bldgs for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, advisory architect, and Major Gunby, engineer, both of 15th and M sts, N. W., Washington, D. C. Cost, \$500,000.

YAPHANK, L. I.—U. S. Government, c/o Major General Bell, Camp Upton, Yaphank, L. I., and Mrs. John Francis Yawger, 808 West End av, Manhattan, pres. Finance Committee of the Federation of Women's Clubs contemplate erecting a 1-sty frame community hall, about 230x200, at Camp Upton, from plans prepared privately at Division Headquarters at Camp Upton. Mark C. Tredennick Co., 331 Madison av, Manhattan, and Camp Upton, L. I., has the general contract. Cost, \$100,000.

ELLIS ISLAND, N. Y.—U. S. Government, c/o Immigrant Commissioners, William Williams, Comr., owner, is taking bids on the general contract, to close 2.30 p. m., March 5, for a concrete and granite sea wall at the Immigration Station, from plans by A. B. Fry, Custom House, Manhattan, Mr. Howell, in charge, Ellis Island, N. Y. Includes a wall 160 ft long and 10 ft from shore to be filled in with rock. Cost, \$200,000.

BUFFALO, N. Y.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, contemplates erecting storehouses, from plans by Major F. B. Wheaton, architect, and Major F. M. Gunby, engineer, both at 15th and M sts, N. W., Washington, D. C. Cost, \$1,000,000.

HOBOKEN, N. J.—Barney Ahlers Construction Corp., 110 West 40th st, Manhattan, has the general contract for erecting sheds for the U. S. Government, Depot Quartermaster, New York City, and Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, architect, and Major F. M. Gunby, engineer, both at 15th and M sts, N. W., Washington, D. C.

ALBANY, N. Y.—Major F. B. Wheaton, architect, and Major F. M. Gunby, engineer, completed plans for a warehouse for the U. S. Government, Cantonment Division, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$2,000,000.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

WEEHAWKEN, N. J.—Weehawken Tungsten Lamp Co., 550 Gregory av, Weehawken, owner, contemplates rebuilding the 2-sty brick and iron factory, 50x80, at 550-2 Gregory av, for which no architect has been retained.

BUFFALO, N. Y.—Detroit & Cleveland Navigation Co., C. L. Perkins, general agent in charge, on premises, owner, contemplates erecting a 2½-sty brick and tile or reinforced concrete and brick office bldg, about 90x60, at the foot of Main st. No architect has been selected. Cost, \$40,000.

NEW BRUNSWICK, N. J.—McDede Estate, Miss Margaret McGarry, executor, 78 Easton av, New Brunswick, N. J., contemplates making fire repairs to the garage at 68 Albany st. No architect has been selected and details will be available when insurance has been adjusted.

NEW BRUNSWICK, N. J.—John Reng, 254 Suydam st, New Brunswick, N. J., owner, contemplates erecting frame apartments and store at 70 Albany st. No architect has been retained.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN, N. Y.—Theodore Frost, 452 Senator st, owner, is taking bids on sub-contracts for six 3-sty brick and stone tenements, 25x75, in the north side of 68th st, 235 ft west of 5th av, from plans by F. W. Eisenla, 571 77th st, architect. Cost, \$45,000.

DWELLINGS.

MANHASSET, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, architects, are taking bids on the general contract for a 2½-sty hollow tile and stone dwelling and garage, 35x105, for Eugene Riotto, owner, c/o Standard Motor Const. Co., 172 Whiton st, Jersey City, N. J. Cost, \$40,000.

RIDGEWOOD, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, architect, is taking bids on the general contract for addition and alteration of the 2½-sty frame barn at the southeast cor of Ridgewood and Van Dien avs, into a residence and garage. Owner's name will be announced later. Cost, \$12,000.

EAST ORANGE, N. J.—William A. Hewlett, 1265 Broadway, Manhattan, architect, is taking new bids on the general contract, to close about March 15, for alterations and addition to the 2½-sty brick and frame dwelling at 106 Washington av, for C. A. Whelan, on premises, owner. Includes a 1-sty and attic rear addition, 25x41. Cost, \$10,000.

ROSLYN, L. I.—Warren & Clark, 108 East 28th st, Manhattan, architects, are taking bids on the general contract for alterations and addition to the 2½-sty brick and terra cotta block dwelling, 150x35, for Frank Henderson, 120 Broadway, Manhattan, and Flower Hill rd, Roslyn, L. I., owner. Cost, \$60,000.

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FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.—Clinton & Russell, 32 Liberty st, Manhattan, architects, are taking bids on the general contract for a 1 and 2-sty brick or reinforced concrete warehouse on Hunters Point av. Owner's name will be announced later. The Pittsburgh Plate Glass Co., Richard T. Conley, N. Y. manager, 322 Hudson st, Manhattan, is the lessee. Entire bldg measures 280x264; 2d sty portion, about 200x200. Cost, \$400,000.

HALLS AND CLUBS.
MANHATTAN.—John F. Jackson, 1328 Broadway, architect, is taking bids on the general contract for a 6-sty brick, stone and terra cotta Y. M. C. A. (colored), 50x110, at 179 West 135th st, for the Y. M. C. A. (colored) Board of City Directors, 215 West 23d st, and the Colored Branch Y. M. C. A., West 135th st, owner. Cost, \$200,000.

MUNICIPAL.
ALBANY, N. Y.—City of Albany, Board of Contract & Supply, Isadore Wachsman, secy, City Hall, 91 State st, Albany, owner, is taking new bids on the general contract, to close 3 p. m., April 1, for a 3-sty brick, steel and marble city bldg, 40x100, at the cor of Eagle and Beaver sts, from plans by Walter H. Van Gysling, 1 Clinton sq, Albany, architect. Arnold W. Brunner, 101 Park av, Manhattan, is advisory architect, and Frank R. Lanagan is the county engineer. Cost, \$1,000,000.

SCHOOLS AND COLLEGES.
NORTH CASTLE, N. Y.—Board of Education of North Castle, Alfred Young, clerk, R. F. D. No. 2, Mt. Kisco, N. Y., owner, is taking bids on the general contract, to close 8 p. m., March 6, for a 2-sty brick and terra cotta school, 76x66, from plans by C. A. Mehne, Valhalla, N. Y., architect. Cost, \$50,000.

LINDEN, N. J.—Board of Education, Frederick McGillvray, pres., Linden, N. J., owner, is taking revised bids on the general contract, to close 8 p. m., March 6, for two additions to the 2-sty brick Public School No. 2, on Wood av, from plans by J. N. Pierson & Son, Raritan Bldg., Perth Amboy, N. J., architects. Bids will be received at P. S. No. 1. Cost, \$50,000.

NEW BRUNSWICK, N. J.—City of New Brunswick, Board of Education, A. L. Smith, pres., Bayard St School, New Brunswick, owner, is taking bids on the general contract, to close 8 p. m., March 8, for a 2-sty addition, 35x80, to the Washington School, from plans by Alexander Merchant, 363 George st, New Brunswick, architect.

MISCELLANEOUS.
BRONX.—McKim, Mead & White, 101 Park av, Manhattan, architects, are taking approximate estimates for the construction of brick and stone institutional bldgs at Bronx and Pelham Parkways and Bronxwood and Williamsbridge rds, for the N. Y. Institute for the Education of the Blind, 9th av and 33d st, owner. P. M. Rhineland, 31 Nassau st, is chairman of Bldg Commission. Consists of seven cottages, principal's residence, administration portion, music school and chapel service group, pipe tunnels, connecting bldgs and trunk sewer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

94TH ST.—Arthur Lobo, 105 West 40th st, completed plans for remodeling the 5-sty brick and stone dwelling, 25x100, at 60 West 94th st, into apartments of two rooms and bath, for a company now forming, c/o A. L. & S. Wolfson, 30 Church st.

ESSEX ST.—Otto L. Spannhake, 13-21 Park Row, completed plans for alterations to the 5-sty brick tenement, 25x50, at 23 Essex st, for Isidore Cohen, 715 Broadway, owner. Harry Weprin, 277 3d av, has the general contract. Cost, \$6,000.

50TH ST.—A. E. Nast, 546 5th av, has plans in progress for alterations to the 4-sty brick apartments and store, 25x100, at 5 West 50th st, for Solomon Kalvin, 542 West 112th st, owner. Cost, \$10,000.

CATHERINE ST.—Ferdinand Savignano, 6005 14th av, Brooklyn, completed plans for alterations and extension to the 4-sty brick tenement, 25x104, at 77 Catherine st, for Michael Stramiels, on premises, owner. Cost, \$5,000.

12TH ST.—John B. Snook Sons, 261 Broadway, will draw plans for the alteration of the 4-sty brick and stone dwelling, 25x100, at 4 East 12th st, into apartments and studios, for Samuel Marcus, Woolworth Bldg, owner. Cost, \$15,000.

56TH ST.—Charles Stegmayer, 168 East 81st st, completed plans for alterations to

the 5-sty brick tenement, 19x100, at 434 East 56th st, for the Peter Doelger Brewing Co., 407 55th st, owner. Cost, \$8,000.

76TH ST.—Andrew J. Thomas, 137 East 45th st, has plans in progress for alterations to the 4-sty brick and stone studio apartments, 22x80, at 39 West 76th st, for Edward F. Curtis, 275 Water st, owner. Cost, between \$10,000 and \$12,000.

DWELLINGS.

36TH ST.—Patrick J. Murray, architect, c/o William S. Miller, 141 West 40th st, completed plans for alterations to the 3 and 4-sty brick dwellings, 37x40, at 137-9 West 36th st, for Holy Innocent's R. C. Church, Rev. Father Thomas J. Lynch, pastor, on premises, owner, in charge. Cost, \$3,000.

53D ST.—Warren & Wetmore, 16 East 47th st, will remodel the 5-sty brick and stone dwelling, 27x100, at 8 West 53d st, for Charles D. Wetmore, 16 East 47th st, owner.

FACTORIES AND WAREHOUSES.

29TH ST.—Robert R. Rahmann, 95 Liberty st, completed plans for alterations and a 3-sty addition to the 4-sty warehouse, 35x101, at 639 West 29th st, for Marie W. I. DeCorbal, owner, c/o James N. Wells' Sons, 191 9th av, owner, and J. F. Stanley, 642 West 30th st, lessee. Cost, \$10,000.

HUDSON ST.—Gross & Kleinberger, Bible House, will draw plans for an 8-sty reinforced concrete warehouse in the east side of Hudson st, bet Broome and Dominick sts, for B. B. Davis Co., 250 Hudson st, owner.

40TH ST.—American Packing House Engineering Co., 126 Liberty st, completed plans for alterations to the factory at 637-641 West 40th st, for Jacob Mayers, 203 Broadway, owner, and the N. Y. Veal & Mutton Co., 1st av and 43d st, lessee. American Engineering Co., 126 Liberty st, has the general contract. Cost, \$2,500.

HALLS AND CLUBS.

53D ST.—Frederick P. Hill, 299 Madison av, will draw plans for remodeling the brick and stone dwelling, 25x100, at 247 East 53d st, into a club house, for the Queen Mab Realty Co., 60 Wall st, owner. Details will be available later.

HOTELS.

SOUTH ST.—Bruno W. Berger & Son, 121 Bible House, have preliminary plans in progress for a 10-sty hotel, probably brick, stone and terra cotta, 108x48, at the northeast cor of South and Whitehall sts, for John Bittner, Eastern Hotel, on premises, owner.

SCHOOLS AND COLLEGES.

EAST BROADWAY.—Samuel Cohen, 32 Union sq, has plans in progress for alterations to the 5-sty brick private school at 206 East Broadway, through to 195 Division st, for the National Hebrew Schools Assn., Mr. Mohl, in charge, c/o Mark & Mohl, Inc., 3d av and 6th st, Brooklyn, owner. Owner will take bids. Cost, \$8,000.

STABLES AND GARAGES.

22D ST.—Clients of Leopold Moschowitz (company to be formed), 299 Broadway, contemplate erecting a garage, probably brick and stone, on a plot 125x75x197, at 510-514 West 22d st, through to 511-519 West 21st st. Architect's name will be announced later.

134TH ST.—Samuel Cohen, 32 Union sq, has plans in progress for a 1-sty brick public garage, 100x100, in the south side of 134th st, 85 ft east of Madison av, for the Newat Realty Co., 200 Broadway, owner. Owner will take bids on general contract from March 5 to 10. Cost, \$15,000.

38TH ST.—Bruno W. Berger & Son, 121 Bible House, completed plans for alterations to the 3-sty brick garage, 29x81, at 224 East 38th st, for J. Christopher G. Hupfel Brewing Co., 229 East 38th st, owner and builder. Cost, \$5,000.

44TH ST.—Martin P. Lodge, 534 West 44th st, owner, has had plans completed privately for a 2½-sty brick garage, 50x100, at 530-532 West 44th st, for which Richard Carvel, 401 West 59th st, has the general contract. Cost, \$10,000.

STABLES AND GARAGES.

completed plans for a 1-sty brick public garage, 100x100, in the south side of 134th st, 85 ft east of Madison av, for the Newat Realty Co., 200 Broadway, owner. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

WALL ST.—Frederick Putnam Platt, 1123 Broadway, has plans in progress for alterations to the 9-sty brick, stone and steel office bldg, 85x106, at 90-96 Wall st, for Louis Ettlinger, owner, c/o Cadwalader, Wickersham & Taft, 40 Wall st, and G. Amsinck & Co., 6 Hanover st, lessee.

56TH ST.—Louis H. Dos Passos and John R. Dos Passos, 165 Broadway, have purchased the dwelling at 18 East 56th st,

and will probably alter same for business purposes. Architect's name and other details will be available later.

NASSAU ST.—Low-Parker Engineering Co., 150 Nassau st, completed plans for alterations to the 19-sty brick and stone office bldg, 111x105, at 31-35 Nassau st, for the National Bank of Commerce, on premises, owner. Cost, \$18,000.

BROADWAY.—Benjamin W. Morris, 101 Park av, and Carrere & Hastings, 52 Vanderbilt av, associate architects, are preparing sketches for an office bldg, probably 26 stys, at the southwest cor of Broadway and Morris st, through to Greenwich st, for Irons & Todd, 101 Park av, owners and builders.

CHURCH ST.—A. E. Nast, 546 5th av, has plans in progress for alterations to the 6-sty brick loft bldg, 50x83, at 274 Church st, for the Seaman Savings Bank, 74 Wall st, owner. Cost, \$3,500.

CENTRE ST.—Michael Bernstein, 405 Lexington av, has plans in progress for alterations and addition to the 3-sty brick store, offices and apartment, 24x75, at 116 Centre st, for the Hanschild Corp., owner, and B. Sbarboro, 14 Franklin st, lessee. Cost, \$4,000.

CHRISTOPHER ST.—Louis A. Hornum, 405 Lexington av, completed plans for alterations and addition to the brick machine shop at 181 Christopher st, for Joseph A. Bolch, on premises, owner. Cost, \$7,000.

PARK ROW.—Samuel Levingson, 101 West 42d st, has plans in progress for alterations to the 7-sty brick store and office bldg at 1, 2 and 11 Park Row, for the Joseph Pulitzer Estate, 80 Broadway, owner, and Frederick Frisch, 11 Park Row, lessee. Cost, \$5,000.

112TH ST.—Ferdinand Savignano, 18 East 41st st, completed plans for alterations to the 3-sty brick loft and market bldg, 25x60, at 328 East 112th st, for Lawrence Cioffi, 314 East 112th st, owner. Cost, \$10,000.

ORCHARD ST.—Louis A. Sheinart, 194 Bowery, completed plans for alterations to the 3-sty brick store and storage bldg, 24x40, at 32 Orchard st, for Mathilda L. Phillips, owner, c/o Henry Snook, 154 Nassau st. Cost, \$6,000.

BROADWAY.—Charles L. Calhoun has plans in progress for alterations to the 8-sty brick, stone and steel store and office bldg at the northeast cor of Broadway and John st for the Reformed Protestant Dutch Church of New York, 113 Fulton st, owner; the Chatham & Phoenix National Bank, 149 Broadway, lessee, and the Corbin Building Co., 149 Broadway, sub-lessee. The Tide Water Building Co., 14 East 33d st, has the general contract. Cost, \$50,000.

5TH AV.—Maynicke & Franke, 25 East 26th st, have plans in progress for alterations to the brick and stone office bldg at 200 5th av, for the Fifth Av Building Co., owner. Cost, \$30,000.

114TH ST.—Gronenberg & Leuchtag, 303 5th av, completed plans for alterations to the store at the northeast cor of 114th st and Madison av, for P. Henochstein, 1723 Madison av, owner. M. Wolf, 303 West 117th st, has the general contract. Cost, \$4,000.

WEST END AV.—Thomas W. Lamb, 644 8th av, completed plans for alterations to the 4-sty brick loft bldg, 100x126, at 2-10 West End av, for the National Gum & Mica Co., on premises, owner. Cost, \$6,000.

MISCELLANEOUS.

MANHATTAN.—Plans have been approved by the Municipal Art Commission for a 2-sty extension to the corrugated iron Pier No. 20, North River, for the Erie Railroad Co., 50 Church st, owner, from plans by Graham King, 50 Church st, architect.

1ST AV.—George Francis Kiess, 130 East 15th st, completed plans for a 1-sty frame repair shop, 50x70, at 720 1st av, for the New Amsterdam Gas Co., 130 East 15th st, owner, and the Edison Co. of N. Y., lessee and builder. Cost, \$4,000.

15TH ST.—William F. Barker, 120 West 14th st, completed plans for remodeling the interior of the 5-sty brick industrial bldg, 26x75, at 314 East 15th st, for the Salvation Army. Evangeline G. Booth, pres., 120-4 West 14th st, owner. Cost, \$20,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

JENNINGS ST.—Moore & Landsiedel, 148th st and 3d av, completed plans for the alteration of the 3-sty brick and stone tenement at 908 Jennings st, into a dwelling and stores, for the County Developing Co., owner. Patrick J. Murphy, Inc., 371 East 144th st, Manhattan, has the general contract.

DWELLINGS.

GREYSTONE AV.—Edward Hisnay, 442 West 238th st, owner and builder, has had plans completed privately for a 1-sty frame dwelling and garage, 21x41, on the east side of Greystone av, 300 ft south of 238th st. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

WALTON AV.—F. G. C. Smith, Smith Bldg, Greenwich, Conn., completed plans for a 3-sty addition to the 2-sty brick factory, 25x50, at the northwest cor of Wal-

ton av and 138th st, for Jacob Brothers Co., 539 West 39th st, owner, and W. P. Harris & Co., 113 East 138th st, lessee. Cost, \$20,000.

HOSPITALS AND ASYLUMS.

BATHGATE AV.—Bronx Catholic Big Brothers' League, 501 East Tremont av, owner, contemplates erecting a brick and stone boys' home, on a plot 108x100, on the east side of Bathgate av, north of Tremont av. Architect's name and details will be announced later.

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STORES, OFFICES AND LOFTS.

163D ST.—Charles Schaefer, 529 Cortlandt av, completed plans for a 1-sty brick store, 49x100, at the northeast cor of 163d st and Trinity av, for the Benenson Realty Co., 401 East 152d st, owner. Cost, \$15,000.

Brooklyn.

DWELLINGS.

83D ST.—Thomas Bennett, 7826 5th av, has plans in progress for nine 2-sty brick and frame dwellings, 20x60, in the south side of 83d st, 199 ft west of 6th av, for the D. & A. Realty Corp., 5204 5th av, Brooklyn, owner and builder. Total cost, \$45,000.

EAST 7TH ST.—John Burke, 319 Baltic st, completed plans for an extension to the dwelling at 1730 East 7th st, for James Auditory & Co., 14 Hamilton av, owner and builder. Consists of 1-sty extensions, 30x15, and 1-sty brick and stucco garage, 20x20. Total cost, \$2,500.

AV P.—Robert L. Harris, 1193 East 39th st, Brooklyn, owner and builder, has had plans completed privately for two 2-sty frame dwellings, 17x38, on the south side of Av P, 40 ft east of Coleman st. Cost, \$5,000 each.

WEST 36TH ST.—H. J. Nurick, 957 Broadway, has plans in progress for a 2½-sty brick dwelling, 20x65, at West 36th

st and Coney Island av, for A. Strassler, 145 Attorney st, Manhattan, owner. Cost, \$10,000.

AV I.—R. T. Schaefer, 1526 Flatbush av, completed plans for a 2½-sty frame dwelling, 16x43, at the southwest cor of Av I and East 37th st, for Gus Svenson, 1090 East 39th st, owner and builder. Cost, \$8,000.

SOUTH 46TH ST.—Samuel Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 24x45, in South 46th st, 240 ft east of 16th av, for the Raberg Building Co., 1323 46th st, owner and builder. Cost, \$5,000.

Factories and Warehouses.

MARSHALL ST.—William Higginson, 21 Park Row, Manhattan, has plans nearing completion for a 6-sty brick and steel with reinforced concrete factory, 60x120, at Marshall and Gold sts, for the National Lead Co., 111 Broadway, Manhattan, owner. Tenney & Ohmes and Charles E. Knox, both of 101 Park av, Manhattan, have the heating and electrical contracts respectively.

16TH ST.—Tobias Goldstone, 50 Graham av, completed plans for a 2-sty factory and residence, 40x83, in the north side of 16th st, 64 ft east of Hamilton av, for Samuel Singer, 25 16th st, owner and builder. Cost, \$6,500.

ATLANTIC AV.—A. Schrader & Sons, 783 Atlantic av, owners, have had plans completed privately for alterations to the 7-sty reinforced concrete factory at the northeast cor of Atlantic and Claremont avs. The Turner Construction Co., 244 Madison av, Manhattan, has the general contract. Cost, \$4,000.

HALLS AND CLUBS.

COLUMBIA HEIGHTS.—Knowles & Basso, 280 Madison av, Manhattan, have plans in progress for the alteration and extension of the 3-sty brick and brownstone club, 50x80, on Columbia Heights, for the Norwegian Society, owner. Cost, \$20,000.

Stables and Garages.

13TH AV.—F. Savignano, 6005 14th av, completed plans for a 1-sty extension to the garage at the southeast cor of 13th av and 60th st, for Louis Salestieno, on premises, owner. Calendo & Cordi, 1470 67th st, Bklyn, have the general contract. Cost, \$7,000.

VAN SICLEN AV.—Louis Schillinger, 167 Van Siclen av, has plans in progress for alteration and extension to the 1-sty brick garage, 50x85, on the east side of Van Siclen av, 125 ft north of Liberty av, for the Brownsville Coal & Ice Co., on premises, owner. Cost, \$6,000.

CONEY ISLAND AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a public garage, 114x104, at the northwest cor of Coney Island av and Montgomery st, for the Realty Circle, owner.

PACIFIC ST.—Franklin Engineering Co., S. D. Mack, in charge 346 Broadway, Manhattan, completed plans for an extension to the brick garage in the south side of Pacific st, 25 ft west of Flatbush av, for the McDermott Realty Co., 315 West 92d st, Manhattan, owner. Cost, \$25,000.

37TH ST.—L. J. F. Weiher, 271 West 125th st, Manhattan, completed plans for a 1-sty brick garage, 75x100, in the south side of 37th st, 100 ft east of 11th av, for Leonard Prince, Hubbards Hill, Stamford, Conn., owner. Cost, \$10,000.

FLATBUSH AV.—Willard Parker, 24 McDonough st, completed plans for a 1-sty brick garage, 24x27, on the west side of Flatbush av, 59 ft north of Parkside av, for Henry L. Ughetta, on premises, owner. Cost, \$12,000.

WEST 17TH ST.—Phillip Caplan, 16 Court st, completed plans for a 1-sty brick garage, 80x118, in the east side of West 17th st, 295 ft north of Mermaid av, for the S. & L. Mortgage Co., 16 Court st, owner and builder. Cost, \$35,000.

ADAMS ST.—W. T. McCarthy, 16 Court st, completed plans for a 1-sty brick garage, 76x52, in the east side of Adams st, 25 ft north of Tillary st, for the 139 Sedney St. Corp., 139 Sedney pl, Brooklyn, owner and builder. Cost, \$15,000.

FORT HAMILTON AV.—M. A. Cantor, 371 Fulton st, has plans in progress for a 1-sty brick public garage, 71x105, at the northwest cor of Fort Hamilton av and 38th st, for Lory Max, 1065 41st st, owner. Cost, \$22,000.

CHURCH AV.—James F. Bly, 833 St. Johns pl, completed plans for a 1-sty brick garage, 85x113, on Church av, 243 ft east of Flatbush av, for Samuel Barasch, 44 Court st, owner and builder. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

AV D.—Thomas Bennett 7826 5th av, has plans in progress for a 1-sty brick office bldg, 20x52, on the north side of Av D, 17 ft west of Gravesend av, for Bernard Nolan, 272 49th st, owner and builder. Cost, \$2,500.

PRINCE ST.—Samuel Nehemiah, 54 Myrtle av, owner, is having plans prepared privately for a 1-sty brick store, 27x30, at 201 Prince st. Cost, \$2,500.

SANDS ST.—Thomas Meagher, 173 Sands st, owner, has had plans completed privately for a 2½-sty brick store, 25x95, in the south side of Sands st, 119 ft west of Gold st. Cost, \$5,000.

MISCELLANEOUS.

VERONA ST.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick shop 100x60, in the north side of Verona st, 200 ft east of Richards st, for Mrs. Lilliar Tickle, 556 4th st, owner. Cost, \$20,000.

WEST 30TH ST.—George N. Suess, 2960 West 29th st, completed plans for a 1-sty brick bathing house, 28x41, in the west side of West 30th st, 106 ft north of Sur av, for A. Kaplan, 2913 West 25th st, owner and builder. Cost, \$2,000.

2D AV.—Bartlett-Hayward Co., 10 Broadway, Manhattan, completed plan for a 1-sty brick oil tank, 95x73, at the southwest cor of 2d av and 11th st, for the Brooklyn Union Gas Co., 176 Remse st, owner. Cost, \$8,000.

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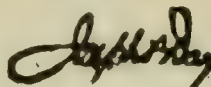
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WITHERS ST.—Joseph Mendt, 21 Park Row, completed plans for a 3-sty brick storage, store and residence, 25x50, in the south side of Withers st, 100 ft west of Graham av, for Felicia Della Croce, 160 Withers st, owner, in charge. Cost, \$6,000.

Queens.

DWELLINGS.

HOLLIS, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have plans in progress for a 2½-sty frame dwelling, 22 x40, in the east side of 197th st, 180 ft south of 100th av, for Willmot D. Losee, 726 Hatch av, Woodhaven, L. I., owner and builder. Cost, \$5,000.

DOUGLAS MANOR, L. I.—DuBois Carpenter, 45 Market st, Poughkeepsie, N. Y., completed plans for a 2-sty frame dwelling, 24x32, on the south side of Grosvenor av, 572 ft east of East dr, for the Madsen & Wistoft Const. Co., 3217 Lincoln st, Flushing, L. I., owner and builder. Cost, \$5,500.

MIDDLE VILLAGE, L. I.—William Von Felde, 2188 Metropolitan av, Middle Village, completed plans for a 2-sty brick dwelling and store, 18x72, in the south side of Pulaski st, 50 ft east of Hinman st, for M. Hartsman, 15 Pulaski st, Middle Village, owner. Owner and architect will take bids on general contract, to close about March 18. Cost, \$4,500.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff st, Richmond Hill, completed plans for five 2-sty frame dwellings, 16x 38, on the west side of Diamond av, north of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Cost, \$3,500 each.

MASPETH, L. I.—Frank Chmelik, 796 2d av, L. I. City, has plans in progress for a 2-sty brick dwelling, 25x29, in the west side of Willow st, 71 ft north of Maspeth av, for Frank Dondzinski, 96 Clinton av, Maspeth, L. I., owner. Cost, \$4,000.

JAMAICA, L. I.—William A. Finn, 229 New York av, Jamaica, completed plans for a 2-sty frame dwelling, 25x36, at the southeast cor of Flushing and Maxwell avs, for Joseph Hrostoski, Hillis av, Hollis, L. I., owner and builder. Cost, \$4,000.

HOLLIS, L. I.—William A. Finn, 229 New York av, Jamaica, completed plans

for a 2½-sty frame dwelling, 25x36, on the west side of Palatina av, 140 ft north of Fulton st, for Joseph Hrostoski, Hillis av, Hollis, owner and builder. Cost, \$4,000.

LONG ISLAND CITY.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a dwelling at 7th and Pierce avs for I. Silverstein, L. I. City, owner.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—G. L. Steubner, on premises, owner, has had plans completed privately for a 1-sty brick factory, 50x200, in the south side of 12th st, 350 ft east of Vernon av. The mason and carpentry work will be done by C. Curtis Woodruff & Co., 213 10th st, L. I. City. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

RICHMOND HILL, L. I.—Koch & Wagner, 26 Court st, completed plans for 1-sty brick stores, 56x29, at the southwest cor of Myrtle and Jamaica avs, for the William Ulmer Brewing Co., 31 Belvidere st, Brooklyn, owner. Cost, \$4,000.

THEATRES.

BAYSIDE.—Lawrence M. Loeb, 37 East 28th st, Manhattan, completed plans for a 1-sty brick moving picture theatre, 33x88, on the east side of Bell av, 101 ft north of Montauk av, for Mrs. Rosetta Corn, Bell av, Bayside, L. I., owner. Cost, \$12,000.

Richmond.

DWELLINGS.

WEST NEW BRIGHTON, S. I.—H. F. Comtois, New Brighton, S. I., completed plans for four 2-sty brick dwellings, 47x 61, at the southwest cor of Burgher av and 2d st, for Louis Cohen, 4th av, New Brighton, owner and builder. Cost, \$8,000.

PORT RICHMOND, S. I.—Harry W. Pelcher, National Bank Bldg, Port Richmond, S. I., completed plans for two 3-sty brick dwellings and stores, 20x65, at the southeast cor of Richmond av and Vreeland st, for Samuel Blain, Port Richmond, owner and builder. Cost, \$14,000.

NEW DORP, S. I.—Pasquale DeLillo, 131 5th st, New Dorp, S. I., owner, has had plans completed privately for a 2-sty brick dwelling and store, 21x55, in the north side of 5th st, 150 ft east of Rose av, for which F. Mageoletti, 2417 Madison st, Ridgewood, L. I., has the general contract. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

MARINER'S HARBOR, S. I.—Proctor & Gamble Mfg. Co., owner, R. A. Anderson, in charge, Ivorydale, Cincinnati, Ohio, and on premises, has had plans completed privately for six factory bldgs, to be erected on Western av, 100 ft south of Richmond ter. The Ferro Concrete Construction Co., Richmond and Harriet sts, Cincinnati, Ohio, has the general contract.

Nassau.

FACTORIES AND WAREHOUSES.

FREEPORT, L. I.—Columbia Bronze Corp., Freeport, L. I., owner, has had plans completed privately for an addition to the factory, 55x100, in North Main st, for which William G. Miller, Inc., 24 South Grove st, Freeport, L. I., has the general contract. Cost, \$15,000.

HOSPITALS AND ASYLUMS.

MASSAPEQUA, L. I.—Tooker & Marsh, 101 Park av, Manhattan, have plans in progress for a tuberculosis hospital for the Board of Supervisors of Nassau County, Hiram R. Smith, chairman, Court House, Massapequa, L. I., owner. Consists of brick main bldg, 200x40x2; 2-sty wing, 41x53; 2-sty frame ward bldg, 167x17, and a 2-sty wing, 27x42.

THEATRES.

FREEPORT, L. I.—Plaza Motion Pictures, South Grove st, Freeport, owner, has had plans completed privately for an addition to the 2-sty frame and stucco moving picture theatre in Grove st. Frederick S. Howell, Pearsall st, Freeport, has the general contract. Cost, \$6,000.

HEMPSTEAD, L. I.—Thomas W. Lamb, 644 8th av, Manhattan, is revising plans for a 2-sty brick and terra cotta vaudeville and moving picture theatre, to seat 1,800, in Front st, for the Pat Casey Agency, Inc., 1499 Broadway, Manhattan, owner. Cost, \$75,000.

Suffolk.

HOSPITALS AND ASYLUMS.

CENTRAL ISLIP, L. I.—Central Islip State Hospital, George A. Smith, supt.; E. S. Elwood, secy., State Hospital Com., Capitol, Albany, N. Y., owner, will advertise for bids on the brick and stone acute patients bldg, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Cost, \$200,000.

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

SERVICES

This Corporation will act as Consulting Engineers, Contractors for Engineering Work, Contractors for Operation, Purchasing Agents and Representatives of Foreign Corporations, in the following industries:—Steam and Electric Railways, Tramways, Highways, Bridges, Canals, Hydro-Electric Power Plants, Steam Power Plants, Submarine Dredging and Rock Work, Shipbuilding, Mining, Docks and Water Front Improvements, Building Construction, Sewerage and Disposal Works, Machinery and Mechanical Equipments, Chemical Works, Electrical Equipments, Water Works, Street Lighting, Telephone Systems, etc.

TERRITORY

In the United States, Territories and Insular Possessions, and all Foreign Countries.

OWNERS, ENGINEERS and ARCHITECTS are respectfully requested by this Corporation to submit their enterprise to it. All communications will receive prompt attention and strictest confidence. Whatever form of service you may desire will be rendered with a view of maintaining the highest standards of efficiency as represented by Quality, Speed and Economy.

REFERENCES

The following is a selected list of engineering work and building construction with which the personnel of this Corporation have been identified as principals:

- Metropolitan Life, New York, N. Y.
Sears, Roebuck & Co., Chicago, Ill.
Electrical Development & Power House, Toronto, Canada;
Niagara Falls, N. Y.
Rio de Janeiro Tramways & Light & Power Plant, Rio de Janeiro, Brazil.
Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.
- Mexico, Northwestern R. R., El Paso, Tex.
Metropolitan Street Railway, New York, N. Y.
Prudential Life, Newark, N. J.
Union R. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.
Barcelona Traction & Light & Power Plant, Barcelona, Spain.
West End Street Railway System, Boston, Mass.
Dominion Coal Co. Plant, Nova Scotia, Canada.
- Union Railroad Station, Washington, D. C.
Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.
Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Merchants Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.

Hedden-Pearson-Starrett Corporation

Westchester.

APARTMENTS, FLATS & TENEMENTS.
YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for a 5-sty brick and stone apartment, 50x45, at Hawthorne av and Valentine la, for Van Ness Bros., 502 South Broadway, Yonkers, owners. Cost, \$30,000.

DWELLINGS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, has plans in progress for a 2½-sty frame and stucco dwelling, 32x35, on Bedford av, for which owner's name will be announced later. Cost, \$8,000.

HARTSDALE, N. Y.—Alfred Busselle, 132 Madison av, Manhattan, is preparing plans for a 2½-sty brick dwelling, 44x27, and a 2-sty garage, 22x22, in the Murray Hill section, for D. Branch Warwick, Seymour pl, White Plains, N. Y., owner, Frank Goble, 1 East 42d st, Manhattan, has the general contract. Cost, \$15,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, owner, has had plans completed privately for a 2½-sty brick and stucco dwelling, 28x41, on Claremont av. Owner is taking bids on separate contracts. Cost, \$8,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, is preparing preliminary sketches for a 2½-sty frame and stucco dwelling on Grand View av, for which owner's name will be announced later. Cost, \$12,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, completed plans for a 2½-sty frame and stucco dwelling, 32x50, on South Columbus av, for A. M. Hecht, 21 East 4th st, Mt. Vernon, owner and builder. Owner is taking bids on subs. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

EAST MT. VERNON, N. Y.—Triplex Safety Co., owner, is having plans prepared privately for a 1-sty stone factory bldg and office, containing 15,000 sq ft, for which Charles Ward Hall, 140 Nassau st, Manhattan, has the general contract. Cost, \$50,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
SUMMIT, N. J.—Bernard E. Jamme, 100 William st, Manhattan, completed plans for four 3-sty brick apartments and store, 25x104, at 424 Springfield av, for John Kish, 432 Springfield av, Summit, N. J., owner. Cost, \$18,000.

CHURCHES.

PATERSON, N. J.—William T. Fanning, Colt Bldg, Paterson, has plans in progress for alterations and addition to the 3-sty brick convent at Main and Grand sts, for St. John the Baptist R. C. Church, on premises, owner. Cost, \$11,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for the alteration of the 2½-sty frame and

stucco dwelling, 40x50, at 577 Warren st, into a synagogue, for the Roseville & East Orange Hebrew Assn., 645 Warren st, Newark, owner. Cost, \$3,000.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, has revised plans in progress for a 1-sty brick church, 43x82, at 677-679 Communipaw av, for St. Mark's A. M. E. Zion Church (colored), Rev. J. M. Haggert, pastor, on premises, owner. Cost, \$25,000.

WRIGHTSTOWN, N. J.—Ludlow & Peabody, 101 Park av, Manhattan, are preparing plans for a chapel and pastor's residence to be built at Camp Dix, Wrightstown, N. J., for the Presbyterian Synod of New Jersey. Cost, \$25,000.

DWELLINGS.

GLEN ROCK, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, completed plans for a 2½-sty stucco on metal lath dwelling and garage, 38x25, for W. W. Reynolds, owner. Smith Singer Realty Co., Rock rd, Glen Rock, N. J., has the general contract. Cost, \$9,000.

RIDGEWOOD, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, completed plans for alterations and addition to the 2½-sty frame dwelling and garage at the northwest cor of Ridgewood and Pleasant avs, for which owner's name will be announced later. P. L. Zabriskie, 196 South Van Dien av, Ridgewood, N. J., has the general contract. Cost, \$8,000.

ALLENDALE, N. J.—William Dewsnap, 203 Broadway, Manhattan, has plans in progress for alterations and addition to the 2½-sty frame dwelling for H. I. Hand, West Orchard st, Allendale, N. J., owner. Cost, \$2,000.

PATERSON, N. J.—Van Vlandren & Culver, 140 Market st, Paterson, completed plans for a 2½-sty frame dwelling, 27x38, in East 25th st, for I. A. Taylor, Manchester av, Paterson, owner. Cost, \$8,000.

PASSAIC, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame and shingle dwelling for Long & Miller, 13 Park Row, Manhattan, owners and builders. Cost, \$5,000.

NEWARK, N. J.—Charles L. Steinbrenner, Essex Bldg, Newark, completed plans for a 2½-sty frame dwelling, 22x50, for Bernhard Mading, 208 Nesbit terrace, Irvington, N. J., owner. Exact location will be announced later. Owner will take bids on general contract at once. Cost, \$6,500.

SUMMIT, N. J.—Conklin & Convery, 665 Broad st, Newark, completed plans for alterations and addition to the 2½-sty frame and stucco dwelling, for which owner's name and exact location will be announced later. Cost, between \$6,000 and \$7,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has plans in progress for a 2-sty brick, stone and hollow tile dwelling and garage, 35x35, at 21-23 Jacob st, for M. Poznak, 42 South Orange av, Newark, owner.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Natural Carbonic Gas Co., McClellan st, Newark, C. E. Reid, in charge, owner, is having plans prepared privately for a 1-sty brick mfg plant, about 30x80, in McClellan st.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

MANHATTAN.—H. H. Collins, Jr., 254 West 20th st, has the general contract for alterations to the brick and stone bank at the southwest cor of Madison av and 28th st, for the Pacific Bank, on premises, owner, from plans by C. H. Gillespie, 1123 Broadway, architect. Cost, \$8,000.

BROOKLYN, N. Y.—Sobray & Whitcomb Co., 105 West 40th st, Manhattan, has the general contract for a brick and stone bank at Grand st and Graham av, for the Bushwick Savings Bank, 726 Grand st, owner, from plans by Mobray & Uffinger, 56 Liberty st, Manhattan, architects. Cost, \$5,000.

CHURCHES.

BELLEVILLE, N. J.—Harry G. Hendricks, 71 Florence av, Bloomfield, N. J., has the general contract for a 2½-sty frame and shingle parsonage, 22x46, on Florence av, near Franklin st, for the First Baptist Church of Bloomfield, N. J., Rev. B. Pasquale, pastor, Belleville, N. J., owner, from plans by Frederick L. Pierson, 160 Bloomfield av, Bloomfield, architect. Cost, \$4,000.

DWELLINGS.

BROOKLYN, N. Y.—Kerner & Goldstein, 405 Lexington av, Manhattan, have the general contract for an extension to the 3-sty brick dwelling and two garages on the south side of Jefferson av, 230 ft east of Bedford av, for Sophie Blickman, on

premises, owner, from plans by Henry Holder, Jr., 242 Franklin av, architect. Cost, \$5,000.

MT. KISCO, N. Y.—D. F. Dakin & Co., Kisco av, Mt. Kisco, N. Y., has the general contract for fire repairs to the 2½-sty wood dwelling, 30x55, in McClain st, two miles from station, for Mrs. D. Runkle, Mt. Kisco, owner, from plans by Herbert Reeves, 331 Madison av, Manhattan, architect. Cost, \$10,000.

RED BANK, N. J.—Quackenbush & Leonard, Inc., 36 Hudson av, Red Bank, N. J., have the general contract for a frame and shingle dwelling, 34x36, in Reckless pl, for Mrs. Horace P. Cook, 140 Maple av, Red Bank, owner, from plans by Frederick M. Truex, Irving pl, Red Bank, architect. Cost, \$10,000.

LOCUST VALLEY, L. I.—James L. Gundry, Jr., Elmhurst, L. I., has the general contract for a 2½-sty frame and stucco dwelling, 32x48, for J. D. Devere, owner, from plans by W. S. Worrall, Bridge Plaza, L. I. City, architect. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Gabler Construction Co., 402 Hudson st, has the general contract for alterations to the 7-sty warehouse, 100x90, at 531-537 West 21st st, for Clement G. Moore, owner, c/o James N. Wells' Sons, 191 9th av, from plans by Morgan M. O'Brien, 49 East 90th st, architect. The Seventh Av Contracting Co, 505-9 West 37th st, has the contract for excavation.

BROOKLYN, N. Y.—Robert Feinstein, 192 Bowery, Manhattan, has the general contract for a 1-sty brick warehouse, 165 x125, on the south side of Flushing av, 271 ft east of Irving av, for the Merseville Realty Co., 892 Broadway, Brooklyn, owner, from plans by H. J. Nurick, 955 Broadway, Brooklyn, architect. Cost, \$40,000.

BROOKLYN, N. Y.—H. G. Larzelere, Sycamore Park, New Rochelle, N. Y., has the general contract for a 5-sty brick factory, 166x99, in the north side of Coffey st, 120 ft east of Richard st, for Knowles Bradley Co., 88 Wall st, Manhattan, owner, from privately prepared plans. Cost, \$36,000.

NEWARK, N. J.—Irvington Lumber & Door Co., 738 Broad st, Newark, has the general contract for a 4-sty brick manufacturing plant, 300x62, with a 4-sty wing, at Freylinghuysen and Evergreen avs, for the Diehl Mfg. Co., Elizabeth, N. J., C. C. Remsen, N. Y. manager, 149 Broadway, Manhattan, owner, from plans by William Lehman, 738 Broad st, Newark, architect. Includes 1-sty bldg, 242x62, and 1-sty 86x60. Miller & Sons Co., 441 Main st, East Orange, N. J., have the mason contract.

HOSPITALS AND ASYLUMS.

NEW YORK CITY.—William Crawford, 7 West 42d st, has the general contract for a frame Base Hospital No. 1, at Williamsbridge, New York City, for the National Red Cross Assn., owner, c/o Manthe Fielding, architect, 520 Walnut st, Philadelphia, Pa., from privately prepared plans. Cost, \$25,000.

STABLES AND GARAGES.

MANHATTAN.—T. J. Murphy, Inc., 405 Lexington av, has the general contract for alterations to the 5-sty brick garage, 50x100, at 112-114 East 75th st, for Mrs. Charlotte K. Palmer, 38 West 59th st, owner, from plans by Frederick Putnam Platt, 1123 Broadway, architect. Cost, \$2,500.

MANHATTAN.—Murphy Construction Co., 66 Broadway, has the general contract for alterations to the 5-sty brick garage, 50x100, at 112-114 East 75th st, for Mrs. Charlotte K. Palmer, 38 West 59th st, owner, from plans by Frederick Putnam Platt, 1123 Broadway, architect. Cost, \$2,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—L. Kanton & Co., 449 West 41st st, has the general contract for alterations to the 5-sty brick store, 20x100, at 620 5th av, for the Trustees of Columbia University, owner, c/o Treasurer's office, 62 Wall st, and Dadds & Co., 244 5th av, lessee, from plans by C. K. B. Nevin, 6 Beacon st, Boston, Mass., architect.

MANHATTAN.—Valentine Lynch & Co., 13 Park Row, has the general contract for alterations to the 6-sty brick and stone office bldg on a plot 40x85, at 132-4 Front st, for Harry K. Grigg, with E. H. & W. J. Peck, 77 Front st, owner, from plans by Frederick Ebeling, 13 Park Row, architect.

YONKERS, N. Y.—Ninian Jamieson, Inc., South Broadway, Yonkers, has the general contract for a top addition to the wholesale market on Vanderbilt pl for Swift & Co., 60 North Market st, Boston, Mass., owner, from privately prepared plans. Cost, \$3,000.

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MISCELLANEOUS.

HIGHLANDS, N. J.—Louis J. Sieling, Broad st, Red Bank, N. J., has the general contract for rebuilding the 1-sty wood trestle bridge, about 1,050 ft long, across the Shrewsbury River, for the Board of Chosen Freeholders of Monmouth County, Court House, Freehold, N. J., owner, from plans by George D. Cooper, 60 Broad st, Red Bank, County Engineer. Cost, \$37,700.

PERTH AMBOY, N. J.—Ira Crouse, 495 State st, Perth Amboy, has the general contract for superstructure of the 1-sty steel and hollow tile power house, 60x70, and 40 ft high, for the American Smelting & Refining Co., 120 Broadway, Manhattan, owner, from privately prepared plans.

HARRISON, N. J.—Becker Construction Co., 261 Grove st, Newark, has the general contract for a 2-sty brick tank house, 27x50, in Essex st, for the National Oil Products Co., on premises, owner, from plans by William E. Lehman, 738 Broad st, Newark, architect. Cost, \$6,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION will hold its twenty-sixth annual meeting at the Waldorf-Astoria, March 27-28.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 15th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

NEW YORK STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual meeting at the Building Trades Club, 30 West 33d st, March 12-13. State secretary, Isaac J. Brown, 737 Seventh av, Manhattan.

NEW YORK CITY BETTER HOME EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Halstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 36 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

NATIONAL METAL TRADES' ASSOCIATION will hold its next convention at the Hotel Astor, April 22 to 25, inclusive. The convention proper is arranged for morning and afternoon sessions on April 24 and 25. As usual, there will be a banquet Wednesday evening, and the preceding days of the convention will be devoted to meetings of the executive committee and the council.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; El—Electrical Equipment; Ex—Exit; FA—Fire Appliances; Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Off); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; Stp—Stairpipes; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Off); WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; FHSy—Approved Filtering and Distilling Systems; *S—Oil Separator; RQ—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHSy, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Week Ending Feb. 23.

Bowery, 185—John C Babcock, 32 Liberty.TD-A
Av C, 182-90—Ginsberg, Cutler & Levine.GE-Rec
Av C, 182-90—Central Doll Mfg Co....Rec-D&R
Cannon st, 90—Harry Weisberger....FP-FP(R)
Centre st, 217—Sanita Toothpick & Straw Co.....FA-El
8 st, 60 E—Trustees of Sailors' Snug Harbor, 61 Bway.....ExS
11 st, 106 E—Robert R Stuyvesant est, care L H Beers, 49 Wall....FE(R)-St(R)-FP(R)
52 st, 141 E—Frances H Tyler, 200 W 18....DC
82 st, 403 E—Henry F. Schadt, 873 Macy pl..DC
5 av, 148-52—Methodist Book Concern, ExS-FP-FP(R)-Rec
5 av, 349-353—Billings Court Realty Corp, FP(R)-Ex-ExS
4 av, 423—Chas H Fiske, Jr, 10 Post Office sq, Boston, Mass....FE-Ex-ExS-Ex(R)-GE
Fulton st, 64—Saml Qualler.....El
Gansevoort st, 32—Angelino Sartirana....TD-A
Lafayette st, 409-13—Simon Goldberg....A-Rec
Leonard st, 159-163—Louis Schopp.....O-FD
Maiden la, 14—Alfred D Pell, 22 W 53....A-FD
7 av, 228—Lena Rothschild, 54 Morningside dr, ExS-WSS(R)-Ex(R)
7 av, 228—Consol Gas Co, 130 E 15....GE
6 av, 419—Star Holding Co.FE(R)-ExS-Ex(R)
6 av, 419—Zachary Sklovas....FA-GE-Rec-O
6 av, 454-8—Catharine L Mouquin, care Henry F.....FP
6 av, 513-5—Ida M Powell.....ExS-Ex(R)
Spruce st, 16—James H Weller, 7 N Bway, Yonkers, N.Y.....WSS(R)-GE
Spruce st, 16—Consol Gas Co, 130 E 15....GE
3 av, 2315-7—Julia Elkus, care Abram I, 111 Bway.....TD-A
Warren st, 109-11—Eliza O Barclay, 123 E 39, FP-WSS(R)
Washington st, 360-2—Clara L Drake Smith, 17 E 53.....WSS(R)
Waverly pl, 10—Lizzie Goerlitz, care Philip W, Bridge st, Catskill, N.Y.....Stp(R)
West Broadway, 101-7—Victor Himmer.DC-Rec
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18 st, 3-5 W—Friedman & Ehrlich.....Ex
23 st, 101-7 W—Anna A Murtland, 40 E 81, FE(R)-St(R)-ExS
23 st, 100 W—Nicholas Wernert est, care Lomb S W 81, St(R)-Rub-GE-FE-ExS-Ex(R)
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Lorimer st, 683—Frank Holland & Son....CF
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REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, MARCH 9, 1918

HEARING HELD AT ALBANY ON BOYLAN TAX BILL

Little Chance of Flat Tax Rate Measure Passing in Present Form—Amendments Overcoming Defects To Be Introduced

(Special to the Record and Guide.)

Albany, March 8.—Sentiment in the Legislature cannot be construed wholly as favoring the Boylan Bill, which would limit the real estate tax in New York City to \$1.75 on each \$100 of assessed valuation and would impose a personal property tax of 25 cents per \$100. The proponents of the bill declare it to be absolutely necessary to relieve the heavily burdened real estate in New York City.

It was learned tonight that the bill is to be amended so as to provide some means of obtaining the true valuation of personalty in New York City and taxing it; if not at the rate of 25 cents per \$100 at some rate which will insure a lowering, or at least no increase, in the realty tax rate. In its amended form a hearing will be given the bill some day next week, the date to be fixed later, at which representatives of the New York City Tax Department, the Real Estate Board and other organizations interested will be heard. It is certain that the bill as it now stands, limiting the realty tax to \$1.75 per \$100 of assessed valuation, will not be passed. The Legislature will not at this time attempt to fix this maximum, and the prospects are that nothing but a campaign of education, designed to acquaint each member with the true inwardness of the taxation problem in New York City, could accomplish this. It can be stated definitely that the introduction of the bill will accomplish this—namely, the initiation of some form of taxation of personalty that will serve to lift some of the burden from the real estate in the Metropolis.

The gauge of the Legislature on the Boylan Bill is illustrated by the following interviews:

Senator Elon R. Brown: "I will not discuss the matter."

Senator Robert F. Wagner: "The bill will not be reported in its present form, but it has some good points."

Senator Edward F. Dowling: "It seems practicable, but personalty is an elusive entity."

Senator John V. Sheridan: "Personally I believe the measure has the support of real estate owners in New York City, but I doubt its ability to pass at this time. I know this—that something must be done to relieve the already too heavily burdened real estate owner. I know of cases where real estate owners have been impoverished and forced to submit to the sale of their property for unpaid taxes by reason of the rising scale of realty taxes."

Senator Cullen: "I am not on the committee which has the bill and could not discuss it."

Assemblyman Charles D. Donohue, minority leader in the lower house: "The principle of the bill looks good, but I fear it would not be practicable. In spite of the imposing array of figures its proponents declare it will raise, it is nevertheless a fact that no one has ever been able to lay his finger on that elusive thing known as personal property."

Assemblyman Franklin Judson, chairman of the Assembly Committee on Taxation: "I do not understand as yet what the bill aims to accomplish, but I will make a study of it when it comes up."

Assemblyman Peter D. McElligot: "I

have not been able so far to give the bill any great study."

It is likely that a meeting of real estate organizations and taxpayers will be called within the next few days by the Real Estate Board of New York to discuss amendments to the bill.

Robert E. Dowling, president of the City Investing Company, appealed to the Legislature to protect real estate interests against the city administration. Mr. Dowling said in part:

"We look to the Legislature to protect us, not only against the tendency of New York City administrations to favor certain classes of residents at the expense of the real estate interests, but against almost revolutionary extension of governmental power in new directions such as the proposal for municipal trading.

"Some of the men who make these unjust demands on the city administration to get something for nothing are single taxers, but others do not believe in property rights at all. They would take our property away from us if they could.

"You have got to protect the city from the people of the City or New York or they will take it away from you and wreck it.

"I have heard all I want to hear about Home Rule. We had 130,000 Socialists voting down there last autumn. You have got to protect the city from the revolutionary elements in certain parts of the city. They want to take away personal property. They do not believe in property, anyhow. That is what they are after in their municipal trading schemes.

Unequal Taxation.

"Between 57th and 89th streets, on Fifth avenue, there are twenty private residences, each containing from \$2,000,000 to \$3,000,000 of personalty which does not pay one cent of taxes. Yet it is given the same protection by the city as the property owner in Third avenue, who is taxed to the limit of his capacity. There are individuals in New York with \$5,000,000 of personal property in their homes on which they pay no tax.

"My conviction is, gentlemen, that if you put this tax of twenty-five cents per \$100 on personal property New York City will have so much money that real estate will not have to pay even the \$1.75 proposed in this bill, but rather will pay only \$1.50 real estate assessment."

"The Boylan and Seeselberg bills are companion measures," said A. C. Pleydell, Secretary of the New York Tax Reform Association. "They propose to do two things in connection with taxation in the City of New York: First, to limit the rate on real estate to \$1.75 a hundred dollars, and, second, to tax personal property, both tangible and intangible, without deduction for debt or exemption, at the rate of 25 cents a hundred dollars (2½ mills). The second provision is intended to supply the deficiency in revenue which would result from the limitation on the tax rate on real estate.

"As to the limitation of the rate on real estate. In round figures, the tax rate this year will be about \$2.36 per hundred dollars on both real and personal property, varying in the different counties. This will raise nearly \$200,000,000. The remainder of the Budget comes out of the general fund—licenses, special taxes, water rents, etc. A rate of \$1.75 on real estate only would

raise about \$145,000,000. This would leave about \$55,000,000 to be raised by taxation, other things being equal. To raise this sum from personal property at the rate of 25 cents a hundred dollars will require an assessment of \$22,000,000,000. This is two and one-half times the amount of the present real estate assessment, which is \$8,300,000,000. The present personal property assessment is only \$250,000,000, most of such property being taxed under special laws.

"The bill provides that personal property, both tangible and intangible, in the city shall be taxed without deduction or exemption. This would tax all the personal property which is now classified under the special tax system; for instance, the personal property of banks, trust companies, mercantile and manufacturing corporations, real estate mortgages by whomever held—all of which is now exempt from local personal property taxation, because of the payment of special taxes. This would, of course, be a double tax. But even if all such kinds of personal property are assessed, it is incredible that \$22,000,000,000 would be placed on the assessment rolls.

"If, on the other hand, it is not intended to tax personal property which is under these special laws and the bill should be changed in this respect, then about the only kinds of personal property that would be affected would be that of public service corporations (which now largely escape assessment because of the offset of bonded indebtedness) and personal property in the hands of individual merchants and on consignment. The bill would repeal the existing exemption of \$1,000 on household furniture and of savings bank deposits, and also the exemption of funds of charitable and religious organizations. But the aggregate of personal property of this character that would be reached would fall far short of providing the millions of dollars of necessary revenue.

"As to the general principle of tax rate limitation. Such a limitation as is proposed in this bill is highly undesirable because it absolutely ties the hands of the local authorities. The debt service now takes about seventy cents of the present tax rate. Should the \$1.75 limit be in operation no retrenchment could be made on the debt service and the difference between \$1.75 and the present rate would mean a reduction in the amount available for city expenses. Similarly, should the State Direct Tax be increased, the amount available for ordinary city purposes would be still further curtailed.

"In addition, this is not the time to agitate for a large reduction in taxes on real estate. Taxes on all other classes are going up and are likely to increase still further on account of the war, and of the war taxes, a smaller proportion is falling on real estate, as such, than on other classes, while rents are going up.

"The present high rate on real estate is in part due to abnormally low rates in the past, resulting from the city paying for large public improvements by bond issues. Now that these bond issues have to be met, the tax on real estate is naturally increased, but the purpose of these improvements was to add to real estate values.

(Continued on page 288)

BENEFIT FOR THE ARMY AND NAVY GIVEN BY THE REAL ESTATE BOARD

Performance in Lieu of Annual Banquet

INSPIRED by patriotic motives, the Real Estate Board of New York tendered a benefit performance at the New York Hippodrome last Sunday night to our Army and Navy boys, through the New York Auxiliary of the Navy Relief Society and the War Camp Community Service of the City of New York. The performance was in lieu of the annual dinner of the Board, which has been a yearly feature for the past two decades. Before the first curtain rose the house was packed to capacity.

The gross receipts of the benefit approximated \$16,000, though final figures are not available at this time. There are some expenses to come out of this amount, but the net showing will rebound great credit to the Board and the committee, headed by Elisha Sniffen.

The program was divided into three parts, the first headed by military evolutions and ceremonies by a detachment of the 71st Infantry, New York Guard, and a detachment of the 308th United States Infantry. Several artists appeared in this portion of the program, including Sybil Vane, of the Hippodrome company, and Lieutenant B. C. Hilliam, of the Canadian army. A special feature of this part was the auctioning off

of the original of the frontispiece on the program by Joseph P. Day. After spirited bidding the painting was purchased by Robert Grant for \$300.

The second part was devoted to music, artists connected with the Chicago opera having volunteered their services. Mary Garden appeared as a compliment to the United States Navy and sang the aria from Carpentier's *Louise*, and as an encore sang "Annie Laurie." Under the conductorship of Marcel Charlier the Chicago Opera Association orchestra rendered the overture "1812," by Tschaiakowsky, in a masterly manner. The Prologue from "Il Pagliacci" was sung by Desire Defrere. Pierre Henrotte, concertmaster of the orchestra, played the "Meditation" from *Thais*.

Francesca Peralta sang the soprano aria "Un Bel Di" from *Madame Butterfly*, and in conclusion of this part the orchestra, under the leadership of Arnaldo Conti, played "I Vespri Siciliani," by Verdi.

The third and final part of the program included a selection from "Jack o' Lantern," by the Sunshine Girls, which included the sending of a message by wig-wag signals. Fred Stone, in cowboy costume, assisted by Cubie Crutchfield, did stunts with a lariat, which demonstrated the versatility of this comedian.

Hon. Martin Littleton delivered a patriotic address, and Houdini mystified the audience by swallowing two hundred needles and a ball of thread separately only to have the needles appear threaded and ready for use.

Men stationed on various ships in the vicinity of the Port of New York appeared in a sketch, entitled "A Day on Board a Battleship." Various scenes were depicted, showing the life of sailors in port. One of the features of the sketch was a competition drill between two gun crews using a five-inch gun loading machine and a four-inch gun, with Morris-Dotter.

Lieutenant John Philip Sousa, U. S. N. R. F., led a number of selections, played by a composite band made up from crews of several ships now in local waters. Sailor Ragtime Riley sang Life's prize song, "We Are Coming," composed by Lieutenant Sousa. Miss Florence Macbeth concluded the performance with a rendition of the "Star Spangled Banner," Keys-Smith setting.

The Entertainment Committee for the Real Estate Board of New York comprised Captain Charles B. Dillingham, Colonel J. Hollis Wells, Lieutenant M. S. Bentham, R. H. Burnside, Bruce Edwards, Mark A. Luescher and Laurence McGuire, honorary chairman.

The following were the stage managers: For the Navy—Lieutenant-Commander J. W. Wilcox, Jr., U. S. N., and Lieutenant-Commander W. E. Eberle, U. S. N.; for the Army—Colonel J. Hollis Wells and Captain Eugene J. Orsenigo, and for the Hippodrome, William G. Stewart and Clyde Powers.

BOYLAN BILL HEARING.

(Continued from page 287)

"The proposers of this bill argue that it would 'stabilize' real estate values. Its first effect might perhaps be to increase them and thus make a present to certain holders who could dispose of the property while the rate was low; but to the disadvantage of permanent investors, who would find the city crippled in its power to make public improvements and who would ultimately have to pay the higher rate necessary to get such needed improvements."

Laurence McGuire, president of the Real Estate Board of New York, contended that the provision for a small personal property tax had been proposed as a relief to real estate which could not be burdened further with safety. He spoke in favor of the Boylan Bill. Edward P. Doyle estimated that about \$230,000,000 could be raised under the plan proposed with real estate not paying more than \$1.75 for each hundred dollars of assessed valuation and personal property 25 cents a hundred.

In addition he called attention to the fact that the city's tax rate is now near the constitutional limit of 27 per cent. exclusive of the debt service. This year's rate is 2.36 in Manhattan, 2.46 in Richmond. Of this amount seventy points are for debt service, leaving 1.66 in Manhattan and 1.76 in Richmond for general purposes. If no relief is afforded or if there is as great an increase in the tax rate next year as this year the limit will be reached.

Mr. Doyle also said that when this constitutional limit of 27 per cent. was imposed real estate was assessed at not more than 65 2/3 per cent. roughly of its value.

If that method of assessment had been continued we would have now reached the constitutional limit. In 1903 Mayor McClellan directed the Tax Department to assess at full value, and that method has continued ever since.

The hearing on the measure this week accomplished something. It gave rise to discussion of the bill in quarters where it may develop something in the way of interest and support.

Representatives of the Private Bankers' Association of New York City and the Association of Life Insurance Presidents sought an amendment specifically exempting securities and other personal property which now pay a direct tax. This amendment will probably be incorporated in the bill before the hearing next week.

TAX RATE FOR NEW YORK CITY ADVANCES ABOUT THIRTY POINTS

THE tax rate for the city of New York was fixed by the Board of Aldermen this week. As forecasted in the Record and Guide on February 23, the rates in the various boroughs are more than thirty points higher than last year. Manhattan, as usual, receives the heaviest burden. This borough pays about five-eighths of the entire amount.

The total amount of the budget for 1918 is \$238,123,759.29, which includes the State tax, amounting to \$8,463,756.38. The tax notes issued by the city between November 8 and December 31, totaling \$900,000, increases the total to \$239,023,759.20. From this amount is deducted \$45,633,550.87, which includes \$7,400,534.10 to be raised by the various counties and \$38,233,016.77, the estimated revenue of the general fund, bringing the net amount of taxes to be raised throughout the city to \$193,390,208.43.

The rate as applied to the various boroughs compared with last year is as follows:

Borough	1917	1918	Inc.
Manhattan	2.02	2.36	.34
Bronx	2.08	2.40	.32
Brooklyn	2.07	2.40	.33
Queens	2.12	2.21	.32
Richmond	2.12	2.46	.34

Controller Charles L. Craig issued the following statement: "The increase in the tax rate is due to the increase of \$14,513,758 in the appropriations of the city departments, an increase of \$6,745,821 for debt service and \$2,061,364 for the city's share of the Queens Boulevard widening. The State tax is \$8,453,756.

"Expressed in points and taking Manhattan as an illustration the increases in the tax rate are made up as follows:

For city departmental appropriations	16.10
For debt service	7.65
For State taxes	9.85
Special Queens Boulevard tax	2.47

Total increase

36.07
"The increase in the rate of Manhattan was diminished two points by reason of the decrease in the amount provided for tax deficiency requirements."

A. W. Warner said: "Real estate in New York City realized a depreciation this week of about \$280,000,000 in value,

theoretically speaking, when anticipation crystallized in a tax increase of approximately one-third per cent. In other words, the cost of government by city, county and State has increased from about \$200 out of every \$1,000 of rent to about \$235 out of every \$1,000 of rent. It will not be long before the landlord—diligent tax collector that he is—will turn over a quarter of all the rent he receives for taxes; or if his property is vacant he will pay a quarter of what he might be able to collect were it rented. These figures are roughly based on the assessed real estate valuations for 1918 of \$8,339,542,851, a tax increase of nearly \$28,000,000, and a rental value of 10 per cent. of the assessed values.

"If rents were to be limited by law, and no other elements intervened, this depreciation would be an actual one, as real estate derives its value exclusively from the clear, spendable, net income it can dependably produce for its owner now and hereafter. If that income is cut down one-third per cent. permanently either the value must decline or the security must become more safe or more marketable. Real estate is no exception to the rule of investments. Safety, income and marketability being the same, real estate value keeps in step with other kinds of investments.

"If real estate were a liquid security, broadly dealt in on the stock exchanges, as it should some day be, the elements depressing it would have been: The anticipation of increased taxes, now partly materialized; the downward trend of other securities in competition with Government's loans at rising rates of interest; hostile proposed legislation, aiming to benefit tenants at the expense of landlords; increased cost of maintaining buildings; liability to immeasurable loss through constantly changing laws and ordinances, and the activities of Labor, Fire and Building Department inspectors, and the scarcity and diminished efficiency of labor and the scarcity and soaring cost of materials, as hindering the improving of vacant land. While the elements tending to enhance such a security would have been: Higher and yet higher rents through a sustained and substantial excess of prosperous demand over supply until such heights were reached that vacant land could be profitably im-

(Continued on page 292)

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

AMONG the bills considered by the Joint Committee on Legislation and Taxation of the Real Estate Board of New York, at its weekly meeting, Wednesday, March 6th, were several bills by Assemblyman Bewley, which would make unnecessary and unwise amendments to the Labor Law.

A bill by Senator Walters adding new Section 45 to the Workmen's Compensation Law, was approved insofar as it applies to the inclusion of longshoremen and other dock workers in Group 42, but disapproved as to the other amendment which would include in Group 45 practically all kinds of employees. The detailed action of bills was as follows:

Senate Int. 584, Slater. (Same as Assembly Int. 732, Lown.) To amend the Real Property Law, in relation to the sale, lease, or mortgage of real property under certain conditions.

This bill is approved. This is an effort to amend Sections 67, 69, 70, 71 and 107 of the Real Property Law. The amendments are intended to remove the difficulty met in the sale of real property in cases where an estate is granted for life with contingent remainder or remainders over to persons the identity of whom cannot be definitely and presently ascertained, and where a power of sale is given to be executed after the termination of the life estate. They are perhaps suggested by the decision of the Court in the matter of Callahan relating to an application under Section 67, 96 Misc. 74 affirmed 220 New York. The amendment of Section 107 is intended to cover also the case of persons who cannot be ascertained at the time the application is made and to whom notice is required or has been required to be given. There seems to be no reasonable ground for objection to these amendments, although it is possible that the Courts will be required to construe them before it can be definitely determined that they accomplish the purpose for which they are intended.

Senate Int. 389, Farrenkopf. (Same as Assembly Int. 463, O'Hare.) To amend the Code of Civil Procedure, in relation to actions to compel the determination of a claim to real property.

This bill is approved. It provides that the people of the State can be made a party defendant in such action. The amendment is made applicable to actions affecting property situate in cities of the first and second class. It would be just as well to make it apply to property anywhere in the State. There are errors in the text which should be corrected. (See lines 15 and 16, page 2.) The bill also substitutes the following sentence in Section 1638: "But this section does not apply to claims for vested dower" for the sentence, "but this section does not apply to a claim for dower." If the sentence, as amended, were omitted, Section 1638 would apply to any claim for dower either choate or inchoate. Such an amendment might be desirable.

Senate Int. 602, Walters. (Same as Assembly Int. 690, Pratt.) To amend the Workmen's Compensation Law, generally.

This bill is disapproved in part. It amends the Workmen's Compensation Law by making Group 42 include theatrical stage carpenters, property men, electricians, stage hands, lamp and moving picture operators. This is probably a reasonable extension of the Workmen's Compensation provisions, and is not opposed by the Board. The Board, however, is strongly opposed to the proposed amendment which would add a new Group 45 to include "all employments not included in other groups where four or more workmen are regularly employed in the same business or establishment, except farm laborers and domestic servants," and other changes. The effect of this would be virtually to extend the Workmen's Compensation to practically every kind of employment except farm laborers and domestic servants, an extension which it is believed is both unnecessary and burdensome.

Assembly Int. 726, Feigenbaum. To amend the General City Law, enabling cities of the first and second class to acquire land by purchase, condemnation, and in other ways; and for the erection of dwellings to be rented to the inhabitants thereof.

This bill is disapproved. It authorizes first and second class cities to acquire land by purchase or condemnation and erect dwellings or apartment houses thereon, according to the style of building prevalent in the particular section, and rent the same to inhabitants at cost. There is to be a dwelling commission in charge of a commissioner elected at the November election for the same period as the mayor to carry out the provisions of this act. While it is possible that Assemblyman Feigenbaum takes his bill seriously, the Board believes that the Legislature will not indorse a plan for the wholesale condemnation of vacant land and the construction of municipally-owned houses. The Board records its objection without believing it to be necessary to go into extensive arguments as to why such a bill should not be passed. It may be sufficient to point out that to cause the taxpayers to pay for condemned land, the houses erected upon which are to be rented at cost, would be to contribute to a certain portion of the community the property of other members of the community.

Assembly Int. 781, Quackenbush. To amend the Decedent Estate Law, in relation to courtesy.

This bill is disapproved. The act proposes to amend the Decedent Estate Law, in relation to courtesy, by adding a new section thereto designated "Section 100-a." Under the law as it exists the right of courtesy is an estate for life to the husband in the lands and tenements of which his wife died seized without having disposed thereof by will or otherwise, provided there had been issue of the marriage born alive. The proposed amendment provides that "courtesy of a husband shall hereafter attach to lands of which his wife died seized of an estate of inheritance whether or not issue was born alive to said husband or wife." The right of courtesy is a relic of feudalism, and has no place in our modern system of property and estates. We should look with favor upon legislation favoring the abolishment of this right, rather than extending and amplifying it.

Assembly Int. 765, Ames. To amend the General City Law, in relation to the powers of cities.

This bill is the same as one introduced by Senator Wagner last year, Int. 1086 (Assembly Int. 1279, Goldstein). The Real Estate Board has repeatedly expressed its disapproval to the principle of Municipal Ownership, and to the enactment by the Legislature of measures providing for Municipal Ownership, believing that it would result in an enormous increase in the taxpayers' burden. Therefore, the bill is disapproved.

Assembly Int. 711, Bewley. To amend the Labor Law, in relation to definitions.

This bill is disapproved. It amends Section 2 by changing the definition of the word "factory." It eliminates the word "making" and adds to the occupations already included as constituting factory work, "printing, multigraphing, packing, photographing blueprints, mechanical drafting, sorting and baling of paper," and when specifically enumerating these functions changes the definition of "tenant-factory" to mean "a building, separate parts of which are occupied and used by different persons, companies or corporations, and one or more of which parts is so used as to constitute in law a factory." The effect of these amendments would be to make a factory of every office and business building in the city and State. It would affect stenographic offices, private concerns where any multigraphing is done, architects and engineering offices, etc., where any drafting is done. Any building where newspaper is gathered and

baled would be a "factory." This is obviously an absolutely absurd proposal as it affects paper, rags, etc. This is at present covered by the jurisdiction of the Fire Department, and quite completely in the city, by requirements of Chapter 12, Article 2, Section 24, etc., Code of Ordinances.

Assembly Int. 712, Bewley. To amend the Labor Law, in relation to inspection of scaffolding.

This bill is disapproved. It ostensibly amends the Labor Law relative to the inspection of scaffolding but it also adds a new Section 20-d relating to ammonia tanks. These are to be inspected by the Industrial Commission throughout the State. The amendments apply to all ammonia tanks used for generating cold storage in all factories and mercantile establishments in the State and making rules for the same. The subject for refrigeration inspection and the entire subject of explosives is, for New York City, quite covered in Chapter 10, Article 18 of the Code of Ordinances, and further restrictions along these lines would make for unduly burdensome regulations and unnecessary expense. The bill is disapproved at least as to the proposed Section 20-d.

Assembly Int. 712, Bewley. To amend the Labor Law, in relation to mercantile and other establishments.

This bill is disapproved. It makes various changes in the working hours of women and minors. Some of these provisions are reasonable. However, the amendment to Section 171 should be vigorously opposed. Where the present law safeguards the employment of women and children in basements of mercantile establishments, the amendment would have it that "no person shall be employed or permitted to work in a basement of a mercantile establishment without the sanction of the Department of Health in towns and villages and the Industrial Commission in cities. The Board of Health in New York City now has ample jurisdiction. The Industrial Commission has held that even engine rooms and boiler rooms are mercantile establishments, and as they have been using orders against such places this would prevent engineers, firemen and all others associated with engine room work from working below the sidewalk except by permit. It is a measure too restrictive and should be disapproved.

Senate Int. 11, Cromwell (Amended) (Same as Assembly Int. 43 Sesselberg). To amend the Greater New York Charter in relation to the modification or reduction of assessments by the Board of Estimate and Apportionment.

This bill adds a new section, 1019-b, to the Greater New York Charter. In its original form it provided that when, in the opinion of the Board of Estimate, the combined assessments for public improvement, confirmed after January 1, 1908, against any parcel of real estate shall in any two consecutive years exceed 60 per cent. of the valuation the Board of Estimate may, upon the certificate of the comptroller, direct the modification of the assessments. The bill, however, also provided that if "any person or persons shall have paid any such assessments or any part thereof in excess of the amount to which the same shall be reduced by the Board of Estimate and Apportionment the Comptroller of the city of New York is hereby directed to refund and pay to such person or persons, in interest as may appear entitled thereto, the amount of such excess," and provided for the spreading of the assessment for the sum to be refunded either upon the city or the borough affected. The Real Estate Board acted upon this bill several weeks ago, and while it approved the proposal for the modification of the obviously excessive and unfair assessments it seriously objected to the provisions for the refund. After a conference with Senator Cromwell the refund provision has been taken out of the amended bill, and the bill is approved.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as
second-class matter.

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NOTICE.

IN accordance with rule
LXXXVI of the Supreme Court
General Rules of Practice, the
Record and Guide has been des-
ignated by the Appellate Division
of the First Department, for the
publication of all legal notices,
and such insertion in the Record
and Guide will be accepted as ful-
filling all requirements of the law.

Utmost Efficiency Essential.

In order for us to fully comprehend what the World War has cost civilization from a physical and economic standpoint it would be necessary to compile a vast mass of statistics covering the period of the war and including all phases of military and industrial activity. Statistical data is not required, however, to prove that the closest harmony and most complete coordination of industrial and commercial endeavor is needed at this time to enable the Allies to bring the conflict to a speedy conclusion. Only through the utmost efficiency in military, naval and industrial pursuits can the war be successfully waged. The requirements will fall with the greatest weight upon those of us who have been left at home to bear the burden of maintaining economic stability and at the same time provide for the wants of our field forces, and feed our Allies.

The war has diverted the useful efforts of more than one hundred million men from productive to destructive pursuits. Furthermore, it has imposed a heavy burden upon the remaining producers to supply the wants of civilization

and at the same time restore the increasing waste of the war. A number of men greater than the total population of the United States has, during the past four years, been withdrawn from the ordinary employments of peaceful times and the whole world, while undergoing a vastly greater mental and physical strain, has an infinitely decreased ratio of production. Thus, even under a return of normal conditions, there would still be a scarcity of actual necessities.

To counteract the effect of the conditions now confronting industry it is therefore necessary to develop the highest efficiency along all lines of endeavor. Obstructionists, those not willing to assist in advancing the efficiency of their labors to the highest degree, or those who deliberately hold out for higher wages, concessions in working hours, or other forms of hindrance are slackers to the fullest meaning of the term and should be summarily dealt with both by the authorities and their friends.

Political economists have virtually conceded that the forces of labor and industry will, in a large measure, be responsible for the ultimate winning of the war and the restoration of democracy to the world. Involved nations have been quick to recognize the value and necessity of having these economic factors fully allied with them. The best and surest results can only be obtained, however, after the closest cooperation between the commercial, industrial and labor agencies has been attained, and then coordinated with the administration and military program. This means efficiency in the broadest conception of the word. Nothing less than such a conception can be accepted in these times of stress.

Doctrine of Labor and Materials.

The present business of the United States is war—war to exterminate autocracy and unrighteousness and to establish peace among the nations of the world.

The President has stated that the war can be won only if all the people of the country unite in a common purpose to defend our shores from aggression. No one group of people, or two groups, or three groups can win the war. It can only be won by the united and continuous cooperation of every man, woman and child. The two Liberty Loan campaigns have demonstrated the willingness of our people to reach down into their pockets and lend their dollars to the Government. A plan has now been perfected which will enable all our people, without exception, to lend their money to the Government.

The plan proposed has, however, an object even more important in the present crisis than the actual money which it will produce. It is based on fundamental principles so simple and so direct in their appeal to our people that they cannot fail to meet with enthusiasm and universal response. These principles involve the saving of life. They involve pointing out to the citizens of the country that we cannot support a vast army in the field and a great navy at sea and at the same time spend the same amount of money we used to before the war, for all manner of articles which may be perfectly proper to buy in times of peace, but which are not necessary to the carrying on of the great war which we are now fighting.

We have got to get behind the Government, which is devoting its entire energies to waging a great warfare for freedom. This warfare requires putting men in the field and keeping them fed and clothed. It requires the production of ships, and shells, guns and rifles, motor trucks, horses, saddlery, aeroplanes, hospital supplies, food and a great variety of goods the production of which calls for vast industrial plants from one end of the country to the other, manned by millions of men and women who serve their country as effectively as our soldiers and sailors.

Our fighting forces are formed of companies of soldiers and sailors banded together to serve their country. War Savings Societies will be formed of companies of savers banded together to

save their country. For the success of our army and navy every company of soldiers in France, the crew of every ship, should have back of it, at home, a company of savers. As a united people, consecrated to the great task which lies before us, we cannot fail.

Moving Clocks Ahead.

Fifty-two important reasons for the prompt passing of the Daylight Saving Bill were given Congress last week in the report of the Committee on Daylight Saving of the United States Chamber of Commerce.

All along the line daylight saving means increased efficiency in the improvement of the health, morals and social welfare of the twenty million workers of the country. Briefly sketched as they are, there will be seen in these things a far-reaching step toward the solution of many of the causes of labor unrest, and a practical constructive effort toward securing the full cooperation of labor in prosecuting the war.

Daylight saving means also an immediate reduction in the use of light and heat, with its attendant conservation of coal. More than 1,500,000 tons of coal a year is the estimated saving, even if the measure is in effect only for the shortest period that has been suggested; and the saving in fuel oils is equally impressive.

The savings would occur in both direct and indirect ways. The amount of coal that will be saved if the clock is moved ahead one hour would differ with the method in which daylight saving is used. Calculations computed for different periods based upon the actual British experience in the summer of 1916, and modified by allowances for differences in latitude give the following savings in coal for the United States:

(1) Saving of 150 hours of a yearly average of 1,320 per year requiring artificial illumination in the U. S. (i. e., by daylight saving between second Sunday in April and last Sunday in September) according to the Calder Bill—S. 1854—now before the House Committee on Interstate and Foreign Commerce:

Tons Coal.	
In electricity for lighting....	660,000
In gas for lighting.....	144,000

(2) Saving of 190 hours from the yearly average (i. e., with clocks moved ahead one hour between April 1 and November 30):

Tons Coal.	
In electricity for lighting...	836,000
In gas for lighting.....	183,000

(3) Saving of 198 hours from the yearly average (i. e., with clocks advanced one hour throughout year):

Tons Coal.	
In electricity for lighting....	871,000
In gas for lighting.....	190,000

The saving in coal for these purposes could be represented approximately by the following percentages:

(1) With saving of 150 hours:

Tons.	
Amount of coal used for lighting through gas and electricity, approximately.....	15,750,000
Amount saved.....	804,000
Percentage saved, 5%.	

(2) With saving of 190 hours:

Tons.	
Amount of coal used for lighting through gas and electricity, approximately.....	15,750,000
Amount saved.....	1,019,000
Percentage saved, 6.5%.	

(3) With saving of 198 hours:

Tons.	
Amount of coal used for lighting through gas and electricity, approximately.....	15,750,000
Amount saved.....	1,061,000
Percentage saved, 6.6%.	

These figures do not include the saving which would be obtained at isolated plants and at electric power plants which sell current for lighting. To be

borne in mind, too, is the fact that the estimate has been made on a basis which assumes the use of electric energy and gas for lighting is spread evenly over the country, whereas as a matter of fact fifty-seven million electric lights out of a total of seventy-six million in the country are in New England, Middle Atlantic and Northern Central States, where the advantages of daylight saving will be most striking.

The saving of coal through substitution of a morning hour of moderate illumination for an evening hour of maximum use of electricity and gas illustrates ways in which important savings in coal would be obtained.

Supporting the daylight saving measure are the President of the United States, Herbert C. Hoover, the United States Food Administrator; Dr. Harry A. Garfield, the United States Fuel Administrator; E. N. Hurley, Chairman of the Shipping Board; the Council of National Defense, literally scores of State and municipal civic bodies and the more than one thousand chambers of commerce and commercial organizations comprising the membership of the Chamber of Commerce of the United States.

Fixing Building Responsibility.

Editor of the RECORD AND GUIDE:

A review of the building accidents and collapses that have occurred in New York calls to mind the insistent cry following each, that responsibility be fixed and some one be held accountable. Almost without exception, however, the process of what is technically known as "passing the buck" has completely frustrated such attempts—no one is to blame.

It seems high time therefore that some method should be devised whereby it may be possible to hold some definite person criminally responsible for loss of life and limb. It is quite evident that the lack of this has encouraged slipshod construction and careless superintendence or no superintendence at all in the very buildings where greatest danger exists. The first requisite of any provision to this end must be applicability to any and all kinds of building construction.

Now there are two distinct stages in any building operation. First, the preparation and filing of the plans, and, second, the actual work of construction. There can hardly be any question that responsibility for the adequacy of the plans should be fixed upon the author of such plans, be he architect, engineer, builder or owner. Present laws provide for this so that practically in every case the responsibility can be definitely located and fixed upon a single person.

In the execution of the work, however, it would seem that there are three likely to be connected with the operation, upon one or more of whom the responsibility might rest. In case the architect (meaning by "architect" the one who makes and files the plans) superintends the execution of the building, there is opportunity to fix upon him the responsibility, but in many cases the architect is not so concerned. The builder is another who might be held to accountability, but in many cases there is no single builder; often there are a number of subcontractors engaged to do the work, or frequently the work is executed largely by individual workmen employed by the owner. It would then seem that the owner is practically the only one connected with building operations that surely must be concerned in all building work.

A difficulty here arises, however, in attempting to place responsibility on the owner. He is usually a man of no technical knowledge or building experience, and if it were mandatory that he should bear criminal responsibility for any or all accidents that might occur in connection with his operation, many "owners" would prefer to invest their money in some less hazardous enterprise.

Of the three possible interests mentioned—the architect, the builder, the owner—it would seem that as the owner

is the only one of necessity connected with every building operation that responsibility must in some way be fixed on him or through him. In case he employs the architect or the author of the plans as superintendent for the execution of the work, which assuredly is the best procedure, the owner should be allowed to name such architect who would bear the responsibility for the safety of the construction. If the architect is not so employed and there is a general builder, the owner could well nominate him the responsible party. In case the architect is not employed to supervise, nor yet is there a general contractor or builder, it would seem that the owner should have means of employing some one competent to supervise and take the responsibility. In case he himself wishes to assume the responsibility, to avoid the necessity of an architect or builder or a supervisor, he might have the right to make himself the party of record.

Having thus located the supervising function on a single designated party, it would be important that such party should be registered with the Building Department, after having shown that he has sufficient ability and sufficient experience to warrant his assuming such a function. It would hardly seem necessary to create a special Board to determine the fitness of such persons, for this could be taken care of by the Building Department, which could without difficulty pass upon the facts relative to the availability of the candidate. It would be wise to exempt from the above provisions any work which did not involve structural changes.

The owner would then have the option of nominating his architect or his builder (if a single builder is employed) or a competent supervisor, as the superintendent or supervisor of record, with the object of fixing a definite source to whom the authorities may look in case of building accident. The other alternative would be for him to register with the Building Department and declare that he would himself assume all responsibility.

WILLIAM O. LUDLOW.

State Supervision of Cities.

Editor of the RECORD AND GUIDE:

We have in this city become so accustomed to a popular clamor for home rule as against any interference by the State in our municipal affairs that the recent action by the Provincial Government of Quebec relative to the municipalities within that province comes with something of a shock to us.

Into the Legislature of that province a bill has been introduced, and has every prospect of becoming a law, under which a department, to be known as the Department of Municipal Affairs, is being created, with a wide field of operations. The plan and scope of the new department is well stated in the Monetary Times of Canada (March 1, 1918):

"As the new system of controlling municipalities is found to meet with success the ultimate result, according to what has been said in the Quebec Legislative Assembly, will mean that it will no longer be possible for a municipality, civic or scholastic, to commit acts that affect it badly in the money market. An almost complete control of civic finance is provided in the new bill, or rather series of bills on the same subject, that were taken up in the course of a protracted sitting. The manner in which municipalities are to issue their loans, obligations on the municipalities to provide sinking funds each year, and a number of other matters very directly affecting all matters of municipal finance, even to the control of the bookkeeping, are included in the new legislation.

"It will be the aim of the Government to see that the municipalities issue serial bonds for obligations. Each year the coupons, when paid, will pay not only the interest, but also the year's proportion of the capital, so that at the end of the term on which the bonds are issued the principal and interest will both be extinguished."

The general purpose of the new legislation is to prevent municipalities from entering into adventures which will harm their credit in the money markets of the world.

The power of the "Minister of Municipal Affairs" seems to be limited to an approval or disapproval of proposed municipal activities that involve the financial credit of the localities in ques-

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 306.—A places in B's hands, the latter being a real estate broker, a piece of property, and fixes a price at which the property is to be sold. B sells the property, and A refuses to pay the commission, alleging that he had negotiated with the buyer ten years before, but was unable to close with him. The buyer made affidavit that it was through the persistency of B that he was finally induced to buy. Can B legally compel A to pay him his commission? F. K.

Answer No. 306.—Yes.

Question No. 307.—A lease was made some time ago which called for the lessee paying all taxes, etc., imposed by the city, county, state or national authorities. It was the intention of the lessor that he receive a stipulated amount net. At that time there was no thought of the tax on excess profits. Who should pay this tax? Is the lessee obligated to pay the surtaxes as well as the normal taxes? A. E.

Answer No. 307.—Very hard to answer without reading the lease, but responding duly to the inquiry just as it is: Lessee should pay.

tion. He will possess largely the power to veto any matter that involves an expansion of the municipal credit, and he may dictate the terms as to sinking funds, etc., necessarily to be created as a condition precedent to the operation. He will act substantially as a check upon the ambitions of municipal administrations who seek favor with the multitude as distinguished from those who pay the bills. Such a check seems to be essential in communities where there is a dominating desire on the part of many to spend the money of others.

A department with the powers of that now being created in Quebec would have been a saving grace in this State so far as this city is concerned.

WILLIAM B. ELLISON.

American Business to Confer.

Business readjustment to war will be the dominant note of the Sixth Annual Meeting of the United States Chamber of Commerce, it was announced at the conclusion of the meeting of the Board of Directors of that body.

The four critical questions of the day—financing the war, railroads, centralized control of industry, and shipping—will be considered from the twofold point of view of filling the Government's requirements, but with the minimum disturbance to private industry.

More than 500,000 business men will be represented at the meeting in Chicago, April 10, 11 and 12. Delegations will be there from every State in the Union, from large cities and from small. There are more than one thousand local chambers of commerce and commercial organizations comprising the membership of the National Chamber of Commerce, which includes even such distant bodies as the American Chambers of Commerce at Shanghai, the Philippines, Alaska, Hawaii, Buenos Ayres, Rio de Janeiro, London, Paris and some half-dozen other cities abroad, and each of the 1,000 local members will be represented at Chicago by duly authorized delegates. The resolutions of the meeting may truly be said to be an accurate and authoritative expression from American business, and the fullest possible measure of cooperation between business and the Government may be expected to result. As in the past, the speakers will be men of National prominence.

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REAL ESTATE NEWS OF THE WEEK

New Tax Rate Fixed for Five Boroughs—

Boylan Flat Rate Bill Will Be Amended

THE fixing of the tax rate by the city authorities was the most important happening of the week. The increase of about thirty points did not come as a surprise, for it was forecasted in the Record and Guide two weeks ago. Nevertheless there was some disappointment that such extremes had to be resorted to, for many owners were firm in the belief that the new administration would find ways and means to curtail expenses, and even if a lower rate was not possible at least that the increase would only be nominal.

The hearing at Albany this week on the Boylan Bill was another matter important to property owners. There is but little likelihood that the bill will pass in its present form. Nevertheless within a few days an amended measure will be prepared which will have a better chance of passage. There is but little doubt that a campaign of education is necessary before the flat rate is adopted. Other means for the raising of moneys by the city must be found and proved practical.

The collecting on personal property has never been successful, but that does not mean that the principle is wrong. It is only in its application that the mistakes are made. The fault does not lie alone in New York City, but reaches out throughout every city and town in the state and the nation. There is not any reason why personal taxes should not

be collected any more than that income taxes are unobtainable by the Federal Government. Patriotism does not enter into the question. It is simply that every one is afraid not to make a report to the Government, for it is known that failure to do so will bring severe punishment. Were the same fear to exist in New York City those who should pay would do so, and real estate would only be compelled to meet its fair and equitable share of the administrative expenses.

The introduction of the bill at Albany, making it practicable to convert four-story houses for the occupancy of three families, is another step made as the result of the passing of the Lawson Three-Family House Law during the last session of the Legislature. The bill is a good one, and will do much to relieve the owner of this class of house, as additional income could be obtained.

It is fitting that this bill should become a law at this time, for it is difficult to erect new multi-family structures on account of the shortage of money, the scarcity of labor and materials. The passage of this bill would bring into the market hundreds of old buildings, which could be converted for a few thousands of dollars and relieve the shortage of rentable space, in addition to increasing the income return to the owner of this class of property, which at the present time is not a remunerative investment.

CITY TAX RATE.

(Continued from page 288.)

proved notwithstanding the high cost of construction.

"I started to say that the one-third per cent. loss of income through the increase of taxes had not resulted in a decrease in the market value of New York's real estate to the extent of \$280,000,000 for the reason that it is offset by the anticipated increase of rents. The increase of one-third per cent. just puts off by that much the day when it will pay to improve vacant land, for none of it will be improved until it does pay. The safety valve for high rents is set at the point where money for new construction is attracted from other investments when increased accommodations relieve the competitive pressure by which rents have been raised.

"In other days, when the supply of building accommodation exceeded the demand for space, an increase in the taxes of one-third per cent. would have come wholly out of the owner. Under present circumstances the added tax will be distributed quickly to the public, which mainly benefits from the things for which the tax money is spent by officials they have elected, as a necessary and to be expected part of the high cost of living."

Cyril Burdett, of New York Title & Mortgage Company, speaking of the new rate, said: "We have scarcely recovered from the shock the announcement of the new rate has given us. Of course we expected a high rate, but not so high as they gave us. What can we do about it but pay it? Next year, we are told, the rate will be higher than this year. Maybe it will, but if the Boylan Bill passes it will have a bearing on next year's rate. Our taxes are very high today and we could ill afford an increase. Taking for general comparison this building, 135 Broadway. In spite of the fact that the value and rentals have decreased we paid \$6,000 more last year than we did in 1905. Year after year sees the valuation of this building decreasing, yet the amount of taxes we are called upon to pay increases each year.

"We are asked to compete with other office buildings downtown, more modern than this, and we cannot hold our tenants with what we have to offer them unless we lower the rents. The new buildings have more to offer, and

we must be the sufferers, yet our taxes go higher and the valuation goes lower. We have an action in certiorari pending against the city on this reduction of valuation, and propose threshing out the whole business of reduced values and increased taxes. In the meantime the new tax rate is law, and we must obey it until we get legislative relief, and that soon."

Walter Lindner, of Title Guaranty & Trust Company: "What is there to be said about it now? It is law, and we must abide by it. It is claimed that the new rate is necessary, and to refute this means a review of the financial history of the city. I don't want the job, but have no doubt it will be undertaken by some one. The rate is high—the highest, we are told, in the history of the city. Next year, we are told, it will be even higher, so we must obey the law, pay the tax and think as we will about it. There is nothing else I can say at this time."

Record and Guide Quarterly.

Attention is called to the users of the records, published in the Record and Guide, to the Record and Guide Quarterly, which is just off the press. The Quarterly is published every three months, the final installment being combined with the three preceding ones, making, in one compact volume, a complete transcription, in digest form, of all conveyances, mortgages, assignments of mortgages, satisfied mortgages, leases, real estate appraisals, auction sales, wills, new buildings and alterations.

These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information.

In order to make these records more complete the attorney's name is inserted in all mortgages and a geographical cross reference to the real estate appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly.

Years of experience has demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

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Hundreds of thousands of persons depended upon Gas for Cooking and Heating. They could not be and *were not* disappointed, for our immense manufacturing plants were operated with the greatest efficiency. An emergency confronted us, and because ours is a *real* Public Service, we successfully met it.

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Geo. B. Cortelyou, President

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Agreement to Pay Appraised Price.

A LEASE granted the lessee the privilege or option to purchase the property after 10 years at a value to be determined by "appraisal," and provided that the decision of any two of the three appraisers should be binding on the parties. The Washington Supreme Court holds, *Martin v. Vansant*, 168 Pac. 990, that the arrangement to have the value of the lots fixed by appraisers was not an agreement to submit to arbitration, revocable by the lessee, but an irrevocable agreement, made before controversy, to leave the incidental matter of price to appraisers or referees, and sublessees having refused to abide by the decision of two appraisers, after exercising their option to purchase, could be compelled to perform by bill for specific performance.

Rent, When Payable.

The New York Appellate Division holds, *Milton-Alvin Holding Company v. Williams*, 168 N. Y. Supp. 171, that where a lease was complete in all its terms and specific as to the time and the property covered, it did not create a partnership and limit the landlord to an action for accounting, or prevent him from maintaining a summary proceeding to recover possession for nonpayment of rent because it provided that after the first two years the rent should be a sum equivalent to one-half of the rental or income received by the tenant from subtenants. The lease required the tenant to erect a number of bungalows, and after the first two years to pay a rental equivalent to one-half of the rental or income received by the tenant from subtenants, and provided that such rent should be paid in each year as soon as it had been collected by the tenant for each year from the occupants of all the bungalows, and that the tenant might pay taxes and assessments, and

deduct them from the rent upon the landlord's failure to pay them. It is held that under these provisions one-half of the rents as collected by the tenant was due the landlord as soon as collected though the entire sum from all the subtenants had not been collected, there being no default on the part of the landlord authorizing any deductions by the tenant.

Action for Deposit.

Where a lease provided that a deposit by the tenant might be retained by the landlord and applied on the rent for the last two months of the term, and that in case of reentry by the landlord he should have the right to relet the premises as the tenant's agent, and the tenant should remain liable for any deficiency the New York Appellate Division holds, *Markman v. 451-455 Grand St. Corp.*, 168 N. Y. Supp. 522, that an action brought by the tenant, after being dispossessed in summary proceedings, but before the end of the term, to recover the deposit was prematurely brought, since, while the issuance of a warrant in summary proceedings ordinarily terminates the lease, and the deposit becomes immediately payable, if the lease contains covenants which by the express terms of the lease are intended to survive a reentry the deposit may be held by the landlord until the term demised has expired.

Acceptance of Assignee.

In a suit against a lessee and an assignee for rent, it is held, *Wells v. Warlick*, 198 L. W. 1121, that evidence that when the lessee told the landlord that he had a chance to sell out if he could turn the building over to the assignee the landlord said that all he wanted was the rent, and that it was perfectly satisfactory to him to turn the lease over to the assignee, warranted a finding that the landlord discharged the lessee as a tenant under the lease and accepted the assignee in his place.

Important Decision.

The Court of Appeals has just decided an important question relating to the time when assessments become a lien between buyer and seller in this city. Some time ago the Supreme Court in Kings County decided, in the case of *Doonan v. Killilea*, that such assessments became a charge immediately upon confirmation, irrespective of the time of entry of the assessment in the city records. This was affirmed by the Appellate Division, Second Department, but has now been reversed by the Court of Appeals.

In view of this decision a statement has been prepared by Walter Lindner, of the Title Guaranty & Trust Company, for the guidance of its searchers and closing attorneys on this subject, which statement is as follows:

"The court holds in effect that all taxes, assessments and installments of assessments, unless otherwise provided by contract, become charges between the vendor and the vendee at the same time that they become liens on the real property; that they become liens only upon the dates or at the times specified in the laws, pursuant to which such taxes or assessments are confirmed.

"Annual real property taxes in the City of New York become charges and liens, one-half on May 1 and one-half on November 1 in each year. Ordinary assessments imposed pursuant to the Greater New York Charter become charges and liens ten days after the same are entered in the office of the Collector of Assessments and Arrears. Installment assessments under Section 1019-a of the Charter become charges and liens as to each installment on the annual anniversary of the date of entry of the assessments. Care in closing titles should be had to see whether this rule as to installment assessments has or has not been changed by the contract. In cases where assessments or installment

assessments have been entered under special laws the question of when the same become liens must be determined upon a consideration of the special Act under which the assessment is had."

New Bills Introduced.

Senator Dowling has introduced an amendment to the Tenement House Law, making provisions relative to three-family tenements and three-family converted dwellings applicable to four-family tenements and four-family converted dwellings.

Senator Ottinger has a bill which provides that an agreement for the occupancy of real estate in New York City shall create a monthly tenancy unless the duration of the occupancy shall be specified in some note or memorandum in writing, and subscribed by the parties or their agents.

The State Conference of Mayors has approved the Wagner-Donohue municipal ownership bill, recently introduced in the Legislature. At the same time the conference disapproved the Amo Bill, providing for a referendum on municipal ownership.

Assemblyman Clarence F. Welsh of Albany has introduced a bill providing that all municipal bonds heretofore or hereafter issued maturing in serial installments shall be paid at maturity and no statutory limitation of the taxing power shall operate to prevent such payment. For bonds heretofore issued not maturing in installments, for which no sum is required to be raised annually by statute, there shall be raised hereafter annually at least 2 per cent. of the principal unless a smaller sum, with accretions at 3 per cent., is sufficient to pay the same, provided total amount required by way of sinking fund for such bonds need not under foregoing provisions exceed in any year one-tenth of 1 per cent. of assessed valuation of taxable property.



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PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 32 as against 32 last week and 47 a year ago.

The number of sales south of 59th street was 12 as compared with 18 last week and 19 a year ago.

The sales north of 59th street aggregate 20 as compared with 14 last week and 28 a year ago.

From the Bronx 10 sales at private contract were reported as against 17 last week and 19 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 300 of this issue.

Riviera Reported Sold.

Riviera Realty Company, Max Ash, Henry and Hyman Sonn, and Max Marx, sold the Riviera apartment house, a thirteen-story structure, occupying the block front on Riverside drive between 166th and 157th streets, measuring 234.9 feet on the drive, 185 feet in 156th street, and 100.10 feet on 157th street. The city assesses the property at \$1,500,000, of which \$300,000 represents land value. The house was built about ten years ago at an estimated cost of \$1,700,000 from plans by Rouse & Goldstone, architects. According to reports, William H. Barnard, treasurer of the International Salt company, is the new owner. Title will be taken in the name of the newly-formed corporation, known as 790 Riverside, Inc., capitalized at \$500, with William H. MacIlroy, Hervey J. Osborn, and Joseph Pramutolo, as directors. These people are also directors in Whitehall-Aiken, Inc., formed at Albany last Thursday. The Riviera contains suites of from five to ten rooms, and under the old schedule of rentals range from \$650 to \$2,000. Mr. Barnard owns and occupies the residence at the north corner of Riverside drive and 89th street, formerly the home of the widow of Bishop Henry C. Potter.

Roxborough in New Hands.

Sharp & Company sold to the newly-formed Roxborough Holding Company, represented by Joseph A. Wolf, as attorney, for the New York County National Bank, the Roxborough apartment house, at the northwest corner of Broadway and 92d street. The building was held at \$1,500,000. The Roxborough is twelve stories in height, and has a mortgage for \$725,000, held by the Metropolitan Life Insurance Company. The property measures 107.4 feet on Broadway, and extends 125 feet in 92d street. It was erected in 1911 by Isaac and Herman Mayer, who bought the site from Franklin Petit. The late Col. Francis S. Leland, who was president of the bank, bought the property the same year, giving in part payment Clement Court, at Madison avenue and 99th street. The house just sold has fifty-seven apartments and seven stores. Sharp & Company have been appointed agents.

Manhattan-Brooklyn Exchange.

J. Adolph Mollenhauer bought from the 4 East 43d Street Company, Klein & Jackson, the three-story store and office building at the southwest corner of Broadway and 89th street, adjoining the Adelphi Theatre, covering a plot 100x132. In part payment Mr. Mollenhauer gave Brooklyn properties, including 616 Nosstrand avenue, a five-story elevator apartment house at the southwest corner of Pacific street, on a plot 31.6x114.5; 1248 and 1250 Pacific street, two four-story brick flats, on plot 34.6x114.5; 25 to 29 Reid avenue, three four-story brick flats, each 26.8x80; 91 to 95 Clymer street, three four-story brick flats, each 24x60; 411 Kent avenue, two-story brick stores and lofts, 23.8x100; 68 Herkimer street, a four-story flat, on lot 21.4x100; 43 Ross avenue, a three-story brick tenement, on lot 23.6x100; 323 and 325 Division avenue, a four-story brick tenement, on plot 44 x about 51; 219 Gold street, a two and a half-story frame building, 50x107, and 737 to 741 Church avenue, three

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three-story brick stores, on plot 60x100. All of the above properties are free and clear. The total consideration involved in this deal was about \$1,000,000. The brokers were Byrne & Baumann and the Roman-Callman Company.

West Side Apartment in Trade.

Mulliken & Moeller sold the new twelve-story apartment house at 302 to 308 West 86th street, 81x100 feet, to Edgar H. Cook, of Great Neck, L. I. The building was completed last October and was held at \$600,000. In part payment Mr. Cook gave his 32-acre estate fronting on Middle Neck road, Great Neck, valued at \$250,000. Other Manhattan properties figured in the transaction. The deal involved about \$1,000,000 and was negotiated by Nassoit & Lanning.

WANTS AND OFFERS

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FOR SALE—Bronxville, modern 9 room house on high ground; very reasonable terms. HARPER, 245 West 26th St., N. Y. C.

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TWO Gentile painters would like to look after your real estate and keep same in good condition. Would take over real estate on lease also. LUDWIG & THUM, 450 East 79th St.

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ELEGANT COUNTRY PLACE on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion, barn, suitable for garage; outbuildings; fine lawn; fruit, shade trees; flower, vegetable garden, fine condition; may consider exchange for city property; photographs in office. For particulars, terms, call any day. GEORGE SCHWEPPENHAUSER, 262 West 135th St.

FOR SALE—Kingston, N. Y.: first class residence, 15 rooms, solarium; garage; awns; garden; fruit; exclusive neighborhood; bargain; owner retiring. PHYSICIAN, Box 478, Record and Guide.

FINE residence, Brooklyn Manor station (16 minutes from Pennsylvania Station); house 42 feet front, large piazza, 10 rooms and bath, billiard room, sleeping porch, garage; plot 100x137; close to Jamaica Ave. L station; price \$13,000. LUCE, 1659 Woodhaven Ave., Woodhaven.

FOR SALE—South Brooklyn, a one-family house of nine rooms and bath, situated two blocks from the the Ninth St. Station of the Fourth Ave. Subway; asking price, \$4,000; can be had on easy terms. R. MURPHY, 210 Eleventh St., Brooklyn.

COUNTRY residence, 95 lots, 10 rooms, all improvements, fruit trees, barns, chicken coops; equity \$5,000; one hour from New York; for sale or exchange. Inquire MOSKOWITZ, 923 Eagle Ave., Bronx.

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Estate of Lamon B. Harkness Sells.

William B. May & Company sold 933 Fifth avenue, a five-story white front residence, on plot 25x150 feet, for the Estate of Lamon B. Harkness. The buyer will alter the dwelling for his own occupancy. The property was held at \$300,000 and is assessed at \$275,000. Since Mr. Harkness' death the house has been vacant. On the same block are located the homes of S. Reading Bertram, Edwin Gould, S. D. Chapin, Mrs. A. M. Hoyt and the new home of Mortimer L. Schiff, now in course of construction.

Downtown Office Building Resold.

Charles F. Noyes Company resold to the Markham Realty Corporation, Clarence W. Eckhardt, president, the seven-story office building, at 128 Water street and 81 Pine street, covering a plot about 3,000 square feet, having a frontage of 23.2 feet in the former, and 38.6 in the latter; also 502 and 504 West Broadway, two loft buildings, each measuring 25x75 feet, adjacent to the Bleeker street elevated station. The three properties are 100 per cent. rented. The Water and Pine street building produces a rental of about \$9,000 a year, and the West Broadway buildings about \$4,800 a year. The combined properties brought about \$135,000. The sellers acquired the properties last autumn from Lorne A. Scott.

Last of Bronx Oval Resold.

Frederick Brown resold the last remaining portion of the former Bronx Oval property at Southern Boulevard and 163d street, which he purchased about a year ago from John Bolton Simpson, executor of the Simpson Estate, which has held the property since 1856. The present sale affects twelve lots, 150x200 feet, on the east side of Southern Boulevard, 75 feet north of 163d street. The buyer is the D. & D. Land & Improvement Company. This corporation now controls the entire Oval property, valued at \$400,000. The rest of the tract was acquired from Mr. Brown in two separate transactions last year. In part payment the purchasing company gave a five-story twenty-five family apartment house at the southeast corner of Sherman avenue and 165th street, measuring 72x56x61x79 feet; also 177 East 93d street, a four-story double flat, 30x100.8 feet, free and clear. J. Clarence Davies and S. Brener Company were the brokers. The Oval property comprises about twenty-five lots and it is the intention of the D. & D. Company to improve the entire tract with a theatre and taxpayer.

Buy on Southern Boulevard.

Louis Schloss & Samuel Kamlet sold for the Benenson Realty Company, the southwest corner of Southern Boulevard and Claremont place, a six-story apartment having a frontage of 77 feet. The building was completed about six months ago, and was held at \$100,000. The reported annual rental is \$13,000. Eifers & Eberle and Morrison & Schiff were the brokers.

Manhattan.

South—of 59th Street.

FRONT ST.—Seaboard Trading Co., fish dealers, have acquired the 5-sty building with store at 7 and 9 Front st, southeast corner of Moore st, on plot 30.5x80. The property was recently sold by William A. White & Sons for Julia P. Gardner and Emily P. Cape, title being taken in the name of 210 West 59th St Co.

HOUSTON ST.—Emilie Talbot sold to Nathan Rattner, a client of O. D. & H. V. Dike, the 5-sty tenement at 177 East Houston st, on plot 25x97.6, and assessed at \$24,000. The consideration was \$20,000. Title will pass subject to a mortgage of \$15,000. The property has been owned by members of the Talbot family for 69 years.

MERCER ST.—L. Tannenbaum, Strauss & Co. sold for the Metropolitan Life Insurance Co. the two 6-sty loft buildings at the southwest corner of Mercer and Spring sts, on plot 126x70. The property is fully rented and shows rent roll of about \$20,000 per annum. It is assessed by the city at \$160,000.

MOTT ST.—Florence V. Burden sold the 4-sty tenement at 41 Mott st, on lot 25x94, near Bayard st. The property is assessed at \$19,000.

10TH ST.—Mary E. Cole sold to Emily C. Comstock 170 and 172 West 10th st, a 5-sty building, on lot 40.11x111x4x irreg, 161 ft. east of 4th st. This is the first transfer of the property since 1885.

15TH ST.—Edward S. Foley & Co. sold for Margaret M. Mitchell to Mrs. Annie Bauman 132 West 15th st, a 5-sty flat, on lot 25x132, adjoining the 9th Regiment Armory.

44TH ST.—Marie Blanche Lyons sold to Jasper A. Campbell, a retired linen merchant, 146 West 44th st, a 4-sty building, on lot 16.8x100, and assessed by the city at \$49,000. In the same block are the Claridge Hotel, Lambs' Club, Alpha Delta Phi Club, Gerard Hotel, and opposite the Belasco, Hudson and New York theatres. Charles F. Noyes Co. represented Mr. Campbell throughout the negotiation and will have charge of the property for Mr. Campbell as his exclusive agent.

48TH ST.—John J. Hoeflinger sold for Charles Ranitz the 2-fam. dwelling at 625 48th st.

49TH ST.—Meister Builders, Inc., purchased 64 West 49th st, a 4½-sty dwelling on plot 23x100, with a Columbia leasehold of 74 years to run.

49TH ST.—Mrs. Harry Adler bought from the Bowery Savings Bank the 4-sty house, on plot 18.9x100.5, at 343 East 49th st.

AVENUE C.—A. N. Gitterman sold for John E. Andrus of Yonkers the southeast corner of Av C and Westminster rd (East 12th st) a plot 40x100, to the Marble Hill Development Corp. This property carries a restriction against apartment improvement which expires in a short time, and negotiations are pending for the resale of this property with a view of improving the site.

North—of 59th Street.

64TH ST.—Daniel H. Jackson, operator, sold to Filippo Passantino the 5-sty double flat at 171 West 64th st on lot 25x100. David Lion was the broker.

70TH ST.—Pease & Elliman sold for Howard Conkling, represented by Folsom Brothers, the 4-sty house at 157 East 70th st, 95 ft. east of Lexington av. This plot is 36x half the block, the house occupying about 18 ft. of the width of the lot.

72D ST.—Ancell H. Ball, as president of Ball Realty Co., sold the 4-sty dwelling at 48 West 72d st, on lot 23x102.2, located 129 ft. east of Columbus av. It was held at \$60,000. The house was sold at auction last May for \$39,750.

75TH ST.—Slawson & Hobbs sold for Estate of Dr. J. B. Knapp the 4-sty dwelling, on plot 23x90x102.2, 35 West 75th st. It was held at \$50,000.

85TH ST.—Slawson & Hobbs sold for Sol. M. Strock, the 4-sty dwelling at 133 West 85th st, on plot 20x55x97.6. The property was held at \$40,000.

98TH ST.—Wm H. Whiting & Co. sold for M. Josephine Ely the 4-sty 16-fam. tenement at 150 East 98th st. Property is assessed at \$12,000.

120TH ST.—A. Kane Co. sold the 3-sty dwelling at 227 West 120th st, on plot 16.8x100.11.

126TH ST.—Henry W. Kriete bought from Baruch Wolff estate the 3-sty dwelling at 68 West 126th st, on lot 18.9x100, located 210 ft. east of Lenox av. Mr. Kriete owns the 4-sty building with cafe at 61 West 125th st, also 18.9 ft. wide and immediately abutting his purchase.

132D ST.—Land Estates, Inc., associated with New York Title and Mortgage Co., sold the 3-sty dwelling at 265 West 132d st on lot 14x99.11, near 8th av.

134TH ST.—Lewis H. May Co. sold for M. Caldwell 514 West 134th st, a 5-sty tenement, on plot 40x99.11, between Amsterdam av and Broadway.

139TH ST.—Frederick Brown resold to Steiner Bros., wholesale furriers, the Westdale, a 6-sty elevator apartment at 602 and 604 West 139th st, between Broadway and Riverside dr, having accommodations for 24 families and on plot 75x100. The property is fully rented for over \$16,000 and was held at \$150,000. In part payment the buyer gave the vacant plot, 50x98.9, in the south side of 28th st, 180 ft. west of 7th av. Mr. Brown acquired the Westdale a short time ago in an exchange with Sexton Realty Co.

OLD BROADWAY.—Albany Savings Bank resold the 6-sty new law house, with stores, at 37 and 39 Old Broadway, which it took over in foreclosure proceedings last month for \$33,000. The structure occupies a plot 40.1x100.1, located 85 ft. south of 130th st.

RIVERSIDE DR.—Nason Realty Co. (Max N. Natanson) bought from Halcyon Realty Corp. St. Francis Court, a 6-sty elevator apartment house at the northeast corner of Riverside dr and 135th st, on plot 125x102.6. The property was held at \$275,000, and has an annual rental of \$30,000. It was a cash transaction, and was negotiated by William S. Baker as broker.

WEST END AV.—I. Randolph and T. Everett Jacobs, who recently bought from Abram Baudouine estate the apartment house at the southwest corner of West End av and 84th st, purchased from the same seller the adjoining dwelling at 489 West End av, a 4-sty house, on lot 20x100, to protect the light and air of the corner property. N. A. Berwin & Co. negotiated the transaction.

8TH AV.—A. Kane Co., in conjunction with Geo. W. Sasse, sold the 5-sty triple flat at 2239 8th av, on plot 25x100.

Bronx.

FAIRMOUNT PL.—Louis Schloss and Samuel Kamlet sold for Benenson Realty Co. the southwest corner of Fairmount pl and Southern blvd, a 6-sty apartment with 5 stores, with a frontage of 77 ft. on the boulevard. The house was finished 6 months ago and has a rental of \$13,000. It has been held at \$100,000. Eifers & Eberle represented Benenson Realty Co. and Morrison & Schiff acted for the buyer.

2D ST.—A. N. Gitterman sold for John E. Andrus of Yonkers to Marble Hill Development Corp., a plot 60x125 in the west side of East 2d st, 280 ft. south of Caton av and a plot 30x125, 30 ft. distant in the same side of East 2d st.

181ST ST.—Schwab & Co. sold for W. C. P. Realty Co., Inc., 61 West 181st st, the 3-sty stone dwelling with garage, on plot 50x100.

BATHGATE AV.—Cahn & Pittman bought from Henry C. Wissemann, at the southwest corner of Bathgate av and 184th st, a 6-sty apartment house, on plot 35x95, with 5 stores and accommodations for 24 families. Schwab & Co. negotiated the sale.

BROOK AV.—Shaw & Co. sold for the Payne Estate, a plot 50x100 at the northeast corner of Brook av and 166th st. The plot runs along 166th st from Brook av to the tracks of the Harlem Railroad. The purchaser will erect a 1-sty garage, which will be offered for rent.

DAVIDSON AV.—A. D. Phelps & Damiane sold for Emco Building Co., E. Maran president, the southeast corner of Davidson and Burnside avs, a 1-sty business building, with 7 stores, fronting 103 ft. on Burnside av. It was held at \$45,000.

JEROME AV.—A. D. Phelps & Damiane sold for Louis Weiss the plot 75x100 on the east side of Jerome av, 170 ft. north of Cameron pl, to Concourse Estates, Inc., which plans to improve the site with a 5-sty apartment house.

TIEBOUT AV.—Cahn & Pittman bought from Mrs. A. E. Pope 2414 Tiebout av, a 3-sty frame dwelling, on plot 16.8x83, near 187th st.

Brooklyn.

CARROLL ST.—Regina Kavanagh sold to a client of Charles E. Rickerson the 3-sty dwelling, with extension, at 779 Carroll st, between 7th and 8th avs.

GLENADA PL.—Land Estates Incorporated, associated with New York Title and Mortgage Co., sold the Glenada Apartments, 7 and 15 Glenada pl. These are 6-sty elevator apartments, on plot 176.3x103.3½x irreg., containing 65 apartments, and are fully rented. They were held at \$165,000.

HANCOCK ST.—Hy. & D. Agar sold the 3-sty brownstone dwelling at 603 Hancock st to A. Davies for M. Simon.

LINWOOD ST.—Hy. & D. Agar sold 392 Linwood st, a 2-fam. dwelling, to Vincenzo Ditta.

MCDONOUGH ST.—Hy & D. Agar sold 402 McDonough st, a 3-sty dwelling, to Mary Wilson.

UNION ST.—John Pullman Real Estate Co. sold 695 Union st, a 4-sty double brick tenement, on lot 25x100, for Theodore Heffner.

28TH ST.—Frank A. Seaver & Co. sold for John H. Meyer, the plot 40x100 in the westerly side of East 28th st, 180 ft. north of Av K.

38TH ST.—Fidelity Land and Mortgage Co., associated with Realty Trust, sold to Potgevin Machine Co. a tract of land in 38th st, between 12th and 13th avs, adjoining a plot which it now owns, upon which the machine company is erecting a factory for the manufacture of parts required in war supplies.

47TH ST.—Frank A. Seaver & Co. sold for Henry Safford a plot 40x100 in the northerly side of 47th st, 200 ft. westerly from 17th av.

51ST ST.—I. S. Herbstman sold for Mrs. Shell to Augustino Elesi the 2-fam. brick house at 1172 51st st.

51ST ST.—Tutino & Cerny sold for Elizabeth McCormack the 2-sty dwelling at 441 51st st.

53D ST.—I. S. Herbstman sold for I. M. Kalt to Samuel Goldin the 1-fam. stucco house at 1615 53d st.

63D ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached residence at 2121 63d st to Martin J. Gross.

63D ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached residence 2109 63d st, with garage, to James A. Dunn.

67TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached residence at 2161 67th st to Louis Silverman.

69TH ST.—Frank A. Seaver & Co. sold to P. J. Pinto a plot 20x100 in the southerly side of 69th st, 300 ft. westerly from 18th av.

75TH ST.—Frank H. Malone, as broker, sold the 2-fam. brick dwelling at 566 75th st for George Kroeger.

BATH BEACH.—Bulkley & Horton Co. sold for Josephine L. Ketcham the plot at the southeast corner of 17th and Cropsey avs, with a frontage of 215 ft. on 17th av.

COLONIAL RD.—Walter S. Ross and C. C. Gretsinger sold for Morrison-Allardyce Construction Co., Inc., the 1-fam. cottage with garage, on plot 36x100, on the east side of Colonial rd, 37 ft. south of 80th st.

CONEY ISLAND AV.—McInerney Klinck Realty Co. sold for Walter R. Tusher three 3-sty and store brick buildings on the west side of Coney Island av, 501 ft. Sins. south of Cortelyou rd, on plot 60x100.

FLATBUSH AV.—McInerney Klinck Realty Co. as brokers sold the 3-sty business and apartment building at 1050 Flatbush av, on plot 20x92.7, for Lizzie Koester.

3D AV.—George W. Baker Shoe Co. bought from M. Spence the block front in 3d av, between Baltic and Warren st, on plot 200x100, for improvement with a factory building to cost \$200,000.

17TH AV.—Meister Builders, Inc., purchased from Ellanar Realty Co. six 1-fam. cottages at 8403 to 8413 17th av, on plot 115x78.

Queens.

ARVERNE.—Lafayette Trust Co. sold to A. Lischower the dwelling and plot, 40x100 at the northeast corner of Amstel blvd and Clarence av.

ASTORIA.—J. Hess sold to N. J. Eberhard a plot, 100x100 ft., on the south side of Frankfort av, 125 ft. west of Sound st.

BAYSIDE.—J. Wilson Dayton sold for William Parkinson a house on Woodland av, in the Bellcourt section, to Edith L. Curtis.

COLLEGE POINT.—P. J. F. Kraemer sold to W. Mohrmann the dwelling and plot, 50x100, at the northwest corner of 6th and 2d av.

RECENT LEASES.

F. W. Woolworth Company Leases.

F. W. Woolworth Company leased in the old Stewart Building, Broadway, northeast corner of Chambers street, the Broadway frontage, extending from the Chambers street corner north to the present entrance to the building. The strip leased has a frontage of 60 feet on Broadway and 75 feet in Chambers street. It also includes about one-half of the Broadway basement. The lease was obtained from Frank A. Munsey, who bought the Stewart Building several months ago, and is now completely re-modeling it. Edward J. Hogan was the broker. The Woolworth Company, which is completing a big structure at the northeast corner of Fifth avenue and 40th street, expect to open the downtown store about May 1. It was about 1823 when the first section of the Stewart store was opened. Later the establishments was extended over the entire block front from Chambers to Reade streets. It is also a coincidence that Mr. Woolworth in 1888 opened a small office in the Stewart Building from which he directed the business which is now said to amount to \$100,000,000 annually. He maintained these offices until 1913. Mr. Woolworth, when he first

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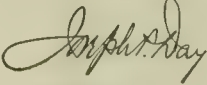
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started, had associated with him in a small capacity, Carson C. Peck of Brooklyn, who afterward became vice-president of the Woolworth Company. He died in 1915. Hubert T. Parson, now vice-president and treasurer of the Woolworth Company, started in the old Stewart Building with Mr. Woolworth as bookkeeper and clerk.

Wooster Street Building Leased.

Charles F. Noyes Company and White-Goodman leased for Daniel P. Morse, president of the Parmelee Realty Corporation, 80 and 82 Wooster street, to Frank P. Kruger, dealer in dried fruits, nuts, and specialty manufacturers for ten years, at an aggregate rental of about \$85,000. The building is seven stories high, semi-fireproof, and was recently purchased from Clarence Payne by Mr. Morse through the Charles F. Noyes Company. The tenant has been located for twelve years at 470 Greenwich street, and this lease brings a new line of business into the old drygoods section. The agents report that seven firms were considering the building at the time the present lease was closed. These included the Government, a piano company, a candy manufacturer, wholesale drygoods concern, importing and exporting concerns, a chemical and a sponge house. Stoddard & Mark, as attorneys, represented Mr. Morse, and Hon. Charles D. Donohue, the tenant.

Old Army and Navy Club Leased.

Shaw & Ebbitt leased for the A. & N. Realty Company, to Morris Condes, 107 and 109 West 43d street, a five-story building, having a frontage of 40 feet, running through to 108 West 44th street, where it measures 16.10 feet. The building is the old Army & Navy Club. The lease is for a term of years, the aggregate rental being about \$125,000.

Lease in Bradish Johnson Building.

Herbert Hecht & Company and M. & L. Hess, Inc., leased, for the Estate of Bradish Johnson, 55,000 square feet of space in the Bradish Johnson Building, 21st street, between Broadway and Fifth avenue, to the Liggett-Riker-Hege-man Company, which will move their executive offices from 340 West 4th street. The lease aggregates \$500,000.

Garage for Express Company.

Negotiations are practically completed for the erection of a large garage building at the southeast corner of Park avenue and 131st street, to be occupied by the Wells Fargo Express Company. The new building will cover four lots, the improvements to be made by the owner, the Keats Company, in which Fisher Lewine is interested. The company also controls the northeast corner of Park avenue and 130th street.

Dwelling to Be Altered.

Duross Company leased 121 West 86th street, a four-story building, 20x100, for Noble & McConnell, to Benjamin B. Kirtland, for twenty-one years at an aggregate rental of \$70,000. The house will be altered into bachelor apartments at a cost of \$12,000.

Manhattan.

VINCENT ASTOR leased to Continental Warehouse Co. the 3-sty building at 410 and 412 West 14th st, extending through to 411 to 417 West 13th st. The new lease to the warehouse company calls for an annual payment of \$23,000, an increase of \$10,000. It was recently erroneously reported that the government had rented this building for military purposes.

GEORGE BOCKHAUS, INC., leased from New York Central Railroad Co. the two 6-sty 24-fam. houses at 505 and 507 West 27th st for 10 years.

BRETT & GOODE CO. leased for the Misses Mary T. and Elisabeth V. Cockcroft to Antonio Gatto and James Babino the building at 148 Wooster st, where the tenants will carry on the paper stock business; and at 74 Broadway space to the following tenants: P. J. Goodhart & Co., George V. Larson, Bjarne Kroepellen, United States Food Administration and Herman R. Lingg and Harrison Kinnier.

GEORGE W. BRETTELL leased for M. Peiser to G. E. Arthur the building at 2146 3d av.

CAMMANN, VOORHEES & FLOYD rented for Mendleson Corp. their building at 212 Fulton st. The new tenant is the World Wide Trading Co., Inc., importers and exporters, with offices in New York, Cuba, Spain and

Argentine Republic. The building was only in the market 48 hours before negotiations were concluded.

HARRISON S. COLBURN CO. leased to a well-known warehouse company Hecker-Jones-Jewel Co. warehouse at 269 to 271 Cherry st, extending through to 524 to 526 Front st, between Rutgers slip and Jefferson st, about opposite the East river freight station and piers of the New York, New Haven & Hartford Railroad. The building is a 3-sty brick structure about 50x200, and has been used by the milling company as one of its principal New York flour warehouses for 40 years.

CROSS & BROWN CO. and T. B. Robertson sold the lease held by the 45th St Garage Co. on 502 to 508 West 45th st, and leased this plot, in conjunction with 510 to 514 West 45th st, adjoining, for A. C. and J. A. Fiske and Thomas Connors, to New York Bottling Co. for 21 years. The tenant will remodel the buildings for its own occupancy.

DUFF & CONGER, INC., leased an apartment at 48 East 61st st to Miss Elizabeth West.

DUROSS CO. leased to B. T. Babbitt the store, basement and 2 lofts at 124 West 18th st, and to Max Silverstein the 1st loft at 47 West 13th st.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 14 rooms and 4 baths in the new building at 270 Park av for the Vanderbilt Avenue Realty Corporation to Elihu B. Frost; also a large apartment at 777 Madison av, corner of 66th st, for the Barney estate to Mrs. William Post; also an apartment at 840 Park av for Franklin S. Richardson to George S. Schanck, for whom we have secured an extension of the lease from the owners of the property; and renewed leases from next October on apartments at 840 Park av for Mrs. William S. Garrison; 830 Park av for Mrs. Ricardo de Acesta; and at 122 East 82d st for Mrs. J. C. Cooley.

DOUGLAS L. ELLIMAN & CO. leased for Plaza Leaseholds, Inc., to Mme. Kargere, dealer in laces and embroideries, the store at 721 5th av, and as agents for Livingston Phelps a portion of the 8th floor at 14 East 46th st to the Women's Municipal League.

DOUGLAS L. ELLIMAN & CO. leased for Dr. Edward L. Partridge 157 East 37th st, a 4-sty house, on lot 18.4x half the block, to Mrs. John King Van Rensselaer.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 17 rooms and 6 baths at 270 Park av for Vanderbilt Avenue Realty Corp. to Joseph Hartog; also a larger apartment in the same building to John Scott Browning; also an apartment at 583 Park av for Clarence Payne to Mrs. Emerson Howe; also an apartment at 42 East 66th st for Jackson Realty Co. to Charles J. Fisk; and have made the following renewals from next October: an apartment at 777 Madison av for Barney Estate to Mrs. A. M. B. Sanderson; 969 Park av, corner of 82d st, for Randolph Walker Corp. to Paul McEwen and William M. Dudgeon; and at 840 Park av, corner of 76th st, to J. Culbert Palmer.

J. ARTHUR FISCHER rented an apartment at 159 West 45th st to Mrs. Jean Barry.

J. ARTHUR FISCHER leased to M. Mechlo, grocer, the store at 794 3d av; and at 61 West 37th st studios to Louis F. Grant and Miss Dorothy Greenfels.

M. FORMAN leased at 137 5th av the 8th floor to J. Weinberg; also at 13 and 15 West 28th st the 10th floor to H. Friedman; also at 12 West 17th st the 4th floor to Fishman Bros.; also at 136 to 140 West 21st st the 10th floor to Zahler & Schramek; also space at 27 to 35 West 24th st to Harris Blankstein; at 14 to 18 East 32d st to Abramson & Sherman, and in conjunction with D. Zuckerman & Co. the 10th floor at 135 West 26th st to Rothleder Bros.

MISS H. FREUD, as broker, leased to Schrafft, confectioner, for Yard estate the 4-sty building, on lot 25x100, at 60 West 23d st, between 5th and 6th avs.

GOODALE, PERRY & DWIGHT leased 29 to 33 East 22d st to Funk & Wagnalls, Inc., with 7th floor at 45 and 47 East 20th st to Huppell Co. for M. & L. Hess; store at 400 6th av to Yankua Bros., and top floor at 402 6th av to Theodore Bouti; and space at 265 6th av to Geo. Gemagnus and Thomas Isamis.

GOODWIN & GOODWIN rented for Pauline A. Reynolds to the William Penn Club, Inc., the 3-sty house at 17 West 120th st.

GOODWIN & GOODWIN rented for Charles Kaye to N. Bobis the 3-sty dwelling at 110 West 119th st.

M. & L. HESS, INC., leased for Metropolitan Life Insurance Co. the 4th floor at 50 to 54 West 17th st to M. Sarason & Son, silk underwear; also space at 148 to 156 West 23d st to C. Friedman, furrier. Both buildings are now entirely rented.

M. & L. HESS, INC., leased to Quartermaster Department of the United States Army from the estate of Bradish Johnson, Inc., the 11th floor of the Broadway and Fifth Avenue Building, at 921 to 925 Broadway and 149 and 151 5th av, covering the entire block front at 21st st, which the Quartermaster's Department will use for its executive offices.

M. & L. HESS, INC., leased the 8th floor front at 45 and 47 East 20th st to National Glove Mfg. Co.; also, in conjunction with Goodale, Perry & Dwight, the 7th floor in the same building to Heppell Co., perfumes.

M. & L. HESS, INC., leased the 7th floor at 237 and 239 Lafayette st to John T. Holmes; the 4th floor at 145 and 147 West 18th st to Seminole Chemical Co., Inc.; and the 7th floor at 31 and 33 East 10th st to Rakoff Bros.

CHARLES G. KELLER leased for Charles H. Harris the store at 136 and 138 West 24th st to New Chwang Trading Co.

CHARLES G. KELLER rented to Triangle Novelty Co. a floor in the building at 133 and 135 West 23d st; and loft space at 102 West 24th st to Goldin Brothers.

LAKIN & DINKELSPIEL, leased for Walter J. Salmon a store at 100 West 47th st to Benjamin Malamud.

J. EDGAR LEAYCRAFT & CO. leased the store and basement at 798 6th av to Jacob Schachter; also apartment at 5 West 39th st to Paul Bern; also store at 220 East 14th st to Albert Municino; also apartment at 424 Central Park West to Charles Jansan; also store at 545 9th av to A. Luper; also store at 239 12th av to Joseph Giacobbe; and loft at 102 East 22nd st to A. Berardi.

JOHN P. LEO, JR., leased to Congressman Jeremiah F. Donovan, who was elected to the House of Representatives on Tuesday, as successor to Murray Hulbert, the 4-sty dwelling at 23 Hamilton ter, from Guardian Holding Co., Inc.

MICHAEL E. LIPSET leased for estate of Charles A. Baudouine, the store and basement at 256 5th av, at an aggregate rental of \$60,000 to Max Haber.

SAMUEL H. MARTIN leased for J. Ida L. Hurlbut the 4-sty dwelling at 132 West 65th st to Thomas Grisdale.

SAMUEL H. MARTIN leased for Broadway 67th St Corp. the store and basement at 1955 Broadway and the entire 4-sty and basement building at 1987 Broadway to King Tire Co.

SAMUEL H. MARTIN leased offices at 1974 Broadway to George E. Rarig, agent of M. C. Peters Mills, Omaha.

PAYSON McL. MERRILL CO. leased to the United States Government space at the 42d st and of 485 5th av.

CHARLES F. NOYES CO. leased the store at 28 Stone st to A. M. Capen's Sons, Inc.; a floor at 46 Fulton st to A. Breslau; and in connection with G. M. Pearson & Co. space in the basement of the Masonic Building, at 71 West 23d st, to Thom & Bayley.

CHARLES F. NOYES CO. leased at an aggregate rental of about \$200,000 for Aaron Buchsbaum to Yorke Warehouse & Storage Co. the 7-sty and basement warehouse at 697 to 701 Greenwich st, northeast corner of West 10th st, with frontages of 90 ft. in Greenwich st and 104 ft. in 10th st, and containing about 30,000 sq. ft.

CHARLES F. NOYES CO. and White-Goodman leased for Daniel P. Morse the 7-sty building 80 and 82 Wooster st to Frank P. Kruger for 10 years at a total rental of about \$85,000.

OGDEN & CLARKSON CORP. leased the store and basement at 27 to 35 West 24th st to Crescent Cloth Sponging Co.; also a loft at 110 to 114 West 32d st to Gotham Hat Co.; also the 7th floor at 53 to 57 West 36th st to B. G. Behrman & Co.; and the 1st loft at 128 West 36th st to B. G. Behrman & Co.

PEASE & ELLIMAN leased for Francis F. Palmer the 5-sty dwelling at 19 East 73d st, between 5th and 6th avs, to J. Russell Pope, architect.

PEASE & ELLIMAN leased at 777 Madison av an apartment (furnished) to Irwin H. Kirkwood, editor of the Kansas City Star; also apartments at 144 East 56th st to Will Irwin; at 139 East 66th st to Louis Noyes; at 130 West 57th st to Susan E. Hall; at 23 West 58th st to Robert L. Beecher; at 122 West 82d st to Mrs. Walter R. Hoyt; at 1 Gramercy pk to Miss C. Banskfield; at 100 West 59th st to Miss E. McShane, Miss W. L. Gaston and Henrietta A. Hayes; at 11 East 68th st to Mrs. Allan A. Pinkerton, and at 981 Madison av to Walter A. Hughes.

PEASE & ELLIMAN rented apartments as follows: at 970 Park av to Dr. Thomas Sholz; at 56 West 11th st to Chester B. Cook; at 138 East 36th st to F. Colborn Pinkham; at 100 West 59th st to Mrs. H. G. B. Oman and Mme. B. de Khrouleff, and at 144 West 57th st to Miss Mary Boland.

L. J. PHILLIPS & CO. leased to Christian Schuck & Co., Inc., the store at 1994 Amsterdam av; and to H. W. Pryce an apartment at 568 West 149th st.

L. J. PHILLIPS & CO. leased to Louis Kalisher an apartment at 385 Edgecombe av.

L. J. PHILLIPS & CO. renewed a lease in "The Langham," 135 Central Park West, to Morris L. Woolf.

L. J. PHILLIPS & CO. leased for Harris & Vaughan, agents, the 21st floor of the building being constructed at the northwest corner of Madison av and 40th st to Goodwin-Gallagher Sand and Gravel Corp.; also apartments at 63 West 70th st to R. Eckervarria and Lilian M. Goodwin.

RABONOWITZ & SUTTER leased through Wilber C. Goodale the store at 281 7th av, at the corner of 26th st.

RICE & HILL, INC., leased for Warren Est. o James Spellman the store and basement at 1597 Broadway (now occupied by Huyler's). Mr. Spellman has been located at the corner of Park Row and Duane st for nearly fifty years.

ROWANTREE-SCHLEY CO. leased to Hodges Fiber Carpet Co. for the A. B. Kirschbaum Co. a floor at 212 and 214 5th av through o Broadway, and secured an extension of the lease; for the A. B. Kirschbaum Co. subleased from the Roxbury Carpet Co. its space on the 10th floor at 212 5th av, and Roxbury Carpet Co. leased the former space of the Hodges Fiber Carpet Co. at 21 and 25 Madison av, through Stephen H. Tyng, Jr., & Co. The rentals aggregate over \$125,000.

ROWANTREE-SCHLEY CO. leased for Louis Stern, who was represented by M. & L. Hess, Inc., the 2d loft at 7 and 9 West 18th st to the Union Yarn Co.

SHAW & CO. leased for I. Levekovitz the 1-sty dwelling, on plot 18x80, 2015 5th av to C. Stanger.

SCHINDLER & LIEBLER leased the 3-sty private dwelling at 1087 Lexington av; also a similar private dwelling at 165 East 93d st.

LOUIS SCHRAG leased for Owen-Walsh Manufacturing Co. the 3d loft at 525 to 531 West 26th st, to Hirsh & Friedman; for Jeffrey

Realty Co. space at 27 to 35 West 24th st to Modern Manufacturing Co., and for Robert S. McLellan the store at 265 West 23d st to Laubach's Medical Assn.

FREDK SOUTHACK & ALWYN BALL, JR., leased for Adolph Boskowitz the store, basement and sub-basement at 704 and 706 Broadway, containing about 18,000 sq. ft. to David Salwen; also for Trinity Church Corp. the store at 36 Vesey st to Richard Davis.

SPEAR & CO. rented the 3d, 4th and 5th lofts at 409 to 413 Lafayette st to Fred. Kamholz; with Manheimer Bros. the 8th loft at 710 Broadway to I. Rosenberg & Son; with Horace S. Ely & Co. the 2d loft at 70-74 West Houston st to Haber & Friedman; at 39-41 East 12th st the 5th loft to Borgenicht Sons & Co.; for Bently Franklin Co. the 7th loft at 532 and 534 Broadway to David H. Zell.

E. A. TURNER, INC., leased for Abraham Schwab the building at 441 4th av, southwest corner of 30th st, for 10 years to Salmorwitz Bros.

STEPHEN H. TYNG, JR., CO. leased space on the 6th floor in the Madison Avenue Building at 25 Madison av to Roxbury Carpet Co.; at 50 Union sq space on 17th floor to Vesta Underwear Co.; on the 18th floor to F. E. Turner Co.; offices on 12th floor to Oil Products Co.; at 41 Union sq offices on 12th floor to Milton B. Shattal, Jacob Frank's Son & Co., Charles S. Frank and Emile Delsie; at 31 Union sq offices to Publisher's Information Bureau, Elmer S. Brather, Jonas Rosenstock, Raw Ostrich Feathers Importers' Association, Albert Horton and George Rose and Al Topper; for Carstein & Linnekin the 12th floor at 456 4th av to Samuel Stores; in conjunction with Charles F. Noyes & Co. the 7th floor at 118 and 120 5th av to Henry Peyser Co.; space on the 5th floor at 334 4th av to John Darling & Co., Inc., and space on the 5th floor at 1133 Broadway to L. W. Fellowes.

STEPHEN H. TYNG, JR., & CO. leased to S. C. Beckwith Special Agency a section of the 5th floor at 381 4th av.

CHARLES B. VAN VALEN, INC., leased offices at 95 William st to National Association of Insurance Agents, the largest association of its kind in the world, having branches in every State in the Union.

VAN VLIET & PLACE leased for 5 years for C. Keller the old packing house, 90 9th av, with an L on 16th st, to B. Heller & Co., of Chicago, Ill.; also the store at 641 Hudson st to Middelndorf & Rohrs, and the store at 406 West 14th st to Alexander McInnis.

WM. A. WHITE & SONS leased to Hamilton & Hansell, exporters and importers, the two 5-sty buildings at 99 and 101 North Moore st.

WM. A. WHITE & SONS leased the store and basement at 24 Sullivan st, south of Watts st, to McNab & Harlin Manufacturing Co.

WM. A. WHITE & SONS leased the store at 113 Broad st to Christian Lindinger; the 8th loft at 382 Lafayette st to Frank Potonz; the 5th loft at 126 Bleeker st to Singer & Hyman; and part of a floor at 28 East 12th st to Max Kaufman.

WM. A. WHITE & SONS leased to Thomas Stokes & Sons the two 5-sty buildings at 325 and 327 Greenwich st, corner of Duane st. The new lease represents an increase of more than 30 per cent. over the former rent.

WILLIAM A. WHITE & SONS leased to Freeman & Mandel the building at 316 Washington st.

WM. A. WHITE & SONS leased to Knickerbocker Mills Co., dealers in spices, coffees and teas, the 6-sty building at 196 and 198 Chambers st.

WILLIAM A. WHITE & SONS leased for Almiral & Co. the 1st loft at 7 Dominick st, containing about 9,000 sq. ft. to Arthur W. Hahn.

WHITE-GOODMAN leased the store, basement, 1st and 2d lofts in the building at 115 and 117 East 29th st to the Yarn Clearing House.

Brooklyn.

CHARLES E. RICKERSON leased for Hammerschlag estate the 4-sty dwelling at 98 6th av, corner of Prospect pl.

REAL ESTATE NOTES.

TOBIAS SCHAPIRO is the buyer of 261 Madison st, recently reported sold.

SCHOEN WESTCHESTER REALTY CO. is now located at 901 Elton av, Bronx.

FRANKLIN S. BAILEY, real estate and insurance, is now located at 25 West 42d st.

WHITE-GOODMAN have been appointed agents for the building 115 and 117 East 29th st.

BUTLER & BALDWIN will open a branch office at 152 Dyckman st, in charge of William H. Church.

THOMAS J. O'REILLY has been appointed agent of the premises at 37 West 130th st by Emigrant Industrial Savings Bank.

J. ARTHUR FISCHER has been appointed agent for the property at 527 to 535 7th av and 146 to 152 West 39th st and at 227 West 121st st.

H. V. MEAD & CO. have been appointed agents of 991 1st av, 382 and 507 8th av, 316 West 19th st, 335 West 21st st and 259 West 29th st.

CHARLES B. VAN VALEN negotiated the recent sale of the 5-sty lofts at 507 to 513 West 50th st for Gramont Construction Co. to Styme Realty Corp.

BOOK CONSTRUCTION CO. will in future be conducted by J. Book. The business has removed from 220 Broadway to 51 East 42d st.

MCDOWELL & McMAHON have been appointed agents for the newly completed apartments at the southwest corner of 183d st and Morris av.

A. KANE CO. negotiated the sale recorded Wednesday of the 3-sty dwelling at 227 West 120th st, on plot 16.8x100.11, for Farmers' Loan & Trust Co., to Andrew Barangay.

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EDWARD F. CURTIS is the buyer of the 4-story dwelling at 39 West 76th st., sold recently by L. J. Phillips & Co. The buyer will remodel the structure into studio apartments at a cost of \$12,000.

PAUL U. KELLOGG, editor of Survey, will deliver an address on "France and Italy in the War" at a forum luncheon under the auspices of Brooklyn Chamber of Commerce, Inc., Wednesday, March 13, at 12.30 P. M.

ON NEXT MONDAY evening at the meeting of the Franklin Literary Society there will be a discussion of the Torrens system of title registration. The society meets at the Brooklyn Democratic Club in Nevins st., near Flatbush av.

HARRIS FAHENSTOCK of Fahenstock & Co., bankers, is the buyer of the residence of E. C. Hoyt at 14 East 67th st., between 5th and Madison avs., sold recently through Douglas L. Elliman & Co. The property was held at \$100,000.

A. N. GITTERMAN and George C. Ponter, Inc., secured a mortgage for the Weisbecker Estate from Emma C. Mastin of \$25,000, covering the 2-story stores and dwelling at 5221 to 5227 Broadway, between 225th and 226 sts, Marble Hill, Borough of Manhattan.

ANNUAL MEETING of the Metropolitan League of Savings and Loan Associations will be held on Friday, March 22, in the offices of the Atlantic Association, at 321 Court st., Brooklyn. Officers and three trustees whose terms expire are to be elected.

A. N. GITTERMAN placed a mortgage of \$50,000 on the property at the southeast corner of Surf av and West 16th st. Kensington walk and the Bowery also run through the property, which is assessed at \$290,000, and is owned by the Coney Island Associates. The mortgage was taken by a client of the Title Guarantee & Trust Co. of Brooklyn.

RULAND & WHITING-BENJAMIN CORPORATION has been made managing agent for all the New York City properties of the Nicholas Low estate. The estate includes 66 dwellings and tenements, occupying the entire block bounded by Bleecker, West Houston, Macdougall and Sullivan sts., and half the block bounded by Bleecker, West Houston, Macdougall and Hancock sts.

AT THE MEETING last night of the Real Estate Owner's Association of the 12th and 19th Wards, at the New York Turn Hall, Lexington av and 85th st., an address was made by the Hon. Jacob A. Cantor, president of the Board of Tax Commissioners. Senator John J. Boylan and Leo D. Woodworth, executive secretary of the Advisory Council of Real Estate Interests, also spoke.

DUROSS CO. during the past ten months altered many houses in the Central West Side and East Side into small apartments containing two rooms and bath and leased them for a period of twenty-one years at a return of about ten per cent. on total investment. Rents in cases where such alterations have been made have advanced one hundred, and in some instances as high as four hundred, per cent.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. are about to open an office on the East Side for the management of estates and individual properties. Bronson and Egerton L. Winthrop have placed the agency of their properties in the hands of Douglas Robinson, Charles S. Brown Co. to the number of about 100 buildings, which were formerly managed by Henry C. B. Stein, who has recently died. This East Side office will be prepared to handle general real estate business in addition to the management noted above, and will be open for business on the 13th of March at 102 East 1st st.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Mar. 1 to 7	1917 Mar. 2 to 8
Total No.	160	159
Assessed Value	\$11,884,900	\$7,127,200
No. with consideration	24	12
Consideration	\$2,649,497	\$385,300
Assessed Value..	\$2,279,400	\$429,000
Jan. 1 to Mar. 7	1,095	1,488
Total No.	60,925,880	\$97,357,550
Assessed Value	187	190
No. with Consideration	\$8,948,610	\$10,235,407
Consideration	\$9,802,600	\$12,506,000
Assessed Value..		

Mortgages.

	1918 Mar. 1 to 7	1917 Mar. 2 to 8
Total No.	65	76
Amount	\$4,046,472	\$1,960,173
To Banks & Ins. Cos.	15	10
Amount	\$3,408,100	\$559,900
No. at 6%	23	27
Amount	\$154,307	\$960,173
No. at 5½%	7	3
Amount	\$88,500	\$6,500
No. at 5%	17	15
Amount	\$475,490	\$465,100
No. at 4½%	2	2
Amount	\$15,800	\$55,000
No. at 4%	1	
Amount	\$3,000	
Unusual Rates	1	
Amount	\$3,000,000	
Interest not given	14	29
Amount	\$309,375	\$473,400
Jan. 1 to Mar. 7	438	713
Total No.	\$13,865,465	\$29,699,463
Amount	83	143
To Banks & Ins. Cos.	\$7,899,493	\$15,386,300
Amount		

Mortgage Extensions.

	1918 Mar. 1 to 7	1917 Mar. 2 to 8
Total No.	20	53
Amount	\$7,169,600	\$3,799,650
To Banks & Ins. Cos.	6	24
Amount	\$6,732,000	\$3,007,750
Jan. 1 to Mar. 7	236	431
Total No.	\$15,951,275	\$27,777,050
Amount	86	210
To Banks & Ins. Cos.	\$11,940,850	\$20,937,925
Amount		

Building Permits.

	1918 Mar. 2 to 8	1917 Mar. 2 to 9
New Buildings	3	5
Cost	\$9,200	\$591,000
Alterations	\$296,625	\$294,460

	Jan. 1 to Mar. 8	Jan. 1 to Mar. 9
New Buildings	33	77
Cost	\$3,386,500	\$12,847,300
Alterations	\$1,449,625	\$2,513,579

BRONX.

Conveyances.

	1918 Mar. 1 to 7	1917 Mar. 2 to 8
Total No.	116	108
No. with consideration	15	8
Consideration	\$82,300	\$27,275
Jan. 1 to Mar. 7	820	1,043
Total No.	146	127
No. with consideration	\$1,559,233	\$1,199,711
Consideration		

Mortgages.

	1918 Mar. 1 to 7	1917 Mar. 2 to 8
Total No.	39	51
Amount	\$184,547	\$242,614
To Banks & Ins. Cos.	2	4
Amount	\$33,000	\$46,000
No. at 6%	14	22
Amount	\$41,097	\$105,242
No. at 5½%	4	3
Amount	\$34,800	\$14,200
No. at 5%	10	5
Amount	\$52,050	\$50,850
No. at 4½%		
Amount		
Unusual rates	1	2
Amount	\$500	\$2,977
Interest not given	10	19
Amount	\$56,100	\$69,345
Jan. 1 to Mar. 7	391	498
Total No.	\$1,953,276	\$3,436,569
Amount	10	39
To Banks & Ins. Cos.	\$208,000	\$655,950
Amount		

Mortgage Extensions.

	1918 Mar. 1 to 7	1917 Mar. 2 to 8
Total No.	12	16
Amount	\$310,400	\$166,750
To Banks & Ins. Cos.	3	3
Amount	\$34,000	\$31,500
Jan. 1 to Mar. 7	64	159
Total No.	\$1,377,887	\$3,129,849
Amount	17	43
To Banks & Ins. Cos.	\$438,750	\$978,700
Amount		

Building Permits.

	1918 Mar. 1 to 7	1917 Mar. 2 to 8
New Buildings	8	20
Cost	\$228,500	\$749,350
Alterations	\$4,525	\$15,800
Jan. 1 to Mar. 7	44	96
Total No.	\$3,269,000	\$1,996,275
Cost	\$332,071	\$163,025
Alterations		

BROOKLYN.

Conveyances.

	1918 Feb. 28 to Mar. 6	1917 Mar. 1 to 7
Total No.	428	483
No. with consideration	29	45
Consideration	\$277,780	\$530,543
Jan. 1 to Mar. 6	3,115	4,032
Total No.	272	426
No. with consideration	\$2,041,905	\$5,598,931
Consideration		

Mortgages.

	1918 Feb. 28 to Mar. 6	1917 Mar. 1 to 7
Total No.	241	319
Amount	\$807,017	\$1,412,781
To Banks & Ins. Cos.	30	78
Amount	\$120,525	\$472,750
No. at 6%	155	179
Amount	\$313,759	\$685,956
No. at 5½%	42	66
Amount	\$264,950	\$305,500
No. at 5%	22	51
Amount	\$163,150	\$326,450
Unusual rates	1	3
Amount	\$2,600	\$9,700
Interest not given	21	20
Amount	\$62,558	\$85,175
Jan. 1 to Mar. 6	1,628	2,821
Total No.	\$6,139,690	\$12,017,775
Amount	229	520
To Banks & Ins. Cos.	\$1,317,075	\$3,578,700
Amount		

Building Permits.

	1918 Mar. 21 to 28	1917 Mar. 2 to 8
New Buildings	56	60
Cost	\$366,550	\$945,950
Alterations	\$119,435	\$72,525
Jan. 1 to Mar. 7	209	782
Total No.	\$2,625,630	\$7,239,400
Cost	\$577,186	\$629,685
Alterations		

QUEENS.

Building Permits.

	1918 Mar. 1 to 7	1917 Mar. 2 to 8
New Buildings	45	67
Cost	\$309,825	\$691,270
Alterations	\$14,590	\$43,294
Jan. 1 to Mar. 7	190	527
Total No.	\$766,918	\$2,242,232
Cost	\$146,395	\$189,211
Alterations		

RICHMOND.

Building Permits.

	1918 Mar. 1 to 7	1917 Mar. 2 to 8
New Buildings	9	6
Cost	\$33,245	\$8,100
Alterations	\$1,100	\$3,440
Jan. 1 to Mar. 7	44	93
Total No.	\$187,720	\$487,850
Cost	\$63,815	\$83,630
Alterations		

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THE local building situation was noteworthy during the past week on account of the fact of the great mass of small projects at present active. The movement involves the planning of new structures of many different types, costing between \$10,000 and \$50,000, and includes a large number of interesting alteration jobs. The latter phase of the work is important, and call for the expenditure of considerable money. Another type of building activity that is demonstrating additional life is the construction of garages, both for public and private use. At the present writing there are more garage projects under construction and in contemplation than ever before, and according to the outlook the automobile interests are on the eve of one of the busiest seasons in the history of the industry.

Large individual building operations have fallen off to a considerable extent, although there are a number of recently planned buildings that undoubtedly will proceed during the year. The chief reason for the withholding of large structures from immediate start is the high levels of material prices and the extreme difficulty of obtaining even reasonably prompt deliveries on the jobs. Just as soon as it is possible to obtain structural steel and other essentials without waiting for many months the building situation will greatly enliven. The demand for rentable space continues—for apartments, small dwellings and office and store accommodations. New structures are badly needed in many sections of Greater New York and the adjacent towns, but no great volume of new activity is possible while there is a scarcity of materials, caused by congestion and embargoes.

The building outlook is generally considered favorable. The most prominent contracting firms are busy to capacity, many of them devoting almost their

entire facilities to rush construction for the Government. This type of work has not abated during the last few weeks. In fact, there are announcements almost daily of entirely new projects affecting practically all parts of the country. The immense volume of Federal work that is now under way or soon to be started is likely to tax the facilities of the building industry for months to come.

The markets for building materials and supplies are slowly responding to the improved building situation. The moderated weather has been in a large measure responsible for the change, as it made possible the start of a number of operations temporarily held in abeyance. Orders are coming in more freely, and current inquiries for future deliveries are much more frequent than they were two or three weeks ago. With freight congestion relieved and embargoes lifted there is little doubt but that interest in building construction of a private nature would materially increase.

Building material prices are unusually firm, with tendency toward further increases all along the line. The only exception is in those commodities that have been controlled in output and price through Governmental action. During the last week or so there have been many announcements of new prices, all of which have been advances over the old schedules. In those lines that already have not revised price lists there are persistent rumors of advances, and the building trades need not be surprised by an early announcement of substantial advances. Practically all material producers offer similar excuses for their increased price levels. The scarcity of skilled labor and the extremely high rate of wages paid, fuel shortage and transportation difficulties are the prime causes. These factors have contributed in increasing manufacturing and handling costs, so revised schedules were necessary.

brick interests are greatly hindered in bringing their product from plant to job by the existing railroad freight congestion and the embargoes that are still effective. There is also a scarcity of labor and fuel required in manufacturing. Face brick prices are firm and only slightly advanced.

Lumber.—There has been no unusual activity in the wholesale lumber market during the past week. The more favorable weather has improved transportation facilities to some extent and has been responsible for effecting a slight measure of relief to dealers that were in need of new lumber supplies in order to carry on their business. There is only a moderate volume of business emanating from building sources, but the manufacturers and dealers are looking ahead to better times, as there recently has been a satisfactory amount of new construction announced to the building trades. Manufacturing consumers are prominent factors in the market, and the Governmental demands continue to predominate all other phases of activity. Prices are firm and steadily advancing.

Window Glass.—Business is extremely light for both plate and window glass, with the trade buying only for actual needs. It is predicted that the production for the year ending December 7, 1918, will not exceed 5,500,000 boxes as against double that amount for last year. Although increased prices recently were made effective the trade would not be surprised if the glass prices sustained further advances in the near future.

Structural Steel.—Although there have been no noteworthy transactions in the steel market during the week the situa-

tion has somewhat improved, and better conditions are expected. There is still a serious congestion at the mills, and fabricators are unable to operate to their fullest capacity owing to the railroad congestion and fuel shortage. The steel contractors in the Metropolitan district report that considerable new business has been presented for estimates, and with the Government work the balance of the season should be exceptionally busy. There is no change in the quotations for mill shipments of fabricated material.

Cast Iron Pipe.—There is a satisfactory volume of business from private sources, but up to the present time municipal buying has been slow. There are prospects of considerable tonnage demands from the latter interests, as plans have been prepared by town and county engineers for numerous improvements, many of which will represent large expenditures of public funds. Government control prices still maintain, and estimates are based upon the following quotations: 6-in., 8-in. and heavier, \$55.35 per net ton, New York, and 4-in., \$58.35.

Nails.—Although there is but little new demand for wire nails the manufacturers are for the greater part sold up for months ahead, and are behind their deliveries to jobbers. The base price on wire nails has not changed, and will remain effective until April 1. The demand for cut nails has fallen off materially, owing to the decreased volume of construction work throughout the country. Cut nails, in carload lots, are quoted at \$4 base per keg, f. o. b. Pittsburgh, and it is not believed that this figure will be revised.

Sand and Gravel.—The favorable weather of the past week has made considerable difference in the output of sand, and as the ice in the bays is gradually breaking up there is a strong possibility of barges being able to come through in a short space of time. Wholesale prices of sand are unchanged. The gravel market is practically dead. No quotations are being made because of the Governmental requirements that include all available supplies for the present.

Linseed Oil.—The difficulties of transportation have been responsible for a further strengthening of the wholesale price of linseed oil. There has been an advance of 5c. a gallon over the level of one week ago, and predictions are being made that the top figure has not yet been reached. Transportation conditions are unsatisfactory, and there is practically no signs of improvement in sight. The demand from consumers is light.

White and Red Lead.—The general tone of the market has been firm, but prices have not advanced, even with the increased cost of metal lead. Prices for basic carbonate white lead, in linseed oil, range from 10 $\frac{3}{4}$ c. to 11c., in large lots, and in containers of not less than 100 pounds, with the usual advances for smaller quantities and packages. Red lead in oil is quoted at 11 $\frac{1}{4}$ c. to 11 $\frac{1}{2}$ c. for large lots for immediate delivery.

Portland Cement.—There has been no particular change in the cement situation. The demand is light for current business, but the outlook for the future is promising. Portland cement prices are unchanged. The producers are generally formulating their plans for the season's manufacturing.

Rosendale Cement.—The market for this commodity is quiet, with few sales and infrequent inquiries. Prices are unchanged and firm. With a period of favorable weather building activity will undoubtedly increase, with a consequent strengthening of the market situation.

Common Brick.—The market for Hudson River common brick is quiet, with prices unchanged and what little building activity current effectually stopped by the strike of the building laborers. Two barge loads of brick were taken out of the wholesale market during the week. There are rumors current that the Government will be in the market for an immense number of common brick. At the present writing there is no confirmation and it appears, according to prominent dealers, as though the Federal authorities had sufficient brick available for their immediate needs. Last autumn about seven million common brick were contracted for by the Government for use at various points. According to reports only approximately two million have so far been used, leaving a balance of five million available for military construction within the Metropolitan zone. The Raritan situation is unchanged since the last report. The market for second-hand common brick is very slow. Prices have dropped and are now ranging in the neighborhood of \$6 a load of 1,500 at the wrecking job, with an additional charge for hauling.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, March 8, 1918. Condition of market: Demand better; prices unchanged. Quotations: Hudson Rivers, \$10.25 to \$10.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 2. Distribution: Brooklyn, 1; Flushing, 1.

Face Brick.—Manufacturers and dealers in face brick report that there is a satisfactory volume of new business in sight and that the next few weeks should witness a marked improvement in the building situation. There are numerous high-class operations on the verge of starting, and these will employ face brick to a large extent. The face

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.25@ \$10.50
Karitan common.....No quotation
Second hand common, per load
of 1,500.....\$6.00@ —
Red face brick, rough or
smooth, car lots.....\$21.00@ —
Buff brick for light courts... 21.00@ —
Light colored for fronts..... 25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....\$2.15@ —
Rebate on bags, returned, 10c. bag.
Rensselaire Natural to dealers,
wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1½ in. (nominal).....\$1.25@ \$1.35
Trap rock, ¾ in. (nominal)..... 1.35@ 1.45
Bluestone flagging, per sq. ft. .17@ 0.18
Bluestone curbing, 5x16..... .40@ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in., per 1,000..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —
10x12x12 in., per 1,000..... —
12x12x12 in., per 1,000..... —

Interior—
3x12x12 in., per 1,000..... —
4x12x12 in., per 1,000..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$2.15@ —
Eastern finishing..... 2.35@ —
Hydrated common (per ton).....\$15.00@ —
Hydrated finishing (per ton)..... 16.43@ —

LINSEED OIL—
City brands, oiled, 5 bbl. lots.....\$1.40@ —
Less than 5 bbls..... 1.40@ —

GRAVEL (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):
1½ in. (nominal).....No quotation
¾ in. (nominal).....No quotation
Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00
14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....\$0.50@ —
Hemlock, W. Va., base price
per M.....\$0.50@ —

(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random car-
goes, narrow (delivered).....\$35.00@ \$38.00
Wide cargoes..... 37.00@ 50.00

Add \$1.00 per M. for each inch in width
over 12 ins. Add \$1.00 per M. for every 2
ft. over 20 ft. in length. Add \$1.00 per M.
for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$4.75@ \$5.00

Cypress lumber (by car, f. o. b. N. Y.):
Firsts and seconds, 1-in.....\$63.00@ —

Cypress shingles, 6x18, No. 1
Hearts..... 10.00@ —

Cypress shingles, 6x18, No. 1
Prime..... 8.50@ —

Quartered oak..... 95.00@ 100.00
Plain oak..... 73.00@ 75.00

Flooring:
White oak, ffourtered, select.....\$51.50@ \$55.50

Red oak, quartered, select..... 51.50@ 55.50

Maple No. 1..... 47.00@ —

Yellow pine, No. 1, common
flat..... 39.00@ —

N. C. Pine, flooring, Norfolk..... 40.00@ —

PLASTER—(Basic prices to dealers at
yard, Manhattan):

Mason's finishing in 100 lbs.
bags, per ton.....\$17.00@ —

Dry Mortar, in bags, return-
able at 15c. each, per ton..... 8.25@ 8.75

Block, 2 in. (solid), per sq. ft.....\$0.08

Block, 2-in. (hollow), per sq. ft..... .09

Boards, ¾ in. x 8 ft..... .12½

Boards, ¾ in. x 8 ft..... .16½

SAND—
Screened and washed Cow Bay.
500 cu. yds. lots, wholesale.....\$1.25@ —

STRUCTURAL STEEL (Plain material
at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195@ —

Beams & channels over 14 in. 3.195@ —

Angles 3x3 up to 6x8..... 3.195@ —

Zees and tees..... 3.195@ —

Steel bars, half extras..... 3.195@ —

TURPENTINE:
Spot, in yard, N. Y., per gal.\$0.46@ \$0.46½

WINDOW GLASS. Official discounts
from manufacturers' lists:

Single strength, A quality, first three
brackets.....80%

B grade, single strength, first three
brackets.....82%

Grades A and B, larger than the first
three brackets, single thick.....79%

Double strength, A quality.....80%

Double strength, B quality.....82%

STATISTICS OF NEW BUILDING

COMPLETED ON LONG ISLAND

Long Island Railroad Company Prepares Summary

STATISTICS showing building activities in the various communities on Long Island have been prepared by the Long Island Railroad. Comparative figures for the past thirteen years are also given. It will be seen that there is a decided falling off in new work on the island, due to many reasons, principally the increased cost of construction, scarcity of labor and difficulties experienced in obtaining deliveries.

Long Island suffered last summer from the scarcity of labor in all branches, primarily due to the activities of the Government at Yaphank and Mineola. There was a time when practically all the available artisans were employed at these places. The years 1915 and 1916 were on a par, there being practically

no difference in the total volume of work completed, though, while the costs are not given, nevertheless there was more money expended during 1916 than in the year previous.

The high mark for construction activity was reached in 1912, which year marked the greatest number of residences erected during any twelve-month period. When considering the figures for 1917 it must be borne in mind that the construction work at Yaphank is only indicated as three operations, while a tremendous sum was expended in creating housing facilities for thousands of men, in addition to the building of roads and the installing of other improvements which created a new community out of virgin territory. The summary follows:

OPERATIONS CLASSIFIED BY TOWNS.

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):												HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):					
Exterior—						Interior—						LIME (standard 300-lb. bbls., wholesale):					
4x12x12 in., per 1,000.....	6x12x12 in., per 1,000.....	8x12x12 in., per 1,000.....	10x12x12 in., per 1,000.....	12x12x12 in., per 1,000.....		3x12x12 in., per 1,000.....	4x12x12 in., per 1,000.....	6x12x12 in., per 1,000.....	8x12x12 in., per 1,000.....		Eastern comon.....	Eastern finishing.....	Hydrated common (per ton).....	Hydrated finishing (per ton).....		LINSEED OIL—	
												</					

COMPARATIVE STATEMENT.

Year.					
1905	3964	201	45	47	4257
1906	4836	282	21	172	5311
1907	5107	515	38	300	5960
1908	4748	368	18	238	5372
1909	6524	694	40	411	7669
1910	7068	803	42	604	8517
1911	7429	820	44	753	9046
1912	7793	753	40	792	9378
1913	6323	588	42	633	7586
1914	5812	632	22	463	6926
1915	7276	1007	31	581	8895
1916	7196	888	38	768	8890
1917	3863	589	30	410	4892

Office Building Contract Placed.

Charles A. Cowen & Company, 30 East 42d street, has obtained the general contract for the construction of the eight-story office building to occupy the block front in the north side of West 25th street, between Fifth avenue and Broadway. This building is for the Stephenson Estate, care of C. S. Stephenson, 27 Cedar street, and will be leased by the Thomas Cusack Company, Chicago and New York. The structure is to be erected from plans prepared by Zimmerman, Saxe & Zimmerman, Chicago, Ill., and Buchman & Kahn, 30 East 42d street, Manhattan, associated architects, and will have frontage of 86 feet in 25th street, 30 feet on Broadway and 28 feet on Fifth avenue. The floor construction will be of reinforced concrete and the facades will be of face brick and terra cotta.

Contract for Jersey City Factory.

Isaac Hopper's Sons, Inc., 15 East 40th street, Manhattan, have recently obtained the general contract for the construction of a new four-story factory building, 50 x 100 feet, and an addition to the present two-story factory building, located at the northwest corner of Lincoln street and Hudson Boulevard, Jersey City, N. J. The plans and specifications for this operation were prepared by De Rosa & Periera, architects, 150 Nassau street, Manhattan. The contract includes all work, and will involve approximately \$100,000.

Architects for Hoboken Factory.

Ballinger & Perrot, architects, 17th and Arch streets, Philadelphia, Pa., and 1328 Broadway, Manhattan, have been retained to prepare the plans and specifications for the new chocolate factory to be erected at the southeast corner of Clinton and 12th streets, Hoboken, N. J., for the Chocolate-Menier Company, Paris, France, and 1127 Clinton street, Hoboken, owners. J. Van Lierde is the resident manager and in charge of this project for the owners. No plans have as yet been started and it will probably be some time before the details of construction are available.

Obtains Large Slate Contract.

E. J. Johnson has obtained the contract for all the roofing slate to be used on the Newark Cathedral, Newark, N. J., of which E. F. Ditmas is the architect. This is one of the largest roofing slate contracts awarded in this vicinity for some time. The slate to be used will be a combination of purples and greens from the quarries of the E. J. Johnson firm.

PERSONAL AND TRADE NOTES.

Conklin & Convery, architects, have moved their offices from 665 Broad street to 28 Central avenue, Newark, N. J.

Jensen & Brooks, architects, have recently moved their offices from 196 Smith street to 174 Smith street, Perth Amboy, N. J.

Hugo Taussig, architect, formerly at 1476 Broadway, is now located at 507 Fifth avenue, in the offices of James Riley Gordon.

W. P. Davenport, secretary of the William H. Page Boiler Company, 141 West 36th street, is in the South for a winter vacation.

Samuel Katz, architect, 405 Lexington avenue, has discontinued the practice of his profession for the period of the war. He has entered the service of the Government.

M. G. Tuzik, architect, 175 Smith street, Perth Amboy, N. J., has discontinued his offices and the practice of his profession for the period of the war, and has enlisted for service in France.

Alsen's American Portland Cement Works announce that the general offices of the concern are now located in the Broadway Chambers Building, 275 Broadway. Telephone, Worth 1717.

Public Service Commission for the First District is entitled to display a war service flag containing about two hundred and sixty stars, including a large number of commissioned officers. Many of the men are already serving abroad.

Carl L. Otto, architect, announces that owing to the fact that the United States Government has taken over the offices he has occupied in the Hamburg-American Building, at 15 Broadway, he has moved to the Park Row Building, 13-21 Park Row.

Stephen A. Steege, consulting hydraulic and electrical engineer, has announced the dissolution of the firm of Steege & Dewey. Mr. Steege will continue the practice as consulting engineer, with offices in the Light & Power Building, Watertown, N. Y.

Uldric Thompson, formerly chief engineer of the International Steel & Ordnance Corporation, who until recently

has been serving in an advisory capacity in equipping the new artillery ammunition plant at the Rock Island Arsenal, has opened offices in the Equitable Building, 120 Broadway, under the firm name of Uldric Thompson, Jr., Inc., consulting and industrial engineer.

Roy Taylor, who is a son of Ronald Taylor, has recently been commissioned captain in the Quartermaster's Department, U. S. A. The commission is the direct result of a special cabled request from General Pershing, asking for his appointment, coupled with the request that Captain Taylor select six others whom he could recommend as aids to work under him, and asking for his immediate departure for France. Captain Taylor has never met General Pershing, but his work in connection with the Shipping Board in Washington made such an impression that his services abroad were desired. No doubt Captain Taylor will shortly join the American forces "over there."

Sixty-three Wise Men

This was the number of building owners who changed over to Edison Service in 1917. The abandoned plants represent 18,500 horse-power

In each of these cases the change was made because better and cheaper service could be had from the Central Station. The plants, no matter how well equipped, could not compete with the equipment we have at Waterside

These sixty-three close-downs prove the superiority of our service for buildings of all kinds. Whatever your property, ask us for a survey and estimates

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For Electrical Equipment,
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101 Park Avenue, New York

GOVERNMENT WORK.

Advance information relative to
operations for Federal Authorities.

BROOKLYN, N. Y.—Amsterdam Building Co., 217 Broadway, Manhattan, has the general contract for 1-sty frame boat building sheds, 60x300, and 22 ft. high, at the Navy Yard, for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., and Commandant, Navy Yard, Brooklyn, owner, from privately prepared plans.

GOVERNORS ISLAND, N. Y.—North Eastern Construction Co., 225 5th av, Manhattan, has the general contract for an addition to the Arsenal Pier and storage shed, for the U. S. Government, Col. Norton, Depot Quartermaster, Governors Island, N. Y., owner, from privately prepared plans.

GOVERNORS ISLAND, N. Y.—U. S. Government, Col. Norton, Depot Quartermaster, Governors Island, N. Y., owner, is taking bids on the general contract, to close March 20, for a storage bldg and incinerator at Fort Jay, from plans prepared by Engineering Dept., Governors Island. Consists of 1-sty frame warehouse, 40x120, and 1-sty brick garage, 130x44. Frank J. Felgenhauer Co., 101 Park av, Manhattan, is figuring the general contract, and desires bids on all subs.

WASHINGTON, D. C.—Turner Construction Co., 244 Madison av, Manhattan, has received the general contract from the Bureau of Yards & Docks, U. S. Navy Dept., for the erection on a cost plus percentage basis of two temporary reinforced concrete office bldgs, one for the Army and the other for the Navy, to be built on Government property between the Washington Monument and the Lincoln Memorial, south of B st, and west of 17th st, Washington, D. C. The Navy building will consist of 9 wings, 500x60, with head-house, connecting all 9 wings, 60x860. The Army bldg will be similar to the Navy, except that there will be 8 wings, 500x60, with head-house, 60x760. The buildings will be 3 stys high, reinforced concrete and fireproof. The work was started on February 25, and is to be completed about August 15, at an estimated cost of \$5,750,000.

TENAFLY, N. J.—William H. Fissell & Co., 1328 Broadway, Manhattan, have the general contract for an addition to the 1 and 2-sty frame hospital bldgs at Camp Merritt for the U. S. Government, Gen. I. W. Littell, Construction Quartermaster, 15th and M Sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, architect, and Major F. M. Gumby, engineer, both of 15th and M sts, N. W., Washington, D. C. Cost, \$250,000.

SANDY HOOK, N. J.—Amsterdam Building Co., 140 West 42d st, Manhattan, has the general contract for ninety-four 1-sty wooden warehouses, 26x50, for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, advisory architect, and Major F. M. Gumby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

LAKE GEORGE, N. Y.—Board of Education, Rev. Edward M. Parrot, pres., Lake George, owner, contemplates erecting an addition to the school, for which no architect has been retained. Cost, \$30,000.

CUBA, N. Y.—Methodist Church, Rev. E. A. Overton, pastor, Cuba, N. Y., owner, contemplates rebuilding the church, for which no architect has been retained. Cost, \$10,000.

HORNELL, N. Y.—East Av Methodist Church, Rev. Wesley W. Dailey, pastor, East av, Hornell, N. Y., owner, contemplates rebuilding the 1-sty brick and stone church, about 59x71, on East av. No architect has been selected. Cost, \$20,000.

ROCHESTER, N. Y.—Whalen Tobacco Co., 194 Mill Bldg, Rochester, N. Y., owner, contemplates erecting a 5-sty brick factory, about 60x185, in the rear of 194 Mill st. No architect has been selected and details will be available later.

NEAR WURTSBORO, N. Y.—Junior Training Camp Assn., 258 Broadway, Manhattan, Frederick L. Long, general manager, owner, contemplates erecting 1-sty frame training camps. Includes five or six houses or barracks bldgs, each about 30x120, capable of accommodating 1,000 boys; a mess hall, 165x40; amusement hall, 165x40; hospital bldg, 20x40; also baths in each

barrack bldg. No architect has been retained.

NEWARK, N. J.—Park Presbyterian Church, Rev. Charles L. Reynolds, 239A Mt. Prospect av, Newark, and George H. Denny, trustee, 133 3d av, Newark, contemplates rebuilding church recently destroyed by fire at Kearny and Belleville avs. No architect has been selected and project will go ahead when insurance is adjusted.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, architect, is taking bids on the general contract for a 3-sty brick and stone apartment house, 88x111, at 159-163 Roseville av, for Tyler Parmly, 161 Roseville av, Newark, owner. Cost, \$50,000.

DWELLINGS.

BROOKLYN, N.Y.—Elliott P. Lynch, 345 5th av, Manhattan, architect, is taking bids on the general contract, to close March 12, for a 3-sty brick and stone convent, 37x70, at Av O and 13th st, for St. Brendan's R. C. Church, Rev. Father T. A. Hickey, 1525 East 12th st, Brooklyn, owner. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—John J. Fagan, 1 Newark st, Hoboken, N. J., architect and engineer, is ready for bids on the general contract for the 3-sty reinforced concrete warehouse, 100x100, in the west side of Provost st, from 14th to 15th sts, for the Gardner Transfer Co., 95 River st, Hoboken, owner.

HALLS AND CLUBS.

MANHATTAN.—John F. Jackson, 1328 Broadway, architect, is taking bids on the general contract, to close March 11, for a 6-sty brick, stone and terra cotta Y. M. C. A. (colored), 50x110, at 179 West 135th st, for the Y. M. C. A. (colored), Board of City Directors, 215 West 23d st; also Colored Branch Y. M. C. A., 135 West 135th st, owner. Cost, \$200,000.

MUNICIPAL.

MANHATTAN—City of New York, Frank L. Dowling, pres., Borough of Manhattan, Municipal Bldg., owner, is readvancing for bids to close Friday, March 15, at 2 p. m., for grading and curbing on 4th av, from 32d to 34th sts, and in 33d st, from 4th to Lexington avs. Cost, \$93,400.

SCHOOLS AND COLLEGES.

SCARSDALE, N. Y.—Board of Education of Scarsdale, H. C. Larkin, clerk, Scarsdale, owner, is taking bids on the general contract for an addition to the 2-sty brick and stone elementary school, from plans by Guy Lowell, 225 5th av, architect. Addition will be used as a gymnasium. Stevenson & Cameron, 37 West 25th st, Manhattan, are figuring the general contract.

MISCELLANEOUS.

NEWARK, N. J.—Board of Commissioners of City of Newark, Thomas Raymond, chairman, City Hall, Newark, owner, is taking bids on the general contract, to close 11.45 a. m., March 14, for a sanitary sewer in Craton st, from Grafton to Verona avs, from plans by Morris R. Sherrerd, City Hall, Newark, chief engineer.

MONMOUTH COUNTY, N. J.—Board of Chosen Freeholders of Monmouth County, C. M. Wyckoff, director, Court House, Freehold, N. J., owner, is taking bids on the general contract, to close 11 a. m., March 20, for the construction of a new bridge on Farmingdale road, at Belmar, from plans by George D. Cooper, 60 Broad st, Red Bank, N. J., County Engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
95TH ST.—Charles B. Meyers, 1 Union sq West, has plans in progress for alterations to the 4-sty brick tenement, 18x86, at 174 West 95th st, for Lillie Steiner, 25 Claremont av, owner. Cost, \$5,000.

RUTGERS PL.—Gronenberg & Leuchtag, 303 5th av, completed plans for alterations to the 4-sty brick tenements, 25x71, at 26-8 Rutgers pl, and 241 Clinton st, for Anna S. Wilson, owner, c/o John C. Meade, 2 Rector st. Cost, \$2,500.

72D ST.—George W. Springstein, Jr., 32 Union sq, has plans in progress for the alteration of the 4-sty brick dwelling at 48 West 72d st, into bachelor apartments, for Ferdinand Johnson, West Englewood, N. J., owner and builder. Cost, \$10,000.

DWELLINGS.

34TH ST.—William G. Kilian, 110 East 23d st, completed plans for alterations to the 4-sty brick dwelling and two stores, at 160 West 34th st, for Isabel Loring, on premises, owner. A. H. Hillers & Co., 747 Madison av, has the general contract. Cost, \$25,000.

GRAND ST.—Vincenzo Amncini, 196 Spring st, completed plans for alterations to the dwelling and store at 41 Grand st, for Nicholas Amodeo, 42 Grand st, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

41ST ST.—Irving Margon, 355 East 149th st, completed plans for alterations to the 4-sty brick storage bldg, 40x75, at 136-8 East 41st st, for the Philip Weeks Estate, owner, c/o Henry J. Henigan, 705 3d av. Albert Picture Co. is the lessee, and is ready for estimates on general contract. Cost, \$2,500.

SCHOOLS AND COLLEGES.

16TH ST.—Crow, Lewis & Wickenhoefer, 200 5th av, have plans in progress for alteration and addition of the 4-sty brick dwelling at 218 East 16th st, into a school, for the Needlecraft School, Mrs. K. B. Blodgett, in charge, 230 East 11th st, owner.

STABLES AND GARAGES.

56TH ST.—Oscar Lowinson, 366 5th av, has plans in progress for alterations to the 5-sty brick public garage, with a shaft, 10x21, at 132-4 West 56th st, for Louis Bernstein, 226 West 47th st, owner. Cost, \$12,000.

144TH ST.—Samuel Cohen, 32 Union sq, has plans in progress for the alteration of the 4-sty brick stable, 50x90, at 310-312 West 144th st, into a public garage, for Mrs. E. S. Coffin, on premises, owner. Friedman Contracting Co., 30 Bradhurst av, has the general contract. Cost, \$25,000.

53D ST.—John H. Knubel, 305 West 43d st, completed plans for the alteration to the 4-sty brick stable, 50x95, at 510-2 West 53d st, into a garage, for Elizabeth McGillicudy, on premises, owner. Cost, \$7,000.

120TH ST.—W. H. Birkmire's Sons, 1133 Broadway, are revising plans for the alteration of the 4-sty brick stable, 55x89, at 207-207 West 120th st, into a garage, for Dr. Robert J. Armstrong, 114 West 118th st, owner. Cost, \$15,000.

144TH ST.—Samuel Cohen, 32 Union sq, completed plans for the alteration of the 4-sty brick stable, 50x100, at 310-312 West 144th st, into a public garage, for Mrs. E. S. Coffin, on premises, owner. Friedman Contracting Co., 30 Bradhurst av, has the general contract. Cost, \$25,000.

46TH ST.—Ernest Flagg, 109 Broad st, completed plans for alterations to the 2-sty brick garage, 55x75, at 621-5 West 46th st, and 620 West 47th st, for Leonard Flagg, 109 Broad st, owner. Cost, \$5,000.

85TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 3-sty fireproof garage in the south side of 85th st, 206 ft west of 2d av, for the Grand Building Corporation, owner.

10TH ST.—George M. McCabe, 96 5th av, completed plans for the alteration of the 1 and 2-sty brick machine shop, 89x172, at 229-235 West 10th st, and 98-104 Charles st, into a garage, for Harry Hall, on premises, owner. Cost, \$10,000.

124TH ST.—B. & J. Walther, 147 West 125th st, have plans nearing completion for the alteration of the 6-sty brick stable, 50x100, at 122-4 East 124th st, into a garage, for Carey Brothers, owners.

117TH ST.—De Rose & Cavallieri, 509 Willis av, Bronx, completed plans for a 1-sty brick garage, 50x100, at 240 East 117th st, for John Giannattasia, 342 East 116th st, owner and builder. Foundations have been put in for a 2-sty bldg. Owner will award sub-contracts. Cost, \$55,000.

STORES, OFFICES AND LOFTS.

BROADWAY—David Scott, 119 West 33d st, completed plans for alterations to the 18-sty office bldg, 50x93, at 173-7 Broadway, for Sarah H. Andrews, 11 Broadway, owner. David Morison, 119 West 33d st, has the general contract. Cost, \$3,000.

23D ST.—Justin McAgnon, 247 East 43d st, completed plans for alterations to the 4-sty brick store and office bldg, 50x98, at 60-62 West 23d st, for the Estate of Emilia Yard, owner, c/o George Lewthern, 500 5th av, and Frank G. Shattuck Co., on premises, lessee. Southern & Marshall, 247 East 43d st, have the general contract. Cost, \$6,000.

45TH ST.—William H. Gompert, 171 Madison av, completed plans for alterations to the 5-sty brick store and loft bldg, 25x100, at 23 West 45th st, for the Alt Realty Co., 15 West 45th st, owner. A. H. Hillers & Co., 747 Madison av, has the general contract. Cost, \$10,000.

LAFAYETTE ST.—James A. Ellicott, 2603 Av D, Brooklyn, completed plans for alterations to the 4-sty brick showroom bldg, 28x150, at 415 Lafayette st, for M. & B. C. Samuel, 345 West 88th st, owner, and L. Barth & Son, 32 Cooper sq, lessee. Cost, \$5,000.

29TH ST.—Charles H. Dietrich, 44 West 18th st, completed plans for alterations and addition to the 3-sty brick store, 16x 33, at 111-113 West 29th st, for the 111-113 West 29th St Co., John M. Lee, pres., 149 Broadway, owner and builder. Cost, \$3,000.

MANHATTAN ST.—Moore & Landsiedel, 148th st and 3d av, completed plans for a 1-sty brick store and taxpayer, 40x80, at 59-71 Manhattan st, 72 ft west of Amsterdam av, for Thomas S. Walker, 141 Broadway, owner and builder. Cost, \$4,000.

148TH ST.—Berlinger & Moscovitz, 527 5th av, have plans in progress for alterations to the 5-sty brick physician's office, 20x54, at 401 West 148th st, for the Academy of Diagnosis Building Corp., Dr. M. Joseph Mandelbaum, 332 West 145th st, owner. Includes brick and stone extension, 10x19. Cost, \$15,000.

35TH ST.—George Keister, 56 West 45th st, completed plans for alterations to the 4-sty brick office bldg, 18x40, at 160-2 West 35th st, for William H. Hussey & Son, 150 West 45th st, owners. Cost, \$5,000.

4TH AV.—Gregory Stadler completed plans for alterations to the 5-sty brick store and loft bldg, 27x100, at 112 4th av, for Samuel I. Hunt Estate, owner, c/o Naughton Construction Co., 68 William st. Cost, \$2,500.

NEW BOWERY.—J. M. Felson, 1133 Broadway, has plans in progress for alterations to the 4-sty brick loft bld at 6-8 New Bowery, for S. H. Jackson, 106 Lexington av, owner. Cost, \$5,000.

THEATRES.

44TH ST.—George Keister, 56 West 45th st, has plans in progress for a 1-sty brick rear addition, about 20x40, to the Belasco Theatre and store, at 115 West 44th st, for David Belasco, Hotel Marie Antoinette, and also on premises, owner. Cost, \$4,000.

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

SERVICES

This Corporation will act as Consulting Engineers, Contractors for Engineering Work, Contractors for Operation, Purchasing Agents and Representatives of Foreign Corporations, in the following industries:—Steam and Electric Railways, Tramways, Highways, Bridges, Canals, Hydro-Electric Power Plants, Steam Power Plants, Submarine Dredging and Rock Work, Shipbuilding, Mining, Docks and Water Front Improvements, Building Construction, Sewerage and Disposal Works, Machinery and Mechanical Equipments, Chemical Works, Electrical Equipments, Water Works, Street Lighting, Telephone Systems, etc.

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OWNERS, ENGINEERS and ARCHITECTS are respectfully requested by this Corporation to submit their enterprise to it. All communications will receive prompt attention and strictest confidence. Whatever form of service you may desire will be rendered with a view of maintaining the highest standards of efficiency as represented by Quality, Speed and Economy.

REFERENCES

The following is a selected list of engineering work and building construction with which the personnel of this Corporation have been identified as principals:

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Electrical Development & Power House, Toronto, Canada; Niagara Falls, N. Y.	Prudential Life, Newark, N. J.	Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
Rio de Janeiro Tramways & Light & Power Plant, Rio de Janeiro, Brazil.	Union R. R. Station, Columbus, O.	New England Gas & Coke Plant, Everett, Mass.
Hotel St. Regis, New York, N. Y.	Oakland National Bank, Oakland, Cal.	Worthington Pump Works, Harrison, N. J.
Hotel Taft, New Haven, Conn.	Barcelona Traction & Light & Power Plant, Barcelona, Spain.	Union Bank of Canada, Winnipeg, Canada.
San Antonio Land & Irrigation, San Antonio, Tex.	West End Street Railway System, Boston, Mass.	Merchants Refrigerator Co., Jersey City, N. J.
	Dominion Coal Co. Plant, Nova Scotia, Canada.	

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.

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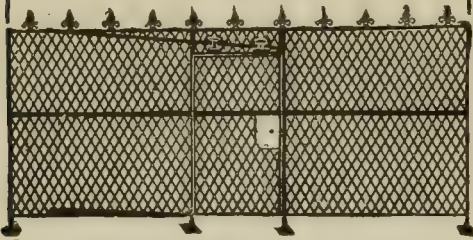
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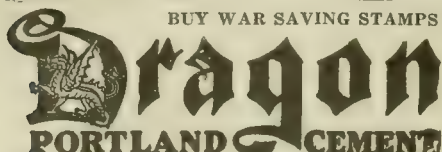
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MISCELLANEOUS.

CHAMBERS ST.—Plans have been approved by the Municipal Art Commission for an extension to the shed at the foot of Chambers st and North River, for the Erie Railroad, 50 Church st, owner, from plans by Graham King, 50 Church st, architect. Cost, \$50,000.

104TH ST.—Y. W. C. A., c/o Metropolitan Board, 600 Lexington av, Mrs. R. E. Speer, pres., owner, contemplates remodeling the 4-sty brick and stone Home for Working Girls, on lot 25x100, at 159 East 104th st. Architect's name will be announced later.

Bronx.

FACTORIES AND WAREHOUSES.

133D ST.—Moore & Landsiedel, 148th st and 3d av, completed plans for a 2-sty brick factory, 34x95, in the east side of East 133d st, 125 ft east of Brook av, for Anton Heiss, 518 East 133d st, owner. Rime Building Co., 148th st and 3d av, has the general contract. Cost, \$15,000.

SCHOOLS AND COLLEGES.

180TH ST.—Plans have been approved by the Municipal Art Commission for the erection of a 5-sty brick and terra cotta Public School No. 57, at 180th and 181st sts, and Belmont to Crotona av, for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, Manhattan, owner, from plans by C. B. J. Snyder, 500 Park av, architect. Cost, \$500,000.

STABLES AND GARAGES.

BROOK AV.—Klein & Jacobs, 605 West 131st st, owners and builders, have had plans completed privately for a 1-sty brick garage, 79x100, at the northeast cor of Brook av and 166th st. Cost, \$14,000.

STORES, OFFICES AND LOFTS.

163D ST.—Charles Schaefer, 529 Cortland av, completed plans for a 1-sty brick store, 49x100, at the northeast cor of 163d st and Trinity av, for the Benenson Realty Co., 401 East 152d st, owner. Cost, \$15,000.

SOUTHERN BLVD.—D. & D. Land & Improvement Co., owner, c/o J. Clarence Davies, 522 Willis av, Bronx, has purchased twelve lots on plot 200x50, on the east side of Southern blvd, 75 ft north of 163d st, and will erect taxpayer stores. Name of architect and details will be available later.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

LAFAYETTE AV.—Henry Holder, 242 Franklin av, has plans in progress for the alteration of the 5-sty brownstone dwelling at 211 Lafayette av, into fifteen bachelor apartments, for the Crown Heights Realty Co., 360 Montgomery st, owner and builder. Cost, \$14,000.

MONTAGUE ST.—Slee & Bryson, 154 Montague st, completed plans for alterations and an extension, 20x30, to the bachelor apartments at 141 Montague st, for J. F. Herrman, 193 Montague st, owner. Cost, \$10,000.

PITKIN AV.—S. Millman & Son, 1780 Pitkin av, completed plans for alterations to the 5-sty brick tenement and store, 37x88, on the south side of Pitkin av, 25 ft east of Stone av, for Isaac Levingson, 1172 Eastern Parkway, owner. Cost, \$6,500.

SARATOGA AV.—Cohn Brothers, 361 Stone av, have plans in progress for two 4-sty brick and stone tenements and stores, 57x90 and 63x88, at the southeast cor of Saratoga and Blake avs, and on the east side of Saratoga av, 57 ft south of Blake av, for Simon Halperin, 363 Hinsdale st, owner and builder. Cost, \$45,000 each.

CHURCHES.

HOWARD AV.—Cohn Bros., 361 Stone av, have plans in progress for a 3-sty brick and stone synagogue and school, 60 x90, on the east side of Howard av, 75 ft south of St. Marks av. Name of congregation will be announced later. A. Braverman is chairman of Building Commission. Project will contain balcony, 12 classrooms, 12x18 ft each, and auditorium. School will have a seating capacity of 1,500. Cost, \$50,000.

DWELLINGS.

29TH ST.—Morris Perlstein, Fulton av, Middle Village, L. I., has plans in progress for eight 2-sty brick dwellings, 20x60, and one bungalow, in the west side of 29th st, 220 ft north of Mermaid av, for Charles Martino, 2911 West 30th st, owner and builder. Total cost, \$42,000.

MERMAID AV.—Morris Perlstein, Fulton av, Middle Village, L. I., has plans in progress for three 2-sty brick dwellings, 20x60, on the south side of Mermaid av, 53 ft east of West 17th st, for Joseph Singer, 3 Thompson pl, Brooklyn, owner and builder. Total cost, \$15,000.

36TH ST.—George H. Suess, 2966 West 29th st, Bklyn, completed plans for a 2-

sty frame and stucco dwelling, 16x38, in the east side of West 36th st, 230 ft north of Neptune av, for Frank Hellmund, on premises, owner and builder.

ATLANTIC AV.—H. A. Weinstein, 165 Remsen st, has plans in progress for ten 2-sty brick dwellings, 18x42 and 18x34, on Atlantic av, from Briggs to Walnut sts, for a company now forming. Total cost, \$50,000.

KNICKERBOCKER AV.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for alterations and a 1-sty extension, 25x55, to the 4-sty brick dwelling and store, 25x100, on Knickerbocker av, for Mr. Wildfeuer, 413 Knickerbocker av, owner and builder. Cost, \$5,000.

DIVISION AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for alterations and extension to the 4-sty brick dwelling at 101 Division av, for Jacob Siris, 189 South 9th st, owner. Cost, \$5,000.

PITKIN AV.—E. M. Adelson, 1776 Pitkin av, completed plans for interior alterations to the 3-sty dwelling and stores on the south side of Pitkin av, 50 ft west of Stone av, for David Bershadsky, 106 Bristol st, owner. Cost, \$2,000.

WEST 11TH ST.—John F. Churlo, 1879 West 11th st, owner, has had plans completed privately for a 2½-sty frame dwelling, 19x45, in the west side of West 11th st, 185 ft north of Av R. Cost, \$4,500.

BAY 28TH ST.—F. W. Eisenla, 571 77th st, completed plans for a 2-sty frame dwelling, 22x65, in the west side of Bay 28th st, 50 ft south of Benson av, for the Pinover Construction Co., 16 Court st, owner and builder. Cost, \$5,000.

TOMPKINS AV.—H. J. Nurick, 957 Broadway, has plans in progress for interior alterations to the 3-sty dwelling and store, at the northeast cor of Tompkins av and Stockton st, for Louis Shering, 88 Tompkins av, owner. Cost, \$2,000.

59TH ST.—Herman A. Weinstein, 165 Remsen st, completed plans for ten 2-sty brick dwellings, 20x55, in the north side of 59th st, 140 ft east of 8th av, for P. & R. Building Corp., 551 Rockaway av, owner and builder. Total cost, \$55,000.

EAST NEW YORK AV.—Laspi & Salvati, 525 Grand st, completed plans for a 2-sty brick and frame dwelling and store, 25x50, at the northwest cor of East New York and Troy avs, for Cosma D'Autucno, 718 East New York av, owner and builder. Cost, \$4,500.

WEST 31ST ST.—John Burke, 319 Baltic st, completed plans for a 2-sty brick dwelling, 20x35, in the east side of West 31st st, 300 ft west of Mermaid av, for Joseph Desponipo & Co., 2858 West 22d st, owner. Cost, \$3,000.

BERGEN ST.—Eric O. Holmgren, 371 Fulton st, completed plans for five 3-sty brick dwellings, 20x56, at the southwest cor of Bergen st and Brooklyn av, for Harry Hansen, 304 President st, owner and builder. Total cost, \$36,000.

45TH ST.—Frederick W. Eisenla, 571 77th st, completed plans for two 2½-sty frame dwellings, 15x40, in the south side of 45th st, 100 ft west of 15th av, for Paul W. Connelly Construction Co., 510 New Utrecht av, owner and builder. Cost, \$10,000.

51ST ST.—Pasquale De Rosa, 275 86th st, completed plans for a 2-sty frame dwelling, 24x44, in the west side of 51st st, 120 ft east of 16th av, for L. Row Corp., 275 86th st, owner and builder. Cost, \$10,000.

54TH ST.—Samuel Gardstein, 4820 14th av, completed plans for two 2-sty frame dwellings, 18x54, in the south side of 54th st, 100 ft east of 14th av, for M. Welski, 1560 53d st, owner, in charge. Cost, \$8,000.

WEST 27TH ST.—George A. Suess, 2966 West 29th st, completed plans for four 2-sty brick dwellings, 20x55, in the east side of West 27th st, 240 ft north of Mermaid av, for Frederick Martini, 2922 West 28th st, owner and builder. Cost, \$20,000.

WEST 27TH ST.—G. A. Suess, 2966 West 29th st, completed plans for four 2-sty brick dwellings, 20x55, in the east side of West 27th st, 180 ft north of Mermaid av, for Frederick Martini, 2922 West 28th st, owner and builder. Cost, \$20,000.

51ST ST.—Frederick W. Eisenla, 571 77th st, completed plans for a 2½-sty frame dwelling, 15x40, in the south side of 51st st, 175 ft west of 17th av, for the Paul W. Connelly Construction Co., 510 New Utrecht av, owner and builder. Cost, \$5,000.

4TH AV.—K. A. Cantor, 373 Fulton st, has plans in progress for alterations to the 2½-sty frame and stucco dwelling at the northwest cor of 4th av and 48th st, for S. Markin, 1262 46th st, owner. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

GREEN ST.—Henry J. Nurick, 947 Broadway, has sketches in progress for a 2-sty brick warehouse, 100x150, in Green st, for the Manhattan Dye Works, 856 Manhattan av, owner. Cost, \$50,000.

GOLD ST.—Harry B. Mulliken, 103 Park av, Manhattan, has plans nearing completion for alterations to the 1-sty brick chemical factory, 70x126, at the southwest cor of Gold and Tillary sts, for the Consolidated Metal Mfg. Co., 130 Washington pl, Manhattan, owner. Cost, \$25,000.

SMITH ST.—John Gibbons, 504 Court st, owner and builder, has had plans completed privately for a 1-sty brick storehouse, 40x75, in the west side of Smith st, 40 ft west of Nelson st. Cost, \$4,000.

SCHOOLS AND COLLEGES.

WEST 1ST ST.—Plans have been approved by the Municipal Art Commission for the erection of a 4-sty brick and terra cotta public school (No. 100), in the west side of West 1st st, about 685 ft south of Sheepshead Bay rd, for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, Manhattan, owner, from plans by C. B. J. Snyder, 500 Park av, architect. Cost, \$30,000.

HENRY ST.—Plans have been approved by the Municipal Art Commission for a 5-sty brick and terra cotta public school (No. 29), 186x203, in the east side of Henry st, bet Baltic and Harrison sts, for the City of New York, Board of Education, A. S. Somers, pres., 500 Park av, Manhattan, owner, from plans by C. B. J. Snyder, 500 Park av, Manhattan, architect. Cost, \$500,000.

STABLES AND GARAGES.

EMERSON PL.—Eric O. Holmgren, 371 Fulton st, has plans in progress for a 1-sty brick garage, 46x98, on the west side of Emerson pl, 190 ft south of Park av, for Rigney Co., 348 Park av, owner. Cost, \$12,000.

LEXINGTON AV.—S. Millman, 1780 Pitkin av, completed plans for a 1-sty brick garage, 25x78, on the south side of Lexington av, 425 ft east of Nostrand av, for Harefield Building Corp., 25 East 99th st, Brooklyn, owner and builder. Cost, \$2,500.

ROEBLING ST.—Christian Bauer, Jr., 801 Manhattan av, completed plans for interior alterations and extension, 25x31, to the 1-sty brick public garage, 31x75, in the south side of Roebbling st, 66 ft north of 9th st, for Spiro Garmaro, 235 North 9th st, owner and builder. Cost, \$7,500.

BEDFORD AV.—George J. Lobenstein, 20 Palmetto st, completed plans for a 1-sty brick garage, 26x98, on the east side of Bedford av, 269 ft west of Erasmus st, for the Kings County Lodge, F. A. M., 824 Flatbush av, owner. Cost, \$5,000.

CHURCH AV.—Benjamin Dreisler, 153 Remsen st, completed plans for an extension to the 1-sty garage on the south side of Church av, 715 ft east of Bedford av, for Henry W. Bischoff, 2414 Church av, owner. Cost, \$6,000.

4TH AV.—Benjamin Dreisler, 153 Remsen st, has plans in progress for a 1-sty brick and stone public garage, 50x100, at the southwest cor of 4th av and 6th st, for Barel Schwartz, 44 Court st, owner and builder.

TOMPKINS AV.—Henry J. Nurick, 957 Broadway, has plans in progress for alterations to the 1-sty brick garage and stores, at Tompkins av and Stockton st, for R. Sherlin, on premises, owner and builder. Cost, \$4,000.

HUDSON AV.—John Glover, 222 Navy st, owner, has had plans completed privately for alterations to the 3-sty garage, on the east side of Hudson av, 75 ft west of Lafayette st.

EMERSON PL.—M. A. Cantor, 371 Fulton st, has plans in progress for a 1-sty brick public garage, 50x100, in the east side of Emerson pl, 160 ft north of Lafayette av, for Martin Garage, Inc., 4815 3d av, Brooklyn, owner and builder. Cost, \$15,000.

GLENMORE AV.—Morris Rothstein, 197 Snediker av, completed plans for a 1-sty brick garage, 75x100, on the south side of Glenmore av, 50 ft west of Watkins st, for Leo Landsberg, 115A Liberty av, owner, in charge. Cost, \$10,000.

HAMILTON AV.—F. P. Imperato, 237 Union st, completed plans for a 1-sty brick garage, 48x55, on the north side of Hamilton av, 123 ft east of 16th st, for John Norrazzo, 14 16th st, owner, in charge. Cost, \$6,000.

JUNIUS ST.—S. Millman & Son, 1780 Pitkin av, completed plans for a 1-sty brick garage, 100x100, at the southwest cor of Junius st and Belmont st, for C. & J. Realty Co., 115 Glenmore av, owner and builder. Cost, \$18,000.

CONSELYEA ST.—Christopher Bauer, Jr., 801 Manhattan av, completed plans for a 1-sty brick garage, 30x70, in the south side of Conselyea st, 70 ft north of Manhattan av, for Marie R. Pindogay, 323 Manhattan av, Brooklyn, owner, in charge. Cost, \$5,000.

MISCELLANEOUS.

CLASSON AV.—Bly & Hamann, 833 St. Johns pl, completed plans for a 1-sty brick shop, 24x85, on the east side of Classon av, 97 ft south of Pacific st, for Fannie Lassinsky, 873 Bergen st, owner. Cost, \$3,000.

DOUGLAS ST.—Brooklyn Union Gas Co., 176 Remsen st, owner, has had plans completed privately for a 1-sty oil tank pit, 14x43, in the south side of Douglas st, 25 ft east of Nevins st. Bartlett-Hayward Co., 100 Broadway, Manhattan, has the general contract. Cost, \$3,500.

Queens.

DWELLINGS.

EDGEMERE, L. I.—W. T. Kennedy Co., 18 N. Beach 82d st, Rockaway Beach, L. I., completed plans for a 2-sty frame dwelling, 26x34, on the south side of Cowdin av, 55 ft west of Kirkman av, for I. Spatz, 535 Boulevard, Rockaway Beach, owner. Cost, \$6,000.

GLENDALE, L. I.—Morris Perlstein, Fulton av, Middle Village, L. I., has plans in progress for four 2-sty brick dwellings, 20x52, on the south side of Central av, 20 ft east of Webster av, for R. Cooperstein, 95 Wayne st, Middle Village, owner and builder. Total cost, \$16,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for six 2-sty frame dwellings, 16x37, at the northeast cor of Lefferts and Ridgewood avs, for Tilles & Lashen Construction Co., 354 Fulton st, Jamaica, owner and builder. Total cost, \$24,000.

GLENDALE, L. I.—Morris Perlstein, Fulton av, Middle Village, has plans in progress for a 3-sty brick dwelling and store, 20x52, at the southeast cor of Webster and Central avs, for R. Cooperstein, 95 Wayne st, Middle Village, owner and builder. Cost, \$5,000.

QUEENS, L. I.—William A. Finn, 229 New York av, Jamaica, completed plans for interior alterations and extension, 6x6,

to the 2½-sty frame dwelling on the east side of Queens rd, 160 ft north of Fulton st, for George Haubitzer, Queens rd, Queens, L. I., owner. Cost, \$2,000.

Nassau.

BANKS.

OYSTER BAY, L. I.—North Shore Bank, Oyster Bay, L. I., owner, has had plans completed privately for alterations to the 2-sty brick and tile bank, 24x60, at the cor of Audrey av and South st. Owner is ready for bids, to close March 15. Cost, \$20,000.

HOTELS.

LONG BEACH, L. I.—John J. Hearn and Harold C. Matthews, 1036 6th av, Manhattan, owners and builders, contemplate erecting a 3-sty reinforced concrete army officers' hotel, 150x320, from privately prepared plans. The U. S. Government, Commanding General, Eastern Dept., Governors Island, and Gen. I. W. Littell, Construction Quartermaster, Adams Bldg, Washington, D. C., will probably be the lessee.

Suffolk.

DWELLINGS.

GOOD GROUND, L. I.—Julius Keller, 106 West 38th st, Manhattan, owner, contemplates erecting fifteen bungalows and a 1-sty pavilion, 52x50, at Canoe Place Inn. Architect's name will be announced later. Contains an area of 150 acres.

Westchester.

DWELLINGS.

PORTCHESTER, N. Y.—D. H. Ponty, Liberty sq, Portchester, completed plans for a 1½-sty frame dwelling, 29x37, in Grace Church st, for L. C. A. Lewin, Grace Church st, Portchester, owner. Cost, \$3,500.

ELMSFORD, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, N. Y., completed plans for a dwelling, 1 sty of which will be of cement blocks, and 2½ stys frame and shingle, 34x44, for Anthony Corrado, Elmsford, owner.

MT. VERNON, N. Y.—J. M. Lane, 130 S. Fulton av, Mt. Vernon, owner, has had plans completed privately for fire repairs to the 2½-sty frame and shingle dwelling, 27x32, at 442 South 6th av. George G. Bradley, 136 Vista pl, Mt. Vernon, has the general contract. Cost, \$3,000.

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NEW YORK

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, Jersey City, completed plans for a 4-sty brick apartment house, 50x29, and extension, 31x44, at 241-243 South st, for Frederick Goldberg, 154 Cambridge av, Jersey City, owner and builder. Cost, \$35,000.

BLOOMFIELD, N. J.—William E. Garbrants, 564 Main st, East Orange, completed plans for a 4-sty brick and stone apartment, 51x84, at 128 Broad st, for the Penn Building Co., 330 Glenwood av, Bloomfield, owner and builder.

NEWARK, N. J.—Culver & Van Vlandren, 790 Broad st, Newark, have plans in

progress for four 3-sty brick and stone apartment houses, 100x100, in the west side of 12th st, 14 ft south of Bloomfield av, for Harry Adler, owner, c/o Louis Schlesinger, 31 Clinton st, Newark. Cost, \$12,000 each.

KEARNY, N. J.—Simon Cohen, 163 Springneid av, Newark, has plans in progress for a 3-sty brick and stone apartment, 50x90, irreg., and three stores, on Kearny av, for Frank Berman, North Arlington, N. J., owner and builder. Cost, \$25,000.

WEST NEW YORK, N. J.—A. De Paola, 542 Bergenine av, West New York, completed plans for a 4-sty brick apartment house, 21x60, on the east side of Park av, bet. 11th and 18th sts, for Antonio Pumo, 126 21st st, West New York, N. J., owner. Cost, \$18,000.

NEWARK, N. J.—Frank Grad, 245 Springneid av, Newark, completed plans for alterations and addition to the five apartments and store at 442 15th av, for Kaiman Greenberg, on premises, owner. Cost, \$3,500.

CHURCHES.

SPRING LAKE, N. J.—Warren H. Conover, 114 Liberty st, Manhattan, has been selected to prepare plans for the construction of a parsonage on Lake av, for St. Andrew's M. E. Church, Rev. James Lord, pastor, 4th and Morris avs, Spring Lake, owner. Details will be available later.

DWELLINGS.

ENGLEWOOD, N. J.—James Barber, 17 Battery pl, Manhattan, owner, is having plans prepared privately for a 2½-sty frame and stucco dwelling, 64x26, at Woodland st and Booth av. George P. Chappell, 258 Broadway, Manhattan, has the general contract, and desires estimates on subs from local contractors. Cost, \$18,000.

IRVINGTON, N. J.—Simon Cohen, 163 Springneid av, Newark, completed plans for a 2½-sty frame dwelling, 22x50, at 68 Washington av, for Abram Rudnevitz, 727 South 13th st, Newark, owner and builder. Cost, \$5,500.

WATER WITCH, N. J.—Dr. C. Everett Field, 742 Lefferts av, Richmond Hill, L. I., owner, is having plans prepared privately for a 2½-sty frame and single summer residence, 24x58, for which J. F. Hagaman, Atlantic Highlands, N. J., has the general contract. Cost, \$5,000.

PROSPECT PLAINS, N. J.—Foundation work has been completed for the 2½-sty frame superintendent's cottage for the Forsgate Farm, owner, from plans by G. B. Waterhouse, 257 Main av, Passaic, N. J., architect and builder. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—William T. Fanning, Colt Bldg, Paterson, has plans in progress for alterations and addition to the four stores at 299-301 Main st, for Samuel P. Vought, 125 Ellison st, Paterson, owner. Consists of alterations to present 3-sty bldg, 50x75, and new 3-sty brick addition, 50x16, to front. Cost, between \$20,000 and \$25,000.

PATERSON, N. J.—William T. Fanning, Colt Bldg, Paterson, will draw plans for alterations and addition to the six brick stores at Washington and Van Houten sts, for Edward Sceery, 85 Broadway, Paterson, owner. Includes 1-sty addition to rear, 77x40. Cost, \$15,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Sims Construction Co., 1170 Broadway, has the general contract for alterations and a 1-sty extension to the 5-sty brick tenement at 238 East 29th st, for Frank Corenti, on premises, owner, from plans by M. C. Cantor, 371 Fulton st, Brooklyn, architect. Cost, \$2,500.

MANHATTAN.—Niewenhaus Bros., 369 East 163d st, Bronx, have the general contract for alterations to the 5-sty brick tenement, 19x100, at 434 East 56th st, for Peter Doelger Brewing Co., 407 East 55th st, owner, from plans by Charles Stegmayer, 168 East 91st st, architect. Cost, \$8,000.

MANHATTAN.—Carlton Decorating Co., 2640 Broadway, has the general contract for alterations to the 4-sty brick tenement, 18x100, at 232-6 East 122d st, for the Estate of Samuel Mitchell, owner, c/o Charles M. Hough, 152 East 35th st, owner, from plans by Patrick Murray, 141 East 40th st, architect. Cost, \$8,000.

DWELLINGS.

MANHATTAN.—Harax Construction Co., 3d av and 149th st, has the general contract for the alteration of the 4-sty brick

and stone studio and apartments, on lot 16x98, at 46 West 49th st, into a dwelling, for S. Kalvin, 1480 Broadway, owner, from plans by Adolph E. Nast, 546 5th av, architect. Cost, \$8,000.

MANHATTAN.—John I. Downey, Inc., 410 West 34th st, has the general contract for alterations to the 5-sty brick dwelling, 25x60, at 16 East 72d st, for Edmund L. Baylies, 54 Wall st, owner, from plans by Harry Allen Jacobs, 320 5th av, architect. Includes 1-sty extension. Cost, \$30,000.

RYE, N. Y.—John W. White, Railroad av, Rye, has the general contract for a 2½-sty frame and shingle cottage, 22x24, in Gravel st, for Harry C. Hayes, Rye, N. Y., owner, from plans by D. H. Ponty, Liberty sq, Portchester, architect. Cost, \$3,000.

NEW ROCHELLE, N. Y.—George Watson, Lambden Bldg, New Rochelle, has the general contract for alterations to the 2½-sty frame dwelling, 40x37, on Webster av, for Rudolph Schieber, on premises, owner, from plans by L. L. Barnard, 46 Lawton st, New Rochelle, architect. Relistab Bros., New Rochelle, have the mason contract. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Altman Plumbing Co., 219 East 25th st, has the general contract for alterations to the 3-sty brick manufacturing bldg and store, 91x143, at 2121 Broadway, for Therese E. Browning, Rye, N. Y., owner, and H. Milgrim & Bros., 122 2d av, lessee, from plans by Henry Otis Chapman, 334 5th av, architect. Cost, \$12,000.

MANHATTAN.—Grant Contracting Co., 5 East 42d st, has the general contract for alterations to the 5-sty brick warehouse, 25x90, at 48 Franklin st, for John S. Sutphen, 32 Nassau st, owner, from plans by George Keister, 56 West 45th st, architect. Cost, \$12,000.

FLUSHING, L. I.—John T. Woodruff & Son, 1 Bridge Plaza, L. I. City, have the general contract for a 2-sty brick storage bldg, 45x75, in the north side of Avery st, 200 ft west of Lawrence st, for H. Franck Sons, Inc., on premises, owner, from privately prepared plans. Cost, \$5,000.

NEWARK, N. J.—Edward M. Waldron, Inc., 665 Broad st, Newark, has the general contract for a 1-sty brick manufacturing bldg, 40x80, and 27 ft high, at 161 Berlin st, for the Celluloid Co., 290 Ferry st, Newark, owner, from privately prepared plans. Cost, \$15,000.

SEASIDE HEIGHTS, N. J.—F. R. Sykes, Seaside Heights, N. J., has the general contract for a 4-sty brick storage house and fish freezer, 75x100, for the Barnegat Ice Mfg. Co., on premises, owner, from plans by Peuckert & Wunder, 310 Chestnut st, Philadelphia, Pa., architects. Cost, \$80,000.

HOTELS.

YONKERS, N. Y.—Niniam Jamieson, Inc., South Broadway, Yonkers, has the general contract for alterations to the 2½-sty frame and shingle hotel, 100x150, on Park Hill av, from privately prepared plans. Cost, \$4,000.

STAMFORD, CONN.—Vuono Construction Co., Bank Bldg, Stamford, Conn., has the general contract for addition to the hotel in Main st, for Peter Vanech, owner, c/o Hotel Carleton, 428 Main st, Stamford, from plans by Emmens & Abbott, Washington Bldg, Stamford, architects. Cost, \$16,000.

HOSPITALS AND ASYLUMS.

MORRIS PLAINS, N. J.—Karl Vesterdahl & Sons, 90 West st, Manhattan, have the general contract for installing a refrigerating plant at the New Jersey State Hospital, owner, c/o O. M. Bowen, on premises, from plans by F. H. Bent, State House, Trenton, architect.

STABLES AND GARAGES.

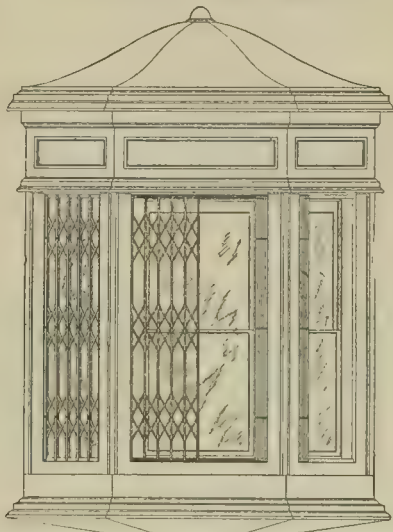
BROOKLYN, N. Y.—M. A. Cantor, 373 Fulton st, completed plans for a 1-sty brick garage, 71x105, at the northwest cor of 38th st and Fort Hamilton av, for M. Levy and E. Plotz, 1065 41st st, owner. Cost, \$19,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Rangeley Construction Co., 405 Lexington av, has the general contract for interior alterations to the 9-sty brick and stone store and loft bldg, 25x100x206, at 55-63 West 13th st, through to 14th st, for the Fourteenth St Realty Co., 44 Warren st, and Jesse I. Straus, pres. R. H. Macy & Co., Broadway and 34th st, owners, and the U. S. Government, lessee, c/o Col. Slavin, Depot Quartermaster, 30 Whitehall st, from privately prepared plans.

MANHATTAN.—Morris Rosenberg, 12 West 116th st, has the general contract and desires estimates from sub-contractors for alterations to the 3-sty brick store and loft bldg, 50x99, at 150-4 Bow-

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ery, for Corner Broome & Bowery, Inc., 39 Eldridge st, owner, from plans by Max Muller, 115 Nassau st, architect. Cost, \$6,000.

MANHATTAN.—Walter F. Clayton, 224 East 16th st, Brooklyn, has the general contract for alterations to the brick, stone and steel office bldg at Lafayette and Worth sts, for the Public Service Commission, Oscar S. Straus, chairman, 120 Broadway, owner, from privately prepared plans. Cost, \$25,000.

MANHATTAN.—James F. Egan, 162 West 20th st, has the general contract for alterations to the 12th floor of the store, office and loft bldg at 921-5 Broadway, and 149-151 5th av, for the B. Johnson Estate, Bradish Johnson, pres., 39 Cortlandt st, owner, and the Allied Industries Corp., c/o A. Arch, lessee of 12th floor, from plans by Thomas Bruce Boyd, 286 5th av, architect.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION will hold its twenty-sixth annual meeting at the Waldorf-Astoria, March 27-28.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

NATIONAL ASSOCIATION OF BRASS MANUFACTURERS will hold its spring meeting at the French Lick Springs Hotel, French Lick Springs, Ind., March 27-28.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 15th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

NEW YORK STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual meeting at Hotel McAlpin, March 12-13. State secretary, Isaac J. Brown, 727 Seventh av, Manhattan.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Halstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 36 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

NATIONAL METAL TRADES' ASSOCIATION will hold its next convention at the Hotel Astor, April 22 to 25, inclusive. The convention proper is arranged for morning and afternoon sessions on April 24 and 25. As usual, there will be a banquet Wednesday evening, and the preceding days of the convention will be devoted to meetings of the executive committee and the council.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; Stp—Stairpipes; *TA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FHSY—Approved Filtering and Distilling Systems; *OS—Oil Separator; AQ—Reduce Quantities; *SSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHSY, OS, SSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Week Ending March 2.

Ann st, 59—John J. Adamson.....O
Ann st, 59—Charles S. Morrall.....DC
Bowery, 327—Christian Fox.....DC
Broadway, 712—Jacob Scholle est, c Albert W, 5 Nassau.....A-FD
Broadway, 1671-7—Pontiac Hotel.....ExS-Rec
Carmine st, 78—Lillian Kellar, 111 W 11.A-FD
8 av, 370—Henry Heller, 24 Greenwich av.TD-A
11 av, 210-6—Gem Cutlery Co.....D&R-El-Rec
11 av, 210-6—Pasbach Voice Litho Co.D&R-Rec
11 av, 210-6—Simon Zinn & Co.El-GE-D&R-Rec
5 st, 820-2 E—Frank St John, c Wm Rowland, 90 Wall.....St(R)-FE-ExS-Ex(R)
13 st, 39-41 E—Childs Co, 200 5 av.....Rec
14 st, 30-2—Alexander Shipora.....Rec
14 st, 30-2 E—Aetna Novelty Co.....Rec
98 st, 330 E—Universal Sheet Metal Works.....DC
112 st, 131 E—Harlem Lumber Co.....FA
115 st, 117-9 E—Harry H. Liebovitz.....DC
5 av, 160 1/2—Manhattan Wash Suit Co.....FA
5 av, 160 1/2—Treo Co.....Rec
5 av, 160 1/2—E J. Wile, Co.FP(R)-R&E-Ex(R)
5 av, 160 1/2—21st St & 5th Av Corp, 30 E 42, FP(R)-Stp(R)
5 av, 160 1/2—Jacob Auslander & Son.....D&R
5 av, 160 1/2—G H & E Freydburg, FP(R)-FA-El-D&R
Frankfort st, 87—George Ehret, 217 E 92, FP(R)-FE(R)-ExS-WSS(R)
Greene st, 37-9—State Paper Box Co.....Rec
Greene st, 113—William Colgate, 5 E 82, FE(R)-WSS(R)
Jacob st, 14-22—John J. Dalton.....GE
Lafayette st, 119-121—Alfred Seaton.....ExS
Lenox av, 71—Abram Granowitz, FA-GE-DC-Rec
Lexington av, 237—Isaac Barkin.....DC
Lewis st, 203—Isidore W. Gottlieb, FE(R)-FP(R)-ExS
Madison av, 99-103—Louis Ferguson, 31 E 17, Stp
Monroe st, 160-6—Emigrant Industrial Savings Bank, 51 Chambers.....A-FD
Park Row, 168-70—Mary T. R. Foulke, c Wm W Ladd, 20 Nassau.....A-FD
Pelham st, 9—Levine & Scherin.....GE
Rivington st, 3—Goldstein & Booksman, GE-FA-D&R-Rec
Roosevelt st, 127—Pasquale Odorisio.....DC
Rutgers st, 82-6—Abraham Elberman.....DC
7 av, 220 1/4-22—Peter Doelger Brewing Co, 407 E 53.....GE-FE(R)-FP(R)-ExS
7 av, 220 1/4-22—John Schwartz, O-FA-GE-DC-Rec
7 av, 220 1/4-22—Nickmaver & Guiner, FA-Rec-O
7 av, 425-7—Childs Restaurant Co, 200 5 av, FE(R)
7 av, 727—Daniel L. Michaelson.....FA-DC-Rec
6 av, 219-21—Henry Lesniskv, FE(R)-St(R)-FP(R)
Spring st, 147—Patrick J. Ryder est, c Wm J. McAdam, Seneca av, Far Rockaway, L. I., FE(R)
10 av, 583—Louis Wendel, Jr.....TD-A
3 av, 2965-7—Deutsch Bros.....Rec-FA
University pl, 24-34—Adler Bros & Co.....Rec
University pl, 24-34—Rothstein, Rosenberg & Sabny.....Rec
University pl, 24-34—Perfect Coatfront Pad Co.....El-D&R
University pl, 24-34—Liberty Handkerchief Mfg Co.....El-Rec
Warren st, 21—American Wood Wring Co, FA-O
Warren st, 21—Auto Leather Mfg Co.....O-FA
Warren st, 21—St Stephen's P. E. Ch, 194 W 60, FP(R)-WSS(R)-ExS
Washington st, 232—Salvatore Cannava, Rec-FA
Water st, 383—Anna Pike.....DC
West Broadway, 101-7—Isaac J. Greenwood, FE(R)-Ex(R)-ExS
West Houston st, 55—James R. Walsh, ExS-FE(R)
15 st, 313—Herman Mann, 92 8 av, FE(R)-FP(R)-ExS-FE(R)-O
17 st, 249-55 W—Rie Store Realty, Corn, c John P. Fritts, 294 G av.....FP(R)-WSS(R)
23 st, 240-2 W—Adelphia Cloak & Suit Co, Ex(R)-GE
25 st, 115 W—Walter H. Clayton, 423 W 120, FE(R)-ExS-WSS(R)-Ex(R)
25 st, 115 W—David Stiegenfeld.....FA-Rec-O
25 st, 115 W—Frodk Glick.....Rub-GE-FA-DC
26 st, 518-34 W—Realty Co of West 26th st, c H. Wolff.....ExS-Ex(R)-FP(R)-Rub-Stp(R)

26 st, 518-34 W—VanRees Press...D&R-El-Rec-O
26 st, 518-34 W—H C Miner Litho Co, D&R-Rec-O
38 st, 19 W—Dalton Farmly...FP(R)-WSS(R)
42 st, 316 W—Anguera Plano Co.....DC
70 st, 224 W—Gertrude J. Levy.....DC
130 st, 217 W—Mrs Margaret Lessig.....DC
McDougal st, 179-81—Anaeto Sermolino, St(R)-FA
Broadway, 827-9—Francis A. Sands, WSS(R)-FE(R)
Broadway, 703-5—John G. Wendel, 175 Bway, Ex-ExS-Ex(R)
Broadway, 729-31—Duncan Realty Co, 241 West.....Stp(R)
Broadway, 3670—Thomas Ward, 219 W 82.....DC
Christopher st, 183—Kalajson & Rubin...FA-DC
Church st, 316—H D Meribum & Co.....GE-Rec
Pier 9, East River—City of New York, Municipal Bldg.....Stp(R)-DC
8 st, 44 E—Capital Dress Co.....Rec
9 st, 51 E—Charles Rosenberg, FE(R)-FP(R)-ExS-Ex(R)-WSS(R)
14 st, 30-2 E—Ray Operating Co, FP(R)-FE(R)-ExS-Ex(R)
119 st, 181 E—Charles Realty & Const Co, FP(R)-WSS(R)-A-FD
4 av, 409—Geo D. Thompson.....Rec-GE-DC-O
Lispensard st, 23-5—N Y Album & Card Co, GE-Rec
Madison av, 75—Bernard Frankenfelder, 4 av, 116-8—David Mirkovich.....Rec
4 av, 116-8—Kempfar & Gordon.....Rec
4 av, 116-8—Nathan Small.....GE-FA
4 av, 116-8—Frank Schofield.....FA-Rec
21 st, 511 W—Emma Down.....St(R)-FE
25 st, 127-31 W—Isidore Feldbaum.....Rec
25 st, 127-31 W—Barnet Marks.....Rec
25 st, 127-31 W—Joseph Steger.....Rec
25 st, 127-31 W—Abraham Leff.....El-Rec
35 st, 9 W—Abraham Greenblatt.....FE(R)
60 st, 30 W—Arco Realty Co.....DC

BRONX ORDERS SERVED.

140 st, 272 E—Albert Frankel.....DC
Washington av, 1009-1011—Chas. Zimmerman.....DC

BROOKLYN ORDERS SERVED.

Blake av, 922—John Lynch.....DC
Albany av, 96—James V. Schenck, OS-StStys-D&R-FP
Baltic st, 326—Theo B. Johnson.....FA-NoS-Rec
Bedford av, 1476—Firestone Tire & Rubber Co, CF
Carroll st, 1145—Caroline E. Stewart, FA-Rec-NoS-El
Franklin av, 724—Benj S. Carey.....NoS-FA-Rec
Jefferson av, 862-4—Edgar E. Chinnoek, CF-Rec-OS-FA
Kings Highway, 1703—Rosenberg & Rosenthal, FA-Rec-NoS
Lombardy st, 33-7—Anthony P. Smith.....FA-Rec
President st, 1110—John White.....FA-CF
Rockaway av, 536—Hyman Rosen.....CF
South 4 st, 351-J & K Auto Delivery, CF-Rec-NoS-OS
13 av, 7320—Sealzo & Guarneri.....FA-NoS
Wallabout st, 85—Joseph Lapinsky, CF-FP-Rec
Lee av, 29-31—Lee Av. Exhibition Co, Spr(R)-Tel-Stp(R)
Manhattan av, 154—Ginsberg & Traub.....FA

QUEENS ORDERS SERVED.

Betts av and Monroe st (Queens)—John F. Howard & Co.....FA-Rec-FP
Franklin st, 224—Max Litzner & Co.....CF
Division st, 48 (Jamaica)—John Adixes.....D&R
8 st, 199-203—Tock Screw Machine Products Corp.....FA-Rec
Hughes av, 2372-4—Peter Will and Thomas McGlym.....CF

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Wall st, 59—Frederick Rohde, Eddy st, Stapleton.....DC

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REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, MARCH 16, 1918

THE TORRENS LAW AND PROPOSED AMENDMENTS

Legislation Pending at Albany Relating to the Assurance Fund—Some Objections Noted

By CYRIL H. BURDETT, Vice-Pres., New York Title & Mortgage Co.

AT the present time there is considerable agitation relative to the Torrens System of Land Registration, and amendments have been introduced in Albany. The present Torrens Law contains the following:

Sec. 426. Assurance Fund: Upon the original registration of real property there shall be paid to the registrar one-tenth of one per centum of the value thereof, which value shall be determined by the registrar, but shall not be less than the amount of the last assessment for local taxation. All moneys received by the registrar under the provisions of this section shall be paid to the treasurer of the county (in New York City to the City Chamberlain) as an assurance fund for land registered in his county and shall be treated in the same manner as are other funds received for local taxation or for the reduction of the county or city debt. * * *

Sec. 427. Compensation from Assurance Fund: Any person who, without negligence on his part, sustains loss or damage or is deprived of real property, or of any estate, right or interest therein because of the registration of another person as owner of such property, or of any estate, right or interest therein, through fraud, or in consequence of any error, omission, mistake or misdescription in any certificate of title or in any entry or memorial in the title book, shall have a cause of action against the County Treasurer (in New York City the City Chamberlain) to recover compensation for such loss or damage.

Section 428 provides that any allowed claim shall be paid in the same manner as other claims against the county; in the City of New York, a claim to be passed upon and approved by the registrar and the corporation counsel before payment is allowed. If the amount credited to the assurance fund is insufficient to pay the claim, then no payment shall be made until there is enough money in the fund to cover the amount necessary.

The Burlingame bill (Senate Int. No. 151, Pr. No. 937) and the Youker bill (Assembly Int. No. 9, Pr. No. 1065) strike out from Section 428 the clause with reference to the limitation of the amount remaining to the credit of the assurance fund, thus making the county absolutely liable to the full extent of the claim.

While, by some, the indemnity fund is considered one of the essential requirements of the Torrens System, in this country its constitutionality has been vigorously attacked, and in Ohio it has actually been held to be unconstitutional. Hardly any two jurisdictions, however, have the same provision with reference to those persons who can recover on claims against it.

It will be noticed that the present law of this State limits recovery to a person who is deprived of any estate, right or interest, through fraud or an error, omission, mistake or misdescription in the certificate. Some States, to be sure, have a much broader provision, giving right of recovery to any person deprived of an interest under a proceeding of which he had no notice, and this is the provision as set forth in the American Uniform Land Registration Act. The bill as now pending in the Judiciary Committee of the Senate and reported by the Committee on General Laws of the Assembly has amended Section 427 to read as follows:

"Any person who had no actual notice of any registration under this chapter by which he may be deprived of any estate or interest in land, and who is without remedy hereunder, shall have a cause of action against the County Treasurer (in New York City the City Chamberlain) to recover compensation for any loss or damage to which he may be entitled by reason of such deprivation."

This is much more liberal even than the provision in the Uniform Act, for it limits such right of recovery to two

years, whereas it will be noted that in the proposed amendment there is no time limit fixed for the bringing of the action.

It does not appear why any one over whom the court has obtained jurisdiction in a Torrens registration suit should have rights, either against the subject-matter of the suit, or against the assurance fund, any more than a person who has been cut off as owner of the fee or an interest in the fee, in a foreclosure or a partition suit, should have any such right. No one would think of giving a defeated litigant, in either case, when the court had obtained jurisdiction over him as a defendant, the right to sue the State. Why then should the right be given him in the case of a Torrens suit?

Serious Character Manifest.

The serious character of this amendment is only too manifest when we examine the method by which the court is to obtain jurisdiction over the parties in the Torrens proceeding. All the safeguards thrown around the present administration of the law are ruthlessly set aside.

Under the present law, notice of the pendency of the suit must be posted upon the land forty days before the return day of the summons. Under the amendment, this period is reduced to fourteen days.

Under the present law, publication must be made once a week for four weeks in one newspaper, although in all other actions publication against unknown defendants must be made once a week in two newspapers for six weeks. The amendment would reduce even this short period to one publication in one newspaper.

Service by Registered Letter.

But the most serious objection of all is the following:

Under the present law notice must be served upon all parties known to the plaintiff by some person who knows the person so served and knows him to be the person described in the complaint. Under the proposed amendment this service can be made by registered letter, calling for a signed receipt, and no proof is required that the person who signs such receipt is the person described in the proceeding.

With this slipshod and haphazard method of making service, there is no assurance that the court will obtain jurisdiction over all the necessary parties to the proceeding, and all persons who do not actually receive such notice are given the right, not to set aside the suit, but to sue the State for the recovery of damages. It would seem a wise policy, if the State is going to give access to the assurance fund on the part of persons who have received no notice, that at least those safeguards the necessity for which has been demonstrated by actual experience in the administration of the law should be retained, but the advocates of this bill apparently are determined to pursue exactly the opposite course. They abolish the safeguards with reference to service and parties and then mulct the taxpayers by making the county responsible for these methods which they allege sim-

plify the Torrens Law and make it more workable. Is the Legislature justified in acceding to their demands and thereby imposing a potential burden upon the counties composing the City of New York, the ultimate cost of which no one can predict?

By shortening the time, and radically changing the method of service in a Torrens proceeding, as provided in the proposed amendments, it would be furnishing an easy opportunity for the perpetration of all kinds of fraud and actually would be placing a premium upon carelessness and incompetency in the conduct of the suit.

It is within the experience of everyone that registered mail is not always received by the person to whom it is addressed. Many people, as well as corporations, have given authority to certain individuals to sign such receipts for them. Addresses are frequently faulty, and registered mail is delivered to the wrong person. There is nothing to show, when a receipt is returned, that the person to whom it was addressed actually placed his signature upon the receipt, so that a person may be deprived of his interest in the land without any knowledge of the suit. In such a case the proposed amendments give him recourse to the assurance fund.

The inadequate publication against unknown defendants does not conduce to the publicity of the pendency of the suit, to say nothing of the shortness of time required for posting the notice on the land, and it may well happen that, whereas now the time of service, if retained, might give a party to a proceeding notice of the pendency thereof, the cutting down of this time in the manner contemplated in the amendment would prevent such notice coming to his attention.

If the advocates of this bill had definitely in mind the idea of making easy the cutting off of interests in the land, for the purpose of devising a claim against the county, they could have resorted to no more successful method.

Our present law goes sufficiently far, even if not too far, for a person deprived of an interest through fraud can have access to the assurance fund where there is any balance in the treasury. Reference to the Law Reports in other jurisdictions will show where such recourse has been had, and also will show cases where attempts have actually been made to steal land from the real owners, under the guise of Torrens Title Registration, but where the courts have held that, the title still being in the hands of the perpetrators of the fraud, the proceedings were null and void.

In New Zealand the owner of a piece of land died intestate. One of his sons, representing himself as the sole owner, fraudulently brought the land under the provisions of the Torrens Act. He mortgaged the title and failed to make his payments under the mortgage. The land was thereupon sold under foreclosure. All these transactions were without notice of the fraud. Subsequently, some four years after the death of her husband, the widow of the original owner took out letters of administration and brought suit against the assurance fund.

(Continued on page 322)

DIGEST OF RECENT LEGISLATION AT ALBANY

Status of Bills Affecting Real Estate and Realty Interests—Current News and Gossip at the State Capital

(Special to the Record and Guide.)

Albany, March 14.—Developments are shaping themselves daily in the Boylan Bill, limiting the realty tax rate in New York City to \$1.75 a hundred. Senator Cromwell, Chairman of the Committee on New York City Affairs, stated today that Tax Commissioner Cantor had promised to forward him information affecting the personalty provisions of the measure which would guide the Committee in its action on the measure.

At a hearing given this bill on Tuesday, suggestion was made that the personalty provision be amended, so as to provide for a levy of 50 cents a hundred value, instead of 25 cents as provided originally. Another amendment suggested would provide for the taxation of personal property of non-residents in New York, and the adoption of some plan providing for the registration of personal property in order that this type of holding might assume some of the burden now carried by realty.

Edward P. Doyle and Stewart Browne appeared in the interest of the bill at this hearing. They urged the initiation of a plan to list all personal property in order that it might be equitably taxed as is realty. Joseph S. Schwab, former State Tax Commissioner, also gave his support to the measure. Both Mr. Browne and Mr. Schwab augmented the arguments in favor of the bill made by Mr. Doyle. Their arguments had to do with the rapidly jumping tax rate. They pointed out that at the present time the rate in Richmond is within 24 of the constitutional limit of 2 per cent. exclusive of debt service.

When that limit was incorporated in the Constitution, Mr. Browne declared, real estate in New York city was assessed at only 60 per cent., while now the assessment is based upon full valuation.

The supporters of the measure declared that some curb should be placed upon the extravagance of the city as evidenced by the inauguration of social welfare schemes which have burdened real estate to the breaking point.

Senator Elon R. Brown, who is familiar with New York City's financial system, pointed out to the Committee what he believed was one of the reasons for the jumping tax rate, unreasonable expansion of municipal activities without regard to the consequent expense and burden upon the taxpayer. From his report he culled a paragraph which showed that in the past five years 800 new employees had been added to the Department of Health, 405 employees to the Department of Charities and 5,000 employees to the various so-called uplift or welfare branches of municipal administration.

Comptroller Craig and the officials of the Tax Department are expected to assist in the preparation of a personal property amendment which will aid in the solution of the problem. They agreed to do this after entering their opposition to the provisions of the Boylan bill which would limit the real property tax rate.

Other important measures which came up this week included the Municipal Ownership Bill and the ratification of the Federal Prohibition Amendment. The latter, if ratified, would mean a depreciation in real estate values in the Metropolis, estimated at upwards of \$275,000,000, as well as a net loss in revenue from excise certificates of \$6,086,072, more than half of the excise revenues credited to the State municipalities.

Tax department experts confessed that attempts so far made to estimate cost of taking over public utilities by New York City as provided by the Wagner-Donohue, the Thompson and other municipal ownership plans were absolutely futile. They would not venture even the broadest estimate of the expense that would be entailed by the adoption of the

municipal ownership plan in New York City.

The consensus among legislators is that New York City will have nothing to concern itself about in the matter of municipal ownership this year. Senator Elon R. Brown indicated this before the municipal ownership hearing held on Tuesday, when he urged on the floor of the Senate the creation of a Commission to investigate the problem of municipal ownership in its relation to municipal finance. The hearing developed nothing favorable; rather the impression of those present was that the advocacy of the plan by Mayor Hylan and other supporters gave the leading Republican legislators the opportunity they were seeking to direct the funeral of this legislation.

The Real Estate Board, through Edward P. Doyle, registered its opposition to the plan. Mr. Doyle declared that the Board believes that the city has at present no actual debt-incurring power. He gave the legislators a lesson in tax arithmetic by explaining that the present tax rate, in Richmond for instance, excluding 70 points for the debt service, is 176, or within twenty-four points of the constitutional limit of taxation. Facing deficiencies left by the last administration, which Comptroller Craig believes will raise the rate ten points more next year on present valuations, he pointed out that the rate then would be within fourteen points of the constitutional limit.

Mr. Doyle declared that unless something is done to curb the expensive activities of the city he could see nothing in sight for the property owner but default. In the last seven years the agitations carried on by various civic organizations for the amelioration of conditions on the East Side have resulted in an expenditure of \$30,000,000, all of which was added to the burden of the taxpayers, he said.

Mayor Hylan, who entered the hearing while Mr. Doyle was attacking his municipal ownership plan, simply renewed his campaign arguments in its favor. He declared that the public utilities in New York City at the present time are controlled by a group of ten or a dozen men who are reaping magnificent profits from them. He offered as a reason for the adoption of municipal ownership the expenditure by the city to date of \$250,000,000 in subway construction work. He also said that contractors who had agreed to undertake subway construction at a time when labor and materials were cheap were now abandoning their contracts for more profitable work. He said the city would be in a position to compel the fulfillment of these contractual obligations under a municipal ownership plan.

Senator Elon R. Brown first gave his views on municipal ownership when the question of reference to a Committee of the municipal ownership bill introduced by Senator George F. Thompson of Niagara came up. This new bill, similar to the Wagner-Donohue measure, was literally being "kicked" from committee to committee when Senator Brown expressed himself on this important question.

The ratification of the Federal prohibition amendment, which was given a serious setback when emasculated by the Assembly by the attachment of an amendment submitting the question to the people and the conversion of the amendment into a legislative bill which must be passed upon by Governor Whitman as any other ordinary legislative enactment, is still problematical.

At this time the Federal amendment containing a section which would give the people the say whether or not the Legislature should ratify it is on the order of second reading in the Assembly, virtually the general order calendar,

and scheduled to come up for action on Monday night in the Assembly.

After the Assembly passes upon the measure the Senate must have its fling and indications now, Senator William H. Hill of Binghamton, the leading dry exponent to the contrary notwithstanding, are that it will meet the stiffest opposition in this branch of the Legislature.

Governor Whitman, who is bending his energies to have the Federal amendment ratified in its original form, without trimmings that would submit the question to the unbinding vote of the people, is prepared to send a strong message to the Legislature urging ratification. This message is scheduled to go to the Assembly on Monday night when the discussion of the amendment will be renewed. The effect of this message cannot be gauged. Neither can the vote on the Machold amendment which would send the question of the ratification of the amendment proper to the people.

Speaker Thaddeus C. Sweet indicated that he was prepared to lend his support to the ratification of the Federal prohibition amendment in its undiluted form. His support is another matter which must be counted upon.

It is quite generally believed, however, that the upshot of the prohibition agitation will be the reporting out of the State Constitution Prohibition amendment by the Committee on Taxation and Retrenchment of the Senate, of which Senator James A. Emerson is chairman. This committee has already made its report in favor of the submission of the State Constitution amendment. This amendment, however, must be passed by the present Legislature and the new Legislature which will be elected next autumn. If passed, the amendment would be submitted to the voters in the fall of 1919.

The question of excise revenue seems to have been lost in the ardor which characterized the fight over prohibition. The adoption of either the Federal or the State amendment would mean a loss in Federal revenue of \$30,000,000 annually, in State revenue \$12,000,000 annually and to the municipalities of the States \$12,000,000 annually. New York City alone would stand to lose \$6,086,072.

Hearing on the Davies bill, which would prevent any person not admitted to the bar from examining abstracts of title and from drawing up of deeds, mortgages and other instruments affecting real estate, wills and the like was postponed today until Wednesday next at 12 o'clock noon. Some opposition to this measure is developing in the Legislature by reason of the influence of the rural members who oppose it on the ground that in the country districts lawyers are not always available for the draft of instruments affecting exchanges of property. The bill in its present form excepts from its provisions employees of a County Clerk of Register who are making searches.

Another Home Rule amendment was introduced in the Senate this week by Senator Elon R. Brown. This amendment would so amend the Constitution as to authorize the Legislature by general law to delegate to cities such powers over local affairs as the Legislature deems expedient. The amendment on its face contains nothing that would distinguish it from the Brown amendment of last year.

The establishment of a department of purchase in New York City is provided for in a bill introduced by Assemblyman McKee. The bill calls for the appointment of a Commissioner by the Mayor. The salary for this place is \$15,000 a year. The Commissioner is to have a Deputy at \$7,500; a Director of Purchase at \$6,000 and a Secretary at \$5,000. The bill is designed to centralize purchases by the city.

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

AT its weekly meeting, held on Wednesday, March 13, 1918, the Real Estate Board's Joint Sub-Committee on Legislation and Taxation and Real Estate Laws, passed upon the following bills:

Senate Int. 776. Pr. 899. Dowling.

This bill was drafted by the Real Estate Board and introduced at its request by Senator Dowling. Its purpose is to amend the Tenement House Act so as to include many dwellings that may be altered for multi-family occupancy. Included are four-story and basement brick and stone houses of a depth not to exceed sixty feet, exclusive of bay windows and existing extensions. It applies to cities of one million or more population and to houses erected prior to April 10, 1901. Proper provision is made for fireproofing, for air shafts, for lighting and ventilation and for other details. The experience of a year has shown that the Three-Family Bill of 1917 was not sufficiently inclusive and the Real Estate Board believes that it is a part of practical common sense to try to so amend the law as to include the thousands of houses which in their existing condition are useless as dwellings and bring no revenue to the owners, and no adequate tax revenue to the city. It is believed that the proposed amendment will not be opposed by the Tenement House Department, and the affect it would have in their bringing to use dwellings substantially constructed, but now practically useless, will give this bill the general support of taxpayers, organizations and property owners who have for years been carrying these houses at a loss. It is believed that particularly at this time when construction of every character has practically ceased and housing shortage is imminent, if it does not already exist, that an alteration such as the one suggested would be welcome to thousands of tenants who would prefer to live in properly altered homes of moderate height rather than occupy the conventional large tenement or apartment house.

Assembly Int. 861. Pr. 976. A. E. Davies. To amend the Penal Law, in relation to attorneys.

This bill is disapproved, and should be vigorously opposed. No such drastic legislation as it proposes should be enacted. The purposes of the bill are threefold. It is proposed to (1) amend Section 270 of the Penal Law as amended by Chapter 783 of the Laws of 1917. (2) To amend Section 271 of said law as amended by Chapter 327 of the Laws of 1910, and (3) to create an additional section to said law to be known as Section 271-a. At present Section 270 as amended in 1917 makes it unlawful for any person not duly admitted and registered to practice as an attorney or a counselor at law in any Court of Record in the State or in any court in the City of New York, or to make it a business to practice for another in any of said Courts, or to hold himself out as an attorney or counselor or to render legal services of any character. The amendment extends the prohibition to any court in the State, and prohibits such person giving the impression that he is competent to give advice on legal matters, or to give such advice. At present Section 271 as amended in 1910 forbids persons asking or receiving directly or indirectly any compensation for appearing as attorney in a Court or before any magistrate in any city of the first or second class. The amendment extends this prohibition to all Courts in the State. The foregoing so far as New York City is concerned makes practically no change in the existing law, simply making effective in other portions of the State the law that is now effective in this city. The provisions of the proposed new section (271-a) are, however, more drastic, and provide that no person who shall not have been regularly

admitted to practice in the Courts of Record of this State shall draw any instrument relating to the lease, sale, exchange or placing of any lien or encumbrance upon any real or personal property or to the discharge or assignment of any lien or encumbrance upon such property, any will, petition, pleading, paper or instrument required by the rules or practice of any court, examine any abstract or title or pass upon the validity of any title to real estate for or on behalf of another as agent or otherwise (unless he be a Court Clerk or Register or regular employee of such officer) or ask or receive any compensation directly or indirectly for giving any legal advice. A person violating these provisions is guilty of a misdemeanor and punishable by imprisonment for a term not exceeding one month or by a fine not exceeding \$100 or more than \$200, or by both such fine and imprisonment. The only exceptions are that a person may draw an instrument relating to his own property, his own will, or a paper in an action or proceeding to which he is a party, nor does it affect any claim or case involving the workmen's compensation law. At present it is the common practice for real estate agents, brokers, and notaries public to prepare papers in the foregoing list. The enactment of this law will prohibit the continuance of this practice so long in vogue, and would seriously hamper those engaged in such business, requiring them to call in the services of a lawyer in every instance where any paper of the character of those above set out is required. From the standpoint of a real estate broker or agent the amendment so far as this new section is concerned is decidedly objectionable, burdensome and expensive.

Senate Int. 717. Pr. 841. Carson. (Same as Assembly Int. 720. Pr. 795. Beuley.) To amend the Labor Law, in relation to the organization of the Bureau of Statistics and Information.

This bill is approved. It relates to the organization and duties of the Bureau of Statistics and Information of the Labor Department. It repeals the ridiculous provision of Section 64 of the Labor Law, which requires the owners or proprietors of factories and other business establishments, and their agents and employees, to make any report concerning their plant and its operations which may be required by the Labor Department.

Senate Int. 184. Pr. 785. Downing. To abolish the Court House Board of the City of New York, to transfer its powers and duties to the Board of Estimate and Apportionment of such city and to provide for the disposition of the property heretofore controlled by such court house board.

This bill is approved. It would abolish the Court House Board and transfer its functions to the Board of Estimate and Apportionment, with power to abandon the existing courthouse site, as such, and make such disposition of the lands, etc., comprised therein as the board sees fit. In its original form, this measure was defective in several minor particulars, which were pointed out by counsel for the Real Estate Board, at the hearing before the Senate Committee on February 26. These objections have been removed in the reprint of the bill (Pr. 785). Further proposed amendments which would substitute the Sinking Fund for the Board of Estimate in the provisions of the bill are approved.

Senate Int. 775. Pr. 898. Farrenkopf. To grant and release to the City of New York certain lands under water in the Atlantic Ocean in the Boroughs of Brooklyn and Queens, to provide for the protection of adjacent uplands, the improvement of such lands under water and uplands and the acquisition of property for any such purpose, by such city, and to prescribe the methods for defraying the cost.

This bill is approved. It is an act to grant and release to the city certain lands in the Atlantic Ocean between the westerly boundary of Nassau County and the westernmost point of Coney

Island and to provide for the protection of adjacent uplands and for the improvement of such lands under water and uplands. The bill confers sweeping powers upon the Board of Estimate and Apportionment, looking to the development and improvement of the ocean front of Long Island and Coney Island, within the city limits. Any work done under this authorization is to be regarded as a local improvement the cost of which may be assessed upon property deemed benefitted thereby. The measure contains no mandatory provisions and the grants of lands under water to be made to the city by the State under the bill may be of great value in the future, particularly along the shore of Coney Island. It is possible, of course, were the bill enacted and the Board of Estimate become obsessed with the idea of rivaling the Seaside Park (Rockaway) extravagance, that ruinous burdens might be placed upon the city or upon property owners within a designated area of alleged benefit, but this seems hardly probable.

Senate Int. 812. Sheridan. To amend the Tax Law in relation to the recording tax on mortgages.

This bill is approved. It proposes to amend Section 293-a of the so-called Mortgage Tax Law. This section as at present constituted allows the record owner and holder of a mortgage which was recorded prior to July 1, 1906, to pay to the recording officer of the county in which the mortgaged property is situate the recording tax and thus exempt the mortgage from further taxation. The proposed amendment gives a similar privilege to the owner of the real property on which the mortgage is a lien and upon his exercising this option the mortgage becomes tax free. This legislation will be to the benefit of the owner of the property.

Senate Int. 811. Pr. 970. Sheridan. To amend the Real Property Law in relation to discharge of mortgages in counties embraced in cities of the first class.

This bill is approved. It proposes to amend the Real Property Law relative to discharges of mortgages in counties embraced in cities of the first class. The present law provides that where the original mortgage cannot be produced at the time of tendering the satisfaction for record the mortgage shall not be discharged until a certified copy of an order made by a Justice of the Supreme Court or the County Judge of the county in which the property affected by the mortgage is situated. This order is obtained upon a petition duly verified containing the name and address of the owner of the property and of the owner of the bond and mortgage, a full description of the mortgage and of any assignments thereof, that may appear upon the record, including the names of the mortgagor, mortgagee, assignor, assignee, date, amount, and the place, book, page and time of record of said mortgage. The proposed amendment appears to strike out from the last above list the words mortgagor and assignor. There can be no objection to legislation of this kind. Where the mortgagor is no longer the owner of the property or the assignor has no longer an interest in the mortgage, no good purpose can be served by making them parties to the proceeding to obtain an order directing cancellation of the mortgage.

Assembly Int. 885. Pr. 1013. Donohue. To amend the Tax Law in relation to appearance of the Tax Commission by counsel in proceedings for review of assessment of a special franchise.

This bill is approved. It amends the law so as to provide that in any proceeding to review an assessment of a special franchise tax the Tax Commission is authorized to appear by the Attorney-General of the State of New York, instead of by private counsel as

(Continued on page 321)

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

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NOTICE.

IN accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated by the Appellate Division of the First Department, for the publication of all legal notices, and such insertion in the Record and Guide will be accepted as fulfilling all requirements of the law.

Thrift Stamps.

The Thrift Stamp is the smallest unit in the Government's war revenue producing plan. It is so small as to be almost insignificant to the individual, yet in the aggregate the total will reach enormous proportions.

But with it you can stand at the corner of Broadway and Wall and in five seconds plunk a hundred cartridges out of a Browning gun into the Huns.

Twenty stamps buys 100 cartridges.

With Thrift Stamps instead of theatre tickets you can put a gas mask on a boy in the trenches who otherwise might be slowly tortured to death while you, comfortably seated, are enjoying yourself.

Thirty-six stamps buys his gas mask.

With her fifteen dollar salary put into Thrift Stamps, a dollar a week for fifteen weeks, or fifty cents for thirty weeks, any stenographer can induce these nimble little thrifty "pieces of paper" to turn out an overcoat for one of the boys who has given up dances and the moonlight walks with her to do a real man's work "over there."

Sixty stamps buys his overcoat.

Which would you rather have, an Easter hat and shoes or own one of those

Springfield-Enfield rifles, the most deadly single-shot fighting arm in the hands of any fighting men in any army today? Our boys are on the firing line. Own a rifle on the Flander's Front!

Seventy-eight stamps pays for a Springfield-Enfield.

Let Thrift Stamps give your automobile a brief rest in the garage—the price of a couple of new tires will outfit one of the boys who is going "over the top" for you from his helmet to his hobnail shoes.

Six hundred and twenty-four stamps completely outfits a soldier boy.

All around you the best boys in the land are quietly stepping out of their accustomed places here and showing up "over there." They don't look back—there's no furs or feathers where they go.

You are older and bigger and stronger than they are, because when all's said they're only kids in men's clothes. But they fill the clothes and they are going to do the biggest thing the world has ever had to do. What are you going to do?

May Day is to be observed as Thrift Stamp day this year. Twine a wreath of Thrift Stamps around the old Liberty pole.

The Zoning Law.

Comptroller Craig's statement that "No change should be made in the Zoning Law except upon proof that conditions have changed in a particular locality" was meant to thoroughly reassure real estate interests as to the policy of Mayor Hylan's administration relative to the law. The Comptroller has also said that the only other exceptions that may be granted are in cases where the original provisions of the law are clearly wrong, but that in regard to any applications for modifications the Board of Estimate would have to be shown conclusively that the character of a neighborhood had radically changed or that the law or the rulings of the former city officials were essentially faulty before any relief would be granted.

It is undeniable that following the resignations of Mr. Bassett and the other members of the Commission on Buildings, Districts and Restrictions, which had framed and obtained the passage of the Zoning Law, and the decision of the new Board of Estimate not to continue that Commission, but to take over the functions, there was considerable uneasiness among the friends of the Zoning Law as to the effectiveness with which its provisions would be carried out in the future. So pronounced was this feeling that several members of the Board who are in a position to ascertain the views of those interested in real estate expressed the opinion at a meeting of the Board at which the question of the Zoning Law first came up, that some action should be taken to dispel the somewhat prevalent idea that the law was to be swept out of existence.

Every member of the Board of Estimate declared himself in favor of continuing the operation of the law and of giving it the fair test that a rigid compliance with its letter and spirit alone could give. It was the unanimous opinion of the members of the Board that the real estate interests of the city should be fully protected. If any further assurance is needed of the attitude of the administration towards the law it may be had from the action taken at the meetings of the Committee on City Plan of the Board of Estimate, of which Borough President Dowling is Chairman. This Committee consists of all the Borough Presidents, the Comptroller and the Mayor, ex-officio, and is therefore fairly representative of the Board itself.

A large number of applications for modifications of the law have been filed with the Committee, many of which had been denied by the former administration. In each one of these cases the applicant was obliged to prove a radical change in the character of the neighborhood or a mistake in the restrictions placed upon the property under the orig-

inal provisions of the law. Of the numerous applications five have actually been decided, and in each of these the request for a change in the law was denied. Several of these cases had been decided in the negative by the former Board, and the action of the present Board was in exact accordance with the former decision. The location of these cases was widely scattered. In 179th street, between St. Nicholas and Audubon avenues, it was desired to build a garage in a residence district. On Westchester avenue, between Jackson and Forest avenues, the change asked for was from a business to the unrestricted class. On Ditmas avenue, near Gravesend avenue, there was a demand for a business house in a residence district. Between Eighth and Ninth avenues in West 27th street, the Committee declined to change the business restrictions and made it an unrestricted block. And in 97th street, between Broadway and West End avenue, an application to build a business structure in a residence block was denied.

The Committee officials point out that the provision of the law which makes it necessary to have the unanimous approval of the Board of Estimate to effect any change in its operation whenever twenty per cent. or more of the property owners of the frontage proposed to be altered, or twenty per cent. of the owners of property immediately in the rear or of twenty per cent. of the frontage directly opposite shall present a duly signed and acknowledged protest against the alteration. As public notice and hearings are also provided for before any action can be taken, it is practically certain that whatever might happen it is unlikely that any radical change in the provisions of the law can be made unless the great majority of property owners are in favor of it unless the law is allowed to become a dead letter, or repealed, neither of which consummations is probable.

It is gratifying to know that the law is not dependent for its enforcement upon its own compelling provisions, but that it is receiving the hearty support of the members of the Board of Estimate, who are continuing it in effect because they recognize its great usefulness in preserving the value of the property from which the city derives ninety per cent. of its revenue.

New Officials on Probation.

The reorganized Board of Standards and Appeals is now on probation in the minds of the property owners and the allied real estate interests of Greater New York. These will not judge quickly nor harshly, but they certainly will be guided to a great extent by the high standards of service and efficiency that were so firmly adhered to by those members who recently relinquished their connection with this important administrative body. The initial meeting of the reorganized Board has occurred and the individual members have had an opportunity to become acquainted with each other. It now remains for them to familiarize themselves with the needs of those who will appear before its meetings and to perfect plans for the rendition of equitable justice to those appellants seeking for relief from seemingly drastic legislation.

The progress of this body will be closely watched by thousands of interested property holders and their representatives. Not only those who attend the meetings of this body will sit in judgment, but the combined forces of the real estate and owning interests of the city will be impatient for results. Nothing less than service equal to the former body can be accepted.

John P. Leo, the new chairman of the Board of Standards and Appeals, has announced that he will take a determined stand to the end that the labors of the organization shall be wholly in the interests of the city and the property owners. All will be the recipients of just and equitable treatment. Equal justice will be the keynote of all Board deliberations and every effort will be made

expedite the work of the office that is compatible with efficient and thorough administration of the code.

Until the reorganized Board shall have proved itself capable of handling the problems that are presented for decision, the body must be on trial. This probationary period, while purely in the minds of those who are forced to come before it in the transaction of the regular affairs of the day, and of no political significance, will react, however, for good or evil upon the entire city administration. The probation term will be of sufficient duration to demonstrate whether results are possible or not and it is impossible to obtain, the allied property interests that are the prime reason for the existence of the Board will surely take a determined stand and make a concerted effort to obtain a proper measure of relief.

The efficiency and dispatch with which the future business of the Board is transacted, the measure of equitable justice meted out to those appearing in search of relief, and the general satisfaction that is rendered will be the basis of judgment and the measure of the confidence of the real estate interests of this city.

The former Board rendered its services to the complete satisfaction of all concerned. True, there were complaints from time to time, but these were usually made by some one whose application had been overruled by the Board as being contrary to the letter or intent of existing legislation. Considered as a whole, however, the old Board held strictly to the middle ground, performing its functions in upholding the laws of the city and allowing such modifications as were in accord with the intent of the letter of the law.

From the standpoint of the realty interests of the city, the announcement that Mayor Hylan contemplated a reorganization of this important body was looked upon with considerable trepidation. There was a feeling prevalent that it would be a matter of extreme difficulty to replace the members with others of similarly high technical qualifications and general all-around capabilities. It is sincerely to be hoped that the new members of this body will omit nothing in their administration of the affairs of office that will deplete the efficiency of the organization or lower the existing high standards of the Board. Strong interests will watch, and while these will not be hypercritical during the period of readjustment, direct result and improvements will be anticipated. This city must not be disappointed in the record of this most important adjunct of its administration.

Moratorium on Rents.

Editor of the RECORD AND GUIDE:

In the newspapers of March 5 there appeared reports of the passage of a bill to protect soldiers' civil rights, so soldiers' families cannot be compelled to pay rent during the period of the war.

As it is important that all people of the country should feel that they are being treated with equal consideration and fairness in order that they may be satisfied that our Government is really acting in a democratic way, I would like to ask about a matter that is troubling me very much. I cannot see that this provision is fair to real estate owners.

I have a house in Jersey City occupied by seven families and three stores. Nearly all of the men of the families have been drafted and all will probably be in the war before July 1. The class of tenants is such that they will not be able to pay their rent, as they probably have no accumulations.

I have a mortgage of \$10,000 on the property and have to pay taxes amounting to about \$400 and water to about \$200. There is no moratorium on my mortgage or my taxes and I will lose my property if I cannot pay, and I cannot pay if my tenants are all in the army and I cannot collect from them. Only in January I had to pay \$1,000 off on the mortgage because the party made me, and I had to borrow that. What am I going to do?

My neighbor, who has \$100,000 invested in bonds that are free from taxation, does not have to contribute anything, and I have to pay on my income over \$2,000.

I am not a pro-German, but have bought Liberty Bonds, supported every call that has been made both with money and time in my community, and have a son in the army who enlisted.

As a taxpayer I have to make up and pay all public officials, policemen, etc., who go into the army, while my son from private life loses the difference between what he was making and is now getting. Maybe I am particularly unfortunate, but I think there must be a great many more like me.

I want to feel right toward the Government, but it does not seem right that I must furnish rooms to soldiers' families while the butcher, baker and grocer do not have to furnish any goods at all. If they do furnish them they may not be able to collect.

The trouble with most people like myself is that the tenants are already in the houses and I cannot get them out. Do you not think that the Government should pay the rent or make a moratorium for everybody?

I am willing to do my share, but I cannot carry more than my share and I may be wiped out if this law goes into effect without some relief for me.

I cannot see why I should pay the soldiers' rent because I have a house when my neighbor has just as much income as I have and does not have to pay anything. What do you think about it?

JAY MACE.

Sixth Avenue Improvement.

Editor of the RECORD AND GUIDE:

As a large owner and holder of real estate in the midtown section, I am deeply interested in the development of the district in the neighborhood of Sixth avenue, between 34th and 59th streets. I have held certain views for some years relating to the improvement of traffic conditions in that portion of Sixth avenue.

Those views were pointed out by me to the late Mayor Gaynor, who was much interested therein, but, unfortunately, the assault upon him which occurred almost immediately after, put an end to any practical consideration of my suggestions. These involved the widening of Sixth avenue, by the taking of lands on the east side from 34th to 59th streets. You are aware that with few exceptions, this side of Sixth avenue is covered with old buildings, and Bryant Park belongs to the city. These circumstances would lessen the cost of improvement far below what it would take to cut a new street between Fifth and Sixth avenues. I need scarcely point out the availability of connecting this improvement with the Hudson tunnel and the Pennsylvania Railroad station, and with the Grand Central Terminal through, over, or under Bryant Park.

Heretofore, certain influences have been exerted on behalf of the East Side and the New York Central people in particular, but I feel that the Pennsylvania interests, the McAdoo tunnel, 34th street, the West Side between 34th and 59th streets, as well as Broadway, Central Park West, West End avenue, Riverside Drive and beyond, in fact, as far north as Yonkers, with the theatres, hotels and dry goods houses, should be taken into consideration. It should be taken up with the McAdoo interests and the elevated railroad might even be altered on Sixth avenue, so as to have central pillars in the middle of the roadway, instead of the present double set of columns on either side of the trolley lines.

The increase of taxable values on these streets and others in the neighborhood, would pay for the entire improvement in an incredibly short time, without putting any additional burden upon the city.

I should be pleased to assist in carrying out such plan as may lead to the improvement of the real estate in this neighborhood and of the relief of the constantly increasing traffic therein.

WM. SITTENHAM.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 308.—If a husband and wife enter into a contract with two other parties to sell a piece of property and accept a deposit, and the wife dies before the date set in the contract for title to pass, is the husband legally bound to carry out the terms of the contract?

Answer No. 308.—Any person is bound in law to carry out the terms in his contract. If title was in the husband's name the death of the wife will not be an obstacle in the way of consummating the contract. If the title was in the name of the wife, her executors or administrators may convey under authority of the Surrogate's Court, or an action or a special proceeding may be brought by the proposed vendee to compel a conveyance of the deceased wife's interest.

Question No. 309.—A landlord wants \$15,000 per annum for a portion of his store, premises being a department store; the tenant and landlord agree on a 10% commission basis instead of a flat rental, the term being five years. The landlord claims he has taken in on an average \$100.00 a year himself, and expects the tenant, my client, to do better. I have never had a deal on like this before, and I am at a loss how to collect.

Question No. 309.—The facts here are not sufficiently stated. The broker, in any event, knows the amount he can collect on the ten per cent. basis, and the amount he would collect on the ordinary commission basis. It seems entirely a matter for himself to decide.

Activities of Brooklyn Board.

At the meeting of the Brooklyn Board of Real Estate Brokers held Wednesday, the Board went on record opposing Assembly Int. 861, An act to amend the Penal Law in relation to attorneys. The Board also went on record in favor of the bill granting permission for Sunday baseball.

The following associate members were elected: Frank H. Quinby, 99 Nassau street, N. Y., and William L. Andrews, 642 Broadway, Brooklyn.

The Board received a request from the Liberty Loan Committee who desire to secure locations as headquarters for the coming Liberty Loan in the different police precincts of Brooklyn. The Board voted in favor of notifying the members, asking them to cooperate.

A brief report was received from the Transportation and Subways Committee, in regard to Senate 268, Assembly 335, for the purpose of providing a new Commission to have jurisdiction over terminals in the City of New York. The Chairman stated that a meeting of the Committee would be held within the coming week when the Committee would be in a position to make an intelligent report on the situation.

Queens Chamber Nominates Officers.

George J. Ryan has been renominated president of the Chamber of Commerce of the Borough of Queens; H. P. Williams and John M. Demarest, vice-presidents; and William J. Hamilton treasurer. The following directors have been nominated for a term of three years: Robert W. Higbie, M. J. Degnon, Ray Palmer, John F. Galvin and George C. Dickel.

The Committee on Nominations, whose report will be acted upon at the seventh annual meeting of the Chamber to be held April 12, included James J. Conway, chairman; Thomas W. Cullen, James A. Donald, Herman W. Beyer and Johnson Shipman.

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REAL ESTATE NEWS OF THE WEEK

Important Legislation Pending—Suburban Market Improving—Money Market Still Tight

IMPORTANT legislative matters, of vital interest to real estate owners, came up for consideration at Albany this week, the flat rate tax measure, municipal ownership of public utilities and prohibition being among the most important. Actions taken on these bills is reported in another column of this issue.

The appointment of a new Chairman of the Board of Standards and Appeals is another matter which is of intimate concern to the real estate market. John P. Leo, the new appointee, is experienced in the building field, but he is handicapped by the fact that his predecessor set such a high standard to follow. Architects and builders will not be satisfied with a lowering of this standard and therefore the future work of the Board will be watched with more than passing interest.

There were a fair number of sales and leases reported by brokers. Several deals of importance were included in the budget. It has been noticeable during the past week that many properties have changed hands without the element of trade. This fact is one of the encouraging features of the present-day market. To be sure the actual cash involved in the transactions is, as a rule, not as large as during times when a broader market exists, but still the fact that a new clientele is purchasing, should be the forerunner of a broader market.

The tightness of the money market is still a dominant factor in the restriction of trading. It will be some time

before this condition is changed. The institutions are still conserving their resources, and these have been placed at the disposal of the Government.

Practically no speculative building is now going on in Manhattan, though there has been an increase in the number of operations in the outlying Boroughs, and just over the line. These operations are the result of real estate sales made to professional builders, though there is a considerable number of private dwellings being erected for private occupancy.

The suburban market for improved properties is strong. The demand is better than for years. The vacant land, however, is hard to sell and finance. The activity in dwelling houses in these sections is directly traceable to the fact that no building operations have been completed wherein a considerable number of families could be housed. The income return from these properties is large, and there is but little doubt but that this condition will maintain for some time to come.

Many brokers contend that the opening of the new subway lines has not produced the purchasing activity that was anticipated. They look for a better market from now on, due to the milder weather. The out-of-town brokers are dependent upon good weather, for first impressions on prospective clients are lasting ones. The severe winter weather discouraged "shopping" out of town. At the present time there is a distinct shortage of dwellings which rent for less than one thousand dollars a year.

NEW YORK BUILDING MANAGERS

REPORT ON PENDING MEASURES

THE following report has been made by the Legislative Committee of the New York Building Managers' Association: Hearings have been held before the Public Service Commission in the matter of charges made by the New York Steam Company, H. H. Whitman appearing for the New York Steam Company, H. J. Hemmens for the New York Edison Company, and Godfrey Goldmark and Robert J. Farrington, assistant counsel, attending for the Commission. The Commission was of the opinion after the proceedings that the act of the New York Steam Company in canceling by its notice of May 28, 1917, contracts made with it in conformity with its schedule effective November 1, 1916, was unjust and unreasonable and that the schedule of the company effective June 1, 1917, is unjust, unreasonable and unlawful in so far as it does not provide a separate classification for contracts in force on that date and made in conformity with the said schedule effective November 1, 1916.

It was ordered that on or before March 5, 1918, the New York Steam Company shall issue, file and post a supplement to its schedule of June 1, 1917, which supplement shall provide that all contracts made in conformity with the schedule of the company, effective November 1, 1916, and outstanding on June 1, 1917, unless thereafter canceled by mutual consent, shall be in full force and effect.

It was further ordered that this order shall take effect immediately and shall continue in force until changed or abrogated by further order of the Commission. This order, however, is made without prejudice to further hearings and proceedings in the matter with respect to the reasonableness generally of the basic rates and charges set forth in the schedule of June 1, 1917, and supplements, and no determination is made. On or before March 2, 1918, the New York Steam Company shall notify the Commission in writing whether the

terms of this order are accepted and will be obeyed.

One way that real estate offices can assist the Government at this time is to sell Thrift and War Saving Stamps. If real estate men tried undoubtedly many of the employees in offices and buildings would take at least one Thrift Stamp each week, and in offices where tenants pay rent at the office in cash they would accept one or two Thrift Stamps with their change. While the money so received would amount to a modest sum total, the securing of the interest of the stamp purchasers would be of great benefit. The rent collectors when visiting the building could also carry stamps and sell them to the tenants. Cooperation of all kinds is necessary at this time and we know our members will not be slackers if their attention is called to the opportunity.

The new schedule of coal prices is expected about April 1. Dr. Garfield states that steps are being taken to prevent the shipping of dirt, slate, refuse, etc., with the coal, as was done last winter. The protest of the association on this point has met with favorable consideration.

The situation continues to improve both as to quality and quantity. The future of the coal situation is now foremost in all minds. Additional methods of taking care of future conditions have been suggested as follows:

Building of additional bunkers and storage yards and filling these and all other space to their capacity.

The further curtailment of non-essential industries and luxury products.

The use of the New York State Barge Canal and the revival of unused canals.

The elimination of isolated and non-economical private electric power and heat plants and the use of large central stations.

A better supply of cars.

Further reduction of artificial illumination in the day time.

Inspection at mines of the quality of coal to prevent shipment of grades not suitable for ordinary consumption.

LEGISLATION.

(Continued from page 317)

heretofore, the proper expenses to be a charge against the State and not against the Tax District. By ordering appearance by the Attorney-General, it will save the money on frequent occasions wanted in the employment of special counsel to represent the State and it is proper for the State both to be represented in all such proceedings by its own officer or his deputy and to bear the expense of defending the assessments of its Tax Commissioners.

Assembly Int. 884. Pr. 1012. Curley. (Same as Senate Int. 714. Pr. 836. Murphy.) To amend the Greater New York Charter in relation to the issue of corporate stock notes.

This bill is approved. The Comptroller is authorized to issue from time to time bills or notes known as corporate stock notes to mature within a period not to exceed one year. Under the present law he can only renew one-half of these. This authorizes him to renew four-fifths. There is probably some necessity for this law at this time on account of the difficulty of the city's borrowing money, and existing law should be modified to meet the situation.

Senate Int. 611. Pr. 698. Sage. (Same as Assembly Int. 760. Pr. 866. Machold.) To amend the State Finance Law in relation to creating a central supply committee for the state and prescribing its powers and duties.

This bill is approved as being in the interests of economy and sound policy for the State. It proposes an amendment to the State Finance Law to create a Central Supply Committee, composed of seven members, to wit, the State Comptroller, Commissioner of Education, Superintendent of Public Works, Secretary of Trustees of Public Buildings, Chairman of Hospital Commission, Fiscal Supervisor of State Charities and the Superintendent of State Prisons, all required to serve without extra pay; the work of the Committee to be handled by such existing subordinates as the Committee directs and without extra compensation; regular monthly meetings are to be held at a stipulated time; the Committee to have power of subpoena and to hear testimony, etc., and to examine all records of any state department or institution. The Committee is required to investigate the State Departments, Boards, Institutions, etc., with a view to a systematic organization and consolidation of the purchasing of materials, supplies and furnishings for the entire state by joint contract duly advertised. The Committee is to make a classified schedule and specifications of all materials and supplies. Bids to be let to lowest responsible bidders. The various departments and institutions of the State are to make all purchases from the successful bidders at the contract prices.

Assembly Int. 915. Pr. 1055. Bewley. To amend the Labor Law in relation to floor area and required exits, stairways, notice of issuance of permits for building construction, fire alarm systems and fire drills, smoking and cleanliness in factories.

As hereafter indicated this measure is in some respects salutary, but it also contains several vicious provisions and numerous defects in form and phraseology. It is unsatisfactory as it stands and is disapproved. This measure proposes the following changes in the Labor Law: (1) Prohibits in buildings erected after July 1, 1918, the increase of occupancy, heretofore allowable under Section 52-a (Sub-Division 2, Section 79-a). (2) Repeals the requirement for an additional means of exit where the floor area exceeds 5,000 square feet (Sub-Division 2 of Section 79-a). (3) Permits stairways and landing inside an exterior enclosed fireproof stairway, not exceeding 100 feet in height, to be constructed of other than incombustible material, such other material to be approved by the Commission (Sub-Division 3, Section 79-a). (4) Prohibits the acceptance of stairways containing "winders" as required means of exit (Sub-Division 3, Section 79-a). (5) Modifies the requirement that the fireproofing of a stairway shall extend to three feet above the roof slabs, when the fireproofing may terminate at the underside of such slab (Sub-Division 3, of Section 79-a). (6) Permits the ventilation of stairway enclosures by windows in exterior walls,

but requires such windows to be fireproof when they are within 25 feet of a non-fireproof structure (Sub-Division 3, Section 79-a). (7) Requires skylights over stairway enclosures to be placed in metal frames with fixed or movable louvers or ventilators, and unless the skylights are of wire glass they must be protected on the inside by a shield of wire mesh (Sub-Division 3, Section 9, 79-a). (8) Modifies the requirement that stairways shall be extended to the roof by giving it an application only where safe egress may be had from the roof to the roof of an adjoining building, but provides that this modification shall not apply to building more than five stories in height (Sub-Division 3, Section 79-a). The limitation of this amendment is destroyed by the proposed amendment of Sub-Division 1 of Section 79-c, that, "whenever safe egress may be had from the roof to an adjoining or nearby structure, all stairways serving as required means of exit that extend to the top story shall be continued to the roof."

(9) Authorizes the Commission to dispense with fire alarm systems and fire drills in buildings equipped with automatic sprinklers having one adequate source of water supply, approved by the authorities having jurisdiction, and in which the maximum number of occupants on any one floor does not exceed by 50 per cent the capacity of the exits as prescribed by Section 79-e (Sub-Division 1, Section 83-a). The amendment proposed is repeated in the succeeding sub-division of Section 83-a relating to fire drills. Were it added as a third sub-division of the section, its inclusion in both of the preceding sub-divisions could be avoided. (10) Extends the authority to permit smoking in factory buildings to those having special occupancies; in which supposedly the prohibition against smoking shall be inapplicable, generally (Sub-Division 3, Section 83-c). (11) Requires that factory buildings shall be kept in "proper repair," as well as clean and sanitary (Sections 84-84-a).



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THE TORRENS LAW.

(Continued from page 315)

for the recovery of the value of the land, and it was held that she was entitled to recover. The registration of the land vested the title in the son, and the innocent incumbrancer took title in satisfaction of his debt. See *Anderson v. Davy*, 1 N. Z. S. C. 302.

A. applied for the registration of certain land. His supposed deed from B., under which he claimed title, was a forgery, but he did not know this when he was registered. It was held that his certificate gave him an unimpeachable title as against B. See *Coleman v. Riria Puwhanga*, 4 N. Z. S. C. 230.

These two cases, although the scene is laid in New Zealand—we go so far afield because the Torrens Act was born in Australia—are typical of what has happened in other jurisdictions; of what might occur in New York under the Torrens Law, and of what occurs, not infrequently, under the present recording law, as title insurance companies have reason to know. Anyone with criminal intentions may forge a deed of a piece of vacant land, and especially with the short period of service and the inadequate methods of service provided for by the Torrens amendments, now proposed, obtain registration of the title. An innocent mortgagee, making his loan relying upon the certificate, gets an absolutely good title as against the real owner, who is relegated to the assurance fund. His recovery is as to the assessed value of the land at the time of the registration, and under the amendments proposed in the Sheridan-Coles bill the county must pay him such

value, irrespective of the amount which may be in the county treasury to the credit of the assurance fund. Any deficiency in the fund must be made up by tax levy.

The difference between the liability of the State, in the case of Torrens registration, and the liability of a title insurance company, under the present recording laws, is plainly marked by the above transactions. The State having declared that a Torrens certificate is incontestable does not return the title of the land to the true owner, but compensates him by a cash payment. Under the recording law, no title passes out of the true owner by the forged deed, notwithstanding the fact that it was recorded, and the title company who might have insured the mortgagee under the above transaction would have to reimburse him the amount which he advanced on said mortgage, relying upon the genuineness of the deed. This would seem to be much the fairer method of adjustment.

The experience of other jurisdictions as to losses paid by the State under claims arising under Torrens Acts is no criterion of what would take place in New York. The opportunities are so numerous under the Torrens Law and so many of the unscrupulous are here congregated that there is sure to be an unprecedented number of claims arising in the course of the administration of the Act, provided the bars which now prevent them from taking advantage of its provisions are let down.

It behooves the Legislature to preserve carefully every protection with which the administration of the law has been surrounded, and it is also doubly

important in these days of excessive tax charges on real estate that additional burdens shall not be imposed upon the community in an attempt to supplement the seeming unfair working of the Torrens Law by compensation out of the taxpayers' money—a provision which may be held to be unconstitutional, when a test of the question has been properly made.

TALK ON TAXATION.

William R. Burling Shows How Unnecessary Expenses are Incurred.

WILLIAM RAYMOND BURLING, Chairman of the Taxation and Legislation Committee of the Brooklyn Board of Real Estate Brokers, was the spokesman for Brooklyn taxpayers at the public hearing before the Mayor's Committee on Taxation and Investigation of Mortgage Loans, held recently at the Hotel Majestic. Landlords, builders and real estate brokers from all parts of the city attended the meeting and aired their grievances.

"May I refer to the following excerpt from the 'report of the Mayor's Advisory Commission on Administration of the Tax Law, City of New York,' submitted to Mayor Mitchel on December 20, 1917," said Mr. Burling:

"Throughout the country real estate taxes produce 75 per cent. of the revenue, and in New York City about 80 per cent. It is well known that the average net return to the owner of such property here has become so small as to depress the market. Should depreciation become general and confirmed the debt margin also would be injuriously affected. Even if a much higher tax rate were not economic suicide it would be illegal, for the constitutional limit of 2 per cent. is not far away. A higher general standard of assessment is clearly out of the question. The conclusion is inevitable that larger contributions must be received from other sources.

"As for the attempt to tax all personality at the real estate rate, its hopelessness is demonstrated every day and everywhere. Its severity condemns it to failure. A tax that would absorb, on the average, from 30 to 50 per cent. of income is too close to confiscation, not to be evaded by all honest and some dishonest means. Securing immunity from personal taxation is almost a science, and wealthy corporations and individuals find it profitable to secure expert legal advice on the subject.

"Let us supplement this statement by an official committee with the fact that in 1898, the first year of consolidation, the budget was \$77,473,084, or a per capita cost of \$23.80, and that in 1918, the present year, the budget is \$278,123,759, or a per capita cost of \$40.96. This shows an increase of \$141,000,000, or over double the amount of the budget itself twenty years ago, with about a \$17 per capita increase.

"This condition, in our opinion, can be rectified by the establishment of a maximum limit of the tax rate on both real estate and personal property. By limiting the real estate rate stability confidence will be restored and values sustained. By limiting the personal tax to a moderate rate the incentive to swear off illegally will be removed and a vastly increased income will be derived."

"In 1917," continued Mr. Burling, "personal property to the amount of \$419,156,315 was taxed, and when it is figured that the actual personal property in the city is valued in billions and not millions the amount to be obtained under a reasonable rate is apparent.

"The Brooklyn Board has gone on record strongly in favor of Boylan Bill No. 89 and Sesselberg No. 613, affecting the tax rate and also other amendments in the law to allow of taxing property where located.

"The apparent necessity for the Tene-ment House Department in 1901 has been amply, if not excessively, covered by this and subsequent legislation, and we believe that it would be greatly to the advantage of the taxpayers and the city to abolish the Department and have the law administered by the Building Department, with certain features taken care of by the Fire and Health Departments. The taxpayer would in this way be saved from duplication of departments' control, and the city would be benefited to the extent of \$642,807, figures from 1918 budget.

"Two other departments whose work come close to the same fields are the Dock Department and the Department of Plants and Structures. In the 1918 budget the Dock Department is accorded \$2,082,324.91, and the Department of Plants and Structures \$753,072.07. If consolidated in the Dock Department the \$753,072.01 should be largely saved to the city.

"The office of City Chamberlain is

BLISS TALKS

"It is far better to prevent the appearance of pests than to attack them after they have arrived."

When the 86th St. Y. M. C. A. contracted for Bliss Exterminator Service and wrote us the letter from which the above phrase is quoted, they appreciated the fact that a large proportion of the most important real estate firms in town are Bliss clients. We prove to our patrons that "Bliss Service Satisfies," taking no money in advance and cheerfully giving a free demonstration to owner and agent.



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another needless office, in our opinion. This should be abolished and its functions turned over to the Department of Finance, and the \$59,227 saved from the Budget.

"May I also call your attention to a policy which rests largely with the administration without legislative enactment? This is the sale of all city owned real estate for which there is no present or prospective use. If it is good law and good business that a savings bank, to protect its depositors, shall not own longer than a given time realty which it does not use for its banking home, is it not equally as good that the city should follow the same procedure to protect taxpayers?"

"In our opinion the question is not one that is solely dependent on the condition of the market, for the price obtained is not the greatest consideration of the city. So long as a fair marketable price is obtained the placing of the property on the tax rolls and the improvement of the property, for the unused city property is reasonably well located, which would promptly be improved by private parties, and so would improve whole neighborhoods, with consequent reflected assessed valuation enhancement, as well as increasing the borrowing capacity of the city.

"The city is the only seller of real estate that not only has the price obtained free for use or investment, but in addition gets an annual income from the property so sold and also on all improvements."

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 35 as against 32 last week and 36 a year ago.

The number of sales south of 59th street was 17 as compared with 12 last week and 15 a year ago.

The sales north of 59th street aggregate 18 as compared with 20 last week and 21 a year ago.

From the Bronx 12 sales at private contract were reported as against 10 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 328 of this issue.

Mexican Telegraph Company Buys.

Charles F. Noyes Company sold for the Farmers' Loan & Trust Company, trustees, to the Mexican Telegraph Company, the block front in the east side of Broad street, from South William to Stone streets, and the adjoining building, 43 South William street. The property comprises about 3,100 square feet, with frontages of 70 feet in Broad street, 32 feet in South William street, and 47 feet in Stone street. Announcement was made that the new owners will erect, at a relatively early date, a modern fireproof office building, for the exclusive occupancy of the purchasing company. The ground is valued at about \$150,000, and it is expected that the total operation may involve about \$400,000. The purchasing company, of which James S. Crymser is president, is the northerly connection of the South and Central American Telegraph Company, and operates the "All American Cable." This deal is the most interesting of the many deals that have been closed in the Broad street section. The plot is one of the most unique along Broad street, being at the widest portion, and with remarkable street frontages and great prominence. In the neighborhood there are a number of individual buildings occupied by owners such as the Bush Terminal Building on the block front from Pearl to Bridge streets; the American Bank Note Company building in Broad street, from Beaver to Marketfield; Fraunces' Tavern is located two blocks away, and the New York Telephone Co. has just improved the block front in Broad street from Water street to Pearl, three blocks further east. The Consolidated Stock Exchange, Exchange place, is one block north, and

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in this block, bounded by Broad, South William and Beaver streets, there has been a great deal of activity. The Delmonico Building, at one end of the block, was recently purchased, is being altered, and is occupied by marine insurance interests.

Guaranty Trust Company Buys.

The Guaranty Trust Company has acquired title from the Sixty Liberty Street Corporation, to 60 to 64 Liberty street, a fifteen-story office building. The selling company represents William H. Barnum and William Everdell, Jr. The structure has been connected with the corner building fronting on Broadway, occupied by the Guaranty Trust Company. About 80 per cent. of its floor area is now used by the purchasing company. The building abuts the New York Clearing House, having as neighboring properties in the same block the Postal Life, Bank of Commerce, and American Exchange National Bank buildings.

Bank Adds to Holdings.

The Chemical National Bank has increased its frontage in Chambers street, to 150.11 feet through the acquisition of the five-story building, 84 and 86 Chambers street, 50x75.1 feet, from the City Real Estate Company. The bank building adjoining is an "L"-shaped structure, fronting 100.11 feet in the street, and 25.1 feet on Broadway, where the main entrance is located. The newly acquired parcel is assessed at \$170,000.

Operator Still Active.

Frederick Brown sold to the Irwin Realty Company the two five-story apartment houses, at 1220 and 1226 Grand Boulevard and Concourse, on a plot 77.1x104.8 feet, north of 167th street. The houses accommodate sixty-two families, and are fully tenanted, at about \$26,000 a year. They have been held at \$210,000. In exchange the buyer gave 2442 Eighth avenue, a five-story flat, on

WANTS AND OFFERS

WANTED—By a Practical Engineer, a position as Superintendent of office or large apartment building, or superintendent of repairs with large estate or real estate agency. Best of references will be given. Address **ENGINEER**, care Record and Guide.

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FOR SALE OR TO LEASE

ELEGANT COUNTRY PLACE on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion; barn, suitable for garage; outbuildings; fine lawn; fruit, shade trees; flower, vegetable garden, fine condition; may consider exchange for city property; photographs in office. For particulars, terms, call any day. **GEORGE SCHWEPPEHAUSER**, 262 West 135th St.

FOR SALE—Bronxville, modern 9 room house on high ground; very reasonable terms. **HARPER**, 245 West 26th St., N. Y. C.

FOR SALE—Kingston, N. Y.: first class Residence, 15 rooms, solarium; garage; lawns; garden; fruit; exclusive neighborhood; bargain; owner retiring. **PHYSICIAN**, Box 478, Record and Guide.

FOR SALE—South Brooklyn, a one-family house of nine rooms and bath, situated two blocks from the Ninth St. Station of the Fourth Ave. Subway; asking price, \$4,000; can be had on easy terms. **R. MURPHY**, 210 Eleventh St., Brooklyn.

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a lot 24.11x76 feet; also the one-story taxpayer at the southeast corner of Intervale avenue and 166th street, 20x86x67; also Vega Farm at Branchville, N. J., containing 27 acres, with a house and barn; also two free and clear dwellings at Deal Beach, N. J., on the Esplanade, and Woodward avenue; a two-story taxpayer at 1829 and 1831 Bath avenue, Brooklyn, 42x100 feet, and 10 free and clear lots at Bayshore, L. I. Byrne & Baumann were the brokers.

Deal for Negro Apartments.

The Payton Apartments Corporation, formed at Albany a few days ago, with a capital of \$450,000, has taken over the six elevator apartment houses occupied by negroes at 117 to 143 West 141st street, and 130 to 148 West 142d street, between Lenox and Seventh avenues. In 141st street the property measures 125x100 feet, and in 142d street 150x100 feet. It is understood that the company represents negro capital, the personnel including Edward C. and W. H. C. Brown, and Andrew F. Stevens, bankers of Philadelphia and Washington; Emmet J. Scott, secretary of the Tuskegee Normal and Industrial Institute of Tuskegee, Alabama, and Herman E. Perry, president of the Standard Life Insurance Company of Atlanta, Ga. These apartment houses were reported sold last year to the Philton Holding Company, controlled by the late Philip A. Payton, Jr. They were later acquired by Watt Perry, a negro capitalist from Brockton, Mass. Up to last summer the houses were occupied by white people, but at that time the suites were offered to negroes.

Company Formed to Buy Loft.

The Twenty-Nine West Seventeenth Street Company has been formed with Harry Miller, Percy A. Shedlock, and Louise Bonar as directors, to purchase the ten-story and loft building at 29 West 17th street, from the Brooklyn Savings Bank. The structure measures 25x92 feet and is located 435 feet west of Fifth avenue. The property was taken over by the institution on October 8, 1915, as plaintiff in a foreclosure action to satisfy a mortgage judgment of more than \$100,000. The new company is capitalized at \$100,000.

Manhattan Apartment in Trade.

An upper west side apartment house figured in an exchange transaction, which also involved a Westchester County farm. Frederick Brown, operator, sold to A. P. McDonough the Cynthus, a seven-story elevator apartment house, with stores, at the northeast corner of Broadway and 125th street, on a plot 100x75. The property has been held at \$200,000. In exchange the buyer gave the Whitson property at Newcastle, Westchester County, N. Y., between Ossining and Chappaqua, and containing 125 acres, with a three-story Colonial style residence, farmer's cottage and garage. The property is fully stocked and has large apple and peach orchards. It was held at \$60,000. George Howe was the broker.

Resale in Front Street.

Harry K. Gregg resold the six-story office building at 132 and 134 Front street, 40.10x85 feet, at the southwest corner of Pine street, which he purchased last month from Thomas P. Grace. Arthur H. Lamborn is the buyer of the property, which was formerly the home of the Tea Auction Room. Geo. R. Read & Company was the broker.

Operators Buy.

The Jules Realty Company, representing Fisher and Irvine Levine, operators, bought from the Kobre Assets Corporation the eight-story store and loft building at 533 to 541 Canal street, northeast corner of Washington street, having a frontage of 101 feet in Canal street, 22 feet in Washington street and an irregular depth. The entire plot comprises about 45,000 square feet. The building has been held at \$140,000, and is rented to three separate tenants, for \$14,000 a year. William S. Baker was the broker.

Realty Company Buys.

Nason Realty Company purchased from the Laden Realty Company, the Maxine and Elliott, two six-story apartments, each measuring 66.8 x 100 feet, at 648 and 654 West 160th street. The buildings were completed last November and are fully tenanted, the annual rent roll aggregating about \$32,000. The properties were held at \$240,000. Norman Denzer and Joseph Silverson were the brokers.

Apartment House to Be Transferred.

The Madison Avenue and Eighty-Ninth Street Company, of which F. D. W. Searing is a director, will take over the Lauriston apartment house, a seven-story building, at the northeast corner of Madison avenue and 89th street, covering a plot 36x100 feet, adjoining the Beloved Disciple Protestant Episcopal Church. The Realty Company of America recently acquired the property as plaintiff at foreclosure for \$239,579.

Sagua Democratic Club Buys.

Sagua Democratic Club purchased from Alvin Wachsmann, through the Nehring Company, the three-story dwelling at 517 West 173d street, now occupied by that organization. The property will continue to be used as a clubhouse, but will be altered to provide additional facilities for the entertainment of the new women voters.

Manhattan.

South—of 59th Street.

BEDFORD ST.—Duross Co. sold for Mrs. P. Roncoroni to Henry Umar the property at 46 Bedford st and 29 Leroy st, the northeast corner of Bedford and Leroy sts, facing the 7th av extension, on plot 22.6x67, on which there is a 3-sty dwelling, with store, and a small 3-sty house on the rear of the lot.

CANAL ST.—William S. Baker sold for Kobre Assets Corp. to Jules Realty Co., representing Fisher and Irving Lewine, 533 to 541 Canal st, northeast corner of Washington st, an 8-sty store and loft building, on plot 101x22x irreg., held at \$140,000.

FRONT ST.—Harry K. Grigg resold to Arthur H. Lamborn, president of Arthur H. Lamborn Co., sugar brokers, the 6-sty office building, on plot 40.10x85, at 132 and 134 Front st, southwest corner of Pine st, formerly the Tea Auction Room. Geo. R. Read & Co. negotiated both deals.

LITTLE WEST 12TH ST.—Middendorf & Rohrs, produce dealers, bought from the Cooper estate the 3-sty building at 3 Little West 12th st for occupancy. The brokers in the transaction were Charles B. Van Valen, Inc., and Duross Co.

MADISON ST.—Lawyers' Mortgage Co. sold 352 Madison st, a 5-sty tenement, on lot 23.3x95.1, near Scammel st.

5TH ST.—Daughters of Israel purchased from Joseph Wollman the property at 220 East 5th st, which the society has occupied as a nursery for a number of years. It comprises a 3-sty house, on plot 21.2x92.4, located between the Bowery and 2d av.

41ST ST.—James Kyle & Sons and Horace S. Ely & Co. sold for the Norris estate to Joseph Gordon the two buildings at 237 and 239 East 41st st, on plot 50x irreg. This is the first sale of the property in 75 years.

50TH ST.—Bondy Croner, tenant, purchased from the trustees of Columbia University 54 West 50th st, a 4-sty dwelling, on plot 20x100.5, Columbia leasehold.

54TH ST.—Wm. A. White & Sons sold for John J. Carle and Howard Willets, executors of the Willets estate, to Dr. Charles A. Holder 39 West 54th st, a 4-sty dwelling, on plot 22x100.5. The property has been in the ownership of the Willets family since 1879.

LEXINGTON AV.—James Kyle & Sons sold the 4-sty brown stone building at 602 Lexington av for Mrs. J. Frankenthal.

1ST AV.—David Lion and S. Soraci sold for the Lincoln Trust Co. the 4-sty building, with store, on lot 20x80, at 1023 1st av, near 5th st. The buyer is S. Fuglise.

North—of 59th Street.

62D ST.—Margaret Dillon sold the 3-sty dwelling, on plot 18.9x100, at 216 East 62d st to a client of E. de Forest Simmons.

89TH ST.—Houghton Co. sold for Louis H. Abenheimer the 4-sty dwelling at 70 West 89th st, on lot 20x56x100.8½.

93D ST.—Edwin W. Pett sold to Jennie H. Price 114 West 93d st, a 3-sty dwelling, on lot 20x100.8, which had been held by the seller since 1906.

103D ST.—James H. Cruikshank purchased from Henry L. Butler the 5-sty single flat at 131 West 103d st, on plot 18.9x100. Harry Levy was the broker.

111TH ST.—Jacob Schroeder resold 241 and 243 West 111th st, a 6-sty apartment house, on plot 50x100.11, located near 8th av.

112TH ST.—Sarah Bernfeld sold to an investor the 5-sty flat at 7 East 112th st, on lot 25x100. J. P. Finneran was the broker.

123D ST.—George W. Brettell & Son sold for J. Manneheimer to Christopher Chapman the 3-sty stable and garage at 170 to 174 East 123d st, on plot 68.8x125xirreg.

126TH ST.—Walter A. Wells bought from Hanson E. Wilcox, the two 3-sty dwellings at 40 and 50 West 126th st, adjoining the southeast corner of St. Nicholas av. The same buyer recently bought the adjoining house at 510, which gives him control of a plot at this point measuring 40x100.

100D ST.—James H. Cruikshank purchased from Julia C. S. Grant, of Fairytown, N. Y., the 3-sty double flat, on plot 20x100, at 312 West 100th st. Porter & Co. were the brokers.

103D ST.—Daniel H. Jackson resold through Bryan Kennedy to Daniel Newman 312 West 103d st, a 3-sty flat, on plot 20x100. The seller acquired the property last month in a trade from Emma Meckert.

AUDUBON AV.—Nehling Co., Jules Nehling, Pres., sold for John W. Scott, the "German", a 3-sty apartment house on plot 63x100, located at the northeast corner of 17th st and Audubon av. The buyer gave several Bronx parcels as part payment. The transaction involves about \$100,000.

SHERMAN AV.—Nason Realty Co. resold to K. N. R. Co. 100 and 104 Sherman av, two 3-sty apartment houses, on plot 50x100. The buyers gave in part payment a free and clear place at Lynbrook, L. I.

Bronx.

BECK ST.—A. Blumenthal and James A. Atwater sold for the estate of Mary D. Schwab to Benenson Realty Co. 894 Beck st, between Intervale av and Timany st, a 5-sty, 30-iam apartment house, on plot 80x100.

CROSBY ST.—Daniel H. Jackson resold to William Wickstrom 94 Crosby st, a 7-sty loft building, on plot 25x88. The buyer gave in exchange a 3-sty dwelling, on plot 50x150, at the corner of Sherman av and Lafayette av, Montclair, N. J.

KELLY ST.—Henry Morgenthau Co. sold to Morris Hirsch 305 Kelly st, corner of Intervale av, a 5-sty apartment house, on plot 100x88x irreg. S. Gellich and J. Windman were the brokers.

SIMPSON ST.—Frederick Brown sold to Samuel Berger 1014 Simpson st, a 5-sty 20-iam. apartment house, with stores, on plot 42x101x irreg. The property was held at \$62,500.

ARTHUR AV.—Harry H. Cohen, as broker, sold to an investing client the southwest corner of Arthur av and Oak Tree pl, a 3-sty building, with stores, on lot 25x95.

BOSTON RD.—Utility Realty Co. bought the southwest corner of Boston rd and Jefferson pl, a 1-sty garage, fronting 140 ft. on Boston rd.

CLINTON AV.—John F. Fetzer sold for Frank Willets Co. 2137 Clinton av, a 5-sty new-law apartment, on plot 44x120, between 151st and 182d sts.

MORRIS AV.—Edmund Sens purchased for occupancy from Frederick Brown, operator, 2050 Morris av, a 2-sty dwelling and garage, on plot 50x122. J. L. Greenfield negotiated the sale.

PARK AV.—Harry H. Cohen sold for Benenson Realty Co. for cash the 5-sty apartment house at the northeast corner of Park av and 186th st, containing accommodations for 27 families, on plot 50x100. The structure is fully tenanted, and held at \$60,000.

ST. LAWRENCE AV.—John F. Fetzer sold for Benenson Realty Co. a 3-sty dwelling, on plot 25x100, at the southwest corner of St. Lawrence av and Merrill st.

VAN NEST AV.—John A. Steinmetz sold for Annie Handle 518 Van Nest av, a 2-sty dwelling, on plot 25x100, near Taylor av, to Anna Cicuolo, who resold.

Brooklyn.

NURGE ST.—R. A. Schlesing, as broker, sold for John Fishlein the 2-sty 4-iam. frame house at 118 Nurge st to Max Hussakoff for investment.

PRESIDENT ST.—John Pullman Real Estate Co. sold for Mrs. Annie Mahoney the 2-sty brownstone dwelling, on lot 20x100, at 675 President st.

STERLING PL.—Land Estates, Inc., associated with New York Title & Mortgage Co., sold 1845 Sterling pl, a 16-iam. apartment house, on plot 38.6x143.2x irreg.

STOCKHOLM ST.—R. A. Schlesing sold for Gotthold Bloch the 2-fam. house at 80 Stockholm st to Louis and Mary Stolze.

7TH ST.—Samuel Galitzka Co., as broker, sold the 2-sty brick semi-detached 2-fam. house on plot 22x150, at 2120 East 7th st.

7TH ST.—Samuel Galitzka Co. sold for J. Zube the 2-fam. 2-sty brick semi-detached house at 2108 East 7th st, on plot 22x100; also the 2-sty, 2-fam. house at 2118 East 7th st on plot 22x125; and the 2-sty brick house on plot 22x100 at 2110 East 7th st.

45TH ST.—John J. Hoeffinger sold for Martin and Anna M. Tyd the 2-sty 2-fam. brick dwelling at 240 45th st.

48TH ST.—John J. Hoeffinger sold for Frank and Lydia Gustafson the 3-fam. brick house at 325 48th st.

50TH ST.—N. Karsh bought from Morris Seid the 2-fam., 19-room cottage at 1569 50th st, on plot 60x100. I. Salzberg was the broker.

56TH ST.—Martin A. Ansbro sold for Valentine Strudrucker the 2-fam. house at 548 56th st.

57TH ST.—Martin A. Ansbro sold for Charles Moll the 2-fam. house at 518 57th st.

61ST ST.—Martin A. Ansbro sold for H. J. Wolff Construction Co. the 2-fam. house at 582 61st st.

72D ST.—Martin A. Ansbro sold for George Flushing the 2-fam. house at 554 72d st.

73D ST.—Martin A. Ansbro sold for Alexander Shlikerman the 2-fam. house at 513 73d st.

73D ST.—Martin A. Ansbro sold for Josef Meyer the 2-fam. house at 521 73d st.

75TH ST.—Frank H. Malone sold for Anna McNiff the 1-fam. dwelling on plot 20x100 at 453 75th st.

AVENUE I.—R. J. Kilpatrick sold 3618 Avenue I, a detached semi-bungalow, with garage, on plot 33x100, to O. S. Bucke, of York, Pa.

FLATBUSH AV.—McInerney Klinck Realty Co. sold for D. Scheffer the 3-sty brick and limestone store and apartment house building at 1066 Flatbush av, on plot 20x100.

HOWARD AV.—Charles Buerman & Co. sold for S. Barad the 16-fam. house, on plot 43x77, at 655 Howard av to Mrs. M. Berger.

OCEAN AV.—B. & R. Building Co. sold 2332 Ocean av, a 3-sty semi-detached house on plot 40x100. Samuel Galitzka Co. negotiated the sale.

PROSPECT AV.—Martin A. Ansbro sold the three flats at 416 to 422 Prospect av.

5TH AV.—Tutino & Cerny sold for Henry Mally the 3-sty brick store and apartments at 4715 5th av.

7TH AV.—Martin A. Ansbro sold for Nathan Jacob the flat and stores at 449 7th av.

15TH AV.—Frank A. Seaver & Co. sold a plot of 13 lots on the east side of 15th av, 100 ft. north from Benson av, for Hannah McQuade.

Queens.

BAYSIDE.—Henry Brady sold for John E. Lawlor the 2-sty frame residence, on plot 40x100, on the west side of Elmwood av, north of Palisade blvd, to Edward Courtade.

BAYSIDE.—C. H. Harnden sold to K. M. Howell the dwelling and plot, 50x125 ft. at the southwest corner of Warburton av and 2d st.

COLLEGE POINT.—William H. Moffit Realty Co. sold to C. M. Field a plot, 99x153 ft., on the south side of 4th av, 120 ft. east of 22d st.

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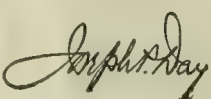
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COLLEGE POINT.—Auto Press Co.'s plant in 22d st, has been purchased by Victor R. Brown, of Cleveland, Ohio. The plant is on the Whitestone branch of the Long Island Railroad, and contains about 20,000 sq. ft. of factory space, but it is understood that the new owners will build a large addition.

CORONA.—P. R. Hunz sold to E. J. Worth a dwelling, on plot 50x100, on the east side of Clinton av, 199 ft. south of Flushing av.

DOUGLASTON.—J. F. Tobin sold to N. H. Bachmann the plot, 80x130 ft., on the east side of Regatta pl, 120 ft. south of Bay av.

FAR ROCKAWAY.—Bond and Mortgage Guarantee Co. sold to C. C. Bunker the plot 60x100 and dwelling on the east side of Fulton av, 199 ft. north of Sea Girt av.

FLUSHING.—C. Homes purchased from R. C. Greene and resold to L. B. Halleran a plot, 100x250, at the northeast corner of Linden av and Orchard st.

FLUSHING.—William A. Ross of Brooklyn bought from James McCloskey his residence, on plot 80x100, on North Broadway. J. Albert Johntra negotiated the sale. The same broker also sold the dwelling at 80 Linden av, on plot 25x125, for Frederick B. Romer to William S. Lewis, and at Broadway the dwelling at 64 West 23d st for Rupert Ryler to Patrick Walsh.

JAMAICA.—O. E. Morton sold to People's Trust Co. a dwelling, on plot 46x100, on the west side of Stoothoff av, 75 ft. south of Ashland st.

LAURELTON.—Laurelton Development Co. sold to F. H. Erickson the dwelling and plot, 40x100 ft., in the southeast side of Gramercy st, 160 ft. southwest of Whitney blvd.

LONG ISLAND CITY.—Academy Realty Corp. sold to J. Schenfield the property, 50x100 ft., in the southeast side of Academy st, 400 ft. southwest of Hopkins av.

NEPONSIT BEACH.—M. F. Germond sold to C. H. Cottrhan the dwelling and plot 60x100 in the southwest side of Ontario st, 464 ft. southeast side of Washington st.

NEWTOWN.—M. F. Weber sold to F. J. Davis the dwelling at the southwest corner of Dean pl and Eads av.

RICHMOND HILL.—H. E. Lowry sold to P. Kaplan a plot, 100x106 ft., at the northwest corner of Orchard av and Greenwood av.

RICHMOND HILL.—H. B. Jennings sold to R. Fah the property, 40x100 ft., on the east side of Stoothoff av, 260 ft. east of Arthur av.

ROCKAWAY.—S. J. Mitchell sold 100x100 ft. at the southwest corner of Washington and 8th avs to L. J. Hunt.

WHITESTONE.—J. S. Armbruster sold to L. Bindrim the dwelling and plot, 50x100 ft., on the west side of 7th av, 50 ft. north of 6th st.

Richmond.

STAPLETON.—Moffatt & Schwab sold for Helene Traver of Stapleton 97 Prospect st, Stapleton.

WESTERLEIGH.—J. Sterling Drake sold for Isaac Wisterman of St. Cloud, Fla., to James Whitford the corner plot at Westerleigh, 80 ft. on Kingsley av and 90 ft. on New York pl. The plot will be improved with a modern house to cost in the neighborhood of \$15,000.

WEST NEW BRIGHTON.—J. Sterling Drake sold for Jennie V. and John C. Goblet to Margaret Quigley the premises at 275 Bement av, West New Brighton, on plot 50x122, with a modern house of 9 rooms.

Westchester.

LARCHMONT.—H. M. Olcott and F. L. Egger sold the Dean House at Howell Park to Mrs. Bessie Parker, who will occupy.

LARCHMONT.—Julian L. Franck bought from Samuel C. Ryer his house on Hickory Grove dr. George Howe was the broker.

MT. HOPE.—Kurz & Uren, Inc., sold for Hudson P. Rose Co., a vacant plot, 50x100, on the easterly side of Stanley av, near the Mount Hope Station on the Putnam Division of the New York Central & Hudson River Railroad.

MT. VERNON.—Steeger Brothers sold for Edgar Burr Davis his residence on South 11th av to Mrs. Mary Doyle for occupancy.

PLEASANTVILLE.—Griffen, Prince & Ripley sold the residence of E. H. Ripley to A. C. Hoyt, assistant treasurer of the H. W. Johns-Manville Co. The property was held at \$15,000.

ROCHELLE HEIGHTS.—T. J. Sullivan sold the property of Oscar B. Mueller at 16 Hamilton av to John Moller, of New York City, for \$26,500, and the dwelling on Coligni av, near Webster, for John Schudy to Mrs. R. M. Kurr.

SCARSDALE.—Fish & Marvin sold the Edward E. Moore property on Fenimore rd to O. H. Cheney, president of the Pacific Bank.

WHITE PLAINS.—Griffen, Prince & Ripley sold for Edward F. Sweeney his residence on Midland av, in the Ridgeview Tract. The purchaser is George S. Dalgerty, manager of the Redpath Chautauqua.

WHITE PLAINS.—Robert E. Farley Organization sold for Elias P. Mosher his house in West st to Mrs. V. T. Shore, of New York City.

WHITE PLAINS.—Robert E. Farley Organization leased for Eastern Mill & Material Co. to the Contemporary Club of White Plains space in its building corner of Martine av and Orawaupun st.

WHITE PLAINS.—Robert E. Farley Organization sold for the Iona Homes Construction Co. a house in Anderson Park to L. J. Lewis.

YONKERS.—Fries & Fries, of Cincinnati, Ohio, purchased from Walter M. Taussig the former Terrace City Ice Co. property at 143 to 159 Woodworth av, extending to the New York Central Railroad; also the Watson property adjoining. The two properties comprise about 1½ acres, and were held at \$110,000. Daniel M. Hayes and M. A. Broderick were the brokers.

RECENT LEASES.

Leases in Brooklyn's Skyscraper.

A great demand has been created for offices in the modern twenty-two-story building at the southwest corner of Court and Remsen streets, Borough Hall, Brooklyn. Judging from the volume of space already leased in Brooklyn's only skyscraper to some of New York's and Brooklyn's most prominent firms and pending negotiations with many others of like calibre, the building will be completely tenanted with the most desirable class of people before May 1. In an interview with William Pierre Jockin, a representative of the owner, it was learned that the following leases for offices in various parts of the structure had been consummated by David Porter, Inc., agents of the building: The corner store, mezzanine and second floor have been leased to the United States Title Guaranty Company, and the United Cigar Stores Co. has taken the Court street store and basement at a rental which creates a new record for Brooklyn. Other space has been taken by Coombs & Wilson; Owens, Gray & Tomlin; Burroughs Adding Machine Co., Brooklyn Branch; Continental Metal Co.; Aetna Life Insurance Co.; Prudential Insurance Co.; Connecticut Life Insurance Co.; Edmund H. Driggs; Wheeler Brothers; Chisholm & Chapman; Church Extension Board of the Presbytery of Brooklyn; David Porter, Inc.; Cosmopolitan Land Co.; Shinnecock Hills & Peconic Bay Realty; Starrett & Van Vleck; Masons' Supply Bureau; Permanent Mfg. Co.; Pink & North; James E. Smyth; S. A. Telsey; Miss C. N. Cronyn; Arthur B. Sinclair and Leo E. Ellis. Negotiations are pending for the leasing of three of the upper floors of the building to the Brooklyn Chamber of Commerce, and it is expected that within a few days the deal will be closed. The building, which will be ready for occupancy next month, is owned by the Court and Remsen Company, Inc., Goldwin Starrett, president. The architects are Starrett & Van Vleck and the builders are Starrett & Goss.

Tryon Hall Leased.

Tryon Hall, the Washington Heights property formerly occupied by C. K. G. Billings, which was bought last year by John D. Rockefeller, Jr., with surrounding properties, for ultimate presentation to the city as a park, was leased to Nicholas C. Partos from May 1 to October 1. He will pay \$25,000 rent. Included in the lease are the stables, a garage, other outbuildings, and the swimming pool. Pease & Elliman were the brokers, Wm. A. White & Sons representing the Empire Mortgage Company, which acted for Mr. Rockefeller. The Tryon Hall property extends from 192d to 200th street, between Fort Washington avenue and Riverside Drive, and is one of the most picturesque in the city.

Du Pont Interests Lease.

E. I. du Pont de Nemours Company, Inc., leased for executive offices for selling departments of several of its subsidiaries the second, third and fourth floors at 21 East 40th street, at the northwest corner of Madison avenue, through Harris & Vaughn, Inc. The companies which will occupy the space are the Bridgeport Wood Finishing Company, the Arlington Company, the du Pont Chemical Works, Harrison, Inc., and the du Pont Fabrikoid Company. The lease brings widely scattered interests under one roof.

Manufacturing Jeweler Moves.

Pease & Elliman leased to Wendell & Company, of 45 John street, for the Century Holding Company, the sixth floor at 25 West 45th street for a long term of years at an aggregate rental of about \$100,000. The lessee is a large manufacturing jeweler, and has been located in John street for many years.

Manhattan.

BARON ASTOR leased to Edward Margolies the 3-story building at 22 East 34th st. It will be remodeled and sublet.

AMES & CO. leased for Sharlow Bros. to Stanley Frame Co. the top loft at 430 to 441 West 41st st.

BELMORE LUNCH CO. subleased for 10 years the 2d floor at 26 East 23d st to Tom H. Ming, of Springfield, Mass., and Tom Ning, of Chicago, under the title of Madison Square Tea Garden.

BROWN'S LUNCH AND RESTAURANT CO. leased from Raub estate, for 10 years, at an aggregate rental of about \$60,000, the 2 and 3-sty buildings at the southwest corner of Franklin and Lafayette sts, on plot 39.6x75. The lessee was represented by A. J. Halprin as attorney.

BUTLER & BALDWIN leased a store at 2916 8th st to Victor Stachnik.

CAMMANN, VOORHEES & FLOYD leased the 5-sty building at 130 Front st to Louis Somma, coffee merchant, at an increased rental of 25 per cent. James J. Kane & Son are the buyers of this property, recently sold by the same brokers.

CROSS & BROWN CO. leased the store and basement at 19 East 59th st to Saul and Bertha Scharf.

CROSS & BROWN CO. leased at 519 Broadway the store, basement and sub-basement, containing about 25,000 sq. ft., to L. Kommel; also at 105 Bleecker st the store for 5 years to American Express Co., and at 57 and 59 Prince st the store and basement to Loft, Inc.

CROSS & BROWN CO. rented lofts at 37 Warren st to J. H. Faw, Inc.; at 111 Duane st to Sternberg, Stolper Co.; at 122 Spring st to John Cappello; at 84 Greene st to M. & H. Stone, and at 337 Broadway to Frank G. Dexter and James Beveridge.

CUSHMAN & WAKEFIELD, INC., leased offices in the new 20-sty Equitable Trust Building to Harris, Allen & Co.; also offices at 50 East 42d st to American Railway Association, the Lopez-Martini Corp. and P. H. Patriarche.

CUSHMAN & WAKEFIELD, INC., leased offices in the Equitable Trust Building to A. J. Pagel & Co., Inc., and at 50 East 42d st to Graphoscope Development Co. and Cliffvale Co.

DUFF & CONGER, INC., leased a store at 1165 Madison av to Hugh J. Lennon, and a store at 1163 Madison to William Wolff.

DUROSS CO. leased for the Estate of Peter M. Wilson the 5th loft of the Wilson Building, at 587 and 591 Hudson st to A. Hoffenberg & Son; to Jacob Zinn the store at 152 West 14th st for 5 years; to General Japanning & Enameling Co. the top loft at 797 and 799 Greenwich st, and to William Fried the store and basement at 25 9th av.

DOUGLAS L. ELLIMAN & CO. leased for Triune Realty Corp. to Hugo Cipriani, dealer in antiques, the store at 518 Madison av, between 53d and 54th sts; for Reimer & Co. to Albert Baroni an apartment at 45 West 45th st, and as agents for Livingston Phelps to Samuel Grossman, custom tailor, a floor at 14 East 46th st.

DOUGLAS L. ELLIMAN & CO. leased for ex-Police Commissioner Arthur Woods his residence at 119 East 86th st to Mrs. Elihu Chauncey; also for Arthur W. Butler his 5-sty residence at 120 East 55th st, between Park and Lexington avs, to Mrs. Carlos de Heridia.

DOUGLAS L. ELLIMAN & CO. leased the following apartments: at 350 Park av for R. Lawrence Benson to John R. DeWitt; at 383 Park av to General Oliver B. Bridgman; at 43 East 62d st to Charles L. Hackstaff; at 108 East 82d st to George P. Butler; also renewed the following leases: 830 Park av to Mrs. Stewart Waller; 840 Park av to Robert M. Grant and Mrs. William F. Garrison; 969 Park av to Charles Baird and Mrs. C. J. Ryan; 122 East 82d st to Martin A. Schenck.

J. ARTHUR FISCHER leased for Ridabock estate to William Kronenberg the 4-sty building at 141 Grand st, and to Liberty Loan Committee the store at the southeast corner of 7th av and 39th st.

S. P. FLANNERY leased the upper part of 358 Bowery, near Cooper sq, for 10 years for \$12,000 total rent to Charles Pitthan for a hotel.

FOLSOM BROTHERS, INC., in conjunction with Albert B. Ashforth, Inc., leased the parlor floor store at 119 East 34th st for 3 years to Japanese Association, Inc., for the estate of Caroline G. Thebaud.

GOELET LEASING CO., Philip Meyrowitz, president, leased from Agra Holding Co. the 5-sty apartment house at the northeast corner of 7th av and 117th st for 10 years, at an annual net rental of \$5,000.

GOODALE, PERRY & DWIGHT, INC., leased the store at 73 Madison av to L. Wishbow; also loft at 4 Bond st to Max Lieberman, and the building at 253 West 121st st to J. Lyons Co.

GOODALE, PERRY & DWIGHT, INC., leased the store at 36 East 23d st to C. & M. Lynch. Spear & Co. represented the tenant.

GOODWIN & GOODWIN rented for Henrietta K. Hawks of Montclair, N. J., to M. Boerl a 3-sty private house on 25-ft. lot at 131 West 122d st.

A. A. HAGEMAN leased the 2d loft at 686 6th av to Peter Lackner; the southerly store at 688 6th av to Julius A. Dainoff; the parlor floor at 54 West 36th st to Solomon Kahn; the 1st loft at 626 6th av to I. Prilik and D. Tepper, and the 3d loft at 628 6th av to Frank Hisoli, S. Fox and S. Levine.

HARRIS & VAUGHAN leased the 17th floor of 3600 sq. ft. at 21 East 40th st to Crocker Bros., dealers in metals.

HEIL & STERN leased for Lee Holstein Construction Co. in the building at 112 to 116 Madison av the 5th floor to H. Goldberg & Co., at a total rental of \$35,000.

HOUGHTON CO. leased to Mary E. Fireman the 3-sty dwelling at 314 West 70th st for Farmers' Loan & Trust Co.

HOUGHTON CO. and William R. Brinkerhoff leased the dwelling at 25 West 83d st to F. Reinalt.

HOUGHTON CO. leased for Mrs. C. M. Boze-man, represented by William R. Brinkerhoff, the 3-sty dwelling at 25 West 83d st to F. Reinalt.

JOHN J. KAVANAGH leased for the estate of David Lydig the dwelling at 135 East 78th st to Dr. Alfred Schwab.

JAMES KYLE & SONS rented the 4-sty building at 747 Lexington av for Mrs. Graham.

JAMES KYLE & SONS rented the Blake Building, at the northeast corner of 58th st and Lexington av, for I. O. Blake, also the adjoining building at 725.

MANHEIMER BROTHERS leased the 5th and 6th floors at 21 and 23 Waverly pl to Hirschberg & Co., to be used in conjunction with their space at 15 to 19, adjoining.

MANNING & TRUNK leased space on the 11th floor of 8 and 10 West 40th st to R. Blackinton & Co., who have been located in the downtown jewelry section for more than 35 years; also renewed the lease of the store floor at 32 West 14th st to S. W. Steel.

MANNING & TRUNK leased for Morewood Realty Holding Co. to Benjamin Langstein the store and basement at 2297 Broadway.

EDWARD MARGOLIES leased to Max Fertig the 2-sty building at 22 East 34th st.

SAMUEL H. MARTIN leased the store at 150 Columbus av to Columbia Lunch Co.

SAMUEL H. MARTIN leased for Rose Cahen the store and basement at 2173 8th av to Otto Hinrichs.

SAMUEL H. MERTIN leased the 3d and 4th floor at 1985 Broadway to John D. Lewis for 3 years.

WILLIAM H. McDONALD sold the lease of the Hotel Alliance, at 258 to 260 West 44th st, for the 258 to 260 West Forty-fourth St Corp., to James Emmett Carroll. The same broker also arranged for an extension of the present lease.

PAYSON McL. MERRILL CO. leased a loft at 39 East 20th st to Robert M. Sommer, leather goods.

CHARLES F. NOYES CO. leased at 42 Broadway space to Canada Copper Co., Louis Gotting, Chauncey H. Crocker, Thos. L. Fowler Co., Inc., Economic Feed Co., Manufacturers' Information Bureau, Christian F. Leng, Manuel Peralta, J. Edward Boeck and Manuel M. Elkin.

CHARLES F. NOYES CO. leased the building at 96 North Moore st for estate of Henry B. Welsh to Berner Forwarding Co. at an aggregate rental of about \$18,000; the store at 279 Pearl st for Lewis E. Ransom to Dickerson, Van Dusen & Co.; store and basement at 205 Pearl st for Gabriel & Schall to A. M. Capen's Sons; a floor at 175 Pearl st for Robert Cockcroft to National City Bank; and floor at 61 Beekman st for John J. Burton to Hutton & Zimmerman, and offices at 45 John st to Isaac Garson.

CHARLES F. NOYES CO. leased for Douglas Robinson, Chas. S. Brown Co., agent, a suite of offices on the 15th floor of the Johnson Building, 30 Broad st, to J. A. Medina Co., and for Lawyers Title & Trust Co. offices at 160 Broadway to Harry R. Berlincke and to Worth & Bottomley.

CHARLES F. NOYES CO. leased for Edmund L. Baylies the building at 142 and 144 Front st, corner of Fletcher, to G. Amsinck & Co., at an aggregate rental of about \$25,000.

CHARLES F. NOYES CO. leased a portion of the 6th floor in the Masonic Building, 6th av and 23d st, to E. & H. Waist Co.; and in the Masonic Building, 46 West 24th st, nearly an entire floor to the Community Motion Picture Bureau; and space in the same building to Benjamin F. Kraft.

THOMAS J. O'REILLY leased at 51 Chambers st a floor to the War Savings Committee; space to the Naval Enrolling Office, to Quartermaster Corps, and to Attorney General of the State of New York.

PEASE & ELLIMAN leased for Edgar A. Levy to Charles S. McVeigh of the law firm, Morris & McVeigh, the 5-sty 17-ft. dwelling at 66 East 78th st, adjoining the new apartment house known as 870 Park av, which Mr. Levy built at the southwest corner of Park av and 78th st.

PEASE & ELLIMAN leased an apartment at 320 West 86th st to Edouard Feuermann; one at 400 West End av for Mrs. B. F. Spink to Jules Demetre; one, furnished, for Mrs. Florence Carter at 65 Central Pk West to John A. Lilly; one at 440 West End av for Dr. O. Ross to Austin S. Healy, and one, furnished, at 105 West 72d st for Mrs. E. M. Yerkes to Howard A. Fitch.

PEASE & ELLIMAN leased for Henry A. Shoemaker to Henry T. Richardson, president of Richardson & Boynton, the 5-sty, 20-ft. dwelling at 34 West 54th st, between 5th and 6th avs; also for Todd & Robertson to Meyer & Brown, rubber brokers, a suite of offices in the new Equitable Trust Building at 45th st and Madison av.

ROWANTREE-SCHLEY CO. leased for Vincent Astor the store, basement and sub-basement at 145 to 151 Greene st, southwest corner of West Houston st, containing 30,000 sq. ft., to Famous Paper Box Co., Louis H. Clark, president, at an aggregate rental of \$50,000.

ST REGIS DINING ROOM, INC., leased, thorough Goodale, Perry & Dwight, Inc., the 5-sty bldg at 32 East 23d st, for ten years at an aggregate rental of \$100,000. The tenants will modernize the building, using the lower part for their own business.

ROY SCHERICK leased for Klein & Jackson the 9th floor at 222 4th av, northwest corner 18th st, to Silverberg Import Co.; and for Albert B. Ashforth, Inc., the 3d floor in their new building at 12 East 44th st to Matthew I. Fox.

JOSEPH F. SEITZ leased for Emma Spieler et al the 5-sty building at 143 East 60th st, adjoining the corner of Lexington av.

LOTON H. SLAWSON CO. leased space on the 8th floor at 171 Madison av to Harold F. Ritchie & Co., a corporation recently formed to

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attend to the business of the Harold L. Ritchie & Co., Ltd., of Toronto, Canada; also space to Montague D. Cohen & Co.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., rented an apartment at 50 West 67th st. to William D. Fay.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for Teresa R. O'Donohue the 5-story building at 190 West st, corner Duane st, to Isaac Cohen.

SPEAR & CO. rented for Eugatnom Realty & Construction Co., the 2d loft in the building at 143 and 145 West 20th st to Odets Printing Co. This completes the renting of the entire building.

VAN CAMP PRODUCTS CO. leased through Wm. A. White & Sons, the 6-story building at 11 Vestry st, between Varick and Hudson sts. The brokers report that the rental was made within 24 hours after notice of the lessee's desire, Corning & Co., wholesale liquor dealers, to sublet.

FRANK VOLZ leased to Jeffrey Van Co. from Louis Goldsticker and the Martin Goldsticker estate the building at 106 Sherman av, 200 ft. north of Dyckman st, for 10 years. After extensive alterations it will be used as a storage warehouse.

CHARLES B. WALKER leased, in conjunction with Charles F. Noyes Co., for Mary E. Bristol the 6-story building at 125 White st to White Street Warehouse Co.

WM. A. WHITE & SONS with Frederick Southack and Alwyn Ball, Jr., leased the 1st loft at 539 and 541 Broadway to Salim Elias and T. Abdoo.

WM. A. WHITE & SONS leased the 4th loft at 208 and 210 Wooster st, containing 4,000 sq. ft., to Paramount Glove Co.

WORTHINGTON WHITEHOUSE, INC., leased for Suffolk County Trust Co. the 5-story dwelling (unfurnished) at 213 West 70th st, to Mrs. Alice E. Brazee.

WHITE-GOODMAN leased the store, basement, sub-basement, 1st and 2d lofts at 71 Warren st to Harry L. Rashbaum of International Hardware Co.; also the 4th loft at 16 East 17th st to the Beacon Underwear Co.; and the store and basement at 101 Prince st to the Prince Lunch.

Westchester.

PELHAM.—Fish & Marvin rented for Roy L. Atwood his residence on Highbrook av for the summer to Charles R. Doremus.

RYE.—Blakeman Quintard Meyer rented the Stuyvesant Wainwright place in Loudon Park to James H. Brewster, Jr., and Mrs. James P. Gedney's place to Irving J. Fox.

RYE.—Blakeman Quintard Meyer rented the W. D. Judson place in Grace Church st and Forest av to Seelye Benedict, of New York; also the R. C. Hunt property on Central av for the summer.

SCARSDALE.—Fish & Marvin rented for Arthur F. Hebard his property, furnished, for the summer to Mrs. William Strauss.

REAL ESTATE NOTES.

NEHRING BROTHERS have been appointed agents of the Hargood Apartment at 710 West 179th st.

THOMPSON STREET HOLDING CO. is the buyer of 52 to 56 Thompson st, recently sold by P. W. Rouss.

PEASE & ELLIMAN have been appointed agents for the Crouch and Fitzgerald Building at 177 Broadway.

CHARLES F. NOYES CO. was the broker in the sale of 295½ Pearl st for James J. Moore to Dr. O'Sullivan.

WILLIAM H. WHITING & CO. have been appointed agents for the 12-story apartment house at 420 West End av.

DR. GEORGE A. McGRATH is the buyer of the dwelling at 105 West 74th st, sold recently by the Dawbarn estate.

WILLIAM J. FLEMING, formerly at 41 Park Row, is now connected with the brokerage department of Nehring Co.

T. EMORY CLOCHE is the purchaser of the plot, 72x94, at the northeast corner of Heath av and Albany Crescent, the Bronx.

CLORINDA PONTECORVO is the buyer of the 3-story dwelling at 224 East 114th st, sold recently by S. Soraci for Lawyers' Mortgage Co.

C. L. FERLINGHETTI and Guarantee Realty Co. will remove from 225 and 227 West 42d st to their former offices at 309 West 42d st.

THOMAS J. O'REILLY has been appointed by the Emigrant Industrial Savings Bank agent of the buildings at 31 Dominick st and 45 Willett st.

MRS. JOHNNIE BARUCH is the purchaser of the 4-story dwelling at 35 West 75th st, sold recently by Slawson & Hobbs for Dr. J. B. Knapp.

M. K. L. REALTY CORP. is the new owner of the 5-story dwelling at 48 West 90th st, sold lately by Jennie J. Schaefer through L. J. Phillips & Co.

NEW YORK TITLE & MORTGAGE CO. declared a regular quarterly dividend of 1½ per cent. April 1, 1918, to stockholders of record on March 21, 1918.

W. H. & F. JORDAN, JR., were the purchasers of 124 Water st recently sold by Charles F. Noyes Co. in conjunction with Camman, Voorhees & Floyd.

A. W. MILLER & CO. have been appointed agents of 338 West 31st st, 452 West 43d st, 611 9th av, 555 West 45th st, 58 and 60 East 93d st and 361 West 51st st.

BLAKEMAN QUINTARD MEYER was the broker in the sale of the G. B. Linderman estate at Fishers Island, Suffolk County, to Mme. Alma Gluck-Zimbalist.

HENDRICK W. VAN LOON, Dutch historian, will be the speaker at the Forum luncheon of

Brooklyn Chamber of Commerce, Wednesday, March 20, at 12.30 o'clock.

HARLEM PROPERTY OWNERS' ASSOCIATION, INC., held its regular meeting on Thursday evening. Reports on several bills were presented by the Legislative Committee.

NELSON, LEE & GREEN have been appointed renting agents for the northwest corner of 29th st and Broadway, formerly the old Webster Theatre property, which has been remodeled.

A. W. MILLER & CO. have been appointed agents of the following buildings: 338 West 31st st, 452 West 43d st, 611 9th av, 555 West 45th st, 58 and 60 East 93d st and 361 West 51st st.

METROPOLITAN LEAGUE of Savings and Loan Associations will hold its annual meeting on Friday, March 22, at 321 Court st, Brooklyn. Officers and three trustees are to be elected.

WALTER STABLER, comptroller of Metropolitan Life Insurance Co., will address the members of the Pease & Elliman Club on Monday evening, March 18, in the Blue Room of the Park Avenue Hotel.

ALBERT BERG, for 28 years manager of the Williamsburgh office of Continental Insurance Co., is now engaged in the real estate and insurance business with offices at 87 and 89 Palmetto st, Brooklyn.

WESTCHESTER COUNTY REALTY BOARD will hold its annual dinner at the Republican Club, West 40th st, Monday, March 25. Among the speakers will be Joseph P. Day, who will talk on "Real Estate Salesmanship." The dinner will be informal.

EDWARD F. CAVANAGH, who for the past 15 years has been conducting in Brooklyn, under his own name, a specialized business in the selling and leasing of factory and warehouse space, has become associated with Loton H. Slawson Co. as manager of its industrial department.

RULAND & WHITING-BENJAMIN CORP. has been made managing agent for the properties of the Nicholas Low estate, which includes 66 dwellings and tenements, occupying the block bounded by Bleeker, West Houston, Macdougall and Sullivan sts, and half the block bounded by Bleeker, West Houston, Macdougall and Hancock sts. Plans for the development of these holdings are under advisement.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Mar. 8 to 14	1917 Mar. 9 to 15
Total No.	95	126
Assessed Value	\$3,561,400	\$6,099,150
No. with consideration	11	20
Consideration	\$215,796	\$1,250,900
Assessed Value	\$214,100	\$5,430,100
	Jan 1 to Mar. 14	Jan. 1 to Mar. 15
Total No.	1,190	1,614
Assessed Value	\$4,487,800	\$103,456,700
No. with Consideration	198	210
Consideration	\$9,164,406	\$11,486,307
Assessed Value	\$10,016,700	\$17,936,100

Mortgages.

	1918 Mar. 8 to 14	1917 Mar. 9 to 15
Total No.	41	71
Amount	\$725,757	\$767,949
To Banks & Ins. Cos.	7	14
Amount	\$157,500	\$279,000
No. at 6%.	16	26
Amount	\$215,257	\$180,614
No. at 5½%.	3	.....
Amount	\$40,000	.....
No. at 5%.	7	22
Amount	\$150,250	\$267,450
No. at 4½%.	1	5
Amount	\$92,500	\$79,000
No. at 4%.	.....	.....
Amount	.....	.....
Unusual Rates	.....	7
Amount	.....	\$4,135
Interest not given	14	11
Amount	\$227,750	\$236,750
	Jan. 1 to Mar. 14	Jan 1 to Mar. 15
Total No.	479	784
Amount	\$14,591,222	\$30,467,412
To Banks & Ins. Cos.	90	157
Amount	\$8,056,993	\$15,665,300

Mortgage Extensions.

	1918 Mar. 8 to 14	1917 Mar. 9 to 15
Total No.	33	51
Amount	\$656,000	\$1,752,000
To Banks & Ins. Cos.	16	28
Amount	\$355,000	\$1,397,500
	Jan 1 to Mar. 14	Jan 1 to Mar. 15
Total No.	269	482
Amount	\$16,677,032	\$29,529,050
To Banks & Ins. Cos.	102	238
Amount	\$12,295,850	\$22,335,425

Building Permits.

	1918 Mar. 9 to 15	1917 Mar. 10 to 16
New Buildings	6	10
Cost	\$416,000	\$1,032,500
Alterations	\$223,775	\$176,145

	Jan. 1 to Mar. 15	Jan. 1 to Mar. 16
New Buildings	39	87
Cost	\$3,802,500	\$13,879,800
Alterations	\$1,673,400	\$2,689,724

BRONX.

Conveyances.

	1918 Mar. 8 to 14	1917 Mar. 9 to 15
Total No.	68	84
No. with consideration	10	10
Consideration	\$91,650	\$121,900
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 5
Total No.	888	1,127
No. with consideration	156	137
Consideration	\$1,650,833	\$1,321,611

Mortgages.

	1918 Mar. 8 to 14	1917 Mar. 9 to 15
Total No.	26	36
Amount	\$218,425	\$137,879
To Banks & Ins Cos	3	4
Amount	\$78,000	\$65,000
No. at 6%.	18	14
Amount	\$181,425	\$20,275
No. at 5½%.	1	3
Amount	\$1,250	\$5,900
No. at 5%.	4	5
Amount	\$8,500	\$17,624
No. at 4½%.	.....	.....
Amount	.....	.....
Unusual rates	.....	2
Interest not given	3	12
Amount	\$27,250	\$90,000
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15
Total No.	417	534
Amount	\$2,171,701	\$3,574,448
To Banks & Ins. Cos.	13	43
Amount	\$286,000	\$720,950

Mortgage Extensions.

	1918 Mar. 8 to 14	1917 Mar. 9 to 15
Total No.	6	11
Amount	\$278,500	\$238,750
To Banks & Ins. Cos.	2	2
Amount	\$47,000	\$71,000
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15
Total No.	70	170
Amount	\$1,656,387	\$3,368,599
To Banks & Ins. Cos.	19	45
Amount	\$485,750	\$1,049,700

Building Permits.

	1918 Mar. 8 to 14	1917 Mar. 8 to 15
New Buildings	6	14
Cost	\$250,000	\$80,750
Alterations	\$17,200	\$80,175
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15
New Buildings	50	110
Cost	\$3,519,000	\$2,077,025
Alterations	\$849,271	\$243,200

BROOKLYN.

Conveyances.

	1918 Mar. 7 to 13	1917 Mar. 8 to 14
Total No.	284	387
No. with consideration	25	30
Consideration	\$143,300	\$545,103
	Jan. 1 to Mar. 13	Jan. 1 to Mar. 14
Total No.	3,399	4,419
No. with consideration	297	456
Consideration	\$2,185,205	\$6,144,034

Mortgages.

	1918 Mar. 7 to 13	1917 Mar. 8 to 14
Total No.	167	233
Amount	\$549,004	\$2,260,784
To Banks & Ins. Cos.	25	46
Amount	\$71,650	\$1,276,450
No. at 6%.	95	123
Amount	\$246,490	\$919,400
No. at 5½%.	43	41
Amount	\$210,339	\$187,150
No. at 5%.	14	37
Amount	\$37,300	\$1,022,779
Unusual rates	.....	1
Amount	.....	\$3,500
Interest not given	15	31
Amount	\$54,875	\$127,955
	Jan. 1 to Mar. 13	Jan 1 to Mar. 14
Total No.	1,795	3,054
Amount	\$6,688,694	\$14,278,559
To Banks & Ins. Cos.	254	566
Amount	\$1,388,725	\$4,855,150

Building Permits.

	1918 Mar. 8 to 14	1917 Mar. 9 to 15
New Buildings	52	73
Cost	\$364,150	\$632,300
Alterations	\$34,500	\$97,383
	Jan. 1 to Mar. 14	Jan. 1 to Mar. 15
New Buildings	261	855
Cost	\$2,989,780	\$7,871,700
Alterations	\$611,686	\$727,068

QUEENS.

Building Permits.

	1918 Mar. 8 to 14	1917 Mar. 9 to 15
New Buildings	72	89
Cost	\$219,025	\$304,700
Alterations	\$21,287	\$13,310
	Jan 1 to Mar. 14	Jan. 1 to Mar. 15
New Buildings	262	616
Cost	\$985,943	\$2,546,932
Alterations	\$167,682	\$202,521

RICHMOND.

Building Permits.

	1918 Mar. 8 to 14	1917 Mar. 9 to 15
New Buildings	10	16
Cost	\$8,840	\$11,690
Alterations	\$4,260	\$43,142
	Jan. 1 to Mar. 14	Jan 1 to Mar. 15
New Buildings	54	109
Cost	\$196,560	\$499,848
Alterations	\$68,075	\$126,772

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

LOCALLY the building situation is quiet and although all signs point to considerable new construction work during the spring and summer months there are at present a number of factors that might operate to prevent the expected volume of activity. The strike of the building laborers is still unsettled, and although Government projects will proceed without hindrance, private building operations are effectually held up until some agreement is reached between the organization and the workmen.

One of the most gratifying features of the situation at this time is the growing number of apartment house projects that are rapidly developing. While Manhattan and Brooklyn are as yet unaffected by this movement, there is considerable new activity in Jersey City, Hoboken, Newark, East Orange and other New Jersey towns, and in Yonkers, Mt. Vernon, Long Island City and Jamaica. The plans for a large number of entirely new projects are well advanced and many are already started. The demand for rentable space in modern apartment houses in the suburban sections has been insistent and those in back of this construction movement will surely reap large benefits from their decision to supply this want.

Housing projects for workers in the shipbuilding plants and munition factories are prominent among the current operations. Some of these operations are of immense magnitude and will provide labor for thousands of mechanics and tax the material producers to a de-

Common Brick.—During the past week the market for Hudson River common brick indicated renewed signs of life and the manufacturers and dealers are more hopeful for the future. The sale of three barge loads of brick were announced, and, as they were widely distributed, a revival of activity throughout the local territory is anticipated. Prices are firm at the level that has now maintained for the last two weeks and no further increases are looked for at this time. The ice in the Hudson has broken up and with the exception of some small fields, the river is open to navigation to Newburgh. It is expected that a tow of barges will start northward from this city to Haverstraw, and as soon as these are docked, loaded barges will be started toward the city. Although it is not expected that brick will come down in any great volume for the next month or six weeks, the arrival of new supplies might have a tendency to weaken prices to some extent. Raritan brick are practically out of the market. There are no reserves at the plants and the manufacturers cannot proceed until there is an adequate supply of fuel available and the labor scarcity is relieved. No quotations are being made on Raritan brick.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, March 15, 1918. Condition of market: Demand improved; prices unchanged. Quotations: Hudson Rivers, \$10.25 to \$10.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 3. Distribution: Manhattan, 1; New Jersey points, 1; Flushing, 1.

Sand and Gravel.—The demand for sand has improved to some extent and although the market is not active there is a better feeling than has maintained for some time. Sand prices are holding firmly to the \$1.25 level. Sand scows are now coming through in a satisfactory manner and there will be a sufficient amount soon available for all demands. The gravel situation is unchanged. No quotations are being made owing to the Government's recent action in commandeering the output of the local producers.

gree to supply the demands for materials. The brick dealers and manufacturers are watching with particular interest the progress of the gigantic housing project designed to provide living accommodations for the workers at the Hog Island, Pa., shipbuilding plant. William Crawford has the contract for this work and it is said that the first group of structures will provide for about four thousand people. This operation will require in the neighborhood of sixty million brick, fifteen million face and forty-five million common. The total is approximately the entire output of any one of the leading brick manufacturing plants of the country, and as the whole quantity has to be supplied in less than four months, the producers will have considerable of an order on their hands.

The material situation is substantially unchanged. Prices are generally steady although with a trend toward further advances. Although the demand from building sources has not been heavy, the inquiries for future deliveries are increasing to some extent and the fact that supplies in the hands of the dealers are almost without exception low, the high levels have, and will certainly remain for some time to come. A sudden increase of structural activity will have a tendency to further reduce the available supply of structural essentials, and unless the manufacturing conditions are improved, and transportation facilities relieved of congestion and embargoes, the producers and dealers are likely to be in a bad position when endeavoring to fill their orders.

Structural Steel.—Although the number of incoming inquiries for steel to be used in building projects throughout the Metropolitan district have materially increased and deliveries have improved, the situation is quiet and no important change is immediately expected. There is a fair volume of small operations on the market, but the large structures, for which plans have been prepared, are temporarily held in abeyance because of the difficulties of financing them. Deliveries of fabricated material to the jobs are now fairly satisfactory. Generally about five months is required, but this is considered good when compared to the conditions that existed last year at this time. Although the base price for fabricated material is stable by virtue of the Federal action, the shop and field costs, insurance, and contractors' overhead expenses have all increased the cost of the commodity to a remarkably high level. Government business continues to be the most important factor in the steel situation. The mills are devoting an important percentage of their capacity to turning out materials for Federal construction and shipbuilding, and the contracting interests are looking more and more to this phase of construction as their salvation pending a revival of general building activity. Mill base prices of fabricated material are unchanged.

Linseed Oil.—Notwithstanding the fact that the consuming demand is comparatively light even for this season of the year, linseed oil prices are steadily advancing. There has been an increase of 10c. a gallon over the figure quoted one week ago, and there is no present indication that the high level has been reached. There is practically no flaxseed available for the Eastern crushers, the mills in the Western territory taking what little seed is grown in the section. There is much depending upon an early receipt of seed supplies from Argentine, but the difficulty of securing tonnage for this purpose leaves but slight hope from this direction.

Cast Iron Pipe.—There has been a most satisfactory improvement in the cast iron pipe market with private interests buying more freely than they have lately and public business developing rapidly. There is also a manifestly increased demand for this commodity from Government sources which is largely for material to be used in extending the pipe lines at the various cantonments and other training bases. The manufacturers are experiencing considerable difficulty in obtaining the volume of labor required for capacity production. There is no change in prices, Government figures continuing to rule all quotations. New York prices are as follows: 6 in., 8 in., and heavier, \$55.35; 4 in., \$58.35.

Portland Cement.—The situation in the cement market is quiet and no new business of any consequence has developed during the past week. Prices are firm at the \$2.15 level, for orders of 1,000 barrels or more, f. o. b. New York. Existing mill base prices are as follows: Lehigh Valley, \$1.50; Hudson Valley, \$1.60. The Government is taking a considerable amount of Portland cement in furthering its military plans and the manufacturers anticipate that these interests will be exceptionally active for the balance of the present year. There are indications of a movement toward the revival of private construction, but as yet no increase in actual orders has resulted.

Lumber.—Short stocks and transportation difficulties remain as the predominating features of the local lumber situation, yet prices are remarkably firm with a continuing rising tendency. Governmental demands are heavy and rapidly growing in volume and the interests are likely to be taxed to the utmost for the balance of the year in filling the orders for Federal construction, both for ships and in the erection of military and naval buildings. Although there are indications of increased private construction, business from this source has not as yet developed to an extent that has affected the market.

Window Glass.—There is almost no activity in this line, partly for the reason that building construction has fallen to the extent it has and also by virtue of the shortage of labor and raw materials at production points. Prices remain remarkably firm in spite of the slow demand and the decreased volume of construction work. Production costs for both plate and window glass are steadily increasing, and this fact alone will tend to hold prices at their present high levels, if not cause further advances. There has been no change in the schedule of manufacturers' discounts.

Hydrated Lime.—The market is quiet and will remain in this condition until there is a general resumption of structural activity. Available supplies of both finishing and common are low; in fact, the market is to all intents and purposes cleaned out. Furthermore, with the existing railroad congestion and embargoes, the delivery of new stocks to the local dealers is a matter of doubt. Prices are well sustained and no revision is anticipated.

Face Brick.—Although there is considerable new business in sight for the face brick interests, manufacturing difficulties are hindering production and railroad embargoes continue to make deliveries of the finished product next to impossible. There is still an extreme shortage of coal and labor at practically all of the plants making face and fancy brick and the outlook is not especially bright. Manufacturers are unable to take new orders owing to the fact that they cannot promise exact deliveries. Prices are firm.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.25@ \$10.50

Raritan common.....No quotation

Second hand common, per load

of 1,500.....\$6.00@ —

Red face brick, rough or

smooth, car lots.....\$21.00@ —

Buff brick for light courts... 21.00@ —

Light colored for fronts..... 25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and

over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.15@ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,

wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o.

b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal).....\$1.25@ \$1.35

Trap rock, ¾ in. (nominal)..... 1.35@ 1.45

Bluestone flagging, per sq. ft. .17@ 0.18

Bluestone curbing, 5x16..... .40@ —

HOLLOW TILE (fireproofing. Prices f.

o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

10x12x12 in., per 1,000..... —

12x12x12 in., per 1,000..... —

Interior—

3x12x12 in., per 1,000..... —

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):

Eastern comon.....\$2.15@ —

Eastern finishing..... 2.35@ —

Hydrated common (per ton).....\$13.00@ —

Hydrated finishing (per ton)..... 16.43@ —

LINSEED OIL—

City brands, oiled, 5 bbl. lots.....\$1.50@ —

Less than 5 bbls..... 1.51@ —

GRAVEL (500 cu. yd. lots f. o. b. along

side dock N. Y., wholesale):

1½ in. (nominal).....No quotation

¾ in.No quotation

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1200, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00

14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....\$0.50@ —

Hemlock, W. Va., base price

per M..... 30.50@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered).....\$35.00@ \$38.00

Wide cargoes..... 37.00@ 50.00

Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 4

ft. over 20 ft. in length. Add \$1.00 per M.

for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$4.75@ \$5.00

Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in.....\$63.00@ —

Cypress shingles, 6x18, No. 1

Hearts..... 10.00@ —

Cypress shingles, 6x18, No. 1

Prime..... 8.50@ —

Quartered oak..... 95.00@ 100.00

Plain oak..... 73.00@ 75.00

Flooring:

White oak, quartered, select.....\$51.50@ \$55.50

Red oak, quartered, select... 51.50@ 55.50

Maple No. 1..... 47.00@ —

Yellow pine, No. 1, common

flat..... 39.00@ —

N. C. Pine, flooring, Norfolk..... 40.00@ —

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Mason's finishing in 100 lbs.

bags, per ton.....\$17.00@ —

Dry Mortar, in bags, return-

able at 15c. each, per ton... 8.25@ 8.75

Block, 2 in. (solid), per sq. ft.....\$0.08

Block, 2-in. (hollow), per sq. ft.... .09

Boards, ½ in. x 8 ft..... .12½

Boards, ¾ in. x 8 ft..... .15½

SAND—

Screened and washed Cow Bay.

500 cu. yds. lots, wholesale...\$1.25@ —

STRUCTURAL STEEL (Plain material

at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195@ —

Beams & channels over 14 in. 3.195@ —

Angles 3½ up to 6x8..... 3.195@ —

Zees and tees..... 3.195@ —

Steel bars, half extras..... 3.195@ —

TURPENTINE:

Spot, in yard, N. Y., per gal.....\$0.44@ \$0.44½

WINDOW GLASS. Official discounts

from manufacturers' lists:

Single strength, A quality, first three

brackets.....80%

B grade, single strength, first three

brackets.....82%

Grades A and B, larger than the first

three brackets, single thick.....70%

Double strength, A quality.....80%

Double strength, B quality.....82%

BETH MOSES HOSPITAL IN BROOKLYN

Project Costing \$300,000 Favorably Com-
mented on by State Board of Charities

ONE of the outstanding facts in connection with the existing building situation is that the present depression that has so adversely affected structural operations as a whole has, to a great extent, failed to influence the erection of educational, religious and charitable institutions. During the past year projects of this type ranked next in importance to the Government building and industrial work, and represented a large expenditure of money. At the present time there is considerable work of this character under way, and a number of entirely new projects contemplated for an early start. Owing to the steady demand from the war and allied charities, people have been trained in giving freely. Many institutions profited, and improvements to their plants have been made possible even during these tense times.

A building project of this general

The basement will contain, in addition to the mechanical equipment, power plant and coal storage, the general kitchens and pantries, locker rooms for outside help, disinfecting room, storage rooms, accident room, laboratory, dining room for help, toilets and lavatories, X-ray room and morgue.

Upon the first floor will be located the main entrance from Hart street, by way of an exterior court 65 feet in width, and auxiliary entrance on Stuyvesant avenue. This floor is almost entirely given over to the administration offices and staff headquarters, dispensary, dining rooms for staff, internes and nurses, with their necessary accessories. The second and third floors are wholly devoted to wards, one floor for male and the other for female patients. These wards, while of good size and lighted from three sides, are small enough to be handled with the maximum of efficiency. These floors also



H. J. Nurick, Architect.

PROPOSED STRUCTURE FOR THE BETH MOSES HOSPITAL.

nature, claiming considerable attention at the present time, is the new hospital building, to cost \$300,000, soon to be started in Brooklyn. This operation is for the Beth Moses Hospital, and will be located at the southwest corner of Stuyvesant avenue and Hart street. It is to be constructed from plans and specifications prepared by Henry J. Nurick, architect and engineer, 957 Broadway. Isaac Levin is the president of the institution and the chairman of the Building Committee.

The new hospital will be five stories in height, with basement, fireproof throughout, and will provide accommodations for approximately two hundred and fifty patients and about fifty nurses. The structure has been designed in the Renaissance style and the facades will be constructed of tapestry brick, limestone and terra cotta. The planning of this institution is unusual in a number of respects, so much so that the Secretary of the State Board of Charities made the following statement to the owners after approving the plans: "Permit me to express the appreciation of the State Board of Charities with reference to the general excellence of the plans and with regard to the important addition to the charitable institutions of New York City, which you are intending to provide."

The building will have a frontage of 90 feet on Stuyvesant avenue and of approximately 200 feet in Hart street.

contain diet kitchens, nurses' rooms, linen rooms, bath rooms, and other essential hospital features. The fourth floor will be entirely devoted to private patients, in single and double rooms, with separate diet kitchens, private baths, and the usual accessories.

The fifth floor will contain two thoroughly equipped operating units—a maternity ward, providing accommodations for about forty patients; delivery rooms, nursery, kitchens, etc. The roof will be utilized as a roof garden, and will be accessible by means of two electric elevators which will run to the roof. All floors have been provided with sun parlors, easily accessible to ambulatory patients.

Every care in planning has been taken to make this institution a model of sanitation and efficiency. The most modern approved hospital and surgical equipment will be installed. The architect is now taking estimates on construction.

Residence at Bernardsville, N. J.

Hiss & Weekes, architects, 452 Fifth avenue, Manhattan, are working on the final plans for a two and one-half story stone and frame residence to be erected at Bernardsville, N. J., for Robert McK. Thomas, Mendham, N. J., owner. The ground dimensions of this house will be approximately 120x31 feet. The architects will soon be ready to call for estimates and it is expected that construction will proceed this summer.

H. J. HARDENBERGH DEAD.

Prominent Architect Noted for Important Hostelrys.

THE architectural profession lost one of its leading representatives by the death of Henry Janeway Hardenbergh, at his home, 40 East 62d street, Wednesday, March 13. He was born in New Brunswick, N. J., seventy-two years ago and was the descendant of an old Dutch family that came to America from Holland in 1644. One of the most prominent of his ancestors was Major Johannes Hardenbergh, born in Albany in 1670, and the owner of the famous Hardenbergh patent granted by Queen Anne. His great-great-grandfather was the Reverend Jacob Rutsen Hardenbergh, who founded Queens College, now Rutgers, at New Brunswick, N. J.

During his years in school Mr. Hardenbergh devoted much time to designing, and after his graduation studied architecture under Detlef Lienau for five

this project were prepared by Renwick, Aspinwall & Tucker, architects, 8 West 40th street. The operation will cost approximately \$150,000.

Plans for Bronx Apartments.

Working plans have recently been completed by John P. Boyland, architect, Fordham road and Webster avenue, for two five-story brick and terra cotta multi-family dwellings, 50x88 feet each, to be erected on the west side of Vyse avenue, 80 feet north of 174th street. The owner of this project is the Janato Building Corporation, William Janato, president, 3207 Hull avenue. Each building will provide accommodations for twenty-five families. The cost of the operation is in the neighborhood of \$100,000. The owner will build.

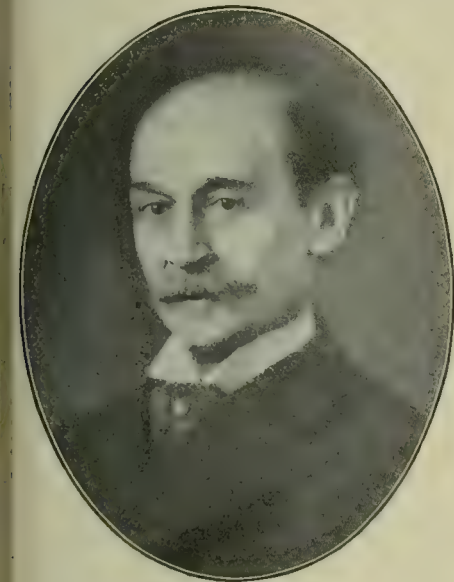
Contemplated Office Building.

The Mexican Telegraph Co., 66 Broadway, James A. Scrymser, president, con-

templates the erection of a modern office building to occupy the block front in the east side of Broad street from South William street to Stone street. The number of stories and type of construction have not yet been decided upon. The name of the architect and details of construction will be announced in a later issue of the Record and Guide.

Automobile Factory Annex.

Fred T. Ley & Co., 19 West 44th street, Manhattan, have obtained the general contract for the construction of a four-story reinforced concrete annex to the factory of the International Motor Co., in West Front street, Plainfield, N. J., adjoining the present plant. The building will have ground dimensions of 78x228 feet, and will be erected from plans prepared by Lockwood Greene & Co., 101 Park avenue, Manhattan.



HENRY J. HARDENBERGH.

years, from 1865 to 1870. He commenced to practice his profession in 1871. Mr. Hardenbergh was probably best known for his designs of some of the leading hotels in the United States, although he applied himself to designing many other types of structures, some of considerable note. He planned and superintended the construction of a library and chapel for Rutgers College and later designed the first apartment hotel to be erected in this city, the Vancorlear, at Seventh avenue and 57th street. He also prepared the plans for the Dakota Apartment on Central Park West and 72d street.

Among the most notable projects from the designs of this architect are the Waldorf-Astoria in New York and the New Willard in Washington. At the time of their construction these hostelrys were considered among the finest in the world. He also planned the Plaza in this city and the Copley-Plaza Hotel in Boston. Prominent among the other hotels and buildings from the plans of Mr. Hardenbergh are the Windsor Hotel in Montreal, the Hotel Raleigh in Washington and the Physical Laboratory at Princeton University.

H. J. Hardenbergh was one of the founders of the American Fine Arts Society and was the president of the Architectural League of New York from 1901 to 1902. He was a member of the Century, Riding, Grolier and Church Clubs, the American Institute of Architects, and the Sculpture Society.

Contract for Bank Building.

A general contract has been awarded to the Cauldwell-Wingate Co., 381 Fourth avenue, for the construction of a one-story and basement bank building, 66x93 and 110x50 feet, at the junction of Third avenue, 147th street and Willis avenue, the Bronx, for the Dollar Savings Bank, George E. Edwards, president. The plans and specifications for

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Architects for Brooklyn Church.

Allen & Collens, architects, 40 Central street, Boston, Mass., have been retained to prepare the plans and specifications for the new edifice to be built for the Clinton Avenue Congregational Church, Rev. Dr. Nehemiah Boynton, minister, at the corner of Clinton and Lafayette avenues, Brooklyn. The new structure will occupy a plot 100x170 feet and will replace the present church building which will be torn down. The cost of the proposed operation is approximately \$200,000. Only the preliminary studies have been made and it will be some time before details of construction are available.

PERSONAL AND TRADE NOTES.

James Sherlock Davis, president of Cross, Austin & Ireland Lumber Co., will be the nominee for president of the Brooklyn Chamber of Commerce.

Leo Feinen, architect, 3697 Boulevard, Jersey City, N. J., has discontinued his offices for the period of the war and has entered the service of the Government.

David M. Ach, architect, has moved his offices from the sixth floor of the Metropolitan Building, 1 Madison avenue, to the fourteenth floor of the same building.

Cogswell-Koether Company, building construction, announces that it has recently opened an office in the Vanderbilt Building, 51 East 42d street. William T. Sitt is now associated with this concern as vice-president and consulting engineer.

Permutit Company, manufacturer of water softening and water rectification apparatus and for several years past located at 30 East 42d street, announces its removal to 440 Fourth avenue, where after March 15 the entire top floor will be occupied by its offices.

Major Guy Lowell, with architectural offices in Boston and New York City, was recently awarded the military "Medal for Valor" by the Italian Government. The award was made for distinguished work in connection with the American Red Cross on the Italian front.

Building Trades Employers' Association at its coming annual meeting will vote for the following officials for the coming year: For president, Ronald Taylor; first vice-president, Fred B. Tuttle; second vice-president, Albert N. Chambers, and treasurer, J. P. Ryan. The annual meeting and election will take place Tuesday, April 9.

Mechanics' & Traders' Exchange, at its annual meeting held February 27, elected the following officers for the ensuing year: Francis N. Howland, president; Frank E. Conover, vice-president; Edwin Outwater, treasurer, and C. E. Cheney, secretary. Alfonso E. Pelham, Augustus Meyers, John J. Roberts, Fred Usher, Lewis Harding, Hugh Getty and Ronald Taylor were elected trustees.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN.—James A. Wetmore, Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close 3 p. m., April 3, for a 4-sty stone facing brick assay building, 50x100, at Wall and Nassau sts, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner. York & Sawyer, 50 East 41st st, are the architects, and J. Hollis Wells, 32 Nassau st, is the consulting engineer for this project. Plans and specifications may be seen at the office of the F. W. Dodge Co., 119 West 40th st.

MANHATTAN.—Alfred C. Ulrich, 292 5th av, has the general contract for alterations to the Custom House, at Bowling Green, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner, from plans by James A. Wetmore, Treasury Dept., Washington, D. C., Acting Supervising Architect, and F. A. Lang, Custom House, Manhattan, engineer.

GOVERNORS ISLAND, N. Y.—U. S. Government, Col. Norton, Depot Quartermaster, Governors Island, owner, is taking bids on the general contract, to close March 20, for a 2-sty brick garbage incinerator (5-ton), and a 1-sty wooden storehouse, 40x120, at Fort Jay.

VARIOUS LOCATIONS.—Niel MacMillan, 124 East 28th st, Manhattan, will draw plans for erecting recreation bldgs at various munition centers and ship yards in the United States, for the Y. M. C. A., National War Work Council, 124 East 28th st, owner. Buildings will be 1-sty each, and will include reading, lounge and writing rooms, gymnasiums and other features.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is having plans prepared privately for thirty 1-sty hollow tile and concrete storehouses, 60x150, and will take bids about March 19. Cost, \$600,000.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

JAMAICA, L. I.—Zeese & Wilkinson Co., 424 West 33d st, Manhattan, owners, contemplate building a factory at Fulton and Winstead sts. No architect has been retained and details will be available later.

BUFFALO, N. Y.—Lake Shipbuilding Co., Ellicott Sq Bldg, Buffalo, owner, contemplates erecting a 1-sty addition to the plant at Ganson and Buff River sts, for which no architect has been selected.

JERSEY CITY, N. J.—Jersey City Grocery Co., 338 Newark av, Jersey City, owner, contemplates erecting a 4-sty warehouse, at the southwest cor of 8th and Division sts, for which no architect has been retained. Cost, \$60,000.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—George Provot, 104 West 42d st, architect, is taking bids on the general contract for the alteration of the 4-sty brick loft bldg, 25x28, at 16 East 8th st, into apartments, for Manley E. Sturgis, 17 West 32d st, owner. Cost, \$15,000.

DWELLINGS.

SCARSDALE, N. Y.—A. J. Bodker, 62 West 45th st, Manhattan, architect, is taking bids on the general contract, to close March 20, for a 2½-sty dwelling and garage, 120x50, on Melvin drive, for A. E. Burr, owner. Jaros & Baum, Webster av, Astoria, L. I., are the heating engineers. Garage will accommodate five cars and also includes chauffeur's quarters.

BAYSHORE, L. I.—Chester A. Patterson, 15 East 40th st, Manhattan, architect, is taking bids on the general contract for a 2½-sty frame and siding dwelling, 25x108, for Stephen Ransom, 401 West st, also 419 West 141st st, Manhattan, owner. Peter Cameron, 339 North av, New Rochelle, N. Y., is figuring the general contract.

LARCHMONT, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, architect, is taking bids on the general contract for a 2-sty frame and stucco summer dwelling, 26x34, on Quarry rd, for F. W. Flint, owner.

SCHOOLS AND COLLEGES.

LAKE PLACID, N. Y.—Board of Education, Mrs. J. M. Isham, pres., Lake Placid, owner, is taking bids on the general contract, to close 2 p. m., April 8, for a 3-sty brick, hollow tile and concrete high and grade school, 104x126, in Main st, on site of present school, from plans by Pember & Campaigne, Ilium Bldg, Troy, architects. Cost, \$155,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

WASHINGTON ST.—Henry Regelman, 133 7th st, completed plans for alterations to the 6-sty brick tenement, 25x59, at 43-45 Washington st, for the Stewart Estate, owner, c/o L. Stewart, Beacon, N. Y. Cost, \$6,000.

12TH ST.—Frank E. Vitolo, 56 West 45th st, completed plans for remodeling the 4-sty brick and stone dwellings, 25x50, and the 2-sty brick stable, 25x100, at 2 East 12th st and 9 East 11th st, into

studio apartments, for John L. Fogliasso, 197 Bleecker st, owner and builder. Cost, \$10,000.

1ST AV.—Otto L. Spannhake, 13 Park Row, completed plans for alterations to the 4-sty brick tenement and stores, 23x100, at 387-9 1st av, for L. & J. Maier, 309 1st av, owner. Cost, \$3,000.

47TH ST.—C. N. Whinston, 148th st and 3d av, has plans in progress for the alteration of the 4-sty brick dwelling at 24 West 47th st, into a bachelor apartment house and store. Architect will take estimates on general contract. Cost, \$7,500.

WASHINGTON ST.—Henry Regelman, 133 7th st, completed plans for alterations to the 6-sty brick tenement, 25x51, at 36 Washington st, for the Stewart Estate, owner, c/o E. Leroy Stewart, Beacon, N. Y. Cost, \$3,000.

WEST ST.—Henry Regelman, 133 7th st, completed plans for alterations to the 6-sty brick tenement, 25x47, at 21-22 West st, for the Stewart Estate, owner, c/o E. Leroy Stewart, Beacon, N. Y. Cost, \$6,000.

68TH ST.—Otto L. Spannhake, 13 Park Row, completed plans for alterations to the 5-sty brick tenement and store, 20x50, at 143 East 68th st, for Charles Romo, owner. Consists of 1 and 2-sty extension. Cost, \$7,000.

DWELLINGS.

49TH ST.—Cantor & Dorfman, 373 Fulton st, Brooklyn, will draw plans for remodeling the 4-sty brick and stone bachelor apartment house, on lot 25x100, at 64 West 49th st, into a dwelling and store, for Meister Builders, Inc., 220 Broadway, owner.

AMSTERDAM AV.—E. Paulsen, 54 Sedgwick av, Yonkers, N. Y., completed plans for a 2½-sty hollow tile dwelling, 27x46, on the east side of Amsterdam av, 300 ft south of Jefferson av, for Peter Nelson, 2117 Daly av, owner and builder. Cost, \$5,500.

13TH ST.—George M. McCabe, 96 5th av, completed plans for alterations to the 2-sty brick dwelling, 25x36, at 207 West 13th st, for Mrs. John W. Stewart, 70 5th av, owner. Cost, \$4,000.

84TH ST.—R. H. Almirot, 220 5th av, has plans in progress for remodeling the 4-sty brick dwelling, 25x60, at 8 West 84th st. Architect will take bids on general contract about March 18-20. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

11TH AV.—Charles F. Winkelman, 103 Park av, completed plans for alterations to the 2-sty brick factory, 24x75, at 434 11th av, for Charles and George Shortmeier, 430 11th av, owners, in charge. Cost, \$4,000.

FRONT ST.—Charles H. Richter, 39 Cortlandt st, will draw plans for alterations to the 5-sty brick and stone warehouse, on lot 50x100, at 142-4 Front st, for Ray S. Bate Corp., 54 Wall st, owner, and G. Amsinck Co., 6 Hanover st, lessee.

CHARLES ST.—Alexander Baylies, 33-34 Bible House, completed plans for alterations to the 7-sty brick garage bldg, 66x118, at 166-8 Charles st, for the Beadleston & Woerz Brewing Co., 291 West 10th st, owner. Cost, \$20,000.

STABLES AND GARAGES.

127TH ST.—Harry T. Howell, 3d av and 149th st, completed plans for alterations to the 1-sty brick garage in the north side of 127th st, 100 ft west of 3d av, for J. L. Mott, 5th av and 17th st, owner, and Gibson Auto & Taxi Co., 385 East 149th st, lessee. Owner will take bids on general contract March 18. Cost, \$5,000.

14TH ST.—Horenburger & Bardes, 122 Bowery, completed plans for alterations to the 1-sty brick garage, 50x206, at 734-6 East 14th st, for the Estate of Emily L. Kent, owner, c/o William Kent, 14 Wall st, and Herman Davidowitz, 316 Stanton st, lessee. Lessee is taking bids on the general contract. Cost, \$5,500.

42D ST.—W. B. Wills, 1181 Myrtle av, Brooklyn, has plans in progress for the alteration of the 4-sty brick stable, 50x100, at 257-9 West 42d st, into a garage, for Francis X. O'Connor, 253 West 47th st, owner and builder. Cost, \$25,000.

124TH ST.—B. & J. Walther, 147 East 125th st, completed plans for the alteration of the 6-sty brick stable, 50x100, at 124-6 East 124th st, into a garage, for J. M. & J. H. Carey, on premises, owners. Cost, \$40,000.

GREENWICH AV.—George M. McCabe, 96 5th av, has plans in progress for alterations to the 2-sty brick stable, 46x130, at 97-101 Greenwich av, and 238 West 12th st, for Clarence S. Nathan, 241-5 West 37th st, owner. Cost, \$10,000.

35TH ST.—Joseph C. Schaeffler, 38 West 32d st, completed plans for alterations to

the 3-sty brick and bluestone garage, 69x100, at 247-251 West 35th st, for the F. M. B. Realty Co., 345 5th av, owner. Cost, \$56,000.

STORES, OFFICES AND LOFTS.

4TH ST.—L. F. J. Weiher, 271 West 125th st, completed plans for alterations to the 4½-sty brick store and restaurant, 25x103, at 62 East 4th st, for George S. Ehret, 217 East 92d st, owner. Cost, \$8,500.

34TH ST.—Sommerfeld & Steckler, 31 Union sq, have plans in progress for alterations to the 5-sty brick and stone store and loft bldg, on plot 50x100, at 21-23 West 34th st, for the Crystal Estate, owner, c/o Samuel J. Dickheiser, 271 Broadway, owner, and S. W. Steel & Co., 2 West 14th st, lessee.

44TH ST.—Lionel Moses, 101 Park av, has plans nearing completion for alterations to the 5-sty brick restaurant, 100x40, at 1 East 44th st, for the Delco Realty Corp., 49 Wall st, owner. Cost, \$10,000.

BEAVER ST.—L. E. Denslow, 44 West 18th st, completed plans for alterations to the 4-sty brick store and office bldg, 26x64, at 15 Beaver st, for the Farmers' Loan & Trust Co., 22 William st, owner. Cost, \$2,500.

42D ST.—J. H. Scheier, 25 West 42d st, has plans in progress for alterations to the 4th floor of the office bldg at 47-61 West 42d st, for the Estate of Eugene A. Hoffman, owner, c/o Frederick Hoffman, 258 Broadway, owner, and the Apex Leasing Co., lessee. Cost, between \$8,000 and \$10,000.

THEATRES.

BOWERY.—Samuel Levingson, 101 West 42d st, completed plans for alterations to the 4-sty brick theatre, 75x200, at 46 Bowery, for William Kremer Estate, owner, c/o William Kremer, Jr., 58 West 120th st, owner. Cost, \$2,500.

MISCELLANEOUS.

BROADWAY.—Preliminary plans have been approved by the Board of Appeals for the erection of a 3-sty brick and terra cotta theatre, store, office and apartment bldg, 150x200, at the northwest cor of Broadway and 181st st, for the 181st St Construction Co., 729 7th av, owner, from plans by DeRosa & Pereira, 150 Nassau st, architects. Theatre will have a seating

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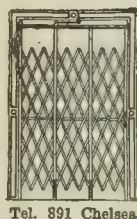
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STABLES AND GARAGES.

FORDHAM RD.—William A. Faiella, 552 East 187th st, completed plans for a 1-sty stone garage, 59x119, on the south side of Fordham rd, 70 ft east of Loring pl, for the Terrace Construction Co., 116 West 190th st, owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

137TH ST.—Alfred L. Kehoe Co., 1 Beekman st, completed plans for alterations to the 6-sty brick loft bldg at 281-3 East 137th st, for Sybil K. W. Sellar, 31 Nassau st, owner. Cost, \$8,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

DRIGGS AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for alterations to the 4-sty brick tenement at 871 Driggs av, for V. Fisher, 910 Ocean av, owner and builder. Cost, \$5,000.

DWELLINGS.

WEST 8TH ST.—William Richter, 1028 2d st, completed plans for two 2-sty frame dwellings, 17x40, in the east side of West 8th st, 240 ft south of Av N, for May Rogers, West 8th st, near Lake st, Brooklyn, owner and builder. Cost, \$6,000.

BAY 31ST ST.—Ferdinand Savignano, 6005 14th av, completed plans and is ready for bids on the general contract for a 2-sty brick and stone dwelling, 33x44, in the east side of Bay 31st st, 260 ft north of Benson av, for David Greenfield, 6005 14th av, owner. Cost, \$25,000.

EAST 19TH ST.—Benjamin Dreisler, 153 Remsen st, completed plans for a 2-sty frame dwelling, 24x40, in the east side of East 19th st, 180 ft north of Av H, for Arthur H. Strong, 585 East 18th st, owner and builder. Cost, \$4,000.

NEPTUNE AV.—D. Hinsdale, West 30th st and Surf av, Brooklyn, completed plans for a 3-sty brick dwelling and store, 17x43, on the north side of Neptune av, 137 ft west of West 15th st, for Sabastene Salaruo, 29 Neptune av, owner and builder. Cost, \$4,000.

WEST 20TH ST.—Joseph J. Galizia, 2845 West 23d st, Brooklyn, completed plans for two 2½-sty frame dwellings, 33x28, in the west side of West 20th st, 360 ft west of Mermaid av, for Wiltner & Fuths, 3221 Mermaid av, owners and builders. Total cost, \$10,000.

21ST AV.—M. A. Cantor, 371 Fulton st, has plans in progress for eight 2½-sty brick dwellings, 20x45, at the northeast cor of 21st av and 63d st, for the Lyon Holding Co., 99 Nassau st, owner and builder. Total cost, \$52,000.

21ST AV.—M. A. Cantor, 371 Fulton st, has plans in progress for eight 2½-sty brick dwellings, 20x45, at the southeast cor of 21st av and 63d st, for the 53d St. Const. Co., 5221 Ft. Hamilton av, owner and builder. Total cost, \$52,000.

6TH AV.—D. A. Lucas & Co., 98 3d st, completed plans for alterations and extension to the 3-sty brick dwelling at the northwest cor of 6th av and Prospect pl for Philipp J. Genthner, 381 Court st, owner and builder. Cost, \$4,000.

WEST 36TH ST.—Cohn Brothers, 363 Stone av, completed plans for four 2-sty brick dwellings, 20x60, in the east side of West 36th st, 100 ft south of Mermaid av, for the Fulton Building Co., 351 Stone av, owner and builder. Total cost, \$24,000.

54TH ST.—S. Millman & Son, 1780 Pitkin av, completed plans for two 2-sty brick dwellings, 20x53, in the south side of 54th st, 280 ft east of 8th av, for L. & J. Corp., 1274 58th st, owner and builder. Total cost, \$7,000.

FACTORIES AND WAREHOUSES.

COLUMBIA ST.—A. W. Gaspiger & Sons, on premises, owners, have had plans completed privately for fire repairs to the 1-sty brick storage and office bldg at the northwest cor of Columbia and Amity sts. The Page Contracting Co., 115 Broadway, Manhattan, has the general contract. Cost, \$5,000.

HALLS AND CLUBS.

MANHATTAN AV.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for alterations to the 1-sty brick dance hall, 50x75, on Manhattan av, for S. Frieber, on premises, owner and builder. Cost, \$5,000.

STABLES AND GARAGES.

HOWARD AV.—Morris Whinston, 459 Stone av, completed plans for an extension to the 1-sty garage on the east side of Howard av, 100 ft south of Prospect pl, for Rebecca Kopelton, 1681 President st, owner, in charge. Cost, \$3,000.

EMERSON PL.—M. A. Cantor, 373 Fulton st, completed plans for a 1-sty brick

public garage, 50x100, in the west side of Emerson pl, 160 ft north of Lafayette av, for the Beverly Building Co., 44 Court st, owner and builder. Cost, \$12,000.

LIBERTY AV.—William C. Winters, 106 Van Sicklen av, has plans in progress for thirty-three 1-sty brick individual garages, 10x20, at the northwest cor of Liberty and Miller avs, for Frank Richards, 171 Jamaica av, owner and builder. Total cost, \$13,500.

BROADWAY.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for a 2-sty brick and stone garage, 100x100, at 152-8 Broadway, for the Associated Mechanics Building Corp., 414 Bedford av, owner and builder. Cost, \$40,000.

POWERS ST.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for the alteration of the 2-sty brick and stone stable, 50x100, in Powers st, 100 ft east of Union av, into a garage, for I. Bender, 519 Grand av, owner and builder. Cost, \$15,000.

SUMNER AV.—J. M. Felson, 1133 Broadway, Manhattan, completed plans for the alteration and addition of the 1-sty brick garage, 100x100, at 476-8 Sumner av, for Edward W. Lerner, on premises, owner and builder. Cost, \$10,000.

MESEROLE ST.—Tobias Goldstone, 50 Graham av, completed plans for a 1-sty brick public garage, 125x100x75, at the southwest cor of Meserole and Leonard sts, for Max Fried, 200 Montrose av, and Joseph Eig, 148 Johnson av, owners. Cost, \$18,000.

VAN BRUNT ST.—John Burke, 319 Baltic st, completed plans for a 1-sty brick garage, 30x73, in the east side of Van Brunt st, 70 ft north of Sackett st, for Cornelia Manzella, 63 Sackett st, owner, in charge. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

JUNIUS ST.—Henry J. Nurick, 957 Broadway, Brooklyn, completed plans for a 1-sty brick shop, 50x47, in the west side of Junius st, 65 ft south of Liberty av, for Moses Annenberg, 121 Cowell st, owner. Cost, \$6,000.

THEATRES.

CHURCH AV.—C. M. Straub, 147 4th av, has plans in progress for a 1 and 2-sty brick theatre and stores, 125x125, on the north side of Church av, and on the east side of Gravesend av, 108 ft north of Church st. Owner's name will be announced later. Theatre will have a seating capacity of 1,600. Cost, \$75,000.

BRIGHTON BEACH.—Dodge & Morrison, 135 Front st, Manhattan, completed plans for fire repairs to the brick, veneer and frame theatre and casino for the Robinson Amusement Co., owner, c/o architects. Rufus H. Brown, 350 Fulton st, Bklyn, has the general contract. Cost, \$6,000.

MISCELLANEOUS.

VARET ST.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for alterations to the 4-sty brick turkish bath on Varet av, 100 ft east of Manhattan av. Consists of general remodeling, including masonry and carpentry work. Cost, \$18,000.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—Charles Infanger & Son, 2634 Atlantic av, completed plans for two 2-sty frame dwellings, 20x58, in the east side of Lambert st, 198 ft south of Liberty av, for Elermann Bros., 751 Thrall av, Woodhaven, L. I., owners and builders. Cost, \$9,000.

KEW GARDENS, L. I.—Harry J. Arnold, 429 North Vine st, Richmond Hill, owner, has had plans completed privately for a 2½-sty frame dwelling, 34x32, in the north side of Quentin st, 260 ft east of Austin st. Cost, \$10,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for three 2-sty frame dwellings, 26x31, at the southwest cor of Norwich av, and in the west side of Lathrop st and Park av, 120 ft south of Lathrop av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Total cost, \$12,000.

MORRIS PARK, L. I.—Herman A. Weinstein, 165 Remsen st, Brooklyn, completed plans for five 2-sty brick dwellings, 18x42 and 18x34, at the northwest cor of Briggs and Atlantic avs, and on the east side of Briggs av, 18 ft north of Atlantic av, for Wohl Bros., 901 Emerald st, Richmond Hill, owners and builders. Total cost, \$18,500.

MASPETH, L. I.—Frank Chmellk, 796 2d av, L. I. City, completed plans for a 2-sty brick dwelling, 25x29, on the west side of Willow av, 71 ft north of Maspeth av, for Frank Bondzinski, 96 Clinton av, Maspeth, L. I., owner and builder. Cost, \$4,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for a 2-sty frame dwelling, 26x31, on the west side of Park av, 120 ft south of Lathrop av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Cost, \$4,000.

KEW GARDENS, L. I.—Harry J. Arnold, 429 North Vine st, Richmond Hill, L. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 34x23x32, in the south side of Pembroke pl, 460 ft east of Austin st. Cost, \$10,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for three 2-sty frame dwellings, 16x37, on the north side of Ridgewood av, 37 ft east of Lefferts av, for Rilles & Lashen Construction Co., 354 Fulton st, Jamaica, L. I., owner and builder. Cost, \$12,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for two 2-sty frame dwellings, 27x28, on the west side of Kingston road, 26 ft north of Handley road, for Sim & Greig, Jr., Butler Bldg, Jamaica, owners and builders. Cost, \$11,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 27x28, on Kingston rd, 177 ft north of Layfield rd, for Sim & Greig, 22d st, Union Course, L. I., owners and builders. Cost, \$5,500.

MORRIS PARK, L. I.—Herman A. Weinstein, 165 Remsen st, completed plans for five dwellings, 2 stys, brick, 18x42, and 2 stys, frame, 18x34, at the northeast cor of Walnut st and Atlantic av, and in the east side of Walnut st, 18 ft north of Atlantic av, for Wohl Brothers, 901 Emerald st, Richmond Hill, L. I., owners and builders. Total cost, \$18,500.

GLENDALE, L. I.—Morris Perlstein, 19 Fulton av, Middle Village, completed plans for five 2-sty brick dwellings, 20x52, with store, on the south side of Central av, 20 ft east of Olmstead pl, for the Nibur Construction Co., 97 Wayne st, Middle Village, L. I., owner and builder. Total cost, \$23,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY—Adolph Martin, 34 West 23th st, Manhattan, completed plans for a 3-sty brick factory, 60x100, on the south side of Jackson av, 416 ft west of Buckley st, for Emanuele Ronzoni, 798 Broadway, Flushing, L. I., owner. Cost, \$30,000.

WOODSIDE, L. I.—Richard Lukowsky, 477 14th av, L. I. City, completed plans for a 1-sty brick factory, 33x200, on Howell av, from Kelly Cove to 7th av, for Jacob Maisel, Woodside, L. I., owner. Charles Wills, 4th st and Jackson av, L. I. City, has the general contract. Cost, \$20,000.

COLLEGE POINT, L. I.—L. W. F. Engineering Co., 8th st, College Point, owner, has had plans completed privately for a 1-sty brick factory, 250x212, on the south side of 3d av, 250 ft west of 8th st. The Austin Co., 217 Broadway, Manhattan, has the general contract. Cost, \$15,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—DeRose & Cavalieri, 148th st and 3d av, Bronx, have plans nearing completion for a 1-sty brick and concrete garage, 50x100, for Mr. Galito, owner, c/o Garage, East River and 83d st, Manhattan. Exact location will be announced later. Cost, \$25,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—Frederick B. Sterner, 80 Lexington av, Port Richmond, owner, has had plans completed privately for a 1½-sty frame dwelling, 19x47, on the

east side of Heberton av, 855 ft south of Palmer av. Cost, \$4,000.

PORT RICHMOND, S. I.—M. A. Cantor, 371 Fulton st, Brooklyn, has plans in progress for three 2-sty brick dwellings and stores, 16x55, on the west side of Richmond av, 355 ft south of Terrace av, for Max Helman, 1223 46th st, Brooklyn, owner and builder. Total cost, \$20,000.

Suffolk.

DWELLINGS.

HUNTINGTON, L. I.—D. M. Dusenberry, Main st, Huntington, completed plans for a 1½-sty frame and shingle bungalow, 34 x38, at Jericho Turnpike, for Frederick H. Koster, Jericho Turnpike, Huntington, owner. Cost, \$4,500.

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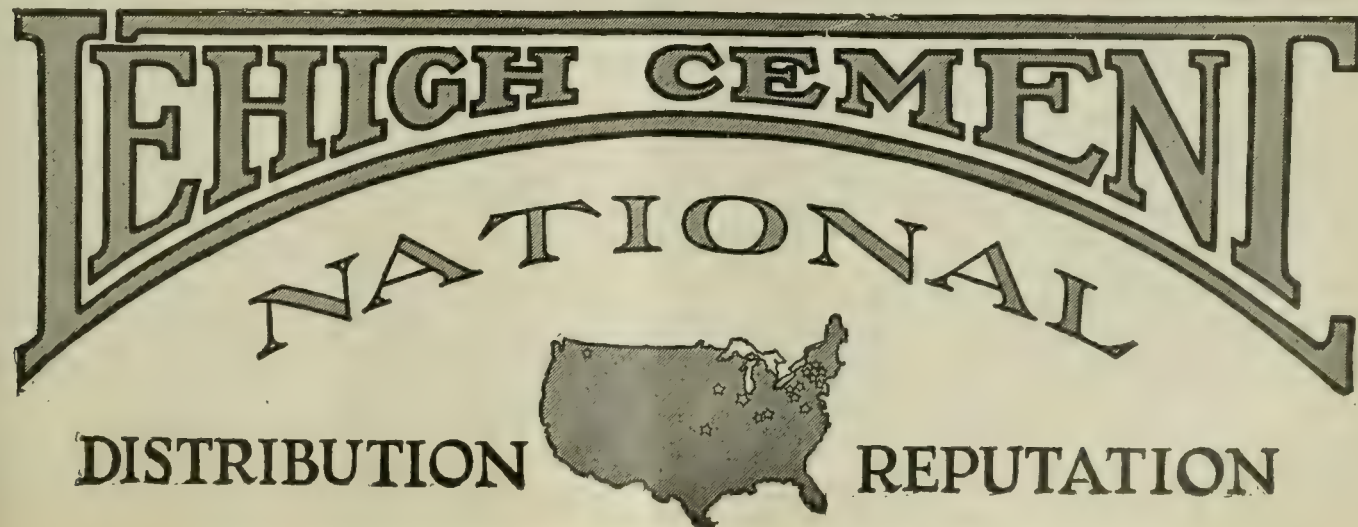
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REPAIRS

212 E. 52nd St., N. Y.



HUNTINGTON, L. I.—Thomas B. Campbell, New York av, Huntington, owner, is having plans prepared privately for a 2½-sty frame siding or stucco dwelling, 30x58, at Cold Spring Hill. Cost, \$10,000.

STABLES AND GARAGES.

HUNTINGTON, L. I.—Carroll E. Welsh, New York av, Huntington, completed plans for a brick and tile garage, 100x52, in the north side of Main st, opp. Prospect st, for W. H. Flossel, Huntington, owner, in charge. Cost, \$10,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for a 5-sty brick and stone apartment house, 42x50, on Hawthorne av, for Louis Johnson, 124 Lee av, Yonkers, owner and builder. Cost, \$25,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for a 4-sty brick and stone apartment house, 107x96, at 438-440 Riverdale av, for the Radford Realty Co., 214 Jessamine av, Yonkers, owner. Owner will take bids on separate contracts about March 18. Cost, \$60,000.

CHURCHES.

WHITE PLAINS, N. Y.—Gross & Kleinberger, Bible House, Manhattan, completed plans for a 1-sty brick synagogue, 40x70, for the White Plains Hebrew Institute, on premises, owner. Cost, \$25,000.

DWELLINGS.

ELMSFORD, N. Y.—Buchman & Kahn, 30 East 42d st, Manhattan, have plans nearing completion for a 2½-sty terra cotta block and stucco dwelling, 80x40, for Ely Jacques Kahn, 30 East 42d st, Manhattan, owner. Cost, \$50,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for two 4-sty brick and stone apartments, 46x91 each, at 68-72 Halstead st, for the East Orange Realty Co., 1010 Kinney Bldg, Newark, owner. The North Jersey Building Co., 514 South 14th st, Newark, has the general contract. Cost, \$45,000 each.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for two 4-sty brick and stone apartments, 50x70, at the southwest cor of Harvard and Amherst sts, for Rudolph Sabelson, 239 Clinton av, Newark, owner. Cost, \$35,000 each.

EAST ORANGE, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 4-sty brick apartment, 56x117, at 45 Walnut st, for Louis Kuskin, Max Altshuler and William Roiberg, 65 South 19th st, Newark, owners and builders. Cost, \$65,000.

NEWARK, N. J.—E. V. Warren, Essex Bldg, Newark, has plans in progress for a 4-sty brick and stone apartment on Roseville av, bet. Park and 6th avs, for Charles Herbert Walker, Union Bldg, Newark, owner. Owner will take bids on all subs. Cost, \$150,000.

EAST ORANGE, N. J.—B. Halstead Shepard, 564 Main st, East Orange, completed plans for two 4-sty brick and terra cotta apartments, 80x50 ft each, at 72 and 76 South Munn av, for Henry C. Miller, 441 Main st, East Orange, owner and builder. Cost, \$40,000 each.

MILLBURN, N. J.—Albert Nuccirone, 9 Taylor st, Orange, completed plans for a 3-sty brick apartment house and store, 22x56, in Main st, near First Presbyterian Church, for Dunato Brita, Main st, Millburn, owner. Cost, \$7,000.

KEARNY, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for a 3-sty brick apartment and store, 25x100, also a 1-sty garage, at the northeast cor of Kearny av and Duke st, for Enoch Palm, Johnson av and Maple st, Kearny, N. J., owner. Cost, \$20,000.

NEWARK, N. J.—M. Mancusi Ungaro, 164 Market st, Newark, has plans in progress for a 4-sty brick and stone flat, 61x80, in Bank st, near Combes Alley, for Dominick Carrino, 117 Bank st, Newark, owner. Cost, \$32,000.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for alterations and addition to the 3-sty brick apartment house and shop, 35x60, and 1-sty extension, 25x40, on Avon av, for Lozowick & Kotler, 150 Jelliff av, Newark, owner. Charles Gerber, 270 Peshine av, Newark, and Morris Breitman, 333 Waverly av, Newark, have the mason and carpentry contracts, respectively. Cost, \$8,000.

LYNDHURST, N. J.—Albert Nuccirone, 9 Taylor st, Orange, N. J., has plans in progress for alterations and addition to

the 2-sty brick dwelling, 26x36, at Bailey Brook and Green avs, for Alfonso Milone, on premises, owner. Cost, \$5,000.

MAPLEWOOD, N. J.—Beudal Realty Co., Maplewood, owner, has had plans completed privately for three frame dwellings on North terrace. Cost, \$7,000 each.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Edward E. Grant, 397 Washington av, Newark, completed plans for a 1-sty brick addition, 50x50, to the factory in Craton st, bet. Verona and Grafton avs, for the Mono-Service Co., on premises, owner.

NEWARK, N. J.—American Oil & Supply Co., 52 Lafayette st, Newark, has recently purchased property on the meadows and contemplates erecting a warehouse, probably reinforced concrete. Details will be available later.

HOBOKEN, N. J.—Ballinger & Perrot, 17th and Arch sts, Philadelphia, Pa., have plans in progress for a 5-sty reinforced concrete factory, 113x100, at the southeast cor of 12th and Clinton sts, for the Chocolate Menier Co., 1127 Clinton st, Hoboken, owner. J. Van Lierde is local manager.

SOUTH RIVER, N. J.—Gilbert C. Higby, 207 Market st, Newark, has plans in progress for a 1-sty frame manufacturing plant, for which owner's name and details will be announced later.

NEW BRUNSWICK, N. J.—Webb Wire Works, 11 Liberty st, New Brunswick, N. J., owner, has had plans completed privately for alterations and addition to the 2-sty brick factory, 35x45, at 11 Liberty st. George B. Rule, 71 John st, New Brunswick, has the general contract. Cost, \$4,000.

MUNICIPAL.

NEWARK, N. J.—Board of Commissioners, City of Newark, Thomas L. Raymond, chairman, City Hall, Newark, contemplates erecting sanitary sewers on Av C, bet. Miller and Vanderpool sts, and in Vanderpool st, bet. Avs B and C, from plans by Morris R. Sherrerd, City Hall, Newark, chief engineer.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Hughes & Horton, 31 Clinton st, Newark, have plans in progress for a 2-sty brick, stone and architectural terra cotta parochial school, 74x110, on Van Ness pl, near Clinton av, for the Church of the Blessed Sacrament, Rev. Father C. O'Neill, pastor, 15 Van Ness pl, Newark, owner. Will contain 16 classrooms.

STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for a 1-sty brick public garage, 48x119, at 694-6 South 15th st, for Simon and Annie Beyer, 711 South 14th st, Newark, owner. Standard Construction Co., 270 South 6th st, Newark, has the mason contract. Cost, \$14,000.

ORANGE, N. J.—Albert F. Nuccirone, 9 Taylor st, Orange, has plans in progress for a 1-sty brick and cement block public garage, 44x100, at 16-18 Park st, for Anthony Martin, 18 Park st, Orange, owner. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

IRVINGTON, N. J.—Frederick Lemmer, 688 Ny 6 av, Irvington, N. J., completed plans for a 1-sty brick bakery, 29x35, at 1368 Springfield av, for K. Edward Stoll, 1420 Springfield av, Irvington, owner. Cost, \$3,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for a 1-sty brick office bldg, 22x50, in Jefferson st, near Market st, for Augster & Lynch, 470 Market st, Newark, owners. Kelly-Ackerson Co., 220 Main st, East Orange, N. J., has the general contract. Cost, \$5,000.

MISCELLANEOUS.

NEW BRUNSWICK, N. J.—Russell & Horn, 25 West 42d st, Manhattan, completed plans for a 4-sty brick restaurant and rooming house, 22x30, at 372 Delevan av, for Eugene Von Gorugin, 162 Nelson st, New Brunswick, owner. Cost, \$8,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

OYSTER BAY, L. I.—L. H. MacCauley, Oyster Bay, L. I., has the general contract for alterations to the 2-sty brick and tile bank, 24x50, at the cor of Andrey av and South st, for the North Shore Bank, Oyster Bay, L. I., owner, from privately prepared plans. Cost, \$20,000.

DWELLINGS.

MANHASSET, L. I.—Smith & Leo, 103 Park av, Manhattan, have the general

contract for a 2½-sty frame dwelling, 30x40, for A. Kattmiller, Manhasset, owner, from plans by Edward Washburn, 101 Park av, architect.

MANHATTAN—Meyer Contracting Co., 1182 Broadway, has the general contract for alterations and extension to the 4-sty brick dwelling, 15x73, at 262 West 89th st, for Arthur J. Theaman, 602 West 157th st, owner, from plans by Irving Margon, 149th st and Cortlandt av, architect. Cost, \$7,000.

MANHATTAN—A. J. Schlesinger, 776 Prospect av, has the general contract for alterations to the 4-sty brick dwelling, 20x75, at 121 West 86th st, for Adelaide McConnell, owner, c/o N. McConnell, 13 East 22d st, owner, and Benjamin B. Kirtlandt, 156 Broadway, lessee, from plans by George M. McCabe, 96 5th av, architect. Cost, \$8,500.

MANHATTAN—Thomas A. O'Brien, 207 West 17th st, has the general contract for alterations to the 2-sty brick dwelling, 25x36, at 297 West 13th st, for Mrs. John W. Stewart, 70 5th av, owner, from plans by George M. McCabe, 96 5th av, architect. Cost, \$4,000.

MAHOPAC FALLS, N. Y.—Edward M. Wright, Mahopac Falls, N. Y., has the general contract for a 2½-sty stone dwelling, 42x46, with a kitchen wing, 18x16, two miles from Mahopac Station, for Peter Bell, 86 Hancock st, Brooklyn, owner, from plans by Alexander Mackintosh, 55 Bible House, Manhattan, architect. Frank Ferrieri, Mahopac, N. Y., has the mason contract. Cost, \$11,000.

FACTORIES AND WAREHOUSES.

MANHATTAN—Louis Goldstein, 88 Division st, has the general contract for alterations to the 4-sty brick factory, 23x60, at 56 West 25th st, for the New York Life Insurance Co., 346 Broadway, owner, and Benjamin Schneider, 88 Division st, lessee, from plans by Max Muller, 115 Nassau st, architect. General contractor is taking estimates on subs. Cost, \$6,000.

HOBOKEN, N. J.—William Crawford, 7 East 42d st, Manhattan, has the general contract for a 3-sty brick mfg plant, 50x145, with a 1-sty brick storage, 50x50, in the east side of Hudson st, bet. 13th and 14th sts, for W. & A. Fletcher, 1301 Hudson st, Hoboken, owner, from plans by Charles Fall, 1400 Washington st, Hoboken, architect. Cost, \$50,000.

JERSEY CITY HEIGHTS, N. J.—Isaac A. Hopper's Sons, Inc., 15 East 40th st, Manhattan, have the general contract for a 4-sty reinforced concrete factory bldg, 50x100; also an addition to present 2-sty bldg, 50x100, at the northwest cor of Lincoln st and Hudson blvd, from plans by DeRosa & Pereira, 150 Nassau st, Manhattan, architects. Cost, \$100,000.

ELIZABETH, N. J.—Roberts Filter Co., Woolworth Bldg, Manhattan, has the general contract for a 1-sty reinforced concrete and steel purification plant at Ursino Lake and Parker rd, for the Elizabethtown Water Co., 68 Broad st, Elizabeth, owner, from plans by Nicholas S. Hill and S. J. Ferguson, 100 William st, Manhattan, engineers.

HALLS AND CLUBS.

MANHATTAN—C. S. McKune Co., 409 West 55th st, has the general contract for the alteration of the dwelling at 641 Lexington av into a club for working girls, for the Estate of Frederick D. Tappan, owner, c/o Douglas Robinson, Charles S. Brown Co., 14 Wall st, and Monsignor Lavelle, 5th av and 50th st, lessee, from privately prepared plans.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Justus D. Doenecke, 35a Kosciuszko st, Bklyn, has the general contract for a 1-sty brick garage, at Adelphi st and De Kalb av, for John G. Roth, 669 76th st, owner, from plans by Charles Werner, 316 Flatbush av, architect. Cost, \$2,500.

STORES, OFFICES AND LOFTS.

MANHATTAN—R. H. Casey, 246 West 16th st, has the general contract for alterations to the 6-sty brick store and loft building at 246 5th av, from plans by John B. Snook Sons, 261 Broadway, architects. Owner's name will be announced later.

MANHATTAN—Lythic Building Co., 103 Park av, has the general contract for a 1-sty brick office bldg, 16x42, at 179-181 Houston st and 1 Congress st, for the Congress Forwarding Co., 474 West Broadway, owner, from plans by George M. Conable, 46 West 24th st, architect. Cost, \$5,000.

MANHATTAN—J. J. McWalters & Son, Inc., 1493 Broadway, have the general contract for alterations to the brick and stone store bldg, at 126-130 6th av, for the Emigrant Industrial Savings Bank, 51 Cham-

bers st, owner, from plans by Townsend, Steinle & Haskell, 1328 Broadway, architects.

MANHATTAN—James F. Egan Co., 162 West 20th st, has the general contract for alterations to the 12-story brick loft bldg, 52x110, at 118-120 5th av, for the Estate of E. A. Hoffman, 258 Broadway, owner, from plans by John B. Snook Sons, 261 Broadway, architects.

5TH AV.—E. Brooks & Co., 3 West 39th st, has the general contract for alterations to the 10-story brick and stone department store, 148x260, on the west side of 5th av, bet. 38th and 39th sts, for Frank Barton, Newburgh, N. Y., owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Lord & Taylor, 430 5th av, are the lessees. Cost, \$7,000.

MANHATTAN.—Gartner Co., 417 East 8th st, has the general contract for alterations to the 4-story brick restaurant and loft bldg at 263 Grand st, for Charles Meyerson, owner, and the Ratner Corp., 102 2d av, lessee, from plans by Samuel Levinson, 101 West 42d st, architect. Cost, \$10,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION will hold its twenty-sixth annual meeting at the Waldorf-Astoria, March 27-28.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

NATIONAL ASSOCIATION OF BRASS MANUFACTURERS will hold its spring meeting at the French Lick Springs Hotel, French Lick Springs, Ind., March 27-28.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 15th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 15 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Hulstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 35 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

NATIONAL METAL TRADES ASSOCIATION will hold its next convention at the Hotel Astor, April 22 to 25, inclusive. The convention proper is arranged for morning and afternoon sessions on April 24 and 25. As usual, there will be a banquet Wednesday evening, and the preceding days of the convention will be devoted to meetings of the executive committee and the council.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EL—Electrical Equipment; EX—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys(R)—Refueling System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; EXS—Exit Signs; NOS—No Smoking Signs; SPR—Sprinkler System; ST—Stairways; Stp—Standpipes; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; FLSY—Approved Filtering and Distilling Systems; OS—Oil Separator; RO—Reduce Quantities; SStS—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FLSY, OS, SStS, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.	
Week Ending March 9.	
Av A, 1397-9—M J Lopez & Co.....	O
Broadway, 872—Oswald Cammann, c Edw H Miller, 32 Liberty.....	DC
Broome st, 431—Giant Neckwear Co.....	El-DC-FA-Rec
Duane st, 147—Giesse Glass Sign Wks.....	GE
East Broadway, 124—Isaac Levine.....	GE
East Broadway, 124—Joseph Oringer.....	GE
East Broadway, 124—Hyman Horwitz.....	D&R
19 st, 39 E—Abr Glick.....	DC
45 st, 240 E—Presbytery of N Y, 156 5 av.....	DC
1 av, 607-673—Cocheo Bros.....	Rec
4 av, 123—Henry R Drowne.....	DC
5 av, 25 Oak Point Corp.....	DC
5 av, 57—Edward Blum.....	DC-WSS(R)
Frankfort st, 3 Monroe Clothes, 1476 Bway.....	FA-GE
Greenwich st, 469—Monroe P Wilkins.....	GE
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REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, MARCH 23, 1918

VAST GOVERNMENTAL WORKMEN'S HOUSING PLAN

Outline of the Great Machine Being Organized to Carry
Out the Work—How the Projects Will Be Financed

CONSIDERABLE confusion exists in the building fraternity as to the Government's plans for the housing of labor at shipbuilding plants, munition works and other centers of war activity. This is natural, because the various building projects are the result of different conditions in each of the places where living quarters must be provided for workmen. They are under the direction of different departments of the Government, owing to the character of the manufacturing to be done at the plant, and are financed in different ways, although most of the money comes from the same source—the people of the country, through the Government.

In a general way there are three channels through which the Government is working, or will work, to supply housing accommodations for the many thousands of workers who are or will be engaged in war manufacturing. First of these, because of its clearly defined character and the fact that the money is in hand with which to prosecute the work, is that of the Emergency Fleet Corporation, of which J. Rogers Flannery is chief of the Housing Division, which has an appropriation of \$50,000,000 with which to build houses for shipyard workers. Mr. Flannery's New York representative is G. Richard Davis.

Then there are the building operations of the War Department, covered by appropriations for supplying specific articles of war. Under the rulings of the Department these appropriations cover the cost of anything necessary to the production of these articles, and the prime necessity in manufacturing is labor. If labor cannot be had, unless houses for the laborers are built, then the appropriation must be made to cover the housing cost. In this way a vast amount of money not explicitly appropriated for the building of workmen's homes has been properly diverted to that purpose.

Lastly is the program for the building of homes for workers in other than shipbuilding plants, for which a bill appropriating \$50,000,000 is before Congress, and, it is believed, will soon pass. If it is the money will be expended through the Department of Labor, and Otto M. Eidlitz has been selected as general manager of the Department's building program. Mr. Eidlitz has been handicapped in his work because of the lack of funds with which to carry out any program that had been determined on.

For the present, Mr. Eidlitz and the other members of his Committee, who were originally appointed by the Council of National Defense, are acting as advisors to Mr. Flannery, Director of Housing of the Shipping Board. The latter has recently announced the appointment of W. C. Luce as Superintendent of Construction and Morris Knowles as Engineer in charge of sanitation, street construction, etc.

With Mr. Eidlitz are such well-known experts in their various lines as Joseph D. Leland, 3d, of Boston, of the firm of Loring & Leland; I. N. Phelps Stokes, and it is understood soon, Burt L. Fennel, of McKim, Mead & White, archi-

fects; Frederick Law Olmstead, landscape architect and engineer; Mr. Comeys, and Mr. Hubbard, of Hubbard & Pray, town planning experts, and A. M. Bing, of Bing & Bing, in charge of real estate and welfare matters.

Further manifestations of the Government's building schedule appear in studying the operations of the War Department. Without attempting to outline the entire activities of that Department it may be pointed out that construction work has been undertaken by the Quartermaster's Department, the Ordnance Department and the Engineering Corps. Of these three bureaus probably the most important work has been done by the Ordnance Department, for which Mann & MacNeille are the consulting architects, which naturally has to provide housing for munition workers.

Consolidation of Work.

The work of the War Department has recently been consolidated by the creation of a Construction Division to handle all building contracts at National army camps and other work incidental to the needs of the army. This Board is under the immediate direction of Gen. March, Chief of Staff, and is headed by Prof. A. N. Talbot, of the University of Illinois, President of the American Society of Civil Engineers, and includes John Lawrence Mauran, President of the American Institute of Architects; Charles T. Main, President of the American Society of Mechanical Engineers; E. W. Rice, President of the American Institute of Electrical Engineers; Frederick L. Cranford, President of the Contractors' Association of New York; R. W. Rhett, President of the Chamber of Commerce of the U. S.; Oscar A. Reum, representing the Building Construction Employers' Association, and John R. Alpine, representing the American Federation of Labor.

Large Program of Construction.

The membership of this Board is representative and qualified and will undoubtedly promote efficiency in the conduct of one of the great problems of the war. It will have charge of the work already under way at the cantonments and the additional construction which is planned for the army camps. There are eighty-five jobs in the first class, aggregating \$205,000,000, with 120 more to cost \$278,000,000 in prospect and forty proposed barrack jobs for troops, aggregating \$390,000,000, and a number of hospital buildings, to cost \$10,000,000. This program includes such widely different classes of work as storage terminals, ordnance depots, repair shops, office buildings, and gas-making plants.

As evidence of the Government's solicitude for the workmen and to ensure the proper regulation of the housing program after the houses are actually built may be cited the appointment of Allan Robinson to prevent extortionate rentals, look after the careful upkeep of the buildings and to take such other measures as will insure the comfort and health of the workers. Then there have been some developments made by the Navy Department in accordance with the needs at naval stations and air fleet training fields.

Another large factor in the building business of the Government is the work

under the direction of the War Industries Board, of which Major W. A. Starrett is chief of the emergency construction committee. This Board will expend about \$300,000,000 this year. Of this amount \$100,000,000 will be used for the construction of 31 large storage warehouses; a similar sum will be expended on terminals at seaboard cities and the remainder on powder, gas and high explosive plants.

These are, perhaps, the chief channels through which the Government is working to supply the imperative demand for the comfortable shelter of the men upon whose work depends in large measure the success of the war.

But if the plans of high Government officials and their advisers from civil life are carried out the larger part of the new construction work will in the future be handled by the Department of Labor. This depends upon the passage of the bill now before Congress appropriating \$50,000,000 for housing employees at other than shipbuilding plants. This bill admittedly will only cover a small part of the cost of the work necessary to provide homes for workers in Government service, or on Government contracts. Those who are best able to judge of the actual necessary construction work of this character estimate that it will take from \$500,000,000 to \$1,000,000,000 to build all the houses required in the new centers of industry.

What a little way the appropriations so far made for workmen's houses will go in meeting the emergency is proved by figuring how many buildings of the class which will fall within the Governmental requirements can be built with \$50,000,000. The general estimate of cost of each house for a workman and his family is about \$2,500. At this rate the money on hand will build homes for only 20,000 men, while the number of workmen who will be employed in plants where there are now no housing accommodations or are not within easy transportation distance of cities where they can live runs into hundreds of thousands.

The great demand for these houses is occasioned by this very fact that in the majority of cases the war activities are carried on in places where heretofore there have been no living accommodations or where these accommodations have been limited to the actual needs of normal times. Munition plants have been located in small towns where there were only a few buildings. Plants that were small before the war have been enlarged many times without any corresponding increase in the number of dwellings and the municipal authorities have rushed to Washington demanding that accommodations be provided for the workmen and their families who were willing to work if they could find places to live. Shipbuilding plants have been built in half-submerged meadows and on waste lands where it was almost impossible to build satisfactory houses. And many big factories have been erected where there were neither sufficient provisions for workmen's homes or adequate transportation to nearby cities, where they could live.

Offers by cities to cooperate with the Government in building houses for workmen have frequently been coupled with conditions that the Government

has not been able to accept. The same thing is true of offers by private individuals or corporations to build blocks of houses, running up to 500' or a 1,000 each. These offers have frequently been predicated on Governmental financing to a certain per cent. of the total cost, but interposed the objectionable feature that the individual or corporation should be unrestricted as to the amount of rental which might be collected, to which provision the Government, of course, could not assent.

In a general way it has become necessary that the Government should formulate a policy with respect to this class of proposals so that conflicting interests might be harmonized and jealousies avoided. This is difficult because the living conditions in different communities are so varied that a plan which might work satisfactorily in one locality would be entirely unsuitable to another. The Government has called upon a large number of architects, building constructors and engineers, transportation experts, and other qualified persons for advice in the attempt to work out plans which would coordinate all the building activities. The result has been a mass of expert testimony and a flood of plans. In the realm of housing there have been presented hundreds of architects' drawings and specifications, out of which some 25 or 30 have been selected from which to lay down a general plan of operations.

General Outline Formulated.

All that can be said on this subject is that the result of the study of these plans has been to formulate a general outline of the requirements to which any individual plan must conform. These specifications relate almost wholly to the sanitary conditions, air space, lighting, heating, sewage disposal, etc.; with the attendant features of width of streets, alleyways and other protective measures. The number of rooms ranges from four up to six or seven; one and two-story houses, with the preference given to full stories rather than half-stories; and in general to buildings and developments that will be of value after the war is over.

With respect to this last aspect of the problem it may be stated that the early proposals of the Government suggested construction of a temporary character, and the barrack style of building was favored in many localities because of rapidity of construction, smaller cost and comparatively greater capacity. But it soon became apparent as the work was developed that this class of dwellings was extravagant in that it involved a total loss of the money expended when the end of the war came.

Permanent Structures Required.

Workmen, it was found, would not live in barracks. It had been felt that as they were engaged on war work they could hardly expect to be treated any better than the soldiers at cantonments. But a more consistent view was that while the soldiers were of necessity separated from family ties and must equally be held in close formation even when not on duty, that workmen in factories without the excitement of camp life and the patriotic incentive of actual enlistment under the flag must be kept contented by giving them adequate provisions for their families.

It was also developed that a considerable saving to the Government could be effected by building permanent houses as a permanent contribution to the industrial efficiency of the country and including in the contracts provisions for the sale of the houses to tenants after the war. With operations on the scale suggested it is apparent that they should be centered under one management as much as possible in order to prevent waste, extravagance and possible profiteering.

The Government's policy respecting the financing of the housing projects is embodied in a statement made by Mr. Flannery. Loans will be made to the shipbuilding companies to defray the actual cost of construction. These loans will bear five per cent. interest and be amortized over a period of two years, secured by a first mortgage upon the real estate upon which the development

is made. A subsidiary company will buy and hold the real estate, and have charge of the maintenance, renting and sale of the houses. It will be restricted as to dividends, salaries and other expenses until the loan is repaid. The Fleet Corporation will control rentals and sale values, and provisions will be made for facilitating the sale of the houses to workmen on reasonable and easy terms.

Even with the general lines laid down there still exists a great variety of development due to the conformation of the ground, the character of the manufacturing plant or the local conditions prevailing in the community where the emergency exists. One of the largest of the building contracts is that for the powder plant and housing for 25,000 workmen which is well under way at Charleston, W. Va., under the direction of Ernest R. Graham, of Graham, Anderson, Probst & White. The nature of the business to be done at this plant necessitates temporary construction, but the large number of buildings, of which there are 3,500, the variety of housing construction due to climatic and racial conditions, and the nature of the ground selected for the site involved engineering problems of considerable difficulty.

A Typical Housing Problem.

An entirely different class of buildings is that at the Bristol, Pa., shipbuilding plant, under the supervision of Mann & MacNeille. This work was started before the Emergency Fleet Corporation was formed, but it is typical of a number of the housing developments. The entire plant covers 265 acres, of which the shipyard occupies the strip alongside the river for 3,600 feet, twelve ways being built on the river front, while the factory buildings extend back 1,500 feet from the river. The industrial town lies between the shipbuilding yard proper and the Pennsylvania Railroad. It consists of well-planned city blocks. On some of these are groups of bachelor quarters, with boarding houses at the end of each block. Apartment houses are provided for small families, group houses for larger families and single detached houses for those who desire them. The interiors of the houses, both detached and group, are similar, but there is a pleasing diversity in the architectural treatment of the exterior. It is expected that 3,000 men will be employed at this plant.

Another variation of the housing problem, and one of the greatest, is the undertaking at Philadelphia for the accommodation of the workmen at the big shipbuilding plant at Hog Island. This development is planned by Owen Brainard, of Carrere & Hastings. Mr. Brainard is, however, prosecuting this work in his individual capacity and not in connection with the firm of architects of which he is a member.

The Hog Island Development.

The Hog Island workers will be housed on the mainland in Ward 40 of the City of Philadelphia. The plot selected covers 240 acres, and the type of houses will be similar in appearance to those familiar to Philadelphians. The interior design, however, is a distinct improvement over the prevailing plan, one of the greatest of these being the arrangement of the floor plan so that every bathroom has direct light and air through an outside window, instead of by skylight or court, as is customary in Philadelphia houses. The only share that the City of Philadelphia will have in this development will be in whatever expense is necessary for the usual street improvements.

Many difficulties have arisen in connection with the prosecution of this work, but these are steadily being overcome. The financing of this undertaking is entirely through the American International Shipbuilding Corporation, which has the contract for the Hog Island ship yards. These buildings are of substantial construction and are planned with the distinct purpose of being in such condition after their use by tenants during the war to be readily sold at good prices when peace comes. There will be about 2,000 houses, designed for one family each, of from

four to seven rooms each, in the development.

Of almost equal importance is the shipbuilders' town being designed by Electus D. Litchfield, near Camden, N. J., for the New York Shipbuilding Corporation, which will comprise about 1,000 houses in the initial development.

At Newport News, C. A. Joannes is in charge of the construction of five hundred houses, and Frederick L. Palmer, Jr., of Baltimore, has in hand the proposed construction of five hundred houses in connection with the shipyards at Sparrow's Point, Md. There is also the large housing development in connection with the air nitrate plant, which is under the direction of Ewing & Allen.

Projects of Local Interest.

While much has been accomplished, some of the proposed housing plans that are of more than local interest have been held up pending a thorough investigation of the conditions at these places. Two of the most important to New Yorkers are the projected improvements on Staten Island and on the Newark meadows. It can be stated authoritatively that no decision has been arrived at with regard to either of these projects, but every phase of the subject is being gone into with great thoroughness. It has been suggested, among other things, that instead of building workmen's houses near the plants at these places, which might become valueless after the war, that desirable tenements be erected in upper New York or Queens, and that fast steamboats on the Hudson and East Rivers should convey the workers to and fro.

Respecting the development of housing accommodations near large cities the Government has laid down the general principle that whenever the situation can be relieved by the adoption of improved schedules for transportation companies, or the enlargement of the services of these established lines, so that workmen can find lodging in houses already built, that this measure of relief will be adopted both as a matter of economy and rapidity in solving the housing problem. Due regard will be had to the cost and time of transportation.

Inevitable Confusion and Delay.

The multiplicity of control and management of the housing program has led to endless confusion and unnecessary and vexatious delays. This was inevitable because the great majority of the Government officials, either in the army or in other departments, have had no past experience in handling the tremendous problems that are involved in the enormous program that the war made necessary and which were of such importance that they could not be "worked out," but must be solved instantly by men of practical experience. It is to obviate any further working at cross purposes and consequent delays that the highest Government officials and their civil advisers desire to have the housing program placed under one management. That the Labor Department is the proper one to have charge of the work seems to be the almost unanimous opinion of those interested, because of the knowledge of the needs of workmen and because this department is less clogged up with war work than almost any other and can give to the vast housing program more attention to detail than the War Department or any other branch of the Government could do.

With the activities of the Government centered in one Department the next reform that would ensure rapidity and economy would be the enrollment in this work of the men who are best fitted by experience and executive ability to undertake it. There are plenty of men who will gladly give up their own business if they are called on to work out the housing program, provided they are allowed to conduct the business as they would if it was a personal undertaking. These men are too big to be hampered by bureau red tape. They may make mistakes, but they can get the work done, and unless the work is done the war will be lost.

DIGEST OF RECENT LEGISLATION AT ALBANY

Status of Bills Affecting Real Estate and Realty Interests—Current News and Gossip at the State Capital

(Special to the Record and Guide.)

Albany.—A comprehensive program of legislation designed to increase the revenue from personal property in New York City and accordingly lighten the burden on realty has been submitted to the Legislature in a series of bills introduced by Senator Boylan and Assemblyman F. A. Wells. This legislation is the outgrowth of the series of discussions of the so-called Boylan Bill, which would limit the tax rate on realty to \$1.75 per \$100 of value and impose a tax of 25 cents on every \$100 of personal property.

The bills were prepared by the Corporation Counsel's Office and were brought to Albany by Chairman Cantor of the City Tax Department, who promised at a hearing before the New York City Affairs Committee last week that he would cause to be drafted amendments providing a scheme for the taxation of personalty. The sponsors of the bills claim they will operate to add millions to the revenues of New York City.

Summaries of the bills follow:

1. To amend the Tax Law in relation to the taxation of capital stock of corporations. Such amendment is to eliminate from Section 12 of the Tax Law, the provision that the surplus profits or reserve funds of a corporation "exceeding ten per centum of its capital" should be assessed together with the capital of the corporation not exempt by law and also to eliminate the provision of the section excluding from assessment "all shares of stock in other corporations actually owned by such company, which are taxable upon their capital stock under the laws of this State." The effect of the amendment would thus be to permit the inclusion in the assessment of all the surplus profits or reserve funds of a corporation, and also to provide that a corporation owning shares of stock in another corporation would be assessable thereon even though such other corporation were taxable on its capital.

2. To amend the Tax Law by repealing the exemption of stock in an incorporated company owned or held by an individual.

Such amendment is to repeal subdivision 6 of Section 4 of the Tax Law, which grants exemption as follows: "The owner or holder of stock in an incorporated company liable to taxation on its capital, shall not be taxed as an individual."

3. To amend the Tax Law in relation to the place of taxation of property of residents.

Such amendment is to insert in Section 8 of the Tax Law after the provision therein that every person shall be taxed in the tax district where he resides when the assessment for taxation is made for all personal property owned by him or under his control as agent, trustee, guardian, executor or administrator, the following provision: "But the owner or holder of tangible personal property shall be assessed for such property in the tax district where such property is located and such owner or holder shall, for the purpose of taxation thereof, be deemed to be a resident of such tax district and assessable therein for such property."

By such amendment there would be jurisdiction to assess a resident of the State for tangible personal property in every tax district where tangible personal property owned or held by him is located, as if he were a resident of such tax district.

4. To amend the Tax Law in relation to the place of taxation of property of corporations.

Such amendment is to insert in Section II of the Tax Law, after the provision therein to the effect that all the personal estate of every incorporated company liable to taxation on its capital shall be assessed in the tax district where its principal office or place of transacting the financial concerns of the company shall be, or if it has no such principal office or place, then in the tax district where the operations of such company are carried on, the following provision: "But the tangible personal property of every such incorporated company shall be assessed against such company in the tax district in which such property is located."

By such amendment there would be jurisdiction to assess a domestic corporation for tangible property in every tax district where tangible property of the corporation is located, whether or not the principal office or place for transacting the financial concerns of the company is in such tax district.

5. To amend the Greater New York Charter in relation to furnishing statements to the Department of Taxes and Assessments by individuals and corporations of personal property for the purposes of taxation and fixing the taxable status date of assessing personal property, as of July 1 in each year.

Such amendment is to insert in the charter a new section, to be numbered Section 889-b, requiring the filing with the department by individuals and corporations of statements of personal property owned or held on July 1 in each year, and to amend Section 892 of the charter as to the title of the assessment books, and to provide that the taxable status date of personal property be fixed for each year on July 1 of the preceding year.

Such new Section 889-b requires that the statement be filed where the personal property is \$5,000 or more; that it be under oath and be filed during the month of July, and that it set forth the personal property and any debts or other deductions. It provides for such statements as to personal property of residents, agents, etc., corporations and non-resident individuals and corporations taxable on personal property in the city of New York. It permits the department to prepare blanks for such purpose, and provides for penalty, for failure to file statements, of \$100, with \$10 for each day such failure continues and for no review by certiorari where there is such failure. It further provides that the commissioners may require persons furnishing such statements to appear for examination with respect thereto, and states that for failure to appear there shall be no review by certiorari of any assessments for such year.

The amendment of Section 892 eliminates the provision that the books are to be called "The Annual Record of the Assessment Valuation of Real and Personal Estate," and in place thereof inserts that such books are to be called the annual record in which the assessed valuations of real and personal estate are entered; and it changes the taxable status date of personal property from October 1 in each year for the succeeding year to July 1 in each year for the succeeding year.

6. To amend the Greater New York Charter by repealing Section 889-a, which provides that certain buildings in course of construction shall not be assessed.

By such amendment buildings in course of construction would be assessable as they were prior to the enactment of the section in 1913.

The Davies Bill, which would bar anyone not a regularly admitted attorney from drawing up any instrument relating to the lease, sale, encumbrance or exchange of real estate and examination of abstracts of title, was given a hearing before the Assembly Codes Committee this week. Assemblyman Davies has agreed to amend the bill in some respects to make its provisions less stringent. These amendments, the exact nature of which cannot be ascertained until a further conference is held on the measure by Assemblyman Davies and some of its supporters, may result in a favorable report on the measure.

Refusal of the State Senate by a vote of 25 to 24 to discharge the Committee on Taxation and Retrenchment from further consideration of the Hill McNab resolution to ratify the Federal Prohibition Amendment would indicate that the Federal issue is dead in this State for a year. The prospects, as indicated in these reports a week ago, are that the State Prohibition Amendment and the bill referring the question of ratification of the Federal Amendment to the people for the sole purpose of obtaining the sentiment of the voters upon the latter proposition will be passed by the Legislature.

Governor Whitman has indicated that he will veto the referendum on the Federal Amendment, or rather the bill which would authorize this referendum. This contemplated action by the Governor would make it appear that the only question to be submitted to the voters will be the Prohibition Amendment of the State Constitution in 1919, as an amendment to the State Constitution must be passed upon by two Legislatures before the people act. The passage of the State Constitution Amendment this year and next when a new Legislature will be in session here would enable the people to express their views on the liquor question in November, 1919.

It is almost a certainty that the action of the Senate in refusing to compel the Taxation Committee to report out the Federal Amendment resolution will stiffen the opposition of the Assembly to this measure.

Assemblyman O'Hare has a bill which provides that an action cannot be maintained to redeem real property from a mortgage if the mortgagee or one claiming under him has been continuously in possession for twenty years after the breach of a condition of the mortgage, instead of in "adverse possession" continuously as at present.

Owners or mortgagees of land in Richmond County purchased by the State at tax sales may redeem the same on payment of the amount bid by the State

with interest, if a bill fathered by Assemblyman Seesselberg passes.

Another amendment to the Real Property Law, Section 233, by Assemblyman McKee, prohibits the increasing of the rent of a monthly tenant except upon written notice in writing at least thirty days prior to the increase.

The hearing on the Dowling Bill, which would permit thousands of four-story dwellings in New York City now lying idle to be converted into tenements, has been postponed for a week. The enactment of this bill would bring a large volume of revenue to the city as well as to the owners of such property. Senator Dowling expressed the opinion that the bill would be given favorable consideration in Committee. It is now pending for the New York City Affairs Committee.

Edward P. Doyle, representing the Real Estate Board of New York City, and George A. Wheelock, of the United Real Estate Association of New York City, appeared in favor of the Sunday Baseball Bill, introduced by Senator Lawson at a hearing before the Joint Codes Committee this week.

Hearings were held this week upon the following bills:

Assembly Cities Committee — The Amos Bills, one providing for the determination by referendum of the tax rate of cities, the subjects of taxation and the classes of property to be exempted. The petition for a referendum under the first bill must be signed by two per cent. of the voters and the referendum must state the tax rate, the subjects of taxation and the classes of property to be exempted. The second Amos Bill authorizes cities to levy upon the assessed value of land exclusive of improvements to meet the budget increase over the year of 1917, including the city's share of the direct tax.

General Laws Committee of the Assembly—The Ellenbogen Bill amending Section 232 of the Real Property Law by providing that an agreement for the occupation of real estate in New York City shall create a monthly tenancy, unless the duration of the term is specified in a memorandum subscribed by the parties.

Senate Judiciary Committee—The Burlingame Bill affecting the registration of titles under the Torrens Law by official title examiners. Under this measure official title examiners would be placed in the classified civil service and only duly licensed attorneys may be such examiners.

Senate New York City Affairs Committee—Boylan Bill abolishing New York City Board of Water Supply and transferring its duties to the Department of Water Supply, Gas and Electricity. The bill would curtail the power of the Water Supply Board to enter into contracts by requiring the approval of the Board of Estimate.

"Real Estate Accounts."

The Ronald Press has published a book by Walter Mucklow, a member of the American Institute of Accountants, entitled: "Real Estate Accounts." The author in his preface draws attention to the fact that there is but little literature on the subject of real estate accounting, either here or abroad. He contends that one reason for this may be found in the fact that until recently we have been almost entirely dependent upon England and Scotland for our accountancy literature.

While the author believes that the theories presented, and the practice outlined in the present volume, are sound, he believes that his readers will discover matters of importance which have been omitted. Nevertheless, the volume contains much valuable information for those interested in the management or ownership of real estate.

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

THE Real Estate Board of New York is again urging its members to write to Senator Dowling approving the bill introduced by him (Senate Int. 776, Pr. 899) in relation to four-family and basement brick or stone dwellings to be altered for occupancy by not more than four families. Senator Argetsinger, Chairman of the Senate Committee on Affairs of Cities, should also be written, asking that the bill be reported out of the committee. In spite of slight criticism of this bill, most of it obviously not based on a knowledge of what the bill contains, it is thought that the measure will be passed.

Senator Boylan's Bill, Int. 621, Pr. 708, for a 17½ mill fixed tax rate on real estate, continues to attract an unusual degree of attention, and it is hoped that this bill, with some amendments, will be reported favorably and passed. Other bills along the same line have been introduced. In any event the Real Estate Board feels that the agitation for a limitation on the tax to which real estate may be subjected will have good results at this session.

The action on bills in detail by the Real Estate Board's joint Sub-Committee on Legislation and Taxation and Real Estate Laws, at its meeting, held on Wednesday, March 20, was as follows:

Assembly Int. 1082, Pr. 1263, Shipplacoff. To amend the General Cities Law in relation to the establishment of Municipal Day Nurseries and their control and management.

This bill is disapproved. It may seem to have a worthy object in view, but the rapid extension of municipal activities in the field of what has heretofore been that of organized charity is putting too great a strain on the finances of the city, already overtaxed by the great extension of municipal activities in this direction. Certainly at this time, when the tax rate is mounting so rapidly, and the taxable base, real estate, so depressed, it would be very unwise to encourage further municipal activities along the lines of this bill.

Senate Int. 787, Pr. 1138, Ottinger (Same as Assembly Int. 928, Pr. 1077, Ellenbogen). To amend the Real Property Law in relation to certain agreements for the occupation of real estate.

In its original form, Pr. No. 910, this bill was designed to do what practical experience indicates ought to be done—namely, to amend the Real Property Law in relation to certain agreements for the occupation of real estate; that is, such occupancies should "create a monthly tenancy unless the duration of the occupation shall be specified in some note or memorandum thereto in writing and subscribed by the parties thereto or by their lawful agents." The amended bill, however, provides that such agreement may be from "month to month" and "orally or in writing by the parties thereto or by their lawful agents." It is felt that the insertion of the word "orally" makes no appreciable improvement on the existing situation, and for this reason the bill cannot be approved.

Assembly Int. 1115, Pr. 1312, Kiernan. To amend the Greater New York Charter in relation to the construction of a recreation pier on the East River, at the foot of East 96th street, Manhattan.

This bill is disapproved. It is exactly similar to a bill by Assemblyman Kiernan—Int. 888—introduced last year, when it was disapproved by the Real Estate Board. This disapproval is on the ground that it involves a considerable expenditure of money, which the city cannot afford at the present time; that it is mandatory legislation, and that it is unnecessary. At present there is a very good open pier at this place, used for commercial purposes. The neighborhood does not, from the character of its occupants, particularly demand a recreation pier any more than it might be said that such a pier was

needed in innumerable other places along the waterfront. There is a park on the river front, running from 84th to 89th streets. This is a pretty park, is quite commodious, and those people who might use the recreation pier in the 96th street neighborhood have the use of the park.

Senate Int. 806, Pr. 944, Committee on Taxation and Retrenchment. (Same as Assembly Int. 966, Pr. 1070, Malone.) To provide for submission to the qualified electors of the State at the general election in the year nineteen hundred and eighteen the question, "Are you in favor of ratification by the Legislature of the proposed amendment to the Constitution of the United States, prohibiting the manufacture, sale or transportation of intoxicating liquors for beverage purposes?"

This measure is disapproved. The Real Estate Board is on record as having disapproved the Federal Amendment at Washington for National Prohibition on the principle that prohibition should be a matter of State control. It has also disapproved Assembly Int. 29, Pr. 29, McNab. (Same as Senate Int. 21, Pr. 21, Hill) for ratification of the Federal Amendment. It has approved the bill of the Taxation and Retrenchment Committee, Senate Int. 549, Pr. 802, providing for a referendum of the question of prohibition to the people of this State, and logically it has disapproved a bill by the same Committee, Senate Int. 550, Pr. 803, for prohibition of intoxicating liquors for the period of the war. Consequently it disapproves this latest bill

by the Committee on Taxation and Retrenchment for the submission of the Federal Amendment to the people of the State. The principles upon which the Real Estate Board proceeds being that the people of the State of New York should themselves decide whether or not prohibition should be adopted in this State.

Assembly Int. 1050, Pr. 1229, Youker. To amend the Labor Law in relation to manufacturing in tenements.

This bill is disapproved. During the last session of the Legislature a number of bills were introduced designed to either abolish entirely or curtail the manufacturing in tenements. This bill would add to the existing number of things not permitted to be made in tenements—toys and parts of toys and all wearing apparel. These bills have all been disapproved by the Real Estate Board on the ground that manufacturing in tenements is now already sufficiently controlled by existing law and by the supervision of the Labor Department, and on the further grounds that this sort of light manufacturing, now permitted by law, is done by skilled workers in their homes, by which means these workers provide a necessary addition to the incomes of their families. The passage of the bill would deprive these persons from a source of income which it would be practically impossible for them to replace.

OPPOSES ASSESSMENT.

Meeting at Real Estate Board Rooms Held to Seek Relief.

AS A result of a call issued by the Real Estate Board of New York, through Laurence McGuire, President, to discuss the subject of assessments for the extension of Seventh avenue and the widening and extension of Varick street, about one hundred persons met at the Board's offices last Thursday afternoon. Many of those present represented from two to one hundred persons, so that the number of persons actually represented was very large.

Edward P. Doyle presided at the meeting. Before the meeting adjourned two important steps were taken. A Committee of Five was appointed, with Mr. Doyle as Chairman, to draft a bill which would readjust the assessment so as to place it either entirely on the city or to readjust it more equitably as between the property owners and the city. A letter was also prepared petitioning the Board of Estimate to hold a public hearing in the week beginning March 25, if possible on Tuesday, March 26, so as to reopen the whole matter and either get relief from the Board of Estimate, if this is possible, or in any event to enlist the aid of that body in behalf of the property owners.

The Seventh avenue and Varick street proceeding would involve an assessment of between nine and ten millions of dollars. It was started about five years ago, the main reason for it being the building of the Seventh avenue subway line. It is felt that for this reason, as a matter of common justice, the property owners in the affected district should not bear the expense, certainly not all of it, but it should either be made a matter of general assessment as a subway charge or should be borne in the main by Manhattan.

Since the work was started five years ago properties have been taken by the city, many buildings have been demolished and some parcels greatly reduced in size. The streets have been torn up and some properties have remained untenanted and some partially ruined by hoodlums. In the meantime the owners have received nothing from the city.

The situation is complicated by the fact that Jacob A. Cantor, the new

President of the Tax Board, recently resigned as Condemnation Commissioner, leaving one less than the three required to carry on the proceeding. If some way cannot be found to permit the completion of the examination by the remaining two Commissioners, another year or more may lapse before this part of the work is finished.

It is for these reasons that the Committee appointed plans to move both upon the Legislature and the Board of Estimate in an effort to secure relief as speedily as possible.

The Committee consists of Edward P. Doyle, Chairman; Laurence McGuire, President Real Estate Board, ex officio; Adam Weiner, William L. DeBost, J. Irving Walsh and Charles E. Duross.

The following signed a letter to the Board of Estimate asking that body to consider the matter:

Adam Weiner, Benjamin Trapnell, Stanley Friedman, W. C. Davis, W. C. Hincken, Charlotte Kruse, George Byron, Margaret C. McCaffrey.

William J. Biegel, John H. Hayes, Emeline E. Tyner, George D. Waring, Mrs. A. Regensburger, John J. Biehn, John Martin, William Praeger, Gabriel I. Lewis, Chester A. Messenger, Morris Benjamin, W. C. Goodale, Joseph A. Cella, John Kane, John Corneth, Spear & Company, Charles S. Lyons, Fred H. Comstock, H. Broadman & Bros., Richard S. Elliott, L. Longinotti, John C. Adams.

Cruikshank Company, Henry M. Stock, M. D., Frank Weiner, Michael Hallanan, George H. Foster, W. D. Littlefield, Mrs. M. Giannone, Thomas Courtney, Jr., Edward J. Appel, George R. Read Company, H. M. Arnold, Truman H. Baldwin, Captain R. L. Baldwin, G. W. White, Jr.

David Crawford, M. W. Ostrander, C. A. Robinson, Charles Schavrien, Henry Albers, Jr., Cornelia A. Dunbar, Isaac H. Clottier, Emily M. Lawrence, Daniel Birdsall Company, C. M. Early, P. Marksville.

William H. McCarthy, Peter V. Stocky, Raygold Realty Company, William M. Benjamin, Duross Company.

Charles B. Best, B. D. Eisler, Andrew P. Nahmens, G. R. Gibbons, Mrs. W. Hasker, John Demartini, J. A. Murray, Giuseppe Demartini, W. D. Kilpatrick, James D. Livingston.

E. A. Willard Company, George H. Foster, Thayne Cowen, Daniel Huber, Jr., and Peter L. Biegen.

ENTIRE METROPOLITAN DISTRICT SHOULD BE ONE INDUSTRIAL UNIT

By ROBERT H. WHITTEN

NEW YORK'S supremacy depends on its primacy as a market—a market for goods, for money and for labor. Industries alone do not constitute a great city. Population alone does not constitute a great city. If, however, with the growth of industries and population there is developed a great market for goods and money and labor, that which would otherwise be a mere aggregation of factories and people becomes a true city.

The primacy of New York in commerce, industry, finance, wholesale trade and population is protected not only by its admirable natural location, but by the lead already gained. The city's greatness in any one of these fields is of advantage to its primacy in every other. Its growth in commerce is an aid to its growth in wholesale trade, in finance, in population and in industry; and its growth in industry is an aid to growth in each of these other directions. Moreover, it is peculiarly true as regards leadership in commerce, finance or wholesale trade that mere bigness is an asset. The city with the largest commerce has a decided advantage in attracting to it additional commerce.

But this undoubted economic advantage attaching to mere bigness can only be realized to the extent that the entire urban or industrial district is actually so organized that it is in fact a single economic unit. This is where city planning comes in. A city may be so poorly laid out, so poorly supplied with means of quick transportation of goods and people, that certain sections contribute comparatively little to the life of the whole. This is particularly likely to happen where, as in the case of the New York Metropolitan district, the entire urban district is not under a single governmental control. The separate municipalities give little thought to their physical connection with the adjoining municipalities, that together make up a natural economic unit. Connecting thoroughfares for the accommodation of through trucking and automobile traffic are poorly laid out and inadequate. Transit lines, instead of routing through, stop at the municipal boundaries. Boundary streams or other water-ways are but poorly supplied with bridges or tunnels. The improvement of physical connections between adjoining municipalities is retarded not only because there is no authority whose business it is to plan and provide such connections, but also because of an absurd business jealousy that fears the possibility of outside competition. In this they are oblivious to the great advantages of a big urban market. They lose sight of one of the chief causes that has influenced the development of the entire district.

One of the very great advantages of New York as a factory location is that the immense population within trucking distance of the factory furnishes a market right at hand for the output of the factory. Another great advantage is that the superior rail and water transportation facilities give the factory a direct outlet for its products to every part of the globe. Other advantages are the possibility of securing capital at a lower rate and in larger amounts, because New York is a great money market; the possibility of securing labor of all kinds, because New York is a great labor market. To summarize, the fact that New York is a great market for goods, for money and for labor make it an advantageous location for a factory.

Conversely the fact that New York is a great manufacturing center and has a large population gives it a distinct advantage as a market for goods and for labor. A market is largely dependent on bigness for its supremacy. A market that has the biggest local supply of goods and the biggest local clientele

evidently has a great advantage in a contest for primacy.

But this theoretic advantage can be realized only to the extent that the entire Metropolitan district is actually organized as a single commercial and industrial unit.

A glance at the map will show that while lower Manhattan (the commercial and financial center of the New York Metropolitan district) is located on the extreme west boundary of the municipality of New York, it is at the geographical center of the great industrial and residential area that centers about New York Harbor. A careful estimate as to the location of the population and property value centers for the entire Metropolitan district places both such centers close to the intersection of Fifth avenue and 34th street. No plan for the City of New York can be complete or satisfactory that does not take into consideration the linking up of the business center in lower Manhattan with every part of the Metropolitan district.

The commerce of New York Harbor naturally centers about the Upper Bay and the North and East Rivers. Political boundaries should not be allowed to interfere with the unified organization of the rail and water terminal facilities of the entire Metropolitan district. Unless this is done the harbor loses much of the advantage that should accrue from the magnitude of the Metropolitan center and the number and variety of the transportation facilities that the harbor possesses.

The factories of the Metropolitan district are distributed throughout its area, but (aside from the clothing and printing trades) center chiefly around the rail and water terminals. They must, however, be connected not with a single terminal, but with all the terminals. Moreover, they must be connected by convenient trucking routes with the central wholesale and retail market in Manhattan and with all of the sub-centers throughout the entire Metropolitan district.

The population of the Metropolitan district, while centering about the harbor, is also widely scattered in numerous residential communities. Each of these residence sections must be connected by road and by transit facilities with the main business center in Manhattan and with the various industrial sections.

Only by this physical linking up of each individual unit (dock, freight terminal, warehouse, factory and residence) can each such unit be made to contribute its share to the life and drawing power and greatness of New York.

The enlargement of New York's municipal boundaries in 1898 has been of mutual benefit to the boroughs chiefly by reason of the resulting construction of bridges and tunnels and the improvement of transit facilities and of port and terminal facilities. The Bronx, Brooklyn and Queens have been physically united in a way that is of great economic advantage to each and to the great New York commercial and industrial district, of which they are a part.

The political boundary lines of New York City, as enlarged in 1898, do not, however, include much of the area that is an integral part of New York as a commercial and industrial unit. Yonkers, Hoboken, West Hoboken, West New York, Jersey City, Bayonne, Harrison, Kearny, Newark, Bloomfield, Passaic, Paterson, Elizabeth and Perth Amboy are essential parts of the New York commercial and industrial district; and these communities, together with Garden City, Mount Vernon, New Rochelle, White Plains, the Oranges, Montclair, Englewood, Hackensack, and numerous other towns and villages, are an integral part of the residential area tributary to this same commercial and industrial district. The total population

of the New York Metropolitan district in 1915 was 7,169,793. Of this total 5,253,206, or 73 per cent., were within the boundary lines of New York City, and 1,916,587, or about 27 per cent., were outside the city boundary lines. Of the approximately 1,000,000 persons employed in manufacturing industries in the New York Metropolitan district in 1914 about 27 per cent. were employed outside the boundaries of the city of New York.

These outside communities are poorly connected with each other and with New York City. This results in economic loss to themselves, to New York City and to the greater industrial and commercial district, of which they are all a part. New York as a great world market is handicapped by this splitting up and disorganization of its harbor, its terminals, its industries and its population. If New York is to make the most of the splendid opportunity now opening before it a way must be speedily found to physically unite and organize into a single economic unit all the areas centering about New York Harbor. Political union is out of the question, and is, moreover, comparatively unimportant; but there must be a physical linking up and organization of the rail and water terminals, markets, transportation system and trucking and auto routes.

Military necessity now furnishes an opportunity for the comprehensive planning and organization of the Port of New York such as has never occurred before and may never occur again. The administration of the entire port has been placed under a single director. Moreover, the taking over of the railroads for operation during the war makes possible a unified administration of freight and passenger terminals. This furnishes a rare opportunity and a practical necessity for a big comprehensive plan for the physical development and organization of the rail and water terminals, warehouses, industries, markets, transportation and highways of the entire Port of New York. Whatever happens at the end of the war the rail and water terminals cannot be returned to their former disorganized and inefficient status. Now is the time for the National Government, with the active co-operation of the state and municipal authorities, to start a careful survey of the entire Metropolitan district with a view to the preparation of a big comprehensive plan that will govern the readjustments of control after the war, and insure the complete and permanent organization of the port as a single commercial and industrial unit.

Proposals Adopted.

For the purpose of expediting the movement of freight through railroad, pier and freight stations on Manhattan Island and to afford some measure of relief from the congestion which prevails at these localities the Merchants Association placed before A. H. Smith, Regional Director of the Eastern Railroads, a number of recommendations for improvement in the methods employed in the receipt and delivery of freight.

The Association is now in receipt of advice from carriers that its recommendations will be adopted and made effective at once. They are as follows:

1. Railroad, pier and freight stations to be opened promptly at 7 a. m. for the delivery of freight. Cashiers and check clerks to be on hand to facilitate deliveries.
2. Special provision to be made (upon application by the shipper) for delivery of carload freight after 6 p. m.
3. Greater effort to be made to receipt and care for freight tendered during the regular hours.
4. Better supervision over the placing and location of inbound freight on pier floor so it may be found when called for.
5. Where notice of arrival is sent and disposition instructions furnished prompt notice to be given of placement of car, where it will be accessible to consignee for removal.

ELECTRICAL DEVELOPMENT IN FIFTY YEARS

Through the Harnessing of this Wonderful Force
Seemingly Impossible Results Have Been Obtained

By F. C. MYERS, Society For Electrical Development, Inc.

THE development in the electrical field during the past fifty years has been the development, practically of all time. Electricity was known, batteries had been manufactured but practical use of this wonderful energy was unknown. Today, electricity plays an important part in the life of every human being. Many people do not realize their dependence on electricity, but the clothes we wear, the things we eat, the magazines we read, the amusements we enjoy, the comforts of home, all of them are influenced by electricity.

Clothing is sewed and cloth is cut by machines driven by electric motors. Cloth is woven by electrically operated machines. Farm products are transported through the country to our tables by electrically operated trains or trucks. Even the farmer may telephone to market for prices before he determines to bring his produce to the city. Magazines are printed on enormous electrically driven presses. The type is set from metal heated in pots kept hot by electric current. The presentations of theatres would be impossible without the liberal and accurately controlled use of electricity. Electric service in the home lightens the labors of the housewife, enables the husband to spend his evening with his paper or book without straining his eyes. It warms the cold corners in winter and cools the entire home during the heat of summer.

Electricity has entered industry to such an extent that many plants would be unable to operate without it. Electricity furnishes power, heat and light. The power operates machinery of all kinds. Heat is used in manufacturing operations that were formerly carried on with coal and gas. Light lengthens the day and enables as efficient operation during the early morning hours and late evening hours as at any time. All night operation is practical with production maintained at about the same rate as during the day time.

Electricity speeds up business, enabling work to be done in minutes which otherwise would require days and even weeks. By using the telephone a man can talk directly to other men within a few feet of him or miles away as clearly as if they were facing each other. The telegraph transmits messages in minutes that formerly required days in the mail. Street cars bring people long distances to work or play in a fraction of the time required under any other system of transportation. Large cities would be impractical without electrical traction, telephones and telegraphs.

In the old days when buildings were only a few stories high the problems of construction were few. Now-a-days, sky-scrapers with their steel and concrete construction demand power for elevating and conveying the material to the upper stories. The transportation of tenants to and from their offices or apartments is solved by electric elevators. Lights are provided by leading a wire through a conduit and they are controlled by the simple turning of a switch or the pressing of a button. Elec-



TELEPHONE BUILDING FLOOD LIGHTED.

tricity is furnishing the heat for cooking in thousands of places. The fire risk is lowered by the use of electricity and the convenience of living under these conditions corresponds most favorably with the times that are past.

The first real development in the application of electricity was made in 1862 when the first electric arc lamp was installed in a lighthouse at Dungeness, England. A crude electric generator de-

light than when first introduced. It will be interesting to note here that while the efficiency of incandescent lamps have increased the cost of current has steadily decreased. Just 1.075 percent more electric light can now be obtained for ten cents than for a like sum twenty years ago.

The development of electric power has been equally impressive. From the 1,000 horsepower electric generator exhibited at the Chicago World's Fair in 1893 to the gigantic generators in Brooklyn and Philadelphia central stations which develop 40,000 horsepower, is merely a step toward the realization of 100,000 horsepower locomotives. Already the Interborough Rapid Transit Co. of New York has installed 60,000 horsepower generators.

It is interesting to note that the first central station in America for lighting incandescent lamps was installed at Appleton, Wis. The capacity of this station was only 200 lights. There are more than 5,000 central stations in the United States today. These provide electric energy for light, heat and power. The light loan alone may be estimated from the fact that more than 110,000,000 lamps were sold in this country last year.

Transmitting power through wires from a central station to users was first shown in Vienna in 1873. Ten years later a transmission line carried a single electrical horsepower from a water fall thirty-seven miles away. At the great San Francisco Exposition, which made night like day within 635 acres of grounds, the electric power came from the Sierras, 225 miles away. One company transmits its power at 140,000 volts more than 145 miles. This is one of the highest voltage and the longest trans-

mission lines in the world and was for some time the first. As these transmission lines increase they will girdle the prairies, link up the mountains and cobweb the nation, distributing light, heat and power current to the remotest hamlet in the land.

These illustrations are typical of electrical progress in every phase of life today. One statistician now figures more than 3,000 practical uses of electricity; another finds seventy uses of electricity on an automobile. In the home, upon the farm, in the factory — everywhere, the world is fast becoming electrified. Of the 20,500,000 homes in the United States, one-fourth are already lighted by electricity. At the



AN EXCELLENT EXAMPLE OF FACTORY ILLUMINATION WHERE WORK CAN BE DONE AT NIGHT AS IN THE DAYTIME.

veloped the power required. The stories connected with this forward step are truly wonderful and many of them deal with witchery and mysticism.

It was not until the Philadelphia Centennial that several arc lamps were operated by one machine. In 1878 the Avenue de L'Opera, Paris, was lighted by arc lamps and this was considered for several years one of the show places of the world. This was before the name of Edison appeared in the annals of electricity. In 1882 at Cincinnati the Edison and Weston incandescent lamps bewildered the public and marked an epoch in electrical history. Today, incandescent lamps give over 2,000 percent more

present rate of transfers from steam to electric drive, three-fourths of all America's industries will be electrified inside of five years!

One of the important developments of the year just closed was the big increases in the capacities of central station turbo generators, particularly in cities of an average population of 100,000. The purchase of new generator units of increased capacity indicates an enormous growth in central station service. The transfer of many of the great steel mills from steam to electric drive was another notable step in the electrification of American industry. The sale of apparatus for these mills practically trebled

during the year 1916. This was due, in a large measure, to the great boom in the steel business probably stimulated by war conditions abroad.

One of the amazing transformations is the electrical battleship. The new battleship California, whose keel was laid in 1915, is the first electrically propelled battleship in the history of the world. Battleships of the Tennessee type will be provided with 37,000 H. P. of electric energy, enough to furnish electric light, heat and power for cities of more than 200,000 population.

The tremendous size of the Tennessee and the amount of energy required in daily operating the ship may be estimated when one studies the total horsepower used to provide light, heat and power for big cities, as the following table shows:

City	Population	Horse-Power
Louisville	237,000	33,000
St. Paul	215,000	24,000
New Orleans	339,000	15,000
U. S. S. Tennessee.....	1,250	37,000

Instead of the propellers being mechanically connected to the driving engines or turbines, the Tennessee will have two steam turbines, developing more than 33,000 horsepower, driving electric generators which, in turn, will furnish current to four 6,700 horsepower motors, each motor driving a propeller.

In the next twenty years it is only fair to say, that in all probability, central station service will be used for the most arduous tasks of mills and factories just as it will be used to do the chores on the farm and the work in the home. It is difficult to conceive of any labor or any pastime or enjoyment in which electricity will not be used.

The following table tells what one cent's worth of electricity at ten cents per kilowatt hour will operate:

A 16 candle-power Mazda lamp for five hours.

A six pound flat-iron 15 minutes.

A radiant toaster long enough to produce ten slices of toast.

A sewing machine for two hours.

A fan 12 inches in diameter for two hours.

An electric percolator long enough to make 3 cups of coffee.

A heating pad for two to four hours.

A domestic buffer for 1¼ hours.

A chafing dish 12 minutes.

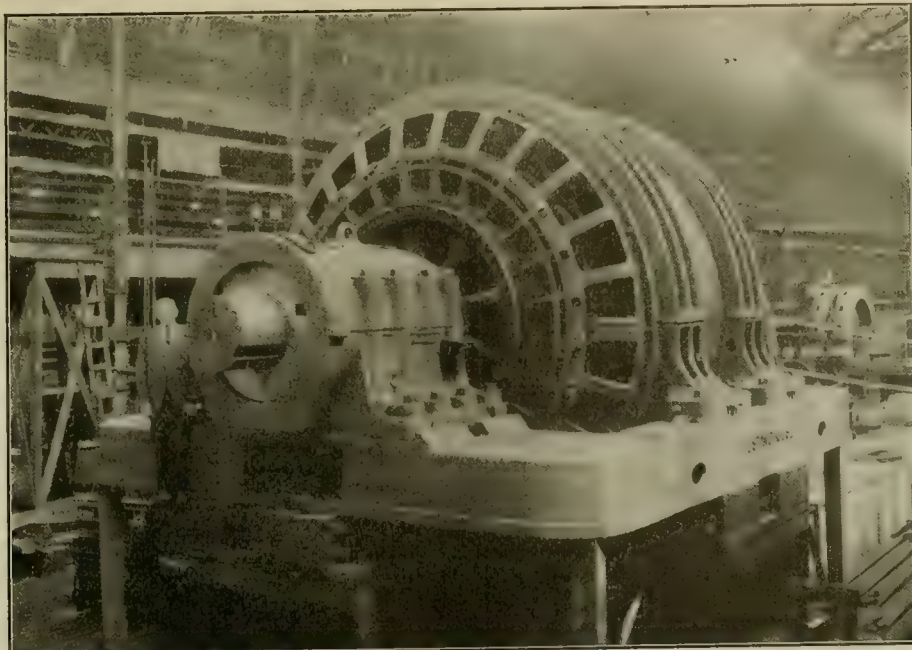
An electric broiler six minutes.

An electric griddle eight minutes.

A radiant grill for ten minutes.

An electric curling iron once a day for two weeks.

It will operate a luminous 500 watt radiator for 12 minutes.



15,000 H. P. MOTOR, LARGEST IN THE WORLD. WILL DRIVE THE ROLLING MILLS IN A BIG STEEL PLANT.

One electric horsepower will do the work of ten men without tiring. That is, one electrical horsepower continuously operated does as much work as thirty men working in eight hour shifts.

There are 5,800,000 electrical lighting customers in the United States. This means the central stations send out 70,000,000 bills per annum. The cost is about 15c. per average bill, including meter reading. This means an ex-

adult population, according to Secretary of Interior Franklin K. Lane.

Report of eighty-four manufacturers shows that about 9,000,000 electrical household appliances such as irons, toasters, grills, etc., have been manufactured and sold since this industry started.

That electricity has come to the aid of every contractor and builder is well known. Electricity is used for digging

excavations. Conveyors for concrete, bricks and other material are operated by electric motors. Hoists for handling steel are electrically operated.

The following list has been prepared after careful investigation into the contracting field by the Society for Electrical Development. The length of this list is surprising but

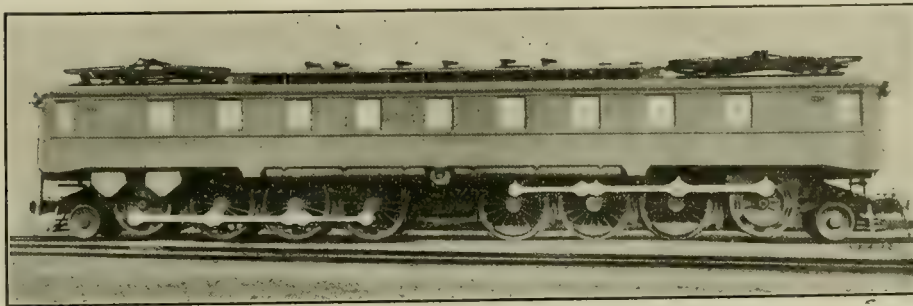
actual installations

using each of the machines listed have been found and the equipment is for sale in the market:

Air compressors, augers, ballast packers, battery charging sets, belt conveyors, blowers, boring machines, cableways, concrete laying machinery, concrete mixers, conveyors, cranes, derricks, dredges, elevators, excavating machinery, fans, ventilating; flood lights, flood lighting systems, floor planers, floor polishers, floor scrubbers, floor surfacers, glue pots, hammers, hoists, illumination, motor cranes, portable drills and grinders, portable hammers, portable incandescent lamps and guards, pumps, riveters, rivet heaters, rock crushing machinery, rock drills, shovels, signals, signs, soldering irons, stone crushers, stone dressers, tampers, telephones, trenching machinery and tunnel excavators.

There are several advantages to be obtained from the use of this versatile power. It is purchased in exactly the quantity wanted and immediately the use is stopped the cost stops. It can be controlled to do the work wanted when it is wanted regardless of external conditions. There is no waste. The electrical equipment is comparatively small and easily protected from the weather. Depreciation is slight because the machinery is operated only when it is used and then under the most favorable conditions. The upkeep charges are reasonable because electrical machinery is simple in construction and of sturdy design.

The special developments in the electrical field during the year just closed seem rather insignificant because many of them have had to do with the war and the work of the Government on land and on sea. Naturally nothing can be published at this time dealing with this work. In other lines there has been some remarkable growth.

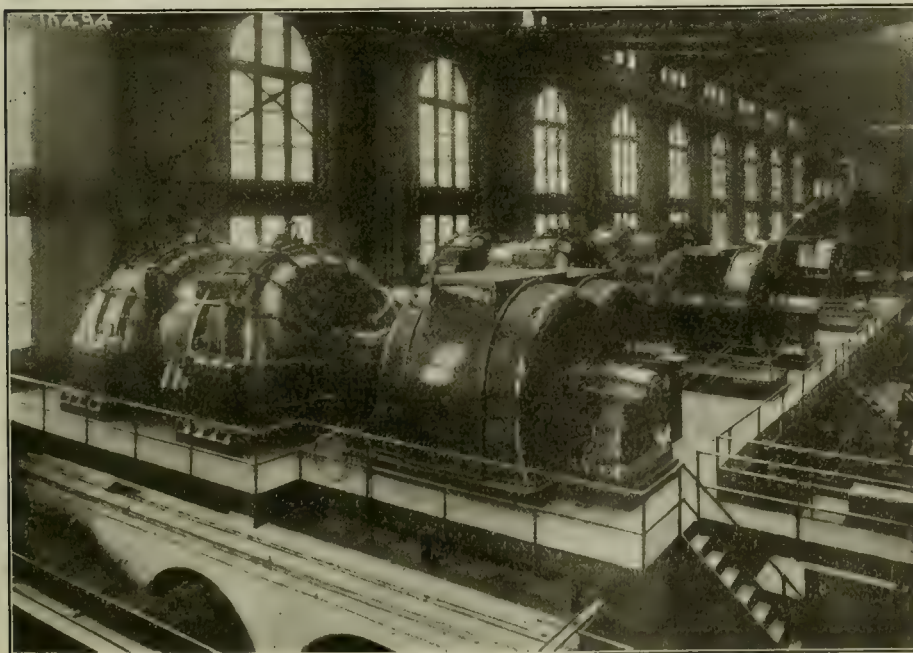


THE LARGEST ELECTRIC LOCOMOTIVE IN THE WORLD.

penditure of \$10,500,000 a year for accounting.

In comparison with over 50,000,000 horsepower of locomotives—over 40,000,000 horsepower of automobiles and a total of over 150,000,000 mechanical horsepower. Government reports show that 30,000,000 horses and mules are in service today in the United States.

Enough hydro-electric energy is running to waste to equal the daily labor of 1,800,000,000 men, or 30 times our



A 90,000 KILOWATT ELECTRIC GENERATING PLANT, AT THE INTERBOROUGH COMPANY'S STATION AT 59TH STREET.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

A. K. MACK, Editor

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as
second-class matter."

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NOTICE.

IN accordance with rule
LXXXVI of the Supreme Court
General Rules of Practice, the
Record and Guide has been des-
ignated by the Appellate Division
of the First Department, for the
publication of all legal notices,
and such insertion in the Record
and Guide will be accepted as ful-
filling all requirements of the law.

The Record and Guide Celebrates Its Golden Anniversary.

With this issue the Record and Guide completes fifty years of continuous service in the real estate and building realms. It has tried to faithfully record the events of passing moment in the many years since it first came from the press—years which have been crowded with the marvelous changes which have raised New York from a second-rate city to the first in financial importance and the second in population in the whole world.

In this cycle of years there has been accomplished the consolidation of a number of incongruous settlements into a symmetrical city. There has been evolved a system of intrarural transportation, whose unifying ramification brings the market places and the workshops of six million people and their habitations within the circle of a five-cent piece.

The revolution in building construction has given us monumental towers for business purposes and stratified palaces for the human tribe. The changing years have relegated the suspended span that was once one of the

Seven Wonders of the Modern World—now only one of many similar structures—to a place where it is no longer even one of the wonders of this "Wonder City."

Through all this progressional epoch, within which these and many other changes have taken place, the Record and Guide has never intentionally deviated from the strict performance of its self-appointed task of presenting the actual conditions relative to the greatest asset the city of New York possesses. How well it has accomplished this duty it is willing to leave to the judgment of its numerous readers.

That they are friendly disposed the Record and Guide has on numerous occasions had conclusive evidence. The expressions of continued respect and cordial appreciation which it has already received in anticipation of its celebration constitutes the greatest pleasure that this newspaper experiences on its golden anniversary.

To all the old and to our many younger readers we extend our sincere thanks for the hearty support and continuous interest that has made the half century exceedingly pleasant and profitable, and we pledge anew our best efforts to further the interests of all those in the fields we have consistently tried to cover.

This number, with its largely increased circulation, comprises three parts—the two regular ones and the special anniversary section.

Trenches in Central Park.

The Committee on City Plan of the Board of Estimate this week favored granting the Liberty Loan Committee permission to construct a series of trenches, fac-similes of those in France, on the North Meadow in Central Park. The plan, in addition to the section of the front line trench, will also include the digging of communicating trenches and the building of dug-outs, relief stations, listening posts, wire entanglements and other obstructions found on the fighting fronts, and the whole will be a graphic portrayal of an actual war terrain. In fact, this project will be an exact replica of a section of the trenches "our boys" are now occupying in France.

The Committee on City Plan approved of this project, as did the Board of Estimate yesterday when it recommended that the Commissioner of Parks grant the request of the Loan Committee. Provisions of the City Charter make it necessary to obtain the approval of the Commissioner of Parks before any project, affecting the various properties under his jurisdiction, can be carried out. The sanction of Carl F. Pilat, Landscape Engineer for the city, is also required. If the use of the park space is considered essential to the success of the Third Liberty Loan in Greater New York there is little doubt but that the Commissioner and the Landscape Engineer will readily approve.

Serious objections to the carrying out of the idea have been raised by a number of prominent individuals and organizations. Dr. Edward Hagan Hall, secretary of the American Scenic and Historic Preservation Society, has made it known that his organization is not in accord with the plan and that every effort will be made to have permission withheld, or to enjoin action by the Liberty Loan Committee from carrying out the proposed plan.

If the success of the coming drive depends, even slightly, upon publicity of the proposed character, private interests should endeavor to conform to what will be the greatest good for the greatest number. If an augmented sale of Liberty Bonds is possible through the construction of these trenches in Central Park, the Record and Guide is heartily in favor of this use of park land, or upon any other public property conveniently located to the greatest majority of the city's population.

While it is manifestly true that other sites for these trenches might have been selected, a number of which offer equal, if not superior advantages of location

and scenic adaptation, none are situated so conveniently to the great mass of people that the Liberty Loan Committee is planning to reach through its propaganda for the Third Loan.

Should any part of the success of the forthcoming drive depend upon the publicity possible by means of this trench system, then the idea is an excellent one and should be encouraged not only by the city authorities but by every patriotic individual, taxpayer and all civic societies. Complete military success in this war is as yet altogether too far in doubt to permit anything being left undone that would have even a slight tendency to increase the possibility of ultimate victory.

The material damage likely to be done in Central Park, while costly, is negligible when compared with the broad scope of the benefits to be derived. The damage will not be irreparable, although it might require a year, or possibly two, to restore the North Meadow to its present beauty and usefulness. Yet the cost is relatively small. If the proposed trench system is responsible for an augmented sale of the third issue of Liberty Bonds, to the extent of only a million dollars, then the damage entailed to public property may well be looked upon in the light of excellent business. Furthermore, the Liberty Loan Committee represents the Federal Government in the business of raising war funds and its requests carry considerable weight.

If England was willing to permit the defacement of the Nelson Statue in Trafalgar Square by the posting of recruiting signs and other military advertising, should we, who are supposedly bearing equal burdens in this war, refuse permission to utilize a city park that is the property of the citizens and not of any individual or society? Central Park is not the sacred spot certain interests would have us consider it. Even were it so, is not the winning of this awful war the sacred and solemn duty of every citizen and society represented by this great municipality?

What our Nation needs at this time more than anything else is to be properly and thoroughly aroused. The population will not be awakened by what it reads or hears nearly so much as by the things it is able to see. The psychological effect of this projected system of trenches in Central Park will accomplish more for the success of the Third Loan in Greater New York than tons of printed matter, miles of posters or thousands of street corner speeches. We have to be shown, and an exhibition of this character will be of infinite value in enabling all to visualize something of the conditions under which our soldiers are living, and dying, in France.

War Gardens.

Probably one of the greatest benefits derived from the work of the Citizens' War Garden Committee last year was in its educational aspect. In cooperation with the Park Department more than nine hundred gardens were established on vacant lots throughout the city. At the highest estimate of the food value of the products of these "farms" it is unlikely that the amount of garden truck raised on them would have fed many people for any length of time or have materially reduced the cost of living to the millions of New Yorkers.

But there was much to be learned from these nine hundred object lessons scattered throughout the metropolis, especially by the young people, who are notably observing and quick to make practical application of what they have seen theoretically demonstrated.

Perhaps one of the best lessons brought home to the young farmers and their kin folks was the infinitely greater relish of fresh vegetables to the withered and half rotten variety, previously known to them as vegetating on truck carts and the shelving wastes of the outside displays at groceries and meat markets. Whoever has picked a juicy, ripe tomato in the early morning while the dew is still tangled in the

cobwebs on the vines and eaten it out there in the sunshiny garden gets a broader view of life on the spot. Nothing but the best of everything will do for him after that—if he can get it—and he surely is going to try.

There is much to be learned from watching the seeds sprouting and the stalks shooting up and the vines wriggling around on the ground or curling up the supports which a kindly hand has erected for them. These little delicate things grow big and strong and prolific because they have light and air and baths. The garden becomes a University of Sanitation.

It takes time, too, for maturity to come, and the growing things require unremitting care and the constant elimination of the disturbing and destroying Hunnish tribe—the Zeppelin-like worms and the U-bug violators of the vegetable world. There comes to the youthful observer in his unconscious study of these and other phenomena the value, relative and actual, of the food that sustains life. A peck of peas no longer means twenty cents paid over to a fat, green grocer; it means, also, months of labor, digging, planting, training, watering and, lastly, picking and taking home to the family pot, and then the eating with rare gusto because the flavor of fresh peas is good, but, better still, is the savor of things well done.

War gardeners who cooperated with the Park Department last year received free water permits and fire hydrant use, as well as ploughing and manuring advice. There were a good many failures last year because the young farmers were often overzealous and inexperienced. They need the guiding hand of maturity. If every ex-farmer's boy who dropped the hoe and the rake and the three-tined fork and has come into the city to plough up and down Broadway would volunteer to captain a company of these enthusiastic young war-time agricultural volunteers there would not be an empty plot in town that would not be cleared of goats and tin cans and smart-weed and be transformed into a prolific outdoor school, where new and better ideas of right living and fresh and health-giving vegetables would sprout up alongside of each other.

The city gardens might well become the recruiting stations for the country farms.

There will be two demonstration gardens in Union Square and Bryant Park this year, and booklets and plans on gardening can be had at these places or by mail from the War Garden Committee, Room 1000, Municipal Building, Manhattan. Get your permits early, and find out also why you should not plant potatoes, but why you should sow corn and beans, radishes and lettuce, and tomatoes, on city soil.

Every soldier on the Flanders front should have his gardener on a city lot.

Four-Family House Bill.

Editor of the RECORD AND GUIDE:

Permit me to call your attention to certain features of a report of the Real Estate Board in your last issue, referring to the Dowling Bill, which permits old residence buildings to be converted into tenement houses. The report emphasizes only the benefits which it is claimed will result from the passage of the bill. It entirely omits reference to many features of the bill which are of greater importance to the public than those which they cite.

It did not state that no provision was made for the fireproofing of the stairs and stair halls in such buildings. For more than twenty years firemen have constantly pointed out the serious menace to life which exists in this city because of the dangerous construction of stair halls in old-law tenement houses. In most of these houses the stairs and stair halls are of wood enclosed with stud, lath and plaster partitions. The result is that fire starting in the cellar sweeps almost instantly throughout the entire height of the building, cutting off all means of egress

except the fire escapes. Hundreds of lives have been lost in this city in recent years because of this dangerous type of construction. This bill proposes to add many thousands of buildings for tenement purposes with exactly the same type of construction. While these buildings may have been considered sufficiently safe for one family, they are deplorably unsafe for the use of four families.

The article made no reference to the fact that as such houses may be sixty feet in depth they will contain a space in the center twenty feet or more in depth for the lighting and ventilation, of which no provision is made. Such a space will, sooner or later, be used illegally for living purposes. It would not be possible for the Tenement House Department, with the numerous other duties it has to perform, to effectively prevent such illegal use.

It did state that: "Proper provision is made for fireproofing, for air shafts, for lighting and ventilation and for other details." How does the Committee reconcile this statement with the facts before mentioned? Is an air shaft containing only twenty-five square feet which may be only four feet wide, adequate for light and ventilation for a building fifty feet in height? It has been pointed out that the proportion which this air shaft bears to a building twenty feet wide and sixty feet deep is the same as that which a postage stamp bears to a large legal envelope.

There are other objections to the bill both as to form and substance which there is not space to develop. These criticisms are made in the interest of such of your readers as may seriously wish to get a fair view of the subject.

JOHN J. MURPHY.

The Housing Problem.

Editor of the RECORD AND GUIDE:

A challenge not only to the sound judgment, but to the idealism of the American business man, lies in what has come to be called the "industrial housing problem." Behind these matter-of-fact words is a world of vital significance affecting the greater, more efficient, more beautiful America, for which forward-looking men are beginning, in a large way, to plan.

The solution lies neither in sentiment alone nor in unmitigated business sense. It is comprehended, however, in that mixture of the two qualities which makes for the greatest social value and personal success in industry.

The practice of providing suitable homes for workers is in its infancy in America. England has solved the problem with characteristic British slowness and thoroughness. The war, however, has been the "Great Precipitator." The housing problem in the United States has been moved up at least a generation. Where yesterday it was with many industrial organizations a matter of sentiment or casual experiment, today it is a problem of grim necessity.

There is no need to point out the obvious fact that the competition for labor in the United States is stiffening daily. The appeals for conscription of labor, the efforts of manufacturers to prevent competitive bidding for labor, the general but usually mistaken complaint of labor shortage—all bear witness to this fact. Far more practicable than all the solutions thus far offered is proper housing.

Home ties mean contentment. If they do not they are not ties for long. They mean attachment to locality; they mean a vital interest in the community; they mean, most of all, a sense of security, which implies permanence, comfort and enthusiasm in one's surroundings.

The problem of housing, then, is, first of all, one for the employer. It is also one for the community, and particularly for those members of the community who profit most by its healthy, sound and consistent growth.

The new world contact which has been thrust upon us within the last few years brings an obligation to create a new, more beautiful, more efficient, more glorious America. The foundation of that America must be labor—

QUERY DEPARTMENT.

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 310.—Can a man dispose of real property without the consent of guardian, appointed by the surrogate, of minor children?
C. O.

Answer No. 310.—The wording of this question is confusing in its present form and difficult to intelligently answer. If the property intended to be "disposed of" is that of an infant, the statute authorizing the sale of an infant's real property requires the application to be brought upon the petition of the general guardian or guardian of the property of the infant. The court is not bound, however, to appoint such guardian the special guardian to execute the conveyance. C. C. P., Sec. 2349.

Question No. 311.—Is it legal for a notary public, husband of one of the parties in a partition action, to acknowledge his wife's signature on quit claim deed?
F. C. M.

Answer No. 311.—There is no statute prohibiting a notary public from taking his wife's acknowledgment to her deed to which he is not a party, and while sometimes done it is not a practice generally approved by careful conveyancers.

well-paid, contented labor; and only such labor can be depended upon in the period of all-inclusive readjustments and reconstruction, which may be thrust upon us at any time by the end of the world war. Proper housing—housing that, no matter who the laborer or what his habits, creates the permanent home sense—will be an important determining factor in the situation.

We have built our nation by aid to homesteading farmers. One of our chief privileges and obligations today is to apply ourselves to the problem of adequately homing, not housing, labor to the future greatness and glory of America.

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Business Readjustment to War.

The Chamber of Commerce of the United States will hold its sixth annual meeting at the Congress Hotel, Chicago, Ill., April 10, 11 and 12. The dominant note of the meeting will be "Business Readjustment to War."

The four critical questions of the day—financing the war, railroads, centralized control of industry, and shipping—will be considered from the two-fold point of view of filling the government's requirements, but with the minimum disturbance to private industry.

There are more than one thousand local chambers of commerce and commercial organizations comprising the membership of the National Chamber of Commerce, which includes even such distant bodies as the American Chambers of Commerce at Shanghai, the Philippines, Alaska, Hawaii, Buenos Aires, Rio de Janeiro, London, Paris, and some half dozen other cities abroad, and each of the 1,000 local members will be represented at Chicago by authorized delegates.

The resolutions of the meeting may truly be said to be an accurate and authoritative expression from American business, and the fullest possible measure of cooperation between business and the government may be expected to result. As in the past, the speakers will be men of national position.

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REAL ESTATE NEWS OF THE WEEK

Seventh Avenue Owners Enter Protest— Important Bills Considered At Albany

INTEREST is being focused on Albany, where a number of important measures are up for consideration. Some of these bills are of a constructive nature, while others, if enacted in law, would work untold hardship on real estate. The question of finding means for relieving real estate of some of its burden is engrossing a good deal of attention at the present time, the flat rate tax bill being one of the solutions and the imposing of a collectable tax on personality another.

Chief Doyle, of the Bureau of Fire Prevention, made a new ruling, which meets the approval of Fire Commissioner Drennan. There has been created within the Bureau of Fire Prevention a separate board, to be known as "The Board of Review," this Board to consist of the Chief of the Bureau of Fire Prevention, Chairman; the Deputy Chief of Department, detailed to the Bureau of Fire Prevention; Deputy Chief, Bureau of Fire Prevention, Manhattan; the Supervising Inspector, and the Secretary to Fire Commissioner.

The duties of this Board are to hear and, if possible, promptly adjust all claims for modification, or, where justified, the rescinding of orders issued by the Bureau of Fire Prevention; to advise and counsel appellants, and thus, where possible, obviate the necessity of petitions and appeals to the Board of Standards and Appeals and the Board of Appeals, and when impossible to grant relief directly on account of the mandatory provisions of law to recommend the conclusions and findings of the Board of Review to such bodies.

As the practice stands now, owners, appellants and other parties affected by the rulings of the Bureau of Fire Pre-

vention have no redress except by appeals to the Board of Standards and Appeals and the Board of Appeals. This appeal to be effective requires in many cases that the appellant be represented before that Board with data and documentary evidence. This appeal necessitates loss of time, as well as money and frequently works a hardship upon the appellant, which it is the intention of the Board of Review to render unnecessary in the great majority of cases.

The Board of Review meets Tuesday, Wednesday and Thursday of each week, at half-past two o'clock, to hear complaints, investigate them at once by re-inspection, if necessary, and endeavor to promptly provide relief. The purpose of the Board as created shall be understood as a measure of efficiency, seeking to afford relief in all cases where conditions justify and the mandatory provisions of the law does not prohibit.

Last Thursday, several important properties were put on the auction block. At the stand of Arthur C. Sheridan the Lexington Avenue Opera House was sold to the Manhattan Life Insurance Company on a bid of \$450,000. The judgment amounted to about \$520,000. The building, which is under lease to the Chicago Opera Association, measures 58 feet on Lexington avenue and 220 feet in 51st street.

At the Vesey Street Salesroom last Thursday a large crowd attended the auction sale of the holdings of the Loretta Corporation, which held title to the property owned by the Jarmulowsky family of bankers. Joseph P. Day conducted the sale. A detailed statement of the result of this sale will be found in the Second Section of this issue of the Record and Guide.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P Goldman, Chairman

Broker's Compensation.

IN a broker's action for the reasonable value of his services in the sale of real estate the defendant defended on the ground that there was an express agreement as to the amount of the compensation. His actual claim was that this agreement was made after the broker had begun to render services under the original contract of employment. The Connecticut Supreme Court of Errors held, *Jackson v. Lacy*, 162 Atl. 584, that the burden of proof remained on the plaintiff throughout the case to prove by a fair preponderance of all the evidence that at the time of the original employment the parties were silent as to the amount of compensation, but the burden of proof was on the defendant to establish the claimed modification of the original contract; and judgment for the plaintiff was affirmed.

Specific Performance.

An owner by a bond for deed agreed to convey by a good and sufficient warranty deed, with usual covenants, immediately on receipt from the purchaser of the stipulated price, which the purchaser agreed to pay, performance to be on or before a specified date. In a suit for specific performance the Connecticut Supreme Court of Errors, *Stierle v. Rayner*, 102 Atl. 581, holds that the covenants of each party were mutual and dependent, demanding of each readiness and willingness to perform, and requiring as a condition of judicial enforcement or breach at the complaint of either such readiness and willingness on his part or a showing of sufficient excuse for their absence. "Readiness to perform" on the part of a property owner who gave bond for deed, to entitle him to specific

performance against the other party, was readiness to convey an unincumbered title on the date specified for performance, a time which he could not extend.

Purchase at Foreclosure.

The purchaser under mortgage foreclosure sale under power acquires only the mortgagor's estate, which, under a second mortgage, is the equity of redemption; and where the first mortgage is of record, and the second mortgage refers thereto, the purchaser takes subject to the first mortgage. If such purchaser pays off a prior mortgage he cannot credit such payment on the purchase price, and is not entitled to subrogation to the rights of the prior mortgage.—*Brunette v. Myette*, Rhode Island Supreme Court, 102 Atl. 520.

Recovery of Purchase Price.

In an action to recover a sum paid on account of the purchase price of land it appeared that the defendant agreed to convey a tract of land free from all incumbrances. The defendant's title was subject to a reservation, contained in all the deeds of conveyance since 1805, which excepted out of the tract conveyed a lot, "heretofore given and granted by a former owner of the land, for the purpose of erecting and building a schoolhouse thereon for the accommodation of the neighborhood." The New Jersey Court of Errors and Appeals holds, *Rentler v. Ramsin*, 102 Atl. 351, that this exception was an incumbrance on the land contracted to be conveyed, and that the plaintiff was justified in refusing to accept a deed for the land, to be conveyed subject to the exception, in execution of the contract, and was entitled to recover money paid on account of the purchase price when the contract was made.

George F. Johnson.

George F. Johnson, 77 years old, widely known New York City real estate operator and owner, died at his home, the Chatsworth Annex, 340 West 72d street, Wednesday morning as the result of a fall against a speeding automobile at 63d street and Broadway a week ago. Mr. Johnson was the only son of Frederick Johnson and Margaret Forrest Johnson, and a grandson of Lieutenant-Commander William Johnson, who was active in the war of 1812 as a commander of a United States man-of-war.

The Johnson family has been known for generations as big real estate operators in New York City. The father and grandfather dealt largely in tracts throughout Manhattan Island. Thirty years ago Mr. Johnson saw the coming growth of the city and bought large tracts in the Bronx, developed them and sold them at large profits. At the time of his death he was the president of the corporation which owns the Chatsworth Annex, at 72d street and Riverside Drive. He was associated with the Brady interests and with C. K. G. Billings in building office buildings.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 30 as against 35 last week and 30 a year ago.

The number of sales south of 59th street was 13 as compared with 17 last week and 10 a year ago.

The sales north of 59th street aggregate 17 as compared with 18 last week and 20 a year ago.

From the Bronx 14 sales at private contract were reported as against 12 last week and 15 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 360 of this issue.

Obtains Option to Buy.

Robert Schalkenbach obtained from 119-125 West Twelfth Street Company and Sidney P. Strongin an option to buy the six-story apartment house, now nearing completion, at that address. Mr. Schalkenbach paid \$10,000 on the contract, and title is to be taken any time within two years from the date of the issuance of the final certificate of occupancy of the premises by the Tenement House Department. The agreement stipulates that the buyer advance an additional \$7,500 prior to April 15, the total sum of \$17,500 to be used for the completion of the structure. The operation was started by William Lustgarten and work was halted on his disappearance last August. Up to that time the Metropolitan Life Insurance Company had advanced \$67,000, being part of the building and permanent loan of \$95,000 contracted for. The Metropolitan Life Company foreclosed its lien last month, the property being taken over at auction by the present selling company, which, it is said, represents material men. The structure occupies a plot 75x103.3 feet, and replaced the old Second United Presbyterian Church.

Banker Buys on Lenox Hill.

Payson McL. Merrill sold for Daniel F. Kellogg, 54 East 68th street, a five-story American basement dwelling, on lot 20 x 100 feet. The building was erected about five years ago from designs prepared by Donn Barber. Directly opposite is the residence of Percy Pyne, at the northwest corner of Park avenue. It is reported that the structure cost to erect, exclusive of the land value, about \$150,000.

Activity in Front Street.

Charles F. Noyes Company sold for Ida B. Harris to Kuhne-Libby Co., 53 Front street, southeast corner of Cuylers alley, a five-story loft building on a lot 22x70. The purchasers obtained through the same brokers a year ago the adjoining property, 51 Front street, and now control a corner plot of about

4,000 square feet at this point. As soon as leases expire the new building will be altered, the space added to the adjoining property and the entire premises used by Kuhne-Libby on account of the expansion of their business during the past few years. Title to 53 Front street has remained with the sellers for more than one hundred years and this is the first transfer of the property during this period. This sale emphasizes the purchasing of buildings by firms who have heretofore leased quarters on the lower East Side. Originally Kuhne-Libby Co. was located at 60 Water street, which building was sold by the Noyes Company to Young & Griffin Co., who afterwards resold to William R. Grace & Co. The transaction is the eleventh sale made by the Noyes Company for occupancy purposes in the same general neighborhood during the last few months. Salter & Steinkamp represented the seller and W. A. Beebe represented the purchasers.

Another Sale in Front Street.

Markham Realty Corporation, Clarence W. Eckhardt, president, bought through Horace S. Ely & Company, from Wolcott G. Lane, the five-story structure on a plot 40x92, at 46 to 48 Front street, located 51 feet north of Coenties Slip. The leases on the property expire next May. A couple of weeks ago the same company bought 128 Water street with an "L" to 81 Pine street; also the two loft buildings at 502 and 504 West Broadway.

Woman Investor Buys.

Fannie Schlesinger purchased from Frederick Brown, 1236 and 1244 Grand boulevard and Concourse, two five-story apartment houses, each on a plot 77.13 x104.8, located 230 feet north of 167th street. Each building is arranged for thirty families, with three, four and five room suites. The houses are fully rented at more than \$26,000 a year and were held at \$210,000. Herbert Freyman was the broker. This deal com-



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pletes the resale by Mr. Brown of four similar structures acquired by him last January from Adelstein & Avrutine, the builders. The two other houses at 1220 and 1228 were resold by Mr. Brown on March 9 to the Irwin Realty Company. This deal involved properties in Manhattan, Bronx, Brooklyn, Bayshore, L. I., and Deal Beach, N. J.

Trade Involves About \$600,000.

Nason Realty Company, Max N. Natanson, sold to Julius Tishman & Sons the northeast corner of Broadway and 83d street, two five-story buildings, and a one-story building, the combined plot measuring 104 feet on Broadway and 114 feet in 83d street. The new owner contemplates the improving of the site with a tall apartment house. The seller bought the corner last September from the Peter Doelger Brewing Company, held at that time at \$400,000. In part payment the purchaser gives the six-story tenements with stores at 218 to 220 Division street, southeast corner of Clinton, 90 x 80 x irregular; the southwest corner of Sheriff and Broome streets, a six-story tenement with stores, on lot 25 x 75; also 162 West 80th street, a four-story dwelling, 23 x 100 feet, and 25 West 90th street, a five-story American basement house, 17 x 100 feet. W. S. Baker and H. J. Kantrowitz were the brokers.

Century Building Purchased.

Franklin Pettit bought the Century Building, 74 Broadway, through to 9 and 11 New street, between Exchange place and Wall street, from the Century Building Company, Peter Marie, president, which valued the property at \$1,500,000. The structure is twenty-one stories high, and occupies a plot fronting 45.6 feet on Broadway, 44.7 feet in New street, and has north and south lines of 112 and 117.2 feet, respectively. Lewis B. Preston, Inc., was the broker. The selling company erected the building in 1901 from plans by Bruce Price, who estimated the cost at \$900,000. The site was obtained in that year from Peter Marie, for \$1,100,000. The Title Guarantee & Trust Company made the building loan. Last year the property was assessed for \$1,250,000, of which \$950,000 was on the land.

Operator Buys in Bronx.

Frederick Brown bought from the Antremont Realty Corporation, representing Theodore T. Wood, the northwest corner of Anthony avenue and 176th street, a five-story apartment house on a plot 98x70x97x81 feet, having accommodations for thirty-two families; also 314 East Tremont avenue, near Anthony avenue, a similar building, with two stores, containing forty apartments, arranged for eight families on a floor. The site measures 66x87x80 x100 feet. The houses were erected by Henry Cleland. They are fully tenanted, the rent roll being about \$25,000 annually. They were held at \$210,000. Arthur Knox and Julius H. Zeiser were the attorneys. From the Sirius Realty Company, of which Mr. Wood is president, Mr. Brown bought the two five-story apartment houses, occupying the block front in the east side of Faile street, between Westchester avenue and 165th street. The 165th street building accommodates twenty-seven families and contains seven stores, and occupies a plot 82x100 feet. The Westchester avenue building is arranged for twenty-eight families with three stores, and measures 91x100x irregular. The buildings are completely rented, the rent roll aggregating about \$33,000. They were held at \$260,000. Alexander Selkin and David Mintz were the brokers.

Edgecombe Avenue Deal.

J. J. Schwartz and F. Hauben sold for the Hanover Mortgage Company, 180 Edgecombe avenue, at the junction of Bradhurst avenue and 142d street, a six-story elevator structure, having frontages of 190.4, 20.3 and 188.9 feet, respectively. The north dimension is 72.2 feet. The structure accommodates thirty-six families, and rents for about \$21,000 a year. It was held at \$190,000.

Dyckman Street Apartment Sold.

Nehring Brothers sold for Virginia S. Haddock to Ennis & Sinnott, 114 and 116 Nagle avenue, a twenty-five family, new-law apartment house with stores, on plot 40 x 130 feet, adjoining the corner of Arden street. In part payment the purchaser gave 303 to 307 West 139th street, three three-story private dwellings, on plot 51 x 100, recently acquired from May McFarland. The Nason Company resold to Jay Herman, 162 West 80th street.

Sale in Seventy-second Street.

Daniel B. Freedman bought from George C. Kobbe, as attorney for the Home for Incurables, the four-story dwelling at 131 West 72d street, on a lot 22x102.2 feet, assessed at \$51,000. L. J. Phillips & Company were the brokers.

Sale in Ninety-seventh Street.

Joseph P. Day sold for Mary J. Ward, 115 West 97th street, and for William J. Wilkie, 117 West 97th street, two four-story dwellings on a plot 31.6x100.11, to Henry J. Hemmens.

Manhattan.

South-of 59th Street.

ESSEX ST.—Lawyers' Mortgage Co. sold to Joseph G. Fenster, 167 Essex st, a 5-sty tenement, with stores, and a 3-sty house in rear, on lot 25x87.6, between Houston and Stanton sts.

GREENE ST.—Charles F. Noyes Co., with Bastine & Co., sold for Greenwich Savings Bank to Hart & Zugelder 137 and 139 Greene st, a 6-sty store and loft building, on plot 36.10x100.

MADISON AV.—A. H. Mathews sold for Lawyers Title & Trust Co. to B. F. Romaine the premises at 160 Madison av, on plot 24.7x95.

SOUTH ST.—Charles F. Noyes Co. sold, for about \$185,000, for E. N. Chapman, E. D. C. Chisolm and Edgar D. Pouch to Joseph F. Cullman, who represents Cullman Brothers, H. Duys & Co., Inc., and E. Rosenwald & Bro., the 8-sty warehouse building at 84 and 85 South st, on plot measuring 7,700 sq. ft. and containing 70,000 sq. ft. of storage space.

SPRING ST.—Charles F. Noyes Co. sold for Mutual Life Insurance Co. to New York Cordage Co. 113 and 115 Spring st, a 5-sty iron-front store and loft building covering lot 37.6x100, between Mercer and Greene sts. The building will be extensively altered by the purchaser and occupied entirely for its business.

42D ST.—Edward B. Renwick sold to William Volk the 5-sty commercial building with stores at 148 and 150 East 42d st, on plot 41.8x98.9, between 3 and Lexington avs, which he has owned since July, 1898.

48TH ST.—Phillip B. Thompson sold the 5-sty dwelling at 10 West 48th st, on lot 25x100.5, near 5th av.

58TH ST.—John Reisenweber bought from Emma R. Fischer the rear part of 304 West 58th st, on plot 21x42.1, a 2-sty building, part of his restaurant at the southwest corner of 8th av and 58th st, for \$20,000.

AVENUE A.—357 West Twenty-third Street Corp., John J. Gillen and James S. Maher, sold the 6-sty flat, on plot 40x100, at 1239 Avenue A to M. Lippman through J. Loeb.

North-of 59th Street.

62D ST.—David Lion sold for Marlon G. Singer two 5-sty tenements at 229 and 231 West 62d st, between Amsterdam and West End avs, to F. Passantine for investment. The sellers took back a \$26,000 5% 15-year amortized purchase money mortgage.

68TH ST.—Payson McL. Merrill Co. sold for Daniel F. Kellogg 54 East 68th st, a 5-sty dwelling, with elevator, on lot 20x100.5, near Park av. The house was built by the seller and, with the land, cost about \$150,000.

72D ST.—L. J. Phillips & Co. sold for Home for Incurables to Daniel B. Freedman 131 West 72d st, a 4-sty dwelling, on lot 22x102.2, near Broadway.

76TH ST.—Slawson & Hobbs sold for Mrs. William A. Spies her residence at 147 West 76th st, a 4-sty house, on plot 20x55x102.2, which she owned since 1906.

87TH ST.—Louis Jacobs sold for Mrs. Ada Hawkins her residence at 514 East 87th st, a 3-sty dwelling, on lot 18x62, to George Blumler. The property was owned by the seller since 1884.

97TH ST.—Joseph P. Day sold for Mary J. Ward 115 West 97th st, and for William J. Wilkie 117, adjoining, two 4-sty houses, on plot 31.6x100.11, to Henry J. Hemmens, who has represented the New York Edison Co. in some of its purchases.

101ST ST.—Sol Freidus purchased from Nat-sim Corp. 121 and 123 West 101st st, a 6-sty flat, on plot 31.8x100.11, between Columbus and Amsterdam avs.

103D ST.—James H. Cruikshank resold to William A. Sinclair the 5-sty single flat at 131 West 103d st, on plot 18.9x100, between Columbus and Amsterdam avs. Frank L. Fischer & Co. were the brokers.

119TH ST.—Goodwin & Goodwin sold for Isidore Ollendorff to Leo Freedman the 3-sty private dwelling at 135 West 119th st on lot 20x100.

128TH ST.—Melton Realty Corp. sold 79 to 83 East 128th st, two 6-sty new law houses, on plot 60x99.11, adjoining the northeast corner of Lenox av.

What a Six-Cent Fare Will Mean to Real Estate Owners

Tax Rates in the Boroughs of Manhattan, Bronx and Brooklyn, 10 Years Ending 1918

	Manhattan	Bronx	Brooklyn
1909.....	1.67804%	1.67804%	1.73780%
1910.....	1.75790	1.75790	1.81499
1911.....	1.72248	1.72248	1.75502
1912.....	1.83	1.83	1.87
1913.....	1.81	1.81	1.85
1914.....	1.78	1.77	1.84
1915.....	1.87	1.94	1.92
1916.....	2.04	2.09	2.08
1917.....	2.02	2.02	2.07
1918.....	2.36	2.40	2.40

EVERY owner of real estate in New York, every rent payer, has a vital interest in the proposition to charge a six-cent fare for the period of the war on all street railway lines, subway, elevated and surface.

Either the people who ride on the subway and elevated must pay the interest on the City's investment of \$250,000,000 in the Dual System, or it must be paid out of taxes.

The Interborough's contract with the City provides that after operating expenses are paid, the Company shall receive its preferential. It is not until this has been paid in full that the City will receive any return from fares to meet the interest charges on its investment. The other contracts the City has relating to the Dual System are on the same basis. A five-cent fare during this period of extraordinary operating costs will defer any return to the City from the operation of its lines.

It is estimated that with a five-cent fare, the City will for a period of from five to seven years face an annual deficit of at least \$11,250,000 in the operation of the Dual System. Some people believe that, due to war conditions and the uncertainty of the times, this deficit will reach \$20,000,000.

Every \$10,000,000 increase in the City's tax budget must mean a five per cent increase in the tax rate. A \$20,000,000 deficit will mean a 10 per cent increase in the tax rate.

This deficit of from \$11,000,000 to \$20,000,000 as variously estimated, can be provided for in only one of two ways; either by putting the burden on the taxpayer in the one case, or on the fare-payer in the other. If put on the taxpayer it will fall on the real estate owners of the City—already bending under enormous tax burdens which have been put upon them

to the extent that many of the best-located properties in the City are to-day selling at one-half their assessed valuations.

The real estate owners must, in turn, pass as large a proportion as they can to the tenants occupying their property, with the result that if the burden is put on the taxpayer it will wholly fall on the citizens of New York; who work in New York—who make their living in New York—who spend their incomes in New York—who pay their taxes in New York—the vital members of the community that keep New York alive and growing.

If, however, a policy is determined upon of putting this burden on the fare-payer, it is estimated there are 300,000 strangers from all over the world daily using the transportation facilities of New York, in addition to hundreds of thousands of commuters from nearby States, who make their money in New York, but spend their money outside New York; who pay their taxes outside of New York, and are not an integral portion of New York life.

We have offered to put the Dual System contract into effect simultaneously with the 6c fare. This will preclude the Interborough from receiving one dollar of additional revenue as a result of the bill.

Frankly, our interest in this measure is two-fold:

First, to insure the current payment of the Interborough's preferential, under its contract with the City, which, in any event, would have to ultimately be paid out of future earnings, with compound interest.

Second, to insure sufficient earnings by the surface lines of the New York Railways to keep them out of bankruptcy. Bankruptcy, as you know, would result in splitting up the lines into the original companies, and would abolish transfers entirely.

THEODORE P. SHONTS, President

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142D ST.—Harry Sugarman sold for E. F. Nicholas 66 West 142d st, a 5-sty double flat, occupied by negroes, on lot 25x100, near Lenox av. It was purchased for all cash.

MT. MORRIS PARK.—Frederick Brown re-sold the 4-sty dwelling at 14 Mt. Morris Park West, on lot 25x100, adjoining the Harlem Presbyterian Church at the southwest corner of 122d st, which he recently acquired from Alicia L. Laird. The new owner is Dr. Charles B. Broder, president of the King Solomon Hospital. Porter & Co. were the brokers in the sale.

Bronx.

FAILE ST.—Frederick Brown bought from Sirius Realty Co. the east side of Faile st, between Westchester av and 165th st, two new apartment and store buildings, respectively 82x100 and 91x100xirreg., held at \$260,000, through David Mintz and Alexander Selkin and Arthur Knox.

GLOVER ST.—Davis Brown sold to Frederick Brown, operator, 1438 Glover st, a 2-fam. house.

MARRIN ST.—Martonbert Realty Corp. sold to John Ward, of Brooklyn, for investment the eleven 2-fam. houses, on plot 200x100, located on Marrin st and Balcom av, which the sellers acquired about four months ago. In part payment the buyer gave the business building, on plot 25x119, at the northeast corner of New Utrecht av and 74th st, Brooklyn, and a 3-sty apartment, on lot 25x100, on Bay 23d st. The Bronx property was held at \$45,000. Aaron Klein was the broker in the sale. Timme & Knoepke, as attorneys, represented Martonbert Realty Corp.

SIMPSON ST.—Nason Realty Co., Max Natanson, president, purchased 948 to 956 Simpson st, three 5-sty apartment houses, each on plot 40x111, adjoining the northeast corner of 161st st.

165TH ST.—I. Lester Wood purchased from Frederick Brown, operator, the 1-sty building at the southeast corner of 165th st and Intervale av, with 5 stores, on lot 20x86x25x87.

168TH ST.—Bryan L. Kennelly, as broker, sold to Daniel H. Jackson, operator, 414 East 168th st, southwest corner of Brook av, a 4-sty tenement, on lot 40x100.

183D ST.—McLernon Brothers sold for Mrs. Elizabeth Campbell to P. J. Durkin her residence at 102 West 183d st, southwest corner of Loring pl, a 3-sty frame house, on plot 50x100. In part payment he gave 10 North Terrace av, Mount Vernon, a private house, on plot 40x100.

BEACH AV.—Davis Brown sold to Frederick Brown, operator, 1471 and 1473 Beach av, 2-fam. houses.

HUGHES AV.—Charles F. Deshler purchased from Universal Savings Bank the 2-fam. house at 2418 Hughes av, on lot 24.8x57.6.

ONEIDA AV.—Anthony Avenue Realty Co. sold to William J. Frey the property in the north side of 236th st, 250 ft. east of Oneida av.

ST. LAWRENCE AV.—River Realty Co. sold the dwelling at 1220 St. Lawrence av to Henry F. Sparr.

Brooklyn.

BAY RIDGE PL.—Frank A. Seaver & Co. sold the 1-fam. brick house at 20 Bay Ridge pl for F. M. Fanning.

DECATUR ST.—Realty Associates sold to Mrs. Sarah Kaplan, through Frank Krefetz, the 2½-sty brick dwelling at 327 Decatur st.

GARFIELD PL.—Charles E. Rickerson sold 229 Garfield pl, corner of Polhemus pl, a 3-sty and basement brownstone dwelling, on plot 22x65x80, for William J. Weller.

REMSEN ST.—Brooklyn Bar Association bought as permanent quarters 121 and 123 Remsen st for \$33,000. Alterations will be made, and it is expected that the Association will occupy it about June 1.

STANHOPE ST.—R. A. Schlesing sold for Margaretha Prokob the 6-fam. brick house at 228 Stanhope st to Frederick H. Depembrock.

STEBEN ST.—Geo. R. Read & Co. and Samuel Adler sold for Surety Realty Co. and Abraham Stern the two 2-sty brick buildings at 12 and 14 Steben st, between Flushing and Park avs, on plot 50x100, to Wallabout Basin Storage Co.

UNION ST.—John Pullman Real Estate Co. sold to Catherine Volpe 701 Union st, a 4-sty tenement, on plot 30x100.

13TH ST.—Pall & Mackin sold 26 Bay 13th st to R. Piscitelle for cash.

50TH ST.—Realty Associates sold to Mrs. Katherine Glackin the 2-sty 2-fam. house at 1147 50th st.

50TH ST.—Realty Associates sold to William Atanasio the 2-sty 2-fam. house at 1149 50th st.

66TH ST.—Alco Building Co., associated with Realty Trust, sold at Mapleton Park for Anna R. Popkin the 1-fam. semi-detached dwelling at 2150 66th st, and a similar dwelling at 2075 66th st to Abraham Marcus.

75TH ST.—Frank H. Malone as broker sold the 1-fam. semi-detached dwelling with garage at 53 75th st for Boyd Realty Co., to John Classen.

81ST ST.—Harry Silverman purchased from K. & G. Realty Co. the dwelling, just completed, at 1948 81st st. The adjoining house 1952, was sold to his brother, Isidor Silverman, through Joseph Gans.

BAY RIDGE AV.—Realty Associates sold to Edward Fox the 2-sty brick 2-fam. house at 217 Bay Ridge av.

FLATBUSH AV.—D. Scheffer sold to client of McInerney Klinck Realty Co. the 3-sty brick and apartment house at 106 Flatbush av, on plot 20x80.

RIDGE BLVD.—Frank H. Malone, as broker, sold the dwelling at 8302 Ridge Blvd, on plot 80x102, at the southwest corner of 83d st and Ridge blvd, for the estate of William L. Dowling. The property was held at \$25,000.

5TH AV.—Tutino & Cerny sold for the O'Brien estate the 4-sty store and apartments, on lot 20x100, at 4905 5th av.

17TH AV.—Melster Builders, Inc., sold 8413 17th av, a 2½-sty frame cottage on plot 20x80.

Queens.

COLLEGE POINT.—H. M. Krampo sold to W. A. Baumert a plot 50x100 ft. in the west side of 13th st, 150 ft. south of 6th av.

ELMHURST.—E. Barrymore sold to A. E. Dewhurst the dwelling and plot, 40x100, in the east side of 20th st, 458 ft. north of Laurel Hill blvd.

FAR ROCKAWAY.—W. A. Colton sold to Cornaga Garage, Inc., a plot, 95x111, at the southwest corner of Cornaga av and Rockaway turnpike.

FAR ROCKAWAY.—S. A. Conklin sold to Hewletts Gardens Co. a plot, 88x106, on the east side of Oak pl, 450 ft. south of Mott av.

FLUSHING.—A. M. Wangler sold to A. Yarnell the dwelling and plot 50x148 on the north side of Madison av, 303 ft. west of Percy st.

FOREST HILLS.—Cord Meyer Development Co. sold to Rev. J. R. McLaughlin the plot 25x130 ft. on the southeast side of Portsmouth pl, 89 ft. northeast of Austin st.

GLENDALE.—Stier-Bauer, Inc., sold to T. Damm the dwelling in the south side of Linden st, 180 ft. east of Fresh Pond rd.

JAMAICA.—M. E. Bradford sold to A. E. Blossom the plot, 90x218, at the southeast corner of Midland Parkway and Henley rd.

KEW.—A. W. Frank, treasurer of Gaston, Williams & Wigmore, purchased a Colonial dwelling with grounds in Quentina st.

RICHMOND HILL.—Walter E. Blythe bought from John Bruns the cottage and two lots at 60 Chestnut st. W. R. Williams & Son were the brokers in the sale.

RICHMOND HILL.—John Donaldson Roman Stone Co. sold to Keiner-Williams Stamping Co. a plot 50x103, at Jamaica av and 123d st.

RICHMOND HILL.—W. H. Wade sold to F. Rothamel, Jr., the dwelling and plot, 50x100, on the east side of Grant av, 250 ft. south of Cleveland av.

RIDGEWOOD.—Paul Stier, Inc., sold to J. J. Wrynn the dwelling on the north side of Van Cortlandt av, 160 ft. east of Buchman av.

RIDGEWOOD.—J. Heeger sold to F. Gang a plot 100x103 at the northeast corner of Myrtle av and Fosdick av.

Richmond.

GREAT KILLS.—J. Sterling Drake sold for Daniel G. Whitlock his residence at Great Kills, corner Mansion and Bay View avs, on plot 100x165, to Mrs. Louise S. Mueller.

WEST NEW BRIGHTON.—Moffatt & Schwab sold for Staten Holding Co. a new dwelling on the north side of Myrtle av to Frank A. Lapiedra.

WEST NEW BRIGHTON.—Moffatt & Schwab sold for Timothy F. Santry of Manhattan to Mrs. Hugo John Lutz of Battery View Park, the dwelling at 421 Oakland av, West New Brighton, on plot 50x115.

Nassau.

GREAT NECK, L. I.—G. Smith Stanton sold to a Bridgeport munitions manufacturer for development, with a fine estate, the late Edward Morgan's, 28 acres at Great Neck, L. I., for \$1,500 an acre. He plans to build one of the finest residences on the North shore. The estate is in the section which includes the Vanderbilt, Phipps, Payne Whitney and Grace residences.

GREAT NECK.—Mrs. M. J. Dyson, Jr., purchased from the Great Neck Shores Corp. a Dutch Colonial house at Grenwoide, with an acre of ground, and including right of way to the beach and water, and use of the casino and tennis courts, provided exclusively for residents of Grenwoide.

GREAT NECK.—Henry McMeans purchased from F. W. Jones, Jr., a 12-room stucco residence and garage at Kensington, which he occupied under lease.

Suffolk.

PATCHOGUE.—Norman Butler sold to Samuel Eichen a tract of about 8,000 lots, known as Patchogue Manor and Canaan Lake. The property was purchased by Mr. Butler from Patchogue Holding Co., August Eimer, president, through Irving H. Wolfe.

Westchester.

RYE.—Charles Field Griffen & Co. sold for estate of George C. Park a tract of 17 acres of vacant land on Park av. The buyer is Samuel McClelland, who will develop the property.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold for C. Reed Newcomb his property at Greenacres to George T. Hastings.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold a plot on Greenacres av.

WHITE PLAINS.—Robert E. Farley Organization sold in conjunction with William E. Morrell, Inc., a house on Alexander av, Battle Hill Park, to John J. McGovern.

WHITE PLAINS.—Griffen, Prince & Ripley sold for Miss Sara Campbell the property at 46 Waller av, consisting of a private dwelling and garage, on lot 100 ft. front, to William L. Leeney of the firm of Genung, McArdle & Leeney.

WHITE PLAINS.—Robert E. Farley Organization rented the Kinsey house on Prescott rd, Prospect Park, to Kenneth B. Muller, of Connecticut.

YONKERS.—Robert E. Farley Organization sold for Parkview Realty Co. a house in Wickes av, Nepperhan Heights, to W. Weller of White Plains, who will occupy.

YONKERS.—Robert E. Farley Organization sold for Union & New Haven Trust Co., as trustee, two plots at Nepperhan Heights, to E. S. Miller.

Out of Town.

EAST ORANGE, N. J.—Edward P. Hamilton & Co. sold for George H. Willis the residence at 63 Evergreen pl.

FOREST HILL, N. J.—Louis Schlesinger, Inc., sold to Kravant-Mayzel Co., the plot of ground 297, 299 and 301 Mt. Prospect av, south of 2d av, measuring 75x150.

HARTSDALE, N. Y.—Scarsdale Estates sold Terrace Lodge, formerly the Greenacres Tea House, to Professor Dixon R. Fox of Columbia University.

RECENT LEASES.

Girl War Workers to Have Club.

Right Rev. Michael J. Lavelle, V. G., of St. Patrick's Cathedral, leased 641 Lexington avenue, a four-story and basement building on a plot 25x100, adjoining the northeast corner of 54th street, from Samuel Woolverton, as trustee of the Estate of Anne E. Cairns, for the purpose of coordinating the assistance girls are rendering under the guidance of the New York War Council. The property is known as Victoria Hall. Douglas Robinson, Charles S. Brown Company were the brokers.

Ice Rink to Be Theatre.

Crystal Carnival Ice Rink, at Broadway and 95th street, has been leased to the newly formed Kennedy Theatres, Inc., Aubrey M. Kennedy, president. The property is a part of the market which Vincent Astor erected. It will be remodeled, from plans by William J. Massarene, into a theatre primarily for the convenience of the restaurant of Thomas Healy, who is treasurer of Kennedy Theatres, Inc. It will be known as the Symphony Theatre, and will open about May 1. It will have no balcony or gallery. Seating arrangements for about 1,200 have been provided on the main floor, and also a mezzanine tier of boxes to accommodate about 300 people. The interior of the building will measure 75 x 150 feet, though the entire ground plan, including executive and other offices, covers a plot 150 x 200 feet.

Manhattan.

THOMAS F. BURKE leased the stable building at 441 to 443 East 19th st for Metropolitan Savings Bank to Oscar Hammerstein for storing theatrical scenery; also apartments at 401 West 49th st for C. M. Hendricks.

BUTLER & BALDWIN, in conjunction with Cammann, Voorhees & Floyd, as agents, rented for Mrs. F. N. Goddard the 5-sty dwelling at 132 East 36th st to Dr. Albert E. Sellenings.

CROSS & BROWN CO. leased floor space at 229 West 28th st to Leopold Sonn & Brother; space at 98 Bleecker st to Hyman Sakalov; at 343 Broadway the 2d and 3d lofts to E. B. Sudbury & Co. and the 4th loft to Clark & Gibby; the building at 514 West 19th st, between 10th av and Marginal st, to P. H. Keahon, Inc.; the 5th loft at 513 Broadway to Mintz & Hollub; the 4th loft at 349 Broadway to Russell Manufacturing Co.; the 4th and 5th lofts at 58 Reade st to United States Rubber Co. for William C. Walker's Sons; at 261 Canal st the 1st loft to Stransky Manufacturing Co., Inc., and the 4th loft to Arthur F. Smith; the 3d loft at 603 Broadway to Gordon Brothers, and at 345 Broadway the 3d loft to J. & M. Wolf, and at 311 Broadway the 1st loft to K. & S. Nicola, and renewal of the store lease at 349 Broadway to Charles Chipman Sons Co.

CROSS & BROWN CO. leased floors at 794 to 798 10th av to French Sheet Metal Works; at 245 West 55th st, to Lobell-Aborn Auto Co.; at 141 5th av, to Adams-Chester Co., with Harris & Vaughan, to Manufacturers' Clearing House; with Charles G. Keller at 140 West 36th st to Le Jure Products Co., and at 102 and 104 5th av to Joseph W. Hobson, Jr.

CUSHMAN & WAKEFIELD, INC., leased offices in the new 20-sty Equitable Trust Building to International Portland Cement Corp.; also at 50 East 42d st to William Paul Buchler and to Industrial Fuel Corp.

CUSHMAN & WAKEFIELD, INC., leased a suite of offices at 30 Church st to Van Blerck Motor Co.; also offices at 50 East 42d st to Charles S. Thorne, and in the new Equitable Trust Building to Gasoline Engine & Equipment Co.

DUROSS CO. leased for Batavia & New York Wood Working Co. the property at the northwest corner of Greenwich and West 10th sts to A. J. Coccaro & Co.; also, for William C. Orr the store and basement at 671 Hudson st to John J. Felin & Co., and the store at 92 Horatio st to Samuel Baum & Co.

DUROSS CO. leased for Charles F. Noyes Co., agents, the 2d floor at 296 Broadway, running through to Manhattan alley, to Warren Products Co.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 64 East 86th st to Beals C. Wright; an apartment at 122 East 82d st to Kenneth D. Looze, and at 122 East 76th st apartments to E. I. McDowell, G. Willis Peters, Jr., and I. F. Lockwood.

DOUGLAS L. ELLIMAN & CO. leased for M. Burns O'Brien to Arnold Shop, Inc. the store at

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113 West 47th st.; also for Halsey & Flint to Anna L. Robbins the duplex store at 21 East 48th st for George F. Parsons to Dr. Stephen Polahoff the 1st floor at 13 West 42d st, and for S. A. Cunningham, agent, to Dr. C. N. Haskell of Bridgeport, Conn., offices at the northwest corner of Madison av and 38th st.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 270 Park av for Vanderbilt Avenue Realty Co. to Mrs. H. P. Carolan, and in conjunction with A. E. Schermerhorn a large duplex to Mrs. James C. O'Connor; also an apartment at 755 Park av, corner 72d st, for Park Avenue Operating Co. to Sherburne Prescott; also an apartment at 122 East 82d st for Capt. David Dows to Samuel M. Holliday; an apartment at 383 Park av for Clarence Payne to Mrs. R. B. Saportas; at 116 East 58th st, with an extension from the owner, for Mrs. Cornelia Le Roy to Hugh J. Pritchard; at 414 Madison av for Thomas Blagden to Joseph L. McManus; and at 830 Park av, corner 76th st, to Mrs. George J. Whelen and Howard Bayne; at 969 Park av, corner 82d st, to Mrs. Jesse Hoyt and Charles Myers; at 116 East 58th st to Lewis Bigelow.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 64 East 86th st for Samuel A. Herzog to Beals C. Wright; also an apartment at 122 East 82d st for Capt. David Dows to Kenneth D. Loose; also at 122 East 76th st for John I. Downey to E. I. McDowell and G. Willis Peters, Jr., and Isaac Ferris Lockwood; and renewed the following leases from next October: at 40 Central Park South for Mrs. Jacob G. Schurman to Dr. Harold Fries; at 122 East 76th st for John I. Downey to Irving G. Knox; at 116 East 58th st for Dr. Brainerd H. Whitbeck to Mrs. S. E. Morrell; and at 122 East 82d st for Capt. David Dows to Peter E. Farnum and George L. Hunter.

GOODALE, PERRY & DWIGHT, INC., leased to Charles W. Ackerman the store at 208 5th av, running through to 1128 Broadway.

GOODALE, PERRY & DWIGHT, INC., leased the basement store at 137 West 23d st to Safety Machine Corp.; a floor at 116 East 28th st to Winslow & Tandler; also the garage at 176th st and University av for Joseph Del Genovese and Farmer's Loan & Trust Co. to University Garage Co.

GOODALE, PERRY & DWIGHT, INC., leased the building at 535 Lexington av to M. T. Story; also a floor at 42 East 23d st to Sterling Embroidery Co. and space to J. Quattrocchi and the store and basement at 167 Columbus av to Elizo Estebezt.

A. A. HAGEMAN leased the basement store at 57 West 10th st to H. Ward & B. Podyen; the 2d loft at 23 West 35th st to Samuel Klarr and Joseph Stahl, and the store at 345 West 54th st to Detroit Auto Radiator Co.

A. A. HAGEMAN and Eugene A. Walsh leased the old Everard Brewery property, 8 to 12 East 135th st, through to 5 to 9 East 134th st, on a plot 100x199.10, consisting of a 1-sty, 2-sty and 6-sty building. The property has been leased for 21 years to Andrew Davey, Inc., wholesale and retail grocers, who will occupy the property as a warehouse.

M. & L. HESS, INC., leased space on the 5th floor at 114 and 116 East 16th st to M. Gernsheimer; also space on the 2d floor at 27 to 35 West 24th st to H. Goldman; also space at 138 and 140 West 17th st to Cohen & Klein.

M. & L. HESS, INC., leased space on the 5th floor at 164 5th av to M. Horn; also in conjunction with Bastine & Co. the 5th floor at 7 and 9 West 18th st to B. Kupferberg.

HENRY HOF leased for E. S. Williard & Co., agents, the loft at 121 West 17th st, to Specification Brush Co.

HENRY HOF leased for Charles Hoffman and Gerson Robinson the 3d loft in the building at the northeast corner of 31st st and 1st av to Chesterfield Furniture Co.

HOUGHTON CO. leased for Frank C. Moore the 3-sty dwelling at 387 West End av to Henry M. Deer.

HOUGHTON CO. leased for Dr. Edward E. Tull, represented by H. M. Lewy, the 4-sty dwelling at 119 West 80th st to Nellie Conroy for 5 years.

JAMES KYLE & SONS rented for James Brannan to Otto Schultz's Sons the store and basement at 726 Lexington av.

JAMES KYLE & SONS rented the building at the Northeast corner of Lexington av and 64th st for E. L. Kalish.

SAMUEL H. MARTIN leased for Rose Cahen the store and basement at 2173 8th av to Otto Hinrichs.

SAMUEL H. MARTIN leased for Elizabeth Rogan the 4-sty dwelling at 120 West 64th st to Florence Atwood.

A. H. MATHEWS leased for Douglas Robinson, Charles S. Brown Co., agents, 1st loft at 375 to 377 West Broadway, through to 71 to 75 Wooster st, to Graff Furnace Co.

CHARLES F. NOYES CO. leased for Carstein & Lennekin, agents of the Park Row Building, for three years, a large suite of offices on the 25th floor to Commonwealth Chemical Corp.; the 12th floor at 1 Wall st to Caracanda Brothers, and the 3d floor at 25 Pine st to Robert A. Munro & Co.

CHARLES F. NOYES CO. leased for its own occupancy the 6th floor at 92 William st, where a force of approximately fifty employees will be quartered. This lease is of interest because of the fact that the company was the first tenant to move into this building fifteen years ago.

CHARLES F. NOYES CO., in connection with Charles B. Walker, leased the building at 125 White st, recently constructed, for Mrs. M. E. Bristol to Stillwell & Gebelin at an aggregate rental of about \$20,000.

CHARLES F. NOYES CO. leased for American Type Founders Co. the store and basement at 139 to 145 Lafayette st, corner of Howard st, to Hercules Electric Steel Co., at an aggregate rental of about \$30,000; the 5th floor of the building at 197 to 201 Grand st for E. K. S. Lorillard to I. X. L. Machine & Tool Co.; a

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floor at 7 Dutch st for estate of John J. Murphy to Royal Gasket & Packing Co., and space at 72 and 74 Beaver st to William Strohofer.

CHARLES F. NOYES CO. leased for Crux Realty Co. two buildings at 130th st and Harlem River to Saul Fink; also 3 floors at 70 Pine st to Kensley Milbourne Co.

CHARLES F. NOYES CO. leased offices at 42 Broadway to Greene Cananea Copper Co., Goodale & Hanson and Scandinavian-American Shipping Corp.; also office space at 170 Broadway to Joseph Brewster, R. M. Farries, W. B. Hopping and Brande & McDonnell.

THOMAS J. O'REILLY leased at 51 Chambers st offices to David Dobson, United States of America for Public Information Commission, Enrique de Lascarain & Miguel Gutierrez Urquiza, H. Frank, Romeo R. Bonconi, John A. Dyer, Goodman, Werner & Taylor, John Halteran, David Steckler, Kronfeld, Trackman & Robbins and Miller & Dunne.

THOMAS J. O'REILLY leased the store, basement and loft at 160 to 166 Monroe st, 25,000 sq. ft., to Mager & Newman Tinware Co. at a total rental of \$50,000.

THOMAS J. O'REILLY leased for estate of Robert E. Westcott lofts in the building at the southwest corner of Broadway and 110th st to the Seventh Church of Christ, Scientist.

PEASE & ELLIMAN leased for George Backer, Arnstein & Levy to Paul Schwartz the 5-sty dwelling at 24 West 76th st, between Central Park West and Columbus av; also an apartment, furnished, at 456 Riverside dr for Mrs. M. Lloyd to Mrs. C. A. Landeck; one, furnished, at 310 West 97th st for Mrs. M. J. Clark to L. F. Becker; one at 294 Central Park West for Howard M. P. Murphy to Alfred C. Spencer; and one at 219 West 81st st for Mrs. E. N. Huggins to Mrs. Amelia Coronado.

PEASE & ELLIMAN rented apartments as follows: at 21 East 57th st, to Mrs. M. E. Bacon and Hannah Boormum; at 21 West 58th st, to A. J. Bodker; at 100 West 59th st, to Mrs. H. I. Price and Joseph Eddleman; at 144 East 36th st, to Mrs. L. A. Hills; at 30 East 60th st, to Miss A. Pollack; at 178 East 70th st, to Miss Rachel H. Powell, and at 1000 Park av to Paul E. Bock.

PEASE & ELLIMAN leased for Wester Mercer Corp. to Samuel Machover the building at 113 and 115 Mercer st.

PEASE & ELLIMAN leased a loft, 66x100, at 6 West 57th st to National Association of Women Sculptors and Painters, and a loft at 22 West 15th st to Siems Co.

PEASE & ELLIMAN leased for Mrs. Walter Wesendonck to the Misses Elliotte and Mary W. Little the 3-sty dwelling at 311 West 103d st, between West End av and Riverside dr; also for Heil & Stern, as agents, a loft, 75x100, at 43 to 47 West 26th st to J. K. Rishel Furniture Co.; and the store in the newly completed building at 144 West 57th st to Encyclopedia Britannica Corp.

PEASE & ELLIMAN, with Douglas L. Elliman & Co., leased to Francis L. Hine, president of First National Bank, an apartment at 270 Park av, containing 18 rooms and 6 baths.

PEASE & ELLIMAN leased for J. Brady a loft, 75x100, at 22 to 26 West 15th st to the Siems Co.; for Mrs. Augustus B. Field to Emma B. Hopkins the 4-sty dwelling at 66 East 80th st, between Madison and Park avs.

PEPE & BRO. rented, furnished, for N. M. Cummings, two apartments at 128 Washington pl to A. Carrington.

L. J. PHILLIPS & CO. leased offices at 37 and 39 Liberty st to H. W. Schaefer & Co., Cotton & Co., Inc., of Buffalo, and Charles H. Burke.

L. J. PHILLIPS & CO. leased for George F. Anger to James Butler, Inc., the store at 500 Hudson st; and for Elsa R. Webster the store at 626 Hudson st.

L. J. PHILLIPS & CO. leased apartments at 924 West End av to L. Dargin and Lawrence R. Kerr.

L. J. PHILLIPS & CO. leased for the 112th Street Corp. the three 5-sty flats at 125 to 140 West 112th st; and apartments at 63 West 70th st to Lillian M. Goodwin, Mrs. Albert Bruce, Joseph St. Mary, Robert Echevarria and Norman S. Rose.

L. J. PHILLIPS & CO. leased the dwelling at 62 West 92d st to Mrs. Sarah Feinberg; also an apartment at 255 West End av to W. B. Edson; and a loft at 250 West 108th st to Nippon Athletic Club.

L. J. PHILLIPS & CO. renewed leases in The Langham, 135 Central Park West, to S. R. Kaufman, M. L. Woolf and Mrs. Jesse Rosenthal.

RICE & HILL, INC., leased for Robert Walton Golet to Samuel Lakow (office furniture) at a rental of approximately \$65,000, the 5-sty building at 20 Beaver st, running through to Marketfield st.

ALFRED E. SCHERMERHORN rented, through Douglas L. Elliman & Co., a duplex apartment at 270 Park av to Mrs. James C. O'Connor.

LOUIS SCHRAG leased for Domnick Milano the store and basement at 48 New Bowery to John Alban; also with Julius Friend loft in building at 13 and 15 West 24th st to Abraham Keizer.

SHAW & CO. leased the dwelling at 17 East 126th st to Mrs. J. Buskay, and the dwelling at 1897 Madison av to Mrs. Katharine Monahan.

SHAW & CO. leased for Reid Ice Cream Co. the 2 stores at 129 West 125th st to Montague E. Marks.

SHAW & CO. leased for International Amusement and Realty Co. the two stores at 2026 and 2028 5th av, at the northwest corner of 125th st, to the Harlem Home News, who will occupy the premises for their business office and editorial rooms.

SLAWSON & HOBBS rented for John J. Crawford the 4-sty dwelling at 254 West 99th st to Samuel Klein; and the 4-sty dwelling at 27 West 68th st for M. J. Talboy to E. Hill.

SLAWSON & HOBBS and F. G. Pfomm leased 255 West 85th st for C. J. Buckley to Mrs. Taylor.

SLAWSON & HOBBS leased the 4½-sty dwelling at 268 West 94th st for William R. Peters to Dr. B. J. Clark.

MALCOLM E. SMITH & RUDOLPH C. CULVER sub-rented an apartment at 50 West 67th st to Mrs. M. Graham.

FREDERICK SOUTHACK & ALWYN BALL JR., leased to Commission for Relief in Belgium the 6-sty building at 557 and 559 Broadway, through to 128 and 130 Mercer st, on plot 50x200, containing about 80,000 sq. ft. H. L. Dinel was associated broker.

CHARLES B. VAN VALEN leased the building at 136 East 26th st to Kvorc Arabadjian, and the building at 394 Water st to Margaret Murphy; also space at 50 John st to Oscar Boehm.

CHARLES B. WALKER leased, in conjunction with Charles F. Noyes Co., for Mary E. Bristol, the 6-sty building at 125 White st to White St Warehouse Co.

WM. A. WHITE & SONS sub-leased Marshall Clark's apartment at 44 West 10th st to Henry E. Willsie.

WM. A. WHITE & SONS leased the store at 30 and 32 Sullivan st, south of Watt st, to Arthur L. Aldridge; also additional space in this building to McNab & Harlin.

WM. A. WHITE & SONS leased offices at 68 William st to Dillon & Co., Michael Gold & Co., Inc., and Edward Fischer; also offices to Clarke, Oakes, Trisman & Clarke.

Bronx.

HENRY HOF leased for Sol Kahn the 3-sty private dwelling at 5 Mitchell pl to Thomas J. Keenan.

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REAL ESTATE NOTES.

THOMAS J. O'REILLY has been appointed agent for 53 Rose st and 152 East 123d st.

THOMAS J. O'REILLY has been appointed agent for 331 West 11th st and 1682 Av A.

WHITE-GOODMAN have been appointed agents for 145 to 149 Bowery for Estate of Hyman S. Morange.

THOMAS F. BURKE has been appointed agent of 319 to 327 West 48th st by Mrs. Bennett of Brookline, Mass., the new owner of the property.

ZIPKES SYSTEM MANAGEMENT have been appointed agents for the two 5-sty buildings at 1220 to 1228 Grand Boulevard and Concourse, recently sold by Frederick Brown.

JAMES SPEYER, banker, is the buyer of the former Dun residence at the southeast corner of Madison av and 39th st, reported sold recently by Cruikshank Co. and William A. White & Sons.

JOHN J. HALLERAN, for nine years a tax commissioner, has opened an office at 51 Chambers st for the transaction of a general real estate and mortgage loan business. Particular attention will be given to appraisals and to the analysis for owners and attorneys of the assessed valuation of real properties.

JAMES SHERLOCK DAVIS was elected president of Brooklyn Chamber of Commerce, Inc., at a special adjourned meeting held on Tuesday evening, March 19. A delegation composed of William Lytell, Guy Duval and George P. Moon was appointed to attend the hearing at Albany next Tuesday on the Boylan bill to abolish the Board of Water Supply. The delegation will oppose the bill.

WILLIAM WIRT MILLS, formerly on the editorial staff of the Evening Mail, and for several years an examiner in the office of the Commissioner of Accounts during the Mitchell administration, has been appointed by Mayor Hylan secretary to the Board of Standards and Appeals. On the tentative slate made up before Mayor Hylan assumed the office of Mayor, Mr. Mills was down for appointment as a member of the Board of Education.

JAMES J. A. HASSON, for many years assistant city editor of the New York Press during the regime of John A. Hennessy, has been assigned to the Borough of Richmond as Deputy Tax Commissioner, in charge. Mr. Hasson was originally appointed Assistant Tax Com-

missioner by the late Charles J. McCormack and was made a Deputy five years ago and assigned to duty in the Brooklyn office. The new assignment takes effect April 1.

PETER TIERNAN, a brother of County Judge and Surrogate J. Harry Tiernan of Richmond County, has been appointed assistant corporation counsel in charge of the Division of Real Estate of the Bureau of Street Openings of the Corporation Counsel's office. Mr. Tiernan has been a practicing attorney for about seven years. He is now devoting his attention and that of his office to the examination of titles in Queens and Nassau Counties for the purpose of determining the rightful ownership of land in Jamaica Bay and which is claimed by both counties. Mr. Tiernan said yesterday: "The work of this Division is similar to that performed by title companies. We have to search titles for the purpose of determining the rightful ownership of properties in dispute and at the present time are directing all our efforts to unravel titles to properties in Jamaica Bay, claimed by both Nassau and Queens Counties."

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Mar. 15 to 21	1917 Mar. 16 to 22
Total No.....	104	143
Assessed Value.....	\$3,940,700	\$8,307,900
No. with consideration.....	14	21
Consideration.....	\$303,000	\$1,274,000
Assessed Value.....	\$332,000	\$2,146,200

	1918 Jan. 1 to Mar. 21	1917 Jan. 1 to Mar. 22
Total No.....	1,294	1,757
Assessed Value.....	\$68,427,980	\$111,764,600
No. with Consideration.....	212	231
Consideration.....	\$9,467,406	\$12,760,307
Assessed Value.....	\$10,348,700	\$20,082,300

Mortgages.

	1918 Mar. 15 to 21	1917 Mar. 16 to 22
Total No.....	31	79
Amount.....	\$517,173	\$1,865,887
To Banks & Ins. Cos.....	5	23
Amount.....	\$165,750	\$1,057,701
No. at 6%.....	16	23
Amount.....	\$343,923	\$261,177
No. at 5½%.....	1	1
Amount.....	\$7,500	\$17,000
No. at 5%.....	7	25
Amount.....	\$123,250	\$1,008,350
No. at 4½%.....	.....	5
Amount.....	.....	\$201,200
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	2
Amount.....	.....	\$10,660
Interest not given.....	7	22
Amount.....	\$42,500	\$367,500

	1918 Jan. 1 to Mar. 21	1917 Jan. 1 to Mar. 22
Total No.....	510	803
Amount.....	\$15,108,395	\$32,333,299
To Banks & Ins. Cos.....	95	180
Amount.....	\$8,222,743	\$16,723,000

Mortgage Extensions.

	1918 Mar. 15 to 21	1917 Mar. 16 to 22
Total No.....	38	45
Amount.....	\$2,361,250	\$1,399,500
To Banks & Ins. Cos.....	10	15
Amount.....	\$1,619,000	\$410,500

	1918 Jan. 1 to Mar. 21	1917 Jan. 1 to Mar. 22
Total No.....	307	527
Amount.....	\$19,038,282	\$30,928,550
To Banks & Ins. Cos.....	112	253
Amount.....	\$13,464,850	\$22,745,925

Building Permits.

	1918 Mar. 16 to 22	1917 Mar. 17 to 23
New Buildings.....	4	8
Cost.....	\$65,000	\$339,500
Alterations.....	\$168,810	\$361,500

	Jan. 1 to Mar. 22	Jan. 1 to Mar. 23
New Buildings.....	43	95
Cost.....	\$3,867,500	\$14,219,300
Alterations.....	\$1,842,210	\$3,051,224

BRONX.
Conveyances.

	1918 Mar. 15 to 21	1917 Mar. 16 to 22
Total No.....	92	116
No. with consideration.....	19	8
Consideration.....	\$37,250	\$245,650

	1918 Jan. 1 to Mar. 21	1917 Jan. 1 to Mar. 22
Total No.....	950	1,243
No. with consideration.....	175	145
Consideration.....	\$1,688,083	\$1,567,261

Mortgages.

	1918 Mar. 15 to 21	1917 Mar. 16 to 22
Total No.....	36	45
Amount.....	\$250,263	\$349,519
To Banks & Ins. Cos.....	3	6
Amount.....	\$11,700	\$128,000
No. at 6%.....	22	18
Amount.....	\$110,920	\$106,300
No. at 5½%.....	5	1
Amount.....	\$94,500	\$15,000
No. at 5%.....	4	10
Amount.....	\$23,640	\$130,750
No. at 4½%.....	.....	.....
Amount.....	.....	\$4,300
Unusual rates.....	.....	1
Amount.....	.....	\$900
Interest not given.....	5	14
Amount.....	\$21,203	\$66,769

	1918 Jan. 1 to Mar. 21	1917 Jan. 1 to Mar. 22
Total No.....	453	579
Amount.....	\$2,421,964	\$3,923,967
To Banks & Ins. Cos.....	16	49
Amount.....	\$297,700	\$848,950

Mortgage Extensions.

	1918 Mar. 15 to 21	1917 Mar. 16 to 22
Total No.....	8	20
Amount.....	\$265,000	\$346,800
To Banks & Ins. Cos.....	2	5
Amount.....	\$144,500	\$143,500

	1918 Jan. 1 to Mar. 21	1917 Jan. 1 to Mar. 22
Total No.....	78	190
Amount.....	\$1,921,387	\$3,715,399
To Banks & Ins. Cos.....	21	50
Amount.....	\$630,250	\$1,193,200

Building Permits.

	1918 Mar. 15 to 20	1917 Mar. 16 to 22
New Buildings.....	3	9
Cost.....	\$5,000	\$25,100
Alterations.....	\$21,000	\$1,100

	1918 Jan. 1 to Mar. 20	1917 Jan. 1 to Mar. 22
New Buildings.....	53	119
Cost.....	\$3,524,000	\$2,102,125
Alterations.....	\$870,271	\$244,300

BROOKLYN.
Conveyances.

	1918 Mar. 14 to 20	1917 Mar. 15 to 21
Total No.....	391	450
No. with consideration.....	14	56
Consideration.....	\$15,618	\$421,454

	1918 Jan. 1 to Mar. 20	1917 Jan. 1 to Mar. 21
Total No.....	3,790	4,869
No. with consideration.....	311	512
Consideration.....	\$2,230,823	\$6,565,488

Mortgages.

	1918 Mar. 14 to 20	1917 Mar. 15 to 21
Total No.....	174	303
Amount.....	\$549,655	\$1,317,085
To Banks & Ins. Cos.....	13	87
Amount.....	\$90,600	\$487,700
No. at 6%.....	126	178
Amount.....	\$318,920	\$568,760
No. at 5½%.....	23	48
Amount.....	\$110,950	\$312,025
No. at 5%.....	11	40
Amount.....	\$87,339	\$271,650
Unusual rates.....	1	1
Amount.....	\$950	\$3,000
Interest not given.....	13	36
Amount.....	\$31,496	\$161,050

	1918 Jan. 1 to Mar. 20	1917 Jan. 1 to Mar. 21
Total No.....	1,969	3,357
Amount.....	\$7,238,349	\$15,595,044
To Banks & Ins. Cos.....	267	653
Amount.....	\$1,479,325	\$5,342,850

Building Permits.

	1918 Mar. 15 to 21	1917 Mar. 16 to 22
New Buildings.....	60	81
Cost.....	\$212,850	\$809,200
Alterations.....	\$90,758	\$90,369

	1918 Jan. 1 to Mar. 21	1917 Jan. 1 to Mar. 22
New Buildings.....	321	936
Cost.....	\$3,202,630	\$8,680,900
Alterations.....	\$702,444	\$817,437

QUEENS.

Building Permits.

	1918 Mar. 15 to 21	1917 Mar. 16 to 22
New Buildings.....	69	137
Cost.....	\$169,655	\$470,395
Alterations.....	\$57,424	\$19,495

	1918 Jan. 1 to Mar. 21	1917 Jan. 1 to Mar. 22
New Buildings.....	331	753
Cost.....	\$1,155,598	\$3,017,327
Alterations.....	\$225,106	\$222,016

RICHMOND.

Building Permits.

	1918 Mar. 15 to 21	1917 Mar. 16 to 22
New Buildings.....	9	7
Cost.....	\$26,091	\$12,480
Alterations.....	\$3,290	\$4,186

	1918 Jan. 1 to Mar. 21	1917 Jan. 1 to Mar. 22
New Buildings.....	63	116
Cost.....	\$223,251	\$512,328
Alterations.....	\$71,365	\$130,958

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ENCOURAGING signs of a revival in building activity have been noted during the past week, and although the major portion of the work consists of relatively small operations the total volume of new construction is important. Furthermore, the situation gives promise of a steady growth throughout the spring and summer months. Undoubtedly the recent favorable weather has had much to do with the increased amount of building placed under contract, and were it not for the serious deterrents to structural work in the form of excessively high material prices, scarcity of labor, and difficulties of transportation there is every reason to feel that the building industry in all of its phases would have prospered.

Quite a large percentage of the new work recently contracted for or for which plans are now being prepared is located in the suburban districts, in close proximity to New York. The outlying portions of the city are also well represented, although not to the extent that was anticipated some weeks ago. In Manhattan there have been some operations of importance lately placed under contract, and others are being estimated upon, but the bulk of the active construction is confined to alterations and extensions to old buildings. However, this character of building represents a large total expenditure, and were it not for them the building trades would be worse off than they are at present.

A part of the structural work scheduled for erection in Manhattan is held up temporarily pending a settlement of the strike of the building laborers. Although nothing definite has been announced there is a likelihood that this situation will be cleared up during the coming week, and a general resumption of work should naturally follow. This strike has tied up practically every brick job in the city with the exception of the Government building projects, and a settlement would be welcomed by all of the building interests.

Common Brick.—The Hudson River common brick market has not been particularly active during the past week. The increase in building construction does not seem to have reached the wholesale dealers as yet mostly for the reason that there is considerable brick in the yards of the retailers about the Metropolitan district. Owing to the lack of demand prices have weakened somewhat, and at present quotations range from \$10 to \$10.25 a thousand, alongside dock. Four barge loads were taken out of the market during the past week. The first tow of the season arrived this week, with five barges coming down from Haverstraw. Although the Hudson is open to navigation to Poughkeepsie and stone barges are coming through from Clinton Point, it will be a while still before brick is brought in from points north of Haverstraw Bay. The Raritan brick market is practically dormant, and no quotations are being made on this product for New York deliveries.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, March 22, 1918: Condition of market: Demand slight; prices weaker. Quotations: Hudson Rivers, \$10 to \$10.25 a thousand to dealers in cargo lots, alongside dock. Number of cargoes arrived, 5; sales, 4. Distribution: Manhattan, 1; New Jersey points, 2; Yonkers, 1.

Face Brick.—Manufacturers and dealers report that there is considerable new and profitable business in sight, but that they are compelled to hold off owing to the manufacturing difficulties and uncertainty of deliveries within a

The situation as applied to the program of Federal housing is slowly developing. This is a task of gigantic proportions, and requires much thought and study. Therefore it would not pay to rush into contracts for this type of work only to discover that the requirements were for structures of a different character and that previous work must be changed owing to plan revision. Some contracts have already been awarded, and these are an excellent indication of the scope of the work involved. The major part of the Government housing is yet to be contracted for, and it will most likely be some time before all of the arrangements are completed.

The program of strictly military construction is rapidly advancing, and the work already contracted for is progressing in strict accordance with the schedule. Almost daily new operations are being announced, and only during the past week an entirely new phase of war construction has been announced. This is the buildings required by the National Red Cross, and consists of a large number of structures, to be erected according to a standardized plan, in various cities. Contracts for these will soon be let.

Through the increase in activity in the suburbs and outlying districts of Greater New York the building material markets and the dealers in supplies have experienced better business during the past week or two. Sales have been somewhat more frequent, and material prices are generally well sustained. Common brick is practically the only building commodity that has indicated any signs of price weakening, and the situation in this market has not been to an extent that will have any effect upon building construction. As a matter of fact there is a general feeling throughout the building industry that practically all material prices will be further advanced as the spring and summer months pass, and that the present time is a most favorable one for the prospective builder to commence active operations.

stated time. Coal is scarce and labor uncertain. Should the face brick industry be relieved from some of these deterrents the outlook for the coming season would be materially brighter. Face brick prices are firm.

Structural Steel.—The steel industry is practically marking time pending the results of the hearings between the manufacturers and the War Industries Board, now being held in Washington. A new scale of steel prices, involving a considerable increase over the current figures, has been asked, effective on and after March 31, when the present scale expires. There has been but a limited amount of new business registered for private construction, although there are a number of important operations out for estimates that, if let soon, will have a tendency to alter the market situation. Government construction remains as the dominant factor in the market for fabricated material, and there are bright prospects of increased orders from this source. The Quartermaster Department is preparing its schedules for material to be used in the erection of a number of piers, storage warehouses and other structures on the Atlantic seaboard, and there is still a considerable amount of tonnage to come from other departments for military and naval building work. According to the report of the Bridge Builders and Structural Society for the month of February 55½ per cent. of the total capacity of the bridge and structural shops of the country was contracted for.

Lumber.—Although there has been a slight increase in the demand for lumber for building purposes, particularly from suburban districts, the volume of business from this source will be much less than in previous years, and the manufacturers and dealers are looking for their market to that form of construction made possible as a result of military maintenance and supply and the work directly under the various Governmental departments. There is a fair amount of alteration and repair work in progress, and the business from this source is considered satisfactory; but there is no bright prospect that this type of activity will last for any great length of time. While the transportation situation is still unsatisfactory there has been a slight improvement in the movement of freight, and there is a good prospect for an enlarged volume of lumber traffic over the rails entering New York. Lumber prices remain firm, with a steadily rising tendency where deliveries can be made. With a reduced output this year, owing to the scarcity of labor, both in the woods and at the mills, there seems to be no possibility of price recessions.

Cast Iron Pipe.—There has been a large volume of Government business recently placed, and the manufacturers are anticipating busy times during the next few months. The most important of the Federal requirements included 5,000 tons of cast iron pipe for the new powder plant under construction at Charleston, W. Va. Although there is a considerable amount of new municipal business in sight cast iron pipe manufacturers are greatly disturbed over the possibility that the Government will regulate the issuance of bonds for work of this character and only permit such improvements as are absolutely essential to the health of the communities. Government prices remain as follows: 6 in., 8 in. and heavier, \$55.35; 4 in., \$58.35, in carload lots, New York.

Portland Cement.—Probably the most important feature of the Portland cement market situation is the rumored advance in the price of this commodity. There has been a feeling for some time that the steadily advancing manufacturing costs and the increased prices for bags would result in higher prices to the trade. It is now expected that the advance will be in the neighborhood of 40c. a barrel, bringing the price of this material up to \$2.55, New York, in lots of 1,000 barrels or more. At present it is indefinite when the advance will become effective, but the announcement is likely to be made at almost any time. There is but slight activity in sales, the bulk of the current business coming from Federal sources.

Wire Products.—There is only a moderate new demand for wire and wire nails, and the outlook for the spring and summer is not particularly bright in these lines. There is a rumor current that unless the demand materially improves there will likely be revision in prices to some extent. The Federal Government recently took bids on 12,000 kegs of wire nails for use in its construction work. Control prices are still ruling all quotations, and these will be effective until April 1.

Linseed Oil.—Although the market situation is quiet and the demand is unseasonably light, oil prices are steadily advancing, the current range being an increase of 5c. a gallon over the figure that maintained one week ago. As the domestic supplies are light and almost entirely taken by the western crushers, and there is extreme difficulty in obtaining bottoms for the transportation of flaxseed from Argentine, there is no great prospect of a recession in prices for some time.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.00@ \$10.25

Raritan common.....No quotation

Second hand common, per load of 1,500.....\$6.00@ —

Red face brick, rough or smooth, car lots.....\$21.00@ —

Buff brick for light courts... 21.00@ —

Light colored for fronts..... 25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.15@ —

Rebate on bags, returned, 10c. bag.

Roseendale Natural to dealers, wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal)...\$1.25@ \$1.35

Trap rock, ¾ in. (nominal)... 1.35@ 1.45

Bluestone flagging, per sq. ft. .17@ 0.18

Bluestone curbing, 5x16..... .40@ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

10x12x12 in., per 1,000..... —

12x12x12 in., per 1,000..... —

Interior—

3x12x12 in., per 1,000..... —

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$2.15@ —

Eastern finishing..... 2.35@ —

Hydrated common (per ton)...\$15.00@ —

Hydrated finishing (per ton)... 16.43@ —

LINSEED OIL—

City brands, oiled, 5 bbl. lots..\$1.55@ —

Less than 5 bbls..... 1.56@ —

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):

1½ in. (nominal).....No quotation

¾ in. (nominal).....No quotation

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft....\$42.00@ \$55.00

14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa. f. o. b. N. Y.

Base price, per M..... 30.50@ —

Hemlock, W. Va., base price per M..... 30.50@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)...\$35.00@ \$38.00

Wide cargoes..... 37.00@ 50.00

Add \$1.00 per M. for each inch in width over 13 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$4.75@ \$5.00

Cypress lumber (by car, f. o. b. N. Y.):

First and seconds, 1-in...\$63.00@ —

Cypress shingles, 6x18, No. 1 Hearts..... 10.00@ —

Cypress shingles, 6x18, No. 1 Prime..... 8.50@ —

Quartered oak..... 95.00@ 100.00

Plain oak..... 73.00@ 75.00

Flooring:

White oak, quartered, select..\$51.50@ \$55.50

Red oak, quartered, select... 51.50@ 55.50

Maple No. 1..... 47.00@ —

Yellow pine, No. 1, common flat..... 39.00@ —

N. C. Pine, flooring, Norfolk. 40.00@ —

PLASTER—(Basic prices to dealers at yard, Manhattan):

Mason's finishing in 100 lbs. bags, per ton.....\$17.00@ —

Dry Mortar, in bags, returnable at 15c. each, per ton... 8.25@ 8.75

Block, 2 in. (solid), per sq. ft....\$0.08

Block, 2-in. (hollow), per sq. ft. .09

Boards, ¾ in. x 8 ft..... .12½

Boards, ¾ in. x 8 ft..... .15½

SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale...\$1.25@ —

STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195@ —

Beams & channels over 14 in. 3.195@ —

Angles 3x2 up to 6x8..... 3.195@ —

Zees and tees..... 3.195@ —

Steel bars, half extras..... 3.195@ —

TURPENTINE:

Spot, in yard, N. Y., per gal..\$0.44@ \$0.44½

WINDOW GLASS. Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets.....80%

B grade, single strength, first three brackets.....82%

Grades A and B, larger than the first three brackets, single thick.....79%

Double strength, A quality.....80%

Double strength, B quality.....82%

NEW TOWN HALL FOR HEMPSTEAD, L. I.

Design Recently Won Competition—
Structure To Cost About \$100,000

MUNICIPAL building construction at present occupies a prominent position among that work active or contemplated for an early start, and some of these projects represent large expenditures of public funds, in addition to being structures of considerable architectural merit. The proposed town hall for the village of Hempstead, L. I., to cost nearly \$100,000, stands out prominently in that group of municipal work contemplated for an early start.

Harper Park, in Hempstead, which has been selected as the site of this new structure, contains approximately four acres of land, which will be developed and planted so as to provide a harmonious setting for the building. Working plans are being completed in the office of Steward Wagner, architect, 7 East 42d street, Manhattan, who

ment, and tower rising to a height of seventy-five feet above grade. This tower will include a four-dial clock, to be illuminated at night. The facades will be constructed of red face brick, with trimmings of Indiana limestone. The foundations will be of concrete, and all floors and partitions will be of fireproof materials. The building will have a frontage of 125 feet, and will be about 82 feet in extreme depth.

The basement will provide space for the heating plant, coal storage, a group of five cells, men's public toilet and lavatory, storage vaults and extensive unassigned storage space. On the first floor will be the main entrance, lobby and corridor and offices for the Department of Taxes, with separate offices for the Tax Collector, Board of Supervisors, Town Clerk, Board of Audit and three large fireproof vaults for books and



Steward Wagner, Architect.

FRONT ELEVATION OF PROJECTED BUILDING.

was selected as the winner of the competition recently held for the design of this building. The plans have been developed to provide a structure in the Colonial style. This is particularly adaptable to Hempstead, as the village contains a number of buildings—relics of Colonial days—that are of rare architectural beauty. The proposed building will be two stories in height, with base-

records. The second floor will contain a large courtroom, judges' chambers, jury room, consultation room, offices for the Department of Highways, Overseers of the Poor, Trustees of the Public Cemetery and women's rest rooms, toilets and lavatories. The working plans for this operation are now being prepared, and contracts will be advertised for during the coming months.

Trinity Ready to Build.

Trinity Corporation has made the announcement that it will consider erecting two or three substantial fireproof buildings in Varick street, adjoining the West Houston street station of the new Seventh avenue subway line, for tenants who will take long-term leases. The corporation will build either office buildings or lofts, and expects to get about \$1.10 a square foot for the former and 60c. for the latter space. The widening and extension of Seventh avenue has created a field for operations of this kind to care for the overflow from the financial and commercial sections further downtown. The shortage of space along the various subway lines is acute, the demand being far greater than the supply. The corporation is heartily in favor of any workable plan by which the assessment levied in the Seventh avenue section would be paid by the city, either through the issue of bonds or stock.

The Board of Appeals.

Twenty-five Building Bureau and Fire Department cases were on the calendar of the Board of Appeals when that body met on Tuesday afternoon. Twenty-four of these cases were appeals under the Building Zone Resolution, which

prohibits the erection of public garages in a residence district. Six appeals were withdrawn, six dismissed, two granted, two laid over and eight denied. A request for reconsideration was also denied. The Board adopted the policy of dismissing all appeals where appellant fails to appear, and also decided to hold the regular sessions in the morning, at 10:30 o'clock, instead of in the afternoon, as heretofore.

A resolution adopted by the Board of Appeals some months ago, in which it is held that the expression "interior partition wall," as used in §72, subdivision 1, paragraph e, of the Building Code, is not equivalent to either of the terms, "fire wall" or "fire partition," as defined respectively in §371 and §372 of the Building Code, and that such interior partition walls are not required to extend above the roof.

It was not the intention, in the revision of the Building Code, to make the requirements with respect to interior walls in tenement houses (to which this provision especially, though not exclusively, applies) any more severe than the provisions of §31 of the old code (Building Code of 1899) with respect to fore and aft partition walls. It will be noted that the difference in the two terms consists in the use of "interior" for the older expression "fore and aft," which latter expression has lost its significance in the tenement

houses of the present day. Incidentally, it may be added that interior walls, referred to in §72, Building Code, are continuous walls, with necessary door openings only, intersecting at both ends with other lawful masonry walls. Isolated sections of masonry walls cannot be properly construed as interior walls.

Architects Hold Meeting.

The regular monthly meeting of the New York Society of Architects was held last Wednesday evening in the United Engineering Societies' Building, 29 West 39th street. In the absence of the president, Adam E. Fisher, vice-president, occupied the chair. There was a large attendance of members, and several accessions to the membership of the society were announced. The finances of this organization are in a prosperous condition, in a large measure due to the revenue derived from the year book, which is a work of reference and of high value to the profession. John P. Leo, one of the members of this society, was heartily congratulated upon his appointment as the new chairman of the Board of Standards and Appeals, and the organization will further recognize this event by a dinner, now being arranged, at which Mr. Leo will be the guest of honor.

Large Newark, N. J., Apartment.

E. V. Warren, architect, Essex Building, Newark, N. J., is preparing the working drawings for a four-story apartment, to accommodate a total of forty-nine families, to be located on Roseville avenue, between Park and Sixth avenues, Newark, N. J. The owner of this operation is Charles Herbert Walker, Union Building, Newark. The ground dimensions of this building are approximately 100x127 feet, and the facades will be face brick with trimmings of limestone. The cost is approximately \$150,000.

Plan New Jersey Church and School.

F. J. Schwartz, architect, with offices in the Colt Building, Paterson, has been retained to prepare the plans and specifications for the new church and parochial school to be erected in 8th street, Passaic, N. J., for the Holy Rosary Roman Catholic Church. This operation will cost in the neighborhood of \$100,000. Definite details are not available at this time, and will be announced in a later issue of the Record and Guide.

Plans for Clubhouse.

James Gamble Rogers, architect, 470 Fourth avenue, Manhattan, is preparing the preliminary sketches for the proposed clubhouse at Bayside, L. I., for the Oakland Golf Club. The structure will be built of stone and brick and will cost in the neighborhood of \$60,000. Complete details of construction have not yet been decided upon and it will be some time before the working plans are completed and ready for estimates.

PERSONAL AND TRADE NOTES.

J. E. Woodwell, consulting engineer, will move his offices, from 8 West 40th street, to 501 Fifth avenue, April 1.

Raymond E. Brown, contracting engineer, has opened an office at 90 West street for Heyl & Patterson, Inc., Pittsburgh, builders of special cranes.

Coney Island Construction & Supply Company announces the removal of its main office to West 17th street and Coney Island Creek, Coney Island, N. Y.

S. H. Widdicombe, of the New York office of Lewis F. Shoemaker & Co., has been placed in charge of the Washington office of that company in the Munsey Building.

Manufacturers' Council of the State of New Jersey, the organization for taking care of the distribution of war business within New Jersey, will hold a convention at Atlantic City on June 12. Meanwhile directors' meetings are to be held in various cities: On April

3 in Camden; April 17 at the Robert Treat Hotel, Newark; May 1 at Trenton, and May 15 at Paterson. The association has established at Washington offices in the Stewart Building, Sixth and D streets, N. W.

Harry W. Alexander, director of publicity for the Society for Electrical Development, New York, recently resigned to become identified with the American Writing Paper Company. Mr. Alexander, who has been prominent in the electrical industry, takes his new position with a wide experience of sales promotion and trade development. Mr. Alexander is succeeded by Roy B. Woolley, now in the society's publicity and sales department, but late of the American Ambulance Field Service, Verdun sector, France. Mr. Woolley was formerly sales manager of the Standard Electric Stove Co., Toledo, and one time associated with the MacManus-Kelley Co., Toledo, and the F. Bissell Co. of Toledo.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN.—James A. Wetmore, Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close April 3, for a 4-sty stone facing brick assay building, 50x100, at Wall and Nassau sts, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner. York & Sawyer, 50 East 41st st, are the architects, and J. Hollis Wells is the consulting engineer for this project. R. S. Pollock & Co., 118 East 28th st, is figuring the general contract. Cost, \$807,000.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, contemplates erecting ten 2-sty hollow tile and concrete magazine bldgs, 50x150, from privately prepared plans. Cost, \$400,000.

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ELLIS ISLAND, N. Y.—Northeastern Construction Co., 225 5th av, Manhattan, has the general contract for the alteration of the baggage room into a mess hall for U. S. Government, c/o Immigrant Commissioners, William Williams, Commissioner, on premises, owner, from privately prepared plans.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

APARTMENTS, FLATS & TENEMENTS.

STAMFORD, CONN.—Emmens & Abbott, 1 Bank st, Stamford, Conn., architect, is taking bids on the general contract for a 3-sty brick apartment house, 39x46, on Guernsey av, for Mrs. Edna M. Dolan, owner. Cost, \$15,000.

DWELLINGS.

MANHASSET, L. I.—Slee & Bryson, 154 Montague st, Bklyn, are taking bids on the general contract, to close March 27, for a 2½-sty hollow tile and stone dwelling and garage, 35x105, for Eugene Riotto, owner, c/o Standard Motor Construction Co., 172 Whiton st, Jersey City, N. J. Cost, \$40,000.

HOTELS.

NEW BRUNSWICK, N. J.—William J. Yennie & Co., 45 East 42d st, Manhattan, is figuring the new 5-sty and basement apartment hotel, from plans by Russell, Horn & Meister. Includes iron and steel; plumbing, rough and finished carpentry work; hardware, glass, painting, kalamein, sheet metal, electrical, composition flooring, heating and general masonry work. Cost, about \$25,000.

STABLES AND GARAGES.

MANHATTAN.—Richard Carvel, 401 West 59th st, general contractor, is taking bids on subs, to close March 30, for a 1½-sty brick garage, 50x100, at 530-532 West 44th st, for Martin P. Lodge, 534 West 44th st, owner, from privately prepared plans. Cost, \$10,000.

CONTEMPLATED

CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

47TH ST.—B. H. & C. N. Whinston, 148th st and 3d av, completed plans for the alteration of the 4-sty brick dwelling, 20x75, at 24 West 47th st, into a bachelor apartment house, with store, for T. & H. Blumenthal, 15 East 26th st, owner. Cost, \$4,500.

ST. LUKE'S PL.—C. W. Buckham, 311 5th av, completed plans for alterations to the 3-sty brick apartment house, 21x50, at 14 St. Luke's pl, for Judge Wauhope Linn, 54-56 Lafayette st, owner. Cost, \$3,000.

WEST END AV.—Thomas W. Lamb, 644 8th av, completed plans for alterations to the 4-sty brick loft bldg, 100x126, at 2-10 West End av, for the National Gum & Mica Co., on premises, owner. Cost, \$6,000.

60TH ST.—Otto L. Spannhake, 13-21 Park Row, completed plans for alterations to the 5-sty brick tenement and store, 20x50, at 143 East 60th st, for Charles Romo, owner. Consists of a 1 and 2-sty extension. Cost, \$7,000.

1ST AV.—Otto L. Spannhake, 13 Park Row, completed plans for alterations to the 4-sty brick tenement and stores, 23x100, at 287-289 1st av, for L. & J. Maier, 309 1st av, owners and builders. Owners will soon take bids on subs. Cost, \$3,000.

76TH ST.—Andrew J. Thomas, 137 East 45th st, completed plans for alterations to the 4-sty brick apartment house, 22x58, at 39 West 76th st, for Edward F. Curtis, 275 Water st, owner. Cost, \$7,000.

112TH ST.—Ferdinand Savignano, 18 East 41st st, completed plans for alterations to the 4-sty brick tenement and store, 25x52, at 330 East 112th st, for Alexandria Clossi, 314 East 112th st, owner. Cost, \$10,000.

DWELLINGS.

81ST ST.—Oscar P. Carmus, Bayside, L. I., completed plans for alterations to the 5-sty brick dwelling and store, 17x67, at 117 West 81st st, for Henry L. Weber, 410 Pearl st, owner. Cost, \$6,000.

37TH ST.—De Rosa & Pereira, 150 Nassau st, completed plans for the alteration of the 4-sty brick dwelling, 25x26, at 32 West 37th st, into a dwelling and store, for the 32 West 37th St. Corp., 1 Liberty st, owner. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

44TH ST.—N. Y. Manufacturers' Real Estate Co., 607 West 43d st, owner, contemplates rebuilding the 4-sty brick warehouse, 120x100, at 644-654 West 44th st. Architect's name will be announced later.

HALLS AND CLUBS.

137TH ST.—John J. Petit, 103 Park av, completed preliminary plans for a 6-sty brick and stone Y. M. C. A. bldg, about 100x150, in the north side of 137th st, 100 ft east of 7th av, for the Y. W. C. A. (colored branch), Mrs. James S. Cushman, pres., 600 Lexington av, owner.

53D ST.—Frederick P. Hill, 299 Madison av, has plans in progress for alterations and additions to the 4-sty brick club house, 25x46, at 247 East 53d st, for the Queen Mab Realty Co., 60 Wall st, owner, and Prescott Memorial lessee. Consists of 2-sty rear addition, 25x46.

HOTELS.

COOPER SQ.—Werner & Windolph, 25 West 33d st, completed plans for alterations to the 5-sty brick lodging house, 24x60, at 39 Cooper sq, for the Estate of Marguerite and William M. Chesebrough, 33 Howard st, owner. Cost, \$4,000.

SCHOOLS AND COLLEGES.

16TH ST.—Crow, Lewis & Wickenhoefer, 200 5th av, have plans nearing completion for the addition and alteration of the 4-sty brick dwelling at 218 East 16th st, into a school, for the Needlecraft School, Mrs. K. B. Blodgett, in charge, 230 East 11th st, owner.

STABLES AND GARAGES.

MANGIN ST.—Bruno W. Berger & Son, 121 Bible House, completed plans for a 2-sty brick garage, 62x100, at 66-70 Mangin st, for P. F. Herperschansen, 43 Thompkins st, owner. Cost, \$15,000.

95TH ST.—Samuel Cohen, 32 Union sq, completed plans for alterations to the 1-sty brick public garage at 209 West 95th st, for B. F. Keith, 1564 Broadway, owner, and Jack Ganbarg, on premises, lessee. Margolies & Epstein, 32 Union sq, have the general contract and will also do the mason and carpentry work. Cost, \$3,500.

MANHATTAN.—J. H. Scheier, 25 West 42d st, has plans in progress for a 5-sty reinforced concrete public garage, 100x100, for which owner's name and exact location will be announced later.

11TH AV.—Louis Sheinart, 194 Bowery, architect, in charge, completed plans for a 2-sty brick garage, 100x150, at 1190-6 11th av, and 300-12 West 63d st, for Josephine Schumacher, 176 East 11th st, owner. Cost, \$45,000.

65TH ST.—John H. Knubel, 305 West 43d st, completed plans for a 1-sty brick public garage, 75x100, at 435-9 East 65th st, for Barnard McQuillan, 305 West 43d st, owner. Cost, \$12,000.

7TH AV.—J. M. Felson, 1133 Broadway, is preparing preliminary plans for a 1-sty brick garage, 200x100, on 7th av, from 150th to 151st sts, for which owner's name will be announced later.

STORES, OFFICES AND LOFTS.

SPRING ST.—William Higginson, 13 Park Row, will draw plans for alterations to the 5-sty brick and stone loft bldg, 37x100, at 113-5 Spring st, for the New York Cordage Co., 123 Front st, owner. Cost, \$10,000.

BROADWAY.—Severence & Van Alen, 4 West 37th st, are revising plans for alterations to the 8-sty office bldg, 89x155, at 18 Broadway, for Elmer Smathers, 304 West 57th st, owner. Felix Isman, Inc., 501 5th av, is the agent for owner. Cost, \$50,000.

LUDLOW ST.—Irving Margon, 149th st and Cortland av, Bronx, completed plans for alterations to the loft bldg at 27 Ludlow st, and will take bids on the general contract shortly. Cost, \$3,000.

BROADWAY.—Irving Margon, 149th st and Cortland av, Bronx, completed plans for alterations to the store at 703-705 Broadway, and will soon take bids on the general contract. Cost, \$3,000.

40TH ST.—Theodore C. Visscher, 299 Madison av, completed plans for alterations to the 21-sty office bldg, 66x88, at 8 West 40th st, for the 8 West 40th St Corp., 130 East 57th st, owner. Cost, \$4,500.

BROADWAY.—Henry Ives Cobb, 527 5th av, completed plans for alterations to the 21-sty office bldg, 116x175, at 42 Broadway, for the Lower Broadway Realty Corp., 111 Broadway, owner. After March 25 owner will be located at 42 Broadway. Cost, \$15,000.

MISCELLANEOUS.

LEXINGTON AV.—James G. Wise, 70 East 45th st, completed plans for alterations to the 6-sty brick post office, 220x275, at 452-4 Lexington av, and 100-110

East 45th st, for the N. Y. Central Railroad Co., 70 East 45th st, owner. Cost, \$12,000.

23D ST.—Drawings will soon be ready for estimates for further extensive alterations to the old City College bldg, at the southeast cor of 23d st and Lexington av. When completed the western portion of the building will be used by the city for a Municipal Museum and Budget Exhibit. Crow, Lewis & Wickenhoefer are the architects.

16TH ST.—Friedman, Robertson & Keeler, 90 West st, completed plans for alterations to the 3-sty brick studio, 25x68, at 19 West 16th st, for William Lustgarten & Co., 154 Nassau st, owner. Cost, \$5,000.

BLEECKER ST.—Horenburger & Bardes, 122 Bowery, completed plans for alterations to the 3-sty brick store and storage bldg, 20x50, at 25 Bleecker st, for Morris Ackerman, 26 Bleecker st, owner. Cost, \$2,500.

Bronx.

DWELLINGS.

MT. HOPE PL.—John C. W. Ruhl 3207 3d av, completed plans for a 1-sty brick extension, 19x5, to the dwelling and store at the southeast cor of Mt. Hope pl and Jerome av, for Henry Boschen, 29 Mt. Hope av, owner. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

BRONX PARK.—Brinley & Holbrook, 156 5th av, completed plans for a 1-sty concrete storage bldg, 46x25, in Bronx Park, west of Bleecker st entrance, for the City of New York, Dept. of Parks, Joseph P. Hennessy, Comr., Claremont Park, Bronx, owner. Cost, \$3,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

UNION AV.—Laspia & Salvati, 525 Grand st, completed plans for an extension to the 3-sty frame tenement and store at the northeast cor of Union av and Richardson st, for Emanuel Polipo, 732 Lorimer st, owner and builder. Cost, \$2,000.

DWELLINGS.

45TH ST.—F. W. Eisenla, 571 77th st, has plans in progress for two 2½-sty frame and stucco dwellings, 18x50, in 45th

st, for John H. Connolly, 5107 New Utrecht av, owner and builder. Exact location will be announced later. Total cost, \$11,000.

17TH AV.—F. W. Eisenla, 571 77th st, has plans in progress for a 2½-sty frame and stucco dwelling, 18x50, on the west side of 17th av, 40 ft north of 51st st, for John H. Connolly, 5107 New Utrecht av, owner and builder. Cost, \$5,500.

21ST AV.—M. A. Cantor, 371 Fulton st, completed plans for eight 2½-sty brick dwellings, 20x45, at the southeast cor of 21st av and 63d st, for the 53d St Construction Co., 5221 Ft. Hamilton av, owner and builder. Total cost, \$56,000.

64TH ST.—M. A. Cantor, 373 Fulton st, completed plans for eight 2-sty brick dwellings, 20x45, at the northeast cor and in the north side of 64th st, east of 21st av, for the Leon Holding Co., 99 Nassau st, Brooklyn, owner and builder. Total cost, \$56,000.

WESTMINSTER RD.—Slee & Bryson, 154 Montague st, completed plans for a 3-sty frame dwelling, 26x41, on the west side of Westminster rd, 247 ft from Pitman av, for the D. W. W. Construction Co., 554 Argyle rd, owner and builder. Cost, \$6,000.

WEST 36TH ST.—Cohn Brothers, 363 Stone av, completed plans for four 2-sty brick dwellings, 20x60, in the east side of West 36th st, 100 ft south of Mermaid av, for the Dalton Building Co., 351 Stone av, owner and builder. Total cost, \$24,000.

OXFORD ST.—Charles Infanger, 2634 Atlantic av, has plans in progress for a 2-sty brick dwelling and garage, 20x55 and 13x26, in the west side of Oxford st, 785 ft south of Liberty av, for Louis Mahrman, 45 Euclid av, owner and builder. Cost, \$6,000.

TURNER PL.—Benjamin F. Hudson, 503 Church av, completed plans for a 2-sty brick dwelling, 20x52, in the south side of Turner pl, 100 ft east of 18th st, for August Wuest, 327 East 8th st, Brooklyn, owner and builder. Cost, \$4,000.

EAST 13TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for four 2-sty brick dwellings, 17x54, in the west side of East 13th st, 270 ft south of Av I, for the East Midwood Corp., 614 West st, owner and builder. Total cost, \$16,000.

COLES ST.—John Burke, 319 Baltic st, completed plans for extension and interior alterations to the 3-sty dwelling and garage in the south side of Coles st, 183 ft west of Hicks st, for Joseph Cavaliere, 28 Coles st, owner. Cost, \$8,000.

SEABREEZE AV.—A. D. Hinsdale, West 30th st and Surf av, completed plans for two 1-sty frame dwellings, 17x39, on the north side of Seabreeze av, 20 ft east of West 3d st, for Louis Stauch, cor Bowery and Henderson Walk, owner and builder. Cost, \$2,500 each.

FACTORIES AND WAREHOUSES.

MILLER AV.—William C. Winters, 106 Van Sicklen av, completed plans for a 4-sty brick factory, 52x100, at the northwest cor of Miller and Liberty avs, for Frank Richards, 160 Jamaica av, owner and builder. Cost, \$35,000.

HERKIMER ST.—Louis F. Schillinger, Van Sicklen av, completed plans for a 3-sty brick factory, 52x26, at the southeast cor of Herkimer st and St. Andrews pl, for the Duboise Watch Case Co., 316 Herkimer st, owner. John Brunt, on premises, has the general contract. Cost, \$18,000.

STABLES AND GARAGES.

NORTH 1ST ST.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a public garage on a plot 200x100, on the north side of North 1st st, 55 ft west of Driggs av, for the Lurwall Realty Co., owner.

WALWORTH ST.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for a 1-sty brick and stone public garage, 45x100, at 28-30 Walworth st, for Benjamin Feinberg, 80 Manhattan av, owner and builder. Cost, \$15,000.

BUSH ST.—Thomas Bennett, 7825 5th av, is revising plans for a 1-sty brick garage, 40x100, at the northwest cor of Bush and Smith sts, for David Samorelli, 453 Bush st, owner. Cost, \$5,000.

SUMNER AV.—J. M. Felson, 1133 Broadway, Manhattan, completed plans for alterations and addition to the 1-sty brick garage, 100x100, at 476-484 Sumner av, for Edward E. Larner, on premises, owner. Cost, \$10,000.

BEAVER ST.—Henry J. Nurick, 957 Broadway, Brooklyn, completed plans for a 1-sty brick garage, 21x62, in the east side of Beaver st, 149 ft south of Flush-

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Owing to difficulties of having our

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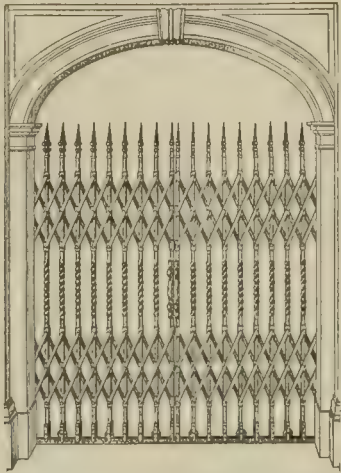
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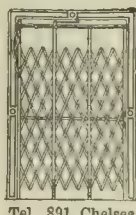


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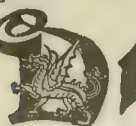
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ing av, for Rose Mantel, 20 Beaver st, owner. Cost, \$10,000.

VAN SINDEREN AV.—Morris Whinston, 459 Stone av, completed plans for a 1-sty brick garage and storage bldg, 25x97, on the east side of Van Sinderen av, 75 ft south of Sutter av, for Annie Schultz, 479 Sutter av, owner and builder. Cost, \$5,000.

CORTEYOU ROAD.—R. T. Schaefer, 1526 Flatbush av, completed plans for a 1-sty brick public garage, 20x54, at the northwest cor of Cortelyou road and East 28th st, for James Kelly, 2799 Cortelyou rd, owner, in charge. Cost, \$2,000.

AVENUE N.—Boyle & Kelly, 371 Fulton st, completed plans for a 1-sty cement block garage, 37x30, at the southeast cor of Avenue N and East 15th st, for Christianson Mogenfem, 1502 Avenue N, owner and builder. Cost, \$2,000.

STORES, OFFICES AND LOFTS.

MERMAID AV.—George H. Suess, 2966 West 29th st, completed plans for a 1-sty brick office bldg, 37x16, at the northwest cor of Mermaid av and West 30th st, for Elizabeth Gary, 1599 Pacific st, owner and builder. Cost, \$2,000.

SEARING ST.—Louis Young and William Griffen, 97 Warner st, owner, have had plans completed privately for an extension to the 1-sty brick office and shop in the north side of Searing st, 190 ft east of Van Brunt st. John Gibbons, 504 Court st, has the general contract. Cost, \$5,000.

THEATRES.

CHURCH AV.—C. M. Straub, 147 4th av, Manhattan, has plans in progress for a 1 and 2-sty brick theatre and stores, 125 x125, with a seating capacity of 1,600, on the north side of Church av, and on the east side of Gravesend av, 108 ft north of Church st. Owner's name will be announced later. Cost, \$75,000.

FULTON ST.—Thomas W. Lamb, 644 8th av, Manhattan, completed plans for a 2-sty brick, concrete and terra cotta theatre, 100x141, at the northeast cor of Fulton st and Rockwell pl, for the Freel Trust Co., owner, c/o M. L. O'Malley, pres, 44 Court st. Cost, \$225,000.

MISCELLANEOUS.

HANCOCK ST.—Bly & Hamann, 833 St. James pl, completed plans for alterations and addition to the 3-sty brick club and residence, 20x36, in the north side of Hancock st, 232 ft east of Patchen av, for No. 735 Hancock St., Inc., J. J. Sexton, pres., 176 Patchen av, owner. Includes a 1-sty extension, 20x25. Cost, \$2,000.

FULTON ST.—Boyle & Kelly, 367 Fulton st, completed plans for interior alterations to the 4-sty brick restaurant and factory at the southeast cor of Fulton st and Bedford av, for Charles Cooper, on premises, owner. Cost, \$2,500.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, L. I. City, completed plans for a 4-sty brick tenement, 25x75, on the east side of Steinway av, 45 ft north of Grand av, for Julia Stein, 446 Steinway av, L. I. City, owner. Cost, \$15,000.

DWELLINGS.

LONG ISLAND CITY.—V. Schiller, 391 10th av, L. I. City, completed plans for a 3-sty brick dwelling and store, 25x68, on the west side of 10th av, 126 ft south of Grand av, for Arthur Recknagle, 414 10th av, L. I. City, owner. Cost, \$8,000.

MASPETH, L. I.—A. Sandhop, 318 Grand st, Maspeth, completed plans for a 2-sty frame dwelling, 17x42, in the west side of Woodill pl, 200 ft north of Grand st, for William F. Timmerman, 6 Woodill pl, Maspeth, owner, in charge. Cost, \$3,500.

WOODHAVEN, L. I.—J. D. Geddes, 4481 Fulton st, completed plans for eleven 2-sty brick dwellings, 18x37, at the northwest cor of Bailey Court and Woodhaven av, for A. J. Cobb, Hopkins Court, Woodhaven, owner and builder. Total cost, \$29,800.

ELMHURST, L. I.—George C. Johnston, 75 Kingsland av, Elmhurst, owner, has had plans completed privately for a 2½-sty frame dwelling, 17x52, in the east side of Elbertson st, 304 ft south of Lamont av. Cost, \$3,500.

JAMAICA, L. I.—George W. Conable, 46 West 24th st, Manhattan, has plans in progress for a 2½-sty frame dwelling, 22x52, in the west side of Branford st, 80 ft north of Grove st, for H. C. Ford, 15 Branford st, Jamaica, owner. Cost, \$8,000.

OZONE PARK, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, completed plans for a 2-sty brick dwelling, 20x55, on the west side of Oxford av, 785 ft south of Liberty av, for Louis Mehrmann, 45 Euclid av, owner and builder. Cost, \$5,000.

KEW GARDENS, L. I.—Harry J. Arnold, 429 North Vine st, Richmond Hill, L. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 26x38, in the north side of Quentin st, 205 ft east of Austin st. Cost, \$10,000.

HOLLIS, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have plans in progress for a 3-sty wooden dwelling, 16x40, on the east side of Husson av, 43 ft south of Hillside av, for Wilmot D. Losee, 726 Hatch av, Woodhaven, L. I., owner.

ELMHURST, L. I.—Frederick Reiner, Broadway, Elmhurst, owner and builder, has had plans completed privately for a 2-sty frame dwelling, 17x50, in the east side of Laconia st, 150 ft north of Seabury st. Cost, \$2,500.

RICHMOND HILL, L. I.—James D. Gedden, 4481 Fulton st, Richmond Hill, completed plans for a 2-sty frame dwelling, 21x55, on the north side of Oxford av, 100 ft north of Fulton st, for Filippo Lammataro, 81 Oliver st, Manhattan, owner. Cost, \$4,500.

ELMHURST, L. I.—H. Sprinken, Fulton st, Jamaica, L. I., completed plans for a 1-sty brick dwelling, 20x40, on the south side of Woolley av, 340 ft west of Jefferson av, for Paul Lukovocosky, 35 Woolley av, Elmhurst, owner. Cost, \$2,500.

JAMAICA, L. I.—George W. Eisenla, 46 West 24th st, Manhattan, completed plans for a 2½-sty frame dwelling, 23x52, in the west side of Branford st, 80 ft north of Grove st, for H. C. Ford, 15 Branford st, Jamaica, owner. Myron Carman, East Williston, L. I., has the general contract. Cost, \$8,000.

LONG ISLAND CITY.—Jacob Berger Co., 349 13th av, L. I. City, completed plans for a 2-sty brick dwelling, 20x33, on the west side of 18th av, 255 ft north of Jamaica av, for Frank H. Alessi, 585 9th av, L. I. City, owner. Cost, \$3,000.

HOLLIS, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, completed plans for three 2½-sty frame dwellings, 16x40, on the east side of Husson av, 93 ft south of Hillside av, for Wilmot D. Losee, 726 Hatch av, Woodhaven, L. I., owner. Cost, \$12,000.

DOUGLSTON, L. I.—Carl Hartzel, Grand Central Terminal, Manhattan, completed plans for general interior alterations to the dwelling on the east side of Regatta pl, 210 ft south of Main st, for Mrs. Bessie B. Peper, Douglaston, L. I., owner. Cost, \$2,500.

RIDGEWOOD, L. I.—George S. Clark, 1752 Armand pl, Ridgewood, L. I., owner and builder, has had plans completed privately for two 2-sty frame dwellings, 19x53, in the south side of Armand pl, 95 ft west of Walter st. Cost, \$4,000 each.

JAMAICA, L. I.—Arthur Short, Helen av, South Ozone Park, L. I., owner, has had plans completed privately for two 2-sty frame dwellings, 16x37, at the northeast cor of Madison av and St. Albans pl. Cost, \$6,000.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for two 2-sty frame dwellings, 16x38, on the west side of Diamond av, 982 ft west of Jamaica av, for Gatehouse Brothers, 57 Chestnut st, Bklyn, owners and builders. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Seare Operating Co., 35 Nassau st, Manhattan, has had plans completed privately for a 1-sty brick factory, 22x85, in the east side of Crescent st, 22 ft north of Henry st, for which Roman-Callman Co. are the agents. Cost, \$4,500.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—Charles H. Pfaff, 812 Fairview av, Ridgewood, completed plans for a 1-sty frame extension, 44x82, and interior alterations, to the garage in the north side of Grove st, 173 ft east of Fairview av, for Joseph Ruppie, 1937 Linden st, Ridgewood, owner. Cost, \$6,500.

LONG ISLAND CITY.—DeRose & Cavallieri, 148th st and 3d av, Manhattan, completed plans for a 1-sty brick and concrete garage, 50x100, on Van Alst av, 155 ft east of 14th st, for Joseph Galati, 614 East 83d st, Manhattan, owner and builder. Cost, \$10,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—Peter Larsen, 50 Decker av, Port Richmond, owner, has had plans completed privately for a 2-sty frame dwelling, 19x30, on the south side of Post av, 75 ft west of Cortlandt st. Cost, \$2,500.

PORT RICHMOND, S. I.—Providential Realty Co., 233 Broadway, Manhattan, owner, has had plans completed privately for a 2½-sty frame dwelling, 20x30, at the southwest cor of Bidell and Waters avs.

J. O. Johnson & Sons, 455 Broadway, West New Brighton, S. I., have the general contract. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

WEST NEW BRIGHTON, S. I.—C. W. Hunt Co., 1580 Richmond ter, West New Brighton, owner, has had plans completed privately for alterations to the 1-sty brick office and store bldg in the east side of Van st, 300 ft north of Richmond ter. Cost, \$3,000.

WEST NEW BRIGHTON, S. I.—E. A. Munger completed plans for alterations and addition to the 2-sty brick and stone telephone bldg for the New York Telephone Co., Union N. Bethell, pres., 15 Dey st, Manhattan, owner.

Nassau.

DWELLINGS.

PLANDOME ESTATE, L. I.—Clarence Brazer, 1133 Broadway, Manhattan, completed revised plans for a 2½-sty hollow tile and stucco dwelling and garage, 42x70, for August Jensen, owner. Cost, \$15,000.

GREAT NECK, L. I.—Madame Petrova, Great Neck, owner, has had plans completed privately for an addition to the 2-sty frame and tile dwelling, 32x20, in 6th st, Samuel H. Evans, Great Neck, has the general contract. Cost, \$5,000.

SCHOOLS AND COLLEGES.

ROSLYN, L. I.—William B. Tubby, 81 Fulton st, Manhattan, is preparing preliminary plans for a 2-sty brick addition to the Highland School, for Board of Education, Dr. J. H. Bogart, pres., opposite Clock Tower, Roslyn, owner. Addition will contain 8 classrooms and auditorium. Cost, \$60,000.

ROSLYN, L. I.—William B. Tubby, 81 Fulton st, Manhattan, has plans in progress for a 2-sty brick addition, containing 6 classrooms, to Bull's Head School, for the Board of Education, Dr. J. H. Bogart, pres., opposite Clock Tower, Roslyn, L. I., owner. Cost, \$40,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—W. H. Scharck, Park Hill, Yonkers, is preparing sketches for a 2½-sty frame and stucco dwelling, 30x42, on Park Hill, for C. W. Hodgson, Park Hill, Yonkers, owner. Cost, \$20,000.

YONKERS, N. Y.—Carl P. Johnson, 30 East 42d st, Manhattan, completed plans for a 2½-sty frame and stucco dwelling, 20x29, at 102 Devoe av, for E. W. Peterson, 2136 Harrison av, Manhattan, owner and builder.

NEW ROCHELLE, N. Y.—William D. Jones, 31 Clinton st, Newark, has plans in progress for a 2½-sty frame and wide weather-board dwelling, 42x28 for Robert M. Brown, 20 Brookside pl, New Rochelle, owner. Exact location will be announced later.

MT. VERNON, N. Y.—Robert Clark, 266 South 3d av, Mt. Vernon, owner, has had plans completed privately for alterations to the 2½-sty frame and shingle dwelling, 50x35, at 327 South 1st av. Cost, \$2,500.

MT. VERNON, N. Y.—Milton See & Son, 15 East 40th st, Manhattan, have plans nearing completion for alterations to the 2½-sty frame dwelling on Summit av. Owner's name will be announced later. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

EAST MT. VERNON, N. Y.—Triplex Safety Co., owner, has had plans completed privately for a 1-sty stone factory bldg and office, with an area of 15,000 sq. ft., for which Charles Ward Hall, 140 Nassau st, Manhattan, has the general contract. Cost, \$50,000.

STABLES AND GARAGES.

NEW ROCHELLE, N. Y.—G. F. Peckham, 30 East 42d st, Manhattan, has plans in progress for a 1-sty brick public garage, 100x160, in Main st, for Samuel Roseff, 113 West 4th av, Mt. Vernon, owner and builder. Cost, \$35,000.

MT. VERNON, N. Y.—Valvoline Oil Co., 71 Broadway, Manhattan, owner, has had plans completed privately for six 1-sty frame and stucco garages and a storage bldg on Edison av. Cost, \$18,000.

CHURCHES.

WHITE PLAINS, N. Y.—Gross & Kleinberger, Bible House, Manhattan, have plans nearing completion for a 1-sty brick synagogue, 40x70, for the White Plains Hebrew Institute, on premises, owner. Cost, \$25,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

MONTCLAIR, N. J.—D. R. Rizzolo, 116 Market st, Newark, completed plans for a 2-sty frame flat, 30x48, on Maple av, near Bloomfield av, for William E. Jackson, Inc., 1 Greenwood av, Montclair, owner and builder. Owner will take bids on subs. Cost, \$6,000.

EAST ORANGE, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 4-sty brick apartment, 56x117, at 45 Walnut st, for Louis Kuskin, Max Altschuler and William Rotberg, 65 South 19th st, Newark, owners and builders. Cost, \$65,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for two 4-sty brick and stone apartments, 46x91 ft each, at 68-72 Halsted st, for the East Orange Realty Co., 1014 Kinney Bldg, Newark, owner. The North Jersey Building Co., 514 South 14th st, Newark, has the general contract. Cost, \$45,000 each.

PASSAIC, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for the alteration of the 2-sty frame hall in Milosh st, into a tenement, for J. Lentz, 112 Centre st, Passaic, owner. Cost, between \$3,000 and \$4,000.

GARFIELD, N. J.—Frank Pirrone, Jr., 104 Midland av, Garfield, N. J., completed plans for five 2-sty frame tenements, 22x56 ft each, on the south side of Morris av, bet Jewell and Bay sts, for William Liss and Hyman Helfand, 4 Palisade av, Garfield, owners and builders. Cost, \$4,500 each.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, completed plans for a 3-sty hollow tile block, frame and stucco apartment house and store, 26x67, at the cor of French and Broad sts, for Bernard Corn, Hightstown, N. J., owner. Cost, \$8,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, will draw plans for a 4 or 5-sty brick apartment house at 295-299 Mt. Prospect av, for Kravant-Mayzel Co., 189 Bloomfield av, Newark, owner.

CHURCHES.

EAST ORANGE, N. J.—Henry Barrett Crosby, 1st National Bank Bldg, Paterson, completed plans for a 1-sty brick veneer and frame church, 36x77, on the north-west side of Parkway, 100 ft northeast of William st, for the First Church of Christ Scientist, East Orange, N. J., owner. The mason and carpentry contracts have been awarded to Joseph Christiansen, 270 Tremont av, Orange, N. J., and William F. O'Brien, 45 Greenwood av, East Orange, respectively.

DWELLINGS.

BLOOMFIELD, N. J.—Frederick L. Piereson, 160 Blomfield av, Bloomfield, has plans in progress for a 2½-sty frame dwelling, 24x34, on Glenwood av, for E. Eller, Bloomfield, owner. Cost, \$5,000.

NEWARK, N. J.—Alfonso Del Guerco, 800 Broad st, Newark, will draw plans for a 3-sty brick and stone rectory, 24x50, in Ferry st, near McWhorter st, for Our Lady of Mt. Carmel R. C. Church, Rev. Father Ernest D'Aquila, pastor, on premises, owner. Cost, \$10,000.

BLOOMFIELD, N. J.—Henry Baechlin, 665 Broad st, Newark, has plans in progress for a 2½-sty frame dwelling, 30x35, on Berkeley av, 200 ft north of Watsess-

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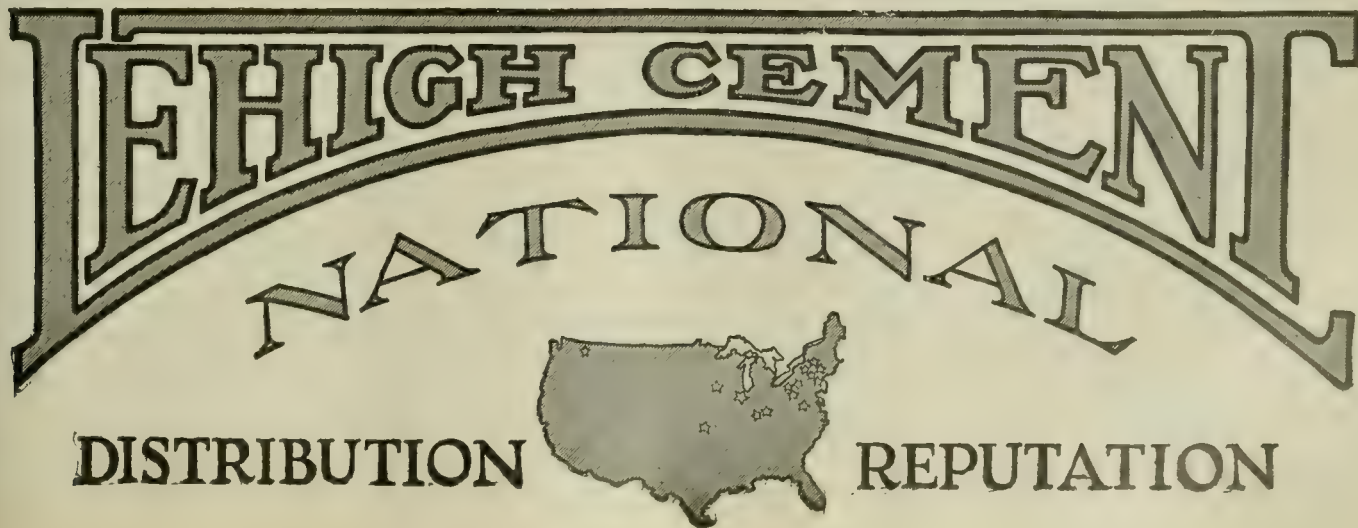
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NEW YORK



ing av, for George C. Heller, 3 Centre Market st, Newark, owner. Cost, \$5,500.

ORANGE, N. J.—Albert Nuccirone, 9 Taylor st, Orange, completed plans for a 2-sty brick dwelling, 25x40, at Maryland and Bell sts, for Anthony DeVingo, on premises, owner. Cost, \$4,500.

MAPLEWOOD, N. J.—E. V. Warren, Essex Bldg, Newark, completed plans for a 2½-sty frame dwelling, 22x30, with an extension, for James H. Swan, Essex Bldg, Newark, owner and builder. Exact location will be announced later. Cost, \$4,500.

BELLEVILLE, N. J.—Albert Nuccirone, 9 Taylor st, Orange, completed plans for a 2-sty frame bungalow, 22x48, for John Lanza, Belleville, N. J., owner. Cost, \$3,500.



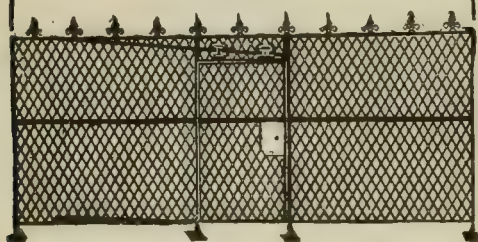
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BLOOMFIELD, N. J.—Frederick L. Piereson, 160 Bloomfield av, Bloomfield, has plans in progress for three 2½-sty frame dwellings, 22x30, for Harry Hendricks, Montclair, N. J., owner and builder. Total cost, \$8,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for a 2½-sty dwelling, 30x36, on Girard pl, for Harry Kolodin, 111 Washington av, Newark, owner and builder. Owner is taking bids on subs. Cost, between \$10,000 and \$12,000.

PATERSON, N. J.—Floyd Parsons, 1123 Broadway, Manhattan, has plans in progress for addition to the 2½-sty frame and stucco dwelling at 100 East 39th st, for R. L. Hoff, c/o H. W. Johns-Manville Co., Madison av and 41st st, Manhattan, and on premises, owner.

LYNDHURST, N. J.—Albert Nuccirone, 9 Taylor st, Orange, N. J., completed plans for alterations and addition to the 2½-sty frame dwelling, 20x37, at 280 Stuyvesant av, for Dr. Arcangelo Liva, on premises, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Hay Foundry & Iron Works, on premises, owner, is having plans prepared privately for a 1-sty brick and steel foundry, 250x50, on Plum Point lane.

NEWARK, N. J.—Marshall N. Shoemaker, 810 Broad st, Newark, will draw plans for a reinforced concrete manufacturing plant on Plum Point lane, for the Central Dyestuff & Chemical Co., on premises, owner, and George Prochaka, supt., in charge.

NEWARK, N. J.—Heller & Merz Co., Hamburg pl, Newark, owner, is having plans prepared privately for alterations to the factory bldgs. H. D. Best & Co., 52 Vanderbilt av, Manhattan, have the general contract.

BAYONNE, N. J.—National Sulphur Co., Constable Hook, Bayonne, owner, has had plans completed privately for rebuilding the 1-sty reinforced concrete and hollow tile warehouse. H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract and will also do the mason and carpentry work. Consists of 3 wings, 27x55, and 2 wings, 46x59.

MUNICIPAL.

NEWARK, N. J.—Jordan Green, 31 Clinton st, Newark, will draw plans for the erection of hot water heating apparatus at the City Hall, for the City of Newark, Board of Commissioners, John F. Monahan, director, in charge, City Hall, Newark, owner.

SCHOOLS AND COLLEGES.

PHILLIPSBURG, N. J.—F. H. Wenzelberger, Reeder Bldg, Easton, Pa., completed revised plans for a 2-sty brick and stone public school, 60x70, to contain 8 rooms, for the Board of Education of Phillipsburg, John Monahan, pres., Phillipsburg, N. J., owner. Owner will take bids on revised plans shortly. Cost, \$40,000.

STABLES AND GARAGES.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for a 1-sty brick private garage, 29x56, at 196 Newark st, for Harris Ruderman, 66 Peshine av, Newark, owner. Cost, \$2,500.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, Newark, has plans in progress for a 1-sty iron and stucco private garage, 15x32, in the rear of 276 Ridge st, for F. G. Johnson, 22 Centre Market st, Newark, owner.

NEWARK, N. J.—M. Mancusi Ungaro, 164 Market st, Newark, completed plans for a 1-sty public garage, 30x60, at 127-129 Warren st, for Angelo Giuliano, 70 Hoyt st, Newark, owner. Cost, \$6,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for a 1-sty brick garage, 20x100, at 96 Charlton st, for Elias Cantor, owner. Cost, \$4,000.

NEWARK, N. J.—Frederick Lemmer, 688 Nye av, Irvington, N. J., completed plans for a 1-sty brick public garage, 50x142 irreg., and an individual garage, 20x50, at 497-499 Bergen st, and 207-9 Rose st, for Frank V. Zahn, 283 Chadwick av, Newark, owner and builder. Total cost, \$10,000.

WEST NEW YORK, N. J.—William Mayer, Jr., and Edward Manahan, 711 Bergenline av, West New York, completed plans for a 3-sty brick and terra cotta public school (No. 1), 115x190, in 18th st, from Madison to Polk sts, for the Town of West New York, Board of Education, P. S. No. 5, Henry G. Auferheide, pres., West New York, N. J., owner. Cost, \$225,000.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—F. B. Grosso, 126 Market st, Paterson, has plans in progress for two 4-sty brick and stone stores and lofts, 50x100, to include 1-sty brick garage, 30x30, at the cor of Market and Madison sts. Owner's name will be announced later. Cost, \$35,000.

NEWARK, N. J.—Nathan Myers, Court Theater Bldg, Newark, has plans in progress for alterations and addition to the 3 and 4-sty brick office bldg at 128-140 Market st, for the Prospect Realty Co., owner. Consists of 3-sty brick addition, 6x50, to side, and erection of one additional story on present 3-sty brick bldg, 30x30. Cost, \$10,000.

KEARNY, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for three 3-sty brick and stone stores and an apartment, 50x90, irreg., at the northeast cor of Kearny and Stewart av, for Frank Berman, 23 Ridge av, Arlington, N. J., owner and builder. Cost, \$25,000.

PATERSON, N. J.—William T. Fanning, Colt Bldg, Paterson, has plans in progress for alterations and addition to the six brick stores at Washington and Van Houten sts, for Edward Seery, 85 Broadway, owner. Includes 1-sty addition to rear, 77 x40. Cost, \$15,000.

MISCELLANEOUS.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 3-sty brick shop and two apartments, 25x60, and a 1-sty extension, 25x40, on Avon av, for Lozowick & Kotler, 150 Jelliff av, Newark, owner. Cost, \$10,000.

PATERSON, N. J.—City of Paterson, Board of Public Works, Peter C. Quackenbush, pres., City Hall, Paterson, owner, contemplates erecting a sanitary sewer, about 500 ft long, in Shady st, from Lowe to 6th av, and on 23d av, from East 33d to East 35th sts, from plans by H. J. Harder, City Hall, Paterson, City Engineer.

Other Cities.

DWELLINGS.

STAMFORD, CONN.—Henry Marvin, 135 Atlantic st, Stamford, Conn., is revising plans for a 2½-sty wooden dwelling, 34x46, on Chesterfield rd, for Bayard L. Marsh, 615 Main st, Stamford, owner. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

NEWBURGH, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, have plans in progress for a 1-sty steel, concrete and corrugated iron storage bldg, 209x100, at the water front, for the Central Hudson Steamboat Co., G. R. Odell, general manager, foot of Franklin st and North River, Manhattan, and Newburgh, N. Y., owner. Elwyn E. Seelme, 101 Park av, Manhattan, is the structural engineer. Owner is taking bids on all subs.

MUNICIPAL.

SYRACUSE, N. Y.—City of Syracuse, Henry C. Allen, City Engineer, City Hall, Syracuse, owner, contemplates erecting a sewage disposal plant, from plans by Glenn D. Holmes, City Hall, Syracuse, consulting engineer. No site has as yet been selected.

SCHOOLS AND COLLEGES.

ROCHESTER, N. Y.—Edwin S. Gordon, Sibley Bldg, Rochester, is preparing sketches for a 2-sty brick, steel and reinforced concrete North High School, in Norton st, for the City of Rochester, Board of Education, J. W. Castleman, pres., City Hall, Rochester, owner. O. S. Crocker, Mechanics Institute, Rochester, is the engineer. Cost, \$500,000.

HOBART, N. Y.—Rasmussen & Wayland, 1133 Broadway, Manhattan, completed plans for a 2-sty brick high school, 126x98, for the Board of Education of Hobart, W. E. King, chairman, Hobart, N. Y., owner. The State Dept. of Education has ordered owners to proceed with building at cost of between \$50,000 to \$100,000.

MISCELLANEOUS.

COBLESKILL, N. Y.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., has plans in progress for a 2-sty brick and steel home economics bldg for the Schenck State School of Agriculture, Daniel B. Frisbie, pres., Board of Trustees, Middleburgh, owner. Details will be available later. Cost, \$45,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

DWELLINGS.

MANHATTAN.—103 Park Av. Painting & Decorating Co., 103 Park av, has the general contract for alterations to the 3-sty frame dwelling, 128x114x129x87, on Prescott av, through to St. Nicholas pl,

for Dr. M. Yamaguchi, 40 Post av, owner, from privately prepared plans.

MANHATTAN.—T. J. Fanning, 19 East 127th st, has the general contract for a 1½-sty brick dwelling and garage, 42x85, at 52-54 Watts st, for Stephen H. Jackson, 106 Lexington av, owner, from plans by J. M. Felson, 1133 Broadway, architect. Cost, \$8,000.

CORONA, L. I.—Frank Lurz, 318 Grand st, Maspeth, L. I., has the general contract for a 2-sty frame dwelling, 20x40, at the northeast cor of 40th st and Fillmore av, for Mrs. Jeannette Adder, 41st st and Roosevelt av, Corona, L. I., owner, from privately prepared plans. Cost, \$5,500.

SCARSDALE, N. Y.—H. P. Wright & Co., 25 West 42d st, Manhattan, has the general contract for alterations to the 2½-sty frame dwelling for Miss Sarah Graham Mulhall, owner, c/o Normyl Association, 16 Beekman st, Manhattan, from plans by B. H. Simpson, 315 5th av, Manhattan, architect. Cost, \$15,000.

GREENWICH, CONN.—W. A. L'Hommedieu Co., 1 Madison av, Manhattan, has the general contract for alterations and addition to the 2-sty hollow tile and stucco dwelling and the erection of a new garage for Robert L. Huntzinger, 505 5th av, Manhattan, owner, from plans by D. Everitt Waid and A. L. Storm, associate architects, 1 Madison av, Manhattan. McIntosh & Kennedy Co., 56 Sherwood pl, Greenwich, Conn., has the mason contract. Cost, \$50,000.

TOWN OF UNION, N. J.—DeRiso Brothers, 17 Bergenline av, Town of Union, have the general contract and will also do the mason and carpentry work for the alterations and addition to the frame dwelling at 523 4th st, for Mrs. Leila Currey, on premises, owner, from privately prepared plans. Cost, \$3,500.

Factories and Warehouses.

RICHMOND HILL, L. I.—John T. Woodruff & Sons, 1 Bridge Plaza, L. I., have the general contract for extension and alteration of the 3-sty brick and stone factory, 82x48, at the southwest cor of Park av and Ashland st, for William Demuth & Co., 230 5th av, Manhattan, owner, from plans by William Higginson, 13-21 Park Row, Manhattan, architect. Cost, \$20,000.

Halls and Clubs.

MANHATTAN—Grant Contracting Co., 7 East 42d st, has the general contract and is taking estimates on all subs and materials for alterations and addition to the 4-sty brick clubhouse, 25x46, at 247 East 53d st, for the Queen Mab Realty Co., 60 Wall st, owner, and Prescott Memorial, lessee, from plans by Frederick P. Hill, 299 Madison av, architect. Consists of 2-sty rear addition and interior changes to partitions in old bldg.

Stores, Offices and Lofts.

NEWARK, N. J.—W. A. L'Hommedieu Co., 1 Madison av, Manhattan, has the general contract for alterations to the brick telephone bldg on Market Exchange for the New York Telephone Co., Union N. Bethell, pres., 15 Dey st, Manhattan, owner, from plans by J. C. Rennard, 15 Dey st, architect.

Miscellaneous.

BROOKLYN, N. Y.—C. G. Cozine & Co., 3337 Fulton st, has the general contract for a 4-sty brick and stone store, office and residence, 30x58, at the southeast cor of Herkimer st and Bedford av, for Thomas J. Carrier, 1190 Fulton st, owner, from plans by R. T. Short, 370 Macon st, architect. Cost, \$10,000.

RAHWAY, N. J.—John N. Gill & Co., 1215 Filbert st, Philadelphia, Pa., has the general contract for a 2-sty brick, concrete and steel machine shop and factory, 200x363, for the Pneumatic Tube Supply Co., 13 East 31st st, Bayonne, N. J., owner, from privately prepared plans.

Trade and Technical Society Events.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION will hold its twenty-sixth annual meeting at the Waldorf-Astoria, March 27-28.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

NATIONAL ASSOCIATION OF BRASS MANUFACTURERS will hold its spring meeting at the French Lick Springs Hotel, French Lick Springs, Ind., March 27-28.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

Departmental Rulings.

Bureau of Fire Prevention.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; El—Electrical Equipment; Ex—Exit; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; *SP—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinuous Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FISy—Approved Filtering and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *StSy—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FISy, OS, StSy, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Manhattan Orders Served.

Week Ending March 16.

Beekman st, 25—Lawyers Realty Co, 160 Bway.ExS-Ex(R)-FE(R)-Ex Bowery, 332—Michael J Adrian Corp, 137 E 34.ExS-Ex(R)-O-WSS(R)-Rub Broadway, 1491—Lyric Hotel Co.ExS Broome st, 450-2—Alfred D Pell, 22 W 53.WSS(R)-Stp(R) Church st, 316—Sol Hecht, 46 Walker.WSS(R)-ExS-FE(R)-St(R)-Ex Church st, 316—Lucian Kesney & Co.GE-DC-O-Rec Cliff st, 44—Beaver Tile & Specialty Co.O-Rec Cliff st, 44—Chas Kneeland est, care Adele, 154 E 71.FE(R)-St(R)-ExS-O-Ex(R) 42 st, 148-50 E—Bofinger Bros.Rec-Rub New Chambers st, 24-34—Schwartz Printing Co.O-FA Prince st, 106—Doris Eckoff est, c Adeline R Bieber, 129 Moffat, Bklyn.FE(R) 6 av, 210-4—Sarah J W Bent, 1773 Washington av.Ex-ExS-FP(R)-Rub 3 av, 1464-6—Jacob & Wm Scholle est, care Albert W, 5 Nassau.ExS-Ex(R)-FE Washington st, 431—Florence Spear, 71 E 56.ExS-FE-St(R) West st, 286-287—Hudson Navigation Co.WSS(R) 22 st, 341 W—Sadie S Roome, care Wm J, 175 Madison av.GE 23 st, 163 W—Nussbaum & Solomon.El-O 23 st, 536 W—Turchin & Co.Rec 23 st, 536 W—Panama Canal Warehouse, Rec-FA 23 st, 536 W—Michael O Gorman.Rec 25 st, 127-131 W—Hudson Mtg Co, 135 Bway, ExS 25 st, 127-131 W—Jacob Dunn Co.Ex 25 st, 53 W—B & E Button Co.O-Rec 25 st, 511-9 W—Marginal Realty Co, 200 5 av.WSS(R)-GE-Ex(R)-FP(R) 34 st, 25-7 W—Wm Schmecker.FA 34 st, 25-7 W—Harry Toff.FA 8 av, 312—Bryant Photo Play Co.Stp(R) 116 st, 11 W—Edward M Conklin.FA(R) 145 st, 256-260 W—145th St Theatre Co, 20 Nassau.FA(R)-Rub-WSS(R) 125 st, 209 W—Hurtig & Seamon Theat Enterprise, 253 W 125.Stp(R)-Rub 3 av, 650—Tuxedo Moving Picture Co.FA(R)-Stp(R)-O 3 av, 650—Tuxedo Moving Picture Co.FA(R)-Stp(R)-O

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Halstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 36 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

NATIONAL METAL TRADES ASSOCIATION will hold its next convention at the Hotel Astor, April 22 to 25, inclusive. The convention proper is arranged for morning and afternoon sessions on April 24 and 25. As usual, there will be a banquet Wednesday evening, and the preceding days of the convention will be devoted to meetings of the executive committee and the council.

Madison av, 1666—Metropole Hall Inc.FP(R) Emerson pl, 39-41—Ames Transfer Co, Neptune av.NoS-CF 55 st, 235—Mrs L H Reid.Rec-NoS Flatbush & Newkirk avs—Texas Co.CF Flushing av, 662—M Kantor.NoS-FA-GE-Rec 46 st, 412—Anna Wilson.Rec Madison st, 418-3—Henry J Weiman.CF Midwood st, 418—Jos Petrucchi.FA 91 st, 359—Jno J O'Rourke.CF-OS Pacific st, 216—Milton Sandman.CF Pacific st, 308-14—Ward Baking Co.CF Park av, 577-9—Pildesen & Green.NoS-FA-Rec-CF-OS(R) Quay st, 85-7—Burr & Houston Co.ExS Rutledge st, 328—Empire State Dairy Co.OS Sutter av, 1004—Bernard Scherman.El-FP-CO

Brooklyn Orders Served.

East Fordham rd, 756—Frank W Kipp, Ex(R)-ExS-FA East Tremont av, 3182—Amelia Hughes.Ex(R) 148 st, 368 E—Lincoln Trust Co.Ex(R) Bathgate av, 1846—Margt H Hitchings.D&R-DC Tiffany st, 1007—Gloria Theatre Co.Stp(R) BKLYN ORDERS SERVED. Av M, 1600—Midwood Associates, Inc, 805 Flatbush av.DC Cook st, 118-20—Herman Dressler.ExS Bowery and Henderson's Walk—Theopolies & Lappas.FA(R) Bridgewater st, 7—Chronos Chemical Co.CF Flatbush av, 1525—A & S Constn Co.Rub Graham av, 78—Herman Kaminester.DC Miller av, 403—Samuel Whitbook.DC Powell st, 285-7—Sam Raich.FA-Rec Powell st, 285-7—Meyer Bros.FP(R) Powell st, 285-7—Isidore Rotwein.Rec Powell st, 285-7—Harry Fleishman.GE-Rec Varet st, 257-261—Harris Wallerstein.WSS(R) 5 av, 382-4—James Kane.WSS(R)-FP(R)-ExS 9 av, 5423—John Klein.FA-Rec-NoS-FP

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Six-cent Fares or Higher Realty Taxes?

Theodore P. Shonts and Laurence McGuire Outline Serious Condition Which Confronts Property-Owners in the Metropolis.

BY THEODORE P. SHONTS,

President Interborough Rapid Transit Company and
New York Railways Company.

BY LAURENCE MCGUIRE,

President of the Real Estate Board of New York.

EVERY owner of real estate in New York, every rent payer, has a vital interest in the proposition to charge a six cent fare for the period of the war on all street railway lines, subway, elevated and surface.

Either the people who ride on the subway and elevated must pay the interest on the city's investment of \$250,000,000 in the Dual System or it must be paid out of taxes.

The Interborough's contract with the city provides that after operating expenses are paid the company shall receive its preferential. It is not until this has been paid in full that the city will receive any return from fares to meet the interest charges on its investment. The other contracts the city has relating to the Dual System are on the same basis. A five-cent fare during this period of extraordinary operating costs will defer any return to the city from the operation of its lines.

It is estimated that, with a five-cent fare, the city will for a period of from five to seven years face an annual deficit of at least \$11,250,000 in the operation of the Dual System. Some people believe that, due to war conditions and the uncertainty of the times, this deficit will reach \$20,000,000.

Every \$10,000,000 increase in the city's tax budget must mean a five per cent. increase in the tax rate. A \$20,000,000 deficit will mean a 10 per cent. increase in the tax rate.

This deficit of from \$11,000,000 to \$20,000,000, as variously estimated, can be provided for in only one of two ways; either by putting the burden on the taxpayer in the one case, or on the fare-payer in the other.

The tax rates in the Borough of Manhattan, Bronx and Brooklyn for the ten years 1908 to 1918 are given below:

	Manhattan	Bronx	Brooklyn
1909.....	1.67804%	1.67804%	1.73780%
1910.....	1.75790	1.75790	1.81499
1911.....	1.72248	1.72248	1.75502
1912.....	1.83	1.83	1.87
1913.....	1.81	1.81	1.85
1914.....	1.78	1.77	1.84
1915.....	1.87	1.94	1.92
1916.....	2.04	2.09	2.08
1917.....	2.02	2.02	2.07
1918.....	2.36	2.40	2.40

We have offered to pool the earnings of the existing lines with the new lines as opened, simultaneously with the adoption of a six-cent fare. Our contract does not require this pooling until the lines are ready in the new East River tunnel. This offer is made to give the city at once the benefit of pooling before the new lines are in complete operation, and to preclude any claim that the Interborough will gain any financial advantage from the six-cent fare beyond an immediate instead of a deferred payment of its preferential.

Frankly, our interest in the measure is to secure the current payment of this preferential, and to insure sufficient earnings to keep the surface lines out of bankruptcy.

THERE would seem to be no question that there will be a deficit in the operation of the Dual Subway System with a five-cent fare. Of this we are assured by those best qualified to make an estimate. Nothing can be gained at this time by criticism of the contract entered into as between the city and the operating company. It is, however, fair to state that the city's initial venture into municipal, or semi-municipal operation of transit lines, cannot be used as an argument in behalf of complete municipal ownership and operation. Facing this deficit as we are should be sufficient warning to those advocating municipal ownership. In any event, it should bring forcibly to the minds of real estate owners the necessity for combating further attempts at municipal ownership.

What is of importance at the minute is that there will be a deficit, and that, under the contracts, this deficit must be met by the city and not the operating company as it has a preferential on the earnings. Not only has it a preferential, but its dividends are cumulative. The amount of the deficit has been variously estimated. Assuming that it will be \$15,000,000, it must be apparent that if this amount is to be covered by additional taxes on real estate, there will be added from this one source approximately 18 points to the present tax rate.

This means, all other things being equal, that the rate will increase from 2.36 to 2.54. The intolerable burden under which real estate is staggering will thus be greatly increased. It will not be possible for land owners to pass this increased burden to the rent payers. Rentals cannot be advanced with the rapidity at which taxes are mounting. Of one thing we can feel quite sure and that is the owners of vacant or unproductive property cannot pass this burden on to others.

It was stated at the time the city entered into the Dual Subway contracts that the opening of these subways would greatly enhance values in outlying districts and the city, therefore, would enjoy additional revenue through increased assessed valuation. Unfortunately the completion of the tubes coincides with the period of stagnation in building, due to the war. Conditions were not good before the country entered the war. Since, however, the National Government has practically placed an embargo on building operations not essential to the conduct of the war. Those who took on speculative commitments in anticipation of profit through the operation of the tubes will, of necessity, have to contribute a large portion of the operating deficit.

It is a question at this time of the ability of those owning unproductive property to take on any additional burden. Recent city tax sales would seem to indicate that the city itself may become possessed of more unproductive land than it can comfortably carry.

The foregoing and other cogent reasons make it imperative that the deficit should be met without further additions to the now exceedingly heavy taxes. It would seem to me that this might be best done by granting

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When in Need, Build

A Constructive Analysis of Secretary McAdoo's Recent Communications

By F. T. MILLER

President of the F. W. Dodge Company

EVERY thoughtful and patriotic citizen supports the Secretary of the Treasury in his desire to preserve the poise of business, conserve capital and resources, and increase the wealth-producing power of the Nation, subject to war priorities, as well as his desire to encourage thrift. But in the heat of the campaigns for raising war loans, encouragement of thrift has naturally been given the greatest publicity.

In his letter of March 15th to Mr. Samuel Gompers Secretary McAdoo writes, "The successful financing of the war depends * * * upon the difference between what is *made* and what is *spent*." While in this letter the Secretary emphasizes the importance of saving and does not emphasize the importance of making, it would be only reasonable to assume that he believes the people already understand the importance of making, as money must be made before it can be saved.

The consumption of luxuries, "Business as Usual," on the one hand, and saving to the point of hoarding on the other, have both been widely advocated and as widely disproved. But the investment of the results of thrift in enterprises which will result in increased earning power and enduring wealth seems to be the sane middle ground and might be called "Business to Win."

As examples of extreme points of view, we may note two newspaper articles. One advocates the curtailment of construction of railroads, water power plants and the like, and the other advocates the purchase of diamond necklaces, automobiles, lavish dinners, etc. It is evident that the funds put into the water power plant would be transferred from the bank account of the owner to that of the contractor, his employees, their grocerymen, etc., and, barring hoarding which might occur through fear, the funds would still remain available for Government use; but a newly created factor,—the water power plant,—would also remain as a wealth producer for the community, while it is evident that the money put into the dinner would be transferred from the bank account of the diner to that of the hotel proprietor, his staff, supply dealers, etc., and there would remain to the community no wealth-producing factor.

It is unfortunate that the Secretary's letter to Mr. Gompers does not tell the building industry what to do, but what not to do.

If, rather than a negative, the building industry might place a positive and constructive interpretation upon this letter, then every patriotic man engaged in the building industry should engage in building operations primarily required "to protect the health and provide for the comfortable needs of our people," and in building operations required to facilitate our wealth-producing enterprises; for the making of money is necessary for the successful financing of the war, and money must be made through successful business enterprises.

It is to be regretted that the public statements of the Secretary of the Treasury have been followed by communications from officials of the Treasury and other Departments and from their local committees, which have had a tendency to suppress many wealth-producing enterprises at their source. These do not transmit a well-balanced interpretation of the Secretary's desire to maintain the poise of business, increase the wealth producing power of the nation, subject to war priorities,

nor to his statement "that the successful financing of the war * * * depends upon the difference between what is made and what is spent."

Taken as a whole this publicity has given the impression that the war must be financed out of the past wealth and that some Governmental Departments desire to discourage constructive enterprises in order to free labor, material and capital for Government use.

The effect of this publicity upon the building industry which has been producing \$2,000,000,000 annually in enduring, productive wealth and which has been gradually checked during the past few years by the increasing cost of labor and materials, until the luxury features have long since been eliminated, has been that building has dropped off fifty per cent. or more. Architects' offices are empty and building labor, except in a few eastern districts, is idle.

If only one-sixth of the building labor of the country is allowed to continue in idleness there is a consumption of the wealth of the country equal to that consumed by a million dollar dinner each day, without any remaining evidence of wealth or wealth producing factor to the community; the loss of wealth which otherwise might be produced for the community is nearly \$2,000,000 per day.

This labor is highly specialized and divided into one hundred or more different trades or crafts, each of which requires different experience and mental and muscular development. Many of these men are mature and bound to their homes by family ties, and beyond the age of mental and physical readjustment. Even if this were not so, it would be impracticable to immediately shift this large volume of labor from the entire West to the congested districts of the East. If shifted, it could not be assimilated, because experience has shown that but a small percentage of the labor thus temporarily employed in new war industries can be assimilated. The shift, therefore, must be a gradual one and selective in character.

Surplus labor throughout the country is already more prevalent than is generally appreciated. The employment bureaus of the Labor Department, together with the proposed \$250,000 travelling fund, can be depended upon only as a partial solution of the general labor problem in view of the difficulties of selection and assimilation, and particularly if the travelling fund is to be used largely for the transportation of agricultural labor, and if the prospective employer of this labor is to guarantee the repayment of travelling expenses.

In his letter to Mr. Gompers the Secretary of the Treasury writes, "There must be no waste." There can be no greater waste than that of idle labor, and it would seem that idle building artisans might well be allowed employment in producing wealth for the community, at least until they can be assimilated for Governmental use.

During the winter, building trades live upon their savings and credit. As spring approaches, after a dormant winter, their savings and credit become exhausted and unless the usual spring work, with its earning opportunities develops, hunger and want are inevitable. The effect of unrest, due to unemployment of a considerable percentage of these trades at this time, may result in strikes and violence. Unemployed labor may form a fertile nucleus for alien propaganda.

At first thought Secretary McAdoo's letter places upon Mr. Gompers the seemingly impossible task of persuading the idle building trades that the Government has work for them while they are facing conditions of unemployment, and also places upon him the task of instilling sentiments of patriotism under very trying circumstances.

While building materials are in the main wrought by building labor from raw material, and while some building materials are by-products of war necessities, there is now reported a surplus of many building materials, and building material concerns are going out of business.

The construction industries in general are so disorganized that a nation-wide conference is being arranged, under resolutions of the National Association of Builders' Exchanges, the National Builders' Supply Association, and with the co-operation of the American Institute of Architects, in order to readjust the industry as far as possible to meet the crisis, and to render its united resources most readily available for governmental needs.

There already exists, however, a shortage in the supply of buildings. The number of cubic feet per capita has decreased for a number of years. Rents are increasing and laws are now proposed in Congress to regulate rents. In other words, in face of an increasing demand, we are cutting off our supply.

Under these conditions, why should not the building industries place a well-balanced and constructive interpretation upon all of Secretary McAdoo's statements and refuse to believe that this useful industry has been singled out by any Department for embargo?

The general policy of the Administration in refraining from the definition of essentials and non-essentials has saved the industrial organism of this country from serious disarrangement. All agree with the wisdom of the policy of priority for war needs.

Governmental burdens have been impartially distributed upon all industries, and the building industry is particularly unfortunate in having applied to it alone, without a clear definition, the essential and non-essential policy. And until this is either more clearly defined or changed to the general policy of priority the industry must continue to place the most constructive interpretation possible on the statements of the Secretary of the Treasury, even though it may not understand why further efforts should be made to free its labor while its labor is already in idleness, or to free its materials while many of its materials are not being used, as well as why many of the non-essential and luxury producing industries are allowed the use of capital, labor and materials, unhampered by publicity and direct interference.

In exchanging the ownership of funds, construction frees and gives earning power to capital otherwise locked up in land, while not exhausting but creating capital out of natural resources and raw materials, the majority of which are not essential for Government use. Buildings are one of the most permanent forms of wealth, a means of producing more wealth and one of the most secure bases of increased credit. The withholding of funds from circulation through this industry tends to decrease rather than increase national wealth.

Money saved by curtailing the consumption of food, clothing or luxuries is added to the national wealth, but the curtailing of building does not add to the national wealth; it is a deferred charge, part of our war debt, to be paid after the war is over at an increased cost, probably by a disorganized industry.

The curtailment of building is not a saving but an expense during the war, because through lack of normal

facilities the cost of everything is increased, since buildings are primary tools of industry, necessary for the production of all other tools of industry as well as for the production of the necessities of life, food, clothing and shelter.

If in an endeavor to free labor, materials and capital for future Governmental use we are holding in idleness labor which we are unable to assimilate we are confronted with the economic law of Diminishing Returns.

In his letter of Feb. 27 to Mr. Frank W. Conner, Secretary McAdoo writes "where it" (construction) "is a question of need—be it on account of sanitary conditions or because, without such new construction, other operations essential at this time for the welfare of the country would suffer—there is no doubt such work should be undertaken. This applies equally to construction work in cities, towns and farming districts." And referring to luxury building, he states "where it is a question of building a new home simply because it would afford greater comfort the operation should not be undertaken."

But for a clearer understanding of "need" and "essential" it has been necessary for us to consider other communications from the Secretary together with the conditions prevailing throughout the country.

The resolutions of the War Industries Board of March 25th, although non-constructive in tone, do not discourage "new undertakings * * * contributing * * * indirectly toward winning the war * * * or even for indirect war needs."

But the term "not essential" is again used without definition and these resolutions therefore do not shed any further light upon this important matter or seem to alter existing conditions or rulings.

However, in his letter to Bernard N. Baruch, at the time of the latter's appointment as chairman of the War Industries Board, President Wilson in outlining the functions of the Board particularly emphasized in paragraph 3, "The studious conservation of resources and facilities by scientific, commercial, and industrial economies." The construction industry is a national facility, and as such its conservation is thus enjoined.

Setting up National Welfare as the final test, and from both the President's and Secretary's communications it is evident that a constructive national spirit which fosters creative enterprises is essential in order to insure a "difference between what is *made* and what is *spent*." As the world is gradually drifting from individualism to various forms of governmental control, it is vital to the progress and happiness of humanity that these forms of governmental control shall be constructive rather than purely regulative in character.

SIX-CENT FARE OR HIGHER TAXES.

(Continued from page 375)

the request of the operating companies for a six-cent fare. It will surely make a more equitable distribution of the burden. If the six-cent fare is granted a considerable part of the deficit will be paid by thousands of out-of-town users of the city transit lines who contribute practically nothing to the cost of maintenance of the city government. If the increased fare is not granted, these transients will contribute no share to the excess cost of operation.

The six cent fare means a 20 per cent. increase. When one considers the recent increased cost in necessities, it would appear to me that a 20 per cent. increase in fares is not unreasonable.

The agreement as between the labor unions and the operating company will expire in September, and there will undoubtedly be granted an increased wage. It would seem to me to be not only desirable but necessary that the increase in fare be granted in anticipation of the deficit, in fact without any unnecessary delay.

Real Estate Board Active In War Efforts

Under Leadership of President McGuire Members Have Been Untiring in Liberty Loan and W. S. S. Campaign.

INSPIRED by patriotic motives, the Real Estate Board of New York inaugurated on February 10, 1917, a campaign to aid the Government in every way within its power. The organization as a whole, as well as its individual members, subscribed to the movement. It was a coincidence that this campaign was started on the occasion of the twenty-first annual banquet of the Board, the day on which Count von Bernstorff received his passport. The keynote was struck on that evening in a speech delivered by Hon. Martin W. Littleton, and since that time the Board has been untiring in its efforts.

As a preliminary step a telegram was sent to President Wilson pledging the support of the Real Estate Board, as well as the thousand guests present. On April 3, 1917, loyalty to the President and the Federal Government was pledged through a resolution passed by the Board of Governors, and the first active work was commenced at the time of the issuance of the first Liberty Loan, last June. Laurence McGuire, president of the Board, was designated chairman of the Realty Division, which had this work in charge.

The Board was so successful in its efforts to interest the real estate fraternity in the Liberty Loan that when the Second Loan was announced, the Realty Division continued its efforts, also under the direction of Mr. McGuire. Teams were formed and the real estate interests of the city were thoroughly canvassed, with the result that thousands of dollars were invested in Liberty bonds.

Not content with what had been accomplished, active work was resumed when the War Savings Stamps were issued. The National War Savings Committee decided to incorporate all the real estate men in the five boroughs and Mr. McGuire was designated as chairman of that committee. The city was divided into groups and the committee has been continuously receiving reports from the captains of these groups. A. N. Gitterman, acting as secretary to Mr. McGuire, was instru-

mental in obtaining a number of original posters by Arthur and Wendell Roos, which have stimulated the work of selling War Stamps and War Saving Certificates.

Mr. McGuire, in speaking of the work done by the Board in selling the War Savings Stamps, said yesterday:

"Although it is less than three months since I organized the Realty Division of the War Savings Committee, I am proud of the achievement. With the assistance of Mr. Gitterman, who is acting as our secretary, we have a Committee of One Hundred who, for convenience, have divided Manhattan into twenty-seven districts and have bought more than 20,000 thrift stamps and cards, which was the original allotment.

"The banner district is north of Dyckman street, and from that location we have received the report cards regularly and promptly which are so necessary for the proper compilation of sales. This the Government is most anxious to receive so that it may record the interest in this movement and see the effect of proper introduction of thrift methods."

The Real Estate Board this year decided to abandon its custom of having an annual banquet, and in its place substituted a benefit performance which was held at the Hippodrome on the evening of Sunday, March 3. The proceeds were given to the Army and Navy. That the benefit was a financial success is attested by the following figures, as reported by Elisha Sniffin, chairman of the Benefit Committee.

The gross receipts were \$15,604.92, and the expenses \$6,049.94. The treasurer of the Navy Relief Society, New York Annex, 280 Broadway, received \$4,802.50; the treasurer of the New York Finance Committee of the War Camp Community Service, William Henry Barnum, 115 Broadway, \$2,401.24, the Regimental Fund of the 308th U. S. Infantry, N. A., Camp Upton, N. Y., \$2,000, and Major Charles E. Coates, U. S. Signal Corps, Fort Wood, Bedloe's Island, New York Harbor, \$401.24.

Measures Affecting Real Estate

Bills Which Have Been Approved or Disapproved by Committee Appointed by Real Estate Board of New York

THE Real Estate Board of New York calls attention to the fact that there will be a joint hearing of the Committees on Taxation and Retrenchment at Albany on Tuesday next. All tax bills will be taken up, among them the Boylan bill for a fixed tax on real estate and for a tax on personalty lower than the present rate (Senate Int. 621, Boylan, Assembly Int. 613, Seesselberg). Organizations are earnestly requested to have one or more representatives at this hearing on Tuesday next so that some conclusion may be reached and action taken that will result in securing proper relief. No special arrangements are being made for a delegation, but it is hoped that interest in this matter will insure a large representation.

Action in detail was taken on the following bills:

Senate Int. 858, Pr. 1326, Slater (Same as Assembly Int. 1026, Pr. 1205, Brush) State reservation at Lake Mohansic.

This bill is approved. It provides for the abandonment of the proposition to establish a hospital for the insane and a training school for boys upon the Croton Watershed at Yorktown, Westchester county, and transfers the sites selected for such institution to a commission for use as a state reservation, a part of which may be used by a small number of boys and the necessary officers of the House of Refuge. The measure represents a policy endorsed last year and this by the Real Estate Board of New York. The bill specifically is the outcome of a vigorous fight made by the Merchants' Association of New York against the establishing of such institutions where their sewage and surface contamination would be likely to pollute the city's water

supply. The enactment of this bill should be vigorously advocated.

Assembly Int. 1052, Pr. 1346, McKee. To amend the Greater New York Charter, in relation to the purchase of supplies and the establishment of a department of purchase.

This bill is approved. It embodies a principle which has been endorsed by the Real Estate Board for several years. It creates and defines the jurisdiction of the Department of Purchase to be added to the city government. Its purposes are to centralize the control of purchases and to standardize materials and supplies required by all departments, boards, and offices, dependent upon the city treasury for support. The machinery to effect these purposes is devised and articulated clearly and definitely in the bill, and, in the hands of competent and honest officers it should operate to the great advantage of local taxpayers. It may be contended that the bill is mandatory in form and creates a number of high salaried offices, but this form of legislation is as inconsequential as its cost in salaries, if the results thereby achieved give even an approximation of the relief to the city treasury, possible under this bill. The measure should be actively supported.

Senate Int. 851, Pr. 1024, G. F. Thompson. In relation to acquisition, lease and operation of public utilities by municipal corporations, constituting chapter seventy-one of the consolidated laws.

This bill is disapproved. It is a general law proposition in relation to the acquisition, lease and operation of public utilities by municipal corporations. Its provisions are substantially the same as the Hearst bill introduced by Senator

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Important Developments of the Week at Albany

New York Realty Leaders Make Profound Impression on Legislators in Municipal Ownership and Other Matters Vitally Affecting Taxpayers.

(Special to the Record and Guide.)

Albany, March 29.—Developments in the Legislature in which the real estate world is interested may be summarized for the week as follows:

1.—Robert E. Dowling, president of the City Investing Company, and Lawrence McGuire, president of the Real Estate Board, laid before Senator Elon R. Brown, Republican leader in the upper branch of the Legislature, the alarming conditions growing out of the administrative schemes which have been launched in New York City and received from him a promise to support legislation which would relieve this condition and consequently redound to the benefit of the property owners.

2.—Edward P. Doyle, Chairman of the Budget Committee of the Real Estate Board, announced that immediately after the close of the Legislature the middle class of people in New York City would be thoroughly organized and a determined and aggressive front presented to the "Bolsheviki of the city and their allies, the political demagogues and the idle rich."

3.—Chairman Walter H. Knapp of the State Tax Commission characterized the published complaint of Mayor Hylan about the \$34,000,000 reduction in the assessed valuations of franchises held by certain New York City corporations as "intended for political purposes."

4.—Mayor Hylan was scored on the floor of the Senate for his espousal and advocacy of the Wagner-Donohue municipal ownership bill.

5.—Senator Brown, as majority leader in the Senate, outwitted the advocates of municipal ownership by causing to be passed, by a vote of 28 to 20, a resolution creating a Legislative Commission upon which the duty of investigating and considering legislation of this character will devolve.

6.—Persistent agitation in the interest of the Boylan realty and personality measures has not only enlisted the support of Senator Brown but has resulted in an agreement for a hearing to be given on these measures on Tuesday next, at which the Real Estate Board, the City Tax Department and other interested parties may discuss the measures. The design of this legislation is to limit the realty tax rate to \$1.75 per \$100 of value and to impose a tax of 25 cents upon every \$100 of personal property. The ultimate aim of the bills is to relieve the burden cast upon real property by reason of the extravagant expenditures made by the City of New York in recent years.

7.—Strong protest against the Dowling "four-story dwelling conversion" bill, which would permit the transformation of unused four-story dwellings into tenement houses, thus creating new sources of revenue for the city and real property owners, has operated to diminish the chances this bill had of passing the Legislature. The protest came entirely from organizations which suspect in every amendment of the Tenement House Law a deprivation of the "constitutional right" of flat dwellers.

8.—The Assembly Codes Committee has reported out the A. E. Davies bill designed to prevent the practice of law by any person not regularly admitted to the bar. Before the favorable report was made on this measure it was amended so as to permit real estate brokers to draw leases and instruments required in the sale or purchase of real and personal property. While the introducer of the measure is hopeful of its passage the general sentiment indicates that it will meet with some opposition in the lower branch of the Legislature. The bill in its present form would prohibit title examiners not attorneys from engaging with the large title companies in New York City and would otherwise impose burdens upon real estate brokers.

9.—The Prohibition forces and the "wet" element seem to be deadlocked over excise legislation.

10.—Despite protests from the Democratic leaders in both houses to the inclusion of the \$13,000,000 Direct State tax, of which approximately seventy per cent.

must be raised by New York City, the Legislature will enact the Appropriation Bill in its original form.

11.—The chances of enactment of the Boylan bill abolishing the New York Water Supply Commission and transferring the duties of this bureau to the Department of Water Supply, Gas and Electricity were greatly diminished after a hearing on the bill before the Cromwell New York City Affairs Committee. Opponents of the measure made the point at this hearing that the saving to be effected by such a transfer would be negligible. The judgment of the more influential members of the committee is that the bill will not pass.

After a conference with Mr. Dowling and Mr. McGuire, Senator Brown declared that he knew the financial condition of the City of New York and the effect of this condition upon real estate. He promised his hearty co-operation and support in the effort the Real Estate Board is making to secure the enactment of the bill limiting the realty tax rate to \$1.75.

Unless something is done to check the extravagance in city government, Senator Brown was advised, New York City will lose its greatest asset. They pointed out that the middle class, constituting the real property owners, and the men and women who have savings accounts and equities in insurance policies or other evidences of thrift and saving, is sustaining a burden which will at the present expenditure of municipal moneys soon become unbearable.

Mr. Doyle's announcement of an organization of a middle class to protect itself against municipal extravagance has had a distinct effect here in Albany, and the visit of Mr. Dowling and Mr. McGuire is regarded here as one of the most effective strokes the realty interests have made at this session of the Legislature.

After the adoption of the Brown resolution calling for a Commission to examine into the merits of Municipal Ownership the following Legislative commission was named: Argetsinger of Rochester, G. F. Thompson of Niagara, Cromwell of Richmond, Slater of Westchester, Ottinger of New York, Republicans; Walker and Sheridan of New York, Democrats.

A second resolution offered by Senator Brown carrying an appropriation of \$5,000 with which to defray the expenses of the inquiry was beaten. It received only 25 votes, one short of the required number.

The creation of the Brown Committee is regarded as the death knell of municipal ownership at this session. It was buried some time ago, but the advocates of the Wagner-Donohue measure succeeded in reviving it. As the matter now stands the only means of resuscitating Municipal Ownership would be by a motion to discharge the committee from consideration of the bill, but such a plan would not accomplish much in view of the vote on the first Brown resolution.

Among the important bills introduced in the past week are these:

Assemblyman Welsh, providing that motion picture entertainments may be held on Sunday afternoon after two o'clock in cities where there are no local ordinances prohibiting such entertainments. Sunday "movies" under this bill are made a matter of home rule for the various cities, towns and villages.

Senator Gilchrist, providing that the Board of Revision of Assessments in New York City may review awards for damages made by the boards of assessors and its confirmation of such awards will be final.

Senator Walker, authorizing the Board of Estimate of New York in its discretion to direct that all or any part of the cost of opening, widening or extending a street to be used for rapid transit subway purposes shall be borne by the city at large. This applies to streets heretofore opened or improved and used for such purpose, as well as those hereafter opened or extended, and notwithstanding any previous action taken by the board in connection therewith. Corporate stock may be issued to pay the cost.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET
Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President
W. D. HADSELL, Vice-President
J. W. FRANK, Secretary-Treasurer
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119 West 40th Street, New York
(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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ANNOUNCEMENT.

The Record and Guide, in starting its second half-century, is pleased to announce the association with it of Mr. Frank E. Perley, who is taking up his duties as President of the Record and Guide Company with this issue.

The retiring President, Mr. F. T. Miller, retains his financial interest and will continue his personal interest in the development of the property as President of the F. W. Dodge Company and affiliated organizations, with which this publication is co-ordinated.

STARTING THE SECOND HALF CENTURY.

With this issue the Real Estate Record and Builders Guide starts its second half century.

For any publication to attain the age of fifty years is an event worthy of comment, and the comments and compliments which have reached this office attest the general interest of real estate men and builders in the continued success of the Record and Guide.

During its first half century of existence this publication has striven to make itself useful to its large circle of readers, and there is ample evidence that these efforts have been successful. Otherwise the attainment of a fiftieth anniversary would not have been possible.

The field of usefulness of the Record and Guide has been constantly expanding during these fifty years, and that field never has been so broad as today. With the start of its second half century this publication aims at further and greater usefulness to the real estate and building interests of the metropolis. These interests, tremendous as they are, must expand with the years, and they will find the Record and Guide working earnestly and constantly to promote all that is best and most helpful for the future welfare of the metropolis.

AN ISSUE WHICH MUST BE MET.

Standing out conspicuously in the discussion of the day is the proposition to increase from five to six cents the fares on the city transportation lines.

At some other time and under some other circumstances this proposal might be viewed at another angle from that it now presents. But when it is considered

in the light of present-day circumstances, no broad-minded citizen should be willing to view it other than as a condition which cannot be disposed of by theory.

What are the facts of the matter?

In order to give its readers a sane basis for judgment, the Record and Guide presents in this number the vital facts gathered from several sources. Real estate in the metropolis already is carrying such a heavy burden of taxation as to give grave concern to all well-informed students of the situation. No tangible evidence of relief is in sight, and none of the suggested remedies are likely to be effected in the near future. Even if there were no world war, even if times were normal, the perplexities of taxation would still exist, and the millennium of economical government and reasonable taxation, equitably distributed, would continue to be only an optimistic hope.

The outstanding fact in the proposal for a six-cent fare is this: The interest on the city's investment in the Dual System must be paid from one of two sources. Either it must be paid by those who ride on the city's transportation lines or else it must be paid in additional taxes. There is no alternative.

Men best qualified to speak assert that if the five-cent fare is continued the city must face an annual deficit of from \$11,000,000 to \$15,000,000, and President Shonts of the Interborough intimates in his statement elsewhere in this number that, owing to war conditions and the uncertainty of the times, the city's deficit may run up to \$20,000,000 annually.

But, even if the lowest estimates are accurate, the property owners of the metropolis are confronted with the danger of another increase of five per cent. in their taxes. Such a development would be a staggering blow to every landlord and to every owner of a business building, a hotel or a private dwelling.

In his statement printed elsewhere in this issue of the Record and Guide Mr. Laurence McGuire, President of the Real Estate Board of New York, points out, with reference to the threatened increase in taxes due to the deficit, that it "will not be possible for land owners to pass this increased burden to the rent payers. Rentals cannot be advanced with the rapidity at which taxes are mounting. Of one thing we can feel quite sure and that is the owners of vacant or unproductive property cannot pass this burden on to others."

President Shonts, in his statement for the Record and Guide, says frankly that the interest of his company in the matter is to secure the current payment of its preferential and to insure sufficient earnings to keep the surface lines out of bankruptcy, but he also emphasizes the fact that every owner of real estate and every rent payer has a vital interest in the proposition.

Commissioner Whitney, of the Public Service Commission, makes no attempt to minimize the seriousness of the situation. He believes the time has come when consideration should be given to the financial problems in relation to the dual contracts.

"When the average monthly deficit goes from \$100,000 to \$250,000," Commissioner Whitney declares, "the public should understand the criticism that an increase in operating expenses comes out of the pockets of the company is spoken in complete ignorance of the financial obligation of the city to carry the deficits of a rapid transit system in return for the public benefits received from such an enlarged system."

As great office buildings maintain their elevator service at the expense of their tenants, but free for the use of all visitors, so New York might go a step farther and give free rides for everybody on the subway at the expense of its taxpayers. This might so improve the business of the city that the taxpayers would be warranted in assuming the expense, but such progressive measures have never yet been demonstrated by practical experience and the principle which has been verified by successful precedent is that water service and other public utilities should be paid for by the users and not be a direct expense upon the taxpayers. New York always has several hundred thousand transients who might well contribute to this expense.

It should be borne in mind that, owing to general conditions, the authorities in Washington have found it imperative to increase passenger and freight rates on many railroads. While it is true that different problems are presented by the trunk lines, yet many of the general conditions which have increased the cost of

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Borough of Manhattan
Municipal Building

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Arthur H. Murphy
George Henry Payne
Joseph F. O'Grady
James P. Sinnott
Lewis M. Swasey
C. Rockland Tyng, Secretary

March 29, 1918.

Publishers Record and Guide:

I congratulate the Record and Guide on its 50th Anniversary Number. It is not only artistic in appearance but it is a most admirable issue, containing information valuable to this department and to realty interests generally.

Truly yours,

JACOB A. CANTOR,
President.

operating outside railroads apply also to the city transportation lines.

To the people of the metropolis, however, a concrete problem is presented. A deficit is at hand which must be paid.

The city can pay it by adding many millions annually to the tax burdens of the realty owners and rent payers or

The burden can be distributed among all who use the transportation lines, including the hundreds of thousands from outside the city who use these facilities daily.

One or the other of these alternatives offers the only solution.

MEASURES AFFECTING REAL ESTATE.

(Continued from page 378)

Wagner. Whatever may be the economic merits of the doctrine of municipal ownership of public utilities the present crisis in the affairs of our people renders impracticable radical legislation of any kind, and particularly a measure which may so greatly involve the city's finances as is contemplated by the pending measure. This is no time for self-seeking politicians to promote legislation likely to cause business upheavals, colossal municipal expenditures and conflicts between municipalities and public service corporations. It is imperative that we have peace at home so that our own efforts in the war abroad may have full force and effect. The Thompson bill and all kindred legislation should be vigorously opposed at this time.

Senate Int. 870, Pr. 1047, Carson. (Same as Assembly Int. 1065, Pr. 1246, Bewley). To amend the Labor Law,

LAWYERS MORTGAGE COMPANY

59 Liberty Street
New York

March 28, 1918.

Publishers Record and Guide:

Please allow me to congratulate you upon the appearance of your Fiftieth Anniversary Number. We have become accustomed to the dependable information and records maintained continuously in the Record and Guide during its long existence, and find it of valuable assistance in the conduct of our business, which necessitates a thorough knowledge of real estate conditions.

With assurances of my best wishes for your continued success, I am

Yours sincerely,

RICHARD M. HURD,
President
Lawyers Mortgage Co.

HORACE S. ELY & COMPANY

21 Liberty Street
New York

March 28, 1918.

Publishers Record and Guide:

I am writing to express my hearty congratulations to the Record and Guide on its Fiftieth Anniversary. It has rendered great service to the real estate fraternity, and to builders, investors and mortgage lenders, and all others interested in real estate. This service has been characterized, in the main, by a progressive outlook—that is, your publication has intelligently grappled with the problems connected with our business, and you have successfully attempted to help in the solution of these problems.

I think I am expressing the opinion of most real estate men when I say that we would feel quite lost without the weekly visit of your interesting and important publication, and that never in its history has it rendered a better service to those engaged in our business and kindred callings than it is today.

ALFRED E. MARLING,
President Horace S. Ely & Company.

in relation to responsibility for observance of certain provisions of the Labor Law, and defining the term "owner" in relation to such provisions.

This bill is disapproved. It relates to the enforcement of article 12 of the Labor Law applying to the employment of women and children in mercantile establishments. It proposes to add the vicious definition of "owner" contained in section 94 of the Labor Law. Out of this definition, which the Real Estate Board is trying in another bill (Senate Int. 444, Pr. 488, Boylan) to rectify, has grown some of the most serious troubles coming out of the Labor Law, and has placed upon agents wholly unable to carry out the requirements of the law, responsibility and penalties which belong to owners. The bill should not be permitted to pass.

Assembly Int. 1140, Pr. 1347, Blakely. To amend the Labor Law, generally, and making an appropriation for additional mercantile inspectors.

This bill is disapproved. It proposes a number of amendments to the Labor Law, some of which are salutary, but it also provides for substantial salary increases for a large number of employees of the Labor Department and creates a number of new inspectors, etc. Specifically it employs the language "there shall not be less than," changing the existing language of "more than." As a result of this no limit whatever is placed upon the number of inspectors that might be employed under the act. If such measures as this are not vigorously opposed by taxpayers they have no right to complain of direct taxation by the state. The bill should be opposed as imposing additional and unnecessary burdens upon taxpayers.

TURNER CONSTRUCTION COMPANY

244 Madison Avenue
New York

March 27, 1918.

Publishers Record and Guide:

Your Fiftieth Anniversary Number is a noteworthy issue and does you great credit. Both in text and in advertising pages the material printed is of sufficiently live interest and reference value to make the number worth preserving.

Yours very truly,

CONTRACT DEPARTMENT,
J. P. H. PERRY,
Manager.

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REAL ESTATE NEWS OF THE WEEK

Real Estate Men To Commence Drive For Third Liberty Loan—Important Bids Opened

LAST Thursday, at the Downtown Club, was held the first meeting of the Real Estate Division of the Third Liberty Loan Committee, and a campaign was organized to obtain subscriptions from all those identified with the real estate market. The Real Estate Board is in hearty cooperation with the movement. Alfred E. Marling was elected chairman, Charles S. Brown vice-chairman and Aaron Rabinowitz secretary. The committee consists of the following:

F. R. Wood, Albert B. Ashforth, George R. Read, Joseph P. Day, William H. Wheelock, Robert E. Simon, Charles F. Noyes, Harris Mandelbaum, Douglas L. Elliman, Franklin T. Miller, Dr. Charles V. Paterno, Charles F. Lyons, Robert E. Dowling, Livingston Wetmore, William P. Rae, Thomas Hoven-den, Jacob Leitner, Clement H. Smith, George F. Ryan and Cornelius G. Kolff. Teams have been formed under the captaincy of the foregoing members, and assistants will be appointed, who will aid them in covering those names assigned.

During the campaigns inaugurated for the previous Liberty Loan drives it was discovered that many failed to subscribe because they were not properly canvassed, and it is to overcome this condition that the present plan has been adopted at the suggestion of the Liberty Loan Committee, which is behind the drive.

Property owners are interested in the opening of bids by President Dowling for the repaving of fifteen important thoroughfares in Manhattan. The streets under consideration were Battery Place, Broadway to West street; First avenue, 95th to 106th street; Lexington avenue, 53d to 86th street; Broadway, 122d to Manhattan street; 155th street,

west of Broadway to Riverside Drive; Madison avenue, 42d to 46th street; Broadway, 17th to 22d street, and to 22d street and Broadway, from 24th to 27th street; Broadway, 121st to 122d street; Oliver street, Cherry to Madison street; Monroe street, Pike to Jackson street; 48th street, First to Lexington avenue; 52d street, 8th to 11th avenue, and 155th street, Broadway, extending west 140 feet.

The total of the low bids was \$699,570.33. In all sixty-six bids were received. President Dowling expects to make the awards next week.

Bids for concrete foundation for granite block pavement for Battery Place, Broadway, Lexington and Seventh avenues ranged from \$3.50 to \$10.50 per cubic yard, and for the granite itself from \$4.92 to \$5.88 per square yard. Prices a year ago for concrete foundation averaged \$6.88 per yard, while the average on the bids just received was \$9 a yard. For granite block last year the prices averaged \$4.22 per square yard and the average on yesterday's bids was \$5.70. The average price for sheet asphalt last year was \$1.72 a square yard, and yesterday the average bid was \$2.60 per square yard.

The process of law is sometimes slow, but property owners will be gratified to learn that after eleven years have elapsed between the appointment of the commission and confirmation of the report of the commission in the matter of the acquisition of an easement in the 43d Sewer District a decision has been handed down. The district embraces the property within the boundaries east of Bronx River to Westchester Creek, along Hutchinson Creek to the northern lines of the river, and includes between 23,000 and 24,000 pieces of land. This is what is known as the Annex District, lower Bronx.

Relief to Mortgage Market.

Editor of the RECORD AND GUIDE:

I want to call the attention of real estate owners and agents to the bill now pending in the Legislature, introduced by Senator Gilchrist (Int. No. 71), which makes certificates of participation, in first mortgages on real estate, legal investments for trustees, when the mortgages themselves cover unencumbered real property worth fifty per cent. more than the amount loaned thereon.

These certificates are issued in denominations of \$100 and up, pay interest at the rate of five or five and one-half per cent. and are usually issued by title or mortgage companies with their guaranty of payment. They find a ready sale among small investors, the title and mortgage companies of New York City having at present outstanding more than \$19,000,000 in such certificates.

It has already become difficult to finance the larger real estate operations by reason of the fact that the number of investors and institutions with facilities for making large loans is limited. During the continuance of the war, on account of the scarcity of capital seeking investment outside of that absorbed in Government loans, it will become increasingly difficult to finance these operations, unless loans are made in such form that the mortgage may be adapted for subdivision.

In order to take up the largest possible amount of these certificates, therefore, it is necessary that the market be extended. It is well known that trustees and others holding fiduciary positions have funds which are available for such investments. They cannot, under the present law, however, purchase mortgage participation certificates, for the reason that the mortgage so subdivided is not delivered to any certificate-holder, but is retained by a title or trust company for the benefit of all certificate-holders.

QUERY DEPARTMENT.

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 312.—Do war stamps have to be placed on the renewal of mortgages?

OWNER.

Answer No. 312.—By "renewal" it is assumed "extension" is meant. Agreements extending the time of payment of bonds secured by mortgages must be stamped like the original bonds. The stamp on the original bond would be 5 cents per \$100.

Question No. 313.—Can I draw up a lease, bill of sale, deed, mortgage, etc., and charge for same as a notary? I do not claim to be a lawyer and tell people I am not, if asked. Does this decision (Brooklyn Bar Association vs. Title Guarantee & Trust Company) mean that no one but a lawyer can draw up a lease, etc.? I do not want to violate the law.

Answer No. 313.—The decision in question related solely to the practice of law by a corporation. Doing the things you mention might be construed as practicing law. Probably the filling in of forms prepared by an attorney would not be practicing law. The question is a very much involved one.

Because it has heretofore been the custom, when a trustee invested money on bond and mortgage, to acquire the whole mortgage and therefore the actual custody of the instruments, many attorneys believe that no other form of mortgage investment by trustees should be permitted. This objection is based on an arbitrary and unreasonable view of the situation. The law permits investments by trustees in railroad bonds, where the custody of the mortgage is retained by a trustee for the benefit of all the bondholders. Investments in first mortgage participation certificates are similar in character.

At a meeting held at the Real Estate Board Rooms on January 29, 1918, the bill was approved and its passage urged by presidents and other representatives of the following institutions: The Equitable Life Assurance Society of the United States, New York Life Insurance Company, Metropolitan Life Insurance Company, Guardian Life Insurance Company, Bowery Savings Bank, Emigrant Industrial Savings Bank, New York Savings Bank, City Investing Company, United States Realty and Improvement Company, Realty Company of America, Real Estate Board of New York, Horace S. Ely & Company, Union Mortgage Company, Lawyers' Mortgage Company, New York Title and Mortgage Company, Lawyers' Title and Trust Company, and the Title Guarantee and Trust Company.

It is particularly important, in my opinion, that the Gilchrist Bill should pass this year, in order that the loan market may be extended at a time when the relief which the bill will afford is most urgently needed.

CYRIL H. BURDETT.

United States—Canada.

Editor of the RECORD AND GUIDE:

The astounding trade conditions, as just reported, between the United States and the European Allies since July, 1914, may be appreciated in the statement that from the day war was declared until now this country has sold \$10,000,000,000 of goods abroad in excess of goods purchased. In other words, on direct trade balance the Allies would owe this country the amount above mentioned.

The actual figures by countries for the fiscal years 1915, 1916 and 1917 and seven months of the current fiscal year are as follows: United Kingdom, \$4,602,268,640; Canada, \$1,030,996,058; France, \$2,183,459,786; Russia, \$1,039,717,194; Italy, \$790,978,967, and Belgium, \$80,203,574, making a total of \$9,727,624,219. The estimate for February is \$300,000,000.

In payment of this debt there has been exported to the United States from Great Britain, France and Canada approximately \$1,500,000,000 gold and \$2,000,000,000 in American securities.

The United States Government has taken to date \$4,440,000,000 of the obligations of these foreign countries, out of the proceeds of which bills contracted for supplies bought here have been paid. There is an additional item of about \$2,000,000,000, represented in loans of the United Kingdom, France, Canada and Russia, and now held by American private investors and institutions. These loans, while providing commercial credits, must eventually be liquidated.

Naturally one is led to ask how these enormous balances are to be liquidated, and may it not be within the bounds of possibility that so far as Great Britain is concerned—of course, with the consent and approval of her Canadian subjects—she would be willing to cede Canada to the United States in payment of the whole or a substantial portion of her vast indebtedness to us, and under conditions whereby the present enormous Canadian debt would be liquidated at Washington.

The suggestion is no doubt a startling one, but more radical things have happened as the outgrowth of a world's war like that which is now devastating Europe.

Long ago armed fortresses were eliminated along the whole of the three thousand miles of boundary between

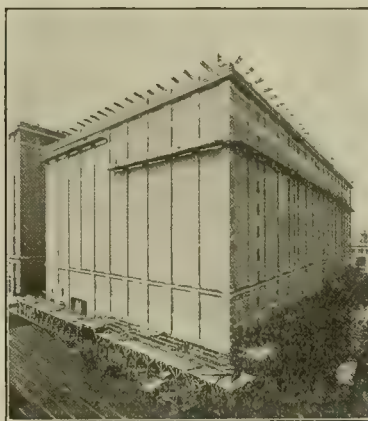
this country and Canada, and I am of the opinion that we will soon see an elimination of custom houses as well, greatly to the benefit of both countries. Canada possesses vast natural resources, the surface of which has hardly as yet been scratched; while we are possessed of a financial wealth never before equaled by any other country, so far as I know. Under such circumstances can there be any doubt that the relations between the two countries should be harmonious and that trade restrictions should be entirely eradicated?

This country and Canada are sisters, and are the offspring of the mother country—Great Britain—and why should they not combine their fortunes and, united, present the greatest living power that the world has even seen? And why should they not, so united, go down into time as the greatest influence for the betterment of mankind and the protection and extension of civilization?

The Canadian people are strong, hardy and highly intelligent, and their form of government, while substantially similar to our own, is better in some respects. Their educational system is probably the best in the world. They are law-abiding, debt-paying and intensely loyal. With these characteristics their nine millions of population would be a splendid asset, and their influences would largely offset much that has recently come into this country and not yet been assimilated or digested.

Their grain fields are among the most remarkable in the world, and their resources in the way of timber and minerals almost beyond one's comprehension. They have natural wealth to a stupendous degree, and we have that which they most need—viz., capital to develop it.

The growth of Canada has not been rapid, but it has been along absolutely safe lines. That there are advantages in this country, however, the more than



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United Service has been installed in this huge cold storage warehouse—costing over a million dollars.

The Merchants' Refrigerating Company may be relied upon to have selected the most efficient and reliable source of electricity. United Electric Service has been the choice of the engineers.

It is looked upon as indispensable by men who know the high standard at which we aim.

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a million native-born Canadians now here will almost unanimously testify.

A union such as I have suggested could be accomplished without difficulty or friction were the parties favorable to it. I mean by this that there are no discordant elements that could not be readily assimilated.

True it is that there have been differences between the two countries that have led to much hard feeling, but the present war is rapidly obliterating them. There is now certainly no ill feeling in this country against Canada, and I think I may say that our doors are open to her when she wills to come, if ever. If not then let all of us do our best to increase the good neighborhood that now exists, and so far as we can increase it to our mutual advantage.

WILLIAM B. ELLISON.

Title Company in New Home.

The United States Title Guaranty Company is now in possession of its new home in the twenty-two story office building at Court and Remsen streets, Brooklyn. The company was organized in September, 1902, by a merger of the People's Guaranty & Indemnity Company and the Long Island Title Company, and began business under the name United States Title Guaranty & Indemnity Company, with George J. Grossman as president. In March, 1911, the company was reorganized and George A. Fleury was elected president. In 1912 the company moved to the Old Dime Savings Bank Building at Court

and Remsen streets, the site upon which its present home has been erected. During the construction of the new building the company moved to temporary quarters at 176 and 180 Montague street. Branch offices are located at 346 Fulton street, Jamaica, and Riverhead, L. I.

Burglar Insurance Rates Increased.

An increase in burglary insurance rates as affecting tenement houses went into effect this week, through the action taken by the Burglary Insurance Underwriters' Association. The increase amounts to twenty per cent, and new policies will be at the rate of \$19.80 a thousand, instead of \$16.50 a thousand, as heretofore. Elevator houses are placed on a par with non-elevator houses, though the latter class have been always considered more hazardous, due to the fact that ingress is easily accomplished. Samuel B. Brewster, the retiring secretary of the association, stated that the number of robberies in elevator houses had materially increased, which was the cause in the advance in the rates. Insurance companies are asking the cooperation of owners and superintendents of tenement houses in guarding against thefts through the exercising of more care in the hiring of help. Tenants are also being requested to use vigilance in the investigation of servants' references.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 27 as against 30 last week and 34 a year ago.

The number of sales south of 59th street was 12 as compared with 13 last week and 9 a year ago.

The sales north of 59th street aggregate 15 as compared with 17 last week and 25 a year ago.

From the Bronx 11 sales at private contract were reported as against 14 last week and 16 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 391 of this issue.

Crimmins House in Trade.

The residence of the late John D. Crimmins, at 40 East 68th street, has been sold to Alfred S. Rossin, of the firm of S. Rossin & Sons, tobacco merchants. The building is one of the finest of the older residences in the East Side colony, and was erected by day's work some years ago under the direct supervision of the late Mr. Crimmins, who occupied it up to the time of his death. The house has a frontage of 45 feet, and the west half extends back the full depth of the lot, 100.5 feet. The building is four stories high, with a facade of white stone. In the immediate vicinity are the homes of Hugh S. Auchincloss, Herbert Scoville, Clarence S. Day, William H. Porter, Anson McCook Beard, J. William Clark and Mrs. Edward W. Sparrow. At the Park avenue corner is the new residence of Percy Pyne. In exchange Mr. Rossin gave his four-story residence, on a lot 206 x 100 feet, at 15 East 62d street. William B. May & Company were the brokers. The Rossin house adjoins the home of Charles Steele, of J. P. Morgan & Company, and immediately opposite are the newly constructed homes of Ambrose Monell, Charles H. Savin and Malcolm Sloane. Other owners in the block include Edmund L. Baylies, Roy A. Raine, Mrs. William A. Read and Mrs. John R. Drexel.

Buyer for Old Waldo House.

The two residences formerly owned by Mrs. Gertrude Rhinelander Waldo at the southeast corner of Madison avenue and 72d street have been sold to Samuel E. Herzog, the builder. The houses have a frontage of 102.2 feet on the avenue and 58 feet in the street. On the immediate corner is a five-story structure, 40 x 102.2, which Mr. Herzog acquired from the Dime Savings Bank of Brooklyn. Adjoining is a five-story building, 18 x 102.2 feet, which he bought

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Tenants positively will not tolerate the vermin pest in any form—as James Kyle & Sons realized when they wrote us as quoted above and contracted for our service. To become our clients is one of the most important steps that owner or agent can take towards getting and keeping better tenants and improving sanitary conditions. No money in advance—free demonstration. "Bliss Service Satisfies."



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We both sell and rent sub-meters, and specialize in an inspection service with periodical reports, from which you can bill your tenants and avoid loss. Let us examine your meters and advise you of their need. This service is absolutely free.

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55 Liberty St., New York

What a Six-Cent Fare Will Mean to Real Estate Owners

Tax Rates in the Boroughs of Manhattan, Bronx and Brooklyn, 10 Years Ending 1918

	Manhattan	Bronx	Brooklyn
1909.....	1.67804%	1.67804%	1.73780%
1910.....	1.75790	1.75790	1.81499
1911.....	1.72248	1.72248	1.75502
1912.....	1.83	1.83	1.87
1913.....	1.81	1.81	1.85
1914.....	1.78	1.77	1.84
1915.....	1.87	1.94	1.92
1916.....	2.04	2.09	2.08
1917.....	2.02	2.02	2.07
1918.....	2.36	2.40	2.40

EVERY owner of real estate in New York, every rent payer, has a vital interest in the proposition to charge a six-cent fare for the period of the war on all street railway lines, subway, elevated and surface.

Either the people who ride on the subway and elevated must pay the interest on the City's investment of \$250,000,000 in the Dual System, or it must be paid out of taxes.

The Interborough's contract with the City provides that after operating expenses are paid, the Company shall receive its preferential. It is not until this has been paid in full that the City will receive any return from fares to meet the interest charges on its investment. The other contracts the City has relating to the Dual System are on the same basis. A five-cent fare during this period of extraordinary operating costs will defer any return to the City from the operation of its lines.

It is estimated that with a five-cent fare, the City will for a period of from five to seven years face an annual deficit of at least \$11,250,000 in the operation of the Dual System. Some people believe that, due to war conditions and the uncertainty of the times, this deficit will reach \$20,000,000.

Every \$10,000,000 increase in the City's tax budget must mean a five per cent increase in the tax rate. A \$20,000,000 deficit will mean a 10 per cent increase in the tax rate.

This deficit of from \$11,000,000 to \$20,000,000 as variously estimated, can be provided for in only one of two ways; either by putting the burden on the taxpayer in the one case, or on the fare-payer in the other. If put on the taxpayer it will fall on the real estate owners of the City—already bending under enormous tax burdens which have been put upon them

to the extent that many of the best-located properties in the City are to-day selling at one-half their assessed valuations.

The real estate owners must, in turn, pass as large a proportion as they can to the tenants occupying their property, with the result that if the burden is put on the taxpayer it will wholly fall on the citizens of New York; who work in New York—who make their living in New York—who spend their incomes in New York—who pay their taxes in New York—the vital members of the community that keep New York alive and growing.

If, however, a policy is determined upon of putting this burden on the fare-payer, it is estimated there are 300,000 strangers from all over the world daily using the transportation facilities of New York, in addition to hundreds of thousands of commuters from nearby States, who make their money in New York, but spend their money outside New York; who pay their taxes outside of New York, and are not an integral portion of New York life.

We have offered to put the Dual System contract into effect simultaneously with the 6c fare. This will preclude the Interborough from receiving one dollar of additional revenue as a result of the bill.

Frankly, our interest in this measure is twofold:

First, to insure the current payment of the Interborough's preferential, under its contract with the City, which, in any event, would have to ultimately be paid out of future earnings, with compound interest.

Second, to insure sufficient earnings by the surface lines of the New York Railways to keep them out of bankruptcy. Bankruptcy, as you know, would result in splitting up the lines into the original companies, and would abolish transfers entirely.

THEODORE P. SHONTS, President

Interborough Rapid Transit Company

New York Railways Company

from the County Holding Company, William C. Adams, president. The city assessed the properties at \$253,000 last year. The corner building passed into the possession of a bank in 1912 as the result of a foreclosure action, and the adjoining building was obtained by the seller in the present deal in a similar manner during the same year. Both properties were restricted against apartment houses until recently. These

restrictions interfered with several prospective deals in the past.

West Side Apartment House Sold.

Earl & Calhoun sold for Jacob Axelrod, builder, the nine-story elevator apartment house, known as La Jacquetta, at 166 to 172 West 87th street, 108x100.11 feet. The property is held at \$550,000, and shows an annual rent roll of about \$57,000. Although there was a small ele-

ment of trade involved, the deal was practically an all-cash transaction. Mr. Axelrod bought the site from the Alliance Realty Company, and made the improvement at a cost of about \$200,000, the designs having been prepared by George F. Pelham, architect. The property was part of the large holdings of the D. Willis James family in that vicinity. In 1912 the Alliance Company bought twenty-two dwellings in 86th and 87th streets from the James Estate, and disposed of the property in large units to builders. The remainder of the 87th street frontage was improved by the Princeton Construction Company, which disposed of 160, adjoining the property just sold, about a year ago, to the Economy Real Property Company. Mrs. Adelaide M. Megeath is the purchaser.

Alien Property Acquired.

A. Mitchell Palmer, as alien property custodian, acquired title from Anton Birkle to the five-story apartment house at 806 and 808 Westchester avenue, facing the junction of Union avenue and 158th street, known as the Regina apartment house. The structure measures 50 x 122 feet, and was transferred subject to mortgages aggregating \$56,000. This is the first recorded seizure of alien property in the Metropolitan district.

Brady Estate Sells.

The executors of the estate of James Buchanan (Diamond Jim) Brady sold the four-story residence at 7 West 86th street, on a lot 25 x 100 feet. The late Mr. Brady expended nearly \$100,000 on interior decorating and furnishings for the house. Pease & Elliman were the brokers.

Estate Sells in Worth Street.

James F. White & Company, Inc., a new corporation succeeding the firm of James White & Company, purchased, from the White Estate of Dundee, Scotland, 54 and 56 Worth street and 39 and 41 Thomas street, leasehold owned by the New York Hospital Society. This lease, which still has a number of years to run, has also been purchased by the same buyer. The land and buildings measure 34 x 184 feet, and are assessed by the city at \$225,000. Daniel Birdsall & Company were the brokers. The building will be remodeled and the upper portion rented in separate floors. Negotiations are now pending for the leasing of this space. The owners of the building will occupy the ground floor.

Sale in Pearl Street.

Geo. R. Read & Company sold for the Sixty-Seven Pearl Street Corporation, to Charles Otis, owner of the financial publications known as The Daily Bond Buyer and the American Banker, 67 Pearl street, through to 32 and 32½ Stone street, a one four-story building, and two three-story buildings, having frontages of 20.4 feet in Pearl street, and 26.11 feet in Stone street. The publications will occupy the Pearl street building to house the printing establishment. The Stone street property will be held as an investment, with the prospect that its ultimate use may be to provide additional space for the publications.

Receivers Receive Offer.

Henry Brady and Robert C. Knapp, as receivers for Clarence Payne, received from Max Lowenthal, an offer to buy the twelve-story apartment house at 383 to 387 Park avenue, near 53d street. The bid, which is reported to be \$500,000, has been submitted to the United States District Court for ratification. There is a first mortgage of \$350,000 on the property, held by the Mutual Life Insurance Company, and also a second mortgage of \$47,500. Mr. Lowenthal recently acquired the Sonoma apartment house, at the northeast corner of Broadway and 55th street, on the day when it was to have been sold at foreclosure. Mr. Lowenthal held a third mortgage on that property and bid \$10,500 for the stock of the Derwent Realty Company, the owning corporation.

Real Estate at Public Auction

SPECIAL SALES DAY

Thursday, April 11th

AT NOON AT EXCHANGE SALESROOM, 14 VESEY STREET, NEW YORK CITY

EXECUTORS' SALES

ESTATE of CYRILLE CARREAU, Dec'd
61 West 98th Street

(Bet. Columbus Avenue and Central Park West)

A 5-story brick flat, two apartments of six rooms and bath on each floor. Size 26x100.11.

206 St. Nicholas Ave.

(Bet. West 120th and 121st Streets)

A 5-story brick apartment house, 3 apartments of 4 rooms and bath each floor. Size 29.4x118.11x103.73.

RICHARD B. KELLY, Esq., Atty., 233 Broadway, N. Y. City

LOUIS CARREAU, Esq., Agent, 796 Sixth Avenue, N. Y. City

463 Central Park West

(Bet. West 106th and 107th Streets)

A 5-story brick apartment house, 2 apartments of 7 rooms and bath each floor. Size 32x100.

ESTATE of LOUIS AUERBACH, Dec'd
FAR ROCKAWAY, N. Y.

Both to Be Sold Furnished

2345 Wave Crest Avenue

(Known as Colonial Mansion)

A 3-story frame Colonial mansion, containing 14 rooms and 4 baths. Size 121.93x187.95x133x227.85.

2397 Wave Crest Ave.

(Known as Red Top Residence)

A 3-story stucco mansion with Italian red tile roof, containing 12 rooms and 2 baths; 2-story garage, capacity 4 cars. Size 143.6x152.75x220.6x128.5.

IRVIN H. AUERBACH, Esq., 842 Broadway, N. Y. City

To close the
ESTATE of ESTELLE F. TAYLOR, Dec'd
S. W. Cor. First Avenue
and 27th Street

(Known as 457-461 First Avenue)

A 4-story brick factory building. Size 74.1x95.

FRED. S. RAUBER, Esq., Atty., 145 Nassau Street, N. Y. City

To close the
ESTATE of EDWARD WELLENKAMP, Dec'd
791 Greenwich Street

(Bet. 11th and 12th Streets)

A 4-story brick tenement. Size 34.6x55.5x66.5x irreg.

COMMITTEE'S SALE

ESTATE of HENRY P. HAVENS, Dec'd
SHELTER ISLAND—Suffolk County, N. Y.

(Near Greenport, L. I.)

A gentleman's estate of approximately 50 acres, containing main building and outbuildings.

MACKLIN, BROWN & PURDY, Esqs., Attys., 17 Battery Place, N. Y. City

SPECIAL SALES

ESTATE of DOUGLAS W. BURNHAM, Dec'd
BEACON-ON-HUDSON, Dutchess County, N. Y.

TO BE SOLD FURNISHED

Magnificent country estate of approximately 28 acres, together with 2½-story stone mansion, greenhouse and other outbuildings.

JOLINE, LARKIN & RATHBONE, Esqs., Attys., 54 Wall Street, N. Y. City

S. W. Cor. Main St. and

Washington Ave.

FLUSHING, L. I.

A vacant plot. Size 43.23x75x33.76x115.

E. B. RENWICK, Esq., Atty.,
19 Park Place, N. Y. City

HASBROUCK HEIGHTS

Bergen County, N. J.

162 WALTER AVENUE

(Near Grand Boulevard)

A 2-story frame cottage, 8 rooms and bath. Size 75x100.

BRONX BUILDING PLOT

Southerly Junction of Grand Boulevard and Concourse and Weeks Aves.

A large vacant plot. Size 80.18x164.81x irreg.

BURLOCK E. RABELL, Esq., Atty., 38 Park Row, N. Y. City

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Bronx Apartment Resold.

Frederick Brown resold to Louis M. Ebling, the brewer, 314 East Tremont avenue, near Anthony avenue, a five-story, forty-family apartment, with stores, on plot 66 x 87 x 100 feet. The property is rented for more than \$13,000, and is held at \$110,000. In part payment Mr. Ebling gave the southwest corner of Trinity avenue and 149th street, a five-story apartment, on lot 26 x 100 feet. Mr. Brown recently acquired the Tremont avenue house, together with a similar property at the southwest corner of Anthony avenue and 136th street, from the Antremont Realty Company, Theodore C. Wood.

Manhattan.

South—of 59th Street.

CANAL ST.—Kurz & Uren, Inc., sold for Anthony Avenue Realty Co., Inc., to Ruhl Investing Co., Inc., the 5-sty loft building at 346 Canal st, southwest corner Church st, on plot 25x50.

VANDAM ST.—Mary T. Brosnan sold to Alice Loughran, through Pepe & Brother, 30 Vandam st, a 3-sty dwelling near Varick st, owned for many years by the Brosnan family.

42D ST.—William Volk purchased from Edward B. Renwick 148 and 150 East 42d st, a 5-sty building, on plot 41x8x98.9, near 3d av.

45TH ST.—Worthington Whitehouse, Inc., sold for Robert V. V. Sewell and Constance C. Sewell 68 West 45th st, a 4-sty building, on plot 20x100.5, to Alexander R. Boyd, of Philadelphia, Pa.

49TH ST.—Frank B. Taylor sold for the Trustees of Columbia University the 4-sty residence at 27 West 49th st, on lot 20x100.5, a Columbia leasehold. The present ground lease has ten years more to run, with the privilege of two 21-year renewals.

BOWERY.—Emma H. Ellsworth, of Rahway, N. J., through David Lyon and S. Soraci sold to Charles Salamone 12 Bowery, near Chatham sq, a 4-sty building, with store, on lot 22x101x irreg., between Pell and Doyers sts. The property was sold in foreclosure last November to the rectors of Grace Church, plaintiff in a foreclosure action, and title subsequently passed to the present seller.

LEXINGTON AV.—Mrs. Hilborne L. Roosevelt sold to Robert W. Goelet the 4-sty residence at 301 Lexington av, on plot 26x75, 48 ft. north of 37th st.

MADISON AV.—Benjamin F. Romaine purchased, through A. H. Mathews, from Lawyers Title and Trust Co., 160 Madison av, a 4-sty dwelling, on lot 24.7x95, between 32d and 33d sts. The property was taken over in foreclosure proceedings by the seller in 1916, and held at about \$90,000. It will be remodeled by the buyer into stores and apartments.

3D AV, Susan Mount estate sold to Thomas H. O'Brien the 4-sty tenements, on plot 25x107 each, at 858 3d av, northwest corner 52d st, and at 860 3d av, to Walter Sass. Both purchasers are tenants of the stores in their respective properties.

North—of 59th Street.

61ST ST.—Harold Matthews bought the 4-sty dwelling, on plot 19x100.5, at 50 East 61st st.

70TH ST.—Mrs. Ellen Schugrue purchased from Mrs. William L. Hall the 4-sty residence at 114 West 70th st, on lot 18.6x100.5. The house is 20 ft. west of the Hotel Walton, which occupies the Columbus av corner.

75TH ST.—Mrs. George C. Heck sold to a client of William B. May & Co., for occupancy, the residence at 13 East 75th st, on lot 17x 102.2, built about four years ago for the seller. The house, which is assessed at \$74,000, was sold for cash.

88TH ST.—West Side Savings Bank sold to Vywest Building Corp., William Sinnott, president, 68 and 70 West 88th st, two 5-sty flats, on plot 40x100.8, adjoining the southeast corner of Columbus av. The bank acquired the houses last September from Francis X. Deering.

92D ST.—Mrs. Charles T. Root sold, through Slawson & Hobbs, the 5-sty dwelling at 309 West 92d st, covering a frontage of 50 ft. The house was built to order about eight years ago for the seller in the present transaction, and has been held at \$100,000.

118TH ST.—James H. Cruikshank, through David T. Gerstenfeld, purchased from Bertha Q. Middendorf the 5-sty triple flat at 311 West 118th st, on plot 25x100, between 8th and Manhattan avs. Mr. Cruikshank resold the property to John McKee.

119TH ST.—Leo Freedman purchased through Goodwin & Goodwin from I. Ollendorff 135 West 119th st, a 3-sty private dwelling, on lot 20x100.

126TH ST.—James H. Cruikshank sold through Louis F. Bernholz to John F. Cockcrill the 3-sty residence at 51 East 126th st, between Madison and Park avs, on lot 25x100.

131ST ST.—New York Trust Co. sold 16 East 131st st, a 3-sty dwelling, on lot 18.2x100, near Madison av.

138TH ST.—Chauncey O. Middlebrook sold the 3-sty dwelling at 245 West 138th st, on lot 17x99.11, between 7th and 8th avs.

140TH ST.—Benenson Realty Co. sold 203 West 140th st, a 5-sty double flat, on lot 28x 100, at the northwest corner of 7th av.

Bronx.

ECHO PL.—Supreme Court Justice Richard H. Mitchell, through Richard Dickson and J. G. Breunich purchased from Percy Brigham the dwelling at the northwest corner of Echo pl and Grand Blvd and Concourse, on plot 78x59.

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FAIRMOUNT PL.—Nicholas Lopard, brokers, sold for Benneson Realty Co. the 5-sty 25-1am. apartment house at 892 Fairmount pl.

HOME ST.—Peter J. Stumpf sold 910 Home st, southeast corner of Fox st, a 2-sty frame dwelling, on plot 21.3x77.11, to Louis Herman.

CEDAR AV.—James H. Cruikshank through William J. Rosen sold to Ida Denis the 2-sty brick dwelling at 1965 Cedar av, 16.8x100.

FRANKLIN AV.—Nicholas Lopard sold for Dr. Gustave Starke the 3-sty 1-1am. house at 1393 Franklin av to Rev. Mayer Kopfstein.

HAVEN AV.—Frederick Brown resold to a client of H. T. Wood 98 and 100 Haven av, opposite 171st st, a 5-sty, 24-1am. apartment house, on plot 50x103. The property was held at \$85,000 and rents for more than \$10,000. The purchaser gave in part payment the 5-sty apartment house with stores, on plot 25x75, at the southeast corner of Columbus av and 101st st, held at \$45,000.

SOUTHERN BLVD.—G. A. Pfortner sold for Util Realty Corp. the two 5-sty apartment houses and taxpayer at 1819, 1851 and 1853 Southern blvd, 54 ft. north of 176th st, to Benneson Realty Co. The property has a frontage of 123 ft. by irreg., and was held at \$120,000.

TIEBOUT AV.—Cahn & Pittman through George E. and Charles Buckbee sold the 3-sty frame dwelling at 2414 Tiebout av to Elizabeth Lynch.

WHITLOCK AV.—Henry Morgenthau Co. sold through Sussman Goldreyer and Isaac Levine for cash to Joseph Pearlblender 812 Whitlock av, a 5-sty apartment house, on lot 100x55.

Brooklyn.

CARROLL ST.—Charles E. Rickerson sold 799 Carroll st, between 7th and 8th avs, a 3-sty dwelling, on plot 20x45x100, for Agnes E. O'Donnell.

DECATUR ST.—Realty Associates sold the dwelling at 327 Decatur st to Mrs. Sarah Kaplan through Frank Kretetz.

QUINCY ST.—Realty Associates, through H. A. Crosby, sold the 4-sty double brick apartment at 101 Quincy st.

STANHOPE ST.—R. A. Schlesing sold for Margaretha Prokob the 6-1am. house at 225 Stanhope st to Frederick H. Depenbrock.

8TH ST.—Samuel Galitzka sold for Miller & Berge the 3-sty cottage, with garage, on plot 40x100, at 1093 East 8th st.

43D ST.—Artee Realty Corp., associated with Realty Trust, sold to Samuel Chienetz the 1-1am. semi-detached dwelling at 1514 43d st.

48TH ST.—N. Leavy sold for Renman Building Corp. the dwelling at 1675 48th st, on plot 40x100.

50TH ST.—Tutino & Cerny sold to William Z. Wilbeck the 2-sty dwelling at 545 50th st.

50TH ST.—Realty Associates sold the dwellings at 1157 50th st to Mrs. Katherine Glackin and at 1149 50th st to William Atanaiso.

71ST ST.—Frank A. Seaver & Co. sold the 2-1am. brick house at 212 71st st, Bay Ridge, for Henry Meyer.

76TH ST.—Charles H. Malone, as broker, sold for Paul Wanders the 1-1am. dwelling, with garage, at 102 76th st, on plot 60x100. The property was held at \$10,500.

81ST ST.—James Watters sold for Thomas P. Breslin the 1-1am. dwelling at 433 81st st.

81ST ST.—Harry Silverman bought from K. & G. Realty Co. 1948 81st st, and Isidor Silverman bought 1952 81st st, adjoining, through Joseph Gans.

BAY RIDGE AV.—Realty Associates sold the dwelling at 217 Bay Ridge av to Edward Fox.

CLASSON AV.—H. A. Crosby sold for James Russell the double brick apartment at 243 Classon av, and for William Brady similar property at 275 Classon av.

EVERGREEN AV.—Friday & Lehmann sold 623 Evergreen av, a 3-sty 3-1am flat for Charles Hackenjos.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold to Joseph Shavelson for occupancy the 3-sty business and apartment building on the west side of Flatbush av, 37.6 ft. north of Regent pl, on lot 21x90.

FRANKLIN AV.—H. A. Crosby sold for Estelle Fachenbach the frame dwelling at 228 Franklin av to Felomina Distefano.

GLENWOOD RD.—H. A. Crosby sold for John Putnam estate to Robert M. Saxton the frame dwelling at 1114 Glenwood rd.

LEXINGTON AV.—H. A. Crosby sold for Laura L. Walker to Nelson Holt the brick dwelling at 83 Lexington av.

5TH AV.—McInerney Klinck Realty Co. sold the 3-sty store and apartment building on the west side of 5th av, 20 ft. north of Union st, on plot 20x90.

17TH AV.—Meister Builders, Inc., sold 8415 17th av, a 3-sty cottage, on plot 19x75.

Queens.

BELLE HARBOR.—William P. Anderson through Hatch-Gazan Co. bought from Albert Veldhausen the 2-sty frame dwelling and the adjoining two lots on the west side of Winthrop av and the Ocean front.

EDGEMERE.—Meister Builders, Inc., sold a 2-sty cottage completely furnished, on plot 33x 84, with garage, on Columbus av.

FLUSHING.—P. J. Bang sold to R. A. Watson a plot 100x125 on the west side of Linden av, 535 ft. south of Myrtle av.

FLUSHING.—J. Albert Johntra sold for George L. Kelly the dwelling at 102 Congress av, on lot 25x125.

FOREST HILLS.—F. L. Rummey sold to M. E. Orestgrove the dwelling on the northeast side of Greenway North, 99 ft. southeast of Puritan av.

GLENDALE.—R. A. Schlesing sold for Barbara Franck the 2-1am. brick house at 20 Edison pl, Glendale.

JAMAICA.—A. G. Thompson & Co. sold for Herbert A. O'Brien a 6-room cottage at 290 Union Hall st, on plot 26x100.

JAMAICA.—E. L. Richards sold to D. Rosenbluth, who immediately conveyed it to Duhal Farm Co., Inc., a plot of 12 acres on the north side of the Flank rd, adjacent to the Ryder property.

JAMAICA.—A. A. Gehweiler sold to A. S. Bailey the dwelling and plot, 40x100, on the west side of Brooklyn av, 80 ft. north of Brown pl.

JAMAICA.—Degnon Co. sold a dwelling at the southeast corner of Kingston and Putney rds, Hillcrest Park, to James T. Hunt, of Brooklyn, for his home, for about \$13,500.

JAMAICA.—Queens-Nassau Mortgage Co. sold to F. E. Kauth the dwelling in the south side of Pacific st, 160 ft. west of Vine st.

JAMAICA.—A. Caso sold to M. Scafiro a plot, 50x100, in the southeast side of Catherine st.

NEPONSET BEACH.—Neposist Realty Co. sold to M. C. McGuire 100x144 ft. at the west corner of Ocean park and Dakota st.

NEWTON.—Van Brunt Realty Corp. sold to M. Metzger, who in turn conveyed it to A. Stiehl, the plot, 75x17, at the southeast corner of Windom st and Lott av.

RICHMOND HILL.—E. S. Allen sold to G. T. Parker a plot, 70x110, on the north side of Division av, 160 ft. east of Walnut st.

RICHMOND HILL.—Merchants Land Co. sold the two buildings at 4341 and 4353 Jamaica av, near Watervary av, to Mrs. Louis Jung, of Brooklyn, and George Muller, of Woodhaven.

RIDGEWOOD.—C. C. Bevin sold to Locust Grove Corp. a plot, 200x500, at the southwest corner of Covert av and Grove st.

RIDGEWOOD.—J. Michel sold to C. Hein the dwelling at the west corner of Forest av and Norman st.

ROCKAWAY.—H. Richter & Co. sold for D. J. Menton a cottage on Dennison av.

SPRINGFIELD.—A. M. Le Bihan sold to W. C. Cowen a plot, 59x196, at the west corner of Merrick Plank rd and Compton pl.

Richmond.

TOMPKINSVILLE.—Moffatt & Schwab sold for Mrs. M. D. J. Harding the dwelling 3 Bay View pl, Pavilion Hill, to Edward D. Aspinwall.

WESTERLEIGH.—Moffatt & Schwab sold for Wilfred J. Funk, of Montclair, N. J., to Miss Alva E. Forssell a plot, 40x90, on College av, Westerleigh.

Nassau.

WOODMERE.—W. K. Macdonald sold for Ernest Brooks his property on West Broadway and Woodmere blvd, containing about one acre and improved with a dwelling and garage, to Anne H. Milburn.

Westchester.

HARTSDALE.—Scarsdale Estates, Robert E. Farley, president, sold "Clovelly" at Greenacres, to Malcolm Curry, of Holyoke, Mass.

HARTSDALE.—David Wallace sold for William M. Campbell, president of the American Savings Bank, his residence on Greenacres av to H. G. Toby, of this city. Part of the purchase price was paid in Liberty bonds.

MT. VERNON.—Hugo Wabst sold two dwellings on the east side of 7th av, about 300 ft. west of 5th st, to Morris & Saunders.

NEW ROCHELLE.—Adams-Diefendorf Realty Co., through James D. McCann, sold at Siwanoy Park to W. H. Buckley, of Pelham, a house on about an acre plot, held at \$16,000.

PELHAM HEIGHTS.—F. Y. Robertson through Fish & Marvin purchased from Joseph Schanz his country estate on Loring av, Pelham Heights, held at \$35,000.

RYE.—Blakeman Quintard Meyer rented for Mrs. Joseph Shattuck her property on Locust av to George V. Hagerty; also the property of Miss Irene Shea in Oakland Gardens to Louis L. Stockton.

SCARSDALE.—Scarsdale Estates, Robert E. Farley, president, sold a plot in the Greenacres section to Ernest S. Hessels, of White Plains.

SCARSDALE.—Scarsdale Estates, Robert E. Farley, president, sold two plots in the Greenacres section, to George M. Brown, of White Plains.

SCARSDALE.—Loring J. Whiteside, president of the Community Chautauqua, purchased through Harvey W. Craw from Clarence O. Baring his home on Brayton rd, in the Greenacres section.

YONKERS.—W. A. Broderick sold for Mrs. Anna L. Cornish her dwelling house on Locust Hill av, corner of Lafayette pl, to Elsa Schulze, of this city.

WHITE PLAINS.—Robert E. Farley Organization sold a house at Battle Hill Park to Herman Brookman, of this city.

Out of Town.

ARDSLEY, N. Y.—Rex Beach, the writer, purchased the large country home of Samuel A. Megeath at South Mountain for occupancy. The property consists of 10 acres, with a 16-room dwelling, a garage, greenhouse and other out-buildings. Fox Realty Co. negotiated the sale. Myron Harris represented the seller as attorney, B. H. Stern acting for the buyer.

CLIFTON, N. J.—Clifton Milling Co. purchased a plot of about 40 city lots along the Erie Railroad main line at the foot of Olympia st from Henry Doherty Silk Co, and will erect a 4-sty concrete factory.

JERSEY CITY.—Harry J. Max bought from Louis S. and William S. Reed 74 Fairview av, a dwelling, on plot 50x132, for a 4-sty brick apartment site.

JERSEY CITY.—Peter Stillwell sold 2250 Boulevard, a dwelling on plot 24x94, to Samuel Turteltaub.

JERSEY CITY.—Jacob C. Eberle sold a 3-sty frame store building, on plot 25x100, at 118 Monticello av, to Tillie Ruskin for \$20,000.

MORRIS PLAINS, N. J.—Alfred R. Conkling estate at Morris Plains, N. J., has been purchased by C. Grayson Martin. The property consists of about 10 acres, which cost the original developer of the property about \$60,000. Pease & Elliman negotiated the sale.

MT. LAKE, N. J.—G. W. Green, of this city, purchased from Mountain Lakes, Inc., a small villa located on Morris av. The plot has 150 ft. frontage on Morris av, and was held at \$7,500.

NEWARK.—William T. Jennings sold to Zingard & Schworer for two dwelling sites 100x100 ft. on Goldsmith av, near Elizabeth av, Weequahie Park.

PLAINFIELD, N. J.—Chan & Pittman sold to E. S. Pope a 20-acre farm known as Beachwood Farm, together with a 3-sty dwelling and out-buildings.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for the First Reformed Church of Ridgewood, N. J., to Frederick Gilbert, of Brooklyn, the dwelling at 110 Prospect st.

WEEHAWKEN.—John Eisele sold to William H. Stallings, dwelling on plot 50x100, at 783 Boulevard.

WESTFIELD, N. J.—Joseph P. Day sold to F. G. Smith a 10-room frame private residence, on plot 75x200.

RECENT LEASES.

Tiffany Studios Corporation Leases.

The Tiffany Studios Corporation leased the new six-story, fireproof building recently erected for them at 13 West 57th street, 32 x 100 feet, to Stein & Blaine for twenty years from May 1. The same tenants also acquired the adjoining property at 15 from Helen M. Schurman for a like term. Carmichael, the dressmaker, now occupies the building, and this lease was also purchased by Stein & Blaine in order to obtain possession of the property. Both buildings will be extensively altered from plans by Renwick, Aspinwall & Tucker, who were the architects for the Tiffany Studio building. The new lessees are now at 6 and 8 West 36th street. Frank D. Veiller and L. & J. L. Robertson were the brokers.

Lease with Option to Buy.

Murray & Hill Company leased to the Martin-Rockwell Company its large factory in the East Bronx. The deal includes the option to purchase. The lessors are large manufacturers of house trim, and its plant, a five-story, modern brick structure, occupies an entire block, bounded by Southern Boulevard, Wales avenue, 143d and 144th streets. The leasing company operates a chain of six factories at or near Norwich and New Haven, Conn., and Philadelphia, and is engaged in the manufacture of radiators, machine guns, bearings, etc. It is understood that the Bronx plant will be used exclusively for the manufacture of radiators.

CLASSIFIED ADVERTISEMENTS

ELEGANT COUNTRY PLACE

on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion, barn, suitable for garage; outbuildings; fine lawn; fruit, shade trees; flower, vegetable garden, fine condition; may consider exchange for city property; photographs in office. For particulars, terms, call any day. **GEORGE SCHWEPPEHAUSER**, 262 West 135th St.

FOR SALE—Bronxville, modern 9 room house on high ground; very reasonable terms. **HARPER**, 245 West 26th St., N. Y. C.

FOR SALE—South Brooklyn, a one-family house of nine rooms and bath, situated two blocks from the Ninth St. Station of the Fourth Ave. Subway; asking price, \$4,000; can be had on easy terms. **R. MURPHY**, 210 Eleventh St., Brooklyn.

WANTED—Experienced renting man; salary and commission.

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1165-7 Broadway, City.

Torrens Land Co.

Mortgage Loans on properties registered under the Torrens Land Title Registration Law. Defective and clouded titles a specialty.

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Lease in Montgomery Street.

Charles F. Noyes Co. leased for David Dows, president of the Biltwell Building Co., to James and Daniel Keardon the balance of the company's holding at Montgomery street, from South to Water streets. The lease just negotiated by the Noyes Co. is the plot at the northwest corner of South and Montgomery streets, with a frontage of 185 feet in South street and 71 feet in Montgomery street. The lease was for twenty-one years on a net rental basis. A portion of the property is improved with a nine-story and basement warehouse, and the balance (vacant) will be immediately improved with a two-story fireproof building. The tenant is James and Daniel Keardon, represented by D. & W. Mullins. Several years ago the Charles F. Noyes Co. leased for the same owners a new six-story fireproof building to Lustberg, Nast & Co., covering a plot of the same size. The owners were represented in the negotiation by Middlebrook & Boland, attorneys, and the tenant by Max Sheinart, attorney.

Lease on Fourth Avenue.

Brett & Goode Company leased to Max Auster, president of the Standard Lunch Company, for the Misses Mary T. and Elizabeth D. Cockcroft the two five-story buildings, 467 and 469 Fourth avenue, between 31st and 32d streets, measuring 46 x 100 feet, for a term of years at a gross rental approximating \$235,000.

Manhattan.

BASTINE & CO., as agents, leased the 5th and 6th floors at 152 Wooster st to L. B. Simonds & Co.; 3d floor to J. Rosenberg & Co.; 2d floor to Astra Electric Novelty works, Inc.; this completes the renting of the building; also the 12th floor at 45 West 27th st to I. & L. Chauser; 11th floor to Friedman Bros. & Rothenberg; store and basement to Edgar Lehman; this completes the renting of the building; also the 4th floor at 34 East 12th st to Morris Shakhut; 9th floor at 114 East 13th st to M. Pollack; this completes the renting of the building; and for M. & L. Hess the 6th floor at 7 and 9 West 18th st to David Kupierberg.

DANIEL BIRDSALL & CO. leased the building at 26 Barclay st for 7 years to Royal Ribbon and Carbon Co.

VASA K. BRACHER leased for Farmers' Loan and Trust Co., as trustees for estate of William A. Scott, the 4-sty dwelling at 121 West 19th st, to Julius J. Stanfield, of Flushing, L. I.

CUSHMAN & WAKEFIELD, INC., leased offices in the new Equitable Trust Building to J. C. & M. G. Mayer, Inc., and additional space in the same building to Gasolene Engine & Equipment Co.; offices at 21 East 40th st to J. E. Foote; and with Herbert Gulick Co. for Harry Parker his furnished apartment at 31 East 48th st to Captain Raymond H. Michel, of the French Army, who is connected with the French Purchasing Commission in this city.

JOSEPH P. DAY secured for United Cigar Stores Co. a renewal of the lease of their store at 107 East 125th st, with a frontage of 25.6, between Park and Lexington avs.

MRS. H. DINGLEMAN rented furnished apartments at 839 West End av to William Knabe; 414 West 120th st, I. R. Bachrach; 236 West 70th st, Charles A. Singer; 400 West 160th st, Paul E. Cabaret; 195 Claremont av, M. T. Griffin; 229 West 78th st, B. Levy; 610 West 111th st, George Bond; 115 West 16th st, Jean Pendleton; 3810 Broadway, E. F. Black; 2 West 86th st, Joseph Clark; 116 Riverside dr, Jose M. Saurez; 3 West 108th st, C. E. Gaston, 258 Riverside dr, Frank Mainetty; 548 Riverside dr, Alice M. Barclay, and 105 West 53d st, Irving F. Wechsler; also dwelling at 159 West 73d st to John Reidenback.

DUFF & CONGER, INC., leased an apartment at 1326 Madison av to David G. Carmichael.

DUFF & BROWN Co. leased dwellings for Rev. D. J. Curley to Mme. Annette Colombot at 556 West 150th st; and for the Barney estate at 43 Hamilton ter.

DUROSS CO. leased for Mrs. Sarah Gleason to Empire Forwarding Co. the 3-sty building at 10 Ganesvoort st.

DOUGLAS L. ELLIMAN & CO. leased 126 East 64th st, a 4-sty house, on lot 20x100, for Mrs. J. Dodge Peters to Adrian H. Larkin.

DOUGLAS L. ELLIMAN & CO. leased an apartment containing 15 rooms and 4 baths at 550 Park av to Mrs. Frank E. Hagemeyer; at 32 East 64th st, an apartment of 14 rooms and 4 baths to William A. Spies, and have renewed the following leases: at 777 Madison av to Mrs. J. B. Mott; at 901 Lexington av to Arlington T. Scott and at 68 East 86th st to Dr. William L. Case.

DOUGLAS L. ELLIMAN & CO. leased the following apartments: at 340 Park av for A. L. Mordecai & Son to John R. DeWitt; at 399 Park av for William Ziegler, Jr., to Malcolm S. Wilson; at 525 Park av for William Ziegler, Jr., to N. J. Booker; at 45 East 62d st to O. J. Salisbury; at 65 East 86th st for W. Emlen Roosevelt to Mrs. D. F. McMahon; for Cushman & Wakefield, agents for August Hecksher, the premises at 9 West 56th st to Charles P. Beiling; for L. K. Comstock & Co. to Prentice

Sanger offices at 21 East 40th st; dwelling at 37 East 49th st, on lot 20x100.5, for Charles P. Latting to Richard Ewart; and have renewed leases for Emily Redmond at 66 to 70 Park pl with Whitehall, Tatum & Co., and at 65 Barclay st with Vogt & Dose.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 14 rooms and 4 baths at 270 Park av for Vanderbilt Avenue Realty Co. to Joseph Gerli, of E. Gerli & Co.; also an apartment at 122 East 76th st for John I. Downey to Frank H. Otis and another to George W. Carpenter; also an apartment at 122 East 82d st for Capt. David Dows to Newman E. Montross; also a large apartment at 340 Park av, corner 52d st, for Jacob B. Breese to Mrs. R. W. Sherwin; also at 416 Madison av an apartment for Kenneth Dows to Frederic McKay; and have renewed the following leases from next October: at 830 Park av, corner 76th st, a duplex apartment to Mrs. A. D. Mittendorf; and at 777 Madison av, corner 66th st, an apartment to Major F. L. V. Hoppin.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 16 rooms and 4 baths at 420 Park av, at the northwest corner of 55th st, for Mrs. Gardner W. Sherman to Walter B. Duryea; and have renewed the following leases from October 1: at 830 Park av, corner 76th st, to Joseph H. Allen and E. E. Meacham; at 68 East 86th st to Harry S. Manges.

HORACE S. ELY & CO. rented the store at 161 Maiden la, corner of South st, to Sorenson & Nielson, successors to the export and import business of Crossman & Sielcken.

J. ARTHUR FISCHER leased to Max Biedermann the 3-sty dwelling at 143 East 55th st.

J. ARTHUR FISCHER leased for D. J. & H. J. McDermott an office at 729 6th av, southwest corner of 42d st, to Irene Toilet Specialties Co.; also to Max Biedermann the 3-sty dwelling at 143 East 55th st.

FORBES & CO., INC., leased a floor in the new Sherman National Bank Building, at 5th

Window Shades

Shades manufactured according to standardized specifications---insuring shades that are perfect in all details.

Our name and the identification number appear on every shade sold by us.

Ordinator Co.

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SHAW & CO. leased for Mrs. Mary B. Hopner, the dwelling at 121 West 123d st on plot 183x100 to George Kleinmeier.

SLAWSON & HOBBS rented the 3-sty dwelling at 125 West 73d st for A. L. Mordecai to M. J. Stratford.

SLAWSON & HOBBS rented the 3-sty dwelling at 252 West 14th st for Carolyn E. Gargon to Dora I. Kolsky; also the 3-sty dwelling at 146 West 88th st to William L. Cahn for Mary T. Foote.

LOTON H. SLAWSON CO. leased space at 171 Madison av to Bamberger, Stern & Co.; space at 410 4th av to A. S. Barnes Co., publishers, and space at 200 5th av to A. H. Lam-born Co.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., leased apartments at 130 to 1st East 67th st to Daniel C. Adams, and 137 East 66th st to Mrs. W. D. Sargent.

SPEAR & CO. rented, with Douglas Robinson, Charles S. Brown Co., the store and basement at 42 and 44 Bond st to Henry Lindenmeyer & Sons; for estate of John H. Taylor the 4th loft at 20 to 26 West 22d st to L. Bachmann & Co.; for Eugatnom Realty & Construction Co. the 2d loft at 143 and 145 West 20th st to Odets Printing Co.

OFFICE OF THE LATE JAMES VAN DYCK CARD leased for Margaretta Card to Clover Farms Co. the store at 311 Columbus av.

CHARLES B. VAN VALEN, INC., rented stores at 48 Roosevelt st to Katsavos Andreas-kos; at +46 West 19th st to Albert Ernesbo; at 82 and 84 New Chambers st to James Kelley, and at 341 Bleecker st to Nancy Suss Co.

CHARLES B. VAN VALEN, INC., leased to American Agency Bulletin for Crum & Forster space at 95 William st for editorial offices. The Bulletin is an insurance paper published by the National Association of Insurance Agents for its members.

E. K. VAN WINKLE leased the following apartments: for the Lurham Realty Corp. at 490 West End av to Dr. H. B. Schoenberg and R. C. Elliott; for Mrs. M. T. Burritt at 547 Riverside dr to Jos. Holbrook; for estate of B. Crystal & Son 454 Riverside dr to Dr. F. C. Terry; for Mrs. Mary D. Wheeler at 606 West 115th st to Laurence D. Smith.

WM. A. WHITE & SONS leased offices at 68 William st to Continuous Transit Securities Co.; at 21 Maiden la to R. R. Fogel, jeweler; and at 48 West 27th st to Greenfield & Stein, cloaks.

REAL ESTATE NOTES.

THOMAS J. O'REILLY has been appointed agent at 458 Broome st.

LOTON H. SLAWSON CO. has been appointed managing agents of the building at 10 East 33d st.

LOTON H. SLAWSON CO. has been appointed managing agents of the Godde Building, at 99 to 103 Madison av.

HARLEM PROPERTY OWNERS' Association, Inc. held its regular meeting on Thursday evening. Reports of various committees were submitted.

L'ECLUSE, WASHBURN & CO. has removed to the 2d floor at 1 West 34th st, opposite the Waldorf-Astoria, where they will have improved facilities.

NEW YORK BUILDING MANAGERS' ASSOCIATION is arranging to send a delegation to the convention of the National Association in Chicago, June 20 to 23.

JACOB A. CANTOR, president of the Board of Tax Commissioners, will be the principal speaker and guest at the April meeting of the West End Association in the Hotel Ansonia next Monday night.

MCDOWELL & McMAHON have moved their offices to 1438 St Nicholas av, corner of 182d st. The firm was located at 182d st and St. Nicholas av for 5 years, but increased business necessitated larger quarters.

LOUIS LEVINE, formerly publisher of The Mortgage Advisor, is now associated with The Factory Exchange, as manager of the renting department, where he is specializing in the selling and leasing of industrial properties.

F. BEVILL CHAMPION has been elected a director and secretary of Payson McL. Merrill Co., Inc. Other officers elected are: Payson McL. Merrill, president; George Page Ely, vice-president, and Ellis Adams, treasurer.

G. A. PFORTNER negotiated the recent sale for Util Realty Corp. of the two 5-sty apartment houses and taxpayer at 1879 to 1883 Southern Blvd., near 176th st, to Benenson Realty Co. The property was held at \$120,000.

DANIEL J. LYONS has resigned from the real estate department of United Cigar Stores Co. and will engage in the practice of law at 9 East 40th st. Mr. Lyons was formerly with Title Guarantee & Trust Co. in their Brooklyn office. He will make a specialty of real estate.

HARRY W. CRAW has resigned as vice-president of the Robert E. Farley Organization and Secretary of the Scarsdale Estates, and will engage in a general real estate business, specializing in Westchester County residential properties. He will open offices in White Plains and New York City.

ANNUAL DINNER of the Westchester County Realty Board was held last Monday evening at the Republican Club. About one hundred and fifty members and their guests were entertained with interesting talks by Charles Field Griffen, who presided; Joseph P. Day, William R. Bull, J. Clarence Davies, L. Ward Prince and Charles Molephini.

Edgar H. Cook, who recently purchased through Nassoit & Lanning from the Essawea Co. the 12-sty apartment house at 302 to 308 West 86th st, adjoining the southwest corner of West End av, in trade for his 32-acre estate at Little Neck, L. I.; also gave in trade Montrose Court, a 6-sty apartment house, 120x100.11,

north side of 115th st, 125 ft. east of Manhattan av, subject to a mortgage of \$165,000.

FOURTH WARD REALTY BROKERS EXCHANGE of the Borough of Queens has adopted a new scale of brokerage fees which will obtain hereafter throughout the sections covered by the organization. For city property, which will include all the territory in the greater city, the fee will remain 2½ per cent. The fee for the sale of good will and chattels will be 10 per cent., with the minimum fee \$100. For rentals the charge will be 2½ per cent. of the first year rental, 2 per cent. on the second year and 1 per cent. on succeeding years. For collection and management 5 per cent. on the gross rentals, with 2½ per cent. additional for effecting the rentals.

BOARD OF APPEALS, at its meeting Tuesday, had a calendar of thirteen cases. Following a resolution adopted at a previous meeting to dismiss all appeals where the appellant failed to put in an appearance, two cases were dismissed, four were withdrawn, six granted and one denied. Included in these appeals was No. 664, February 21, 1918, by Alfred L. Kehoe & Co., architects on behalf of Anna K. Finch, owner, from a decision of the Superintendent of Buildings requiring in a new garage building the installation of a standpipe and sprinkling system, and requiring girders to be covered with fire resisting material, at 142 to 154 East 120th st and 153 and 155 East 119th st, Manhattan. This appeal was granted.

JAMES S. ANDERSON withdraws today as director and vice-president of the Ruland & Whiting-Benjamin Corporation, and will open an office at 291 Broadway on April 1, with Henry N. Fernald as special partner, under the firm name of James S. Anderson & Company, for the transaction of a general real estate and insurance business. Mr. Anderson's experience in the real estate business dates from 1888 when he, in early life, entered the employ of Ruland & Whiting. For the past thirty consecutive years he has been with this company and its successors, and has made a special study of the management of property, in which field he has been conspicuously successful. The new firm which Mr. Anderson has organized will continue to give special attention to the department of real estate management.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	136	147
Assessed Value	\$5,159,100	\$15,506,500
No. with consideration	20	18
Consideration	\$457,100	\$1,016,780
Assessed Value	\$547,500	\$1,089,500
Jan 1 to Mar. 28	1,430	1,904
Total No.	1,430	1,904
Assessed Value	\$73,587,080	\$127,271,100
No. with consideration	232	249
Consideration	\$9,924,506	\$13,777,087
Assessed Value	\$10,896,200	\$21,171,800

Mortgages.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	38	72
Amount	\$733,650	\$2,760,367
To Banks & Ins. Cos.	9	16
Amount	\$153,800	\$1,812,000
No. at 6%	14	24
Amount	\$123,800	\$374,700
No. at 5½%	1	2
Amount	\$34,000	\$23,500
No. at 5%	13	20
Amount	\$365,350	\$1,347,300
No. at 4½%	.....	3
Amount	.....	\$735,000
No. at 4%	.....	.....
Unusual Rates	.....	1
Amount	.....	\$167
Interest not given	10	22
Amount	\$210,500	\$279,700
Jan. 1 to Mar. 28	548	935
Total No.	548	935
Amount	\$15,842,045	\$35,093,666
To Banks & Ins. Cos.	104	196
Amount	\$8,376,543	\$18,535,000

Mortgage Extensions

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	8	51
Amount	\$305,000	\$3,945,350
To Banks & Ins. Cos.	1	35
Amount	\$13,500	\$3,707,850
Jan 1 to Mar. 28	315	578
Total No.	315	578
Amount	\$19,343,282	\$34,873,900
To Banks & Ins. Cos.	113	291
Amount	\$13,478,350	\$26,453,775

Building Permits.

	1918 Mar. 23 to 29	1917 Mar. 24 to 30
New Buildings	3	9
Cost	\$45,700	\$3,058,500
Alterations	\$107,505	\$280,775

	Jan. 1 to Mar. 29	Jan. 1 to Mar. 30
New Buildings	46	104
Cost	\$3,913,200	\$17,277,800
Alterations	\$1,949,715	\$3,331,999

BRONX.

Conveyances.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	90	119
No. with consideration	8	11
Consideration	\$131,000	\$93,800
Jan. 1 to Mar. 28	1,070	1,362
Total No.	1,070	1,362
No. with consideration	183	156
Consideration	\$1,819,083	\$1,661,061

Mortgages.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	29	43
Amount	\$206,738	\$282,650
To Banks & Ins. Cos.	.....	7
Amount	.....	\$53,700
No. at 6%	18	26
Amount	\$100,725	\$147,250
No. at 5½%	2	2
Amount	\$4,700	\$13,500
No. at 5%	1	5
Amount	\$1,000	\$23,000
No. at 4½%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	8	10
Amount	\$97,313	\$98,900
Jan. 1 to Mar. 28	482	622
Total No.	482	622
Amount	\$2,628,702	\$4,206,617
To Banks & Ins. Cos.	16	56
Amount	\$297,700	\$902,650

Mortgage Extensions.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	7	10
Amount	\$210,500	\$231,350
To Banks & Ins. Cos.	2	3
Amount	\$155,000	\$133,000
Jan. 1 to Mar. 28	85	200
Total No.	85	200
Amount	\$2,131,887	\$3,946,749
To Banks & Ins. Cos.	23	63
Amount	\$785,250	\$1,326,200

Building Permits.

	1918 Mar. 21 to 28	1917 Mar. 23 to 29
New Buildings	10	12
Cost	\$203,400	\$467,500
Alterations	\$16,750	\$12,150
Jan. 1 to Mar. 28	63	131
New Buildings	63	131
Cost	\$3,727,400	\$2,569,625
Alterations	\$887,021	\$256,450

BROOKLYN.

Conveyances.

	1918 Mar. 21 to 27	1917 Mar. 22 to 28
Total No.	372	424
No. with consideration	24	31
Consideration	\$164,763	\$491,562
Jan. 1 to Mar. 27	4,162	5,293
Total No.	4,162	5,293
No. with consideration	335	543
Consideration	\$2,395,536	\$7,057,050

Mortgages.

	1918 Mar. 21 to 27	1917 Mar. 22 to 28
Total No.	238	251
Amount	\$829,926	\$1,515,083
To Banks & Ins. Cos.	28	55
Amount	\$178,100	\$610,400
No. at 6%	150	136
Amount	\$405,577	\$642,857
No. at 5½%	56	49
Amount	\$322,800	\$237,550
No. at 5%	9	24
Amount	\$26,750	\$490,400
Unusual rates	.....	2
Amount	.....	\$1,750
Interest not given	23	40
Amount	\$74,799	\$142,026
Jan. 1 to Mar. 27	2,207	3,608
Total No.	2,207	3,608
Amount	\$8,068,275	\$17,110,727
To Banks & Ins. Cos.	295	708
Amount	\$1,657,425	\$5,953,250

Building Permits.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
New Buildings	91	55
Cost	\$1,013,825	\$445,250
Alterations	\$82,966	\$573,127
Jan. 1 to Mar. 28	412	991
New Buildings	412	991
Cost	\$4,216,455	\$9,126,150
Alterations	\$785,410	\$1,390,564

QUEENS.

Building Permits.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
New Buildings	65	116
Cost	\$287,382	\$295,975
Alterations	\$35,885	\$38,984
Jan. 1 to Mar. 28	396	869
New Buildings	396	869
Cost	\$1,442,980	\$3,313,302
Alterations	\$260,991	\$261,000

RICHMOND.

Building Permits.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
New Buildings	10	17
Cost	\$8,675	\$10,035
Alterations	\$30,440	\$11,650
Jan. 1 to Mar. 28	73	133
New Buildings	73	133
Cost	\$231,926	\$522,363
Alterations	\$101,805	\$142,608

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ALTHOUGH a number of contracts of considerable magnitude have been placed during the past week and working plans have been commenced for many entirely new building projects, factors of prime importance to the future of the industry have come up that may possibly interfere seriously with the progress of this work. The bulk of the new construction is located in the outlying boroughs of the city and in adjacent towns and consists of industrial building and housing operations with occasional jobs of a public or semi-public character. Within the confines of the Borough of Manhattan the operations are comparatively small and consist largely of alterations and additions to existing structures, modernizing them for new occupancies.

Locally the building situation is quiet. The strike of the building laborers remains unsettled and from all accounts there is slight possibility of arriving at a definite conclusion for some time. The laborers are holding out for their full demands and there is no disposition on

the part of the employers to accede. This strike is effectually holding up what little work was in progress in this city.

The suburban activity, both in the construction of one and two family houses and also in apartment house building has been one of the most hopeful factors in the building situation. Quite a number of new projects of this nature have recently been started and they were badly needed as the demand for living accommodations was considerably in excess of the supply. It is to be hoped that under the new conditions some method of permitting these operations to proceed may be evolved, otherwise actual hardship is likely to result.

In general the building material markets have been quiet, with only a moderate volume of new orders and inquiries comparatively scarce. There has been no price movement during the week of any consequence and there is a firm feeling that the new levels recently announced for certain commodities are likely to remain stationary for some time to come.

Common Brick.—The Hudson River common brick market passed through a quiet week, and although a number of sales were recorded the price remained unchanged. The market is firm at the \$10 to \$10.25 a thousand level, and there seems to be no disposition to revise these figures at this time. The river is now fully open to navigation; a tow of five barges having come down during the week from Haverstraw and two barges came in from Kingston. According to the present outlook the brick manufacturing season along the Hudson will certainly not be a busy one. Up to the present absolutely no work has been accomplished toward getting the plants ready to manufacture and there are grave doubts as to whether a start will be made in a number of instances. The labor and fuel situation, coupled with the steady decline in the number of active building operations has influenced the producers against manufacturing during the coming season, and if production is commenced the season will be only a limited one. One of the prominent manufacturers of common brick has recently stated that the yards along the river still contain sufficient brick to last more than half the season at the present rate of demand and many of the plants have considerable unburned brick in their kilns that will be held as a reserve. There is no change in the Raritan situation. Brick from this section are out of the market and no quotations are being made.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, March 29, 1918: Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$10 to \$10.25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 7; sales, 3. Distribution: Manhattan, 1; Brooklyn, 1; New Jersey points, 1.

Structural Steel.—The announcement by the President that the existing scale of basic steel prices would be continued for the next three months settles many questions that have been responsible for withholding a number of important structural operations from an early start. There was much hope that the price for steel would be reduced and in anticipation of this reduction prospective builders were holding their work from the market. In the local market there has been practically no activity. A number of projects have been out for estimates, but there is no seeming disposition on the part of the owners to place their contracts at this time. Government work dominates the market in almost all departments and will be likely to for some time in the future.

Portland Cement.—Aside from the demand from Government sources the cement market has experienced but slight activity during the past week. The predicted advance in price was made effective last Saturday and the present market price is \$2.55 a barrel in lots of 1,000 barrels or more. The base price is now \$1.90 to dealers and \$2 to consumers, less bags. There is very little private demand and the outlook from this source is not of the best, but the Government requirements are steadily growing and much is anticipated from this character of building during the summer and autumn. Manufacturers are having increasing difficulty in obtaining labor to operate their plants and also in obtaining the necessary fuel. At some points production is likely to be seriously curtailed owing to the lack of these essentials. There is practically no reserve, the plants adjacent to the Metropolitan district being about cleaned out.

Lumber.—There are no salient features to the lumber situation in the Metropolitan district. The market is quiet with only a slight demand from building sources other than that naturally coming from the enlarged program of Federal construction. This phase of building endeavor is rapidly being extended and each day brings announcements of additional structures necessary at the cantonments and base hospitals or for the work over in France. There is considerable of a demand from manufacturing consumers who have contracts for military equipment and supplies. The requirements for materials to be used in suburban building projects are fairly large and at the present time this phase of building activity is most encouraging. Local dealers are experiencing extreme difficulties in obtaining stock. The reserves on hand are broken and large orders take considerable time to fill. Although there has been a slight improvement in the transportation situation there is still great congestion.

Lime.—The market for this commodity is inactive and although there are small orders occasionally the situation is far from satisfactory. Since the increase in price on March 1, there has been no change and the present figure will undoubtedly maintain for quite some time. Only a slight quantity of lime is being used in Government construction work, so this phase of structural activity has not affected the lime market to any degree. There is no scarcity of lime in this market, although transportation

difficulties and embargoes have considerably curtailed the arrival of new supplies.

Sand and Gravel.—The market for sand has picked up somewhat and there is a slightly better demand. Price is unchanged at \$1.25 a cubic yard to dealers. Navigation is fully open to sand scows and sufficient quantities are coming in to supply all demands. The only difficulty is in obtaining adequate labor at production points. There is but little life to the gravel situation. Although some quotations are being made on definite orders at \$2 a yard, deliveries are not guaranteed and supplies are only available after the immediate Government requirements are filled. From all accounts but little gravel will be obtainable for the balance of this year.

Rosendale Cement.—The market for this material is quiet, and no increased volume of business is possible until there is a general resumption of structural activity throughout the Metropolitan district. Some weeks ago the increased number of inquiries indicated an improved market condition, but these have not resulted in definite orders so far, and the prospects for immediate business are not particularly bright. Rosendale cement prices remain unchanged.

Wire Products.—The demand for wire and wire nails from the general trade is quiet and what business is current mostly comes from Federal sources. The Government has taken bids and will soon award contracts for 30,000 kegs of wire nails wanted by the Army Department. It is understood that this order is for shipment to France. The War Industries Board has reaffirmed prices on all wire products until June 30, and quotations will be made according to the old schedule till then.

Cut Nails.—The War Industries Board has reaffirmed the price of \$4 per keg base, f. o. b. Pittsburgh, on carload lots of cut nails, until June 30. There is only a moderate demand and the jobbers are able to obtain better deliveries from the mills than have been possible for some time.

Window Glass.—The situation is quiet and both manufacturers and jobbers are not looking for an increase in activity for some time. There is but little business emanating from private building sources and practically the only current orders of any consequence are for the requirements of Government construction work. The schedule of manufacturers' discounts remains unchanged.

White and Red Lead.—Although there has been no substantial change in the price of these materials during the past two weeks, there is a firmer tone to the market, due no doubt to the advent of the spring season and the consequent increase in the demand for outside paints. No advance in prices is likely unless raw material costs are considerably increased.

Face Brick.—Although there are a number of high class operations current that will utilize a large number of face brick, the manufacturers are suffering increasing difficulties in obtaining labor and fuel, and from these factors no relief is in sight. Transportation matters are also hindering the producers, for they are forced to wait for cars even when production is possible.

Cast Iron Pipe.—Business in this market is very light, both public and private buying having fallen off considerably. There have been some recent inquiries of importance, but up to the present writing orders have not materialized. Government control prices continue to rule all quotations.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.00@ \$10.25

Raritan common.....No quotation

Second hand common, per load

of 1,500.....\$6.00@ —

Red face brick, rough or

smooth, car lots.....\$21.00@ —

Buff brick for light courts.....21.00@ —

Light colored for fronts.....25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and

over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.15@ —

Rebate on bags, returned, 10c. bag.

Rogendale Natural to dealers,

wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o.

b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal).....\$1.25@ \$1.35

Trap rock, ¾ in. (nominal).....1.35@ 1.45

Bluestone flagging, per sq. ft......17@ 0.18

Bluestone curbing, 5x16......40@ —

HOLLOW TILE (fireproofing. Prices f.

o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

10x12x12 in., per 1,000..... —

12x12x12 in., per 1,000..... —

Interior—

3x12x12 in., per 1,000..... —

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$2.15@ —

Eastern finishing.....2.35@ —

Hydrated common (per ton).....\$15.00@ —

Hydrated finishing (per ton).....16.45@ —

LINSEED OIL—

City brands, oiled, 5 bbl. lots.....\$1.55@ —

Less than 5 bbls.....1.55@ —

GRAVEL (500 cu. yd. lots f. o. b. along

side dock N. Y., wholesale):

1½ in. (nominal).....No quotation

¾ in. (nominal).....No quotation

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00

14 to 16 ft.....63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....30.50@ —

Hemlock, W. Va., base price

per M.....30.50@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered).....\$35.00@ \$38.00

Wide cargoes.....37.00@ 50.00

Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2

ft. over 20 ft. in length. Add \$1.00 per M.

for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$4.75@ \$5.00

Cypress lumber (bv car, f. o. b. N. Y.):

Firsts and seconds, 1-in.....\$63.00@ —

Cypress shingles, 6x18, No. 1

Hearts.....10.00@ —

Cypress shingles, 6x18, No. 1

Prime.....8.50@ —

Quartered oak.....95.00@ 100.00

Plain oak.....73.00@ 75.00

Flooring:

White oak, quartered, select.....\$51.50@ \$55.50

Red oak, quartered, select.....51.50@ 55.50

Maple No. 1.....47.00@ —

Yellow pine, No. 1, common

flat.....39.00@ —

N. C. Pine, flooring, Norfolk.....40.00@ —

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Mason's finishing in 100 lbs.

bags, per ton.....\$17.00@ —

Dry Mortar, in bags, return-

able at 15c. each, per ton.....8.25@ 8.75

Block, 2 in. (solid), per sq. ft.....\$0.08

Block, 2-in. (hollow), per sq. ft......09

Boards, ¾ in. x 8 ft......12¼

Boards, ¾ in. x 8 ft......15¼

SAND—

Screened and washed Cow Bay.

500 cu. yds. lots, wholesale.....\$1.25@ —

STRUCTURAL STEEL (Plain material

at tidewater, cents per lb.):

Beams & channels up to 14 in.....3.195@ —

Beams & channels over 14 in.....3.195@ —

Angles 3x3 up to 6x8.....3.195@ —

Zees and tees.....3.195@ —

Steel bars, half extras.....3.195@ —

TURPENTINE:

Spot in yard, N. Y., per gal.....\$0.44@ —

WINDOW GLASS. Official discounts

from manufacturers' lists:

Single strength, A quality, first three

brackets.....80%

B grade, single strength, first three

brackets.....82%

Grades A and B, larger than the first

three brackets, single thick.....79%

Double strength, A quality.....80%

Double strength, B quality.....82%

SURVEY OF BUILDING MATERIALS

Building Industries of New York Send
Data to Washington to Aid Government

THE Building Industries of New York has made a survey of the building material market in New York City for the purpose of providing first-hand, reliable and concise information regarding the quantities of basic materials on hand in New York City and vicinity available for construction work essential to the war program. The following is a digest of the condition of the market as applied to some of the products:

Asphaltum—The largest distributors, the Standard Oil Company and the Barber Asphalt Company, are not selling any Mexican asphaltum to the trade, and have none on hand. The latter company is selling a substitute—Dulcanite—for road and paving work. This product has to be used with a flux. The wholesale price of Mexican asphaltum, as of March 1, 1918, is \$25 a ton as against a normal base, New York, of \$15 a ton. Spot base price Dulcanite, as of March 16, 1918, carload lots, \$20; less than carload lots, \$22. Flux, carload lots, March 16, 1918, \$30; less than carload lots, \$32.

Brick—Hudson River common brick, not contracted for, in shed between Haverstraw and Mechanicsville, N. Y., totals between 300,000,000 and 400,000,000. The normal supply at this time of the year is about 700,000,000. There was on hand in dealers' yards, New York City, March 15, 1918, about 28,000,000 brick, sufficient to care for the New York building situation.

There is about 225,000,000 Raritan River common brick on hand. The normal for this year is about 400,000,000 brick. These plants can manufacture all the year round if labor can be obtained.

About 100,000,000 Long Island common brick is available. This commodity can be shipped to Manhattan if the price goes to about \$11.75 a thousand wholesale.

Hackensack, N. J., common brick on hand totals about 75,000,000. The emergency construction work at Port Newark, N. J., has used up large quantities of material. Manufacture this year will be as near the maximum as labor and fuel supplies will permit. About 50,000,000 Staten Island brick is on hand, but of this 80 per cent. is contracted for or is being held in reserve for Government needs. Fuel shortage has practically closed down Portland cement manufacturing plants in the two eastern zones supplying New York. On March 15 free cement in Lehigh and Hudson districts indicated a shortage, based on shipments, and curtailed production of 2,000,000 barrels on April 1. On February 1, 1918, in Zone 1, there was on hand 3,000,000 barrels; on February 1, 1917, 3,510,000 barrels, and on February 1, 1916, 4,500,000 barrels.

Stocks on hand of Portland cement throughout the country on February 1, 1918, were only 63 per cent. of what they were in February, 1917. The cost of production in 1917 a barrel in the two eastern zones was about \$1, while today the price is almost \$2. The increasing cost of cooerage in cotton bags will force this price up to \$2.25 during the summer.

Copper is being held for Government requirements. List prices as fixed by the Federal authorities govern the entire market, but deliveries are uncertain. The production for the first three months of this year was about 75,000,000 pounds a month.

Window and plate glass are being produced at about 25 per cent. of normal capacity, and the continuation is uncertain. At times during the present "fire" the industry has been about 80 per cent. closed down. Small window panes especially are hard to get, as cantonment work and Halifax reconstruction work has sapped the supply.

There were on hand at various plants owned by members of the Face Brick

Association on February 1, 1918, the following quantities, over and above brick sold on accepted orders: Red shades, 12,000,000; flashed or iron spot shades, 13,000,000, and gray or buff shades, 18,000,000.

The gravel supplies in New York Harbor have been held under Government option. The authorities have taken options on the outputs of two large producing companies after an attempt was made to bring prices down to the upset level set by the navy. The quantity on hand is about 2,000,000 yards, less 500,000 yards taken out of the market by the Government. Of the 1,500,000 remaining about 900,000 are under contract.

Practically all the local output of hollow tile is being held for Government requirements. The supply is about 55 per cent. short, according to manufacturers. Labor and fuel shortage is affecting the output.

About 2,000,000 barrels of lime are available for the Government's use in the market. In the matter of mortar in any possible shortage of cement, lime can be used for non-bearing walls in many sections.

Lumber stocks vary. Shortage of ships and cars has made stocks very meagre. There is sufficient on hand, however, to meet all requirements.

While lath and reinforcing material, as reported by the association compiling this data, is in ample supply for any emergency that may develop through Government requirements, there is in stock at present between 300,000 and 400,000 square yards of wire lath; also a large quantity of sheets available.

Wire nails, like some other products, is under Government price control. There is no question about an adequate supply being on hand for both Government and private demands. The price today is 3.5c. a pound; cut nails, 4c., and fence wire, Pittsburgh, 3.25c. Plaster, which has large possibilities for emergency construction work, has not yet been called upon for Government work. Its use largely releases cement, lumber and expanded metal for use in quick housing, and is to a certain extent fireproof.

Sand, a by-product of gravel, mined simultaneously with gravel and grits, is scarce. Eastern plants bordering upon New York Harbor are in a position to supply Government work with any quantity of sand desired. Private work, however, is not taking large quantities.

Favoring weather has helped in the last few weeks the increasing of the production of pig iron, but the steel shell tonnage of 2,500,000 for the second half of the year as against 1,500,000 for the first half plainly indicates that structural work is secondary in importance at producing centers. The Government is about to place the first of 150,000 cars and 2,500 locomotives in its program, which will probably result in further replacement of construction orders.

Small lots of steel available for immediate construction work are on hand in many New York plants. One concern reports 1,600 tons of standard and Bethlehem shapes, plates and also a large stock of bolts, nuts, rivets, etc.

Theatre Contract Let.

A general contract has been awarded to the Longacre Construction Company, 185 Madison avenue, for the erection of a six-story fireproof theatre and office building at 1649 Broadway, south-east corner of 51st street. The owner of this operation is the Wendell Estate, 175 Broadway, and the lessee, the More-dall Realty Company, 233 Broadway. The plans and specifications were prepared by Thomas W. Lamb, architect, 644 Eighth avenue. This structure will have facades of face brick, limestone and terra cotta and will have ground dimensions of 100x288x137 feet.

Geo. A. Fuller Company

Fireproof Building Construction

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Contract for Large Warehouse.

Levering & Garrigues, 552 West 23d street, Manhattan, have obtained a general contract for the construction of a one and two-story brick and reinforced concrete warehouse on the north side of Hunterspoint avenue, 100 feet east of Hayward street, Long Island City. The name of the owner of this operation is withheld for the present, but the building will be occupied on a long-term lease by the Pittsburgh Plate Glass Company, 322 Hudson street, Manhattan. The structure will have ground dimensions of 280x264 feet, with the dimensions of the two-story portion approximately 200x200 feet. The plans and specifications for this operation were prepared by Clinton & Russell, architects, 32 Liberty street, Manhattan. The cost will be in the neighborhood of \$400,000.

Plans for New Church.

Francis J. Berlenbach, architect, 260 Graham avenue, Brooklyn, has started the plans for a one-story brick and limestone church to be erected on the north side of Catalpa avenue, 150 feet east of Onderdonk avenue, Ridgewood, L. I. This edifice is being planned for St. Mathias Roman Catholic Church, Rev. Father Nicholas M. Wagner, pastor, 1861 Catalpa avenue. The building will have a frontage of 66 feet and will be about 175 feet in depth. The cost is approximately estimated at \$150,000. Bids will be called for in about two weeks.

Whitney Co. Obtains Contract.

A general contract has been awarded to the Whitney Co., 101 Park avenue, Manhattan, for the construction of a handsome country residence at Lakeville, Great Neck, L. I., for L. H. Shearman, owner. The building will be two and one-half stories in height, constructed of brick, hollow tile and stucco and will have ground dimensions of 32x110 feet, with wing, 24x60 feet. The plans were prepared by James W. O'Connor, architect, 3 West 29th street, Manhattan. This house will be located on a plot containing approximately thirty acres of ground, that will be extensively landscaped under the direction of Paul R. Smith, landscape engineer, 89 State street, Boston, Mass. This operation will cost in the neighborhood of \$100,000.

Contract for Plant Addition.

The Austin Company, Bulletin Building, Philadelphia, Pa., has obtained the general contract for the construction of a one-story brick factory at Elizabethport, N. J., for the Singer Manufacturing Company, owners, on premises. The structure will have ground dimensions of 200x600 feet and will cost approximately \$300,000. Plans for this structure were prepared privately.

Estimates for Large Factory.

Ballinger & Perrot, architects and engineers, 1328 Broadway and Philadelphia, Pa., are taking estimates on general contract, to close April 4, for the construction of a six-story reinforced concrete factory building, 80 x 488 feet, on Jackson avenue, between Hulst and Harold avenues, Long Island City. This building will be owned and occupied by S. Karpen & Brother, manufacturers of upholstered furniture. The operation will represent an expenditure of more than \$350,000.

PERSONAL AND TRADE NOTES.

L. K. Comstock & Company, contracting engineers, have recently moved their offices from 30 Church street to 21 East 40th street.

W. G. Boales, of the New York office of the Hoffman Specialty, has been appointed inspector of shells, located at Jefferson Barracks, St. Louis, Mo.

Arthur B. Daniels, formerly treasurer of the Knickerbocker Portland Cement

Co., was recently elected president of that concern, succeeding H. Struckman. A. D. Naylor was elected treasurer.

August M. Kleemann, architect, formerly located at 741 Broad street, Newark, N. J., has discontinued his office and will conduct the practice of his profession at his residence, 908 Grove street, Irvington, N. J.

Lewis F. Pilcher, State Architect, has been elected chairman of the Committee on Prison Architecture of the American Prison Association. This is the first time that a New York State authority on architectural affairs has been selected for this important post.

The Association of Dealers in Masons' Building Materials, at its recent annual meeting, elected the following officers for the ensuing year: Francis N. Howland, president; Frank E. Wise, vice-president; Nathan Peck, treasurer. The directors elected included: Francis N. Howland, Frank E. Wise, Nathan Peck, John H. Mahnen, William K. Hammond, William H. Barnes, Ernst Braun, John Wilson, Wright D. Goss, John C. McNamara, Andrew J. Brislin, Stephen V. Duffy, Graham Murtha, C. A. McGuire and Joseph Philbrick. The meeting was preceded by a luncheon, served by Delmonico's.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—Westinghouse-Church-Kerr Co., 37 Wall st, Manhattan, has the general contract for a steel power plant bldg, 80x48, and 20 ft high, for the U. S. Government, C. W. Parks, Chief of Bureau of Yards and Docks, and Bureau of Supplies and Accounts, Navy Yard, Washington, D. C., owner, from privately prepared plans.

MANHATTAN.—James A. Wetmore, Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close April 3, for a 4-sty stone facing brick assay bldg, 50x100, at Wall and Nassau sts, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner. York & Sawyer, 50 East 42d st, are the architects, and J. Hollis Wells, 32 Nassau st, is the consulting engineer. The following are figuring the general contract: R. H. Carman Co., 150 Nassau st; Geo. A. Fuller Co., Munsey Bldg., Washington, D. C.; Rapid Transit-Subway Construction Co., 105 Broadway, and the O'Rourke Eng. Construction Co., 17 Battery pl.

SOUTH SCENECTADY, N. Y.—Feeney & Sheehan Construction Co., 164 Montgomery st, Albany, N. Y., has the general contract for a hollow tile and concrete storehouse for the U. S. Government, Col. R. C. Marshall, Jr., Cantonment Div., 7th and B sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, advisory architect, and Lieut. Col. Gunby, advisory engineer, both of 7th and B sts, N. W., Washington, D. C. Cost, \$2,000,000.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

SARATOGA SPRINGS, N. Y.—William H. Lane, 106 Caroline st, Saratoga Springs, owner, contemplates rebuilding the storage warehouse at 30 Woodlawn av. No architect has been selected.

WATKINS, N. Y.—Watkins Realty Co., Watkins, N. Y., and Ben Record, c/o Record Brewing Co., Elmira, N. Y., owners, contemplate rebuilding the brick business block, probably 2 stys, for which no architect has been retained.

AMSTERDAM, N. Y.—The State Legislature has granted the city authorities permission to issue bonds for a brick fire house for the City of Amsterdam, Seeley Conover, Mayor, City Hall, Amsterdam, owner. No site or architect has yet been selected. Cost, \$65,000.

CLIFTON, N. J.—Clifton Milling Co. (now forming), owner, c/o New Jersey Flour Co., Clifton, N. J., contemplates erecting a 5-sty reinforced concrete flour mill, 50x75, at the foot of Olympia st, at Erie Railroad. No architect has been selected.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—William Higginson, 21 Park Row, Manhattan, architect, is taking bids on the general contract, to close April 2, for a 1-sty brick factory, 100x60, on the west side of Kent av 117 ft north of De Kalb av, for Julius Kayser & Co., 45 East 17th st, Manhattan, owner. P. J. Carlin Const. Co., 1133 Broadway, Faribault Bldg Corp., 15 Park Row, and Caye-Hosford Co., 299 Broadway, all of Manhattan, are figuring the general contract. Cost, \$30,000.

HOSPITALS AND ASYLUMS.

BRIDGEPORT, CONN. — Niewenhouse Brothers, 163d st and Park av, Manhattan, are figuring on the erection and completion of the Isolation Hospital, located between Jewett and Englewood avs, for the City of Bridgeport, owner, from plans by Cross & Cross, 681 5th av, Manhattan, architects, who desire sub-bids on all work in connection with this operation.

ORANGE, N. J.—York & Sawyer, 50 East 41st st, Manhattan, architects, are taking bids on the general contract, to close April 10, for a 3-sty hollow tile, stone and stucco hospital bldg, 66x132, and a 1-sty extension, 44x72, at Lincoln av and Frankfort st, for the Orthopaedic Hospital and Dispensary of New Jersey, 148 Scotland st, Orange, owner, and George Graves, 43 Berkeley av, Orange, chairman of Building Commission. W. L. Crow Const. Co., 103 Park av; Edward Corning Co., 52 Vanderbilt av, both of Manhattan, and Rogers & Blydenburgh, Babylon, L. I., are figuring the general contract and the latter desires bids on all subs.

STORES, OFFICES AND LOFTS.

HARRISON, N. J.—Hughes & Horton, 31 Clinton st, Newark, architects, are taking bids on the general contract, to close April 2, for a 3-sty office bldg, 60x135, at 4th and Middlesex sts, for the Driver-Harris Co., Middlesex st and Railroad av, Harrison, owner. Wm. G. Sharwell & Co., 377 N. 5th st; Edward M. Waldron, 665 Broad st; E. M. Waldron & Co., 84 S. 6th st; Oshwald & Schmidt, 845 Broad st; E. C. Levy, 18 Walnut st; Eustice Bros., 40 Clinton st; David Henry Building Co., 207 Market st, all of Newark, N. J., and DeRiso Bros., 17 Bergenline av, Town of Union, N. J., are figuring the general contract, and the latter desires estimates on all subs at once. Cost, \$100,000.

CONTEMPLATED CONSTRUCTION.**Manhattan.**

APARTMENTS, FLATS & TENEMENTS.
78TH ST.—Randolph H. Almirot, 200 5th av, completed plans for alterations to the 7-sty brick tenement, 40x98, at 201 West 78th st, and 200 West 79th st, for M. Bayard Brown, owner, care J. A. Murray, 46 Wall st. Architect will take bids about April 8. Cost \$4,000.

50TH ST.—A. E. Nast, 546 5th av, has plans in progress for alterations to the 4-sty brick apartments and store, 25x100, at 5 West 50th st, for Solomon Kalvin, 542 West 112th st, owner. Architect will take bids on the general contract about April 15. Cost, \$10,000.

DWELLINGS.

WATTS ST.—J. M. Felson, 1133 Broadway, has revised plans in progress for a 2-sty brick dwelling and garage, 42x85, at 52-4 Watts st, for Stephen H. Jackson, 106 Lexington av, owner, and Howard H. Loque, 472 Canal st, lessee. T. J. Fanning, 19 East 127th st, has the general contract. Cost, \$15,000.

36TH ST.—Goodwin, Bullard & Woolsey, 4 East 39th st, have plans in progress for alterations to the brown stone dwelling at 30 East 36th st, for Junius S. Morgan, Constitution Hill, Princeton, N. J., owner. Marc Eidlitz & Son, 30 East 42d st, have the general contract.

FACTORIES AND WAREHOUSES.

135TH ST.—Charles H. Richter, 39 Cortlandt st, will draw plans for alterations to the 1, 2 and 6-sty brick warehouse, on a plot 100x199, at 8-12 East 135th st, through to 5-9 East 134th st, for the Estate of James Everard, owner, c/o Farmers' Loan & Trust Co., 22 William st, owner, and Andrew Davey, 350 Greenwich st, lessee.

44TH ST.—New York Manufacturers' Real Estate Co., 607 West 43d st, owner, has had plans completed privately for

rebuilding the 4-sty brick warehouse, 120x100, at 644-654 West 44th st. H. H. Vought & Co., Grand Central Terminal, has the general contract; is taking estimates on all subs, and will do the carpentry work. Cost, \$12,000.

HALLS AND CLUBS.

124TH ST.—L. E. Jallade, 37 Liberty st, is revising plans for an 8-sty brick and stucco Y. W. C. A. bldg, 150x75, irreg., at the southeast cor of 124th st and Lenox av, for the Y. W. C. A. of New York City, Mrs. James S. Cushman, secy., 600 Lexington av, owner. Cost, \$300,000.

5TH AV.—Jardine, Hill & Murdock, 50 East 42d st, have plans in progress for alterations to the club at the northeast cor of 5th av and 40th st, for the Uptown Club, James W. Gerard, pres., on premises, lessee.

HOTELS.

65TH ST.—Werner & Windolph, 25 West 33d st, completed plans for alterations to the 4-sty brick lodging house, 40x40, at 323-5 East 65th st, for the Kleinschmidt Magnesia Co., 323 East 65th st, owner. Cost, \$6,500.

MUNICIPAL.

LEXINGTON AV.—Crow, Lewis & Wickenhoefer, 200 5th av, completed plans for the alteration of the 5-sty brick college at the cor of Lexington av and 23d st, into a Municipal Museum, for the City of New York, Trustees of City College, 135th st and Amsterdam av, owner.

STABLES AND GARAGES.

MANGIN ST.—Bruno W. Berger & Son, 121 Bible House, completed plans for a 2-sty brick garage, 60x100, at 66-70 Mangin st, for P. F. Harpers Hansen, 43 Tompkins st, owner. Cost, \$15,000.

20TH ST.—Charles B. Meyers, 1 Union sq, has plans in progress for a 2-sty brick garage, 91x92, in the north side of East 20th st, bet. 2d and 3d avs. Cost, \$10,000.

177TH ST.—Charles B. Meyers, 1 Union sq, has plans in progress for a 1-sty brick garage, 25x100, in the north side of East 177th st, bet. 2d and 3d avs. Cost, \$5,000.

7TH AV.—J. M. Felson, 1133 Broadway, completed plans for a 1-sty brick garage, 200x200, on the west side of 7th av, bet. 150th and 151st sts, for the Heaton Gar-

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age Co., 3536 Broadway, owner. Cost, \$35,000.

25TH ST.—V. Hugo Koehler, 2 Columbus Circle, completed plans for a 2-sty brick garage, 58x98, at 242-246 East 25th st, for Robert T. Green, 2 Columbus Circle, owner. Cost, \$9,500.

STORES, OFFICES AND LOFTS.

6TH AV.—Frank A. Rooke, 489 5th av, completed plans for alterations to the two 2-sty brick stores at 666 6th av, for J. A. Fischer, 690 6th av, owner. Cost, \$3,000.

BROADWAY.—Frederick P. Platt, 1123 Broadway, has plans in progress for alterations to the 5-sty brick store and offices, 25x100, at 177 Broadway, for Crouch & Fitzgerald, on premises, owners. Cost, \$15,000.

FRONT ST.—Theodore A. Meyer, 114 East 28th st, completed plans for alterations to the 5-sty brick office bldg, 50x80, at 132-4 Front st, for A. H. Lamborn Co., 98 Wall st, owner. Cost, \$19,500.

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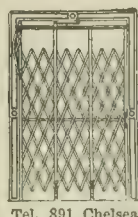


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23D ST.—M. Joseph Harrison, World Bldg, completed plans for alterations to the brick restaurant, at 26 East 23d st, for the C. & M. Lunch Co., on premises, owner. M. Reikes, 891 East 172d st, has the general contract. Cost, \$3,000.

28TH ST.—M. Joseph Harrison, World Bldg, completed plans for alterations to the 3-sty brick store and offices, 20x40, at 35 East 28th st, for Samuel Shapiro, 348 4th av, owner. Cost, \$7,000.

JOHN ST.—Townsend, Steinkle & Haskell, 1328 Broadway, completed plans for alterations to the 12-sty store and office bldg, 55x55, at 12-16 John st, for the 14 John Street Realty Co., William H. Clarke, pres., on premises, owner. Architects will take bids about April 2. Cost, \$5,000.

THEATRES.

BROADWAY.—W. G. Massarene, 15 East 40th st, will draw plans for alterations to the brick and stone moving picture theatre and restaurant at the southwest cor of Broadway and 95th st, for Thomas Healy, Columbus av and 66th st, owner. Consists of changing part of restaurant for moving pictures.

MISCELLANEOUS.

74TH ST.—George H. Pegram, 165 Broadway, completed plans for a 1 and 3-sty brick transformer house, 40x41, at 503 East 74th st, for the Manhattan Railway Co., 165 Broadway, owner, and the Interborough Rapid Transit Co., lessee. Cost, \$12,000.

Bronx.

DWELLINGS.

RIVERDALE.—M. Del Gaudio, 401 Tremont av, completed plans for a 2½-sty frame dwelling, 28x35, at Riverdale-on-Hudson, for Mrs. Bethalin Osgood, Riverdale-on-Hudson, N. Y., owner. J. Zilli, 270 West 261st st, has the general contract and is taking bids on all subs. Cost, \$5,000.

SCHOOLS AND COLLEGES.

RIVERDALE AV.—I. E. Ditmars, 111 5th av, completed plans for alterations to the 4-sty brick Mt. St. Vincent Academy, on Riverdale av, Randolph's lane, Hudson River and City line, for the Sisters of Charity, on premises, owner. Cost, \$8,000.

STABLES AND GARAGES.

SOUTHERN BLVD.—Robert T. Schaefer, 1526 Flatbush av, Brooklyn, completed plans for two 1-sty brick garages and stores, 20x50, on the west side of Southern blvd, 200 ft south of 180th st, for William Harris, 329 Washington st, Manhattan, owner. Cost, \$12,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
BEDFORD AV.—Max Hirsch, 215 Montague st, completed plans for alterations to the 4-sty brick tenement, with three stores, 22x86, at the northeast cor of Bedford av and South 4th st, for Samuel Goldinger, 60 Graham av, owner. Cost, \$2,000.

POWELL ST.—Slee & Bryson, 154 Montague st, completed plans for four 3-sty brick and stone tenements, 25x100, in the west side of Powell st, 100 ft north of Hegeman av, for Henry Salant, 200 Broadway, Manhattan, owner and builder. Total cost, \$45,000.

FRANKLIN AV.—W. T. McCarthy, 16 Court st, has plans in progress for the alteration of the 4-sty brick and stone dwelling, 21x42, at the northeast cor of Franklin av and Brevoort pl, into bachelor apartments, for the 39 Sidney Place Corp., 39 Sidney pl, owner and builder. Cost, \$10,000.

CHURCHES.

HOWARD AV.—Cohn Brothers, 361 Stone av, completed plans for a 3-sty brick and stone synagogue and school, 60x90, on the east side of Howard av, 75 ft south of St. Marks av, for Talmud Torah Tisharas Agnaron Assn, August Braverman, pres., owner. Will contain balcony, 12 classrooms, 12x18 ft each, and auditorium with a seating capacity of 1,500. Cost, \$35,000.

DWELLINGS.

MERMAID AV.—Albert A. Von Lehn & Son, 2701 Glenwood rd, owners, have had plans completed privately for four 2-sty frame dwellings, 16x37, on the west side of Mermaid av, 100 ft east of Seagate av. Total cost, \$10,000.

47TH ST.—F. W. Eisenla, 571 77th st, completed plans for two 2½-sty frame dwellings, 18x50, in the south side of 47th st, 100 ft west of 15th av, for John W. Connelly, 5107 New Utrecht av, owner and builder. Total cost, \$10,000.

EAST 12TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for eight 2-sty brick dwellings, 17x54, in the east side of East 12th st, 327 ft south of Av I, for the East Midwood Corp., 614 West st, owner and builder. Total cost, \$32,000.

79TH ST.—C. A. Olsen, 1201 75th st, completed plans for four 2-sty brick dwellings, 16x40, in the north side of 79th st, 160 ft east of 10th av, for the Luja Holding Co., 37 75th st, owner and builder. Total cost, \$12,000.

GRAND AV.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for three 2-sty frame dwellings, 22x35, on the east side of Grand av, 80 ft south of Hillcrest av, for Sim & Greig, Inc., 2d st, Union Course, L. I., owner and builder. Total cost, \$16,500.

EAST 37TH ST.—R. T. Schaefer, 1526 Flatbush av, completed plans for two 2½-sty frame dwellings, 17x41, in the east side of East 37th st, 137 ft north of Ave J, for John E. Reynolds, 1674 Flatbush av, owner. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

GOLD ST.—G. L. Knight, 13 Willoughby st, completed plans for interior alterations to the 1-sty brick power house in the west side of Gold st, at the intersection of East River bulkhead, for the Edison Electric Co., 360 Pearl st, owner. Cost, \$6,000.

KENT AV.—W. B. Wills, 1181 Myrtle av, has plans in progress for a 4-sty addition to the brick and steel factory, 92x116, at Kent av and South 8th st. Cost, \$90,000.

WAVERLY AV.—John Clausnitzer, 215 Montague st, has plans in progress for a 2-sty addition to the 1-sty brick factory, 42x102, on the east side of Waverly av, 132 ft north of Park av, for Rockwood & Co., 88 Washington av, owner. William Kennedy Construction Co., 215 Montague st, has the general contract and will also do the mason and carpentry work. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

HOWARD AV.—Cohn Bros., 363 Stone av, have revised plans nearing completion for a 3-sty brick hospital, 40x80, to contain a roof garden, at the southwest cor of Howard and Dumont avs, for the Maternity Hospital Society, 1540 Union st, owner. Cost, \$80,000.

SCHOOLS AND COLLEGES.

4TH AV.—The Church of Our Lady of Angels, 4th av and 74th st, Bklyn, Rev. Father Matthew J. Flynn, pastor, contemplates erecting a brick and stone parochial school, on plot 200x100, at 4th av and 74th st, adjoining the church. Name of architect and other details will be available later.

STABLES AND GARAGES.

MONTROSE AV.—H. M. Entlich, 432 South 5th st, completed plans for a brick garage, 25x100, on the north side of Montrose av, 100 ft west of Lorimer st, for Beckie and Annie Zellner, 435 Lorimer st, owner. Cost, \$4,500.

BARRETT ST.—Tobias Goldstone, 50 Graham av, has plans in progress for a 2-sty brick public garage and lodge room, 25x100, in the north side of Barrett st, east of Graham av. Cost, \$10,000.

NEWKIRK AV.—M. A. Cantor, 371 Fulton st, completed plans for a 2-sty brick public garage, 73x120, at the southeast cor of Newkirk av and Rugby rd, for Nettie Hyman, 44 Court st, owner. Cost, \$40,000.

18TH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for a 1-sty brick public garage, 80x100, at 18th av and Ocean Parkway, for Reuben Cantor, 218 Rutledge st, owner and builder. Owner will do the carpentry work. Cost, \$5,000.

VERNON AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a garage on the south side of Vernon av, 100 ft east of Marcy av, for the Silberman Dairy Co., owner.

WEST 28TH ST.—George H. Suess, 2966 West 29th st, completed plans for a 1-sty brick and concrete block public garage, 50x100, in the east side of West 28th st, 181 ft west of Surf av, for Miss A. Ward, 2901 West 28th st, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

ATLANTIC AV.—Walter B. Wills, 1181 Myrtle av, has plans nearing completion for a 6-sty reinforced concrete laundry, 100x100, at the southeast cor of Atlantic av and Perry st, for Frederick Weiss, 862 De Kalb av, owner. Cost, \$65,000.

Queens.

BANKS.

RIDGEWOOD, L. I.—Morrell Smith, Bank Bldg, Far Rockaway, L. I., has plans in progress for a 2-sty brick and terra cotta bank bldg, 27x100, on Covert av, for the Bank of Long Island, Fulton st, Jamaica, L. I., owner. Cost, \$50,000.

CHURCHES.

BAYSIDE, L. I.—Joseph Josinsky, Bayside, L. I., completed plans for a 1-sty frame church, 25x45, on the north side of Prince av, 195 ft west of Bell av, for St. George's Greek Orthodox Church, Bayside, owner.



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DWELLINGS.

RICHMOND HILL, L. I.—Richmond Hill Security Co., 73 Bennington st, Woodhaven, owner, has had plans completed privately for two 2½-sty frame dwellings, 17x36, on the west side of Waterbury av, 205 ft west of Emerson st. Cost, \$8,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 16x32, on Jackson av, 80 ft south of Perry st, for P. A. Thompson, 1222 Heifeld av, Dunton, L. I., owner and builder. Cost, \$4,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 16x32, on the east side of Creed av, 220 ft south of Walnut st, for P. A. Thompson, 1222 Heifeld av, Dunton, L. I., owner and builder. Cost, \$4,000.

FLUSHING HEIGHTS, L. I.—Frank Braun, 585 9th av, L. I. City, completed plans for a 2-sty brick dwelling, 20x45, on the south side of Norwood av, 40 ft west of 26th st, for Stanley Krupka, 1362 Av A, owner. Cost, \$4,500.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for four 2-sty frame dwellings, 16x46, at the northwest cor of Greenwood and Grand avs, for Phoebus Kaplan, 424 Guion av, Richmond Hill, owner and builder. Total cost, \$20,000.

BEECHURST, L. I.—Harold Paddon, 120 Broadway, Manhattan, completed plans for a 2½-sty frame dwelling, 36x25, in the west side of 28th st, 260 ft east of 6th av, for Harry A. Benson, 229 West 109th st, Manhattan, owner. Cost, \$7,500.

JAMAICA, L. I.—William Woodin, 363 Fulton st, Jamaica, completed plans for four 2-sty frame dwellings, 16x37, at the northeast cor of Madison av and St. Albans pl, for Arthur Short, Helen av, South Ozone Park, L. I., owner and builder. Cost, \$6,000.

BEECHURST, L. I.—Shore Acres Realty Co., 243 West 34th st, Manhattan, owner, has had plans completed privately for a 2-sty frame dwelling, 24x34, on the west side of 15th av, 500 ft south of 27th st. Cost, \$5,000.

BAYSIDE, L. I.—Charles F. Winkelman, 103 Park av, Manhattan, completed plans for remodeling the 2½-sty wooden dwelling for Charles H. Conant, Bradish av, Bayside, owner. Eugene Griffing, 3d st, Bayside, has the general contract. Cost, \$10,000.

HOWARD BEACH ESTATES, L. I.—Voickening & Holler, 82 Wall st, Manhattan, completed plans for a 1½-sty frame bungalow, 30x47, at the southeast cor of Thatford st and Flynn av, for George J. Koch, Howard Beach Estates, L. I., owner and builder. Owner will take bids on subs. Cost, \$3,500.

RICHMOND HILL, L. I.—Charles Infanger & Son, 2634 Atlantic av, have plans in progress for three 2½-sty frame dwellings, 16x40, for Eierman Bros., 751 Thrall av, Woodhaven, L. I., owners and builders. Total cost, \$12,000.

FLUSHING, L. I.—F. Johnson, 46 Prospect av, Flushing, completed plans for two 2½-sty frame dwellings, 25x34, in the east side of Flushing pl, 100 ft north of State st, for McCreery Estates, Inc., 440 Broadway, Flushing, owner and builder. Cost, \$9,000.

ELMHURST, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for a 2-sty frame dwelling, 16x38, in the south side of Lewis st, 162 ft east of Wool st, for William J. Schwarz, 407 Herald av, Richmond Hill, L. I., owner. Cost, \$3,000.

RIDGEWOOD, L. I.—Morris Rothstein, 197 Snediker av, completed plans for a 2-sty brick and stone dwelling, 19x55, at the northeast cor of Hanson and Myrtle avs, for the Lex Holding Corp., 1475 Lincoln pl, owner and builder. Cost, \$5,500.

DUNTON, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for two 2-sty frame dwellings, 16x32, at the southeast cor of Garden st and Baker av, for T. A. Thompson, 1222 Atfield av, Dunton, owner and builder. Cost, \$3,500 each.

HOTELS.

FOREST HILLS, L. I.—Sage Foundation Homes Co., 27 Greenway ter, Forest Hills, owner, is having plans prepared privately for the alteration of the brick store and tenement at the southwest cor of Continental av and Burns st, into a hotel and offices. Cost, \$40,000.

STABLES AND GARAGES.

LONG ISLAND CITY—B. W. Timoney, Jackson av, L. I. City, completed plans for a 1-sty brick garage, 40x50, in the east side of Prospect st, 60 ft north of Wilbur av, for Frank Sipp, on premises, owner and builder. Cost, \$3,000.

Nassau.

MISCELLANEOUS.

GREAT NECK, L. I.—James W. O'Connor, 3 West 29th st, Manhattan, has plans nearing completion for frame and stucco farm bldgs and supt.'s cottage, for L. H. Sherman, owner. Will include various farm and dairy bldgs.

Westchester.

DWELLINGS.

PORTCHESTER, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, completed plans for a 2½-sty frame and stucco dwelling and garage, 28x38, on Colonial Ridge, for George E. Foster, Suffern, N. Y., owner.

PORTCHESTER, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, has plans in progress for a 2½-sty frame and shingle dwelling, 32x38, on Colonial Ridge, for Ernest Parker, 238 North Regent st, Portchester, owner.

ELMSFORD, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, has revised plans in progress for a dwelling, 34x44, 1st sty to be of cement blocks and above frame and shingle, for Anthony Corrado, Elmsford, owner.

FACTORIES AND WAREHOUSES.

MT. VERNON, N. Y.—City of Mt. Vernon, J. E. Denton, clerk, City Hall, Mt. Vernon, owner, is having plans prepared privately for a 2-sty frame storehouse, 51 x100. Details are undecided. Cost, \$9,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EAST RUTHERFORD, N. J.—Anton Vegliante, 42 Passaic av, Garfield, has plans in progress for a 2-sty brick flat and two stores, 34x54, on Paterson av, for Tony Cennamo, East Rutherford, N. J., owner. Cost, \$10,000.

JERSEY CITY, N. J.—Nathan Welltoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment, 55x83, at 2684-6 Hudson blvd, for Charles Zerman, 17 Oak st, Weehawken, owner and builder. Cost, \$50,000.

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Over the Top to the Third Line Trenches.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans in progress for a 4-sty brick and stone apartment, 76x114, at the southeast cor of Orchard and Pennington sts, for Kruvant-Mayzel Co., 188 Bloomfield av, Newark, owner. Owner will do the mason, carpentry and plastering work. Cost, \$100,000.

BLOOMFIELD, N. J.—William E. Garbrants, 564 Main st, East Orange, completed plans for a 4-sty brick, stone and terra cotta apartment house, 52x84, at 10 Park av, for the Penn Building Co., southwest cor of Bloomfield and Glenwood avs, Bloomfield, owner and builder. Cost, \$45,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment, 50x100, at 74 and 76 Fairview av, for Harry J. Max, 9 Orient av, Jersey City, owner and builder. Owner will award subs. Cost, \$50,000.

NEWARK, N. J.—E. V. Warren, Essex Bldg, Newark, completed plans for a 4-sty brick and stone apartment, 100x127, on Roseville av, bet. Park and 6th avs, for Charles Herbert Walker, Union Bldg, Newark, owner. Cost, \$150,000.

DWELLINGS.

HIGHLAND PARK, N. J.—Alexander Merchant, 363 George st, New Brunswick, is preparing preliminary plans for a 2½-sty hollow tile dwelling, 25x52, on 4th av, for W. Henderson, 115 North 4th av, Highland Park, owner. Cost, \$15,000.

BLOOMFIELD, N. J.—Frederick L. Pierson, 160 Bloomfield av., Bloomfield, completed plans for three 2½-sty frame dwellings, 22x30, on Florence av, for Harry Hendricks, 71 Florence av, Bloomfield, owner. Owner is taking bids on subs. Total cost, \$8,000.

IRVINGTON, N. J.—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, completed plans for a 2-sty frame semi-bungalow, 24x34, on Stuyvesant av, for John Bauer, 1157 Stuyvesant av, Irvington, owner. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

RAHWAY, N. J.—National Pneumatic Co., of West Virginia, 50 Church st, Manhattan, owner, is having plans prepared privately for a 1 and 2-sty brick, concrete and steel factory and machine shop, 200x363, at New Brunswick av, Albert, Iva and South Broad sts. John N. Gill & Co., 112 South 16th st, Philadelphia, Pa., has the general contract and will take bids on separate contracts.

OLD BRIDGE, N. J.—Gilbert C. Higby, 207 Market st, Newark, has plans in progress for a 1-sty frame manufacturing plant at Old Bridge, near South River, for which owner's name will be announced later.

NEWARK, N. J.—Butterworth-Judson Corp., 61 Broadway, Manhattan, and William L. Finne, on premises, Supt. in charge, contemplates rebuilding the manufacturing plant, consisting of four 1-sty hollow tile bldgs, on the Meadows, at Av R, from privately prepared plans.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, 100 Sip av, Jersey City, completed plans for a 3-sty brick, steel and terra cotta School No. 6, 181x200, at St. Paul's, Central, Hopkins and Oakland avs, for the Board of Education of Jersey City, Thomas Loughlin, pres., City Hall, Jersey City, owner.

VERONA, N. J.—Guilbert & Betelle, 665 Broad st, Newark, have plans in progress for a 1-sty brick public school, 140x40, at the cor of Lanning av and Elmwood rd, for the Borough of Verona, Board of Education, Arthur M. Griffen, 49 Fairview av, Verona, owner. Will contain four classrooms. Cost, \$30,000.

SOUTH AMBOY, N. J.—Lowinson & Schubert, 366 5th av, Manhattan, have plans in progress for alterations to the 2-sty brick Public School No. 1, in John st, bet. Clinton pl and Stevens av, for the City of Perth Amboy, Board of Education, Richard Mack, pres., South Amboy, N. J., owner. Cost, \$15,000.

SOUTH AMBOY, N. J.—Lowinson & Schubert, 366 5th av, Manhattan, have plans in progress for a 3-sty brick and terra cotta junior high school, 88x150, in John st, bet. Clinton pl and Stevens av, for the City of South Amboy, Board of Education, Richard Mack, pres., South Amboy, N. J., owner. Cost, \$90,000.

STABLES AND GARAGES.

NEWARK, N. J.—Brockie Realty Co., 8 Railroad pl, Newark, owner, has had plans completed privately for fourteen 1-sty brick individual garages, 50x129, at 31 Broad st. C. Willard Wanda, 907 DeGraw av, Newark, is the supt. in charge. Cost, \$7,000.

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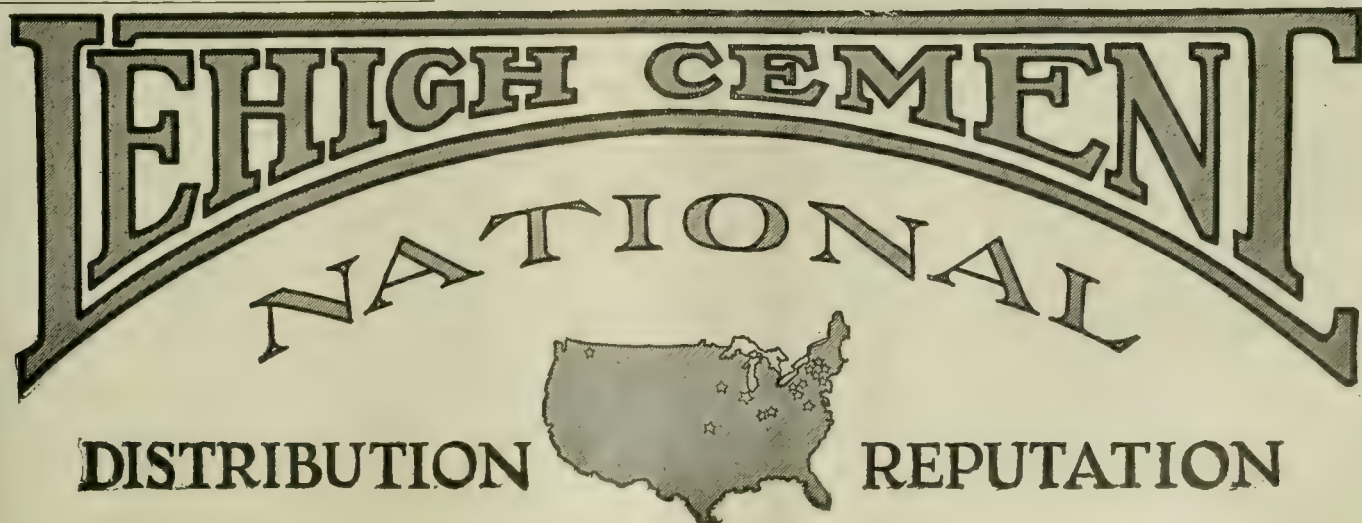
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NEW YORK



MORRIS PLAINS, N. J.—F. H. Bent, State House, Trenton, N. J., has plans in progress for a 1-sty brick garage, 40x40, for the New Jersey State Hospital, owner, c/o C. M. Bowen, on premises.

NEWARK, N. J.—John B. Cella, 185 Market st, Newark, completed plans for a 1-sty cement block and brick and stone trim public garage, 50x100, at 88-90 Jackson st, for Pasquale Saldutti, 92 Jackson st, Newark, owner. Owner will take bids on the general contract. Cost, \$7,000.

HACKENSACK, N. J.—Wesley S. Bossell, 56 West 45th st, Manhattan, will draw plans for a 2½-sty hollow tile and stucco garage, gardener's cottage and tool house, at 290 Clinton pl, for F. Fisher, on premises, owner.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Benjamin Cirilcione, 263 Fairmount av, Newark, completed plans for a 1-sty brick tailor shop, 25x100, at 324 South 7th st, for Angelo and America Giacobbe, 303 South 6th st, Newark, owners. Cost, \$8,000.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, completed plans for a 2-sty brick store and apartment, 50x50, at Hale st and Troop av, for K. T. & A. Maroon, 143 Troop av, New Brunswick, owners. Cost, \$15,000.

THEATRES.

JAMESBURY, N. J.—F. H. Bent, State House, Trenton, has plans in progress for a 1-sty brick and steel theatre and assembly hall, 60x120, for the New Jersey State Home for Boys, owner, c/o C. H. Edmunds, on premises, owner. Cost, \$40,000.

MISCELLANEOUS.

NEWARK, N. J.—Ring & Gray, 280 North Broad st, Elizabeth, owners, have had plans completed privately for a 2-sty brick laboratory, 36x49, on Frelinghuysen av. Cost, \$12,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

BATAVIA, N. Y.—Agne, Rushmer & Jenison, Arcade Bldg., Utica, N. Y., will draw plans for a 3-sty brick apartment house, for the Modern Apartment Co., McCarthy Bldg, Syracuse, N. Y., owner. No site has been selected. Cost, \$100,000.

BANKS.

CORNING, N. Y.—Mowbray & Uffinger, 56 Liberty st, Manhattan, completed plans for remodeling the 3-sty brick store at the southeast cor of Market and Pine sts, into a bank and office bldg, for Q. W. Wellington & Co., northwest cor of Market and Pine sts, Corning, N. Y., owner. Cost, \$40,000.

ELMIRA, N. Y.—Dennison & Hiron, 475 5th av, Manhattan, have plans in progress for a 2-sty brick and granite bank bldg, 45x100, at the northeast cor of State and Water sts, for the Chemung Canal Trust Co., Elmira, N. Y., owner. E. E. Buchanan, Robinson Bldg, Elmira, N. Y., is the consulting engineer.

DWELLINGS.

GREENWICH, CONN.—Warren & Wetmore, 16 East 47th st, Manhattan, will draw plans for rebuilding the dwelling, probably hollow tile, 2½-stys, in King st, for John McE. Bowman, Hotel Biltmore, Madison av and 43d st, Manhattan, owner. Details will be available later.

GREENWICH, CONN.—F. E. Newman, 1123 Broadway, Manhattan, will draw plans for rebuilding the frame dwelling, for which owner's name will be announced later. Cost, \$30,000.

HOSPITALS AND ASYLUMS.

KINGSTON, N. Y.—George Lowe, Fair st, Kingston, is preparing sketches for an addition to the sanitarium on Marys av for the Benedictine Sanitarium, Sister Anastacia, supt.; Rev. Father John J. Hickey, in charge, 159 Broadway, Kingston, owner. Cost, between \$15,000 and \$20,000.

SCHOOLS AND COLLEGES.

HOBART, N. Y.—Rasmussen & Wayland, 1133 Broadway, Manhattan, completed plans for a 2-sty brick high school, 126x98, for the Board of Education of Hobart, W. E. King, chairman, Hobart, N. Y., owner. Cost, \$50,000.

MISCELLANEOUS.

ALBANY, N. Y.—Obenaus-Nichols Co., 119 State st, Albany, has plans in progress for a 2-sty brick Odd Fellows Temple, 60x120, at Lodge and Howard sts, for the Odd Fellows of Albany, Edward Sanford, chairman, Board of Trustees, 71 State st, Albany, owner. Cost, \$100,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J. (SUB).—Frank Rosen, on premises, has the mason contract for the 4-sty brick and stone apartment, 54x91x70, in the north side of William st, 90 ft west of Grove st, for the Bertrose Realty Co., 65 Glenwood av, East Orange, owner, from plans by E. V. Warren, 31 Clinton st, Newark, architect. Cost, \$60,000.

YONKERS, N. Y.—Louis Johnson, 261 McLean av, Yonkers, has the general contract for two 5-sty brick and stone apartment houses, 50x45 ft each, at Hawthorne av and Valentine lane, for Van Ness Bros., 502 South Broadway, Yonkers, owners, from plans by William Heapy, 288 Hawthorne av, Yonkers, architect. General contractor will also do the mason and carpentry work. Cost, \$60,000.

CHURCHES.

BERGENFIELD, N. J.—Howard C. Litgog, 79 King st, Manhattan, has the general contract for an extension and alterations to the All Saints P. E. Church, Arthur S. Cookman, 85 Wall st, Manhattan, owner, from plans by Stephenson & Wheeler, 2 West 45th st, Manhattan, architects. Cost, \$15,000.

DWELLINGS.

BROOKLYN (SUB).—McGough & Hoey, 16 Court st, have the mason and carpentry contracts for the 3-sty brick and stone convent, 37x70, at Av O and 13th st, for St. Brendan's R. C. Church, Rev. Father T. A. Hickey, 1525 East 12th st, owner, from plans by Elliott P. Lynch, 345 5th av, Manhattan, architect. Cost, \$25,000.

NEWARK, N. J. (SUBS).—Pellegrino Pellechia, 21 Mt. Prospect av, Newark, has the mason and carpentry contracts for the 2½-sty brick and stone dwelling, 29x43, with a 1-sty hollow tile block garage, 12x20, at 81 St. Pauls av, for Anthony Jacobitti, 66 Boylan st, Newark, owner, from plans by J. B. Accocella, Union Bldg, Newark, architect. Cost, \$10,000.

BLOOMFIELD, N. J.—George Butterworth, 47 Grace st, Bloomfield, has the general contract for a frame and stucco dwelling and store at 556 Bloomfield av, for Charles A. Keyler, on premises, owner, from plans by Frederick L. Pierson, Bloomfield av, Bloomfield, architect. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—H. H. Vought & Co., Grand Central Terminal, has the general contract for rebuilding the 4-sty brick warehouse, 120x100, at 644-654 West 44th st, for the New York Manufacturers' Real Estate Co., Frank E. Allen, general manager, 607 West 43d st, owner.

MANHATTAN.—Louis Weber Building Co., 171 Madison av, has the general contract for alterations to the 7-sty brick storage bldg, 66x110, at 166-8 Charles st, for the Beadleston & Woerz Brewing Co., 291 West 10th st, owner, from plans by Alexander Baylies, 33-4 Bible House, architect. Cost, \$20,000.

BROOKLYN, N. Y.—Samuel Perlman, 307 Floyd st, has the general contract for a 1-sty brick factory, 31x40, in the north side of Ellery st, 68 ft west of Tompkins av, for A. Schwartz, 31½ Tompkins av, owner, from plans by H. J. Nurick, 305 Broadway, architect. Cost, \$6,500.

BROOKLYN, N. Y.—Anasco Construction Co., 927 Broadway, has the general contract for alterations and addition to the 2-sty brick warehouse, 100x150, in Greene st, for the Manhattan Dye Works, 856 Fulton st, owner, from plans by Henry J. Nurick, 957 Broadway, architect. Cost, \$50,000.

STAMFORD, CONN.—Stephen A. Gregory, 2 Leonard av, Stamford, Conn., has the general contract for a 1-sty wooden factory, 40x50, for the Stamford Rubber Supply Co., Shippin av, Stamford, Conn., owner, from privately prepared plans.

JERSEY CITY HEIGHTS, N. J.—Isaac A. Hopper's Sons, Inc., 15 East 40th st, have the general contract for a 4-sty reinforced concrete factory, 50x100, also an addition to the 2-sty bldg, 50x100, at the northwest cor of Lincoln st and Hudson blvd, for E. Heller & Bro., 892 Broadway, Manhattan, and Lincoln st, Jersey City, owner, from plans by DeRosa & Pereira, 150 Nassau st, Manhattan, architects. E. E. Seelye, 101 Park av, Manhattan, is the structural engineer. Cost, \$100,000.

BELLEVILLE, N. J.—Daniel Mellis, 309 Cortlandt st, Belleville, has the general contract for a 1-sty brick factory in the west side of Cortlandt st, for Charles W.

Dickinson, Jr., Belleville, owner, from privately prepared plans. Cost, \$4,000.

HOSPITALS AND ASYLUMS.

CAMP MERRITT, N. J.—William Crawford, 7 East 42d st, Manhattan, has the general contract for a 2-sty frame convalescent hospital and Red Cross bldg, 100 x100, for the American National Red Cross, 389 5th av, Manhattan, owner, and Major F. G. Landon, in charge, Camp Merritt, N. J., from privately prepared plans.

SCHOOLS AND COLLEGES.

PORT DICKINSON, N. Y.—James O'Neill, 213 Water st, Binghamton, has the general contract for a 2-sty brick high school, 79x85, to contain eight classrooms, in Chenango st, opposite Phelps st, for the Port Dickinson & Ogden School Districts, Earl Bockwith, clerk, R. F. D. No. 4, Binghamton, N. Y., owner, from plans by Jewel & Umbrecht, Press Bldg, Binghamton, architects.

STABLES AND GARAGES.

MANHATTAN.—Friedman Construction Co., 144th st and Bradhurst av, has the general contract for alterations to the 3-sty brick garage, 60x94, at 154-8 West 127th st, for Abe Morris, on premises, owner, from plans by Louis Sheinart, 194 Bowery, architect. Cost, \$15,000.

BRONX (SUBS).—A. D'Angelo, 749 East 216th st, has the contract for the foundation work, and M. Glick, 507 East 139th st, has the mason contract for the 1-sty brick garage, 96x100, in the north side of 148th st, 250 ft east of Bergen av, for the Arkay Garage Co., 712 East 136th st, owner, from plans by Charles Schaefer, Jr., 529 Courtlandt av, architect. Cost, \$20,000.

BROOKLYN, N. Y.—Calendo & Cordi, 1470 67th st, have the general contract for a 2-sty brick and concrete garage and dance hall, 72x100, in the south side of 60th st, 99 ft west of New Utrecht av, for Frank Jancarlo, 1470 67th st, owner, from plans by Ferdinand Savignano, 6005 14th av, architect. Cost, \$50,000.

BROOKLYN, N. Y.—Henderson & Polly, 30 East 42d st, Manhattan, have the general contract for an extension to the brick garage in the south side of Pacific st, 25 ft west of Flatbush av, for the McDermott Realty Co., 315 West 92d st, Manhattan, owner, from plans by the Franklin Engineering Co., S. D. Mack, in charge, 346 Broadway, Manhattan. Cost, \$25,000.

NEWARK, N. J.—Feinsod & Stieler, 402 Hunterdon st, Newark, have the general contract for a 1-sty cement block garage, 50x100, at 22-24 Cherry st, for Nathan B. Goldsmith, 3 Cherry st, Newark, owner, from plans by Henry Baechlin, 665 Broad st, Newark, architect. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Jordan Christie, 984 Lexington av, has the general contract for alterations to the 21-sty office bldg, 66x88, at 8 West 40th st, for the 8 West 40th St Corp., 130 East 57th st, owner, from plans by Theodore C. Visscher, 299 Madison av, architect. Cost, \$4,500.

MANHATTAN.—L. Barth & Son, 32 Cooper sq, have the general contract for alterations to the 4-sty brick and stone restaurant and bakery, 25x70, at 119 West 42d st, through to 118-120 West 43d st, for Mary C. Fowler, 311 West 95th st, owner of 119 West 42d st; Charles J. Folmer, 5th av and 17th st, owner of 118 West 43d st, and Miss M. MacLean, White Plains, N. Y., owner of 120 West 43d st. Drake's Restaurant, Inc., 111 West 42d st, is the lessee. Plans were prepared by Montgomery & Riggs, 105 West 40th st, architects. Cost, \$35,000.

MANHATTAN.—Frederick Construction Co., 17 West 42d st, has the general contract and will also do the mason and carpentry work for alterations and addition to the 5-sty brick and stone restaurant, store and bachelor apartments, 25x100, at 110 Madison av, for the Estate of Georgiana Oakley, 7 Harrison st, owner, and the Western Lunch Room, lessee, from plans by Wortmann & Braun, 116 East 28th st, architects. Cost, \$8,000.

MANHATTAN.—James J. Buckley Construction Co., 303 5th av, has the general contract for the alteration of the 2-sty brick tenement, 24x75, at 434 11th av, into a loft bldg, for Charles and George Shortmeier, 430 11th av, owners, from plans by Charles F. Winkelman, 103 Park av, architect. Cost, \$4,000.

MANHATTAN.—Max Cohen, 1048 Morris av, has the general contract for alterations to the 4-sty brick showroom, 57x95, at 13 West 57th st, for Euphenia S. Coffin and Helen M. Schurman, 22 West 52d st, owners, and Stein & Blaine, 10 West 36th st, lessees, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects.

BROOKLYN, N. Y.—George F. Driscoll, 550 Union st, has the general contract for a 1-sty brick shop, 100x60, in the north side of Verona st, 200 ft east of Richards st, for Mrs. Lillian Tickle, 556 4th st, owner, from plans by R. T. Short, 370 Macon st, architect. Cost, \$20,000.

ELMHURST, L. I.—Howard C. Lithgow, Elmhurst, L. I., and 79 King st, Manhattan, has the general contract for a 1-sty brick store, 46x30, on Queens Blvd, at southeast cor of Dongan st, for Jacob P. Miller, 220 West 46th st, Manhattan, owner, from plans by Stephenson & Wheeler, 2 West 45th st, Manhattan, architects. Cost, \$5,000.

YONKERS, N. Y.—Hoyt & Miles, Roberts av, Yonkers, have the general contract for alterations to the 3-sty brick store, 60x40, at 117 Main st, for the Ethan Flagg Estate, Flagg Bldg, Yonkers, owner, from plans by J. A. Watson, 34 Warburton av, Yonkers, architect. Cost, \$7,000.

MISCELLANEOUS.

MANHATTAN.—Butler Co., 18 East 34th st, has the general contract for a rear addition to the 1-sty brick printing shop, 40 x20, at 116 East 41st st, for Jaques & Co., on premises, owner, from plans by A. G. C. Fletcher, 103 Park av, architect.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at Atlantic City, N. J., June 24 to 26. Secretary, Henry B. Alvord, 27 School street, Boston, Mass.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 15th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Halstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 36 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

NATIONAL METAL TRADES ASSOCIATION will hold its next convention at the Hotel Astor, April 22 to 25, inclusive. The convention proper is arranged for morning and afternoon sessions on April 24 and 25. As usual, there will be a banquet Wednesday evening, and the preceding days of the convention will be devoted to meetings of the executive committee and the council.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exit; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receipts; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; *SP—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuance or Removals; *FISY—Approved Filtering and Distilling Systems; *OS—Oil Separator; RD—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FISY, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Week Ending March 23.

Broadway, 628-30—John H. Mahony est, 872 Madison av.Ex(R)-ExS
Broadway, 1293-1311—Morewood Realty Holding Co, 61 Bway.Stp(R)
Broadway, 1293-1311—Saks & Co., 1305 Bway, Rec
Broadway, 1331-1349—Bway-35th St Realty Corp.Ex(R)
Church st, 233-5—Schaeffer & Polakoff.DC
Church st, 253-5—Messinger Automatic Sales Corp.El-FA-Rec
14 st, 30-2 E—Richter Bros.DC-Rub
S st, 44 E—Lucien A. Dubernet.FP(R)-ExS-Ex(R)
4 av, 79—Isidor Cohen.WSS(R)
4 av, 116-8—Charles Connor, 135 E 43, Ex(R)-ExS-WSS(R)-FE(R)
Park Row, 184—Catherine E. Willis, care De Witt, Lockman & De Witt, 88 Nassau.TD-A
William st, 214—Berkley Press.O
William st, 214—Wm Edwin Rudge.O
23 st, 544-6 W—G Siedenbergl & Co. Rec-Ex(R)
26 st, 141-3 W—Abraham Bloom.El-DC-Rec-Ex(R)-O
26 st, 141-3 W—Harry Goodman. El-Rec-Ex(R)
28 st, 49 W—Greater New York Fur Co. DC-Rec
28 st, 49 W—Lierler & Lierler.DC
28 st, 49 W—Lionis Rosenberg.Rec
28 st, 49 W—Klein Hemstitching Co.Rec
30 st, 29-33 W—Wallack Const Co, 30 E 42. ExS
30 st, 29-33 W—Frederick Kaufman.Ex(R)
30 st, 29-33 W—Joseph Krelnik.Ex(R)
30 st, 29-33 W—Samuel A. Bass.Ex(R)
30 st, 29-33 W—Jacob Ettenson.Ex(R)
32 st, 100-2 W—Chas F Hoffman est, 258 Bway.Stp(R)-ExS-FE
36 st, 516-20 W—Vetor Silverman.Ex(R)-D&R-FA-Rec
Ann st, 59 (rear)—Contract & Improvement Co, 2 W 33.ExS-Ex-FE(R)-WSS
Beekman st, 46—Adelaide VanZandt, 435 Central Park W.GE-Ex(R)-ExS-FE(R)-FE
Bowery, 197—Alice Flynn, 9 Bowery.TD-A
23 st, 536-546 W—540 Realty Co. Ex(R)-FE(R)
181 st, 560 W—Palais DeGlace, Inc.FP(R)-FA
Bowery, 187—Arcade Mechi Ams Co.FA-GE

BRONX ORDERS SERVED.

St Anns av, 213—Rudolf Flögel.DC
Southern blvd, 96-116—Jacob Doll & Sons, Ex(R)-O
Van Cortlandt Park—Farrell & Caesar, FA-Ex(R)
Hunters Island Inn—Pelham Park Hotel Co, Ex(R)

BROOKLYN ORDERS SERVED.

Av J & Coney Island av—Economy Oil & Gas Co, 1525 Cortelyou rd.CF-FA-D&R
Boerum pl, 27—J Zinkand.OS
Bushwick av, 594-8—Okerland & Starkey.OS
Carroll st, 1323—Mrs Charles E Gay.FA-Rec
Carroll st, 1318—Jas McGowan.FA-Rec-NoS
Carroll st, 1350—C S Davison.El
Clarendon rd, 2184—Anthony J Sweeney. CF-OS
Cooper av, 1714—Cypress Garage & Repair Shop.OS
Carroll st, 1455—T J Schwartzman, El-FA-Rec-NoS
Cumberland st, 360-6—Cumberland Garage Co, CF-OS
Dupont st, 207-213—J C Rouse.FA
Flushing av, 152—Tomato Products Co, CO-FA-Rec-NoS
Guernsey st, 74-8—Walter A Scoville.CF
Jamaica av, 76—Samuel Kaufman.CF-OS
Linden st, 131—Otto F Eisenhut.NoS-FA-Rec
Middleton st, 124—E Greenfield's Sons.OS
North 4 st, 100—Thomas Pafazzo.FP
Norwood av, 56—S Berkman.FA-Rec-NoS
Pacific st, 341—Carl E Dahlquist.CF-OS
President st, 1458—Amen D Anderson, NoS-FA-Rec
Putnam av, 100—Third United Motor Car Co. OS
Sackett st, 573—Firmeno Bros.FP
Sackett st, 689—Peter Roeder.FA-El-FP
2 st & Gowanus Canal—Shaw & Truesdale Co, NoS-FA
Starr st, 214-8—Edward Schuster, Jr.CF-OS
39 st & 4 av—Fischer & Fischer.CF
Union st, 33—Union Iron Wks.CF
VanBrunt st, 18-20—G D MacDonald, CF-El-D&R
Vanderbilt av, 327—H Connors.NoS-FA-Rec
Vernon av, 80—Silberman Dairy Co. NoS-FA-Rec

Wallabout st, 80—Leon Rosen, Inc.NoS-Rec
Waverly av, 429—Albert E Heise, CO-NoS-FA-Rec

Broadway & Bell av—Bayside Auto Co.CF
Hardenbrook av, 8—New York Telephone Co, 15 Dey, Manhattan.CF-OS
Jackson av, 192—Neptune Meter Co, StSys-El-FP

Jamaica av, 1546—Wm E Stahl.FA-Rec
Purvis st & Long Island R R—Manhattan Steam Bakery, Inc.NoS-FA-FP
Prospect st, 65—August Wm Schrieber.CF
Fulton st, 1213—Freda Schwlose.FP
Fulton st, 3138—Peter Vogric.DC
Lewis av, 209—Albert O Meyer.FP-Rub
Manhattan av, 14—Samuel Weegler.DC
Norwood av, 133—William O'Brien.DC
Powell st, 227—Milton & Co.D&R
Quincy st, 270—Havemeyer & Elder.Rub
Roebling st, 2842—Longman & Martinez, Rec-DC-WSS(R)-FP

Adams st, 335—N Langler & Sons.FE(R)
Dekalb av, 123—Ambrose Vandergaw, FE(R)-FP(R)-ExS-Rec

18 st, 62-8—R H Comey Co.ExS-St(R)
9 st, 376—Wm A Middleton.FA
Rockaway av, 503-5—Waxman Bros.FA
Rockaway av, 503-5—Israel Beitz.FA-Rec
Rockaway av, 503-5—David Cohan.Rec-Ex
Rockaway av, 503-5—Jacob Zetomer.DC-Rec
Rockaway av, 503-5—Max Weingast.GE-Rec
Rockaway av, 503-5—Bernstein & Wexler, GE-Rec

Rockaway av, 503-5—Michael Mazurekewitz, Ex-GE-DC-Rec

Rockaway av, 503-5—Beinstein & Roser, Ex-GE-FP(R)-Rec

Rockaway av, 503-5—Federal Mfg Co, Ex-GE-Rec

Grandview av, 575-593—Newtown Gas Co.GE
Grandview av, 575-593—Standard Knitting Mills Co, Rec-FD-FE-St-Ex(R)-ExS-Ex-O-WSS(R)

Suydam st, 134-8—Auguste Schurman.Rub
Atlantic av, 184—Charles Akberg.GE
DeKalb av, 1606-8—Oswald Mueller.O
15 st, 204—George Day.A-FD
5 av, 300—Herbert Litchfield.DC
Hudson av, 78-84—Bklyn Union Gas Co, 176 Remsen.GE
Hudson av, 78-84—Boerum Pease.FA
Middleton st, 133-5—Frank A Hannweber, WSS(R)-O-ExS-Ex-St

Powell st, 285-7—Joseph Schonerman.GE-Rec

Powell st, 285-7—Bklyn Union Gas Co, 176 Remsen.GE

Powell st, 285-7—Melton Realty Corp, ExS-O-FP(R)-Ex(R)-WSS(R)

Powell st, 285-7—Progressive Dress Co, GE-FP(R)-Rec

Powell st, 285-7—Schindler & Reiss.GE-Rec

Powell st, 285-7—John Cohen.GE-Rec

Powell st, 285-7—Cuiken & Wagner.FA

Richardson st, 70—Einstein Mfg Co.FE(k)
Rockaway av, 503-5—Arkaway Bros, ExS-O-FP(k)-Ex(R)

Rockaway av, 503-5—Jacob Perle.DC-Rec

Spencer st, 165-71—Willoughby Realty Corp, Ex-ExS-WSS(R)-FP(R)

Spencer st, 165-71—Bklyn Union Gas Co.GE

Stone av, 260-8—Chas Weiss.GE-DC

Varet st, 168—Hoch & Hyner.FP(R)

Division av, 202—Isabelle C Biglin.DC

Fulton st, 309—Heustis Est.A(R)

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Lawmakers Take Up Realty Board's Tax Bill

Legislative Amendments Fix Rate on Real Estate at 2.00—Comptroller Craig Offers Substitute—Legislature Adjourns Next Saturday

REAL estate men who went to Albany on Tuesday of this week to attend the joint hearing before the Senate Committees on Taxation and Retrenchment and New York City Affairs returned to the city considerably encouraged in the belief that the Legislature will pass bills that will open the way for the permanent relief of real estate from the great burden of taxation which it has been carrying for so long and which recently has been very materially increased.

The hearing was by far the most important held this year, because of the large representation of interests affected by the proposed legislation and because of the apparently friendly attitude of the lawmakers, and in the general recognition by both legislators and tax officials of the imperative necessity of affording relief to New York realty. It was necessary to hold the hearing in one of the largest rooms in the Capitol to accommodate the great number of people who appeared either to take part in the hearing or who represented interests that would be affected by the proposed legislation.

The joint committee meeting was held for the purpose of giving an opportunity for the development of any opposition to the bill proposed by the Real Estate Board of New York fixing the real estate tax at 1.75, with its attendant proposition that personal property should be taxed at two and one half mills to make up the deficit between the budget and the taxes obtained from real estate under this rate, and the six bills proposed by the Tax Department known as the Boylan bills.

Just before the hearing the New York City administration sprung a surprise by obtaining the introduction in the Senate near the close of the day's session of a bill prepared by Mr. King of the Corporation Counsel's office, under instructions from Comptroller Craig, proposing the listing of personal property under conditions similar to the National Government's regulations for the imposition of the income tax and fixing the personal property tax rate at eleven mills per dollar. This bill was also introduced by Senator Boylan, who asked that it be advanced to final passage immediately, but this was blocked by Senator Nicholl's objection. Minority Leader Wagner thereupon threatened that if the objection was persisted in he would attempt to prevent legislation of any character for the remainder of the legislative session.

As the direct result of the hearing Senator Boylan, on Wednesday in the Senate, offered amendments to the bill proposed by the Real Estate Board limiting the tax on real estate to twenty mills or 2.00 per hundred instead of 1.75, as proposed in the original measure, and making the personalty rate eleven mills, or \$1.10 per hundred, instead of 2½ mills, or twenty-five cents per hundred as the bill originally read. These amendments were adopted by the Senate and the bill was recommended to the Committee on Affairs of the City of New York.

This amended bill is a compromise measure between the original Boylan bill and the ones proposed by the Tax Department and by Comptroller Craig.

The next step in the legislative program will be the reporting of the bill out of committee to take its place on the calendar for final passage. It is expected that this will be done next Monday night.

Among those who were present when the hearing began were Robert E. Dowling, president of the City Investing Company; Laurence McGuire, president of the Real Estate

Board of New York; E. P. Doyle of the Real Estate Board; Walter Lindner, representing the Title Guarantee and Trust Company; President Jacob A. Cantor and Commissioners Louis A. Swazey and George H. Payne of the Tax Department, and representatives of the Brooklyn Board of Brokers, the New York Tax Reform Association, the Association of Manufacturers and Merchants and other organizations. Senators James A. Emerson and George Cromwell jointly presided.

A. C. Pleydell of the Tax Reform Association protested against the enactment of any of the bills proposed by the Tax Department aiming at increasing the revenues by the taxation of personal property on the general ground that these bills would be ineffective if they became laws, because their provisions were too loosely drawn and the penalties insignificant. Referring to the bill proposing the taxation of individual holdings of corporate stock he said that this measure involved double taxation, inasmuch as the corporation was already taxed on its stock. The corporation having to pay a tax upon the entire issue of its stock it was unjust, in his opinion, for an individual holder of any part of this issue to be called upon to pay an additional tax.

Mr. Pleydell also contended that if personal property was taxed in the tax district where such property is located, as proposed by the Tax Department, it would mean, for one thing, that a railroad train would be taxable in any district in which it might happen to be at the date of the tax return. He declared that the proposed listing of personal property, as outlined by the Tax Department, would net small results because the bill followed the lines of former efforts in this direction which had proved failures.

J. J. Merrill of the Corporation Tax Bureau said that if an effective listing system for personal property could be drawn up there would undoubtedly be disclosed over \$60,000,000,000 of personal property of which only a bagatelle is now on the tax rolls. If this enormous amount of property could by any means be got on the rolls, and after all exemptions had been made, the tax rate would be so low that nobody could or would object to paying their allotment and the burden on real estate would be relieved. The poor people in the tenements were now carrying this burden in the form of rent payments. The workman who paid a rent of \$16 per month was paying about \$130 per year out of his poor earnings for the cost of government.

The City of New York, Mr. Merrill declared, is turning in the right direction but the reform looked for could not be accomplished through the legislation proposed by the Tax Department.

"There is no such thing as sacred property," said Mr. Merrill. "More than 90 per cent. of the personal property is on the exempt roll. We cannot keep on piling up the taxes. There are now 17 kinds of taxation. The steam railways alone pay taxes in seven different ways. Unless steps are taken to relieve the tax burdens in New York City socialism will be enormously increased when the men who are now fighting our battles 'over there' come back and demand that things be set right 'over here.'"

President Cantor explained that the bills introduced by Senator Boylan at the request of the Tax Department had been prepared after two months' investigation of the subject. It had at first been proposed to tax personal property at 1.50 so as to relieve real estate. The bills were

meant to strengthen the Tax Department and he thought that if the listing of personal property was adopted the result aimed at would be attained.

Referring to the bill repealing the law exempting uncompleted buildings from taxation President Cantor said that the Department had found that buildings completed except for lettering the street number or fitting them with door knobs had escaped taxation for a year through this technicality although partly occupied. With regard to personal property exemptions it was not unusual for men to claim exemptions by setting up fictitious debts. Mr. Cantor called upon Mr. King of the Corporation Counsel's office, who had prepared the bills, to explain other provisions.

"If a general plan of listing personal property can be decided upon," said Mr. King, "and the assessors have before them sworn statements as to personal property holdings similar to the income tax returns made to the National Government they would have something definite to go on and the Tax Department could proceed with intelligence. The income tax law had proved that it was possible to list personal property and the rest was easy."

Mr. Murphy, representing the New York Central railroad, declared that if the bill to assess personal property in the tax district in which it is located should become a law the Empire State Express would be liable to taxation in 658 tax districts through which it ran in making the trip from New York to Buffalo.

The discussion of the Tax Department bills was brought to an end by Senator Cromwell, who inquired how the assessors would get hold of the man who tucked his stock certificates into his pocket and lived in New Jersey, and by Senator Ellsworth, who demanded to know if the city could not cut down its running expenses and so release the situation. There was a chorus of "Nos!" to this latter question.

"It can't be done," said Senator Robert Wagner. "The cost of government everywhere, National, State and City, is constantly mounting and it is impossible to stay it."

Comptroller Craig was then called on to explain the bill referred to at the introduction of this story which had been introduced by Senator Boylan for the city administration. This bill contains the following provisions:

Every person residing in the City of New York owning personal property which, without deductions for debts or exemptions, is of the value of \$3,000 or over, shall during the month of July each year furnish to the Department of Taxes and Assessments a written statement under oath setting forth all his or her personal property owned on the first day of July in each year and also setting forth as of the latter date his or her debts and other deductions for purposes of taxation against his or her personal property.

Succeeding sections of the bill are identically similar to the foregoing except that they apply to every corporation having an office or place of business, or any person residing in or having an office or place of business in New York City who has personal property in his or her control as agent, trustee, guardian, executor or administrator.

Corporations organized under the laws of the State of New York and taxable in the City of New York on its capital and surplus stocks, having assets which without deductions or exemptions are of a value of \$3,000; and non-resident or foreign corporations having an office or place of business, or doing business, in the City of New York and owning personal property which without deductions or exemptions is of the value of \$3,000, shall also file similar statements.

Failure to comply with the law entails a penalty of \$100 for every failure and an additional sum of \$10 for each day that such failure continues, and in addition thereto fifty per cent. of the tax payable; and in addition such delinquent person or corporation shall not be entitled to review by certiorari any assessment for the year in question against their property, stock, profits or capital.

Provision is made for examinations under oath, production of papers, and testimony for proof or disproof by any statement made, and for the transfer of an assessment from the roll of a borough where it is improperly made to the proper borough roll.

The taxable status of all real property shall be fixed for each year on the first day of October in the preceding year and the taxable status of all personal property shall be fixed

for each year on the first day of July in the preceding year.

Examinations for reductions of assessments on real and personal property shall be made during the last 15 days of November and during December. Decisions shall be rendered within 30 days and in no case later than Dec. 31 on personal property and Feb. 1 on real property. The Tax Board, during the month of December, is to prepare the rolls on personal property computed at eleven mills upon each dollar of assessed valuation, and these rolls are to be certified to the Board of Aldermen as under the existing laws, and the Board shall fix the rate on real estate not later than March 3.

All taxes on personal property shall be due and payable on Jan. 10 and on real estate on May 1 and Nov. 1.

The court in which any suit is brought for the enforcement of payment of any tax on personal property may, on motion of either party, dismiss the suit without costs, or conditionally, upon the payment of costs, or may, on the facts, in its discretion, dismiss such suit on the payment of such part of tax and costs as may be just, in any case where it shall be satisfied that the persons or corporations taxed are unable for want of property, or other reason, to pay any tax, or have an equitable defense to such act or proceeding.

Comptroller Craig explained that the foregoing bill was drawn to meet the objection raised to the bill proposed by the Real Estate Board of a flat rate of 1.75 that it left the city "up in the air" for the money necessary for expenses of the government.

"Under this bill," said the Comptroller, "we will collect what taxes on personal property we can and then when we know just what we have got we can fix the rate on real estate to cover the balance necessary."

"The personal property tax is payable on January 10 and the penalty starts in 30 days. In February the tax rolls are certified to the Board of Aldermen. Before they fix the rate on real estate they will deduct from the total amount necessary the sum which has been collected from personal property."

"We have fixed the rate on personal property at eleven mills on the dollar, or 1 1/10 per cent. This rate was determined on because we found that the city received about \$4,000,000 from the tax of one per cent. on bank stocks and it was deemed unadvisable to make the personal property rate less or equal to the bank rate, and the proposed rate of 1 1/2 seemed too high. So we have made it 1 1/10 per cent."

"I know that men who have personal property will pay the tax if they are given a chance. I, personally, have for years been assessed on less than I had and on less than I could afford to pay. I know of one apartment house worth about \$400,000 in which I can count up over \$5,000,000 of personal property. Give honest men a chance. They don't know where the tax office is. And give a lash to the slackers."

"The Federal income tax has proved the value of compulsory returns on personal property. This bill can't wait. There are only two other methods of raising money—an income tax and an occupation tax. It would be infamous to pass an income tax law while the Government is collecting money for war purposes by that method."

Senator Emerson asked if the Comptroller had made any estimate of the amount of money that could be raised under the provisions of the bill. He replied that the total amount of personal property had been estimated as high as \$135,000,000,000. Mr. Doyle of the Real Estate Board, he said, had scaled this down to \$20,000,000,000 which might be subject to new taxation. On this amount a one per cent. tax would bring in \$200,000,000, which is about what the budget calls for, leaving nothing to be paid by real estate. If the tax was fixed at 1 1/10 per cent., as the bill called for, the amount to be collected would run up to \$220,000,000.

"This bill," continued the Comptroller, "does not fix the status of any property. It only fixes the rate and provides for the collection of the tax. Let me say to you, gentlemen, that there are vaults in lower Manhattan bigger than

(Continued on page 413)

Real Estate Leaders For Six-cent Fares

Strong Reasons Are Given for Placing the City's Deficit Burden on Those Who Ride

BY ROBERT E. DOWLING,

President of the City Investing Company.

I am in favor of a six-cent fare. A five-cent fare will not pay the interest on the city's bonds issued for the building of the subways. This interest will then have to be met by taxation, mainly upon real estate, now admitted by all to be overburdened.

Those who ride should pay. If they do not, the rent payer will have to. It is only reasonable that during the war the increased operating cost should be met by people who receive the service.

BY ROBERT E. SIMON,

President of the Henry Morgenthau Company.

In the past we have always taken for granted when the head of a large corporation made a statement which was contrary to the belief of the public, that he was not sincere. That day has passed. Corporations take the public into their confidence. They are compelled to do so if they wish to succeed. Mr. Shonts has made public figures which indicate that the traction company cannot operate under the present schedule. We must assume that these figures are correct. If correct his arguments are unanswerable and they should be acted upon without delay. If, on the other hand, they are wrong, let some one point out the true facts.

The Bronx will get value received from a six-cent fare. There is no city in the world where such a long ride can be obtained for five cents as in New York City. In fact the public is receiving more than it is entitled to. It has been estimated that there are about 300,000 visitors from distant points in New York City daily. It is safe to assume that each one takes more than one round trip daily, on one or more of the traction lines. Add to this the suburban traffic of all the roads entering New York City and it will be seen what a large percentage of the increased revenue will be borne by those who benefit through the advantages of the big city and who pay no part of its running expenses.

Real estate should be relieved of as much of its burden as possible, and I am sure that owners will favor the fare change and in the long run the rent-payer will also see the wisdom of the move.

BY FRANKLIN PETTIT,

President of the Realty Company of America.

The real essence of the problem is that inasmuch as the operating company has a preferential, a deficit must be met as the figures stand. The public can without feeling the slight advance in fares pay this one cent additional, and thus distribute fairly what might otherwise become an unfair burden and hardship to one class, the real estate owners. I believe the public will do this willingly.

The other alternative, a further advance in the tax rate, would be most dangerous and I might say even precarious just now.

When sanely measured up, the two alternatives leave little to be considered. A six-cent fare will do no harm, and the real public will pay it willingly under the circumstances.

BY HERBERT E. JACKSON,

Of the Lawyers Title & Trust Company.

I do not know, from any direct knowledge in my possession, whether the present five-cent fare is sufficient to pay the operating expenses of the transit lines. I believe that the fare charged should conform with the necessities. Capital charges, operating expenses and a reasonable profit to stockholders should be met.

If five cents is not enough to meet these requirements an adjustment should be made.

BY WILLIAM H. WHEELOCK,

Vice-President, Douglas Robinson, Charles S. Brown Co.

I think the public utilities corporations in general should be allowed an increase in rates, and this applies particularly to the street railroad companies, though it also is true of the gas and electric light companies.

Real estate should not be called upon to reduce a deficit in the operating expenses of public utilities. Rents must be increased, due to the lack of new construction work, the increased cost of operating existing buildings and the great increase in taxes. Gradually this increase will reach the small tenant.

In my opinion, anything that will hold down rents should be advocated.

BY CYRIL H. BURDETT,

Vice-President, New York Title & Mortgage Co.

I favor the six-cent fare on the ground that I do not believe the taxpayers or the real estate owners should be charged with the entire expenses of these improvements. The argument that the real estate owner should pay the entire cost because he gets the increased value through the operation of the subway is not conclusive.

To be sure property is increased in value on account of the service given by the transit lines, but that advantage is offset by the increase in taxes which he has to pay for other purposes. He should not be the one to bear the entire cost of subway construction, as would be the case were the fares not increased.

The increase in fares would be paid by thousands of people who are residents in other states and communities, and who are visitors to New York City. With the six-cent fare they would be bearing part of the burden in return for the increased facilities for travel and other conveniences which they obtain here.

BY FREDERICK JOHNSON,

President, 42nd Street & Madison Avenue Co.

The city is built upon two things, the country as a whole and the local population. All must be transported around the city. It is obvious that the more people there are to carry, the heavier will be the cost. Better transit facilities mean time saved. Time saved means money made. But this also means an added outlay.

I do not know whether six cents is the proper amount to be charged, but looking at the matter from a broad point of view, whatever is necessary to provide suitable transportation should be done.

BY WILLIAM P. RAE,

President, Brooklyn Board of Real Estate Brokers.

The present and future development of the city is largely dependent upon the transit lines. The transit facilities are an important factor, if not the most important, affecting the greatest number of the population within and without the boundaries of Greater New York.

Under the original Dual System Agreement, the city planned to spend about two hundred million dollars and the railroad companies about the same amount. The joint arrangement whereby the separate railroad companies agreed to pool their earnings and operate over each others' lines made it possible for passengers to travel from borough to borough without change of cars, and for a single fare.

The city entered into the contract in its effort to provide a full and better service throughout the city and assumed the question of transit as an added function of government. The argument advanced by those in authority at the time, was that the receipts would offset the interest upon the investment, and further allow

(Continued on page 410)

Realty Men's Plans for Third Liberty Loan Drive

Teams Will Enter Field Today and Make Thorough Canvass of the Market—
Real Estate Board Co-operates

THE Real Estate Division of the Liberty Loan Committee today begins its campaign to obtain subscriptions to the Third Liberty Loan. Through concerted action the teams entering the field will make a thorough canvass of all five Boroughs in order to reach everyone interested in the real estate market in Greater New York.

Hon. Benjamin Strong, Governor of the Federal Reserve Bank for this District, has appointed a Committee, headed by Alfred E. Marling, as chairman, and Charles S. Brown, Vice-Chairman, and Aaron Rabinowitz, Secretary.

Similar committees have been organized for other trades and the total subscriptions by the various trades will be carefully tabulated and published during the campaign. Each trade or profession will be responsible for the sale of bonds to all those identified with such trade or profession.

While the loan should be subscribed through each respective trade, nevertheless, each purchaser of Liberty Bonds can make such financial arrangement with his own bank as will suit his personal convenience.

Meetings of the Real Estate Division have been held at the rooms of the Real Estate Board of New York several times during the week, at which time the plan of campaign was outlined. The city has been divided, first of all, into Boroughs, and in some instances, notably in Manhattan, the Boroughs have been subdivided. The following team captains have been appointed for Manhattan:

Alfred E. Marling, Charles S. Brown and Alfred R. Kirkus; Battery to Fulton street, east and west of Broadway.

Charles F. Noyes; Fulton street to Canal street.

Aaron Rabinowitz and Maurice Mandelbaum; Canal street to 14th street, east and west of Broadway.

Robert E. Dowling and Lewis H. May; 14th to 34th streets, east and west of Broadway.

George R. Read and Franklin Pettit; 34th to 42d streets, east and west of Broadway.

Robert E. Simon and S. A. Paxson; 42d to 59th streets, east and west of Fifth avenue.

Albert B. Ashforth and Douglas L. Elliman; 59th to 110th streets, east of Fifth avenue.

Charles S. Lyons and F. R. Wood; 59th to 110th streets, west of Central Park West.

Dr. Charles V. Paterno; 110th to 145th streets, west of Morningside drive.

Livingston Wetmore, 145th to 181st streets, including Fort George section.

Joseph P. Day, 181st street to City line, west of Van Cortlandt Park.

William P. Rae and Howard C. Pyle will look after subscriptions in Brooklyn.

George F. Ryan will have jurisdiction over Queens.

Willis H. May, Rockaway Peninsula.

Alfred J. Eno, Jamaica.

Cornelius G. Kolff, Staten Island.

In speaking of the campaign Mr. Rabinowitz said yesterday:

"The city has been zoned and the committee, as a whole, is responsible for the subscriptions obtained from the real estate field. In order to make the work more thorough the team captains have the privilege of appointing as many helpers as they see fit, so that the canvass will be thorough and no one overlooked.

"The Committee has obtained a card list of 7,400 names of prospects, of which about 3,600 are in Manhattan. These cards are arranged in districts, so that with the least possible delay each team captain can collate those who are in his district, and make a proper division among his assistants.

"The members of the Real Estate Board of New York are on the various teams, and are giving hearty support to the movement. The spirit of unselfishness which has been displayed is most gratifying, and we all feel sure that the 'drive' will produce excellent results. The Board has donated its rooms, at 217 Broadway, for headquarters of the Committee, and applicants can obtain information by applying to that address.

"It is not the purpose of the teams to collect the actual money or checks, but simply to get a signature on a blank, which shows that a given number of bonds has been subscribed for by the individual signing the slip. This slip will be turned in at the headquarters of the Liberty Loan Committee, 120 Broadway.

"The signer has the privilege of purchasing the bonds wherever he may see fit, either through his bank, another institution, or elsewhere. The Real Estate Division, however, will receive the credit for the subscription.

"The services of Guy C. Carleton has been donated by William Salomon Co., the bond house, and he will act in co-operation with the Real Estate Committee in giving what aid he can in supervising the work of the Committee."

Real Estate Leaders For Six-Cent Fares

(Continued from page 409)

a sinking fund in final redemption of the debt. Now, we are told a deficit is at hand and must be met by an increased tax upon real estate.

The only question that seems to concern the traveling public is quick transit and plenty of it. My observation of passengers willing to pay the extra fare by transfer from the trolley lines to connect with the subway between Brooklyn and Manhattan would tend to show that the traveling public would prefer to pay even a ten-cent fare in order to obtain quick transit and the added facilities of subway service rather than the delays and lack of direct interborough service, as provided by the trolley lines.

Real estate owners now are taxed beyond the limit, and if the city is to face a deficit under the dual system contracts then the same spirit of co-operation that actuated the city authorities to provide better railroad facilities should prompt the traveling public to respond now and accept the rate of fare at cost whether it be six cents or more. The possible inconvenience of the added penny to the present nickel fare could be overcome to some extent in that direction by the coining of a new six-cent piece.

It cannot be shown since the city undertook the contract to spend millions for added transit that it has been a direct cause in any way to increase values on real estate, or in any increase of rents. In fact, on the other hand, real estate values have declined during the past few years in most every part of the older or built-up section, and while the suburbs or outlying sections have been better served by the added transit, no appreciable added value has been felt. The proposed transit was anticipated and discounted, which created over-speculation in many sections with corresponding reversals.

The main question today is relief of the overburden of taxation, and as real estate is the main asset of the city, it is as important to conserve that asset for tax borrowing purposes as it is to the individual owner, and the plan to charge real estate with the extra rate of fare over five cents to meet the deficit seems to be unjust and inequitable in distributing the cost of government.

The time has arrived when the people who desire the many privileges, be it transit or otherwise, should bear their proportionate share of the cost of city government.

Building Industries Organize Loan Campaign

Committee Perfects Plans and Will Maintain Executive Offices—
Individual Trades in Greater New York Will Be Solicited

ALTHOUGH the building business has been almost demoralized by the intolerable working conditions that have maintained over a long period, patriotism in the building industry is undiminished and enthusiasm for the success of the Third Liberty Loan has not been permitted to die, or even lag. Just as soon as the preliminary plans for the new loan were obtainable the allied organizations which comprise the industry in Greater New York appointed its general committee to have charge of this drive.

Third Liberty Loan subscriptions from the builders and the interests closely affiliated with them will be made through the Building and Allied Trades Committee for the Third Liberty Loan. Otto M. Eidlitz was elected chairman; Charles J. Kelley, First Vice-President; John P. Kane, Second Vice-President, and Francis A. Shinn, Secretary. The committee is fully organized and will maintain executive offices during the term of the drive.

Otto M. Eidlitz, chairman of the committee, said yesterday:

"Despite the fact that the present war catastrophe has brought the building industry of New York almost to a standstill, the chairmen of the Liberty Loan subcommittees, who are leaders in the different branches of the industry, are giving such a demonstration of patriotic enthusiasm and showing such a desire to make good to our country in this national crisis, that no effort will be spared to make the campaign a success. To accomplish this in these times means, however, the united support of both the employers and employees of our industry and this support our committee most urgently asks for.

"No industry has hitherto made a better showing in accordance with its means to meet the Government's needs than have the building trades of New York, and our committee feels sure that this industry will again meet its obligations to our country as citizens and patriots."

The general committee includes in its membership representatives from all of the separate organizations allied to the building industry, and will be the headquarters through which the subcommittees from the individual organizations will report and work. The prime function of the general committee will be to act as the clearing house for the ideas brought in by the separate trades, disseminate information as to the progress of the loan and assist in every possible capacity in making the drive a complete success so far as the structural interests are concerned. This committee will provide

the literature and, when needed, speakers for the meetings of the separate trade organizations. Furthermore, it will assist generally in planning the local campaigns for the sub-trade committees.

Individual trade organizations have each appointed Liberty Loan Committees from their membership; the chairman of each automatically becoming a member of the general committee previously mentioned. Walter Reid, Jr., represents the Mason Builders and General Contractors' Association; Benjamin Traitel, the Marble Industry, Tile Mantel and Grate Association and the Mosaic Employers; Lincoln Pierce, the Cut Stone Association and the Stone Setters' Association; Alfred Daybill, the House Movers and Shorers' Association, and the Hoisting Association; C. A. Fullerton, the Ornamental Bronze and Iron Masters and the Wire Work Manufacturers; F. G. Webber, the Cement Workers; M. F. Westergren, the Composition Roofers and Waterproofers, Metal Covered Door and Window Manufacturers, Roofers and Sheet Metal Workers and the Metal Ceiling Association; Andrew J. Post, the Iron Erectors' League; Davis Brown, the Plasterers; John I. Downey, the Master Carpenters' Association and the Parquet Floor Association; Albert Wahle, the Lighting Fixture Association; W. H. Curtin, the Steam and Hot Water Fitters' Association; Carl Dabelstein, the Painters and Decorators; Max Baumann, the Metal Furring and Lathing Association; Joseph H. Jasper, the Plumbers; William G. McCune, the Elevator Manufacturers; Edgar A. Levy, the Investing Builders, and Frank E. Wise, the Masons' Material Dealers.

In the drive for the Second Liberty Loan the building interests, through its general committee, made an excellent record. A total of nearly \$10,000,000 was subscribed through this allied organization and there is every intention of exceeding this figure in the forthcoming drive, if possible.

Practically every one of the separate organizations have called meetings at the Building Trades Club, to perfect the working plans for the drive for bond sales and arouse enthusiasm among the membership. A number of the meetings have already taken place and the Sheet Metal Workers' Association reports that more than \$45,000 in Third Loan subscriptions have thus far been received.

The subcommittees of the individual trade units will canvass their membership by various methods. Personal visits by committeemen will be made, the telephone used extensively, and also by a large use of the mails for distributing literature and letters. No medium of approach will be overlooked; every effort will be made to obtain subscriptions early in the campaign.

Municipal Ownership Sidetracked at Albany

(Special to the Record and Guide.)

Albany.—Municipal ownership, the adoption of which would bring New York City face to face with financial calamity, according to opinions repeatedly expressed by tax experts appearing before legislative committees, was effectually disposed of this week. Revived time and time again through the efforts of Senator Robert F. Wagner, sponsor of the bill in the Senate, it remained for the special legislative committee created under the Brown resolution to consign municipal ownership to the legislative morgue.

While Senator Wagner was preparing to resuscitate the bill the special committee headed by Senator George F. Argetsinger, of Monroe, reported in favor of the creation of a commission to investigate municipal ownership in its relation to municipal finance.

"Owing to the great importance of the issues involved in the propositions submitted to the committee and the shortness of time between now and the prospective adjournment of the Senate, we suggest that the prin-

ciple of municipal ownership of public utilities should be more fully considered by a special committee appointed by the Legislature which committee should report to the Legislature in 1919, or in the event that the foregoing suggestion is not acceptable that the whole matter be held in abeyance."

A minority report by Senator George F. Thompson who also introduced a municipal ownership bill dissenting from the suggestions of the majority was submitted to the Senate at the same time. His dissent was predicated more upon his natural antipathy to the Public Service Commissions which he investigated as Chairman of a Legislative Committee in 1915 than upon his belief in municipal ownership.

With adjournment without date definitely set for April 13, and in the face of the adverse report of the Municipal Ownership Special Committee, it would be impossible to trouble this session further with the problem.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President
W. D. HADSELL, Vice-President
J. W. FRANK, Secretary-Treasurer
S. A. PAXSON, Business Manager
A. K. MACK, Editor
119 West 40th Street, New York
(Telephone, 4800 Bryant.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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(Section II.)

Records of Conveyances, Mortgages, Leases, Auctions, Appraisals, Judgments, Lis Pendens, Mechanics' Liens, New Buildings and Alterations in Manhattan and the Bronx.
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Legislature Should Grant Relief Now.

It is announced from Albany that the Legislature will finish its annual session next Saturday. This means that whatever is to be accomplished in the way of legislation before another year must be accomplished quickly.

No problem pending before the Legislature is so vital to the City of New York as the question of obtaining relief for the over-taxed realty owners in the metropolis. A burden has been placed upon them which is beyond justification. They are entitled to a square deal, and it is to be hoped that the Legislature of 1918, even though the time be now short, will afford the relief which is sought.

Much good is likely to result from the important meeting in Albany on Tuesday, when Mr. Laurence McGuire, President of the Real Estate Board of New York, Mr. Robert E. Dowling, President of the City Investing Company, Mr. Edward P. Doyle, Chairman of the Budget Committee of the Real Estate Board, Comptroller Craig, President Cantor of the Department of Taxes and Assessments, and other prominent New Yorkers went over the situation with leaders in the Senate and the Assembly.

If any influential member of the Legislature prior to Tuesday's meeting was in ignorance as to the vital necessity for remedial action, there no longer is any excuse for ignorance on that point.

Many vital reasons were brought out emphasizing the fact that New York realty owners have not been getting a square deal in the matter of taxation. This was conclusively shown, as it has been shown on many previous occasions. Mr. McGuire, Mr. Dowling and Mr. Doyle made their points with such telling effect on Tuesday,

however, that the justice of what they are contending for was conceded on all sides.

This was a big gain in itself. But it also made more imperative than ever the necessity for quick action. Now that the legislative leaders have come to understand the fairness and importance of the fight New York realty owners are making, the time is opportune for getting results.

The danger is, with the end of the legislative session so near and with the multiplicity of suggestions which have been proposed, that the question of relief for real estate owners, the need of which is admitted by all those who have even a remote knowledge of the subject, will become so muddled nothing will be accomplished at this session.

One thing is evident, namely, the real estate men who ought to know what is best have had before the Legislature a bill designed to relieve the situation, this measure having been prepared after a careful study of all the facts. The lawmakers should give this proposal very careful consideration before taking up new propositions which may be of doubtful value and which certainly have not been as carefully adapted to the various important interests involved as has the measure drawn by the real estate men.

Again Ready to Do Their Part

The Third Liberty Loan drive opens today and patriotic people all over the United States are taking off their coats, prepared to do their utmost toward raising the three billion dollars for which the government is asking to prosecute the war.

New York City, as usual, is expected by the rest of the country to bear a very large proportion of this enterprise. Just as the metropolis responded splendidly to the First and Second Liberty Loans, so it may be depended upon in the present drive not to disappoint the government at Washington and the Allies abroad.

The real estate men and the building and allied trades of New York are showing once again that they can be depended upon when called to a patriotic service.

Under the chairmanship of Mr. Alfred E. Marling, a Real Estate Division has been formed and to it has been assigned a very important part of the Liberty Loan work in the metropolis. Mr. Marling has had no difficulty in enlisting the co-operation of earnest and influential workers.

With Mr. Otto M. Eidlitz as chairman, a Committee of the Building and Allied Trades has been formed, and patriotic leaders in these various lines have joined the new drive with enthusiastic spirit.

These men, representing highly important interests, may be depended upon to give the same good account of themselves as they have in the preceding Liberty Loan campaigns.

Realty Should Not Bear This Burden.

Wide interest has been shown in the authoritative statements on the subject of six-cent fares which appeared in the last issue of the Record and Guide. President McGuire, of the Real Estate Board, and President Shonts, of the Interborough system, showed conclusively the importance of the matter in its relation to the real estate interests of the city.

That their views are shared by other well-informed students of the realty situation is evidenced in the series of statements from prominent real estate men which appear elsewhere in this issue.

Mr. Robert E. Dowling, president of the City Investing Company, declares unequivocally in favor of a six-cent fare on the local transportation lines. Mr. Dowling holds that those who ride should pay, and that the in-

creased operating cost, due to war conditions, should be paid by the people who receive the service.

Mr. William H. Wheelock, vice-president of the Douglas Robinson, Charles S. Brown Company, holds that the street railroad companies, and perhaps the gas and electric light companies as well, should be allowed to make an increase in rates. Mr. Wheelock rightly declares that real estate owners should not be called upon to pay a deficit in the operating expenses of public utilities.

Mr. Cyril H. Burdett, vice-president of the New York Title & Mortgage Company, also declares frankly in favor of a six-cent fare, he maintaining that the taxpayers or the real estate owners should not be charged with an undue share of the cost of these public utility improvements.

Mr. Herbert E. Jackson, of the Lawyers Title & Trust Company, maintains that if a five-cent fare is not sufficient to meet capital charges, operating expenses

and a reasonable profit to stockholders, an adjustment should be made which will do so.

Mr. Robert E. Simon, president of the Henry Morgenthau Company, emphasizes the desirability of making visitors from outside the city bear a part of the burden. Mr. Simon logically points out that with the higher fare a large percentage of the increased revenue will be paid by these outsiders, who benefit through the advantages of the big city, but who pay no part of its running expenses.

As was brought out in the last issue of the Record and Guide, a deficit in operating the city transportation lines is at hand and must be paid. The city can pay it by adding many millions annually to the tax burdens of the realty owners and rent payers, or the burden can be distributed among all who use the transportation lines, including the hundreds of thousands from outside the city which enjoy the advantages of these facilities daily.

Lawmakers Take Up Realty Board's Tax Bills

(Continued from page 408)

this committee room filled with personal property, but we can't get at it for taxation purposes unless you pass this bill. I am not afraid that if you do make it law that the men who own these huge amounts of personal property will divert them outside the city. They are here in New York because it is New York, and they will stay here."

"Do you know the amount of personal property that is exempt under the law?" asked Mr. Merrill. "I have in my office the true return of a corporation which has \$104,000,000 of personal property and has exemptions for \$116,000,000."

"We are dealing only with property which is not subject to exemption and not now taxed," declared the Comptroller.

Robert E. Dowling drew the attention of the committee to the original bill introduced by Senator Boylan fixing the real estate at 1.75.

"We are glad," he said, "if the presentation of the Comptroller's bill has focused the attention of the Legislature upon the necessity of affording relief to real estate. The situation is intolerable. Realty in addition to having the rate constantly increased is now being assessed at ten per cent over its real value.

"Rather than see things go on as they have been going we would prefer to have the whole tax on personal property as it is now levied wiped out. It has become such a comparatively small amount as to be practically negligible. It is more than probable that the tax rate will be advanced next year another 25 or 30 points, bringing it up to 2.50 or 2.60. There is also the deficit of about \$12,000,000 in the Dual Subway contracts to be taken care of.

"We have proposed a flat rate of 1.75 on real estate and a 2½ mills tax on personal property. We believe that if the tax on personalty is made too high it will be ineffective, while a low tax will meet with ready response by owners of personal property. There is such a vast amount of taxable property of this description that a very low rate, such as we have suggested, will bring in all the money necessary to make up the difference between what the 1.75 flat rate on real estate brings in and the amount necessary to cover the total expenses of the government."

"Why not put a 5 or 6-mill rate on the whole big lot of personal property and let it go at that?" asked Senator Ellsworth.

"Well," replied Comptroller Craig, "put this bill through at the 1 1/10 per cent. rate and get the personal property on the lists. Then, next year, we can all come up here and consent to a reduction to 5 or 6 mills. The first thing to do is to get the lists made."

Laurence McGuire, president of the Real Estate Board, said that it was possible that there might be many abuses of the law exempting uncompleted buildings from taxes.

"But you must remember," declared Mr. McGuire, "that the Government has been exercising its prerogative in commandeering materials which may be necessary for the completion of buildings. A building only one-eighth completed should not be taxed."

President Cantor interrupted to say that he knew of four big apartment houses that had escaped taxation this year on trivial technicalities.

"The Comptroller comes here," continued Mr. McGuire, "and says that his bill will relieve the city from embarrassment, and that if it is passed the question of the rate can be taken up again next year and adjusted to the actual needs of the city. The Comptroller is in a position to know what is necessary but if he assumes the authorship of this bill he will also, I think, assume the responsibility for it."

The hearing was then adjourned.

Conferences among the real estate men after their return to this city, among themselves and together with representatives of large financial institutions, resulted in establishing the fact that the relief demanded by real estate interests was sufficiently provided for in the measures proposed by the Real Estate Board in the original Boylan bill for a flat 1.75 rate and a tax of 2½ mills on personalty.

It is the almost universal opinion that personal property owners may not be any more willing to pay 1 1/10 per cent. than they would 1.50 per cent., and that if so high a rate is enacted into law it will have a tendency to the secretion of personalty by every possible means and the evasion of taxation if it can in any way be accomplished.

The belief is equally strong that if the very low rate of 2½ mills had been retained a tremendous amount of taxable property would have been willingly disclosed and that not brought to the surface quickly smoked out by fixing the penalty for evasion of taxation at the same rate as for real estate—five times the amount of the tax. It was also generally conceded that if the personalty rate is small there will be such a large amount of taxes collected that the loss of the \$4,000,000 now collected from banks will not be felt.

But the compromise will afford immense relief to real estate interests and they are therefore not disposed to offer any serious objections to the passage of the bill in its present shape.

The Legislature adjourns April 13 so that there is only a week in which to secure legislation at this session.

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REAL ESTATE NEWS OF THE WEEK

Budget of Sales Includes Several Downtown Buildings—To Pay Off Large Mortgage

THE budget of sales reported by brokers contained a number of interesting transactions, including several downtown properties. The Century Building, a twenty-one story structure, at 74 Broadway, through to New street, changed hands. While the consideration was not stated in the deed, the property was sold subject to a mortgage of \$950,000. The revenue stamps attached amounted to \$425, which would indicate that the property brought \$1,375,000.

The twenty-story office building, at 46 to 52 Broad street, was transferred during the week by the New York Life Insurance Company to the Broadex Realty Company, for a stated consideration of \$2,000,000. A mortgage of \$1,750,000 was also placed upon record. It bears interest at five per cent., due April 1, 1933.

At a recent meeting of the stockholders of the real estate company which owns the Metropolitan Opera House property it was decided to pay off the mortgage of \$1,000,000, which has encumbered the property for the past quarter of a century. The mortgage is held by the United States Trust Company. The mortgage will be liquidated through the payment of \$30,000 for each box by April 15, thus yielding \$1,050,000, which is sufficient to meet the obligation and also the coupons due on May 1. Without the mortgage obligation the annual assessment of the boxholders will be reduced from \$4,500 to \$3,000, which will be a saving of \$1,500 a year to each owner.

The Beaver Arcade Building, a twelve-story office building at 23 and 25 Beaver street, with an "L" in New street, has been sold by the Metropolitan Trust Company. The selling company acquired the property last June, as the re-

sult of a foreclosure action to recover a mortgage and liens aggregating about \$705,000. The price paid at auction was \$670,000.

Mrs. Carrie Chapman Catt, acting for suffrage interests, took title to the group of properties belonging to the late Mrs. Frank Leslie. The properties involved are the three three-story dwellings at 363 to 367 West 117th street; also 2767 Decatur avenue; also a plot on Sedgwick and Bailey avenues; also 2385 Walton avenue, and a lot 25x100 feet, at the southwest corner of Heath avenue and Victor place.

Mrs. Leslie left the bulk of her fortune, estimated to amount to more than \$1,500,000, for the furtherance of the enfranchisement of women. The court recently eliminated contestants of the will and directed that the estate be administered according to the will.

State Comptroller Travis has recommended that an inventory be taken at once to ascertain just how much and what real estate the State of New York owns, and that a Central Bureau be established for recording all conveyances. There are no lists of property held by the State other than the record showing land acquired under tax sales or mortgages or in forest preserve counties by the Commissioners of the Land Board. Such lists, however, fail to show accurately the boundaries of the different parcels included in these deeds.

It has been in the past the custom, when lands are acquired by the State, to have the title placed in the names of the various State institutions, consequently the deeds do not run to the people of the State, and in many instances, therefore, no records exist in any State office.

Advertising for Bids.

The Public Service Commission, despite the present condition of the labor and steel markets, is making a vigorous effort to get the Culver Rapid Transit Railroad, in Brooklyn, completed so that residents of the section it traverses may have the benefit of the facilities it will afford. The Commission has therefore begun advertising for bids for a part of the construction on Section No. 3 of this line, extending from a point near Avenue X, in Gravesend avenue, over streets and private property to a connection with the Coney Island Terminal of the B. R. T. near Sheepshead Bay Road. The section is approximately 3,500 feet in length. The portion of construction for which bids are now being asked is for a supply of the necessary steel plates and girders and for the erection of the same over the whole section. The Commission also plans in the near future to let a contract for the construction of the necessary column foundations and supports for this elevated structure. There will be one station on Section 3, viz.: at Neptune avenue, and known as the Van Sicklen Station.

Express Companies Want Increase.

Hearings have been held and closed by the Public Service Commission on the applications of the New York Transfer Company and the Westcott Express Company for permission to increase their rates for the carrying of trunks and other baggage. The company has a zone system in operation, and the proposed increase will amount approximately to ten cents per package. It was stated on behalf of the Westcott Express Company that during 1917 it did business at a net loss, while on behalf of the other company it was said that the income had been reduced to a point where, if a proper amount were charged for depreciation, little or no profit would be shown.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 314.—In October, 1915, we made a lease for three years on a business property expiring October, 1918. Incorporated in the lease, however, was an option giving the lessee the privilege of renewal for a further term of two years; namely, from October, 1918, to October, 1920. This option has just been exercised. Will you inform us if we are entitled to a further commission for the two years embodied in the option beginning October, 1918?

W. B. M.

Answer No. 314.—Special Rule Number 2 of the Real Estate Board of New York provides as follows:

"Should there be a clause in a lease made for a term under twenty years, giving the lessee the option of a further term, and should the lessee avail himself of such option the owner shall pay the broker commissioning such lease the commission due on the rent to be paid during such extension at the time that said option is exercised."

As among members of the Board, the enforcement of this rule would be carried out according to constitutional requirement. In other cases it might be difficult to collect the additional commission unless there was some provision in the lease providing for it. It would also be difficult to collect the additional commission if the building had changed ownership in the meantime. Ethically the broker is entitled to the additional commission.

Lend Him a Hand—Buy Liberty Bonds

Co-operate with the Real Estate Division of the Third Liberty Loan Committee in their campaign to help Him Over the Top



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BROOKLYN
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LEWIS H. MAY

BRONX
JACOB LEITNER
C. H. SMITH

MANHATTAN
J. R. BROWN
A. E. MARLING
Battery to Fulton—
West and East of Broad-
way.

CHARLES F. NOYES
Fulton to Canal Sts.

AARON RABINOWITZ
H. MANDELBAUM
Canal to Fourteenth
Streets, West and East
of Broadway.

ROBERT E. DOWLING
LEWIS S. MAY
Fourteenth to Thirty-
fourth Streets, East and
West of Broadway.

MANHATTAN
(Continued)

G. R. READ
F. PETTIT

Thirty-fourth to
Forty-second Streets,
East and West of Broad-
way.

ROBERT E. SIMONS
S. A. PAXSON

Forty-second to Fifty-
ninth Streets, East and
West of Fifth Avenue.

A. B. ASHFORTH
DOUGLAS ELLIMAN

Fifty-ninth to One
Hundred and Tenth
Streets—East Side.

CHAS. S. LYONS
F. R. WOOD

Fifty-ninth to One
Hundred and Tenth
Streets—West Side.

DR. C. V. PATERNO
One Hundred and
Tenth to One Hundred
and Forty-fifth Streets—
East and West of Morn-
ingside.

LIVINGSTON WETMORE
One Hundred and
Forty-fifth to One Hun-
dred and Eighty-first
Streets and Fort George.

JOSEPH P. DAY
One Hundred and
Eighty-first Street, City
Line, West of Van Cort-
landt.

A CAMPAIGN to obtain subscriptions from those identified with the real estate market will be conducted by a special Third Liberty Loan Committee, known as the Real Estate Division, which has the hearty co-operation of the Real Estate Board. Mr. Alfred E. Marling, President of Horace S. Ely & Company, is Chairman of this Committee; Charles S. Brown, Vice-Chairman; and Aaron Rabinowitz and Livingston Wetmore, Secretaries.

The city has been divided up into districts, as shown above, under the captaincy of gentlemen who are devoting their time and services in the interests of this Loan entirely without compensation.

Get into the Fight. Let's oversubscribe the Third Liberty Loan. Help make the Real Estate Division the Honor Men of our Big Spring Drive at Home. He also fights who helps a Fighter Fight.



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LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Provisions in Lease.

THE New York Appellate Division, H. M. Weill Co. v. Creveling, 168 N. Y. Supp. 385, holds that a lease containing a clause that rent for certain years should be regulated by appraisal by experts, which did not state the number of experts, who should select them, or what would be done if they disagreed, was too incomplete to be specifically enforced. It is also held that a provision "to improve the said property to the extent of not less than \$10,000" was too indefinite and uncertain to be specifically enforced.

Broker's Commission.

The New York Appellate Division holds, Hall v. Schiff, 167 N. Y. Supp. 362, that where a broker contracted with the individual defendant for a commission, if he should sell real estate upon certain terms, but, before consummating the sale, learned that the true owner was a corporation, insolvent, and in the hands of a receiver, and continued negotiations, he was bound by a condition of the sale contract making it dependent upon consent of creditors and was not entitled to commission if, without fault of the corporation, the sale was not consummated. The mere fact that the contract was cancelled for a consideration paid by the corporation to the purchaser did not show that the failure to sell was due to the fault of the corporation.

Eviction.

The lessor of a store and four-family suites collected rent from the lessee's tenants and gave them notice forbidding them to pay any further rent to the lessee. In an action by the lessee, alleging eviction, the Massachusetts Supreme Judicial Court holds, Aguglia v. Caviccia, 118 N. E. 283, that the lessee was not constructively evicted or ousted, since to constitute eviction there must be an actual expulsion of the tenant, or some act of permanent character done by the landlord with the intention and effect of depriving the tenant of the enjoyment of the premises or some part, to which he yields, abandoning possession

within a reasonable time. Such acts by the lessor were not equivalent to a breach of his covenant of quiet enjoyment, the lessor not entering and repossessing himself of his former estate, thus determining the lessee's estate. Exceptions to verdict for the defendant were overruled.

Option to Purchase.

The Nevada Supreme Court holds that a lease authorizing the lessee to purchase "any part" of certain premises is too indefinite to be aided by parol evidence, and to afford the lessee no defense in a forcible entry and detainer action. An option contract must so describe the property that it can be identified from the instrument itself, although parol evidence is admissible to show the description's application. De Remer v. Anderson, 169 Pac. 737.

Breach by Principal.

In an action for broker's commissions it appeared that the defendant agreed to pay the plaintiff a commission for exchanging property, and another party agreed to pay him a like commission. The minds of the principals met as to the exchange, but the defendant broke the contract. The New York Appellate Division holds, Windman v. Bulkowstein, 168 N. Y. Supp. 57, that the broker could recover from the defendant only the single commission due from him. The mere fact that the plaintiff broker told the defendant that the other party was going to pay the plaintiff a commission was held no evidence that the defendant agreed, in case of default, to pay the second commission.

Liability of Tenant.

The New York Appellate Division holds, Taylor v. Kastel, 168 N. Y. Supp. 3, that where a landlord under a first lease furnished electricity at his own expense, but a renewal lease provided that the tenant should pay for her own electricity, a reduction therefor being made in the lease, the tenant was bound to pay for all electricity furnished by the landlord under the renewal lease, although the cost was in excess of the reduction in rent.

HUDSON TUBE EXTENSION.

Will Provide Transit Accommodation for Shipworkers—Local Survey Made.

AS a means of solving the housing problem at the shipbuilding plant in the Newark Bay District, the United States Shipping Board has had prepared plans, by A. L. Drum, Transportation Engineer of the Board, for the extension of the through train service of the Hudson Tubes. A new terminal will be established on Lincoln Highway, in the heart of the shipyard. The extended service will have a capacity of transporting 50,000 workers daily.

According to the tentative schedule the running time to Cortlandt street, Manhattan, will be sixteen minutes; Herald Square, twenty-six minutes, and Atlantic avenue, Brooklyn, thirty-one minutes.

Even though the improvement will, according to present estimates, cost about \$3,500,000, the Government will save a large sum of money, for it has been stated that the minimum cost of housing the 50,000 employees will be at the rate of \$1,500 a man, or a total of about \$75,000,000.

It is contended that with improved transit facilities workmen who reside in Manhattan, Brooklyn and the Bronx will be content to take positions in the Newark shipyards, and so the labor turnover will be reduced to a considerable degree.

Mr. Drum is a consulting engineer of Chicago and volunteered as Transportation Engineer of the Shipping Board, at the solicitation of J. Rogers Flannery, Chairman of the Housing Committee of the Board. Part of his work has been the settling of the transportation problem for the laborers of twenty-four shipyards on the Atlantic Coast.

Joseph P. Day has been active in the development of this section of the New Jersey meadows. He was the broker in the deals which resulted in the establishment of plants by the Ford Motor Company, the United States Steel Corporation, the Niles-Bement Pond Company, and others.

The Chelsea Neighborhood Association recently made a survey of the district bounded by Fifth avenue, Hudson River, 14th and 42nd streets, having in mind the possibility that the Government might desire information as to the housing accommodations in the West Side of Manhattan.

The survey revealed that approximately 8,448 persons could be housed in the side streets in Chelsea and about 3,360 on the avenue blocks, or a total of 11,868 persons. These figures are based on a field survey of a typical area, covering one-fourth of the section, and also on additional facts obtained from real estate concerns in the district.

The association finds that there are eighteen plots of considerable size available in the neighborhood, now improved with old structures, all being controlled by a single owner, divided as follows:

Between 14th and 23rd streets there are five plots containing about 13,500, 24,500, 32,000, 11,000 and 9,800 square feet, respectively.

Between 23rd and 34th streets there are six plots of about 4,900, 19,600, 8,100, 39,000, 8,820 and 11,700 square feet, respectively.

Between 34th and 42nd streets, seven plots approximating 15,000, 7,400, 8,820, 1,800, 3,600, 17,400 and 15,000 square feet, respectively.

In other words, there is, at present, in the Chelsea District, 241,940 square feet of space available, 80,800 of which is south of 23rd street, 92,120 south of 34th street and 69,020 south of 42nd street.

What a Six-Cent Fare Will Mean to Real Estate Owners

Tax Rates in the Boroughs of Manhattan, Bronx and Brooklyn, 10 Years Ending 1918

	Manhattan	Bronx	Brooklyn
1909.....	1.67804%	1.67804%	1.73780%
1910.....	1.75790	1.75790	1.81499
1911.....	1.72248	1.72248	1.75502
1912.....	1.83	1.83	1.87
1913.....	1.81	1.81	1.85
1914.....	1.78	1.77	1.84
1915.....	1.87	1.94	1.92
1916.....	2.04	2.09	2.08
1917.....	2.02	2.02	2.07
1918.....	2.36	2.40	2.40

EVERY owner of real estate in New York, every rent payer, has a vital interest in the proposition to charge a six-cent fare for the period of the war on all street railway lines, subway, elevated and surface.

Either the people who ride on the subway and elevated must pay the interest on the City's investment of \$250,000,000 in the Dual System, or it must be paid out of taxes.

The Interborough's contract with the City provides that after operating expenses are paid, the Company shall receive its preferential. It is not until this has been paid in full that the City will receive any return from fares to meet the interest charges on its investment. The other contracts the City has relating to the Dual System are on the same basis. A five-cent fare during this period of extraordinary operating costs will defer any return to the City from the operation of its lines.

It is estimated that with a five-cent fare, the City will for a period of from five to seven years face an annual deficit of at least \$11,250,000 in the operation of the Dual System. Some people believe that, due to war conditions and the uncertainty of the times, this deficit will reach \$20,000,000.

Every \$10,000,000 increase in the City's tax budget must mean a five per cent increase in the tax rate. A \$20,000,000 deficit will mean a 10 per cent increase in the tax rate.

This deficit of from \$11,000,000 to \$20,000,000 as variously estimated, can be provided for in only one of two ways; either by putting the burden on the taxpayer in the one case, or on the fare-payer in the other. If put on the taxpayer it will fall on the real estate owners of the City—already bending under enormous tax burdens which have been put upon them

to the extent that many of the best-located properties in the City are to-day selling at one-half their assessed valuations.

The real estate owners must, in turn, pass as large a proportion as they can to the tenants occupying their property, with the result that if the burden is put on the taxpayer it will wholly fall on the citizens of New York; who work in New York—who make their living in New York—who spend their incomes in New York—who pay their taxes in New York—the vital members of the community that keep New York alive and growing.

If, however, a policy is determined upon of putting this burden on the fare-payer, it is estimated there are 300,000 strangers from all over the world daily using the transportation facilities of New York, in addition to hundreds of thousands of commuters from nearby States, who make their money in New York, but spend their money outside New York; who pay their taxes outside of New York, and are not an integral portion of New York life.

We have offered to put the Dual System contract into effect simultaneously with the 6c fare. This will preclude the Interborough from receiving one dollar of additional revenue as a result of the bill.

Frankly, our interest in this measure is twofold:

First, to insure the current payment of the Interborough's preferential, under its contract with the City, which, in any event, would have to ultimately be paid out of future earnings, with compound interest.

Second, to insure sufficient earnings by the surface lines of the New York Railways to keep them out of bankruptcy. Bankruptcy, as you know, would result in splitting up the lines into the original companies, and would abolish transfers entirely.

THEODORE P. SHONTS, President

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PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 30 as against 27 last week and 30 a year ago.

The number of sales south of 59th street was 14 as compared with 12 last week and 11 a year ago.

The sales north of 59th street aggregate 15 as compared with 15 last week and 19 a year ago.

From the Bronx 13 sales at private contract were reported as against 11 last week and 19 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 424 of this issue.

Central Trust Company Buys.

Franklin Pettit resold to the Central Trust Company, which was recently in a merger with the Union Trust Company, the twenty-one-story office structure, known as the Century Building, at 74 Broadway, extending through to 9 and 11 New street. The building has a frontage of 45.6 feet on Broadway and 44.7 feet in New street, with north and south lines of 112 and 117.2 feet respectively. The Union Trust Company owns the adjoining building at 80 Broadway. Mr. Pettit acquired the property just sold several weeks ago from a company headed by Peter Marie, who erected the structure in 1901 from plans by Bruce Price. It was estimated to have cost \$900,000. It is assessed by the city at \$1,250,000. Title was transferred during the week, subject to a mortgage of \$950,000.

Arcade in Beaver Street Sold.

The Metropolitan Trust Company sold 23 and 25 Beaver street, extending in an "L" to 58 to 62 New street, a modern, twelve-story office building, facing the Produce Exchange. The building has a frontage of 49.5 feet in Beaver street and 65.2 feet in New street, and was acquired by the selling company last June as plaintiffs in a foreclosure suit against the New & Beaver Arcade Company to recover a mortgage and lien aggregating about \$705,000. The price paid at auction was \$670,000. The trust company entered into a deal for the sale of the building to Edgar J. Levy and Ely Berneys last July, but the sale did not go through.

William Barbour Sells Dwelling.

William B. May & Company and Homer Foot, Jr., sold for William Barbour the five and one-half story dwelling at 16 East 53d street, 25 x 98.9 feet, adjoining the home of Walter Douglas, of Phelps, Dodge & Company. The house was valued at \$160,000.

Canal Street Loft Purchased.

L. F. Hall and William S. Baker sold for the Jules Realty Company, Fisher and Irving I. Lewine, the eight-story, heavily constructed loft building, on a plot containing about 4,500 square feet, at the northeast corner of Canal and Washington streets to Otto R. Hartmann, who gave as part payment 865 Riverside Drive, a four-story dwelling, near 160th street, 24 x 70 feet; also a second mortgage of \$18,250 held by him on 506 West 135th street, a six-story apartment house, on a plot 46 x 100 feet. The entire transaction involved about \$200,000. The Canal street building was acquired by the sellers last month from the Kobre Assets Corporation, represented by H. Seymour Eisman as attorney. Charles R. McCarthy acted for Mr. Hartmann.

Provisional Contract Signed.

A provisional contract has been made for the sale of the five-story American basement residence at 46 West 54th street, occupying a lot 22x100 feet, and assessed at \$75,000. At the office of S. Reading Bertron, the owner, it was said that while an agreement had been reached, the contracts could not be signed until Mr. Bertron returned from Washington.

Eagle Pencil Company Buys.

The Eagle Pencil Company purchased the block front on the west side of Avenue D, between 13th and 14th streets, containing sixteen lots. The property is covered with one, two and three story buildings, and fronts 206 feet on Avenue D and 188 feet in each street. The Avenue D frontage, 206 x 88 feet, was purchased from the Mid-City Realty Company, Henry G. Barber, and the west end, formerly in two parcels, was acquired from Emily T. Kent and Herbert C. Pell, Jr., Clarence C. Pell and the United States Trust Company as trustees. Douglas Robinson Charles S. Brown Company, were the brokers. With this purchase the pencil company now controls the entire block bounded by Avenues C and D, 13th and 14th streets, having avenue dimensions of 202.6 feet and extending along each street 676 feet. The total area comprises nearly three and one-half acres. The new purchasers contemplate erecting a large plant on the site. All of the property is available for immediate improvement with the exception of the corner of Avenue D and 14th street, on which the lease is held by a lumber concern. The Eagle Pencil Company has had a factory in this section for nearly forty years, having started in 14th street in 1885. This site was added to from time to time, the Avenue C frontage having been acquired a couple of years ago.

Stable for B. Altman & Company.

The Downtown Realty Company, understood to represent the Altman interests, purchased from George D. Hilyard 215 and 217 East 36th street; also 219 from Alice V. Cook and others; also 221 from Thomas Hissey, and 223 from Alice V. Cook. The property measures 97.6 x 98.9 feet, and adjoins the big six-story Altman stable at 207 to 213, which runs through the block to 208 East 37th street. The same company also acquired from Horatio M. Flannigan 204 East 37th street, adjoining the stable on the east, and is reported to have bought 212, adjoining to the west. It is understood that an addition to the stable will be erected on the combined plotage. The Altman holdings at this point now have a frontage of 197.6 in 36th street and 100 feet in 37th street.

One-Time Payne Holding Resold.

J. C. and M. G. Mayer, represented by Wescher & Kohn, attorneys, bought from I. Randolph Jacobs the twelve-story apartment house at 138 to 144 West 79th street. The property was recently acquired by the seller from Henry Brady and Robert C. Knapp, receivers for Clarence Payne. It is reported that Mr. Jacobs realized a profit in the resale of \$20,000. He paid \$385,000 to the receivers for the property, which measures 78 x 102.2 feet. The purchasers in the present deal were among the bidders for the house when it was in the receivers' hands.

Operator Still Active.

Frederick Brown bought from the Wilton Holding Corporation the six-story elevator apartment house, known as the Highcliffe, at the southeast corner of Audubon avenue and 177th street. The structure has an annual rent roll of \$21,000 and houses thirty-six families. It measures 100 x 100 feet, and was held at \$200,000. Knap & Wasson were the brokers.

Operating Company Buys.

The Markstone Realty Company, Louis Rubin, president, purchased from William Rankin, through Alexander Selkin, the former stone-yard property at the southwest corner of Pleasant avenue and 108th street, 100.11 x 93 feet. The seller took the property over in foreclosure in December, 1916, for a stated consideration of \$24,750. The new owning company proposes to erect a commercial garage on the site. In exchange was given the five-story apartment house at 2363 Valentine avenue, southwest corner of 184th street, arranged for eight families on a floor, and measuring 93 x 100.11 feet.

Milk Company Sells Dairy Station.

Thomas J. O'Reilly, George V. S. Williams and Francis S. Hodgkiss, as trustees for the Mutual-McDermott Dairy Corporation, sold the four-story building, 147.5x98.9 feet, at 214 to 224 East 22d street, between Second and Third avenues, to Arthur J. Baldwin, the present tenant. The property was held at \$175,000.

Exchange on West End Avenue.

R. W. Dundas bought from the Directors' Realty Holding Company, I. Randolph Jacobs, president, the nine-story apartment house on a plot 108x100 feet, at 495 West End avenue, corner of 84th street. The house is assessed at \$525,000 and was acquired by the selling company last February from the Estate of Edwin Baudoine. It is arranged in nine, ten and eleven room suites. In part payment Mr. Dundas gave the four-story dwelling, at 519 West End avenue, southwest corner of 85th street, 30.2x34 feet. The property is assessed at \$37,500. Slawson & Hobbs were the brokers.

Brooklyn Waterfront Sold.

Greenpoint Improvement Company bought, through Bryan L. Kennelly, the Havemeyer sugar house property, with a frontage of 900 feet on Newtown Creek, Greenpoint, Brooklyn. The waterfront property contains an area of more than 400,000 square feet, and is located at a point where Newtown Creek enters the East River. It extends through to Commercial street, just west of Manhattan avenue, and is improved with a number of large buildings, docks, etc. The holding prices is \$1,500,000.

Properties Given in Part Payment.

In part payment for La Jacquetta apartment house, at 166 to 172 West 87th street, Mrs. Adelaide M. Megeath gave Jacob Axelrod the country place at Ardsley Park, Westchester County; also the five-story apartment at 945 East 181st street. Mr. Axelrod immediately resold the Ardsley place to Rex Beach, the author. The Bronx tenement was resold by Mr. Axelrod, through Kurz & Uren, to the Benenson Realty Company, which gave in part payment the five lots extending from Lawrence to Sedgwick avenues, 250 feet south of 167th street.

Exchange Involves Dwellings.

Mrs. Jessica E. Smith bought the four-story remodeled residence at 13 East 65th street, 22 x 100.5 feet, assessed at \$98,000. In exchange she gave the three-story dwelling at 129 East 47th street, 20 x 100.5 feet; also the five-story dwelling at 16 West 68th street.

Manhattan.

South—of 59th Street.

MURRAY ST.—David Foreman purchased from the Bowers Savings Bank the 4-sty building at 61 Murray st, northeast corner of West Broadway, on plot 25x57.6. The property is assessed at \$55,000. The bank took back a mortgage of \$42,000 on the property, for a five-year term, at 5 per cent.

50TH ST.—Frederick W. Dau, publisher of Dau's Blue Book, purchased, through Alfred E. Schermerhorn and Douglas L. Elliman Co., from P. H. Walter, the 4-sty residence at 35 West 50th st, a Columbia College leasehold, on lot 19x100.5. It is understood that Mr. Dau will occupy the building as a new home for his publications.

53D ST.—Dr. Reginald Burbank purchased from Colonel Pearce Bailey of the Medical Reserve Corps, now in Washington, his 5-sty residence at 52 West 53d st, on lot 21x100.5. The property is assessed at \$66,000 and will be occupied by the new owner. Robert Thorne represented the seller as attorney.

53D ST.—William B. May & Co. sold to a client of Homer Foote, Jr., the 5-sty dwelling, on plot 25x98.9, at 16 East 53d st for William C. Barbour. Negotiations for the sale had been pending for some time.

1ST AV.—H. C. Derby Co. purchased from Swift & Co. the two 4-sty buildings at the southwest corner of 1st av and 44th st, on plot 50.5x100. The buyer will erect a 5-sty cold-storage building on the site.

54TH ST.—Negotiations are pending for the sale of the 5-sty American basement residence at 46 West 54th st, on a lot 22x100, in what is known as the Rockefeller block. The house, which is assessed at \$75,000, is owned by S. Reading Bertron. It is expected that contracts will be signed in a few days.

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PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Remodelling Present Laundry for Meat Storage and Refrigeration Purposes, New York State Reformatory for Women, Bedford Hills, N. Y., will be received by Hon. William G. Barrett, President of the Board of Managers, New York State Reformatory for Women, Bedford Hills, N. Y., until 10:30 o'clock A. M. on Friday, May 10th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract, and in accordance with the terms of Specification No. 2868. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York State Reformatory for Women, Bedford Hills, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposals may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated March 26th, 1918.

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on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion, barn, suitable for garage; outbuildings; fine lawn; fruit, shade trees; flower, vegetable garden, fine condition; may consider exchange for city property; photographs in office. For particulars, terms, call any day. **GEORGE SCHWEPPEHAUSER**, 262 West 135th St.

FOR SALE—Bronxville, modern 9 room house on high ground; very reasonable terms. **HARPER**, 245 West 26th St., N. Y. C.

FOR SALE—South Brooklyn, a one-family house of nine rooms and bath, situated two blocks from the the Ninth St. Station of the Fourth Ave. Subway; asking price, \$4,000; can be had on easy terms. **R. MURPHY**, 210 Eleventh St., Brooklyn.

RESIDENT MANAGER for high-class apartment house, experienced, of refined appearance, offers his services to owners or real estate agents; first-class references; opportunity for a personal interview will be appreciated. **R. RICHTER**, Hotel Cecil, 118th St. and St. Nicholas Ave.

CHARLES PAFF & CO.,
Architects and Engineers,
Suite 1010, 38 Park Row.

All classes Commercial and Manufacturing Buildings. Preliminary surveys and estimates on contemplated alterations or additions made without charge.

WANTED—Services of New York architect willing to develop work of well known ornamental model studio on commission basis. Box 491, Record and Guide.

EXCEPTIONAL good 10-room House; large garden, beautifully located on Delaware River, Sullivan Co., near station; high and healthy; investigate; no fancy price expected. **BONESTEEL**, 2818 Clarendon Road, Brooklyn.

6-STORY tenement, near Ninth Ave., 39th St.; also 2 lots, one block from sub-station, Bronx. **OWNER**, 3833 Carpenter Ave.

WANTED—EXPERIENCED RENTING MAN; SALARY AND COMMISSION.
HEIL & STERN,
1165-7 BROADWAY, CITY.

North-of 59th Street.

68TH ST.—Newly formed 303-304 West 68th Street Co., directors G. Hahn, C. B. Plante and F. Scheuer, with a capital of \$120,000, purchased from 68th Street Realty Co. 302 and 304 West 68th st., a 4-sty garage, on plot 50x100.5, adjoining the southwest corner of West End av.

83D ST.—Theodor Frost sold to a client of James Watters the new 2-fam. dwelling at 343 83d st.

94TH ST.—Congregation Temple Rodeph Shalom purchased the 3-sty dwelling, on plot 18.9x100.8, at 157 East 94th st., adjoining the northeast corner of Lexington av., which the congregation rented several years ago through Leon S. Altmayer for use as a kindergarten and sisterhood activities. The seller, Adolph Frankel, has owned the property since 1889.

108TH ST.—James H. Cruikshank purchased through I. Friedman and I. Silverman from Home for Incurables and George C. Kobbe the two 4-sty tenements at 225 and 227 East 108th st., on plot 50x100, between 2d and 3d avs.

113TH ST.—Harry Aronson, Inc., purchased 8 and 10 East 113th st., two 5-sty tenements, on plot 50x100.11, from Walter S. and August C. Gurnee and William M. Cromwell, as trustees of Grace C. Dyer, who acquired the property a few years ago in foreclosure at \$40,000.

124TH ST.—Heirs of the late William M. Ryan sold to Peter Haltainen 360 East 124th st., a 3-sty loft and store building, on lot 20x79x irreg.

127TH ST.—Porter & Co. sold for estate of John F. Flood the 3-sty dwelling at 256 West 127th st.

130TH ST.—Porter & Co. sold for Edward M. Berrien the 3-sty dwelling at 133 West 130th st.

135TH ST.—William Goldstone sold to a client of A. G. Thompson & Co. the 3-sty dwelling at 208 West 135th st., on lot 18x39.

137TH ST.—B. W. Smith sold for Mrs. E. Craig the dwelling at 244 West 137th st., on lot 18x39.11.

Bronx.

181ST ST.—Benenson Realty Co. resold, through A. Blumenthal, to Rubin & Marcus the 5-sty apartment house at 945 East 181st st., on plot 62x114, adjoining the southwest corner of Vyse av. This is the third sale of the property in one week. The Benenson Co. acquired it from Jacob Axelrod, giving in part payment five lots on Sedgwick and Lawrence avs., 250 ft. south of 161st st. Mr. Axelrod secured the property earlier in the week, together with cash and other realty, from Mrs. Adelaide M. Megeath, in trade for the apartments at 166 to 172 West 84th st.

188TH ST.—Sieval Building Co. sold to a client of Morris Sax 255 East 188th st., a 5-sty new law tenement.

ANTHONY AV.—Cahn & Pittman bought from Rhoma Realty Co. the 3-sty building at 1804 to 1808 Anthony av., on plot 96x172, near 175th st.

ANTHONY AV.—Frederick Brown bought from Mary Lanigan, through McLernon Bros., the 4-sty apartment, on plot 45x90, at the northwest corner of Anthony av and 175th st., held at \$50,000.

ARTHUR AV.—Carlo Alfaro bought through Angelo L. Frumento from estate of John J. Brady the taxpayer property at the northwest corner of Arthur av and 184th st., on plot 45x100.

AUDUBON AV.—Frederick Brown bought through Knap & Wasson Co. from Wilton Holding Co., affiliated with the New York Title and Mortgage Co., the 6-sty Highcliff apartment house at the southeast corner of Audubon av and 177th st. The structure contains 36 apartments, with an annual rent roll of \$21,000. It was held at \$200,000.

HOE AV.—Jacob Gold purchased through S. Cowen from Naylor Co., D. S. Cracow, president, 1535 Hoe av., a 4-sty single flat, on lot 20x100, located near the 112d st subway station.

RYER AV.—Richard H. Scoble sold in a cash deal for Phelan Estates, Inc., the 5-sty 50-100 apartment houses, 2247 and 2251 Ryer av., recently completed and accommodating 32 families. The buyer is reported to have paid \$110,000.

TRINITY AV.—Frederick Brown sold, through Nehring Co. and Phelps & Damiane, the 5-sty apartment house at 533 Trinity av., southwest corner of 134th st., on plot 26x100, which has been held at \$35,000.

WALTON AV.—Anthon Lukasey sold to a client of Nehring Co. the vacant plot, 100x100, on the west side of Walton av, 102 ft. north of Tremont av.

WALTON AV.—L. E. Ohlweiler sold, through Nehring Brothers, to Laura F. Leddy the 3-sty dwelling at 599 Walton av., on lot 17.6x100, near 150th st. The house was held at \$10,000. In exchange the buyer gave a vacant, free-and-clear plot on East 21st st., near White Palms av., which has been held at \$6,000.

WASHINGTON AV.—2179 Washington Av Co., with a capital of \$50,000, purchased from Gruenstein & Mayer 2179 Washington av., a 5-sty apartment house, on plot 25x145.

Brooklyn.

BALTIC ST.—L. Blumenthal Sons sold for John Rudiger to Mary Ruhe the 1-sty brick garage at 432 Baltic st., and for Mary O'Hara to Antonio Panariello the brick garage and

dwelling at 419 and 421 Baltic st., on plot 50x100.

COURT ST.—Douglas Robinson, Charles S. Brown Co. sold for estate of Jeremiah P. Robinson to Ira S. Busbey & Sons, Inc., the block front on Gowanus Canal and Court st. This property has 495 ft. frontage on the canal and will be used by the purchaser as a shipyard. Gowanus Canal and Ambrose Channel were constructed by Mr. Robinson.

DAHLGREN PL.—Frank A. Seaver & Co. sold plot, 50x125, on the east side of Dahlgren pl., 50 ft. north of 90th st., for Mauray Realty Co.

DEAN ST.—L. Blumenthal Sons sold for Charles Heinerson to Catherine Schnoor the 3-sty brick dwelling at 102 Dean st., between Smith and Hoyt sts.

GUNTHER PL.—James R. Ross Co. sold to J. C. Glover the 2-fam. frame house at 28 Gunther pl.

PRESIDENT ST.—John Pullman Real Estate Co. sold 695 President st., a 2-sty dwelling, on lot 20x95, for Carl C. Doeptier.

10TH ST.—Snowber & Smith sold for Joseph R. Spellman to Hauck Manufacturing Co. the plot of 5 lots in the south side of 10th st., about 100 ft. east of 2d av. Some months ago the same brokers sold this plot for Charles Leferts & Co. to the present sellers. The Hauck Co. contemplate the immediate erection of a factory building on the premises.

40TH ST.—Tutino & Cerny sold for March Realty Co. to Michele Martocchio, for investment, the plot, 50x100, on the south side of 40th st., 225 ft. east of 5th av.

5TH ST.—Frank A. Seaver & Co. sold the 2-fam. detached house at 1320 5th st., on plot 60x100, for Sylfred Realty Co.

63D ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached dwelling, with garage, at 2115 63d st., in the Mapleton Park district, to Emanuel Frischman for residence purposes; also the adjoining similar house at 2113 to Amalia Kiefer.

EVERGREEN AV.—Friday & Lehmann sold for Charles Hackenjos the 3-sty frame flat at 623 Evergreen av.

GREENE AV.—Frederick Brown sold to Mary E. Randall 310 Greene av., a 3-sty building, with store, on plot 20x100.

15TH AV.—I. Salzberg sold for M. E. Wagar to Morris Seid, the corner plot, 100x100, on the southeasterly side of 15th av and 49th st.

17TH AV.—Meister Builders, Inc., sold 8419 17th av., a 3-sty cottage, on plot 20x77.

17TH AV.—Meister Builders, Inc., sold 8417 17th av., a 3-sty frame cottage, on plot 20x77.

17TH AV.—Meister Builders, Inc., sold 8423 17th av., a 3-sty cottage on plot 19.6x77. The sale of this house completes the resale of all houses purchased by the Meister Builders, Inc., on 17th av recently reported.

17TH AV.—Sidoti Bros. sold the 3-sty brick building at 8009 17th av for Land Estates, Inc., to Emilio Martini.

Queens.

ARVERNE.—Depositors' Assets Corp. sold to M. Reizenstein a plot, 80x100, at the northeast corner of Amstel Blvd and Meredith av.

ELMHURST.—Cord Meyer Co. sold to C. M. Kelly the dwelling at 75 5th st.

FAR ROCKAWAY.—E. W. Gray sold to A. Cohen, 40x130 ft., south side of Atlantic av, 63 ft. east of Channel av.

FLUSHING.—J. B. Halleran sold to Twinboro Corp. a plot, 100x250, at the northeast corner of Linden av and Orchard st.

GLENDAL.—R. A. Schlesing sold for Frederick Thomson the 2-fam. brick house, with brick garage, at 4 Folsom av to Adolf Mathias.

HOLLIS.—S. N. Fitkin sold to M. C. Muldoon the dwelling on the west side of Hollis av, 60 ft. south of Bellevue av.

JAMAICA.—F. C. Wolfe sold to Gross Construction Co. a plot, 100x140, on the south side of Arlington ter., 140 ft. west of Wyckoff av., and a plot, 100x140, on the north side of Arlington ter., 140 ft. west of Wyckoff av. In part payment the buyer transferred to Mr. Wolfe the property, 40x100, on the south side of Hillside av., 22 ft. west of Flushing av.

MALBA.—Malba Estates Corp., associated with Realty Trust, sold the property known as "Stonehenge," on the North rd., overlooking the Sound, near Whitestone to Joseph M. Gaite.

MASPETH.—S. J. Devoe sold to L. Weiss the dwelling at the northwest corner of Baltic st and Collins av.

OZONE PARK.—J. B. Reimer sold to Louis Bossert & Sons the property, 63x100, on the north side of Bell pl., 32 ft. west of 96th st.

RICHMOND HILL.—Walter E. Blythe purchased through Williams & Son 60 Chestnut st., a 3-sty frame dwelling, on plot 40x100, from John Bruns.

WHITESTONE.—R. J. Hertel sold to J. A. O'Fee the dwelling, on plot 75x100, at the southwest corner of 2d st and 14th av.

Richmond.

BRIGHTON HEIGHTS.—Cornelius G. Kolff sold for Nerraw Realty Co. a frame dwelling on Portland av to C. Howard.

MARINERS HARBOR.—J. Sterling Drake sold to Francis S. Taverner a plot 25x125 adjoining the latter's residence on Amity pl.

WESTERLEIGH.—Cornelius G. Kolff sold for Peter Larsen to C. C. Illers a plot, 40x75, on St. Johns av.

Nassau.

BALDWIN.—James R. Ross Co. sold for J. C. Glover a house and lot on Gale av., on plot 100x260.

BELMORE.—James R. Ross Co. sold for Emma H. Smith a house and lot on Wilson av., and for Nassau Mortgage Co. a house and lot on Claxton av to the same buyer.

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GREAT NECK.—Essewa Co., which recently acquired 30 acres at Great Neck from Edgar H. Cook, sold to Otto S. Young 1½ acres of this tract, with frontage of about 200 ft. on Middle Neck rd, at a price of about \$7,500 an acre.

MERRICK.—James R. Ross Co. sold for John E. Edwards house and lot, 40x140, at the corner of Miller and Merrick avs.

Westchester.

MT. VERNON.—Fish & Marvin sold seven acres on the New York, New Haven & Hartford Railroad and near the New York, Westchester & Boston Railroad, to Triplex Safety Glass Corp. of America. The purchasers are manufacturers of "non-shatterable" re-enforced glasses which are now largely used by the Government for wind shields and port lights. The general office of the corporation is at 120 Broadway. The property was held at \$80,000.

PELHAM.—Fish & Marvin sold for John T. Brook Co. a house on Storer av to J. Bommer, of Scarsdale. The property was held at \$12,000.

SCARSDALE.—Scarsdale Estates sold a plot in the Greenacres section to Ernest S. Hessels, of White Plains.

YONKERS.—Griffen, Prince & Ripley and Thomas S. Burke sold for Frank Losee his place on Elinor pl to O. J. Olson for his home. The property was held at \$10,000.

YONKERS.—Robert E. Farley Organization sold the Strohbecker house on Buckingham rd, Nepperhan Heights, to G. A. Schaefer.

Out of Town.

BAYONNE, N. J.—Standard Oil Co. acquired from Warren and Frederic A. Delano a large tract of land in the Constable Hook section of New Jersey at a price understood to approximate \$775,000. The property is on the north shore of the Kill von Kull, at the foot of Avenue K. It fronts 621 ft. on the Kill von Kull and extends northerly about 840 ft. to the National Docks Railroad. The purchase includes riparian rights.

EAST ORANGE.—Louis Schlesinger, Inc., sold to William S. Smith the 2-am. dwelling at 582 Central av, between Harrison st and Evergreen pl, on plot 38x150.

MONTCLAIR, N. J.—Oscar D. Duncan, of the law firm of Duncan & Mount, of this city, purchased through F. M. Crawley & Brothers the residence at 12 Melrose pl, and will take possession at once. The property was held at \$20,000.

RAMAPO, N. Y.—E. K. Van Winkle sold for Arthur L. Merriam a country estate known as "Torne Brook," consisting of 13 acres, modern house, garage and cottage.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for Mrs. Sarah Berry the dwelling at 52 Brookside av to Roswell Johnson, of Ossining, N. Y.

SOUTH ORANGE.—Edward P. Hamilton & Co. sold for Henry E. Stevens, Jr., his residence and about one acre, corner of Montrose av and Page ter, to Horace E. Demorest.

RECENT LEASES.

Wall Street Building Leased.

Pacific Development Corporation, a \$6,000,000 company, with subsidiaries, including the Pacific Commercial Company, Anderson, Meyer & Company, Ltd., Hartmann Brothers, Inc., the International Vegetable Oil Company and the American Machine and Manufacturing Company, leased the twelve-story Taber Building, at 78 and 80 Wall street, northeast corner of Pearl street, for twenty-one years from Klein & Jackson at a reported rental of \$1,250,000. The building was erected about ten years ago by the George A. Fuller Construction Company, and in the future will be known as the Pacific Development Building. The company is engaged exclusively in export and import trade from the Philippine Islands. The Charles F. Noyes Company was the broker. Stoddard & Mark represented Klein & Jackson as attorneys, and A. J. Ridley, of Sullivan & Cromwell, the lessees.

New York Herald Leases.

The New York Herald and Evening Telegram will open a branch office in the Transit Building, at the northeast corner of St. Nicholas avenue and 181st street, on May 1. The Herald Company leased the first floor store in that building, and alterations will be made to provide space for the general business, circulation and advertising departments and reportorial work for both newspapers. The building is located at one of the busiest uptown stations of the Broadway route. St. Nicholas avenue and 181st street is a transfer point between the subway and many of the Bronx subway lines which cross Washington Bridge. Harvey N. Bloomer and McDowell & McMahon were the brokers.

Restaurant to Be Enlarged.

Razzetti & Cella, Inc., leased, through Pierre Van Arsdale, the six-story building at 209 to 213 West 48th street, forming an "L" to 1599 to 1601 Broadway, the latter building being occupied by the lessees. To arrange the lease the broker was obliged to negotiate a cancellation with Strauss & Company, present tenants of the 48th street building, whose lease had five years to run. The new lease with the owner, Elizabeth S. Lufborrow, is for about seventeen years at \$12,000 a year, expiring with the lease on the Broadway premises, April 13, 1935. The building occupies a plot 39.6 x 48 feet. Extensive alterations will be made.

Bank of Commerce Expands.

Geo. R. Read & Company leased to the National Bank of Commerce additional space at 35 Nassau street to provide larger quarters for the president and senior officers. The bank is also to use the remainder of the fourth and sixth floors and the entire eighteenth floor of its own building for clerical departments whose work increased nearly 40 per cent. last year. The nineteenth floor, now occupied by the restaurant, will be converted into a club-room for employees and other welfare activities.

Manhattan.

HARVEY BLOOMER leased the stores at 207 and 209 West 125th st and the 2d floor, 100x125,

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to Henry Lankenau; for New York Herald Co. the store at 205 West 120th st to Bernard Tailoring Co.; the store at 2145 5th av to Harris Optical Co.

HENRY BRADY leased the 2-sty building at 442 West 26th st for Arthur McConnell to Exposition Construction Co.

BRETT & GOODE CO. leased at 461 to 479 8th av space to Elliott Service Co., Henry Alkan and Century Paper Mills, Inc.; also at 7 to 11 West 45th st space to Earl Studios.

GEORGE W. BRETTELL leased for Charles B. Squier the loft building at 129 East 124th st to Deutsch Brothers.

BUTLER & BALDWIN leased for K. C. Fredricks the private house at 351 West 22d st.

CAMMANN, VOORHEES & FLOYD leased in conjunction with Wm. C. Walkers' Sons the upper part of building at 18 Murray st, between Broadway and Church st, to Economy Clean Towel Supply Co.

CAMMANN, VOORHEES & FLOYD subleased for Import Chemical Co. the building at 276 Water st to Charles Christiansen; also leased store and basement at 181 Park Row to H. Olitsky & Bro.; and at 95 to 97 Front st a floor to Hale Co., and basement to Allied National Corp.

CAMMANN, VOORHEES & FLOYD leased the 6-sty building, on plot 50x100, at 548 and 550 West 23d st, between 10th and 11th avs, to United Forwarding Co.

CROSS & BROWN CO. leased the entire building at 141 Duane st for United States Rubber Co. to A. H. Ginsberg Gordon, Inc.; also the store, basement and sub-basement at 31 Warren st and 27 Murray st, containing 12,000 ft., to Blumberg & Co., hardware dealers.

CROSS & BROWN CO. leased the building at 603 and 605 West 51st st to Graham Brothers Sales Co.; also the store and basement at 40 Murray st to Charles R. Bates Co.

DUROSS CO. leased to United Cigar Stores of America the store and basement at the southwest corner of 14th st and 7th av, at the new express station of the new 7th av subway, at a 50 per cent. increased rental over the present rental; also leased the store at 218 West 14th st to Fairfacts Co., Inc., at a 45 per cent. increased rental over the present tenant's rental.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Jacob Gould Scaurman, 49 West 58th st, a 4-sty house, on plot 26x100, to John R. Rebarer; also at 550 Park av, corner 62d st, to Mrs. J. Pierrepont Edwards; at 122 East 76th st to Miss Mary B. Chamberlaine, and at 68 East 66th st to L. W. Coleman.

DOUGLAS L. ELLIMAN & CO. leased for Charles P. Latting his 5-sty residence at 37 East 49th st, on lot 20x100, to Richard Ewart.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 550 Park av, corner 62d st, for John K. Soho to Mrs. J. Pierrepont Edwards; also an apartment at 122 East 76th st for John I. Downey to Miss Mary B. Chamberlaine; an apartment at 68 East 66th st for W. Emilen Roosevelt to L. W. Coleman, and renewed a lease in the same building to Samuel Kowarsky; also leased for Mrs. Jacob Gould Scaurman 49 West 58th st, a 4-sty house, on lot 26x100, to John R. Rebarer.

J. B. ENGLISH leased for William B. May & Co. to Hans Stephan 121 West 49th st for 5 years.

J. B. ENGLISH leased for Mary Jane Towle to Pauline Herrman the 3-sty dwelling at 79 West 126th st.

J. B. ENGLISH and William B. May & Co. leased to Hans Stephan the building at 121 West 49th st for 5 years.

J. B. ENGLISH leased for the Broadway & Thirty-ninth Street Co. a suite of offices in the Broadway Building to United Brotherhood of Carpenters and Joiners of America.

J. B. ENGLISH leased for the James-Miller Realty Co. to I. Miller the 3d floor at 1554 Broadway for 8 years.

WILLIAM F. FURST, INC., leased the private stable building at 153 East 38th st to C. Putnam.

JOHN N. GOLDING leased for William J. Daniel the store and basement at 1481 St. Nicholas av to Great Atlantic and Pacific Tea Co.; also to the same tenant the store at 490 10th av for Mrs. Ida Moss, and the store and basement at 4244 Broadway for Alonzo P. Knight.

JOHN J. GOLDING leased to Toni Landau, dealer in rare paintings and pictures, the store, basement and part of the first floor at the northeast corner of 6th av and 45th st.

GOODALE, PERRY & DWIGHT, INC., leased the top floor at 118 to 124 West 22d st to Goldberg & Eisen; also a lot at 408 6th av to Sam. Kirshner.

HEIL & STERN leased for the Lee Holstein Construction Co. at 112 to 116 Madison av the 8th floor to Dubin-Morgenroth Co., Inc.

HEIL & STERN, in conjunction with Chas. F. Noyes Co., leased at 15 and 19 East 26th st the 5th floor, containing 17,000 ft. of space, to King & Applebaum.

HEIL & STERN leased in the building at 33 and 43 East 33d st the 6th floor, containing 12,000 sq. ft. of space, to Kupfer Bros. Importing Co.

M. & L. HESS, INC., leased for Susquehanna Silk Mills, 50,000 sq. ft. at 18 to 22 West 18th st, running through to and including 23 and 27 West 17th st, to various tenants. The building is now entirely rented.

HOUGHTON CO. leased for Elfriede C. Brewer the 3-sty dwelling at 63 West 90th st to Herminia Santiago.

HOUGHTON CO. leased to Alice Verlet the 3-sty dwelling at 329 West 85th st for Antonia M. Aclego De Bassave.

LAKIN & DINKELSPIEL leased offices at 40 West 33d st to Superior Linen Works; loft space at 106 West 46th st to Cameragraph Co.,

and parlor floor at 124 West 44th st to C. J. Thompson Association.

ERNEST A. LOGAN of Wright-Logan leased a store in the new apartment house at the southeast corner of Madison av and 78th st from estate of Charles Guiden.

J. S. MAXWELL rented the dwelling at 52 Hamilton pl for Tacie MacD. Harper as trustee.

McDERMOTT REALTY CORP. leased to County Milk Co. for 21 years from February 1, 1918, for \$6,000 a year, with option to purchase for \$120,000, two 6-sty buildings, on plot 100x100, at 31 to 37 Manhattan st, between Morningside and Amsterdam avs.

PAYSON McL. MERRILL CO., Inc., leased for I. Randolph Jacobs & Co. to Enno Greeg an apartments at 161 East 79th st; and apartments at 112 West 47th st to Henry L. Murphy and Ernest Harrah.

MOORE, SCHUTTE & CO. rented the 4-sty dwelling at 459 Convent av for Margaret P. Zabriskie to Martin C. Plate; also the 3-sty dwelling at 534 West 142d st for Tropical Pharmacal Co. to Mary L. Bailey.

CHARLES F. NOYES CO. leased for Caledonian Insurance Co. a portion of the 11th floor at 50 Pine st to Fougner Concrete Shipbuilding Co., Inc.; for the Andrews Co. offices on the 8th floor of 27 and 29 Pine st to Frederick S. Dudley Co., Inc.; in the Western Union Building, Broadway and John st, a suite of offices to Eastern Audit Co., Inc., and for Geo. R. Read & Co. a suite of offices on the 10th floor at 1170 Broadway to Metropolitan Life Insurance Co.

CHARLES F. NOYES CO. leased for J. L. Mott Iron Works at 118 and 120 5th av, corner of 17th st, the 9th floor to French Corset Co., Inc., of Long Island City; and in connection with Frederick Southack & Alwyn Ball, Jr., the 11th floor to La France Novelty Co. These two leases complete the renting of the 6 upper floors of this building.

CHARLES F. NOYES CO. leased space at 170 Broadway on the 2d floor to George J. Chryssikos; on the 6th floor to Edward N. Schemkein, and for Lawyers' Title & Trust Co. a portion of the 13th floor at 160 Broadway to Continental Can Co., Inc., and space on the same floor to Saul Earl Levene.

CHARLES F. NOYES CO. leased the 10th floor at 246 Broadway for Ernest E. Lorillard to Walter D. Ramsburgh; space at 45 to 49 John st to S. L. Mayer and a suite of offices at 52 and 54 Maiden la to Raphael Magid.

CHARLES F. NOYES CO. leased the store and basement at 319 Pearl st for M. S. Guiterman, trustee, to McMann Supply Co.; a floor at 176 and 178 Water st for D. G. Brussel to Boris Soboleff, George Anoit and Ganadiy Sheloff, and space in the Broadway-Maiden Lane Building to Cordelia Jursch.

PEASE & ELLIMAN leased a large apartment at 525 Park av to A. Rene Moen; also at 122 East 76th st to R. P. Holden; also at 138 East 36th st to V. M. Makins; and an apartment on the roof of the new 12-sty building at 21 West 58th st to Ezra H. Fitch, president of the firm of Abercrombie & Fitch.

PEASE & ELLIMAN leased for estate of S. Gluck to Republican Club of the 29th Assembly District the 4-sty dwelling at 1041 Madison av, between 79th and 80th sts; also for Todd & Robertson to Poel & Kelly a suite of offices at 347 Madison av, the new Equitable Trust Co. Building at the southeast corner of 45th st.

PEASE & ELLIMAN leased for Chester W. Chapin to George W. Nelson the 4-sty dwelling at 331 West End av, between 75th and 76th sts; for Star Co., publishers of the New York American, a store in their building at 59th st and Columbus Circle to Finnigan & Hyland; an apartment at 106 West 69th st for W. R. Edson to D. Harry Lake; and one at 270 West End av for Jacob Axelrod to A. C. Shorey; the parlor floor at 60 West 37th st to Model Hat Co., and a floor at 601 Madison av to Harry Collins, Inc.

PEASE & ELLIMAN leased for Mrs. Sarah M. Searing 24 Beaver st at an aggregate rental of \$60,000, and have been appointed agents of the property.

PEPE & BROTHER rented for Mrs. J. P. Hoe an apartment at 17 Christopher st, unfurnished; also for Mrs. Jacob Riess an apartment at 16 Charlton st, unfurnished, to L. D. Peaseon; also part of 10 Van Nest pl to Miss Josephine Danker for A. View.

L. J. PHILLIPS & CO. leased offices at 37 and 39 Liberty st, through to Maiden la, to R. Lehman, and with William A. White & Sons to W. & S. Solomon. This completes the leasing of this entire building from May 1 next, all renewals and new leases having been effected at substantial increases in rentals.

L. J. PHILLIPS & CO. leased the store at 2742 8th av to James Butler, Inc.

L. J. PHILLIPS & CO. leased the 4-sty dwelling at 163 West 72d st, between Columbus and Amsterdam avs, to Conservatory of Music of New York.

L. J. PHILLIPS & CO. leased the private dwelling at 225 West 70th st, between Broadway and West End av, for Harriet Phillips.

GEO. R. READ & CO. and Pease & Elliman leased to Edison Storage Battery Co., Thomas A. Edison, president, the 3-sty brick and stone garage projected for the plot, 60x100, at 247 to 251 West 35th st.

GEO. R. READ & CO. leased a portion of the 2d floor at 35 Nassau st to National Bank of Commerce, with whose space it is to be connected.

GEO. R. READ & CO. leased space at 1170 Broadway to General Leather Goods Co., Albert Schwartz & Co., Joseph New and Felix Weil.

GEO. R. READ & CO. leased to Brese-Montant Motors, Inc., store and basement at 200 Central Park West; to Delion Tire Co. store and basement at 207 West 72d st; and to Simon Sorakin and Winifred Loveland space at 114 5th av.

GEO. R. READ & CO. leased offices at 50 Broad st for T. T. Le Berthan to W. R. Grace

& Co.; for Equitable Life Assurance Society at 7 Wall st to Robert H. Koehler; at 15 William st for Central Timber Export Co. to Thomas Harling & Son; and for Joosten & Janssen to the estate of C. L. Duval; and Eastmont & Kilbourne; and with A. H. Mathews a floor at 14 Maiden la to Joseph F. Sabin.

RICE & HILL, INC., leased to Jack N. Friedman the westerly store at 154 West 45th st; also to Burkhardt & Horwitz Music Co. a parlor floor store in the building at 152 and 154 West 45th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the banking floor at 35 Wall st to Foreign Trade Banking Corp.

RULAND & WHITING-BENJAMIN CORPORATION leased 33 Rose st for A. Schrader & Son, Inc., to J. Mendlowitch; 393 and 395 West 12th st for Gregory estate to Samuel J. Miner; and 97 Beekman st for Ezra D. Bushnell to Madison Glue Manufacturing Co.

LOUIS SCHRAG leased for Mary E. Jones the store, basement and rear building at 506 6th av to Sobel & Dincln.

LOUIS SCHRAG leased for Butler Estates the dwelling at 110 West 21st st to August Schmitt; for Dr. H. I. Metz the dwelling at 235 West 21st st to Dr. Wm. F. Jones; for Mary M. Condict the dwelling at 125 West 21st st to Emily Geiger.

I. LINCOLN SEIDE leased for George Schuster the corner store at the southeast corner of Madison av and 114th st.

SHAW & CO. leased for William E. Trotter the 3-sty dwelling, on plot 18.9x100, at 26 East 126th st to James Breen.

SHAW & CO. leased for International Amusement Co. the store at 1 West 125th st for three years to Lewis Brothers.

SHAW & CO. leased for H. A. Von Gerichter 361 West 116th st, a 3-sty dwelling, on plot 16.8x100, to Frank W. Fox.

LOTION H. SLAWSON CO. leased space at 171 Madison av to Nelson Chesman & Co., of St Louis, Mo.

SLAWSON & HOBBS rented the 3-sty dwelling at 250 West 76th st for Phelps Stokes estate to Mrs. M. A. Moffett; also the 5-sty dwelling at 309 West 84th st to L. W. Kohler.

SLAWSON & HOBBS rented the dwelling at 33 West 71st st for estate of John F. Thompson to James J. Lodge; also the 4-sty dwelling at 358 West 57th st for Ida M. Hasslet to Catherine Stern.

SLAWSON & HOBBS rented the 4-sty dwelling at 284 West End av for Mrs. D. C. Link to C. C. McQuade; also the 4-sty house at 612 West 114th st for Frederick H. Birch to M. J. Norwood.

CHARLES B. WALKER leased for Frederick Hollender the store and basement at 245 Canal st to St. Regis Self-Service, Inc., at an aggregate rental of about \$40,000.

WM. A. WHITE & SONS and Robert R. Rainey leased the building at 338 Greenwich st to Schachter & Finkelstein.

WM. A. WHITE & SONS leased the 3d loft at 97 Wooster st to Joseph Medal; also the 2d loft at 179 Greene st to Charles Gilman; also a loft at 150 Greene st to G. S. Wertsner.

WM. A. WHITE & SONS leased the store and basement at 67 Spring st, containing about 10,000 sq. ft., to Italian Cigar & Tobacco Co., Inc.

WM. A. WHITE & SONS leased the 4-sty dwelling at 168 West 126th st, adjoining the corner of 7th av, to Mrs. Mary McDonough.

WM. A. WHITE & SONS leased the 2d floor at 298 Broadway to A. Haug Co., manufacturers and importers; also offices at 23 Maiden la to R. R. Fogel, jeweler; and at 68 William st to Edward Fisher, insurance.

WM. A. WHITE & SONS leased the 6th loft at 382 Lafayette st to Century Manufacturing Co.

WILLIAM A. WHITE & SONS leased offices at 68 William st to Continuous Transit Securities Co.; at 21 Maiden la to R. R. Fogel, jeweler; and at 48 West 27th st to Greenfield & Stein.

Brooklyn.

E. T. NEWMAN, broker, leased the following private dwellings: at 592 2d st, between 8th and 9th avs, to John G. Hogan; at 553 2d st, between 7th and 8th avs, to J. W. Evans; at 551 2d st to Owen J. Evers; at 521 2d st to Henry Williams; at 598 Union st to Mrs. G. Verner; at 921 Union st to Mrs. E. Burt; at 426 4th st to J. Coall; at 473 1st st to H. M. Costales; also a 5-room suite at 582 2d st, corner of 8th av, and a 6-room suite at 95 7th av, corner of Union st.

CHARLES E. RICKERSON leased 97 Sterling pl, between 6th and 7th avs, a 2-1/2-sty dwelling, to Donald Spears.

JAMES WATTERS leased for Elizabeth M. Brydon the detached frame dwelling at 7817 Ridge blvd.

Queens.

EDGEMERE.—Lewis H. May Co. leased for Union Title & Mortgage Co. a cottage on Rochester av to Morris Kullman; for R. Clinton Norton cottage on Rochester av to A. Danziger, and for S. & L. Construction Co. cottage on Dickerson av to J. Bergman.

Richmond.

CLIFTON.—Cornelius G. Koff leased for Arthur G. Thompson his cottage in Bay st, near Belair rd, to A. W. Callisen, of Princeton, N. J.

Nassau.

JERICHO.—Worthington Whitehouse, Inc., leased for Percy K. Hudson his property on the north side of Jericho turnpike, consisting of 40 acres, with house, stable, outbuildings, etc.

CEDARHURST.—Lewis H. May Co. leased at Cedarhurst, L. I., for G. Petit cottages in Oak st to Henry H. Rosenfelt; for Mrs. C. H. Williams cottage on Ocean Point av to Arnold Schiffer.

Westchester.

RYE.—Blakeman Quintard Meyer rented for Mrs. Lydia Malcom Worrall her property known as "Rockerot" to Paul W. Bayne.

SCARSDALE.—Scarsdale Estates Organization. Robert E. Farley, president, rented a house on Walworth av, Greenacres, to L. Pine for the season.

RYE.—Blakeman Quintard Meyer rented for Mrs. Roland B. Whitridge the property known as "Oxford," on Apawamis av, to David Crompton.

RYE.—Herbert A. Sherman rented for Richard T. Wainwright his house, garage and grounds at Milton Point to Borge de Mossin for the season.

YONKERS.—Robert E. Farley Organization leased the Cooey house on Morningside rd, Nepperhan Heights, to William E. Walters, of this city.

Out of Town.

NEWARK, N. J.—Louis Schlesinger, Inc., sold the seven-room brick dwelling at 9 Howard st, on plot 17x100, for Mrs. R. Brown, and the same property has been leased to John Winter.

REAL ESTATE NOTES.

WILLIAM W. HUGHES is the buyer of 36 West 12th st.

SARAH E. HALLMAN is the buyer of the 4-sty dwelling 27 West 49th st.

HENRY W. HARWOOD is the buyer of the dwelling at 245 West 138th st.

EDWIN E. LOWE is the buyer of 206 West 77th st instead of Otto W. Lowe.

A FIVE PER CENT. PENALTY was added to all unpaid water taxes last Monday.

BUTLER & BALDWIN have been appointed agents for 11 Arden st, a 5-sty apartment.

ENNIS & SINNOTT are the buyers of 10 West 46th st, sold by Phillips B. Thompson.

J. S. MAXWELL has been appointed agent of the building at 331 Trinity av, Bronx.

ANDREW L. MOLINELLI is the buyer of 352 Madison st, sold recently by Lawyers' Mortgage Co.

I. LINCOLN SEIDE has been elected to active membership of the Real Estate Board of New York.

SEVENTY-FOURTH STREET HOLDING CO. is the buyer of the 3-sty dwelling at 16 East 131st st.

OTTO W. LOEWE is the buyer of the dwelling at 206 West 11th st, recently sold by B. F. Komaine.

BUTLER & BALDWIN have been appointed agents for the two apartment houses at 23 and 30 Arden st.

EDWARD FRANKLIN has been appointed agent of 216 West 54th st, 2033 2d av and 336 East 40th st.

DR. GEORGE P. BIGGS is the buyer of the dwelling at 10 West 60th st, recently sold by Houghton Co.

MARY E. HUMISON is the purchaser of 133 West 56th st, sold recently by Slawson & Hobbs for Sol M. Stroock.

KATHERINE L. MINIFIEZ is the buyer of the dwelling at 163 West 100th st sold recently by B. M. Berrian.

GUY McLane, of Jessup & Lamont, bankers, is the buyer of the Daniel F. Kenog house, at 64 East 66th st.

JOSEPH POLLACK is the buyer of the dwelling at 225 West 126th st, sold last week by New York Savings Bank.

MRS. K. McCARTON bought the dwelling at 147 West 76th st sold recently by Slawson & Hobbs for William Spies.

WM. A. WHITE & SONS have been appointed managers for the two apartment houses at 941 and 943 Trinity av.

J. ARTHUR FISCHER has been appointed agent for the apartment buildings with stores at 320 and 330 East 60th st.

F. R. WOOD, W. H. DOLSON CO. has been appointed agent for the 12-sty building at 601 West End av, corner 89th st.

JUSTICE DELEHANTY appointed David Pasinsky receiver of the rents of 189 Allen st pending foreclosure proceedings.

BUTLER & BALDWIN have been appointed agents for 807 and 1009 3d av and 166 West 86th st; also for 32 Irving pl, Yonkers.

STEWART C. SCHENCK was the broker in the sale of Mrs. Ellison C. Page's estate on Sound Beach to William H. Farrell.

BROOKLYN CHAMBER OF COMMERCE is asking for volunteers from among its membership to assist in selling Liberty Loan Bonds.

BENENSON REALTY CO. is the buyer of the 5-sty flat at the northwest corner of Crotona av and 170th st, sold recently by Frederick Brown.

DAVIS BROWN is the buyer of the two 5-sty apartment houses at 1236 to 1244 Grand Blvd and Concourse. He was represented by Joseph Hyman.

F. R. WOOD, W. H. DOLSON CO. has been appointed agent for the 9-sty building, "The New Century," at 401 West End av, corner 70th st.

ULSTER COURT CORP., Joseph G. Abramson, president, is the buyer of the 5-sty flat at 533 Trinity av sold recently by Frederick Brown.

TAX DEPARTMENT is ready to furnish tax bills. Taxpayers must make a written request for them and inclose a stamped self-addressed envelope.

W. ALBERT PEASE announces that he will open an office at 50 East 42d st for the transaction of a general real estate and insurance business.

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CORNELIUS J. KOLFF, formerly at 45 Broadway, which property was taken over by the Government, has removed his offices to 52 Broadway.

GOODALE, PERRY & DWIGHT, INC., have been appointed managing agents for 32 East 23d st, and renting agents for 913 Broadway and 182 5th av.

J. C. & M. G. MAYER are the buyers of the 12-sty Brixford apartments, 138 to 144 West 79th st, resold last week by Director Realty Co. (I. Randolph and Everett Jacobs).

MOORE, SCHUTTE & CO. have been appointed agents for the 26-fam. 5-sty apartment house at 2310 Valentine av, recently sold by these brokers to Mrs. Nellie C. Bauer.

NEW YORK BUILDING MANAGERS' Association will hold their monthly dinner and meeting in the banquet room of the Park Avenue Hotel next Tuesday evening, April 9.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. have been appointed agents by Central Union Trust Co. of the 21-sty building at 74 Broadway, just purchased from Franklin Pettit.

BERNARD WAKEFIELD (Cushman & Wakefield), 50 East 42d st, and I. Lincoln Seide, 1424 Madison av, have been elected to active membership in the Real Estate Board of New York.

WASHINGTON HEIGHTS TAXPAYERS ASSOCIATION have condemned the Orr and Ellis bills proposing heat regulation of apartment houses as depriving owners of legal redress or protection.

WILLIAM & MINNA MOLLER are the buyers of the northeast corner of Park av and 186th st, sold recently by Benenson Realty Co. in trade for the southwest corner of Arthur av and Oak Tree pl.

MATHEWS BUILDING CO. has given a mortgage for \$70,000 to the Williamsburg Savings Bank and will use the money for the erection of 10 3-sty, 6-fam. houses on the northwest side of 14th av, 100 ft. southwest of Grand av, Long Island City.

PEASE & ELLIMAN, INC., announce that the other stockholders have acquired the interest of W. Albert Pease in the corporation and that he has resigned as president and director of the corporation and allied companies.

BOARD OF APPEALS at its meeting on Tuesday had a calendar of 25 cases and disposed of them as follows: Withdrawn, 5; granted, 4; dismissed, 3; denied, 7; restored to calendar, 2, and laid over, 4.

WM. A. WHITE & SONS were associated as brokers with Douglas Robinson, Charles S. Brown Co. in the sale to Eagle Pencil Co. of the plot, 206x188, comprising the block front on the west side of Av D, from 13th to 14th sts.

3157 AND 3596 BROADWAY CORP., two holding companies, both with A. Young, M. Kandel and A. Rosenthal as directors, were incorporated on Wednesday to take title to two 6-sty apartment houses at 3157 and 3596 Broadway.

CHESTER FULLWOOD, who has been connected with Alexander J. Roux & Co. for the past 19 years, is now associated with Douglas Robinson, Charles S. Brown Co., having his headquarters at their new east side office, 102 1st st.

SUPREME COURT JUSTICE FRANCIS DELEHANTY has appointed Chester J. Byrns, of Joseph P. Day's office, receiver of 336 East 107th st, a 6-sty tenement, with stores, pending a foreclosure action by the Cortlandt Savings Bank vs. Loretta Corporation.

JUSTICE HOTCHKISS appointed William T. Van Alstyne receiver of the rents of the Decker Building, at 33 Union Square West, pending suit by Mutual Life Insurance Co. against 33 Union Square Corp., Gertrude A. Venderbeck and others, to foreclose a mortgage of \$225,000.

ROBERT HOE ESTATE CO. secured from Jesse I. Straus of R. H. Macy & Co. a loan of \$250,000 on the group of buildings at the southeast corner of Broadway and 37th st, fronting 105.9 ft. on Broadway and 135 ft. in the street. The mortgage is for 3 years at 5½ per cent. per annum.

FRANK C. MARRIN, former Brooklyn lawyer and ex-convict, recently released from the Atlanta Federal Penitentiary when his sentence was commuted by President Wilson, was the speaker at a forum luncheon of Brooklyn Chamber of Commerce on Wednesday. His topic was "An ex-Convict's Ideas on Prison Reforms."

WHITE ROSE BAKING AND RESTAURANT CO., Maximilian Strasser, president, is the buyer of the four 4-sty buildings at 407 to 413 4th av, 90x84, reported sold in February by the Fourth Avenue and Twenty-eighth Street Co., representing the Emmet estate. Bacon & Henry and the Cruikshank Co. were the brokers.

JAMES SPEYER, who recently acquired the residence at 261 Madison av from the Dun estate, through Wm. A. White & Sons, will probably place the house at the disposal of some organization engaged in war work. 257 and 259 Madison av belong to the same owner, and have been occupied by the National League for Woman's Service since the beginning of the war.

CHAMBER OF COMMERCE of the Borough of Queens will hold its seventh annual meeting, designated as "Get Acquainted Day," Friday afternoon, April 12, in the club rooms, Long Island City. The following officers will be elected: George J. Ryan, president; H. P. Williams and John M. Demarest, vice-presidents; William J. Hamilton, treasurer; Robert W. Higbie, Ray Palmer, M. J. Degnon, George C. Dickel and John F. Galvin, directors, to serve three years. The guest of honor will be Eugene H. Outerbridge, president of the Chamber of Commerce of the State of New York, who will have a vital message to convey to the members of the Queens Chamber.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN. Conveyances.

	1918 Mar. 29 to Apr. 4	1917 Mar. 30 to Apr. 5
Total No.....	156	176
Assessed Value.....	\$12,978,300	\$10,494,150
No. with consideration.....	28	25
Consideration.....	\$3,103,500	\$1,498,880
Assessed Value.....	\$3,063,500	\$1,684,500

	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5
Total No.....	1,596	2,080
Assessed Value.....	\$86,565,380	\$137,765,250
No. with Consideration.....	260	274
Consideration.....	\$13,028,006	\$15,275,967
Assessed Value.....	\$13,959,700	\$22,856,300

Mortgages.

	1918 Mar. 29 to Apr. 4	1917 Mar. 30 to Apr. 5
Total No.....	56	113
Amount.....	\$3,055,120	\$3,201,882
To Banks & Ins. Cos.....	6	26
Amount.....	\$1,950,500	\$700,500
No. at 6%.....	26	38
Amount.....	\$543,600	\$1,392,062
No. at 5½%.....	5	8
Amount.....	\$293,850	\$247,000
No. at 5%.....	19	28
Amount.....	\$2,091,020	\$623,984
No. at 4½%.....	3	3
Amount.....	.....	\$55,000
No. at 4%.....	.....	1
Amount.....	.....	\$10,500
Unusual Rates.....	.....	2
Amount.....	.....	\$8,286
Interest not given.....	6	33
Amount.....	\$126,650	\$865,050

	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5
Total No.....	604	1,048
Amount.....	\$18,897,165	\$38,295,548
To Banks & Ins. Cos.....	110	222
Amount.....	\$10,327,043	\$19,235,500

Mortgage Extensions.

	1918 Mar. 29 to Apr. 4	1917 Mar. 30 to Apr. 5
Total No.....	30	38
Amount.....	\$1,990,001	\$2,339,650
To Banks & Ins. Cos.....	10	14
Amount.....	\$1,467,500	\$1,682,000

	Jan 1 to Apr. 4	Jan. 1 to Apr. 5
Total No.....	345	616
Amount.....	\$21,333,283	\$37,213,550
To Banks & Ins. Cos.....	123	305
Amount.....	\$14,945,850	\$28,135,775

Building Permits.

	1918 Mar. 30 to Apr. 5	1917 Mar. 31 to Apr. 6
New Buildings.....	3	16
Cost.....	\$209,830	\$1,125,500
Alterations.....	\$227,155	\$296,090

	Jan. 1 to Apr. 5	Jan. 1 to Apr. 6
New Buildings.....	49	120
Cost.....	\$4,123,000	\$18,403,300
Alterations.....	\$2,176,870	\$3,628,089

BRONX. Conveyances.

	1918 Mar. 29 to Apr. 4	1917 Mar. 30 to Apr. 5
Total No.....	101	153
No. with consideration.....	11	16
Consideration.....	\$138,100	\$167,729

	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5
Total No.....	1,171	1,515
No. with consideration.....	194	172
Consideration.....	\$1,957,183	\$1,828,786

Mortgages.

	1918 Mar. 29 to Apr. 4	1917 Mar. 30 to Apr. 5
Total No.....	42	45
Amount.....	\$218,490	\$267,650
To Banks & Ins. Cos.....	.....	4
Amount.....	.....	\$62,750
No. at 6%.....	25	20
Amount.....	\$80,750	\$115,700
No. at 5½%.....	7	2
Amount.....	\$29,240	\$5,500
No. at 5%.....	6	5
Amount.....	\$94,050	\$18,800
No. at 4½%.....	.....	2
Amount.....	.....	\$58,750
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	4	16
Amount.....	\$14,450	\$68,900

	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5
Total No.....	524	607
Amount.....	\$2,847,192	\$4,474,267
To Banks & Ins. Cos.....	16	60
Amount.....	\$297,700	\$965,400

Mortgage Extensions.

	1918 Mar. 29 to Apr. 4	1917 Mar. 30 to Apr. 5
Total No.....	7	21
Amount.....	\$101,500	\$448,800
To Banks & Ins. Cos.....	3	8
Amount.....	\$58,000	\$212,400

	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5
Total No.....	92	221
Amount.....	\$2,233,387	\$4,395,549
To Banks & Ins. Cos.....	26	61
Amount.....	\$843,250	\$1,538,600

Building Permits.

	1918 Mar. 29 to Apr. 4	1917 Mar. 30 to Apr. 5
New Buildings.....	2	14
Cost.....	\$4,250	\$228,150
Alterations.....	\$6,300	\$11,100

	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5
New Buildings.....	65	145
Cost.....	\$3,731,650	\$2,797,775
Alterations.....	\$893,321	\$267,550

BROOKLYN. Conveyances.

	1918 Mar. 28 to Apr. 3	1917 Mar. 29 to Apr. 4
Total No.....	515	486
No. with consideration.....	41	34
Consideration.....	\$617,350	\$437,713

	Jan. 1 to Apr. 3	Jan. 1 to Apr. 4
Total No.....	4,677	5,779
No. with consideration.....	376	577
Consideration.....	\$3,012,936	\$7,494,763

Mortgages.

	1918 Mar. 28 to Apr. 3	1917 Mar. 29 to Apr. 4
Total No.....	310	342
Amount.....	\$1,189,981	\$1,232,860
To Banks & Ins. Cos.....	33	72
Amount.....	\$164,750	\$455,372
No. at 6%.....	184	176
Amount.....	\$547,341	\$426,498
No. at 5½%.....	72	83
Amount.....	\$339,270	\$442,272
No. at 5%.....	28	45
Amount.....	\$192,200	\$247,700
Unusual rates.....	1	2
Amount.....	\$3,500	\$5,900
Interest not given.....	25	33
Amount.....	\$107,670	\$110,490

	Jan. 1 to Apr. 3	Jan. 1 to Apr. 4
Total No.....	2,517	3,950
Amount.....	\$9,258,256	\$18,343,587
To Banks & Ins. Cos.....	328	780
Amount.....	\$1,822,175	\$6,408,622

Building Permits.

	1918 Mar. 29 to Apr. 4	1917 Mar. 30 to Apr. 5
New Buildings.....	115	32
Cost.....	\$597,400	\$248,850
Alterations.....	\$70,250	\$119,150

	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5
New Buildings.....	527	1,023
Cost.....	\$4,813,855	\$9,375,000
Alterations.....	\$855,660	\$1,509,714

QUEENS. Building Permits.

	1918 Mar. 29 to Apr. 4	1917 Mar. 30 to Apr. 5
New Buildings.....	69	89
Cost.....	\$168,800	\$257,645
Alterations.....	\$65,066	\$22,950

	Jan 1 to Apr. 4	Jan. 1 to Apr. 6
New Buildings.....	465	958
Cost.....	\$1,611,780	\$3,570,947
Alterations.....	\$326,057	\$283,950

RICHMOND. Building Permits.

	1918 Mar. 29 to Apr. 4	1917 Mar. 30 to Apr. 5
New Buildings.....	23	8
Cost.....	\$66,860	\$18,600
Alterations.....	.....	\$890

	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5
New Buildings.....	96	141
Cost.....	\$208,786	\$540,963
Alterations.....	\$101,805	\$143,498

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INVESTMENT DEPT.

BROKERS ARE INVITED
to submit high-grade improved property which may be leased or purchased at attractive prices.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

NEW building activity in the Metropolitan district has been a negligible quantity during the past week. The industry was greatly disheartened by the recent announcement of the War Industries Board in regard to the cessation of non-essential building construction during the remainder of the war and many builders who anticipated an early start of new operations are practically marking time and hoping that the order will be abrogated or at least modified. Should the ruling stand the effect will be severely felt as the building interests had looked forward with much hope to a real revival of structural activity.

The strike of the building laborers has been settled and the work resumed on the majority of structures that have been held up pending a decision. The laborers have agreed to accept \$3.76 per day as offered by the bricklayers' organization. This wage will maintain until July 1, when they will obtain \$4 a day. There is a prospect of great difficulty in arriving at the terms of the new agreement which will be entered into after July 1. The demands of the laborers in a number of instances are exorbitant and not likely to be readily acceded to by the employers. Probably the chief bones of contention will be the hours of work and the kinds of labor to be performed.

Government building continues without abatement and almost daily announcements are being made from Washington of entirely new projects or additions to operations already well advanced. There are strong rumors that some of the largest single building operations are yet to be announced to the public, and the building contractors and material dealers and manufacturers are looking forward to business from this source as the principal means of keeping their organizations intact for the balance of the war. Although the work at the cantonments and other training stations is generally all completed, there is great activity in the work underway at the supply bases and hospitals. Various parts of the country are affected by this work, but the Atlantic seaboard and particularly the territory in close proximity to New York undoubtedly embodies a large proportion of the activity.

The material markets are exceptionally quiet and, according to the current reports, but little new life can be expected while there is so much uncertainty as to the future of building. Sales have been light owing to the greatly reduced number of building operations. There will be a considerable curtailment in the amount of material manufacturing during the present season. This applies more particularly to common and face brick, but other materials are likely to be affected in a similar manner. This need cause no anxiety, however, as there are in the majority of instances sufficient quantities of materials in reserve for all ordinary demands, and for what requirements are current, supplies will be available without great difficulty.

It is generally conceded that the existing high price levels for practically all lines of building materials and supplies will be maintained for the balance of the war and that there is every probability of further advances. Opinion differs somewhat as to the price movement after hostilities cease and one hears at time that present levels will be maintained or advanced and then that all prices will slump greatly. It is mostly a matter of private opinion, however, as no one knows exactly what the conditions will be by the time this war is over.

Common Brick.—Conditions in the Hudson River common brick market have improved materially during the past week and the movement of brick both incoming and outgoing has been heavier than it has for many months. A total of thirty barge loads, or approximately 1,200,000 brick, arrived from up-river points during the last seven days. Twenty-seven barges were disposed of and sent to various distribution points within the Metropolitan district. The common brick price has weakened somewhat and the price level is now \$9.50 to \$10 a thousand. It is not expected that common brick prices will be further decreased, at least not for the present, but under existing building conditions predictions as to market trend are difficult. Up to the present writing there is seemingly no disposition on the part of the manufacturers of brick in the Hudson Valley to commence operations. Practically no work has been begun in preparing the river plants for the season's operations, and in a number of instances manufacturers have expressed themselves as having fully decided to skip this season. There are a number of reasons for this, all of which are important. First, there still remains a considerable volume of both burned and unburned brick in the plant yards and manufacturing operations will not be started until these are disposed of. Second, fuel is almost impossible to obtain and labor is extremely scarce and uncertain. Third, there is very little profit for the manufacturer with the high production costs and the current prices obtained and many feel that it will be useless to think of starting their plants while the present conditions maintain. The Raritan situation is practically identical to that in the Hudson Valley. Manufacturers are doing little or nothing toward production at this time and brick from this section is out of the market. No quotations are being made.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, April 5, 1918. Condition of market: Demand increased; prices lower. Quotations: Hudson Rivers, \$9.60 to \$10.00 a thousand in cargo lots to dealers alongside dock. Number of cargoes arrived, 30; sales, 27. Distribution: Manhattan, 8; Brooklyn, 2; Bronx, 2; New Jersey points, 13; Flushing, 1; Yonkers, 1.

Lumber.—Dealers in the Metropolitan district report a satisfactory volume of business from both the manufacturing consumers and the building interests. The most prominent factor at the present time is the difficulty of obtaining new supplies. The transportation situation is far from satisfactory, and this is a severe handicap to the lumber interests. Stocks on hand are generally low and the deliveries of new supplies are indefinite. The Government is making heavy purchases of lumber in this market for its work in the local territory and business from this source is likely to continue for the next two or three months without cessation. Lumber prices are steadily advancing and it is feared that the end of the increase is not in sight. The tendency toward stiffening prices is accounted for largely by the immense volume of lumber required by the Federal Government in its program of military construction work.

Cast Iron Pipe.—The market is quiet and without signs of new activity in the near future. Both municipal and private buying has slowed down perceptibly and inquiries are scarce. There is a rumor current that the manufacturers of cast iron pipe will be called into conference with the Federal authorities to consider prices. Control prices continue to dominate all quotations which are made on the basis of \$55.35 per net ton, New York, for 6 in., 8 in., and heavier, and \$58.35 for 4 in.

Structural Steel.—Notwithstanding the fact that there has been no change in the basic price of fabricated steel the market is dull and new business, other than for the Government, is at a low ebb. The mills are heavily loaded with priority orders and are not disposed to make commitments for private business at this time. Within the bounds of the Metropolitan district the building situation is particularly quiet and what new construction work was projected for an early start is likely to be held in abeyance until the exact status of non-essential building is more fully established. New requirements of fabricated material for additional Government buildings are daily being announced and the steel industry will be fully occupied in taking care of this business and that of supplying steel for shipbuilding. There have been no changes in the quotations for mill shipments of fabricated steel.

Portland Cement.—The recent increase in the price of this commodity has stimulated business to some extent and there has been quite a demand on old contracts and some new demand. Generally speaking the market situation can be considered normal. The producers are experiencing considerable difficulty in obtaining adequate supplies of fuel and much anxiety exists as to the future from this viewpoint. The demands from the Government sources for Portland cement are comparatively heavy and from all accounts this type of business will continue in a large volume throughout the summer and autumn. The outlook for business from private building operations is not of the best and the manufacturers and dealers are not making extensive plans for handling business of this character.

Wire Products.—Manufacturers of both wire and wire nails state that the new demand is fairly satisfactory and that the market situation is normal. The Federal Government has not yet placed its order for the 30,000 kegs of wire nails that will be required in the construction of hangars in France. Undoubtedly this order will be divided among the mills during the next few days. There has been no change in the prices and the current official figures will maintain until June 30. Wire nails are being quoted at \$3.50 base per keg, and bright basic wire at \$3.35 a hundred pounds.

Sand and Gravel.—The situation as applied to these commodities is practically unchanged from that of last week. The demand for sand is somewhat better than it has been, and new supplies are coming into the market more freely. Sand prices are unchanged. The gravel market is inactive owing to the Governmental action that commandeered all available supplies for military use. No gravel quotations current.

Window Glass.—The glass market is duller today than it has been for a long time and there seems to be no possibility of an early improvement in the situation. Demand for plate and window glass from building sources is exceedingly light and with the existing lethargy in the building industry the condition is likely to be unsatisfactory for a while to come. There has been no change in the schedules of manufacturers' discounts.

Linseed Oil.—Manufacturing is practically at a standstill owing to the fact that it is impossible to obtain bottoms for the transportation of seed supplies from Argentina. The demand is fair but not up to the average of other years at this season. Linseed oil prices are firm at the levels that have now maintained for two or three weeks and there is no immediate prospect of a recession from the current prices.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.00@

Raritan common.....No quotation

Second hand common, per load

of 1,500.....\$6.00@

Red face brick, rough or

smooth, car lots.....\$21.00@

Buff brick for light courts...\$21.00@

Light colored for fronts.....25.00@

CEMENT (wholesale, 1,000 bbls. lots and

over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.15@

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,

wood or duck bags.....\$1.15@

Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o.

b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal)...\$1.25@

Trap rock, ¾ in. (nominal)...1.35@

Bluestone flagging, per sq. ft...17¢

Bluestone curbing, 5x16.....40¢

HOLLOW TILE (fireproofing. Prices f.

o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000.....

6x12x12 in., per 1,000.....

8x12x12 in., per 1,000.....

10x12x12 in., per 1,000.....

12x12x12 in., per 1,000.....

Interior—

3x12x12 in., per 1,000.....

4x12x12 in., per 1,000.....

6x12x12 in., per 1,000.....

8x12x12 in., per 1,000.....

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$2.15@

Eastern finishing.....2.35@

Hydrated common (per ton)...\$15.00@

Hydrated finishing (per ton)...16.43@

LINSEED OIL—

City brands, oil, 5 bbl. lots...\$1.55@

Less than 5 bbls.....1.50@

GRAVEL (500 cu. yd. lots f. o. b. along

side dock N. Y., wholesale):

1½ in. (nominal).....No quotation

¾ in. (nominal).....No quotation

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft....\$3.00@

14 to 16 ft.....63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....33.50@

Hemlock, W. Va., same price

per M.....33.50@

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered)...38.00@ 42.00

Wide cargoes.....38.00@ 50.00

Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2

ft. over 20 ft. in length. Add \$1.00 per M.

for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$5.00@ \$5.25

Cypress lumber (by car, f. o. b. N. Y.):

First and seconds, 1-in.....65.00@

Cypress shingles, 6x18, No. 1

Hearts.....10.00@

Cypress shingles, 6x18, No. 1

Prime.....8.50@

Quartered oak.....95.00@ 107.00

Plain oak.....75.00@

Flooring:

White oak, quartered, select...\$51.50@ \$55.50

Red oak, quartered, select...51.50@ 55.50

Maple No. 1.....47.00@

Yellow pine, No. 1, common

flat.....38.00@

W. C. Pine, flooring, Norfolk. 40.00@

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Mason's finishing in 100 lbs.

bags, per ton.....\$17.00@

Dry Mortar, in bags, return-

able at 15c. each, per ton...8.25@ 8.75

Block, 2 in. (solid), per sq. ft....\$0.08

Block, 2½ in. (hollow), per sq. ft....12¢

Boards, ¾ in. x 8 ft.....18¢

Boards, ¾ in. x 8 ft.....18¢

SAND—

Screened and washed Cow Bay.

500 cu. yds. lots, wholesale...\$1.25@

STRUCTURAL STEEL (Plain material

at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195@

Beams & channels over 14 in. 3.195@

Angles 8x2 up to 6x8.....3.195@

Zees and tees.....3.195@

Steel bars, half extras.....3.195@

TURPENTINE:

Spot in yard, N. Y., per gal....\$0.44@

WINDOW GLASS. Official discounts

from manufacturers' lists:

Single strength, A quality, first three

brackets.....80%

B grade, single strength, first three

brackets.....82%

Grades A and B, larger than the first

three brackets, single thick.....79%

Double strength, A quality.....80%

Double strength, B quality.....82%

TRINITY CORPORATION WILL BUILD

Properties In Varick Street To Be Improved With Modern Business Buildings

TRINITY Church Corporation, as exclusively announced in the Record and Guide on March 23, is prepared to consider the erection of modern fireproof buildings for tenants on long leases in Varick street, near the subway station of the new Seventh avenue line, at West Houston street. Probably this is the first tangible result of the widening of Varick street, its connection with Seventh avenue, and the completion of the north and south Interborough Rapid Transit subway, which will connect Wall and William streets with this new and inexpensive West Side district, destined for large development.

The opening of the subway and the widening of Varick street comes at a time when the Financial District is greatly overcrowded, and coincidentally with the requisition of much office space by the Government. Business in many lines has increased beyond its normal rate. Some concerns, having profited by the war, found it necessary to enlarge their offices. New concerns are trying to establish branch agencies in the city, and no new buildings are being built. Office rentals have therefore risen vertically, and it is likely that as each lease now in effect expires the rate will be largely increased.

It is fair to say that the average rent paid for the space occupied by clerks is at least \$1.85 a square foot per annum.

Many have re-located in what is known as the 42d street district. Such changes, however, have not caused any reduction in the rent per square foot, since real estate in that neighborhood has, during the past five years, greatly appreciated in value.

The completion of the Seventh avenue subway has called attention to the large area of poorly improved property lying along Varick street, with Houston and King streets as its center. Most of the property in this district, comprising perhaps three hundred lots, is in the ownership of Trinity Church Corporation. A large proportion of its property has only two and three-story brick dwellings now standing upon it, although in Hudson street, one block to the west of Varick street, there are modern fireproof buildings occupied by commercial concerns.

It is fair to assume that the average lot in Trinity's ownership is worth in the neighborhood of \$20,000, or \$8 a square foot, and that as Trinity Church Corporation owns so much property, and so many whole blocks in this district, it can be improved by the owners, or leased, or sold for improvement by others, so that the light and character of the improvements can all be controlled. If there were only a few plots ready for improvement the objection could be raised that only a few business houses could locate there, and that they would be alone in a new field. This large area of cheap land, however, will provide locations for any number of occupants without causing a marked advance in the prices or rents to late comers. The way seems open, therefore, for a development in a large way and along broad lines.

The Zoning Law prescribes that east of Varick street certain of the thoroughfares shall be maintained for residences. In Varick street, however, office buildings and commercial buildings can be erected, but only to a height of 150 feet, meaning a maximum of twelve floors. When it is realized that Varick street is now 100 feet wide, and that the Trinity Church Corporation can control the improvement of so many lots, it is evident that new buildings, built pursuant to the regulations of the Zoning Law, will enjoy an extent of light unknown in the financial district, where a thirty-story building on a narrow street darkens everything in its neighborhood and causes thousands of clerks to work and live in offices where the

light and air seriously injures their health and detracts from their efficiency.

Since the average value of this land is only \$8 a square foot, it follows that the rental to be charged for office buildings, or commercial buildings built thereon, will be little more than half the rent now paid in the older and more established business districts, where the price of land is from five to ten times greater than in Varick street.

When it is realized that this Houston street station on the new line can have direct stairway connection with buildings on the four blocks adjoining it, and that it will take only seven minutes to reach it from, let us say Wall and William streets, it is evident that the opportunity now presents itself, not only for a re-location of whole business staffs and managers, but also a possible separation of the clerks from their managing offices, if it should be necessary that the managing offices be close to Wall Street.

An inspection of this neighborhood at the moment produces a most discouraging effect, for although the street has been widened, the repairing of it is only now about to take place; buildings have been demolished for this widening, and others have been cut in two. Seventh avenue, while physically cut through and connecting with Varick street, has also not been paved; there are no sidewalks in place; many of the buildings on Trinity Church Corporation's property are old, and help to produce the impression that the neighborhood needs rebuilding. However, the profits made in real estate have always been largest to those who first saw the vision, and, standing at the corner of Houston and Varick streets, where the new station entrances are already constructed, it does not require much imagination to realize that with the Seventh avenue trolley cars running on Varick street, the Eighth avenue trolley on Hudson street; a station of the Elevated railroad at Houston street, two blocks west; a crosstown trolley line in Hudson street, and, most important, the new subway, that the development of this section is imminent.

This new subway, it must be realized, passes through the financial section, with stations at William and John streets, and William and Wall streets, and so under the river to Brooklyn. Going north it runs from Varick street into Seventh avenue, where it crosses the Hudson Tunnels at Christopher street, connects with the Pennsylvania Station at 32d street, and joins the old subway at 42d street, from which point it runs north, using the present tracks up Broadway, and so up Washington Heights to VanCortland Park, or eastward into the Bronx. A passenger wishing to go to the Grand Central terminal or up Lexington avenue will transfer, without additional charge, at 42d street, where a shuttle service will take him to the Grand Central or permit him to use the new east side Lexington avenue subway without paying an additional fare. It is therefore apparent that people living in Brooklyn, Long Island, Bronx and in New Jersey wishing to reach this new section can do so with more speed and convenience than is now possible in their daily trip to the financial district.

New Building for University.

A movement is underway to provide for the erection of an additional building for New York University, Elmer F. Brown, Chancellor. This projected structure will be located on University Heights and will cost in the neighborhood of \$350,000. At the present time the name of the architect who will prepare the plans is not available and no details as to number of stories or ground dimensions have been announced. Day & Klauder, 925 Chestnut street, Philadelphia, will be the advisory and supervising architects.

Contract for Turner Construction Co.

The general contract for the construction of a two-story reinforced concrete factory building, 130x308 feet, to be located on the west side of First avenue, 75 feet south of 57th street, Brooklyn, has been awarded to the Turner Construction Co., 244 Madison avenue, Manhattan, without competition. This building is for the Vulcan Proofing Co., now at 583 Dean street, Brooklyn, and will be built from plans prepared by Wm. Higginson, architect, 13 Park Row, Manhattan. The cost is approximately \$200,000.

Plans for Large Garage.

W. Weissenberger, architect and engineer, 32 Union Square, is preparing the final plans for a four-story brick garage, 75x100 feet to be erected at 246 to 250 West 61st street. This project is for the Hickey Contracting Co., owner, 841 Broadway, and will cost about \$100,000. Further details will be available later.

PERSONAL AND TRADE NOTES.

C. A. Patterson, architect, formerly located at 15 East 40th street, has moved to 50 East 42d street.

Buchman & Kahn, architects, have moved their offices from 30 East 42d street to 56 West 45th street.

John R. Rainbow, architect, has recently moved his offices from 9 East 40th street to 14 West 50th street.

Stern & St. Johns, general contractors, have recently moved their offices from 1432 Park place to 215 Rochester avenue, Brooklyn.

John W. F. Bennett, formerly Deputy Commissioner of Water Supply, Gas and Electricity of the City of New York, is now associated with Ernest P. Goodrich and A. Pearson Hoover, consulting engineers, 261 Broadway.

Garrett P. Serviss will address the New York Chapter of the American Association of Engineers at its meeting at the Hotel McAlpin, Wednesday evening, April 10. The subject of the address will be "The Glory of the Engineer."

White Fireproof Construction Co. 286 Fifth avenue, announces that R. L. Bertin has assumed the position of chief engineer of the company. This concern is now ready to undertake the complete erection of reinforced concrete structures of all kinds.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

NEW YORK CITY.—U. S. Government, Construction Quartermaster, on premises, Depot Quartermaster, New York City, and Lieut. Colonel R. C. Marshall, Jr., Construction Div., U. S. A., 7th and D sts, N. W., Washington, D. C., owner, contemplates erecting a group of 2-sty hollow tile or frame hospital bldgs at General Hospital No. 1, from privately prepared plans. Cost, \$1,000,000.

BROOKLYN, N. Y.—Lord & Burnham Co., 2 Main st, Irvington-on-Hudson, N. Y., has the general contract for a steel power plant bldg, 80x48, and 20 ft high, for the U. S. Government, C. W. Parks, Chief of Bureau of Yards and Docks, and Bureau of Supplies and Accounts, Navy Yard, Washington, D. C., owner, from privately prepared plans.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for an electric traveling crane. Cost, \$8,500.

SAN DIEGO, CAL.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for a 2-sty hollow tile, concrete and frame commandant's house, officers' quarters and barracks, to accommodate 400 men. Cost, \$400,000.

NEAR LAKEHURST, N. J.—Charles R. Hedden Co., 763 Broad st, Newark, has the general contract and will also do the mason and carpentry work for the frame training station and barracks to be erected four miles south of Lakehurst, N. J.,

for the U. S. Government, Col. I. W. Littell, Construction Quartermaster, Adams Bldg, Washington, D. C., owner, from privately prepared plans.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—John Theodore Hanemann, 475 5th av, architect, is taking bids on the general contract for alterations to the 5-sty brick and stone bachelor apartment house and store, 22x60, at 159 West 72d st, for the Estate of Jacob A. Chamberlain, owner, care G. E. Coney, 48 Wall st. Architect is taking bids from a selected list of bidders.

DWELLINGS.

PLAINFIELD, N. J.—C. F. Long, 1 Montgomery st, Jersey City, architect, is taking bids on the general contract for a 2-sty brick and terra cotta dwelling, 35x36, and garage, 17x32, at West 7th st and Brunswick rd. Owner's name will be announced later. Cost, \$9,000.

MANHATTAN.—Francis F. Kent, on premises, owner, is taking bids on the general contract for alterations and extension to the 4-sty brick dwelling, 20x56, at 305 West 86th st, from plans by Rich & Mathesius, 320 5th av, architects. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—David M. Ach, 1 Madison av, Manhattan, architect, is taking bids on the general contract, to close April 10, for a 3-sty reinforced concrete factory, 80x50, at the cor of Bridgewater st and Meeker av, for the Long Island Soap Co., on premises, owner. The following are figuring the general contract: William Crawford, 7 East 42d st; White Fireproofing Co., 286 5th av; Webber Construction Co., 29 West 34th st; W. J. Yen-nie, 45 East 42d st, and A. J. Robinson, 123 East 23d st; Lustbader Construction Co., 103 Park av, all of Manhattan, and American Concrete Steel Co., 27 Clinton st, Newark, N. J.

BROOKLYN, N. Y.—Sommerfeld & Steckler, 31 Union sq, Manhattan, architects, are taking bids on the general contract for a 2-sty brick extension, 27x72,

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to the 2-sty brick factory, in the south side of Bayard st, 224 ft. east of Union av, for William Salmon, southwest cor of Bayard and Lorimer sts, owner. York Bldg. Co., 103 Park av, Manhattan, is figuring the general contract. Cost, \$5,000.

BEDFORD HILLS, N. Y.—New York State Reformatory for Women, William G. Barrett, pres., Board of Managers, Bedford Hills, N. Y., owner, is taking bids on the general contract to close 10.30 a. m. May 10, for remodeling the laundry at the N. Y. State Reformatory for meat storage and refrigeration purposes and also for laundry equipment, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. The following are figuring the general contract: Carbondale Machine Co., 50 Church st; J. M. Knopp, 544 West 43d st; Voss Ice Machine Co., 242-252 East 122d st, and Karl Vesterdahl Co., 90 West st, all of Manhattan, and the Shipley Construction Co., 60-66 Warren st, Brooklyn. Specifications may be seen on application at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan.

HALLS AND CLUBS.

JERSEY CITY, N. J.—William Neumann, 314 Palisade av, Jersey City, architect, is taking bids on the general contract, to close April 11, for a 5-sty brick, granite, marble and stone club house, 63x124, on the Boulevard, near Tube Station, for the B. P. O. Elks, No. 211, of New Jersey, Henderson st, Jersey City, owner. Will contain bowling alleys, 1st floor, grille room; 2d, billiard room; 3d, lodge rooms, and 4th floor, bedrooms. Cost, \$100,000.

HOSPITALS AND ASYLUMS.

ORANGE, N. J.—York & Sawyer, 50 East 41st st, Manhattan, architects, are taking bids on the general contract, to close April 10, for a 3-sty hollow tile, stone and stucco hospital bldg, 66x132, and a 1-sty extension, 44x72, at Lincoln av and Frankfort st, for the Orthopaedic Hospital and Dispensary of New Jersey, 148 Scotland st, Orange, owner, and George Graves, 43 Berkeley av, Orange, chairman of Building Commission. W. L. Crow Const. Co., 103 Park av; Edward Corning Co., 52 Vanderbilt av, both of Manhattan; Kelly & Boland, 75 Sandford st, East Orange, N. J., and Rogers & Blydenburgh, Babylon, L. I., are figuring the general contract and the latter desires bids on all subs.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

VAN DAM ST.—Frank E. Vitolo, 56 West 45th st, will draw plans for the alterations of the 4-sty stone and brick lift bldg, 25x100, at 30 Van Dam st, into studio apartments, for a client of Pepe & Bro., Vincent Pepe, in charge, 40 Washington sq South. Cost, \$3,000.

61ST ST.—A. E. Nast, 546 5th av, has plans in progress for the alteration of the 4-sty brick dwelling, 48x65, at the southwest cor of 61st st and Madison av, into an apartment house and stores. Includes new store fronts, rear extensions and 1-sty addition. Cost, \$30,000.

DWELLINGS.

LEXINGTON AV.—Otto L. Spannhaake, 13 Park Row, completed plans for alterations to the 6-sty brick dwelling, 16x50, at 1066 Lexington av, for Henry Meyers, owner. Cost, \$5,000.

68TH ST.—Taylor & Levi, 105 West 40th st, have plans in progress for alterations to the 5-sty brick and stone dwelling, 45x65, at 40 East 68th st, for Alfred S. Rossin, 15 East 62d st, owner. Cost, between \$3,000 and \$5,000.

124TH ST.—A. Weinstein, 32 Court st, Brooklyn, completed plans for alterations to the 3-sty brick dwelling, 20x35, at 360 East 124th st, for Peter Hoatainen, 348 East 125th st, owner. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

HUDSON ST.—Gross & Kleinberger, Bible House, are preparing sketches for an 8-sty reinforced concrete warehouse in the east side of Hudson st, bet. Broome and Dominick sts, for B. B. Davis Co., 250 Hudson st, owner. Details are undecided.

HOTELS.

MADISON AV.—Athens Hotel Co., 56 East 42d st, owner, has had plans completed privately for alterations to the 5-sty brick and stone Hotel Athens, at 305 Madison av. J. O'Dell Whitenack, 231 West 18th st, has the general contract. Estimates on subs will be called for about April 17.

STABLES AND GARAGES.

SOUTH ST.—Louis Sheinart, 192 Bowery, will draw plans for a 2-sty reinforced concrete commercial garage, 185x71, at the northwest cor of South and Montgomery sts for James and Daniel Reardon, 237 South st, lessees. Will contain a ramp to second floor.

129TH ST.—Louis Sheinart, 194 Bowery, completed plans for a 1-sty brick garage, 82x99, at 519-527 West 129th st, for the Seaway Realty Co., 31 Nassau st, owner, and Rothbardt Garage Operative, Inc., 1411 Grand Concourse, lessee. Architect will take bids shortly.

7TH AV.—J. M. Felson, 1133 Broadway, completed plans for a 1-sty brick garage, 200x100, on 7th av, from 150th to 151st sts, for the Heaton Garage Co., 3536 Broadway, owner. Owner is ready for bids on all subs and masonry. Vincent Valentine Contracting Co., 2163 Creston av, is figuring the masonry.

PLEASANT AV.—Markstone Realty Co., 505 East 171st st, has recently purchased a plot, 100x93, at the southwest cor of Pleasant av and 108th st, and contemplates erecting a commercial garage. Details are undecided.

STORES, OFFICES AND LOFTS.

2D AV.—O. L. Spannhaake, 13 Park Row, completed plans for the alteration of the brick store and tenement at 139 2d av, into a restaurant, for S. Klemenstein, owner, and Jacob Levine, lessee. Harry Werrin, 2077 3d av, has the general contract. Cost, \$10,000.

WORTH ST.—J. O'Dell Whitenack, 231 West 18th st, has plans in progress for alterations to the 5-sty brick store and loft bldg, 34x184, at 54-56 Worth st, for James F. White & Co., 54 Worth st, owners, and Daniel Birdsall & Co., 39-41 Thomas st, agents for owners.

37TH ST.—Albert J. Lamb, 1141 Park pl, Brooklyn, will draw plans for alterations to the brick store, 25x100, at 37 West 37th st, for Louis E. Frith, 610 Park av, owner, and Mathushek & Son Piano Co., 79 Alexander av, lessee.

50TH ST.—G. Victor Twiss, 14 East 50th st, owner, has had plans completed privately for alterations to the 5-sty brick office bldg, 21x50, at 14 East 50th st. Cost, \$3,000.

BEAVER ST.—Dodge & Morrison, 135 Front st, have plans in progress for remodeling the 5-sty brick store and loft bldg, 25x100, at 20 Beaver st, for Robert Goelet, 9 West 17th st, owner, and Samuel Lakow, 86 Broad st, lessee. Owner will take figures on various contracts. Cost, \$5,000.

29TH ST.—H. J. Nurick, 957 Broadway, Brooklyn, has plans in progress for alterations to the 6-sty brick loft bldg, 50x200, at 206-8 West 29th st, for I. Greenberg & Sons, on premises, owners. Cost, \$50,000.

LEXINGTON AV.—V. Hugo Koehler, 2 Columbus Circle, completed plans for 1-sty brick stores, 61x100, at 567-9 Lexington av, for the Kalfa Realty Co., 92 William st, owner. L. E. Jacobs, 35 Nassau st, is in charge of project, and is taking bids. Cost, \$10,000.

NASSAU ST.—John A. Meist, 515 7th av, completed plans for alterations to the 6-sty brick restaurant and office, 74x118, at 78-102 Nassau st, 129 Fulton st, and 40 Ann st, for John Raymond, 95 Nassau st, owner. Cost, \$6,000.

14TH ST.—James A. Clark, 482 Canal st, completed plans for alterations to the 2-sty brick office building, 75x80, at 126-130 West 14th st, for the Salvation Army, Evangeline C. Booth, pres., 124 West 14th st, owner. Cost, \$2,500.

45TH ST.—Delano & Aldrich, 126 East 38th st, completed plans for alterations to the 16-sty building, 75x90, at 2 West 45th st, for the Sperry Realty Co., on premises, owner. Cost \$2,500.

LEWIS ST.—A. Baylies, Bible House, completed plans for an extension to the brick office building, 23x26, at 222 Lewis st, for Willett Hawes, on premises, owner, and Reuben Arkush, 159 West 77th st, lessee. Architect is ready for bids on the general contract. Cost \$5,000.

20TH ST.—Horenbuger & Bardes, 122 Bowery, completed plans for alterations to the brick loft building and stables, 4 stys in rear and 2 stys in front, 44x92, at 240 East 20th st, for Frank L. Holt, 165 Broadway, owner. Architects will take bids about April 16. Cost \$15,000.

JOHN ST.—Townsend, Steinle & Haskell, 1328 Broadway, completed plans for alterations to the 12-sty store and office bldg, 55x55, at 12-16 John st, for the 14 John St. Realty Co., on premises, owner. Architects will take bids on the general contract about April 14. Cost, \$5,000.

MISCELLANEOUS.

53D ST.—Gronenberg & Leuchtag, 303 5th av, completed plans for alterations to the 5-sty brick and stone store, four bachelor apartments and an office, at 11 East 53d st, for Mary Hodges, owner, and Frederick T. Barry, in charge, 646 Madison av.

Bronx.

DWELLINGS.

PALISADE AV.—M. W. Del Gaudio, 401 Tremont av, completed plans for a 2-sty frame dwelling, 30x28, at the northeast cor of Palisade av and Sigma pl, for Berthalin Osgood, Riverdale-on-Hudson, N. Y., owner. Cost, \$6,500.

3D AV.—Henry Regelmann, 133 7th av, completed plans for alterations to the 3-sty brick dwelling and store, at 3567 3d av, for Louis Walter, on premises, owner. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

152D ST.—American Balsa Corp., 30 East 42d st, contemplates rebuilding the 1-sty factory, either reinforced concrete or hollow tile, with a frontage of 75x60 ft, at 152d st and Harlem River, from plans prepared by the company's engineers.

STABLES AND GARAGES.

BURNSIDE AV.—F. Wolfgang, 531 Tremont av, completed plans for a 1-sty brick garage, 18x20, at 230 West Burnside av, for John Faut, 230 W. Burnside av, owner and builder.

STORES, OFFICES AND LOFTS.

SOUTHERN BOULEVARD—Frank Parker, 101 Park av, architect and consulting engineer, will draw plans for 1 or 2-sty brick taxpayer stores, 200x150, on the east side of Southern Boulevard, 75 ft north of 163d st, for the D. & D. Land & Improvement Co., owner, c/o J. Clarence Davies, 522 Willis av and 32 Nassau st.

MISCELLANEOUS.

PELHAM BAY, N. Y.—American National Red Cross, John Magee in charge, 44 East 23d st, Manhattan, owner, contemplates erecting a 1-sty and mezzanine frame Red Cross building, 100x100, from privately prepared plans. Project is now under consideration. Cost \$25,000.

Brooklyn.

DWELLINGS.

CARROLL ST.—Albert Thompson, 90 Windsor pl, completed plans for two 2-sty brick dwellings, 20x46, in the south side of Carroll st, 100 ft east of Brooklyn av, for the Carroll Construction Co., 338 16th st, owner and builder. Total cost, \$15,000.

EAST 2D ST.—F. J. Dassau, 1373 Broadway, Brooklyn, completed plans for a 2-sty brick dwelling, 20x55, in the east side of East 2d st, 220 ft south of Av J, for Vito Picone, 545 18th st, owner, in charge. Cost, \$6,000.

CARROLL ST.—G. P. Chappell, 258 Broadway, Manhattan, has plans in progress for an extension to the 4-sty brick dwelling, 20x62, in the east side of Carroll st, 92 ft west of 8th av, for Phillip A. Huber, 799 Carroll st, owner. Cost, \$5,000.

ARGYLE RD.—Slee & Bryson, 154 Montague st, completed plans for a 2½-sty brick and frame dwelling, 42x45, on the east side of Argyle rd, 193 ft south of Albe-marle rd, for James A. Nelson, 936 Flatbush av, owner. Midwood Associates, 805 Flatbush av, have the general contract. Cost, \$25,000.

WEST 35TH ST.—George H. Suess, 2966 West 29th st, completed plans for two 1-sty frame, stucco and concrete block dwellings, 17x34, in the west side of West 35th st, 380 ft south of Mermaid av, for Theodore Haller, on premises, owner and builder. Cost, \$2,500.

EAST 36TH ST.—Richard Von Lehn, 2701 Glenwood rd, completed plans for six 2-sty frame dwellings, 16x37, in the west side of East 36th st, 280 ft south of Av L, for Minnie L. Von Lehn, 2701 Glenwood rd, owner and builder. Total cost, \$15,000.

THROOP AV.—Tobias Goldstone, 50 Graham av, has plans in progress for interior alterations and addition to the 3-sty frame dwelling, 25x40, at the northeast cor of Throop av and Floyd st, for Samuel Rodin, on premises, owner and builder. Includes a 1-sty brick garage, 25x26. Cost, \$2,500.

MERMAID AV.—Austin H. Gates, 248 Bay 38th st, completed plans for a 1-sty

frame dwelling, 32x12, on the south side of Mermaid av, 80 ft. east of West 32d st, for Hulda Beerman, on premises, owner and builder. Cost \$4,500.

WEST 24TH ST.—G. H. Suess, 2920 Railroad av, completed plans for eight 2-sty dwellings, 20x55, in the west side of West 24th st, 100 ft. north of Mermaid av, for W. J. Avitable, and Benjamin Meyers, Inc., 463 63d st, Brooklyn, owners and builders. Total cost \$44,000.

79TH ST.—F. W. Eisenla, 571 77th st, completed plans for ten 2-sty brick dwellings, 17x42, in the south side of 79th st, 100 ft west of 10th av, for the Boyd Realty Co., 37 75th st, owner and builder. Total

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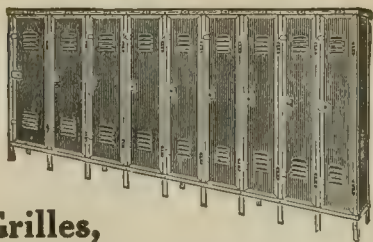
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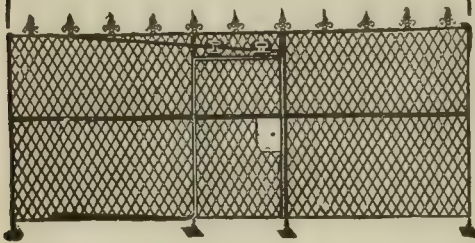
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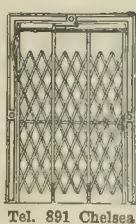


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79TH ST.—Carlson & Wiseman, 665 5th av., completed plans for ten 2-sty brick dwellings, 19x62, at the northwest cor of 79th st and 6th av, for the Johnson Construction Co., 71st st and 10 av, Bklyn, owner and builder. Total cost, \$60,000.

ALBEMARLE ROAD—Seth H. Cutting, 1721 Avenue J, completed plans for a 2-sty frame dwellings, 28x46, at the southeast cor of Albemarle and Westminster roads, for the Ascutey Realty Co., 1721 Av J, owner and builder. Cost, \$25,000.

BROADWAY—John C. Burmeister, 1462 Woodhaven av, Woodhaven, L. I., completed plans for alterations to the 2-sty brick and brownstone dwelling and store, 19x90, on the east side of Broadway, 42 ft south of Palmetto st, for Joseph A. and William A. Allgaier Bros., 1169 Bushwick av, owners. Frank Drosch, 1466 Woodhaven av, Woodhaven, L. I., has the general contract. Cost, \$7,000.

GREEN AV.—Scott & Prescott, 1 Madison av, have plans in progress for alterations to the 4-sty brick dwelling and office, at the northeast cor of Green av and Adelphi st, for Dr. Melvin E. DeLermie, and Dr. Alexander S. Sim, 70 Green av, owners. Cost, \$2,000.

15TH AV.—S. Gardstein, 4820 14th av., completed plans for two 2½-sty frame and cement block dwellings, 28x56, at the northeast cor of 15th av and 48th st, for M. Wolsk, 1560 53d st, owner and builder. Total cost, \$12,000.

53D ST.—Ferdinand Savignano, 6005 14th av., completed plans for a 2-sty brick dwelling, 19x43, in the north side of 53d st, 125 ft west of 17th av, for Salvatore Chesari, 6005 14th av, owner and builder. Owner is taking bids on subs. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

VAN BRUNT ST.—M. J. Wiegand, foot of Montague st, has plans in progress for extension and alterations to the 5-sty brick storage bldg at the southwest cor of Van Brunt and Irving sts, for the New York Dock Co., 44 Whitehall st, Manhattan, owner. Cost, \$12,000.

CONEY ISLAND AV.—E. M. Adelsohn, 1776 Pitkin av, completed plans for an extension to the 5-sty brick storage bldg, on the west side of Coney Island av, 255 ft south of Caton pl, for Charles D. Strang, 199 South Portland av, owner. Cost, \$10,000.

SCHOOLS AND COLLEGES.

BELMONT AV.—H. M. Devoe, 131 Livingston st, completed plans for a 1-sty frame school, 24x139, on the south side of Belmont av, bet. Ashford and Warwick sts, for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, Manhattan, owner. Cost, \$20,000.

STABLES AND GARAGES.

38TH ST.—Joseph C. Cocker, 2017 5th av, Manhattan, completed plans for a 2-sty brick garage, 37x41, in the north side of 38th st, 100 ft west of 4th av, for Adam Schuman, 106 82d st, owner. Cost, \$7,000.

80TH ST.—F. W. Eisenla, 571 77th st, completed plans for nine 1-sty brick garages, 16x17, in the south side of 80th st, 464 ft east of 5th av, for John W. Sands, 472 58th st, owner and builder. Cost, \$27,000.

CHURCH AV.—John Burke, 319 Baltic st, completed plans for an extension to the 1-sty brick garage on the south side of Church av, 136 ft east of East 16th st, for Charles J. Gillen, 1694 Church av, owner, in charge. Cost, \$15,000.

ADELPHI ST.—W. J. Smith, on premises, owner and builder, has had plans completed privately for a 1-sty brick garage, 30x100, in Adelphi st, 100 ft south of Park av. Cost, \$15,000.

ROGERS AV.—Slee & Bryson, 154 Montague st, completed plans for forty 1-sty concrete block garages and repair shop, on plot 118x100, on the west side of Rogers av, 102 ft south of Newkirk av, for A. W. Schmidt, 3621 Av G, owner and builder. Cost, \$20,000.

STERLING PL.—S. Millman & Sons, 1780 Pitkin av, completed plans for a 1-sty brick garage, store and shop, 62x115, in the south side of Sterling pl, 144 ft west of East New York av, for the Notween Lumber Co., 2026 Douglas st, owner and builder. Cost, \$10,000.

POWERS ST.—Henry J. Nurick, 957 Broadway, completed plans for the alteration of the 2-sty brick and stone stable, 50 x100, in the south side of Powers st, 100 ft east of Union av, into a garage, for I. Bender, 519 Grand av, owner. Cost, \$10,000.

BERGEN ST.—H. J. Nurick, 957 Broadway, Brooklyn, completed plans for a 1-sty brick garage, 116x127, in the north side of Bergen st, 84 ft. west of Howard av, for Isaac Miller, St. Johns pl, owner. Cost \$30,000.

WEST 28TH ST.—John Burke, 319 Baltic st, completed plans for a 1-sty brick and concrete block garage, 50x100, in the east side of West 28th st, 211 ft west of Surf av, for Alice Ward, 2901 West 28th st, owner. Cost, \$10,000.

18TH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 1-sty brick garage, 15x20, and a 1-sty gasoline station, 12x16, on the south side of 18th av, 109 ft west of Ocean Parkway, for Reuben Canton, 218 Rutledge st, owner and builder. Owner will do carpentry work. Total cost, \$12,000.

LEXINGTON AV.—Cohen Bros., 361 Stone av, completed plans for interior alterations and extensions to the 3-sty garage, on the north side of Lexington av, 200 ft west of Patchen av, for Louis Oxfeld, 361 Stone av, owner and builder. Cost, \$4,000.

82D ST.—F. W. Eisenla, 571 77th st, completed plans for eleven 1-sty brick garages, 16x17, in the north side of 82d st, 93 ft west of 4th av, for Henry J. Wolf, 892 71st st, owner and builder. Cost, \$3,500.

STORES, OFFICES AND LOFTS.

BEDFORD AV.—H. J. Nurick, 957 Broadway, has plans in progress for a 1-sty brick and stucco showroom, 129x68, at Bedford av and Lincoln pl, for Levy Bros., 189 Montague st, owner. Cost, \$30,000.

THEATRES.

CHURCH AV.—C. M. Straub, 147 4th av, Manhattan, has plans nearing completion for a 1 and 2-sty brick theatre and stores, 125x125, with a seating capacity of 1,600, on the north side of Church av, and on the east side of Gravesend av, 108 ft north of Church st. Owner's name will be announced later, and architect will take bids on the general contract about April 9. Cost, \$75,000.

MISCELLANEOUS.

MASPETH AV.—Louis Allmendinger, 20 Palmetto st, completed plans for a 1-sty brick blacksmith shop, 25x100, on the south side of Maspeth av and Oliver st, for Charles Miller, 334 Graham av, owner. Cost, \$3,000.

Queens.

DWELLINGS.

COLLEGE POINT, L. I.—A. E. Richardson, 100 Amity st, Flushing, completed plans for a 2-sty frame dwelling, 21x45, at the northwest cor of Av C and 15th st, for Thomas Murphy, 100 Amity st, Flushing, owner and builder. Cost, \$4,500.

WOODHAVEN, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, completed plans for three 2-sty frame dwellings, 16x38, in the east side of Fulton st, 175 ft south of 8th st, for Eier Bros., 751 Thrall av, Woodhaven, owners and builders. Total cost, \$9,000.

RICHMOND HILL, L. I.—Joseph Rubin, 1016 Stoothoff av, Richmond Hill, owner, has had plans completed privately for four 2-sty frame dwellings, 40x50, in the east side of Church st, 50 ft north of Metropolis av. Cost, \$18,000.

BEECHURST, L. I.—Shore Acre Realty Co., 243 West 34th st, Manhattan, owner, has had plans completed privately for a 2-sty frame dwelling, 24x34, on the west side of 15th av, 420 ft south of 27th st. Cost, \$5,000.

NEPONSIT, I. I.—W. T. Kennedy Co., 10 North Beach 82d st, Rockaway Beach, L. I., completed plans for a 2½-sty frame dwelling, 35x29, at the northwest cor of Washington av and Dakota st, for the Neponsit Realty Co., 162 Remsen st, Brooklyn, owner and builder. Cost, \$9,000.

NEPONSIT, L. I.—W. T. Kennedy Co., 10 North Beach 82d st, Rockaway Beach, L. I., completed plans for a 2½-sty frame dwelling, 35x29, on the east side of Adirondack blvd, 309 ft. south of Washington av, for the Neponsit Realty Co., 162 Remsen st, Brooklyn, owner and builder. Cost \$10,000.

WOODHAVEN, L. I.—Gottfried Sternberg, 8739 Syosset st, Woodhaven, completed plans for three 2½-sty frame dwellings, 26x24, on the west side of Woodhaven av, and 181 Setter av, for P. & H. Sternberg, 8739 Syosset st, Woodhaven, owners and builders. Cost \$9,500.

WOODHAVEN, L. I.—Joseph Monda, 21 Park Row, Manhattan, completed plans for a 2-sty brick dwelling, 20x55, on the south side of Jerome av, 100 ft west of 3d st, for Carolina Mercogliano, Shoe and Leather sts, Woodhaven, L. I., owner. J. Mercogliano, Woodhaven, has the general contract. Cost, \$4,000.

BEECHURST, L. I.—Harold Paddon, 120 Broadway, Manhattan, completed plans for a 2½-sty frame dwelling, 36x25, in the west side of 28th st, 260 ft west of 6th av, for Harry A. Benson, 229 West 109th st, Manhattan, owner. Cost, \$7,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Plans have been completed privately for a 1-sty frame and galvanized iron warehouse, 40x100, on Steinway av, for the Astoria Veneer Mills & Dock Co., foot of Blackwell st, Astoria, L. I., owner of land, and the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., lessee of ground and owner of building. C. G. Flygare, 405 Lexington av, Manhattan, has the general contract and will also do the mason and carpentry work. Cost, \$8,000.

LONG ISLAND CITY.—R. Holstein, 480 Hancock st, L. I. City, completed plans for a 2-sty brick factory, 50x85, on the west side of the Boulevard, 270 ft north of Pierce av, for John Polachek Bronze & Iron Co., 480 Hancock st, owner. Architect will take bids on the general contract at once. Cost, \$8,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—Frederick Korfmann, 406 9th av, L. I. City, completed plans for a 1-sty brick garage, 50x34, on the east side of 5th av, 125 ft north of Van Denter av, for Ignatz Wohl, 542 8th av, L. I. City, owner. Cost, \$5,000.

FLUSHING, L. I.—A. D. Richardson, 100 Amity st, Flushing, completed plans for an extension to the 1-sty brick garage, 50x135, on the south side of Broadway, 75 ft east of Dell av, for the Bayside Auto Garage, on premises, owner. Cost, \$10,000.

LONG ISLAND CITY.—Shampan & Shampan, 712 Broadway, Brooklyn, completed plans for a garage on 7th av for the Globe Thread Co., owner.

LONG ISLAND CITY.—DeRose & Cavalieri, 148th st and 3d av, Bronx, completed plans for a 1-sty brick and concrete garage, 50x100, on Van Alst av, 155 ft east of 14th st, for Joseph Galati, 614 East 83d st, Manhattan, owner and builder. Cost, \$10,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—Leonard Werra, 540 West 175th st, Manhattan, owner, has had plans completed privately for alterations to the 2½-sty frame dwelling and store on the west side of Richmond av, 50 ft east of LaForge av. R. H. Leadley, 23 Winant av, Port Richmond, has the general contract. Cost, \$3,500.

MISCELLANEOUS.

CLIFTON, S. I.—American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, contemplates erecting a 1-sty and mezzanine frame Red Cross building, 100x100, from privately prepared plans. Project is now under consideration. Cost \$25,000.

Nassau.

MISCELLANEOUS.

MINEOLA, L. I.—American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, contemplates erecting a 1-sty and mezzanine frame Red Cross building, 100x100, at the Aviation camp, from privately prepared plans. Project is now under consideration. Cost \$25,000.

Suffolk.

DWELLINGS.

BAYSHORE, L. I.—Salvator S. Calapati, 224 Main st, New Rochelle, N. Y., is revising plans for a 2½-sty brick dwelling, 67x47, for Arthur Hammerstein, 1476 Broadway, Manhattan, owner. Project will be re-neged about May 28.

MISCELLANEOUS.

POINT OF WOODS, L. I.—A. G. C. Fletcher, 103 Park av, Manhattan, is preparing sketches for a granite or cast stone "Charles W. Hand Memorial" opposite Bay Shore, L. I., for the committee in charge, A. G. C. Fletcher, architect-chairman. Will consist of a granite or cast stone block with bronze tablet.

YAPHANK, L. I.—Knights of Columbus, c/o General Callaghan, War Work Committee, K. of C., Woodworth Bldg., Washington, D. C., and Walter Hook, Secy., 154 East 38th st, Manhattan, owner, contemplates rebuilding the 1-sty frame K. of C. bldg, 150x50, at Camp Upton. Cost, \$8,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, is preparing preliminary sketches for a 5-sty brick and terra cotta apartment house, 46x50, at South Yonkers. Cost, \$27,000.

DWELLINGS.

ELMSFORD, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, has plans in progress for a 1½-sty frame bungalow, 34x40, for Mrs. C. Cohen, Elmsford, owner. Cost, \$6,500.

HASTINGS-ON-HUDSON, N. Y.—Goldner & Goldberg, 391 East 149th st, Bronx, have plans nearing completion for a 2½-sty brick and frame dwelling at the north-west cor of Willard av and Summit driveway, for Mrs. Rose Turner, owner. Cost, \$15,000.

SCARSDALE, N. Y.—Davis, McGrath & Kiesling, Flatiron Bldg, Manhattan, are revising plans for a 2½-sty brick dwelling and garage, 32x56, on the west side of Walworth av, for Don Robinson Almy, owner.

STABLES AND GARAGES.

NEW ROCHELLE, N. Y.—S. S. Calafatti, 224 Main st, New Rochelle, is revising plans for a top addition and alterations to the 2-sty brick and terra cotta trim garage, 110x60, on North av, for the Standard Garage Co., on premises, owner. Architect will take new bids from a selected list of bidders. Cost \$15,000.

STORES, OFFICES AND LOFTS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, has plans in progress for four 1-sty brick stores, 33x100, at South 8th av and 3d st, and will take bids on the general contract about April 10. Cost, \$7,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Simon Cohen, 123 Springfield av, Newark, completed plans for a 4-sty brick apartment house, 57x83, at 85-87 Johnson av, for Bernard Chinich and Joseph Densky, 24-26 Fairview av, Newark, owners and builders. Cost, \$45,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans nearing completion for a 4-sty brick and stone apartment house, 76x114, at the southeast cor of Orchard and Pennington sts, for Harry and Joseph Kruvant, 189 Bloomfield av, Newark, owners and builders. Owners will do the mason and carpentry work. Cost, \$100,000.

NEWARK, N. J.—E. V. Warren, Essex Bldg, Newark, completed plans for a 4-sty brick and stone apartment house, 100x127, at 216-220 Roseville av, for the Walker Realty Co., Union Bldg, Newark, owner. Cost, \$150,000.

NEWARK, N. J.—August M. Kleemann, 908 Grove st, Irvington, N. J., completed plans for a 2½-sty frame flat, 24x57, at 178-180 Smith st, for Joseph Peters, 29 Ce-

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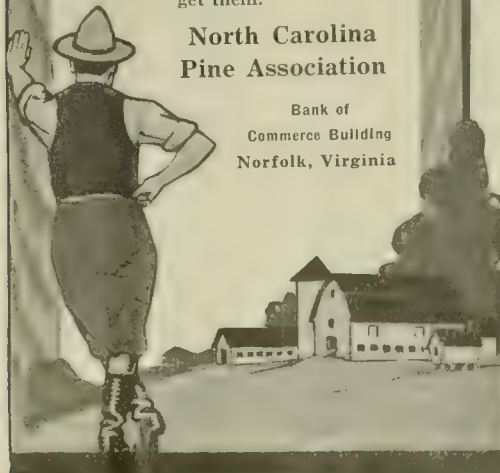
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Commerce Building
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dar av, Newark, owner and builder. Owner will award subs. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

GARFIELD, N. J.—Heyden Chemical Works, on premises, owner, has had plans completed privately for a manufacturing plant, consisting of a 4-sty bldg, 30x60, and a 1-sty bldg, 30x40, on Dundee av. John W. Ferguson Co., 152 Market st, Paterson, has the general contract, and will also do the mason and carpentry work.

HARRISON, N. J.—H. R. Worthington Co., E. J. Schwanhauser, in charge, on premises, owner, contemplates erecting an addition to the brick manufacturing plant on Harrison av, from privately prepared plans. Details are undecided.

NEWARK, N. J.—Central Stamping Co., on premises, owner, has had plans completed privately for a 1-sty brick factory, 130x240, with steel skeleton and concrete roof slabs, at 591 Ferry st. John W. Ferguson Co., 152 Market st, Paterson, has the general contract and will also do the mason and carpentry work.

SCHOOLS AND COLLEGES.

IRVINGTON, N. J.—Joseph B. Allen, 1091 Sanford av, Irvington, has preliminary plans in progress for a 2-sty addition to the public high school on Madison av, for the Town of Irvington, Board of Education, Charles H. Stewart, pres., Newark, owner. Appropriation will not be asked for until after bids are received.

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Working drawings will be started at once, and bids will be advertised for later. Addition will contain four classrooms and auditorium, to accommodate 500 pupils. Cost \$60,000.

STABLES AND GARAGES.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, completed plans for a 1-sty brick public garage, 50x50, in the rear of 221 Summer av, for Joseph Ramaglia, on premises, owner. Livio Di Girolamo, 133 Parker st, Newark, has the general contract. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

PLAINFIELD, N. J.—Wildner & White, 50 Church st, Manhattan, have plans in progress for a 3-sty brick department store in West Front st, for Tepper Bros., 113 West Front st, Plainfield, owners. Architects will take bids about April 18. Cost, \$100,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN, N. Y.—George F. Driscoll Co., 550 Union st, Bklyn, has the general contract and desires estimates on all subs for alterations and a 2-sty brick addition to the 4-sty flat and store, 40x100, at 520-2 Myrtle av, for the Society of St. Vincent De Paul, 4 Court st, owner, from plans by James McKillop, 154 India st, architect.

NEWARK, N. J.—Vincenzo Altieri, 25 Park av, Newark, has the general contract and will also do the mason work for a 3-sty brick flat and store, 17x53, at 397 Chestnut st, for Louis Lotado, 379 Chestnut st, Newark, owner, from plans by R. Bottelli, 191 Market st, Newark, architect. Cost, \$6,000.

DWELLINGS.

PORT WASHINGTON, L. I.—Jacob Wetmore, Port Washington, has the general contract for a 2½-sty stucco on metal lath dwelling, 35x30, for F. D. Rich, 124 Murray av, Port Washington, owner, from privately prepared plans.

ELMSFORD, N. Y.—James Castella, Harrison, N. Y., has the general contract for a 2½-sty cement block and frame and shingle dwelling, 34x44, for Anthony Corrado, Elmsford, N. Y., owner, from plans by W. Stanley Wetmore, Liberty sq, Portchester, architect.

GREENWICH, CONN.—Weir Building Co., 76 Arch st, Greenwich, has the general contract for alterations to the 2½-sty frame dwelling for Mrs. E. S. Jones, Edgewood dr, Greenwich, Conn., owner, from privately prepared plans. Alfred Scherer, Havemeyer pl, Greenwich, has the mason contract.

LARCHMONT, N. Y.—John F. New, 26 Union st, New Rochelle, N. Y., has the general contract for a 2-sty frame and stucco summer residence, 26x34, on Quarry rd, for F. W. Flint, owner, from plans by A. G. C. Fletcher, 103 Park av, Manhattan, architect.

PATERSON, N. J.—Joseph Aquino, 28 Ellison st, Paterson, has the general contract and will also do the carpentry work for the 2½-sty frame dwelling and store, 22x40, at 12 Oxy st, for Michele Frivoli, 10 Van Houten st, Paterson, owner, from plans by Joseph De Rose, 119 Ellison st, Paterson, architect. Cost, \$4,000.

ROCKAWAY BEACH, L. I.—M. Reim, Church av, Rockaway Beach, has the general contract for the alteration of the store on the north side of Washington av, 200 ft east of 5th av, into a dwelling, for F. Hallfield, 3383 Broadway, Manhattan, owner, from plans by Philip Caplan, 16 Court st, Brooklyn, architect. Cost, \$3,500.

GREENWICH, CONN.—Weir Building Co., 76 Arch st, Greenwich, has the general contract for remodeling the 2½-sty frame dwelling, for W. V. Cranford, Brookridge dr, Greenwich, Conn., owner, from plans by F. G. C. Smith, Smith Bldg., Greenwich, architect.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Victoria Building & Construction Co., 35 West 39th st, has the general contract for alterations and a 2-sty extension to the 4-sty brick factory, 74x100, at the southwest cor of 36th st and 10th av, for the Pinehill Crystal Spring Water Co., 546-8 West 38th st, owner, from plans by George F. Pelham, Inc., 30 East 42d st, architect. Cost, \$30,000.

MANHATTAN.—A. G. Abramsons & Sons, 30 Church st, have the general contract for alterations to the 6-sty brick warehouse and store, 50x78, at 191-3 Canal st, for Joe M. Grossman, 271 West 125th st, owner, from plans by Lorenz F. J. Weiher, 271 West 125th st, architect. Cost, \$12,000.

CLIFTON, N. J.—Deverell Spencer & Co., Garrett Bldg., Baltimore, Md., has the general contract for a 5-sty reinforced concrete flour mill, 50x75, at the foot of Olympla st, at the Erie Railroad, for the Clifton Milling Co. (now forming), c/o New Jersey Flour Co., Clifton, N. J., from privately prepared plans.

NEWARK, N. J.—Salmond Bros. Co., 526 Elm st, Arlington, N. J., has the general contract for an addition to the 1 and 2-sty factory bldg, 80x125, on Sylvan av, near Summer av, for Martin Dennis Co., 859 Summer av, Newark, owner, from plans by John F. Capen, 207 Market st, Newark, architect. Cost, \$30,000.

HALLS AND CLUBS.

TENAFLY, N. J.—Howard J. Smith & Son, Inc., 256 St. James pl, Bklyn, have the general contract for a 1-sty wooden officers' club bldg, 65x150 and 44x106, at Camp Merritt, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from plans by Delano & Aldrich, 126 East 38th st, Manhattan, architects. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Rangeley Construction Co., 405 Lexington av, has the general contract for alterations to the Harlem Hospital, on Lenox av, from 136th to 137th sts, for the City of New York, Board of Trustees of Bellevue and Allied Hospitals, Dr. John W. Brannan, pres., 415 East 26th st, owner, from plans by J. H. Freedlander, 681 5th av, architect.

RAHWAY, N. J.—Rangeley Construction Co., 405 Lexington av, Manhattan, has the general contract for a 1-sty and mezzanine frame convalescents' home, 100x100, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans. Cost, \$22,000.

TENAFLY, N. J.—Rangeley Construction Co., 405 Lexington av, Manhattan, has the general contract for a 1-sty and mezzanine frame convalescent hospital and Red Cross bldg, 100x100, at Camp Merritt, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans. Cost, \$25,000.

OTISVILLE, N. Y.—Rangeley Construction Co., 405 Lexington av, Manhattan, has the general contract for a 2-sty and mezzanine frame convalescent home, 100x100, at the hospital, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans. Cost, \$22,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bernard Knopp, 431 West 41st st, has the general contract for the alteration of the 4-sty brick dwelling at 218 East 16th st, into a school, for the Needlecraft School, Mrs. K. B. Blodgett, in charge, 230 East 11th st, owner, from plans by Crow, Lewis & Wickenhoefer, 200 5th av, architects. Includes a 1-sty rear extension.

MANHATTAN.—A. J. Schlesinger, 776 Prospect av, has the general contract for alterations to the 5-sty brick school, 26x113, at 206 East Broadway, and 195 Division st, for the National Hebrew School Assn., on premises, owner, from plans by Samuel Cohen, 32 Union sq, architect. E. M. Mohl, c/o Mark & Mohl, 3d av and 6th st, Brooklyn, is in charge of bids. Cost, \$8,000.

MANHATTAN.—James A. Clark, 484 Canal st, has the general contract for rebuilding the 4-sty brick training school bldg, at 120 West 14th st, for the Salvation Army, 120 West 14th st, owner, from plans by William S. Barker, 122 East 14th st, architect.

STABLES AND GARAGES.

MANHATTAN.—Metropolitan Masonry Co., 501 West 145th st, has the general contract for a 2-sty brick garage, 60x100, at 66-70 Mangin st, for P. F. Herpershausen, 43 Tompkins st, owner, from plans by Bruno W. Berger & Son, 121 Bible House, architects. Cost \$15,000.

BROOKLYN, N. Y.—J. Sache, 807 Park av, has the general contract for alterations and extension to the 1-sty brick garage and store, 100x100, at 478-486 Sumner av, for Edward W. Lerner, on premises, owner, from plans by H. J. Nurick, 957 Broadway, architect. Cost \$2,000.

MISCELLANEOUS.

WEST ORANGE, N. J.—Underpinning & Foundation Co., 290 Broadway, has the general contract for foundations and superstructure of the 1-sty reinforced concrete power house, 100x100, and 50 ft high, for Thomas A. Edison, Inc., Lakeside av, West Orange, owner, from privately prepared plans. M. Arthur Wolff, in charge, c/o owner, is the construction engineer.

PORTCHESTER, N. Y.—George Mertz & Sons, East Portchester, have the general

contract for a 1-sty frame work shop, 60x100, for the Liberty Electric Corp., Phillip Mollery, manager, Portchester, owner, from privately prepared plans. Cost, \$8,000.

YONKERS, N. Y.—Lynch & Larkin, 127 Downing st, Yonkers, have the general contract for a brick and concrete boiler house, 95x84, and 70 ft high, at the foot of Main st, for the National Sugar Refining Co., N. T. Andrews, engineer in charge, foot of Main st, Yonkers, owner, from privately prepared plans. Cost, \$40,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at Atlantic City, N. J., June 24 to 26. Secretary, Henry B. Alvord, 27 School street, Boston, Mass.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 15th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of L. J. W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4th to 6th. A. A. Zertanna, St. Louis, National secretary.

NATIONAL METAL TRADES ASSOCIATION will hold its next convention at the Hotel Astor, April 22 to 25, inclusive. The convention proper is arranged for morning and afternoon sessions on April 24 and 25. As usual, there will be a banquet Wednesday evening, and the preceding days of the convention will be devoted to meetings of the executive committee and the council.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its annual meeting at Chicago, Ill., May 7 to 9 inclusive. The nominating committee has submitted the following slate to be voted upon: D. Everett Waid, New York, president; H. O. Lacourt, Boston, first vice-president; W. E. Mallaleu, New York, second vice-president; Franklin Wentworth, Boston, secretary-treasurer, and H. L. Phillips, Hartford, chairman of the Executive Committee.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Halstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 36 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; Stp—Stairladders; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; FHSY—Approved Filtering and Distilling Systems; OS—Oil Separator; RD—Reduce Quantities; SStSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHSY, OS, SStSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Week Ending March 30.
Broadway, 1648-50—Est Amos Maynard Lyon, 609 W 114.Ex-ExS
East Broadway, 116—Hander & Abrams.GE
East Broadway, 116—Max Michelson.GE
East Broadway, 116—Regalia Dress Co.GE
East Broadway, 116—Charnes Bros.GE
5 st, 703 E—Oscar Dobroczyński, 309 Bway.DC
19 st, 540-4 E—Levy Dairy Co.FP(R)
20 st, 240-2 E—Julian J Durand, 2333 Loring pl.ExS-Ex(R)
26 st, 335-7 E—Bowery Savgs Bank, 128 Bowery.WSS(R)
31 st, 31-7 E—Parisian Mfg Co.GE
Grand st, 59—Aptil & Gold.GE-El
Greene st, 156—Empire State Holding Corp, 149 Bway.ExS-FE(R)
Laight st, 60-2 R—E Ditz Co.A-FD
Old Broadway, 41—Port Sage Corp, 354 4 av. DC
Park Row, 178—Vincenzo Canfora.FA
Park Row, 178—M Duer & Son.DC-Rec
Park Row, 178—John Muzzio & Son.Rec
Park Row, 178—Frugone, Baletto & Pellegatti, FA-GE-El-Rec
Rose st, 35-7—George Weiderman Elec Co.El
7 av, 269—Isaac Cooperman.FA-GE
6 av, 179—Demosthenes Liakos.FA-Rec
6 av, 179—Billy Magallo.FA-Rec
6 av, 179—Rhinelander Real Estate Co, 31 Nassau.St(R)-FE-ExS-Ex(R)
6 av, 202-6 S & L Cohen Clothing Co.El
South st, 41—Woodbury G Langdon Co, 37 Liberty.ExS-FE(R)-St(R)
3 av, 1281—Charles P Carroll.Rec-FA
University pl, 20—Theodore F Hicks, Rec-FA-FE(R)-FP(R)-ExS-Rub
Washington sq, 15—Rhinelander Real Est Co, 31 Nassau.DC
White st, 24-6—S M Schwab, Jr.GE-El-Rec
White st, 24-6—John McCann & Co.GE-Rec
Wooster st, 197—Est Sophia F Whitney, 203 Bway.FE(R)-St(R)
West Broadway, 418-420—General Soc of Mechanics & Tradesmen of the City of New York.ExS
3 st, 70 W—Raimondo Borettili.FE(R)-Ex(R)
14 st, 102 W—Venetian Embroidery Co.Rec
14 st, 152 W—Chas E Duross, 155 W 14.Ex(R)-ExS-St(R)-FE(R)
17 st, 20 W—20 W 17th St Inc, care E Friedman, 25 E 24.Stp(R)
20 st, 36-8 W—Empress Mfg Co.Rub
20 st, 36-8 W—Klar Bros.GE-El
20 st, 36-8 W—Tuttman & Bros.El
20 st, 36-8 W—Wolf Futeransky.El
20 st, 36-8 W—Zimmerman Bros.El
24 st, 162 W—Annie M Robe, care A T, 527 W 36.FE(R)-ExS-Ex(R)
26 st, 141-3 W—Annie E Leonard, care Geo B, 710 Lodi, Syracuse, N Y.FE(R)-ExS-Ex(R)
27 st, 12-16 W—Nathan Brody.O
27 st, 12-16 W—Chas Kaye, 131 E 23.Ex(R)
27 st, 61 W—Est Townsend Underhill, care Harold H Weekes, 45 William.ExS-Ex(R)-WSS(R)
28 st, 49 W—Perfect Hand Embroidery Co, GE-DC-Rec-O
28 st, 49 W—Henry J Schwartz, 600 West End av.ExS-Ex(R)-St(R)-FE(R)
28 st, 526-532 W—Edwin R Merrill, Ex(R)-ExS
116 st, 18-22 W—First Hungarian Congregation, Obab Sedek, 172 Norfolk.FA-FP(R)
141 st, 622-4 W—Thomas Corp.Stp(R)
Ann st, 25-9—Russell M Johnston.Ex-St(R)
Wooster st, 200—Mrs Eleanor McCarton.Ex
Broadway, 2520-22—West 82d St Realty Co. ExS
Columbia st, 90—Christian D Rehm.DC
Cortlandt st, 62—Vapo Cresoline Co.Ex(R)-FE(R)-St(R)-WSS(R)
East Broadway, 42—Morris Wesoff.GE
30 st, 3 E—Roxton Realty Co.ExS-Ex(R)-St(R)-FE(R)
James st, 5—Wm D A Rose.DC
Lenox av, 396—Theodore W Meyers, 20 New DC
Lewis st, 136-200—Webbs Academy & Home for Shipbuilders, Sedgwick av & 188. ExS-FE
Murray st, 74-6—Sarah E Sackett, care Clarence, 31 Nassau.St(R)-ExS-Ex(R)-O-WSS(R)
Pier 7, North River—Chicago Commissary Co.DC-FA
Pier 8, North River—Lehigh Valley Railroad Co, 143 Liberty.Spr-FP(R)
Pier 30, North River—Clyde Steamship Co, A-Spr-WSS(R)-FP(R)-Stp(R)-FA-Rec-DC

University pl, 124—Jacob Glickman.Rec
Vandam st, 95-7—Thaddeus Davids Ink Co, FD-A
18 st, 3-5 W—Louis Stern, 29 W 42.WSS(R)-FP(R)-FP
21 st, 31-5 W—Holland Holding Co, care J S Todd, 18 E 41.Stp(R)
23 st, 161 W—Isadore Silverman.FA
27 st, 12-6 W—Aaron Goldstein.Rec
27 st, 12-6 W—Schwartz & Loeb Co.O-FA
28 st, 514-6 W—Charity Organization Soc, 105 E 22.Rec-FE(R)
42 st, 304-6 W—Heyman Vogel, 56 E 80.ExS
42 st, 304-6 W—Menger, Ring & Weinstein, El-Rec
47 st, 243-5 W—Hillaire Mahien.Rec
47 st, 243-5 W—House Mahien & Co.Rec

BRONX ORDERS SERVED.

Prospect av, 851—Prospect Theatre Co.Vac

BROOKLYN ORDERS SERVED.

DeKalb av, 1032—Anna Foley.DC
DeKalb av, 1032—Anna Kurovski.DC
DeKalb av, 1606-8—Oswald Mueller.Rub
5 av, 510—George Ingram.Rub
Wilson st, 222—Mrs Isabelle C Biglin.DC
Wilson st, 222—Abraham Forman.DC
Bedford av, 397-9—William H King.FA-Rec
Bedford av, 397-9—Novelty Slipper Co. Rec-GE
Broadway, 138-44—Est Smith Gray & Co, ExS-St-Ex
DeKalb av, 293—William Spencer.GE
Hamilton av, 448—Frank Coon.DC
Belmont av, 445-7—Max Kosonovsky, NoS-FA-Rec
Bond st, 307-13—Dolher Die Casting Co, CF-CO-OS-FA-NoS
Carroll st, 17—George Dondero.CF
23 st, E—Jos B Wright.NoS-FA-Rec-StSys
Glenmore av, 635—Geo Glunz, FE-Rec-FA-NoS
President st, 1358—M J Anderson, NoS-FA-Rec-DC
President st, 1441—Ernest Bijou.NoS-Rec-El
President st, 1491—Rev Dr Simon R Cohan, FA-Rec-NoS-El
President st, 1534—Alfred G Walter, FA-Rec-NoS
Ridgewood av, 55—Wm H Hurst.NoS-FA-Rec
Scholes st, 144—Isidor Margulies.NoS-FA-Rec
3 av, 232-50—W C Burson.FA-Rec-CF-StSys
34 st & 4 av—Greenwood Cemetery, 25 st.CF
Waverly av, 320—Philip A Curran, NoS-FA-Rec-El-FP
Fulton st, 435-45—Rothschild Realty Co, WSS(R)
Powell st, 285-7—Cuiken & Wagner.Rub
Powell st, 285-7—John Cohen.Rub
Grand View av, 575-593—Standard Knitting Mills Co.WSS(R)-O-GE-DC
Bayard st, 96—Benham Column Co.Rec
Bayard st, 102-4—Blum & Pepperman.O-FA
38 st, 1163—Samuel Strossner.DC
Wallabout st, 91-3—Eager & Berger.DC
Washington av, 77-9—Abraham Mazer.A-FP
Berry st, 411—Julius Shranosky, FA-NoS-CF-StSys
Boerum pl, 128-50—Boerum Garage, Rec-CF-OS(R)
40 st, 240—Brenack Stevedoring Co.FA
Glenmore av, 1025—Miss Tessie Schaefer, FA-Rec-NoS
Newkirk av, 1408-14—Newkirk Av Garage, CF-OS
Webster av, 6 & 7 avs—A Garside & Sons, NoS-FA-Rec

QUEENS ORDERS SERVED.

Dakota st, 176—Alice Roller.DC
Hancock st, 20-2 (L I C)—Stephen Briggs, Inc.NoS-FA
Jackson av, 324 (L I C)—Crescent Garage, CF-OS

RICHMOND ORDERS SERVED.

Young st, 7—Harry Wittrock.DC

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Bill Fixing Realty Tax at \$2.00 Passes Senate

Amended Boylan Measure Receives 35 Votes to 7 Against—Now Goes to Assembly

(Special to the Record and Guide.)

ALBANY, April 12.—The Boylan bill, limiting the tax on New York real estate to 2.00 and on personal property to 1.10 passed the Senate late yesterday by the vote of 35 to 7. The bill had been favorably reported by the Committee on the Affairs of the City of New York, of which Senator George Cromwell is chairman, after amendments had been made in the original bill prepared by the Real Estate Board of New York. The vote in the committee was unanimous, except for that of Senator Nichol, of New York, who also voted against the bill when it came up for passage in the Senate.

After the bill had been passed Senator Wagner charged breach of faith on the part of Senator Murphy of Kings, declaring that he (Wagner) understood that the bill proposed by Comptroller Craig, as embodying the wishes of Mayor Hylan's administration, which provided for a listing system for personal property, was to be considered after the Boylan bill.

Senator Brown immediately moved to recall the Boylan bill from the Assembly, ostensibly to reconsider that bill and the Craig bill along with it. Senator Wagner made no further effort to bring about a vote on the Craig bill and allowed the Boylan bill to be passed again. It now has to take its chances with the Assembly Committee on Rules. Speaker Sweet will have the final say as to whether the bill will come to a vote in the lower house before adjournment tomorrow.

The vote on the bill was as follows:

Ayes—Republicans—Brown, E. R. Cromwell, Emerson, Gibbs, Gilchrist, Graves, Hewitt, Hill, Lawson, Lockwood, Marshall, Murphy, Ottinger, Robinson, Slater, Stivers, Towner, Walton, Whitney, Wicks, Yelverton—21.

Democrats—Boylan, Carroll, Cotto, Cullen, Dowling, Downing, Dunnigan, Farrenkopf, Foley, Koenig, Ramserger, Sheridan, Wagner, Walker—14. Total ayes, 35.

Noes—Republicans—Argetsinger, Carson, Newton, Nicoll, Sage, Thompson, G. F. Wellington. Total 7.

The text of the bill as it passed the Senate is as follows:

For the purpose of enabling the board of aldermen to impose the annual taxes it shall be the duty of the comptroller of said city to prepare and submit to said board, at least one week before the first day of March in each and every year, a statement setting forth the amounts by law authorized to be raised by tax in that year, on account of the corporation of the city of New York, as hereby constituted, or for city purposes within said city as created by this act, and purposes for which said city is liable, and on account of the counties of New York, Kings, Bronx, Queens and Richmond, and also an estimate of the probable amount of receipts into the city treasury during the then current year from all the sources of revenue of the general funds, including surplus revenues from the sinking funds of the mayor, aldermen and commonalty of the city of New York and of any of the municipal and public corporations, or parts of municipal and public corporations by this act consolidated with the municipal corporation known as the mayor, aldermen and commonalty of the city of New York, other than the surplus of revenues of any such sinking funds for the payment of interest on the city debt of the municipal corporation known as the mayor, aldermen and commonalty of the city of New York, or the like debts of the municipal and public corporations by this act consolidated as aforesaid, and the said board of aldermen is hereby authorized and directed to deduct the total amount of such estimated receipts from the aggregate amounts of all the various sums which by law it is required to order and cause to be raised by tax in said year, for the purposes aforesaid, and to cause to be raised by tax such sum as shall be as nearly as possible but not less than the balance of such aggregate amount after making such deductions, by fixing a tax rate in cents and hundredths of a cent upon each dollar of assessed valuation. *Such annual rate shall not exceed, however, twenty mills upon each dollar of assessed valuation of real property, and eleven mills upon each dollar of personal property, if any, tangible and intangible, assessed on the assessment books of the city, without offset for debt or exemption of any character unless such exemption is in the nature of a contract between the federal, state and city governments and the owner of the property, provided that nothing in this act shall be held to affect in any way property exempted under subdivision thirteen, fourteen, fifteen, sixteen, or twenty-one of section four of article one of chapter sixty of the consolidated laws.*

As to the tax rate on real property, this act shall not take effect

until January first, nineteen hundred and twenty. As to all other provisions it shall take effect immediately.

On Tuesday of this week there was another hearing on the Boylan and other bills before the Committee on the City of New York, of which Senator George Cromwell is chairman. As at former hearings there were present representatives of various real estate interests and of the city administration. Comptroller Craig, Chairman Jacob A. Cantor and Commissioner George H. Payne of the Tax Department; Robert E. Dowling, president of the City Investing Company; Laurence McGuire, president of the Real Estate Board of New York, and a number of others attended.

In addition to the members of the committee Senator Elon R. Brown, President pro tempore of the Senate and leader of the majority, and several other prominent Senators were in attendance at the meeting.

Following explanations of the features of the Boylan bill and of the Craig bill, which includes the listing provision, Senator Brown raised the question as to the constitutionality of any bill which would affect the collection of the State tax at a different rate in New York County than that prevailing in any other county in the State.

The Comptroller, Mr. Doyle of the Realty Board, and others pointed out that there is considerable divergence between the rates already enforced in different counties under existing laws. Mr. Brown declared that the Attorney General had expressed the opinion without having the opportunity to thoroughly examine into the matter that the proposed legislation was unconstitutional. The Comptroller and the President of the Tax Department replied that the bills offered by the City administration, these bills being the ones containing the listing provision, had been carefully prepared by the Corporation Counsel, who had taken into consideration their constitutionality. If any question still existed as to this feature of the proposed legislation, they said, it was a matter that should be passed upon by the Court of Appeals, as was the practice with other laws passed by the Legislature when a similar question arose.

As to the difference between the rate on real and personal property it was shown that the rate was not the same this year in New York City, the realty tax rate being 2.36, while that on personal property was 2.32. The one per cent. tax on bank stock is again different from the 2.32 rate on other personal property.

Mr. Brown also suggested that if the tax on personal property brought in the large amount of money that has been estimated the City of New York might have to pay 10/12 of the State tax instead of 5/12 which it now pays. The Comptroller replied that if this condition arose the city would have the money to pay, and would be glad to pay, the increased proportion of the State tax.

Mr. Dowling called attention to the fact that the original Boylan bill had no listing provision, and that the tax on personal property had been fixed at a quarter of one per cent. The object of the bill was, by putting a very low rate on personalty, to induce property owners to disclose their holdings voluntarily. He again asked the Legislature, on behalf of the 860 members of the Real Estate Board, who represent as agents or trustees practically all the real estate in the city, for some measure of relief, declaring that the increasing

(Continued on page 449)

Many Idle Among Building Trades Workers

Special Reports from Leading Cities Show Surplus of Labor, Excepting on Atlantic Seaboard

FOR the purpose of learning whether labor in the building trades is today idle, the Record and Guide recently gathered by telegraph information from points throughout the United States. The replies show that much of that labor is idle and has not been utilized.

Boston reports that in New England there is much unemployment of workmen in industries made idle by war conditions, that the major part of these idle workmen cannot be employed upon war work, partly because not fitted for it and partly because there is no opportunity for their employment, and that industries and men are becoming dislocated and demoralized.

Worcester reports that building labor of all kinds is becoming more plentiful, as little work is being carried on. Providence reports idle labor plenty and much complaint because of lack of work.

In this city reports are that there is a marked degree of idle labor above the draft age in building operations. Buffalo reports that there is no shortage of building labor there; that their need is employment for labor. Rochester reports to the same effect. Pittsburgh reports many mechanics idle in the building line, except iron workers.

Cleveland reports abundant mechanics in all building trades and an excessive supply in basic trades, such as masons and carpenters. Cincinnati reports that there is an ample supply of labor, mostly of experienced men forty years of age and up, that much labor is unemployed and that any further restriction of building operations would be destructive. Detroit reports idle labor. Grand Rapids says that labor is plentiful; Indianapolis reports to the same effect.

A careful survey in Chicago reports that of 80,000 men belonging to unions in the building trades about sixty per cent. are idle; that brick plants and stone yards are prostrated; that many smaller building organizations are idle and facing destruction; that the surplus of labor is particularly marked among carpenters, masons, marble setters, plumbers, electricians and painters. Rock Island reports idle labor. Milwaukee reports that there is much idle skilled labor in the city which can not be shifted easily to other industries or sections and that building operations are practically at a standstill pending readjustment of unbalanced conditions.

St. Paul reports an ample supply of skilled labor in the building lines and that a large number of men in the building trades in the northwest are out of work.

Minneapolis reports plenty of labor needing employment, not available for Government use. Des Moines reports idle labor. Kansas City says that there is an abundance of common and building trades labor and a surplus of three hundred carpenters at this time, with but 76 per cent. of the normal labor employed. Omaha reports men seeking work where a few months ago it was difficult to get men under any conditions. Salt Lake City reports plenty of idle labor. New Orleans says that there is plenty of building trades labor available and no shortage of any kind except of skilled carpenters last fall during Government cantonment construction.

San Francisco reports a surplus of unemployed building labor and the existence of anxiety because activities have been fostered in certain lines and restrictions

imposed in others, creating an extensive surplus of idle labor seeking employment, especially among carpenters. Los Angeles reports plenty of building mechanics and Portland, Ore., plenty of skilled labor. A few localities report a scarcity of labor and these are at once to be recognized as the localities in which heavy Government construction has gone on, such as Philadelphia, Washington, Norfolk, Atlanta and Birmingham.

A similar inquiry as to materials results in exactly the same conclusion. The Government construction has used large quantities of lumber, but a large organization declares that it can easily furnish all lumber required for Government and private construction and that the immense requirement of Government lumber last fall consumed only about 10 per cent. of southern lumber production and that there is no need to discourage construction for want of supply of southern pine. Another association declares that the Government requirement for cypress are for stock which does not enter into ordinary building operation, and that cessation of building would close down the mills and prevent the filling of Government requirements through destroying the market for the surplus above this.

The Government demands for steel have been enormous, but the President of the United States Steel Corporation has recently declared that within a very brief time the Government demands for steel will be more than met and an ample surplus released for private building operations.

Brick has been but little used in Government operations. It can be produced in indefinite quantities. It is a local material requiring but little transportation and the facilities for production are ample almost everywhere. Cement for use in concrete is widely distributed and needs no long haul, if local purchases are made. The productive capacity of the country is vastly above the limited quantity required for governmental needs. The Government has used no stone. Complaints of extreme distress come from the localities of stone production, such as Bedford, Ind., for limestone, and Boston for granite.

Sufficient quantities of material in general on hand are reported from New York, Buffalo, Rochester, Pittsburgh, Cleveland, Cincinnati, Detroit, Grand Rapids, Indianapolis, Chicago, Rock Island, Milwaukee, St. Paul, Minneapolis, Des Moines, Kansas City, Omaha, Salt Lake City, San Francisco, Los Angeles and Portland. There is no complaint of scarcity of building material from any locality, but there is less report of surplus from New England points than elsewhere.

A bulletin issued from Washington on April 9th by the Department of Labor verifies the reports received by the Record and Guide.

The Department of Labor states that conditions in the building trades are still serious, and that only five cities show a shortage of labor, while 34 show a surplus. Many of the larger cities, including Chicago, Indianapolis, Minneapolis and Los Angeles, the Labor Department statement brings out, show that there is serious unemployment in those cities. Among mechanics, the statement shows that eight cities report a surplus and thirty a shortage. In the skilled trades there is a demand for boiler makers, blacksmiths, ship-fitters, drop forgers, ship carpenters and the like.

City Officials Have Power to Readjust Fares

Corporation Counsel Burr, Analyzing Decision in Rochester Case, Shows Authority of Board of Estimate

BY HON. WILLIAM P. BURR,
Corporation Counsel, City of New York.

The Public Service Commission for the First District held the view that all the applications for increased rates of fare now pending before the Commission by the B. R. T., Third Avenue, New York Railway and other companies operating in the city should each be tried at length on the merits, and that each company should be given the opportunity to show by its experts, accountants and engineers that the five-cent fare was not sufficient to enable it to carry on its business at a profit and that an increase should be allowed to a six or seven cent rate.

This view of the Public Service Commission necessitated employment by the Law Department appearing in opposition for the city of accountants, engineers, experts and special counsel to examine the books of the company, to have a valuation made of the properties and, generally, to do those things necessary to establish the defense in a rate case. This was what was done by the Public Service Commission of the First District in the case of the New York and North Shore Railway Company against the protest of the city.

After an exhaustive examination into the business of this company, its properties and its cost of operation and the employment of special counsel and experts by the city, the Public Service Commission handed down an opinion consisting of eighty-nine printed pages, written by Commissioner Travis H. Whitney, in which these conclusions were reached:

"The Company's situation may be dealt with in any one of these ways:

"(1) The City of New York may consent to a waiver or modification of the fare provisions of the franchise contracts, and thus enable the putting into effect of the seven-cent rate which is here found necessary for the continuance of present service under present operating costs.

"(2) The City and State may to a large extent lessen the company's financial difficulties by remission and repayment of moneys now going into the public treasury out of the company's revenues, by virtue of franchise and statutory provisions.

"(3) The City may extend to the company the principle and policy of municipalization, already embodied in other aspects of the City's transportation policy—such extension of municipalization to come about through purchase, lease, or acquisition under a municipal guarantee of a fixed return upon unimpaired investment, with a gradual amortization, over a period of years, of this investment out of the earnings, supplemented as need be by contributions from the public treasury."

Upon the whole record, Commissioner Whitney concludes:

"I do not think the conclusion can be avoided that the Commission is not at present vested with power to authorize the seven-cent fare which would be warranted by the company's financial circumstances and its right to earn a fair return upon the fair value of its property used in the public service. * * *

"In the interests of a solution of the matter along such lines as the City may deem best in the premises, I recommend that this case be held open for a period of ten days, during which time the company may procure and file proof of action by the City by way of removal of present obstacles to a determination of the matter by the Commission."

This was plainly putting the increase of fare up to the city, with a recommendation in favor of such increase.

Since I became Corporation Counsel I have urged upon the Commission that, having no power delegated to it from the Legislature to alter the terms and conditions of the franchises under which the street railroad companies were operating in the streets of the city, the applications should be dismissed and the city thus saved from the necessity of spending thousands of dollars in the employment of accountants, experts, engineers and special counsel to combat the claims set up by the companies. If the Public Service Commission had no legal authority—as I contended they had not—to vary the original terms of the franchises under which these companies were operating, a long, protracted and expensive trial was entirely unnecessary and would be simply putting an additional burden on the already overburdened shoulders of the taxpayers of the city. These motions are still pending undecided before the Public Service Commission of this District.

In the meantime and while these motions were pending before the Public Service Commission here, a similar condition of affairs existed in the City of Rochester, and the Public Service Commission for the Second District had under consideration the application of the Rochester street railways for an increase of fares. An application was made to the Supreme Court on behalf of the City of Rochester for a writ of prohibition restraining the Public Service Commission of that district from proceeding to hear and determine such applications on the ground that under the original contracts made between the City of Rochester and such street railways five cents was the fare agreed upon and that the Public Service Commission had no authority to vary or change that rate so fixed by the original franchise. This application was denied at Special Term and an appeal was taken at once to the General Term and there the denial was affirmed. An appeal was immediately taken by the City of Rochester to the Court of Appeals and, in view of the importance of the question raised, a preference was asked for and given by the Court of Appeals in the argument of this appeal.

As it may readily be seen, the very questions I had raised on behalf of the City of New York before the Public Service Commission for the First District were involved in the proceeding brought by the City of Rochester, and therefore, under direction of the Mayor, I applied to the Chief Judge of the Court of Appeals for leave to intervene and file a brief on behalf of the City of New York. This request was granted and the argument came on for hearing on the 25th of March. The City of New York's brief supported the contention of the City of Rochester in its application for a writ of prohibition on the ground that the Public Service Commission had no authority to change the terms of the franchise contracts between the city and the street railway companies by increasing the fares from five cents to six or seven cents.

The Public Service Commission of this district also filed a brief with the Court of Appeals on that argument. In that brief the counsel for the Public Service Commission of the First District opposed the issuance of a writ of prohibition to the City of Rochester. In his brief he said:

"If the Public Service Commission for the Second District has no power to authorize an increase of the rate charged by the New York State railways within the City of Rochester to a sum in excess of the maximum fixed by statute, that is an objection which should be raised before the Commission and later reviewed by the courts on *certiorari* if necessary; it is no ground for the present issuance of a writ of prohibition."

And again:

"The writ of prohibition should be denied and the matter remanded to the Commission for the Second District for proceedings pursuant to its indicated jurisdiction."

So that it plainly appears if the view of the counsel for the Public Service Commission for the First District had prevailed in the Rochester case before the Court of Appeals, the City of Rochester would have been defeated and its application for a writ of prohibition denied.

Moreover, in addition to its strong opposition to the City of Rochester's right to a writ of prohibition, the Public Service Commission of the First Department argued for the right of the public service commissions to conduct hearings on five-cent fare cases, to take testimony, to hear experts and then to pass upon the legal points involved, as well as the facts, leaving the municipality, after being compelled to undergo the tremendous expense of such a procedure, to bring up in court in protracted *certiorari* proceedings, the legal questions involved. Had the Court of Appeals adopted this view and approved of such a procedure, municipalities raising legal questions of this character would be placed at a great disadvantage and would be compelled to incur great expense.

As Corporation Counsel of the City of New York I supported the contention of the City of Rochester, and the Court of Appeals decided that the Public Service Commission for the Second District had no power to vary the contracts made by the railways with the City of Rochester and

(Continued on page 443)

Realty Men Sell \$300,000 of Liberty Bonds

First Week of Drive Produces Gratifying Results—Brokers Making Thorough Canvass of All Five Boroughs

INTENSIVE work has been done during the week by the members of the Real Estate Division of the Liberty Loan Committee, of which Alfred E. Marling is chairman and Aaron Rabinowitz secretary. The total amount of subscriptions obtained up to late Thursday evening was \$300,000.

As outlined in the Record and Guide last week, the city has been divided into zones, under the leadership of captains and lieutenants. This work has progressed more favorably than is indicated by the total already subscribed, for many prospects have been lined up who have not as yet placed their names on the dotted lines.

The Liberty Loan Committee issued the following statement:

"You have got to take your hat off to the real estate men of New York. When they start out to do a thing they do it right.

"Perhaps you think that \$300,000 is not much money for the real estate men of New York to subscribe in less than one week. But just remember that real estate has been through a few years of the toughest kind of going and that a good part of the business most brokers have done has never reached the point where commissions are paid and deposited in the bank. But if you think that the brokers, agents and operators are not coming strongly to the support of Uncle Sam and his fighting men just because business is bad you are wrong. There probably are going to be a good many more \$100 bonds sold to real estate men than \$1,000, \$5,000 or \$10,000. But before the campaign ends the names of real estate men not on the subscription list can be counted easily.

"Captains of teams working in various parts of the city came into the Real Estate Board rooms, at 217 Broadway, filled with enthusiasm over their work and said that the city will be mighty proud of its real estate men when the total of subscriptions for the drive is announced.

"How much is the Board after in subscriptions? Nobody knows. Alfred E. Marling, chairman of the drive, said: 'When we get our first million I shall be interested. When we get our second million I shall be pleased. When we get our third million—well, now, let's all go to work.'"

The work which the real estate brokers are doing necessitates the solicitation of subscriptions from almost eight thousand persons. The plan adopted will mean that every one in real estate offices, from the office boys up, will be asked to buy at least one bond.

William P. Rae, president of the Brooklyn Board of Real Estate Brokers, presided at a meeting held last Tuesday at the Board rooms, 189 Montague street, Brooklyn. Edwin P. Maynard, president of the Brooklyn Trust Company, the chairman of the Brooklyn Liberty Loan Committee, addressed the meeting, and his patriotic remarks and encouraging attitude stirred the brokers to immediate action. Every man in the room offered to act on a committee to get all the Brooklyn brokers interested in the drive.

The members voted to give Mr. Rae authority to spend whatever he deemed necessary to provide literature for the campaign.

The following Board members were present at the meeting: William P. Rae, William G. Morrissey, George H. Gray, De Hart Bergen, Frederick L. Snow, Isaac

Cortelyou, James B. Fisher, Charles Behrens, A. H. Gritmann, O. B. Lafroniere, E. J. Ruskin, Howard C. Pyle, John R. Ryon, H. E. Esterbrook, Isaac O. Horton, A. J. Murphy, Joseph M. May, Frank A. Seaver, Joseph W. Catharine and William Raymond BURLING.

Following is a tentative list of teams now working in the Real Estate Division:

ALFRED E. MARLING, Captain; William Crittenden Adams, Ashforth & Company, Daniel Birdsall & Company, Brett & Goode Company, firm of Leonard J. Carpenter, Richard Collins, Cruikshank Company, William Cruikshank's Sons, Folsom Bros., Inc.; Frederick Fox & Co., John N. Golding, George G. Hallock, Jr.'s, Sons, M. & L. Hess, Julius Kuhn, William A. White & Sons and Walter Stabler.

AARON RABINOWITZ, Captain; Joseph M. Adrian, Ames & Company, Bastine & Co., Carstein & Linnekin, A. M. Cudner Co., Gaines, VanNostrand & Morrison, David H. Hyman, Stephen H. Tyng, Jr., & Co., William C. Walker's Sons, J. Irving Walsh, Thomas Morch, H. J. Sachs & Co., and L. Tannenbaum Strauss & Co.

GEORGE R. READ, Captain; Remsen Darling, William S. Denison & Co., W. E. G. Gaillard, Philip B. Jennings, Edward L. King & Co., Martin McHale and Warren & Skillen.

CHARLES S. BROWN, Captain; Edward A. Arnold, Edward B. Bruch, William H. Whiting & Co., A. H. Mathews, Moore & Wyckoff, J. W. Mooyer, Post & Reese, Robert R. Rainey and Henry J. Scheuber.

WILLIAM H. WHEELOCK, Captain; Ambrose R. Clark, Herman DeSelding, Herman LeRoy Edgar, Goodale, Perry & Dwight, Hughes & Hammond, William C. & A. Edward Lester, Tucker-Speyers & Co., Charles E. Williams and Pepe & Bro.

ROBERT E. SIMON, Captain; John H. Blood, Charles J. F. Bohlen, Gerald R. Brown, J. Romaine Brown Co., Eugene J. Busher, Clark T. Chambers, Cross & Brown, Duross Company, Edward J. Hogan, Manning & Trunk, A. L. Mordecai & Son and M. Morgenthau, Jr., Company.

ROBERT E. DOWLING, Captain; Harry A. Feder, John R. & Oscar L. Foley, J. N. Kalley & Son, Laurence McGuire, Robert T. McGusty, Lewis B. Preston and Fred'k Southack & Alwyn Ball, Jr.

LIVINGSTON WETMORE, Captain; Marston & Company, Samuel H. Martin, James N. Wells Sons, Eugene S. Willard & Co., Frederick Winant, George W. Mercer & Son, James R. Murphy, John L. Parish, George Rosenfeld & Co., Frank G. Swartwout and John M. Thompson.

ALBERT B. ASHFORTH, Captain; N. A. Berwin, George B. Corsa, Arthur J. Fischer, Thomas P. Graham, A. C. Mitchell, Francis M. Brown, Howard L. Peetor, Henry B. Renwick, Harris B. Fisher, Leverett R. Harrison, S. H. Hannon, E. DeWitt Dunn, Arthur C. Cronin, Morton R. Cross, R. T. Chatterton, F. E. Weygant, P. M. Simon and Samuel Pett.

CHARLES F. NOYES, Captain; John F. Doyle Sons, McCarthy & Fellows, MacLay & Davies, Charles B. VanValen and Alfred R. Kirkus.

JOSEPH P. DAY, Captain; Wright Barclay, John J. Boylan, Austin Finnegan, John J. Hoeck, Inc.; Nassoit & Lanning, James C. Nugent and T. B. Robertson.

F. R. WOOD, Captain; A. V. Amy & Co., James E. Barry, Jesse C. Bennett & Company, Dubois & Taylor J. Bernard English, Houghton & Company, Kick & Sharrott, Patrick Kiernan, Knap & Wasson Co., E. C. H. Volger, Wilcox & Shelton and Frederick Zittel Sons.

S. A. PAXSON, Captain; John P. Kirwan & Sons, Knap & Wasson Co., Inc.; William H. Mills, Thomas J. O'Reilly, Louis Schrag, Shaw & Co. and Burton Thompson & Co., Inc.

CHARLES S. LYONS, Captain; Leon S. Altmayer, William S. Baker, George A. Bowman, Vasa K. Bracher, (Continued on page 447)

Building Trades Earnest in Third Loan Drive

First Week Brings in More Than \$400,000—Important Trade Meetings Scheduled

THE building trades, with their affiliated interests, are well started in their program for the drive of the Third Liberty Loan and the present outlook is excellent for a complete success of the task these organizations have set for themselves.

The first week of the campaign has closed and there are numerous indications that the mark set by the General Committee as its quota will be attained without difficulty and there are many who freely predict that subscriptions will rise to a considerable amount above the allotted figure. Already reports of substantial subscriptions are being placed on file and the statements from the chairmen of the individual trade committees are most optimistic for the ultimate success of the Third Loan drive from the standpoint of the building trades.

According to the latest reports from the executive offices of the General Committee more than \$400,000 in actual subscriptions have been turned in by the sub-committees, and they have promise of subscriptions to this issue of bonds amounting almost to a like figure. The members of the committee are all working at top speed in order to make an excellent showing early in the drive. The prime idea is to obtain the full quota at the earliest moment and then, combining all efforts, to influence as large an over-subscription as is humanly possible. The chairman of the individual trade committees are strongly urged to make their reports to the executive committee without delay so that it will be known where the building industry stands in regard to its quota.

The General Committee is greatly encouraged and pleased with the present aspect of the situation. The feeling prevails that the allied trades will win great credit in the drive for the Third Liberty Loan.

The various sub-committees are now thoroughly organized and are working in complete harmony. All of the members are doing the best in their power to further the sales of bonds, and, as the drive progresses, it is anticipated that keen competition will be engendered between the various trade bodies to make the records of their respective organizations stand out prominently when the totals are finally announced at the close of the drive.

Edgar A. Levy, chairman of the Liberty Loan Committee of the Investing Builders' Association, in discussing the plans of this organization, stated yesterday: "The special committee for this organization is making a thorough canvass not only among its membership, but is also soliciting bond sales from all of the speculative and operating builders throughout the city. In addition, all members of the Investing Builders' Association are soliciting the subscriptions of their employees in the various apartment houses and office buildings in their control. Tenants are being canvassed and posters and other advertising matter have long been placed in the entrance halls, elevators and landings of all these buildings. We intend to leave no stone unturned to advance the sale of Liberty Bonds."

James R. McAfee, representing M. F. Westergren, chairman of the Liberty Loan Committee for the Roofing, Sheet Metal, Metal Ceilings, Waterproofing and Metal Covered Door trades, stated this week: "At our first meeting, held at the Building Trades Club, Thursday evening, April 4, we obtained bond subscriptions to the amount of nearly \$150,000, or about double the figure of the first meeting of the last loan drive. For the Second Liberty Loan our combined trades raised \$303,000 and for the present loan we had placed our objective at \$600,000. This amount is now in sight; in fact we hold promises for sales to go over that amount and we are now confident that the combined trades represented by our committee will

turn in subscriptions to the third issue of more than \$1,000,000. Since the first meeting the entire city has been districted and captains appointed for each. Every man in the trades covered by our committee will be canvassed by one of the twenty men who have volunteered to give their time and automobiles for this work and daily reports will be made at dinner each evening at the Building Trades Club.

"At the meeting last week one of the most interesting features was the program of patriotic songs rendered by the Livingston Male Quartette accompanied by Harry Burleigh. The songs aroused those at the meeting to a high pitch of enthusiasm and assisted greatly in the subsequent sale of bonds. This quartette will be present at the luncheon meeting of the Mason Builders' Association today.

"Our campaign is now in full swing and we will not relax our efforts until the drive closes and our trades have done their best."

Probably one of the most unique features of the plans of the General Committee for the Allied Building Trades will be the series of meetings-scheduled to be held wherever a sufficient number of men are gathered, engaged in active construction work. According to the present plans every building operation in this city of any size and importance will be visited during the period of the drive by members of the committee.

Patriotic meetings will be held on the job, during the noon hour or in time to be donated by the employers. Addresses by men in close harmony with the workmen will be the feature of these job meetings and the prime purpose will be to interest the mechanics and laborers, increase their patriotism, and add materially to the number of individual bond buyers and owners. Bond sales to mechanics will become one of the important functions of the General Committee, and large results are anticipated from this phase of the work. Complete records of all bond subscriptions made at these meetings will be kept and the amounts will be credited to the totals of the trades the individual buyers are affiliated with.

The various trade organizations have the plans for their individual campaigns well prepared and from this time on to the close of the drive intense activity will be apparent. Numerous meetings are on the schedule and they are all expected to arouse enthusiasm to a high pitch and bring real results in increased bond sales.

The Mason Builders' Association will hold a luncheon meeting today, at the Building Trades Club, for the purpose of increasing the interest in the loan drive among its membership. Otto M. Eidlitz, chairman of the Building and Allied Trades Committee for the Third Liberty Loan, will be present and has promised to address the meeting. Captain Arthur Chute, of the British Army, who has witnessed considerable of the fighting on the battlefields of Europe, will also deliver an address on the conditions at the front and the imperative need for immediate and substantial support financially in subduing the Hun. Another interesting address will be made by Lindsay P. McKinley, of the firm of McKinley & Morris, bond brokers, who has recently returned from a European trip especially made to obtain atmosphere for assisting his efforts in furthering this loan drive.

The Clough-Bourne Construction Co., 101 Park avenue, builder of the cantonment at Camp Mills, Garden City, L. I., has arranged to hold two patriotic rallies and bond sales meetings at that job on Wednesday and Thursday, April 17 and 18. Bond sales will be the feature of these meetings and the program will also include band concerts and selections by a famous opera singer.

City Officials Have Power to Readjust Fares.

(Continued from page 441)

granted the writ of prohibition. This applies to and is of vital importance to the City of New York. It saves its taxpayers thousands of dollars; it saves the traveling public millions more.

If the street railway companies desire a modification of

their franchises they must now apply to the Board of Estimate, and if these franchise contracts may be modified in one respect they may be modified in others. If they can be modified in the interest of the corporation, they should be modified in the interest of the people.

U. S. Government Standards for War Housing

Building Code for Industrial Workers' Homes Erected under Federal Control Is Formulated by Labor Department

The Record and Guide reproduces here the Government's Standards for War Housing, published as yet only in the April issue of the Architectural Record under a release from the Housing Committee of the Federal Department of Labor.

The Standards are in effect a Federal Housing Code, regulating the construction of permanent housing for industrial workers erected under the auspices of the Government.

Lawrence Veiller, secretary of the National Housing Association, drew up the general framework of the Standards and also took a prominent part in the working out of the final details. The Standards are of vital interest and fundamental importance to the building trades, especially at this time, when the housing situation needs prompt attention as one of the urgent war problems of the nation.

THESE standards are not intended as inflexible requirements, but any plans which fail to conform to them are not likely to be accepted unless supported by very strong reasons. Local building codes, housing laws, and similar ordinances are to be followed except where they permit lower standards than herein set forth.

1. TYPES OF HOUSES (Principal types only).

- Type 1. Single-family house.
- Type 2. Two-family house.
- Type 3. Single-family house with rooms for lodgers or boarders.
- Type 4. Lodging house for men.
- Type 5. Hotel for men.
- Type 6. Lodging house for women.
- Type 7. Hotel for women.
- Type 8. Tenement house.
- Type 9. Boarding house.

GENERAL PROVISIONS.

All types of houses to conform to these general provisions and in addition to certain special provisions as later indicated.

1. *Arrangement.* Row or group houses normally not to be more than two rooms deep.

2. *Basements.* No living quarters to be in basements.

3. *Closets.* Every bedroom to have a clothes closet, opening from the room. Built-in wardrobe dressers will not be accepted. Normally such closet to be not less than 22 inches deep and with door. Closets to be supplied with rods to take coat hangers.

4. *Cooking.* Gas preferred, but flue for coal stove to be provided, all flues to be lined. The question of whether or not cook stoves are to be provided with the house to be considered at the time materials are being ordered.

5. *Fences.* Board fences will not be accepted. Hedges or open metal fences desirable. Suitable arrangements for drying clothes to be provided. Where there are open metal fences the fence standards can be designed for this purpose.

6. *Furniture Space.* Beds to be indicated to scale on plans (double beds, 5 feet by 6 feet 6 inches; single beds, 3 feet by 6 feet 6 inches). Location of beds not to interfere with windows or doors. It is recommended that beds be free standing and not located in a corner or with the side against a wall. Space to be provided for two pieces of furniture in addition to bed. Halls, stairs, and doors to permit easy moving of furniture.

7. *Gardens.* Allotment gardens, conveniently accessible, preferable to increasing the size of the lot to provide for individual backyard vegetable gardens.

8. *Lighting.* Electricity preferred.

9. *Materials of Exterior.* Materials dependent on local supplies; brick, terra cotta, stone, or concrete preferred. Outer walls to be insulated against dampness and condensation. Rat nogging to be provided. Roof to be fire resistive; leaders and gutters not essential unless drip will do harm.

10. *Open Spaces.* Side-yard space between adjacent buildings to be preferably 20 feet; minimum, 16 feet; such

space to be increased proportionately for each additional story, or part of story, above two stories. If this space is not obtainable because of lot sizes or land values, houses should be built in rows or groups.

Rear-yard depth not to be less than height of building, nor in any case less than 20 feet. Minimum distance between backs of houses to be 50 feet. Layout should contemplate future location of garages, which when not an integral part of the house, should preferably be at the rear of the lot, should not be located closer than 15 feet to the nearest part of house, and should not exceed one story in height.

Front yards or setbacks desirable where practicable; minimum distance from front wall of house to front wall of opposite house to be 50 feet.

11. *Plumbing.* House drain under house and 5 feet outside to be extra heavy cast iron. It is recommended that soil and waste pipes be extra heavy cast iron or genuine wrought iron. Soil and waste pipes to be extended through roof. A 3-inch soil stack preferred where not more than two water closets are placed on one stack.

Water closets to be porcelain and wash-down, siphon, or siphon-jet type, with individual flush tank. Open-front seat recommended. Outdoor water closets will not be accepted. Privies will not be accepted. Cellar water closets not permitted except where supplementary to accommodations herein required.

Access to water closet compartments to be from hall or vestibule, never solely from a room. Plunger, pan, long-hopper, and range closets will not be accepted.

Hot and cold water to be provided to all fixtures, with proper drains and shut-offs. Wooden sinks and wash trays will not be accepted.

All fixtures to be separately trapped except in batteries of wash trays and combined sink and wash tray, where one trap is sufficient.

Venting of traps to conform to approved practice, except that the back venting of the top or only fixture on a line is not required. Sink and lavatory traps to be connected direct to the vertical wastes, and not to floor branches. Exposed pipes preferred, and, when exposed, wrought iron preferred. Where possible, lines to be concentrated and kept from outside walls.

12. *Porches.* Desirable. To be of durable construction, particularly the foundations; to be restricted from encroaching on minimum side yard or unduly darkening rooms.

13. *Rear Entrances.* In the case of row or group houses there may be access to the rear through minor one-way public streets. Such streets to be not less than 12 feet wide; to be properly paved, curbed, drained and lighted. Private alleys will not be accepted.

14. *Roof Air Space.* In every house there shall be a minimum clear air space of 8 inches between the ceiling and the roof; this space to be provided with adequate waterproof openings for ventilation, at both ends if practicable.

15. *Rooms, Number of.* Bathrooms are not to be counted as rooms.

16. *Stairs.* Risers to be not more than 8 inches high and treads to be not less than 9 inches wide. Winding stairs will not be accepted except in types 1, 2 and 3. Not more than two winders will be allowed in series. Treads must measure at least 9 inches wide, 18 inches from rails.

17. *Ventilation.* Every room to have at least one window opening directly to the outer air. Two windows in each room generally preferred; one window sufficient in small bedrooms. Each room to have a window area of not less than 12 square feet.

Cross ventilation as direct as possible to be provided for all rooms through windows, transoms, or doors; communicating door recommended between bedrooms in row houses.

Every bath room to have a window of not less than 6 square feet in area opening directly to the outer air.

Every water closet compartment to have a window of not less than 4½ square feet in area opening directly to the outer air. A skylight in the roof, with an equal amount of glass area and provided with adequate ventilators, will

be accepted in lieu of such window, but skylights are not desirable.

18. *Windows.* Minimum area to be measured between stop beads. Window head to be as near ceiling as practicable. Windows may be double-hung, pivoted, or casement. If double hung, upper and lower sash to be the same size. In cities with soft coal smoke nuisance, minimum area to be increased.

Window frames to be designed to accommodate screens and outside shutters. In cold climates, weather strips are recommended.

II. SPECIAL PROVISION FOR TYPES 1, 2 AND 3.

In addition to complying with all general provisions, types 1, 2 and 3 are to comply with the following provisions:

Type 1. Single-family house.

Type 2. Two-family house. ("Two-flatter," one family upstairs, one down. For "double house," see "Single-family house, semi-detached.")

Type 3. Single-family house with rooms for not more than three lodgers or boarders.

1. *Arrangement.* Types 1 and 3 not to be over 2½ stories high. Type 2 not to be over 2 stories high.

When detached or semi-detached, types 1, 2, and 3 normally not to be over 3 rooms deep; when in rows or groups, not to be over 2 rooms deep except that the end house of row may be 3 rooms deep.

2. *Cellar.* To be well lighted, cross ventilated, dry, and paved or cemented. Minimum clear height under joists, 6 feet 6 inches. When hot-air furnaces are used, minimum height 7 feet. Cellar not essential under whole house. Where climatic or soil conditions make cellar inadvisable it may be omitted, in which case adequate provision is to be made for storing fuel. Where cellar is omitted, house to be set up on masonry piers or walls 2 feet clear from ground; space to be drained, inclosed, and ventilated.

3. *Grouping.* Single-family houses of the more expensive type preferably to be detached houses, but may be semi-detached or even attached in rows or groups. In other cases where land values permit, detached or semi-detached are desirable; otherwise attached in groups.

4. *Heating.* Provision to be made for heating houses. If not otherwise heated, bathroom to be heated from kitchen stove.

5. *Materials of Exterior.* Brick, terra cotta, stone, or concrete preferred; but wood frame clapboarded, shingled, or stuccoed permitted for detached or semi-detached houses not over 2½ stories high. Party walls between attached houses in rows or groups to be of brick, terra cotta, stone, or concrete.

6. *Plumbing.* Bathtub (shower is not sufficient.)

Lavatory, to be preferably in bathroom.

Sink to be in kitchen; rim 36 inches above floor.

Wash tubs with covers, preferably two, rim 36 inches above floor, to be set in kitchen or in well-lighted, dry, and ventilated cellar.

Water closet to be inside the house in well-lighted and ventilated compartment, with window of 4½ square feet minimum area to outer air, and preferably with impervious floor not of concrete.

7. *Rooms, Height of.* Minimum, 8 feet.

Sloping ceilings and "knee walls" will be accepted only under the following conditions: Roof space above flat portion of ceiling to be of ample size and adequately ventilated; spaces between rafters of sloping portion to be adequately ventilated into roof space; bedroom to have greater window area and better cross ventilation than the minimum permissible for a standard flat-ceiling room; bedroom to have a minimum height of 8 feet over an area of at least 40 square feet with a minimum flat-ceiling width of 3½ feet, and a clear height of not less than 6 feet over an area of at least 80 square feet with a minimum width of 7 feet.

8. *Rooms in Attic.* As a rule, in 2½-story houses, only one bedroom to be provided in the attic.

9. *Rooms, Number and Use of.* In types 1 and 2: For higher-paid workers, five-room type preferred, with parlor, large kitchen, 3 bedrooms, and bathroom. Dining room and kitchenette may be provided in place of the large kitchen. Four-room type to be provided sparingly for higher-paid workers. Six-room type, with 4 bedrooms, or 3 bedrooms and parlor convertible into fourth bedroom, suited for abnormally large families only, and should be provided sparingly. Six-room type should normally have

parlor, dining room, kitchen, 3 bedrooms, and bathroom.

For lower-paid workers, four-room type desirable, with parlor, kitchen, 2 bedrooms, and bathroom.

Any house having more than seven rooms to be treated as type 3.

In type 3, in addition to family quarters indicated above, single rooms for lodgers to be provided. In addition to the family water closet accommodations, a water closet compartment containing lavatory to be provided for the sole use of the lodgers. Lodgers to have access to their bedrooms and to their water closet compartment without going through rooms designed for use of family.

10. *Rooms, Size of.* One large bedroom to be provided, size 10 by 12 to 12 by 14 feet.

Small bedrooms, minimum size, 80 square feet; minimum width, 7 feet.

Parlor, 10 by 12 to 12 by 14 feet.

Dining room, 9 by 12 to 12 by 14 feet.

Kitchen (where there is no separate dining room), 10 by 12 to 12 by 14 feet.

Kitchenette (only where there is a separate dining room), minimum width, 6 feet; minimum area, 70 square feet.

III. SPECIAL PROVISIONS FOR TYPES 4 AND 5.

In addition to complying with all general provisions, types 4 and 5 must comply with the following special provisions:

Type 4. Lodging house for men.

Type 5. Hotel for men.

1. *Arrangement.* Provision to be made for 75 men or more. Height limited to 4 stories except in large cities.

2. *Cellar.* Minimum height, 7 feet; to be well lighted, cross ventilated, dry, and paved or cemented. Cellar not essential under whole building. Where omitted, building to be set up on masonry piers or walls 2 feet clear from ground; space to be drained, inclosed and ventilated.

3. *Fire Protection.* If over 4 stories high to be fire proof throughout.

If over 3 stories high first floor construction to be fire proof.

If over 2 stories high, non-fireproof building the area of which exceeds approximately 3,000 square feet to be divided by fire walls of brick, terra cotta, stone, or concrete into areas not exceeding approximately 3,000 square feet each. All openings in such walls to be provided with fireproof self-closing doors. Adequate means of egress to be provided to street or yard by an additional flight of stairs, or by fire tower or stair fire escape (fire escape less desirable). All such additional means of egress to be remote from the main stairs and separated therefrom and from the other parts of the building by walls of brick, terra cotta, stone, or concrete, with fireproof self-closing doors at all openings. Such additional means of egress to be so located that no room shall be more than 40 feet from a means of egress. All main egress doors to swing out.

All stairs and stair halls to be not less than 3 feet wide in the clear and to be inclosed in walls of brick, terra cotta, stone, or concrete, with fireproof self-closing doors at all openings. All doors to stair halls to swing into stair hall without obstructing free passage.

Dumb-waiters and elevators will not be accepted in stair inclosure; they should be inclosed in fireproof shafts with fireproof doors, those for dumb-waiters to be self-closing. Inside cellar stairs to be inclosed with walls of brick, terra cotta, stone, or concrete, with self-closing fireproof doors. Standpipes with hose reels on each floor to be so located that any point can be reached with 75 feet of hose.

4. *Heating.* Except where connected with a central plant, provision to be made for independent heating.

5. *Material of Exterior.* To be brick, terra cotta, stone, or concrete, except that wood frame will be accepted for one-story buildings.

6. *Plumbing.* Minimum provision: One water closet per 12 men; one urinal per 16 men; one lavatory per 8 men; one shower per 10 men; one bathtub per floor, provided there is not less than one per 50 men. Ratio to be increased where there are less than 50 men per floor. Floor and base of toilet rooms to be waterproof not of concrete. Sufficient water closets to be provided in the cellar or basement for the accommodation of engineers, firemen, and laundry workers.

7. *Rooms, Height of.* Height for public rooms, 9 to 12 feet; minimums for bedrooms, 8 feet.

8. *Rooms, Number and Use of.* Each lodger to have

separate room. Two-men rooms not permitted. (Cubicles and dwarf partitions will not be accepted.)

Each floor to have a general bathroom containing required showers, tub, and lavatories. Each floor also to have a general toilet room containing required water closets and urinals. Each of the two rooms to have windows opening directly to the outer air, and to be separate but adjoining and communicating. Service closets with slop sinks and space for brooms and pails to be provided on each floor.

Smoking room, reading room, billiard room, physician's room, laundry for washing clothes, superintendent's office and adequate quarters for superintendent to be provided. Unless provided elsewhere in the community, bowling alleys to be in basement.

Hotel (type 5) also to have dining room and cafeteria with outside access thereto, and with pantry, service rooms, kitchen and toilet facilities for men and women employees. An additional general toilet room is to be provided conveniently accessible.

9. *Rooms, Size of.* Single bedrooms to have an area of 70 square feet and be 7 feet wide minimum.

10. *Ventilation.* Bedroom doors preferably to be placed opposite each other and to have transoms or slat panels.

11. *Windows.* One window in each room to have minimum area of 12 square feet between stop beads.

IV. SPECIAL PROVISIONS FOR TYPES 6 AND 7.

In addition to complying with all general provisions, types 6 and 7 must comply with the following special provisions:

Type 6. Lodging house for women.

Type 7. Hotel for women.

1. *Arrangement.* Provision to be made for 75 to 150 women (with less than 75 the unit is not economical; with more than 150 there are difficulties in management and supervision).

Height limited to 4 stories, except in large cities.

2. *Cellar.* Minimum height, 7 feet; to be well lighted, cross ventilated, dry, and paved or cemented. Cellar not essential under whole building. Where omitted, building to be set upon masonry piers or walls 2 feet clear from ground; space to be drained, inclosed and ventilated.

3. *Fire Protection.* If over 4 stories high, to be fireproof throughout.

If over 3 stories high, first floor construction to be fireproof.

If over 2 stories high, a non-fireproof building the area of which exceeds approximately 3,000 square feet to be divided by fire walls of brick, terra cotta, stone, or concrete into areas not exceeding approximately 3,000 square feet. All openings in such walls to be provided with fireproof, self-closing doors. Adequate means of egress to be provided to street or yard by an additional flight of stairs, or by fire tower or stair fire escape (fire escape less desirable). All such additional means of egress to be remote from the main stairs and separated therefrom and from other parts of the building by walls of brick, terra cotta, stone or concrete, with fireproof self-closing doors at all openings. Such additional means of egress to be so located that no room shall be more than 40 feet from a means of egress. All main egress doors to swing out.

All stairs and stair halls to be not less than 3 feet wide in the clear and to be inclosed in walls of brick, terra cotta, stone, or concrete, with fireproof self-closing doors at all openings. All doors to stair halls to swing into stair hall without obstructing free passage.

Dumb-waiters and elevators will not be accepted in stair inclosure; they should be inclosed in fireproof shafts with fireproof doors, those for dumb-waiters to be self-closing. Inside cellar stairs to be inclosed with walls of brick, terra cotta, stone, or concrete, with self-closing fireproof doors. Standpipes with hose reels on each floor to be so located that any point can be reached with 75 feet of hose.

4. *Heating.* Except where connected with a central heating plant, provision to be made for independent heating.

5. *Materials for Exterior.* To be of brick, terra cotta, stone, or concrete, except that wood frame will be accepted for one-story buildings.

6. *Plumbing.* Minimum provision: One water closet per 10 women, one lavatory per 6 women, one body shower per 10 women, one bathtub per 25 women. Ratio to be increased where there are less than 50 women per floor. Floor and base of toilet rooms waterproof, not of concrete. Dwarf partitions between lavatories to extend at least 6

feet above the floor and have curtains. Sufficient water closets to be provided in the cellar or basement for the accommodation of engineers, firemen, and laundry workers.

7. *Rooms, Height of.* Height for public rooms, 9 to 12 feet; minimum for bedrooms, 8 feet.

8. *Rooms, Number and Use of.* Each lodger to have separate room. (Cubicles and dwarf partitions will not be accepted.) Rooms for two women not permitted. Each floor to have a general bathroom, containing required body showers, tub, and lavatories. Each floor also to have a general toilet room containing required water closets. Each of these two rooms to have windows opening directly to the outer air, and to be separate but adjoining and communicating. Service closet, with slop sink and space for brooms and pails, to be provided on each floor.

First floor to have matron's office so placed as to oversee the single entrance and access to sleeping quarters; to have reception parlors or alcoves (one for every 20 women), or large parlor with furniture arranged for privacy in conversation; also assembly hall with movable partitions and set stage.

Kitchenette, sitting room, and sewing room to be provided on at least alternate room floors. Matron's quarters, physician's room, and infirmary, laundry in which lodgers can wash their clothes, and trunk room to be provided.

Hotel (type 7) also to have dining room and cafeteria, with outside access thereto, with pantry, service rooms, kitchen and toilet facilities for employees. An additional toilet room is to be provided conveniently accessible.

9. *Rooms, Size of.* Single bedrooms to have an area of 70 square feet and be 7 feet wide minimum.

10. *Ventilation.* Bedroom doors preferably to be placed opposite each other, and to have transoms or slat panels.

11. *Windows.* One window in each room to have minimum area of 12 square feet between stop beads.

V. SPECIAL PROVISIONS FOR TYPE 8.

Type 8. Tenement house (including flats or apartments), a building occupied in whole or in part by three or more families.

Tenement and apartment houses are considered generally undesirable and will be accepted only in cities where, because of high land values, it is clearly demonstrated that single and two-family houses can not be economically provided, or where there is insistent local demand for this type of multiple housing. In any case, they will be accepted only where the Bureau of Industrial Housing and Transportation is convinced that local conditions require or justify their use. They must conform in general to local building ordinances, to the general provisions of these standards, and to other special provisions to be issued by the Bureau of Industrial Housing and Transportation.

1. *Arrangement.* Buildings are not to be more than 2 rooms deep. This means either that rooms shall open on a street or on a rear yard, or on an interior park sufficiently large for grass and trees to grow in it and of a sufficient size to admit direct sunshine into all rooms opening on it at some period of the day, except rooms with northerly exposure. Buildings not to be over four stories high.

2. *Cellar.* To be under whole building, minimum height, 7 feet; to be well lighted, cross ventilated, and paved.

3. *Fireproofing.* If over 3 stories high to be fire-resistive throughout; if over 2 stories high, a non-fireproof building, the area of which exceeds 3,000 square feet, to be divided by fire walls of brick, terra cotta, stone or concrete into area not exceeding approximately 3,000 square feet each. All openings in such walls to be provided with fireproof self-closing doors.

Adequate means of egress to be provided direct from each apartment to street or yard by additional stairs, or by fire tower or stair fire escape (fire escape less desirable). All such additional means of egress to be remote from the main stairs and separated therefrom and from the other parts of the building by walls of brick, terra cotta, stone or concrete, with fireproof self-closing doors at all openings.

All stairs and stair halls to be fireproof and inclosed in walls of brick, terra cotta, stone or concrete with fireproof self-closing doors at all openings.

Dumb-waiters and elevators will not be accepted in stair inclosure; they should be inclosed in fireproof shafts with fireproof doors, those of dumb-waiter to be self-inclosing.

Inside cellar stairs to be inclosed with wall of brick, terra cotta, stone or concrete with self-closing fireproof doors.

In a flat-roofed, non-fireproof tenement house containing more than 4 families, all stairs to extend to the roof, and to be provided with a bulkhead. If 4 families or less, scuttle with ladder is sufficient.

4. *Heating.* Normally central system.

5. *Material of walls.* Walls to be of brick, terra cotta, stone or concrete.

6. *Plumbing.* Each apartment to be provided in the kitchen with set washtubs with covers, preferably two, rim 36 inches above floor.

Sink to be in kitchen, rim 36 inches above floor.

Water closet to be in well-lighted and ventilated compartment with window of $4\frac{1}{2}$ square feet minimum area to outer air, and with impervious floor, not concrete.

Bathtub (shower is not sufficient.)

Lavatory, preferably to be in bathroom.

Sufficient additional water closets to be provided in the cellar or basement for the accommodation of engineer.

7. *Rooms, Height of.* Minimum height 9 feet in the clear.

8. *Rooms, Number and Use of.* For higher paid workers, five-room type preferred with parlor, large kitchen, 3 bedrooms and bathroom. Dining room and kitchenette may be provided in place of large kitchen. Four-room type to be provided sparingly for higher paid workers. Six-room type, with bedrooms, or 3 bedrooms and parlor convertible into fourth bedroom, suited for abnormally large families only, and should be provided sparingly; six-room type should normally have parlor, dining room, kitchen, 3 bedrooms and bathroom.

For lower-paid workers, four-room type desirable, with parlor, kitchen, 2 bedrooms, and bathroom. A few three-room tenements may be provided.

One-room and two-room apartments will not be accepted.

No apartment of over six rooms accepted.

9. *Rooms, Size of.* One large bedroom to be provided, size 9x11 to 12x14 feet.

Small bedrooms, minimum size 80 square feet; minimum width 7 feet.

Parlor, 10x12 to 12x14 feet.

Dining room, 9x11 to 12x14 feet.

Kitchen (where there is no separate dining room), 10x12 to 12x14 feet.

Kitchenette (only where there is a separate dining room), minimum width 6 feet; normal minimum area 70 square feet.

10. *Windows.* Each room to have at least one window opening directly to the outer air, to be not less than 12 square feet in area between stop beads. Each public hall and stair to have window with minimum area of 12 square feet, opening directly to the outer air, at each story.

VI. SPECIAL PROVISIONS FOR TYPE 9 (BOARDING HOUSE).

Where more than 3 and less than 25 rooms for lodgers are provided, building to be classed as boarding house. If 3 lodgers or less, building to be classed as type 3; if 25 or more, to be classed as types 4, 5, 6 or 7.

In addition to complying with all general provisions, buildings of type 9 must comply with the following special provisions:

1. *Access.* Lodgers to have access to their bedrooms and to their water closet compartments and bathrooms without going through rooms designed for use of family. Separate outside entrance for lodgers recommended.

2. *Arrangement.* Not to be over 3 stories high. Not to be over 2 rooms deep, except that the end houses of rows may be 3 rooms deep.

3. *Cellar.* To be well lighted, cross-ventilated, dry and paved or cemented. Minimum clear height under joists 7 feet. Cellar not essential under whole house; where omitted, house to be set up on masonry piers or walls 2 feet clear from ground; space to be drained, inclosed and ventilated.

4. *Fire Protection.* If frame, not to be over 2 stories high. If over 2 stories high, adequate means of egress to be provided to street or yard by an additional flight of stairs, or by fire tower or stair fire escape (fire escape less desirable). All such additional means of egress to be remote from the main stairs and separated therefrom and from the other parts of the building by walls of brick, terra cotta, stone or concrete, with fireproof self-closing doors at all openings. Such additional means of egress to be so located that no room shall be more than 40 feet from a means of egress.

All stairs and stair halls to be not less than 3 feet wide in the clear and to be inclosed in walls of brick, terra cotta, stone or concrete with fireproof self-closing doors at all openings.

Dumb-waiters and elevators will not be accepted in stair inclosure; they should be inclosed in fireproof shafts with fireproof doors, those for dumb-waiters to be self-closing.

5. *Heating.* Except where connected with a central plant, provision to be made for independent heating.

6. *Materials of Walls.* Brick, terra cotta, stone or concrete preferred, but wood frame, clapboarded, shingled or stuccoed permitted for detached or semi-detached houses not over 2 stories high.

7. *Plumbing.* For family living quarters:

Bathtub (shower is not sufficient.)

Lavatory, to be preferably in bathroom.

Sink to be in kitchen; rim 36 inches above floor.

Washtubs with covers, preferably two, rim 36 inches above floor, to be set in kitchen or in well-lighted, dry, and ventilated cellar.

Water closet to be inside the house in well lighted and ventilated compartment, with window of $4\frac{1}{2}$ square feet minimum area to outer air, and preferably with impervious floor not of concrete.

A water closet compartment containing lavatory to be provided for the sole use of the lodgers. The following minimum provisions to be made: For men, 1 bathtub per 24 lodgers, 1 water closet and 1 lavatory per 8 lodgers, 1 shower per 10 lodgers; for women, 1 bathtub per 16 lodgers, 1 body shower per 10 lodgers, 1 lavatory per 5 lodgers, 1 water closet per 8 lodgers. Dwarf partition between lavatories for women to extend at least 6 feet above the floor and have curtains.

In addition to above, floor and base of toilet rooms to be waterproof not of concrete.

8. *Rooms, Height of.* Minimum 8 feet.

9. *Rooms in Attic.* No lodgers' rooms in attic accepted.

10. *Rooms, Number and Use of.* Each lodger to have separate room. Rooms for two lodgers not permitted. (Cubicles and dwarf partitions will not be accepted.) Building to contain more than 3 and less than 25 rooms for lodgers, in addition to living quarters for one family, lodgers' bathrooms and toilet rooms containing showers, tubs, lavatories, water closets to be provided; preferably, bathroom containing showers, tubs, and lavatories to be separate, but adjoining and communicating with water closet compartment. One of each such rooms preferably on each floor. Each of these two rooms to have windows opening directly to the outer air. Lodgers to have a common room, also dining room; the latter to be located near family kitchen; the common room to be conveniently accessible from the outside.

11. *Rooms, Size of.* Single bedrooms for lodgers to have an area of 70 square feet and be 7 feet wide minimum. Size of common room and dining room each to be proportionate to the number of boarders.

12. *Ventilation.* Bedroom doors preferably to be placed opposite each other and to have transoms or slat panels.

Real Estate Loan Drive.

(Continued from page 442.)

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REAL ESTATE BUILDERS

RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor
W. D. HADSELL . . . Vice-President
J. W. FRANK . . . Secretary-Treasurer
S. A. PAXSON . . . Business Manager
119 West 40th Street, New York
(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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(Section II.)

Records of Conveyances, Mortgages, Leases, Auctions, Appraisals, Judgments, Lis Pendens, Mechanics' Liens, New Buildings and Alterations in Manhattan and the Bronx.

The Eleventh Hour at Albany.

As this issue of the Record and Guide goes to press the Legislature is completing its work for the year at Albany.

The remaining few hours of the regular session will tell the story as to whether or not New York realty is to be given any tangible relief from the great burden of taxation it so long has been carrying.

There would be strong hope of some relief were the close of the session not so close at hand. The Boylan bill, placing a two mill flat rate on real estate and a tax of one and one-tenth mills on personal property has been passed by the Senate. While this bill does not give to the real estate interests of the metropolis quite the measure of relief which was proposed in the Boylan bill originally, yet at the same time it marks a decided step in the right direction.

There seems to be a good deal of doubt as to the attitude of the Assembly towards the Boylan bill in its present form. The matter is of such great importance to New York City, however, and the justice of the principle involved is so apparent that all well wishers of the city will hope until the minute of final adjournment that the Boylan bill may be passed by both houses of the Legislature and sent to Governor Whitman for his approval.

War Housing Standards.

Through the courtesy of the Architectural Record, the standards adopted by the United States Government for war housing are re-published in full in this issue of the Record and Guide.

These standards are of the utmost interest to the

building trades, but they also are of timely interest to all citizens who are devoted to the successful prosecution of the war.

The problem of housing the vast army of workmen engaged in shipbuilding and other undertakings has been one of the most vital among the many perplexities the Federal authorities have had to meet. Now that these standards have been formally adopted, a great step forward in the Government's shipbuilding and other large undertakings has been accomplished.

Where the Authority Rests.

The Record and Guide is fortunate in being able to present in this issue the clear-cut statement of Corporation Counsel Burr on the subject of higher fares on the city transportation lines.

The Corporation Counsel analyzes in a convincing manner the recent decision of the Court of Appeals in the Rochester case. The point involved in that action was as to whether or not the Public Service Commission of the Secnd District has authority to grant applications for increased fares on street railroads. Mr. Burr holds, and he has carefully studied the decision, that the ruling of the Court of Appeals applies to the Public Service Commission of the First District, as well as to the Second District Commission. In other words, the Corporation Counsel holds that fares on the various transportation lines in this city cannot be readjusted by the Public Service Commission here, just as fares in Rochester cannot be adjusted by the Up-State Public Service Commission.

Mr. Burr's statement in the Record and Guide is of especial interest because he points out what seems to be the only immediate avenue of relief from the Dual System deficit which threatens to add many millions of dollars annually to the burden already being carried by New York real estate. The Board of Estimate and Apportionment, Mr. Burr declares, has full authority in the matter.

This statement of the Corporation Counsel is of the utmost importance just at this time. The Legislature is adjourning and there is no likelihood of providing for the subway deficit through legislation this year. The Public Service Commission, it now seems clearly established, has no authority in this matter.

For the taxpayers of New York City, therefore, it is both important and fortunate that they have in the Board of Estimate and Apportionment a permanent body to which the question of higher fares may be submitted. It is true that Mayor Hylan is opposed to granting any increase, but neither the Mayor nor any other member of the Board of Estimate and Apportionment can hope to justify arbitrary action in case an application for the six-cent fare is submitted to the Board in the near future. There are strong arguments in favor of higher fares, and the strongest of all these arguments is that unless the people who ride bear their share of the Dual System deficit the burden will have to be put upon the realty owners of the metropolis.

The present question is not as to the cause of the deficit. The matter has gone beyond that point. The deficit is here, and it must be met. The only question now pending is as to the best method of meeting it.

Numerous prominent and public-spirited realty owners in this city already have expressed, through the Record and Guide, their sincere belief that the only fair and equitable method of meeting this deficit is through increased fares. With real estate groaning under the tremendous tax burden which it already is carrying, the Board of Estimate and Apportionment should consider

the matter most earnestly before deciding against higher fares.

Mr. Oscar S. Straus, Chairman of the Public Service Commission in this District, intimated the other day his belief in the justice of higher fares. Chairman Straus, addressing a committee of employees of the New York Railways Company, told them they were quasi-public servants and owed a duty to the public to maintain the traction service, and then added:

"The public in turn should recognize that it owes you men a duty also, and, if necessary, should be willing to approve a slightly higher fare for your company to make possible the payment to you of the prevailing and adequate rate of wage, so that you may receive a fair return for your labor."

If, under the existing franchises, the operating companies are unable to pay their employees sufficient wages, that is one more reason why the question of higher fares should be given most earnest consideration by the city authorities.

Wealth Producing Industry Should Proceed.

The Capital Issues Committee announces in its bulletin of April 8th that it has a plan for working in conjunction with the United States Employment Reserve to the end of avoiding the creation of idle labor. This means the employment of idle labor and will be welcome news to the building industry, which has stood ready to make any sacrifice that would be productive of useful results but has felt that it was called upon to stand idle, to no apparent good purpose.

For many weeks this industry has been perturbed and unsettled by official utterances from departments and boards of the National Administration. In a recent issue the Record and Guide published an article placing a constructive interpretation upon these official utterances and bringing out the fact that the underlying motive is really constructive, even in the warnings against luxury building and against building operations that would interfere with the Government's war program.

To illustrate the existence of this motive we have quoted from the letter of President Wilson to Mr. Bernard M. Baruch upon the occasion of the latter's appointment as chairman of the War Industries Board. At that time the President emphasized "the studious conservation of national resources and facilities." This includes the building industry, which is an important national facility.

In a letter of February 27th to Mr. Frank W. Connor, Secretary McAdoo wrote: "Where it" (construction) "is a question of need—be it on account of sanitary conditions or because, without such new construction, other operations essential at this time for the welfare of the country would suffer—there is no doubt such work should be undertaken. This applies equally to construction work in cities, towns and farming districts."

Bill Fixing Realty Tax at \$2.00 Passes Senate

(Continued from page 439)

taxation was destroying the value of the greatest asset the city has.

He pointed out that in less than two years the city would reach the constitutional limit of 2 per cent., and that the Federal Government had easily collected about \$900,000,000 in income taxes in the city.

A telegram from the Franklin Trust Company was read by the chairman protesting against the imposition of a tax on personal property under the provisions of the Craig bill and declaring that its enactment would drive a large amount of personal property out of the state. It was

On March 15th Secretary McAdoo, in a letter to Mr. Samuel Gompers, wrote: "I have been reported in the public press as having 'appealed to property owners not to construct any homes or buildings during the war.' This is entirely erroneous. I have said that building operations which are not required to protect the health or provide for the comfortable needs of our people, or to supply facilities necessary for the proper conduct of business essential to the successful prosecution of the war, should be postponed."

In the same letter the Secretary said: "The successful financing of the war depends * * * upon the difference between what is *made* and what is *spent*."

In each case these encouraging words were to an extent obscured by their connection with cautions against undesirable use of labor, materials and capital needed for governmental purposes and still further obscured by the captions given them in the daily press.

Staff representatives of the Record and Guide, being in Washington studying conditions and desiring to make sure the basis of their judgment, sent telegrams to all parts of the United States asking from well-informed and reliable men information as to the labor and materials markets in each section. The substance of these telegrams is that there is idle building labor and also a surplus of building materials in every part of the country except those localities on the Atlantic seaboard and in the South, where governmental work is progressing on a large scale.

It is gratifying to feel that the situation is now improving, largely by reason of a better understanding of facts and conditions; even resolutions of the War Industries Board, which were interpreted by many as discouraging in their tendency, were aimed to emphasize the general purpose of narrowing down war priorities to the most direct war needs. This should be done. As the building industry is not seeking war priorities, having labor and materials largely at hand ready for use, it is not adversely affected by these resolutions.

Compatible with the operations of the Government's war program it is realized that useful building must proceed; that every man, every dollar and every ton of material should be utilized; that every loss of a day's time in the employment of these elements is an irretrievable loss—a deadly waste at a time when the nation cannot endure waste.

This thought is emphasized by the Capital Issues Committee in its Bulletin of April 8th, wherein it expresses its anxiety "that its operations should not create idleness any faster than the demand for labor can counteract."

From all this it is clear that every man in the building industry ought to feel that it is incumbent upon him to use his best efforts to prevent such waste and to keep labor employed, always having in mind that the results sought shall not be luxury, ornamentation or any unnecessary building, but only that which adds to the needed comfort and efficiency of the community and to the productive wealth of the nation.

stated by Senator Brown that there had been received several other protests from financial institutions against the proposed legislation.

Chairman Cromwell asked if some agreement could not be reached on the tax rate to be placed on personal property, and after consultation between the various interests Comptroller Craig agreed to a rate of $\frac{1}{2}$ of one per cent. instead of 1 $\frac{1}{10}$ per cent., as in his bill. This rate would involve the loss of one half of the \$4,000,000 now collected under the law taxing it at one per cent. This ended the hearing.

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REAL ESTATE NEWS OF THE WEEK

Renting Demand Continues Strong—Business Invasion in 57th Street—Other Reports

WHILE there were no spectacular deals reported during the week, nevertheless the budget showed a fairly well distributed number of sales, including business, as well as residential properties. The leasing market is well maintained; in fact, not in years has there been such a shortage of space as exists at the present time.

This shortage is general throughout all five boroughs. The percentage of vacancies in the Bronx is exceedingly small. Within the past few years a large number of "walk-up" apartment houses were erected, with the result that at that time there was a decided overproduction. This surplus has been taken up, and brokers report that there is today less than 1 per cent. of untenanted suites.

In the downtown business section there is also but little space to be had in buildings of newer construction. Owners of the older structures are coming into their own and are now in a position to find tenants at higher rentals than have maintained for several years.

There has been a considerable amount of activity during the past few weeks in West 57th street, a large number of houses having been either sold or leased for business purposes. There is no question but that this thoroughfare will become one of the leading retail streets in this section of the city, and will derive a large amount of business from the overflow from Fifth avenue.

During the week two houses have been given over to trade, and in the block between Fifth and Sixth avenues at least twenty properties have been, or will be, converted into business structures. There are many good reasons why 57th street should be a business thoroughfare. It is a one hundred foot wide street, and is, with the exception of 59th street, the most important east and west street in that section of the city.

The traffic congestion on Fifth avenue has become so acute that a natural

overflow had to be provided. The side streets further south were the first to feel the effect, but the amount of property available for business purposes was limited. The trend naturally went north, and while some of the streets south of 57th street benefited, still they did not all have the advantages of the wider thoroughfare.

The falling off in building activities was another factor in the conversion of 57th street to business. The comparatively small amount of money required to alter the existing buildings appealed not only to the property owner, but also to the prospective tenant, with the result that increased rentals were obtained without any financial embarrassment to either party.

Last Tuesday the question of the six-cent fare on local traction lines came up for consideration. Charles L. Woody, of the Brooklyn Rapid Transit Company, explained that, according to figures compiled by the Public Service Commission, about \$15,000,000 a year would have to be raised by taxation to meet the city's annual interest on indebtedness, incurred by the building of rapid transit lines forming the Dual System.

Mr. Woody contended that this deficit can be largely, if not wholly, avoided by the increased fare from five to six cents, and instead of the taxpayer bearing all the burden it will be shared by those who are not real estate owners and who use the lines, but reside outside of the city limits.

Coal is now moving more freely to all points of consignment, and the additional methods added to the speeding-up process are aiding towards a tremendous output during the warm season. Rearrangement of some of the old breakers in the anthracite region to permit the loading of fifty-ton cars, as is done at all modern breakers, instead of twenty-five and thirty ton cars, and the assignment by the railroads and Fuel Administrator of more of the large cars will further aid the distribution of coal.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Trudwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 315.—Can the city be held responsible for broken window glass blown out by a recent sewer explosion? Where must application be made?

Answer No. 315.—The city is liable if it can be proved that the explosion was the direct result of negligence, and the first step to take is to file your claim with the Comptroller's office. This must be done promptly.

Question No. 316.—I quote from a contract of sale: "All personal property appurtenant to or used in the operation of said premises is represented to be owned by the seller and is included in this sale." Do the awnings, screens, etc., of a two-family house in question, even though taken down for the winter, come under this clause? The seller is asking for an allowance for the awnings, etc., and my contention is that the awnings, screens, etc., are included in the price stated in the contract. Can you give us the answer? E. G. R.

Answer No. 316.—If the awnings and screens were specially made for or fitted to the premises, and connecting rods, bolts or other means of attachment are

permanently fastened to the building, they are included in the contract. If they are not specially fitted for or attached to the premises and can be as readily used for any other building (like adjustable window screens) they are not included in the contract.

BUILDING MANAGERS MEET.

Co-operation Keynote of Speeches—Women Elevator Operators Practical.

THE New York Building Managers' Association held its monthly dinner meeting at the Park Avenue Hotel last Tuesday, at which time William E. Walsh, Superintendent of Buildings, Manhattan, Dr. William F. Doyle of the Fire Prevention Bureau, and Walter C. Martin, Superintendent, Tenement House Department, Bronx, were the principal speakers.

Raymond P. Roberts, Secretary of the Association, read a communication from the New York Building Superintendents' Association in which it was brought out that owing to the scarcity of elevator operators in New York City, female operators might well replace male operators on electric passenger elevators operating at a speed of 400 feet per minute or less, providing that such elevators be equipped with shaft doors and elevator gates of such weight and easy operation as not to make the manipulation too strenuous.

The communication pointed out that by this means those male operators now handling cars having a speed of 400 feet or less per minute would be released. It was contended that the faster elevators could not successfully be handled by females.

C. T. Coley stated that in the Equitable

Building, women operators had been tried. The result was that they were not found satisfactory for high duty cars. The work was too strenuous for them and they required longer relief periods during the morning and afternoon. Mr. Coley, however, recommended that women be put on cars running from 400 to 450 feet a minute.

William E. Barton, of Pease & Elliman, stated that his firm has about fifty women operators on elevators and that they are taking the place of men in the best apartment houses. The schedule is so arranged that the women work a less number of hours than the men, but this is made up by a longer night shift. Mr. Barton stated that it is not safe for the house nor fair to the tenant to have women night operators. He stated that he has a system of relief operators, subject to call. There is no question in his mind but that women operators will continue because up to the present time they have given satisfaction, not only to his firm, but also to the tenants.

Superintendent Walsh outlined the policy which will be pursued by his department. He assured the members of the association that he desired co-operation. He drew attention to the Building Code, and the difficulty in properly administering it.

"Every building in New York City," said Superintendent Walsh, "is covered in the Code by one of the three following classifications, 'public buildings,' 'commercial buildings,' or 'residential buildings.' This in itself indicates the difficulties which confront me in the administration of my duty. My policy is going to be a broad, common-sense one, and I feel that everyone is justified in demanding treatment that is fair, and I am going to follow out this policy."

Dr. Doyle explained that the attitude of the Fire Prevention Bureau was a friendly one to real estate. He stated that he had organized a Board of Review for the purpose of disposing of cases brought to its attention, but that if it is not able to do so, they would be referred to the Board of Standards and Appeals.

"It is my intention," said Dr. Doyle, "to be fair and equitable to everyone. I wish to get a lot of unnecessary cases off the calendar, and I am going to pursue a broad policy. As an example at the hearing today there were sixteen cases on the calendar, fourteen of which were dismissed, and the remaining two were so flagrant in character that they will be enforced. Co-operation is all that is necessary for a continuance of satisfactory relations between the Fire Prevention Bureau and building owners and managers, and I feel that we will all co-operate."

Superintendent Martin spoke about his work in his Department. He has been interested in the building business for the past fourteen years and during that period continually came into contact with the Tenement House Department. He assured the members if they would go half way relating to any matter which might come up, the Department would extend all the help possible and go the other half way.

To Extend Culver Line.

Action has been taken by the Public Service Commission upon motion of Commissioner F. J. H. Kracke to provide for service as far as Avenue X on the new Culver Line in Brooklyn when that road is placed in operation, which it is expected will be in the next few months. The Commission is now advertising for bids for the construction of Section 3 of this line from Avenue X to Coney Island, which are to be received on April 15. The structure will be completed to Avenue X well in advance of the remaining portion to Coney Island. It was at first proposed that when operation began it should be carried only as far as Kings Highway. Commissioner Kracke's motion, however, provided for the shifting of crossovers between local and express tracks from Kings Highway to Avenue X and will thus place in service the stations at Avenue U and at Avenue X.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of

Real Estate Board, Samuel P. Goldman, Chairman

Sale by Front Foot.

WHETHER a sale of realty is in gross, that is, without regard to quantity, or is a sale according to area by a price per acre or per front foot, depends on the intention of the parties, as shown by the contract and all the facts and circumstances connected with its making. It is held, *Coppage v. Equitable Guarantee & Trust Co. (Del.)*, 102 Atl. 788, that a sale of a lot was none the less in effect a sale by front foot, though the seller, after fixing the price as based on a price per foot, the result being \$5,025, reduced it to an even \$5,000.

Action for Rent.

The New York Appellate Division holds, *McLoughney v. White*, 168 N. Y. Supp. 532, that a tenant, a woman of in-

telligence, could not avoid her liability under a lease for one year on the ground that the landlord's agent had agreed orally that the lease should contain a term permitting the tenant to terminate it whenever she desired to do so, which provision the lease did not contain, though the agent told her it did, where she had an opportunity to examine the contents of the lease, but chose not to read it or the copy given her, but occupied the premises for nine months without objection.

Effect of Option to Purchase.

Parties entered into a contract which they called a lease, and in which they called themselves lessor and lessee. The instrument contained all that the law requires in a contract of lease. The Louisiana Supreme Court holds, *Doullut*



Seven-story Hospital, 129 Broad Street, Broad Street Hospital, owner. William Neil Smith, Architect. Comstock Associates, Electrical Contractors.

UNITED SERVICE FOR THIS MODERN HOSPITAL

The special electrical requirements of an up-to-date hospital are many, and the conditions are such that absolutely uninterrupted and efficient service is not only desirable, but imperative.

That United Service has been chosen to fulfill the needs of this great Hospital is emphatic proof of the esteem in which it is held by electrical engineers of standing.

THE UNITED ELECTRIC LIGHT AND POWER COMPANY

General Offices:
130 East 15th Street
Stuyvesant 4980



Branch Offices:
89th Street at B'way
B'way at 146th St.

To **BROKERS!** **INVESTORS!** **SPECULATORS!**

Charles O'Connor Hennessy, Trustee in Bankruptcy of the Tax Lien Company of New York, and on behalf of Wm. Lustgarten & Co., Inc., announces that, by authority of the creditors and to liquidate immediately the estates, he is offering for sale the real estate holdings of the companies in question, consisting of various improved parcels (chiefly tenements) in the Borough of Manhattan, and unimproved parcels in Brooklyn, the Bronx, Queens, and Richmond. Thirty-eight parcels in all.

Real Buyers Can Make Their Own Terms

A detailed description of these properties, showing conditions, mortgages, etc., and manner of making proposals, will be supplied on request.

CHARLES O'C. HENNESSY, Trustee

38 Park Row, New York City

HASTINGS & GLEASON,
Attorneys for Trustee,
258 Broadway, N. Y.

BLISS TALKS

"Bliss Exterminator Co. has the
Contract for our houses because
'Bliss Service Satisfies.'"

After all, as Messrs. Duff and Conger say above, satisfaction is the only thing that proves the worth of our Exterminator Service and brings us big contracts and repeat orders from some of the largest Real Estate firms in the city. The class of tenant secured—and kept—and the saving in re-painting and re-papering disfigured apartment, are alone full justification for contracting for Bliss Service. May we give you a demonstration?



Sub-Meters Mean Profit To Owners

Wholesale rates offered by the public service corporations make the installation of sub-meters profitable to the owner as well as more satisfactory to the tenants. You will profit by buying current at wholesale.

We periodically adjust and inspect sub-meters, issuing monthly statements from which you can check up and avoid any possible loss from under-recording.

Write for information or phone Cortland 6434

THE ELECTRIC METER CORPORATION
55 LIBERTY STREET NEW YORK

v. Rush, 77 So. 110, that the fact that it also contained an option to the lessee to buy the property, upon specified conditions, and certain stipulations, predicated upon the exercise of the right so conferred, was an inefficient basis for the defense, set up by the lessee, in an action of ejectment, for non-payment of rent, that the contract was one of sale, where it was admitted that none of the conditions required to convert it into a contract of sale had been complied with.

Ratification of Broker's Acts.

The principal, if he sees fit to do so, with the knowledge of the facts, may waive the rule that his broker's acts in bad faith, as by purchasing the principal's property for himself, are void as to the principal, and his ratification may be presumed if he does not repudiate within a reasonable time after knowledge. Clay v. Cummins (Ala.), 77 So. 328.

Promise to Improve Land.

If, through his selling agent, the owner of land subdivided into lots represents to a purchaser his intention to improve specified streets, the West Virginia Court of Appeals holds, Martin v. South Bluefield Land Co., 94 S. E. 493, that equity will not rescind or require specific performance when the promise was made in good faith and much of the proposed work actually was performed. But if such promise be made with a secret and fraudulent purpose to mislead and deceive the vendee, who in reliance thereon is induced to accept a conveyance of land which otherwise he would not accept, equity will rescind, or compel specific performance of the agreement, where no insuperable difficulty prevents the execution thereof.

Long Pending Church Suit Ended.

Chelsea Presbyterian Church on May 1 will move to the one-time Westminster Presbyterian Church property in 23d street, near Seventh avenue, as a result of the decision of the Court of Appeals terminating long litigation and establishing the right of the New York Presbytery to control church property. Rev. William Neeley Ross is the pastor of the Chelsea congregation.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 26 as against 30 last week and 29 a year ago.

The number of sales south of 59th street was 9 as compared with 14 last week and 14 a year ago.

The sales north of 59th street aggregate 17 as compared with 15 last week and 15 a year ago.

From the Bronx 18 sales at private contract were reported as against 13 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 475 of this issue.

Sale on Lenox Hill.

William B. May & Company sold the modern five-story American basement residence at 3 East 76th street, for Robert Franklin Adams, to a client who will occupy after making extensive alterations. The property is located one door east of Fifth avenue and was sold to the present owner several years ago by C. I. Hudson, who built the house and occupied it at that time. Hiss & Weekes were the architects. The house is 30 feet wide and has a depth of 90 feet, with side windows to the west overlooking Fifth avenue. The residence of Mrs. J. J. Wyssong occupies the Fifth avenue corner. The dwelling at 7 East 76th street, east of the property, just sold, was bought by Herbert Parsons about two years ago, through the same brokers. The Adams property was held at \$225,000.

Fifth Avenue Realty in Exchange.

Daniel A. Loring, as trustee for Isabella Loring, purchased from the 292 Fifth Avenue Corporation, J. C. and M. G. Mayer, the five-story building at 292 Fifth avenue, 75 feet south of 21st

We're In It—Let's Win It—Buy Liberty Bonds



**To Save the Lives of Our
Brothers and Sons**

Invest in U. S.

Liberty Bonds

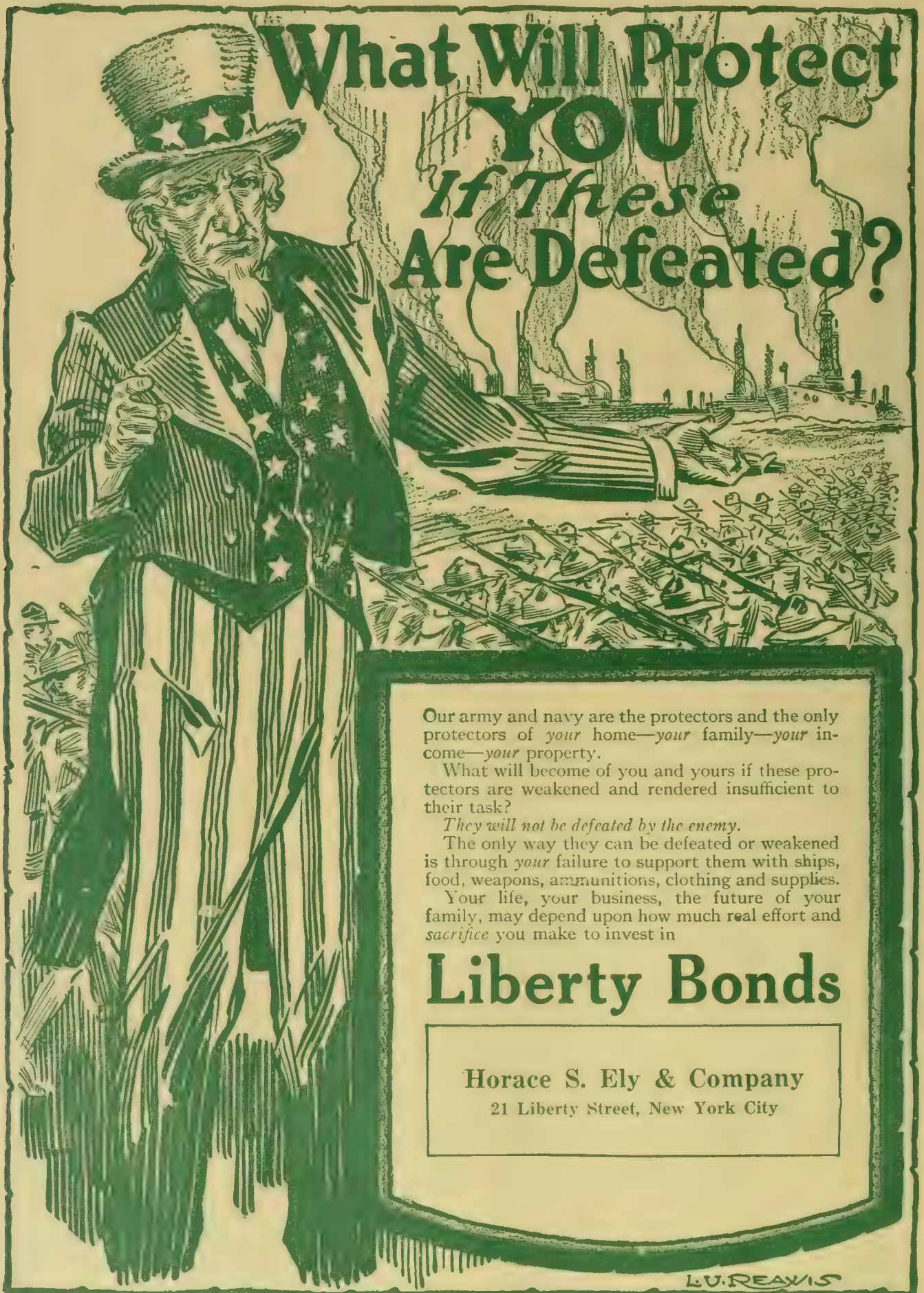
The supremely important business of America now is to win this War. This sixteen-page pictorial message is made possible by the patriotic support of the following firms in the desire to furnish publicity for the campaign of the Real Estate Division of the Third Liberty Loan Committee:

Horace S. Ely & Company
Douglas L. Elliman & Company
Charles F. Noyes Company
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Henry Morgenthau Company
Albert B. Ashforth, Inc.
Lewis H. May
Spear & Company
Charles B. Van Valen
M. & L. Hess, Inc.
Douglas Robinson-Charles S. Brown Company
Wm. A. White & Sons
Cruikshank Company
Pease & Elliman
F. R. Wood, W. H. Dolson Co.
Record and Guide

Alfred E. Marling
Chairman

Real Estate Division of the Third Liberty Loan Committee
Headquarters, 217 Broadway

The Kaiser Started This—You End It—Buy Liberty Bonds



**What Will Protect
YOU
If These
Are Defeated?**

Our army and navy are the protectors and the only protectors of *your* home—*your* family—*your* income—*your* property.

What will become of you and yours if these protectors are weakened and rendered insufficient to their task?

They will not be defeated by the enemy.

The only way they can be defeated or weakened is through *your* failure to support them with ships, food, weapons, ammunitions, clothing and supplies.

Your life, your business, the future of your family, may depend upon how much **real** effort and *sacrifice* you make to invest in

Liberty Bonds

Horace S. Ely & Company
21 Liberty Street, New York City

L.V. REAVIS

Real Estate Division of the Third Liberty Loan Committee
Headquarters, 217 Broadway

Oversubscribe The Third Liberty Loan

How Much of Your Pay Do You Think
You Can Keep if Germany Wins This War?

If, to help America win this war, you buy

Liberty Bonds

to the very limit of your ability you are not merely helping America. You are not merely making a good investment. You are not merely helping to bring peace nearer. You are doing all these things, and in

addition you are buying the best protection for your own individual prosperity—yes, the *only* real protection you can buy.



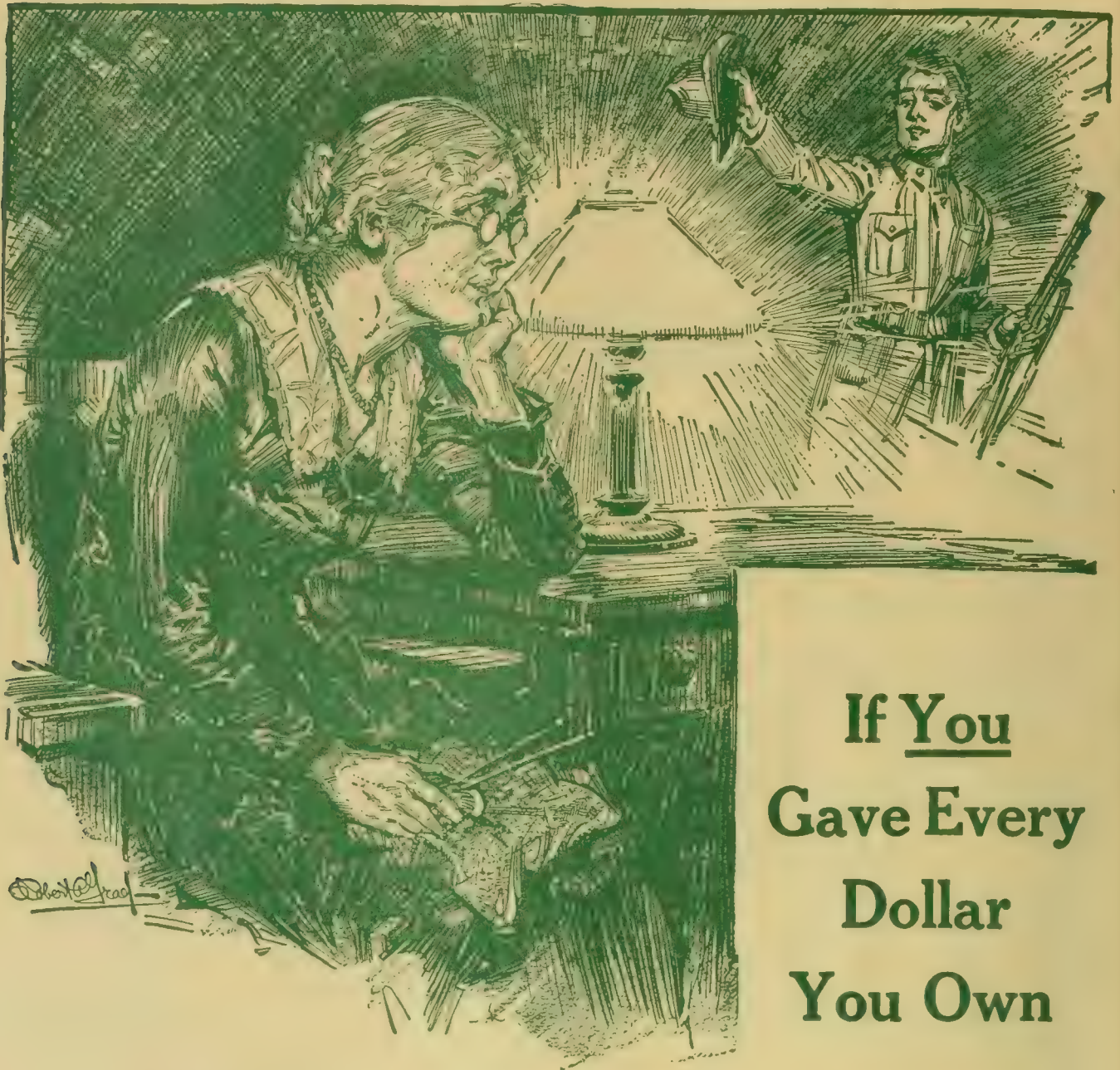
Douglas L. Elliman & Co.

414 Madison Avenue, New York City

Real Estate Division of the Third Liberty Loan Committee

Headquarters, 217 Broadway

Save Both—Buy Liberty Bonds



If You
Gave Every
Dollar
You Own

how little would the sacrifice be compared to theirs.

We are not asked to give. We are asked only to *lend*. To lend at good interest secured by the best collateral on earth

U. S. Liberty Bonds

Charles F. Noyes Company
92 William Street, New York City

Real Estate Division of the Third Liberty Loan Committee
Headquarters, 217 Broadway

Don't Put Off Till To-morrow The Bond You Can Buy To-day

Will You Invest
Your Money With
Uncle Sam Now?

Or Let Germany
Take It Away
From You Later?



Be practical. Look squarely at the facts. We will either invest our money with Uncle Sam now, at good interest rates, to help him win this war, or we will give it up later to pay Germany's war cost—and as much more as Germany chooses to collect. **Invest in**

**Liberty
Bonds
Today**

Livingston Wetmore
34 Pine Street, New York City

Real Estate Division of the Third Liberty Loan Committee
Headquarters, 217 Broadway

Buy A Baby Bond For Baby



Worth Fighting For?

SHALL this little girl grow up in the sort of American home we know, healthy and happy? Shall she have the advantage of living and learning in a free land, under free institutions? Shall such children develop into Liberty-loving citizens that a free America may be proud of?

For over two hundred years Americans have fought valiantly, and died gallantly, to win for themselves and hand down to their posterity the blessings of liberty, justice, self-government and equal opportunity. This precious heritage, bought at so great a price, is now threatened.

**The question which today confronts America as a nation, and
you as an individual, is whether or not a free
America is worth fighting for**

Are American children in this and all future generations to receive unimpaired the legacy of freedom of which we are now the custodians, or shall their country be turned

over bodily to the brutal, rapacious, power-mad enemy which has forced us into this war?

This question cannot be answered by word of mouth, but by deeds alone.

Let your answer be your investment in

Liberty Bonds!

M. & L. Hess, Inc.
907 Broadway, New York City

Real Estate Division of the Third Liberty Loan Committee
Headquarters, 217 Broadway

Back Those Bayonets With Bonds

He says we are bluffing!
Let's show him a big Card —
and everybody in on the Pot.

Put up your ante now in the

**3RD
LIBERTY
LOAN**



Charles B. Van Valen
95 William Street, New York City

Real Estate Division of the Third Liberty Loan Committee
Headquarters, 217 Broadway

Over The Top To The Third Line Trenches

The **THIRD LINE** *of* **DEFENSE** *Get into it and Dig*



In this line every true American can
and will help to win the war. Invest in

Liberty Bonds

Henry Morgenthau Co.

30 East 42nd Street, New York

Real Estate Division of the Third Liberty Loan Committee
Headquarters, 217 Broadway

Buy—Buy—Buy—'Till It Hurts!

VICTORY

We are
going to

Win This War

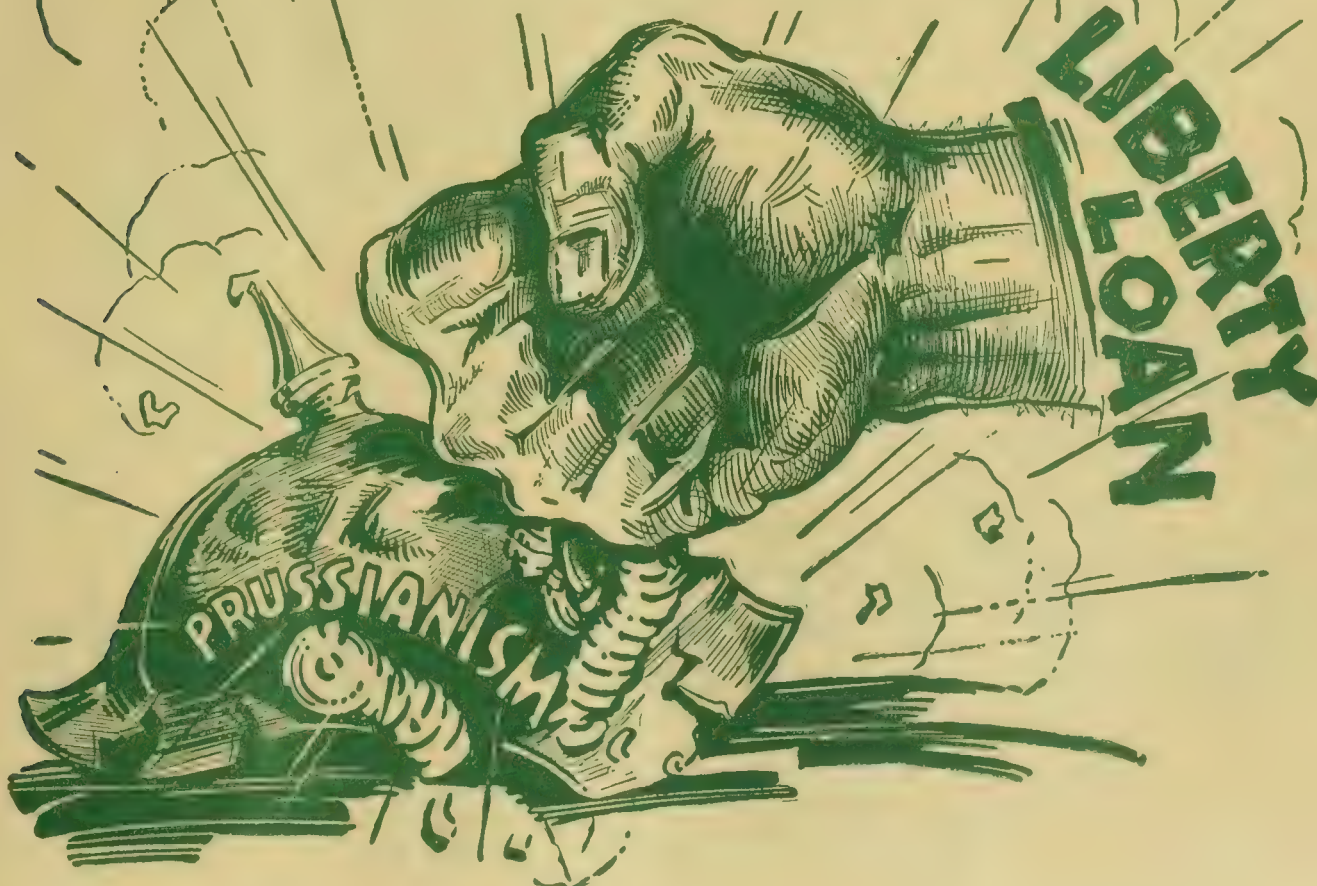
The victory, like everything worth while in life, will require sacrifice, self denial, ungrudging effort.

In defense of Liberty, Justice and Civilization, we must use every weapon at our command. And not the least of these is money. Never in the history of the world has there been a truer cause. Invest in

Liberty Bonds

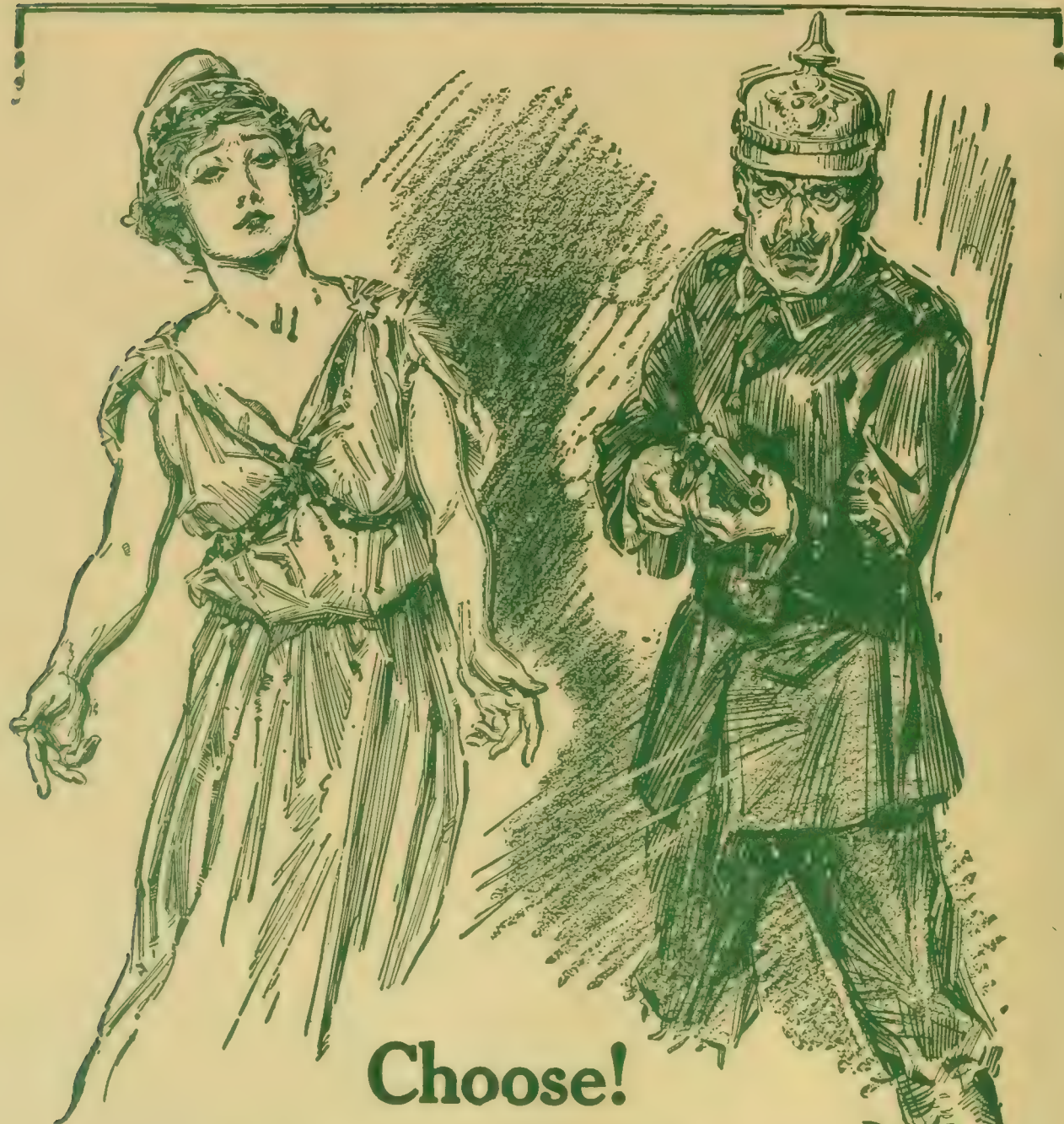
Pease & Elliman

340 Madison Avenue
New York



Real Estate Division of the Third Liberty Loan Committee
Headquarters, 217 Broadway

Time Fights For Germany—Buy Your Bonds Now



"Lend Me Your Money
that I may equip my Army
and Navy to insure for you
and your children the bles-
sings of Liberty."

"Give Me Your
Money or Your
Life"

Invest now to the limit of your ability in

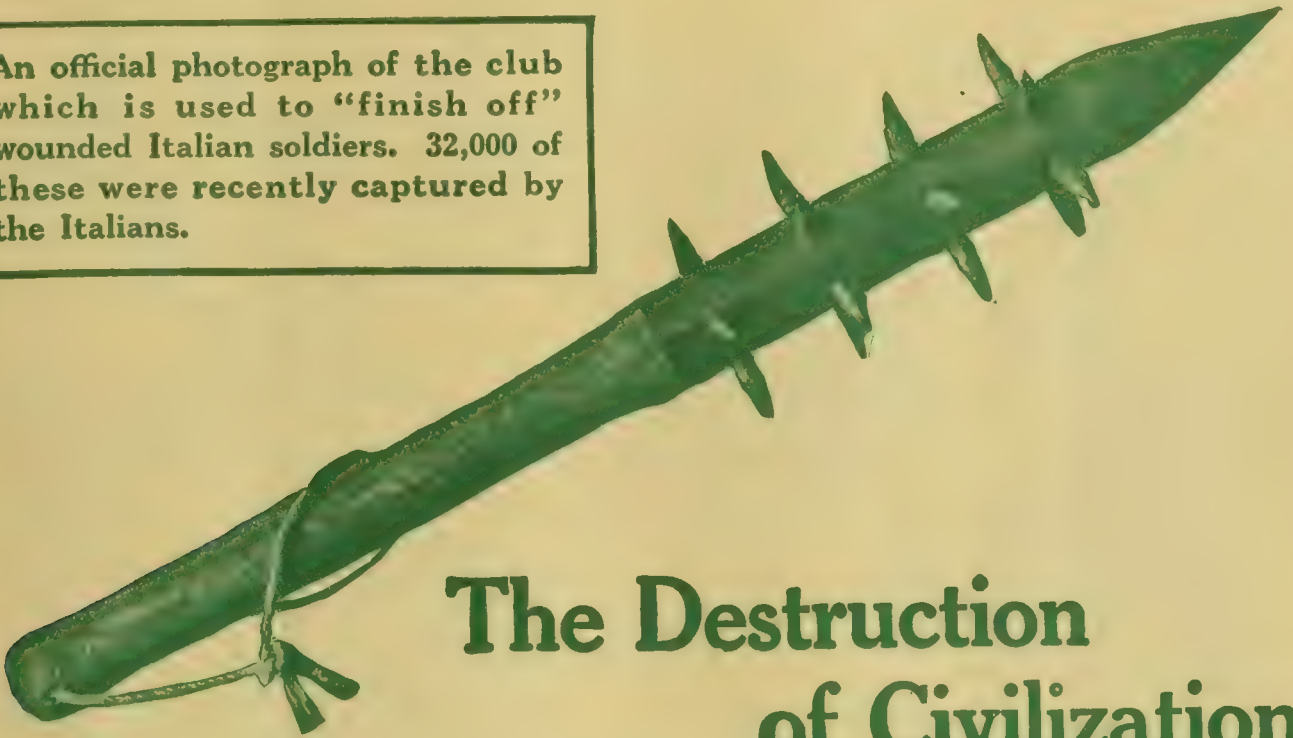
U. S. Liberty Bonds

Albert B. Ashforth, Inc.
12 East 44th Street, New York City

Real Estate Division of the Third Liberty Loan Committee
Headquarters, 217 Broadway

War Duty This Side The Trenches

An official photograph of the club which is used to "finish off" wounded Italian soldiers. 32,000 of these were recently captured by the Italians.



The Destruction of Civilization

is in grim and sober reality what we are fighting this war to prevent. The club pictured above—from an actual official photograph—might be the weapon of a savage cave man of five thousand years ago. It is in fact the weapon with which German soldiers "finish off" enemy wounded who have fallen on the battlefield.

There is only one answer to make to such methods—the defeat of the German armies. America has taken up the sword to give that answer. Our army is in France to help win this war on the battlefield—that civilization may be safe, that America may be safe.

You Can Have Your Share in America's Answer to German Savagery

The Third Liberty Loan is your opportunity. It is the most direct blow that can be struck at German military supremacy. It is the most powerful aid that can be given our soldiers in France. It means rifles and helmets

and gas-masks—the best protection for our men from German brutality. It means big guns and shells and airplanes—and VICTORY.

Invest today in bonds of the Third Liberty Loan, and save the lives of American soldiers.

Save Civilization, Save America, Your Own Family and Your Own Home

F. R. Wood, W. H. Dolson Co.

Broadway, cor. 80th Street, New York City

Real Estate Division of the Third Liberty Loan Committee

Headquarters, 217 Broadway

He Also Fights Who Helps A Fighter Fight



WE are now building more naval and merchant ships than we have constructed in the last generation.

We are building a vast fleet of airplanes, and enormous supplies of artillery, motor trucks, machine guns, rifles and ammunition. We are feeding, clothing and training an army of a million men, and preparing for a million more. We have loaned billions of dollars to our allies to be spent in the United States.

The mind can hardly conceive the sums of money required for our war preparations. Yet these expenditures are absolutely essential. We must win the war quickly if possible; we must carry it on for years if necessary. We must do the job with American thoroughness, let the cost be what it may.

From the shipyards of the Pacific to those of the Atlantic; on our farms and in our mines, mills and factories in every state in the Union; back of the firing lines in France, where men are training, camps are being erected and railroads built, billions upon billions are being expended for labor, for transportation, for materials and supplies of every description.

Remember, when you invest in your Liberty Bonds, that there is immediate, urgent, imperative need for every dollar you can possibly spare.

Lewis H. May

Central Avenue, Far Rockaway, L. I.

Real Estate Division of the Third Liberty Loan Committee

Headquarters, 217 Broadway

You Don't Need a Bank Account To Buy Liberty Bonds

Put your money in this bank

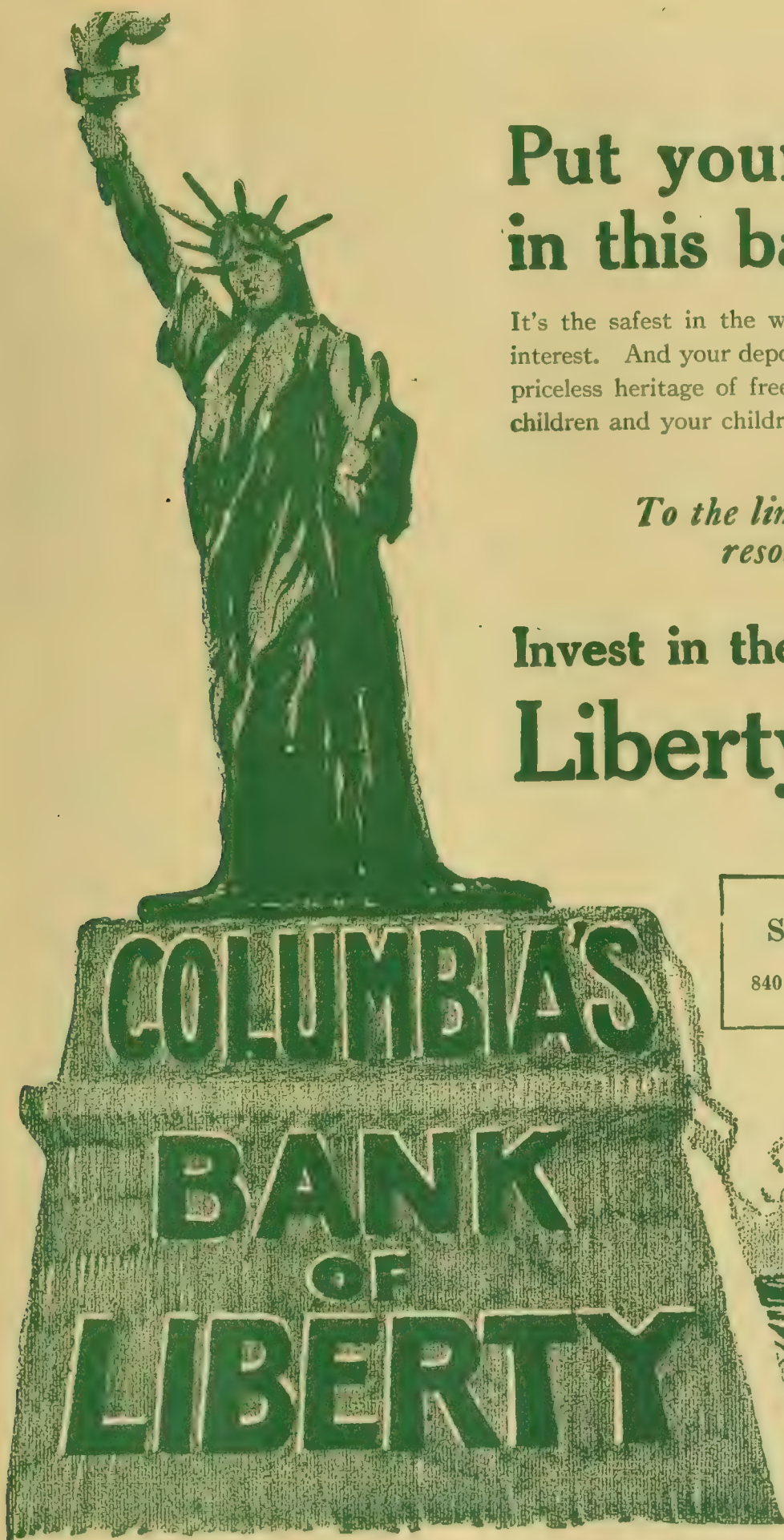
It's the safest in the world. It pays you good interest. And your deposits in it help to insure a priceless heritage of freedom and peace for your children and your childrens' children.

*To the limit of your
resources*

Invest in the Third U. S. Liberty Loan

Spear & Company

840 Broadway, New York City



Real Estate Division of the Third Liberty Loan Committee

Headquarters, 217 Broadway

A Bond In The Hand Is Worth Two In The Booth



YOU are asked to save every cent not needed for your reasonable support and physical well being—this is thrift

Bonds Are Not A Burden But A Blessing

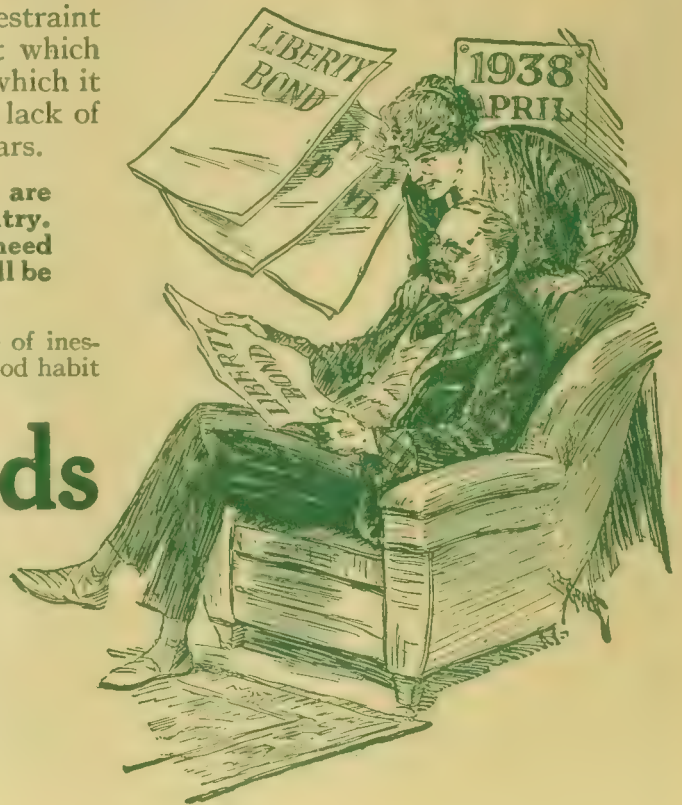
THRIFT requires the exercise of restraint and self-denial—qualities without which you cannot achieve the success in life which it is your ambition to achieve, and for the lack of which you are likely to suffer in later years.

The money you acquire by thrift you are asked to loan—not give—to your country. It will come back to you when you may need it far more than you do now, and you will be paid interest for its use.

This war is a frightful thing, but it may prove of inestimable benefit to you, if it teaches you the good habit of thrift. Start the habit by investing in

Liberty Bonds

Douglas Robinson-
Charles S. Brown Company



Real Estate Division of the Third Liberty Loan Committee

Headquarters, 217 Broadway

Invest In Victory—Buy Liberty Bonds



**"And there is a lot
more up the river
than has ever come
over the falls."**

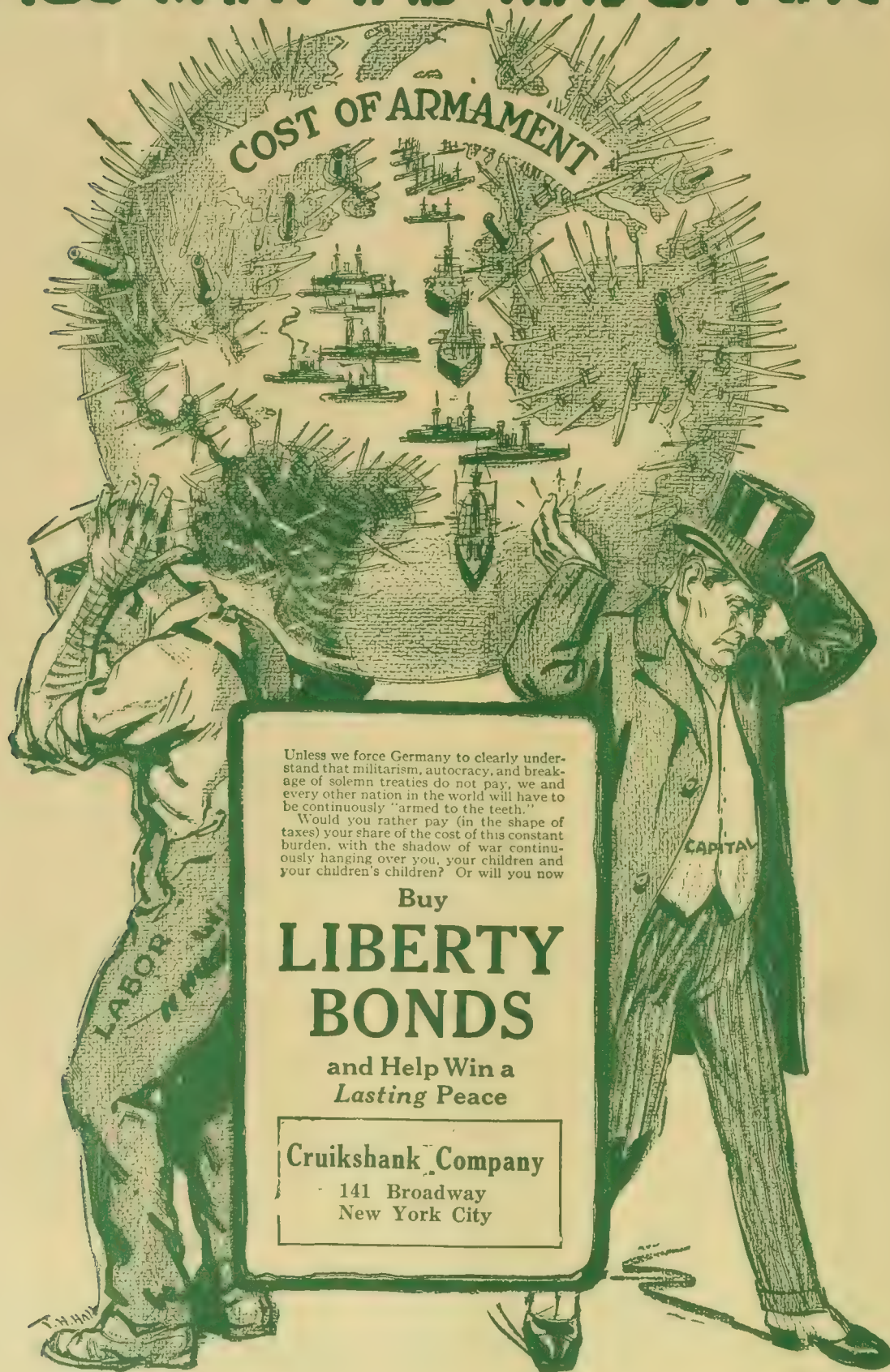
**Wm. A. White
& Sons**

46 Cedar Street
New York City

Real Estate Division of the Third Liberty Loan Committee
Headquarters, 217 Broadway

Money Means Munitions—Buy Liberty Bonds

DO YOU WANT THIS KIND OF PEACE?



Real Estate Division of the Third Liberty Loan Committee

Headquarters, 217 Broadway

What a Six-Cent Fare Will Mean to Real Estate Owners

Tax Rates in the Boroughs of Manhattan, Bronx and Brooklyn, 10 Years Ending 1918

	Manhattan	Bronx	Brooklyn
1909.....	1.67804%	1.67804%	1.73780%
1910.....	1.75790	1.75790	1.81499
1911.....	1.72248	1.72248	1.75502
1912.....	1.83	1.83	1.87
1913.....	1.81	1.81	1.85
1914.....	1.78	1.77	1.84
1915.....	1.87	1.94	1.92
1916.....	2.04	2.09	2.08
1917.....	2.02	2.02	2.07
1918.....	2.36	2.40	2.40

EVERY owner of real estate in New York, every rent payer, has a vital interest in the proposition to charge a six-cent fare for the period of the war on all street railway lines, subway, elevated and surface.

Either the people who ride on the subway and elevated must pay the interest on the City's investment of \$250,000,000 in the Dual System, or it must be paid out of taxes.

The Interborough's contract with the City provides that after operating expenses are paid, the Company shall receive its preferential. It is not until this has been paid in full that the City will receive any return from fares to meet the interest charges on its investment. The other contracts the City has relating to the Dual System are on the same basis. A five-cent fare during this period of extraordinary operating costs will defer any return to the City from the operation of its lines.

It is estimated that with a five-cent fare, the City will for a period of from five to seven years face an annual deficit of at least \$11,250,000 in the operation of the Dual System. Some people believe that, due to war conditions and the uncertainty of the times, this deficit will reach \$20,000,000.

Every \$10,000,000 increase in the City's tax budget must mean a five per cent increase in the tax rate. A \$20,000,000 deficit will mean a 10 per cent increase in the tax rate.

This deficit of from \$11,000,000 to \$20,000,000 as variously estimated, can be provided for in only one of two ways; either by putting the burden on the taxpayer in the one case, or on the fare-payer in the other. If put on the taxpayer it will fall on the real estate owners of the City—already bending under enormous tax burdens which have been put upon them

to the extent that many of the best-located properties in the City are to-day selling at one-half their assessed valuations.

The real estate owners must, in turn, pass as large a proportion as they can to the tenants occupying their property, with the result that if the burden is put on the taxpayer it will wholly fall on the citizens of New York; who work in New York—who make their living in New York—who spend their incomes in New York—who pay their taxes in New York—the vital members of the community that keep New York alive and growing.

If, however, a policy is determined upon of putting this burden on the fare-payer, it is estimated there are 300,000 strangers from all over the world daily using the transportation facilities of New York, in addition to hundreds of thousands of commuters from nearby States, who make their money in New York, but spend their money outside New York; who pay their taxes outside of New York, and are not an integral portion of New York life.

We have offered to put the Dual System contract into effect simultaneously with the 6c fare. This will preclude the Interborough from receiving one dollar of additional revenue as a result of the bill.

Frankly, our interest in this measure is two-fold:

First, to insure the current payment of the Interborough's preferential, under its contract with the City, which, in any event, would have to ultimately be paid out of future earnings, with compound interest.

Second, to insure sufficient earnings by the surface lines of the New York Railways to keep them out of bankruptcy. Bankruptcy, as you know, would result in splitting up the lines into the original companies, and would abolish transfers entirely.

THEODORE P. SHONTS, President

Interborough Rapid Transit Company

New York Railways Company

Buy a Liberty Bond!

Real Estate at Public Auction SPECIAL SALES DAY Thursday, April 25th

AT NOON AT EXCHANGE SALESROOM, 14 VESEY STREET, NEW YORK CITY

ABSOLUTE LIQUIDATION SALE

Holdings of the MILTON REALTY COMPANY

349 East 77th St.

(Bet. First & Second Aves.)

A 4-story and basement brick tenement; 2 apartments of 4 rooms on each floor. Size 25x104.4.

S. E. Cor. Melrose Ave. & East 157th St.

(Known as 762-4 Melrose Ave.)

A 6-story and cellar brick tenement with store; 3 apartments of 4 rooms and bath and 1 apartment of 5 rooms and bath on each floor. Size 49.20x71.

OLIVER E. DAVIS, Esq., Atty., 3210 Third Ave., N. Y. City

KURZ & UREN, Esqs., Agents, 370 East 149th St., N. Y. City

218 East 117th St.

(Bet. Second and Third Aves.)

A 3-story brick tenement; 2 apartments of 5 rooms on each floor. Size 25x100.11.

S. W. Cor. Courtland Ave. & East 150th St.

(Known as 569-71 Courtland Ave.)

(IN THE HUB OF THE BRONX)

Two 3-story frame tenements with stores; 2 apartments of 3 rooms, 1 apartment of 4 rooms in No. 569; 2 apartments of 5 rooms each floor in No. 571. Size 50x100.

OLIVER E. DAVIS, Esq., Atty., 3210 Third Ave., N. Y. City

ABSOLUTE EXECUTOR'S SALE

Estate of J. A. CASEY, Dec'd
By Instructions from FRANK S. GANNON, Esq., Executor

POINT PLEASANT, N. J.

N. W. Cor. Atlantic and Boston Avenues,

KNOWN AS "CARROLLTON HOTEL"

A 4-story and cellar frame hotel building, containing about 80 rooms. Size 200x125.

S. W. Cor. Richmond & Laurel Aves.

A 2½-story frame cottage, containing 16 rooms and bath. Size 100x170.

S. E. Cor. New York & Ocean Aves.

Four ocean front plots, running back to esplanade. Size 200x250.

146 Lawrence Street

BROOKLYN, N. Y.

(Between Willoughby and Fulton Streets)

A 3-story brick dwelling, containing 13 rooms and bath. Size 21.1x100.
GANNON, SIEBERT & RIGGS, Esqs., Attys., 2 Rector St., N. Y. City

EXECUTORS' SALE

Estate of SAMUEL T. REYNOLDS, Dec'd

336 Ninth Avenue

(Bet. 29th & 30th Sts.)

A 4-story and cellar brick tenement, with store; 1 apartment of 5 rooms on each of the three upper floors. Size 18.3x70.

538 Ninth Avenue

(Bet. 39th & 40th Sts.)

A 4-story and cellar brick tenement, with store; 1 apartment of 5 rooms on each floor. Size 16.9x61.9½.

Estate of MARX W. MENDEL, Dec'd

23 East 67th Street

(Bet. Fifth & Madison Avenues)

A 4-story brick and brownstone dwelling. Size 20x100.5.
ROSE & PASKUS, Esqs., Attys., 128 Broadway, N. Y. City

Estate of
WILLIAM HASSELBERGER, Dec'd
229 East 37th St.

(Bet. Second & Third Aves.)

A 4-story and cellar brick tenement; 1 apartment of 4 rooms on first floor and 1 apartment of 5 rooms on each of upper floors. Size 25x70.6x25.3x74.1½.

CHARLES KAUFMANN, Esq., Atty., 35 Nassau St., N. Y. City

Estate of
JEREMIAH W. CURTIS, Dec'd
145 West 49th St.

(Bet. Sixth & Seventh Aves.)

A 4-story and basement brick tenement. Size 22x100.5.

HARRIS & HARRIS, Esqs., Attys., 68 William St., N. Y. City

SPECIAL SALES

327 West 89th St.

(Bet. West End Ave. & Riverside Drive)

A 5-story and basement brick and stone private dwelling, 12 rooms and 2 baths. Size 22x75.8½.

237 Seventy-second St.

(Bet. Ridge Boulevard & Third Ave., Brooklyn, N. Y.)

A 3-story and cellar brick dwelling. Size 16.8x100.
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street, abutting the Hotel Wolcott, which they acquired last June in a trade for their former thirteen-story apartment house at the northwest corner of West End avenue and 80th street. In part payment the Messrs. Mayer received 124 and 126 East 23d street, an old building, on a plot 50 x 100 feet, between Madison and Fourth avenues, now occupied as stores and apartments. The property will ultimately be improved with a loft building. In purchasing this property the Mayers, who acquired it free and clear, have arranged a loan of \$75,000 with the Lincoln Trust Company. Each property was put in the trade at \$175,000. Julian Benedict was the broker. Weschler & Kohn acted as attorneys for the selling company.

Heights Apartments Bought by Investor.

The Henry Morgenthau Company, Robert E. Simon, president, sold two large six-story elevator apartment houses, covering the block front in the south side of 181st street, from Pinehurst to Northern avenues. The house at the Pinehurst avenue corner is known as the Warrington Hall, and occupies a plot 118 x 115 feet. It contains three stories and accommodations for forty-three families. The structure is now fully rented, and shows an annual return of \$30,000. At the Northern avenue corner is the Fort View, which measures 115 x 115 feet. It contains one basement store and thirty-five apartments. The house is also fully tenanted, the annual rent roll being \$26,264. The two houses were held at \$475,000, and were acquired a few years ago by the selling company.

Bronx Plot Assembled.

George Bockhaus, Inc., leased from Joseph Gottlieb, and Annette Adelman, the two five-story tenements at 551 and 553 East 132d street, corner of St. Anns avenue, for a long term. The lease carries with it an option to purchase. The same interests also purchased from Samuel L. Hewlett and George Y. MacMurphy, as trustees under the will of Stephen R. Hewlett, and Noah C. Rogers, as trustee under the will of John L. Rogers, the five-story tenement houses at 107 and 109 St. Anns avenue, adjoining the 132d street property. The company now controls one-half block fronting on St. Anns avenue including the corner of 132d street; also the house adjoining in the latter thoroughfare. Lawrence Blake, Jr., was the broker. It is reported that the buyers intend to improve the property with apartment houses.

Bank Sells in Wooster Street.

The Brooklyn Savings Bank sold to the Tremont-Webster Building Company, August F. Schwarzler, the Bronx builder, president, the seven-story loft building, at 179 to 183 Wooster street, measuring 74.8 x 100 feet, located 100 feet south of Bleecker street. The bank took back a mortgage of \$122,500 on the property for a five-year term at 5 per cent.

Buyer for Bronx Apartment House.

The Brooklyn Savings Bank sold, through A. H. Levy and Jacob Kaplan, Forest Hall, a seven-story elevator structure, at the northwest corner of Forest avenue and 158th street, on a plot 100 x 87.6 feet. The bank acquired the property as plaintiff in a foreclosure suit, and takes back a first mortgage of \$87,500.

Creditors Accept Offer.

The creditors of Clarence Payne accepted through their attorneys, Campbell, Flaherty & Turner, the offer of \$475,000 recently made by Max Loewenthal, for the twelve-story apartment house, at 383 to 387 Park avenue. The property is one hundred per cent. rented, the annual rent roll aggregating about \$67,000. It is subject to two mortgages, totaling \$390,000. N. A. Berwin & Company represented Mr. Loewenthal in the transaction.

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Brooklyn Waterfront in Deal.

The Palmer property having large waterfrontage on the East River and Newtown Creek, in the Greenpoint section of Brooklyn, has been sold, through Bryan L. Kennelly. The property contains more than 600,000 square feet, including bulkhead and land under water, and is bounded by Freeman, Eagle, West, Franklin and Commercial streets, the East River, Newtown Creek and the State Barge Canal Terminal. It includes various buildings, a large pier and about 700 feet of bulkhead. The property was held at \$1,700,000 and adjoins the Havemeyer sugar house property reported sold last week to the Greenpoint Improvement Company.

Manhattan.

South—of 59th Street.

MADISON ST.—Bond & Mortgage Guarantee Co. sold to Sydney Gubin 263 Madison st., a 5-sty 20-fam. tenement, on lot 25x100xirreg, located 68.8 ft. east of Clinton st.

MERCER ST.—Charles F. Noyes Co. sold for Bond & Mortgage Guarantee Co. 153 Mercer st., a 5-sty building, on plot 25x100. The property will be altered, and negotiations are pending for a lease of the building at \$4,000 per annum. Stoddard & Mark were the attorneys for the purchaser.

MONROE ST.—Charles Wynne bought from Herman Gothelf the 5-sty front and rear tenement at 98 Monroe st., on lot 25x100. The seller took over the property under foreclosure a short time ago.

MURRAY ST.—David Foreman purchased from the Bowery Savings Bank the 4-sty building, on plot 20x81.6, at 61 Murray st., northeast corner of West Broadway, assessed at \$55,000. The bank took back a 5-year mortgage of \$42,000 at 5 per cent.

PRINCE ST.—Charles F. Noyes Co. sold for the Bond & Mortgage Guarantee Co. to Harry K. Grigg 118 Prince st., a 5-sty 10-ft building, covering lot about 20x71, and rented at \$1,890 per annum. The property was valued at \$15,000 and is assessed at this figure.

THOMPSON ST.—William A. White & Sons and Vincent C. Pepe sold for West Beach Realty Co. 216 Thompson st., a 3-sty building, on lot 20x100, between Bleecker and 3d sts.

North—of 59th Street.

78TH ST.—Pease & Elliman sold for Mrs. F. P. Soiley 151 East 18th st., a 3-sty private dwelling, on lot 16x82.2, located about 54 ft. east of Lexington av.

102D ST.—Newly formed 103 West 102d Street Co., with a capital of \$10,000, purchased from Louis Cohen 103 West 102d st., a 5-sty flat, on plot 25x100.11, adjoining the northwest corner of Columbus av.

104TH ST.—Land Estates, Inc., associated with New York Title and Mortgage Co., sold 64 East 104th st., a 3-sty building, on lot 18.5x 100.11.

118TH ST.—Ralph Russo sold for Fanny and Emma Behlen the 3-sty dwelling at 314 East 18th st. to Alfonso Kuotolo. The seller acquired the property in 1894.

124TH ST.—Bond and Mortgage Guarantee Co. sold to Max Sommer and Meta Sommer 243 East 124th st., a 3-sty dwelling, on lot 20x100.10.

127TH ST.—James H. Cruikshank purchased through Horace S. Ely & Co. from Candace S. Conn the two 5-sty tenements at 208 and 210 East 127th st., between 2d and 3d avs, on plot 46x100, assessed by the city at \$26,000.

137TH ST.—B. W. Smith resold for Mrs. E. Craig for all cash the dwelling, on plot 18x 99.14, at 244 West 137th st.

143D ST.—Isidor Abraham purchased for investment from German Savings Bank 311 West 143d st., a 5-sty tenement, on lot 20x99.11. The bank took the property over in foreclosure proceedings last December.

BRADHURST AV.—James H. Cruikshank purchased from Fannie M. Keppel the 5-sty flat at 6 Bradhurst av., near 143d st., on lot 23x 60, assessed at \$11,000.

EDGEcombe AV.—Frederick Brown purchased from the Universal Savings Bank 102 Edgecombe av., a 3-sty dwelling, on plot 16x80, adjoining the northeast corner of 130th st.

LEXINGTON AV.—Harry Sugarman sold for Morris Siegel 1699 Lexington av., a 4-sty flat, with stores, on plot 21x80.

MADISON AV.—Duff & Conger, Inc., sold for Lawyers Mortgage Co. the 3-sty dwelling at 1520 Madison av and 93d st to M. F. Mannheim.

ST. NICHOLAS AV.—Porter & Co. sold for Concourse-110th Street Co. to a client of John R. Davidson's the 3-sty dwelling, with garage, at 400 St. Nicholas av., at the southeast corner of 130th st., on plot 19x125.

2D AV.—Recently formed 1826 Second Avenue Realty Co., through A. H. Mittleman, attorney, purchased from Anna H. Miller 826 2d av., a 5-sty tenement, with stores, on plot 25x80.

3D AV.—James H. Cruikshank purchased through Leon S. Altmayer from Edward J. and Bennett J. King the two 5-sty tenements at 1646 and 1648 3d av., adjoining the northwest corner of 92d st., on plot 37.9x100. Assessed by the city at \$56,000.

Bronx.

FAILE ST.—Samuel Cowen sold to Isaac Hall 636 Faile st., a 2-fam. brick dwelling, on plot 20x100.

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PROPOSALS

NOTICE TO CONTRACTORS.

Public Notice is Hereby Given, That the Westchester County Building Commission has caused specifications to be prepared for a temporary sewage system to be used in connection with the new Alms House, at East View, N. Y., and copies of these specifications may be obtained at the office of the Building Commission, Room 613, Court House, White Plains, N. Y.

Bids for the construction of a sewage system in accordance with the specifications will be received by the undersigned Building Commission until 2 o'clock P. M. on the 30th of April, 1918, at the office of the Commission.

Bids for the construction of this sewage system must be submitted upon forms supplied by the Building Commission and all of the requirements of the "Notice to Bidders," furnished with such specifications, must be complied with.

ROBERT S. BREWSTER,
ARTHUR W. LAWRENCE,
GEORGE E. MERTZ,

Westchester County Building Commission.
Dated April 9th, 1918.

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FOR SALE—"RECORD & GUIDES" SINCE 1868. ABOUT 100 VOLUMES—MOSTLY BOUND SEMI-ANNUALLY.

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FRANK R. HOUGHTON, 156 BROADWAY. ROOM 25. (AFTERNOONS). CORTLD. 1540.

RESIDENT MANAGER for high-class apartment house, experienced, of refined appearance, offers his services to owners or real estate agents; first-class references; opportunity for a personal interview will be appreciated. R. RICHTER, Hotel Cecil, 118th St. and St. Nicholas Ave.

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Architects and Engineers,
Suite 1010, 38 Park Row.

All classes Commercial and Manufacturing Buildings. Preliminary surveys and estimates on contemplated alterations or additions made without charge.

EXCEPTIONAL good 10-room House; large garden, beautifully located on Delaware River, Sullivan Co., near station; high and healthy; investigate; no fancy price expected. BONESTEEL, 2818 Clarendon Road, Brooklyn.

6-STORY tenement, near Ninth Ave., 39th St.; also 2 lots, one block from sub-station, Bronx. OWNER, 3833 Carpenter Ave.

FOR SALE—Bromley's Maps, Manhattan, 5 Vol. Bronx, 2 Vol. with handsome cabinet; Weekly Record & Guide, bound, 1894-1912; Quarterlies, 1910-1916. Room 21, 51 Liberty St.

WE will pay 20 cents each for the New York Edition of Record & Guide of November 18, 1916, and December 28, 1917, if both sections are delivered in good condition. This offer will expire April 20, 1918. Record & Guide, 119 West 40th St.

FOR SALE—South Brooklyn, a one-family house of nine rooms and bath, situated two blocks from the Ninth St. Station of the Fourth Ave. Subway; asking price, \$4,000; can be had on easy terms. R. MURPHY, 210 Eleventh St. Brooklyn.

167TH ST.—G. A. Pfortner resold for Benenson Realty Co. three lots in the south side of West 167th st, 65 ft. east of Lawrence st.

ARTHUR AV.—Carlo Alfaro bought from the estate of John J. Brady, through Angelo L. Frumento, the taxpayer, on plot 45x100, at the northwest corner of Arthur av and 184th st.

BATHGATE AV.—Irving Goldberg sold for Lawyers Mortgage Co. 1782 Bathgate av, a 3-story frame dwelling, on plot 41x110.10x irreg.

BATHGATE AV.—Bernard Bloch bought from Cahn & Pittman the 6-story new-law apartment house, with five stores, at the southwest corner of Bathgate av and 184th st.

BOSTON RD.—Bernard Greenthal sold to McKinley Square Garage, Inc., tenants, the 1-story garage, on plot 148x103.7, at the southwest corner of Boston rd and Jefferson pl.

BRIGGS AV.—Frederick Brown purchased, through T. H. Kelley, from the Wicke estate 2690 to 2698 Briggs av, three 4-story apartment houses, on plot 124x85xirreg, between 194th and 196th sts.

BROOK AV.—Frederick Brown resold through Edwin N. Rowley to James D. Cockfort 278 to 282 Brook av, two 5-story flats, with four stores, each on plot 37.6x104, held at \$85,000. The purchaser gave in exchange 44 acres, with a 3-story residence, held at \$75,000.

BROOK AV.—Henry Morgenthau Co. sold to Abraham P. Kramer, through Phillip Pollak and Louis Godsky 276 Brook av, northeast corner of 139th st, a 5-story apartment house, on plot 26x100.

FOREST AV.—Jacob Schmitt sold to E. and A. F. Knoepke 1118 Forest av, a 5-story tenement, on plot 46x143, 270 ft. north of 166th st. The property was held at \$55,000.

PERRY AV.—J. Clarence Davies sold for Parkridge Realty Co. to E. K. Fields the vacant lot, 25x103, at the southeast corner of Perry av and 207th st.

SEDGWICK AV.—G. A. Pfortner resold four lots on the east side of Sedgwick av, about 425 ft. south of 167th st.

TIEBOUT AV.—Louis E. Kleban, president of Markstone Realty Co., purchased from Tiebout Heights Realty Co., through Alexander Selkin and David Mentz, for all cash, the 5-story apartment house at 2130 Tiebout av, on plot 85x164x irreg. The property has been held at \$85,000.

VYSE AV.—Morganstern Brothers Syndicate sold to an investing client of A. Lions, for cash, the 5-story apartment house at the northeast corner of Vyse av and Home st, known as 1202 Vyse av and covering plot 54x100. The building, which contains 30 apartments and 3 stores, shows an annual rent roll of \$11,000, and has been held at \$80,000.

WEBSTER AV.—Hugo Wabst sold for George Riess, a plot 50x100 on the west side of Webster av, 100 ft south of Charles pl, fronting on the Bronx Parkway.

WILTON AV.—L. E. Ohlweiler sold, through Nehring Bros., to Laura F. Leddy, the dwelling, on plot 17.6x100, at 599 Walton av, near 150th st, held at \$10,000. In exchange, the buyer gave a vacant plot in East 217th st, near White Plains av, held at \$6,000.

Brooklyn.

BAY 13TH ST.—B. J. Sforza sold for William Meyer the 2-fam. brick dwelling, on plot 20x108, at 8651 Bay 13th st.

HUMBOLDT ST.—Announcement was made Wednesday of the sale of the Old Bushwick Reformed Church, at Humboldt and Conselyea sts, to the Catholic Diocese. An Italian Catholic church will be built on the site. It is reported \$15,000 was paid for the property.

NASSAU ST.—Nicholas J. Zielinski as broker sold for Miss Foley the 2-fam. dwelling on lot 17.6x65 at 240 Nassau st.

SUYDAM ST.—R. A. Schlesing, as broker, sold for Mrs. Mary Vetter the 6-fam. frame house at 229 Suydam st to Casper Zaengle.

UNION ST.—James W. Keogh sold, through the John Pullman Real Estate Co. the 3-story dwelling at 832 Union st, on lot 20x100.

10TH AV.—Frank A. Seaver & Co. sold the 2-fam brick house at 6912 10th av, to Ethel Norton.

42D ST.—John J. Hoeflinger sold for Jennie Shirk the 2-fam. 2-story house at 323 42d st.

45TH ST.—John J. Hoeflinger sold for Martin and Anna M. Tyd the 2-fam. house at 250 45th st.

48TH ST.—John J. Hoeflinger sold for Charles and Bertha Rantz the 2-fam. brick house at 625 48th st.

48TH ST.—John J. Hoeflinger sold for Frank and Lydia Gustafsen the 3-fam. brick house at 325 48th st.

54TH ST.—John J. Hoeflinger sold for W. M. and M. Mills the 2-fam., 2-story house at 261 54th st.

FOR SALE—Complete set of bound Record & Guide, from 1876 to 1913, inclusive; price reasonable. Box 490, Record & Guide.

FOR SALE—Cheap, 4 lots, 25x100 (each), in Town of Mount Pleasant, Westchester County. Apply to Owner, SAM BARNETT, 546 Gravesend Ave., Brooklyn.

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54TH ST.—I. S. Herbstman sold for Peter O'Leary to Abraham Manuta the houses at 1339 and 1341 54th st.

57TH ST.—John J. Hoeflinger sold for Felix and Margaret Sackman the 2-fam., 2-story house at 437 57th st.

60TH ST.—John J. Hoeflinger sold for Henry and Eva Meier the 6-fam. house at 440 60th st.

68TH ST.—Walter S. Ross and C. C. Gretsinger sold for Mary B. Haas the 1-fam semi-detached house with garage in the north side of 68th st, 303 ft east of 5th av.

71ST ST.—Frank A. Seaver & Co. sold the 2-fam. brick house at 264 71st st for Margaret Pierce.

83D ST.—James Watters sold for Theodor Frost the new 2-fam. brick dwelling at 343 83d st.

83D ST.—Tutino & Cerny sold for Anna V. Gorman the 2-story 2-fam. brick dwelling at 547 83d st.

BAY RIDGE AV.—Walter S. Ross and C. C. Gretsinger sold for Louise Tappan the 1-fam house at 953 Bay Ridge av.

FOREST AV.—Brooklyn Savings Bank sold through A. H. Levy & Jacob Kaplan Forest Hall, a 7-story elevator apartment house, on lot 98x100, at the northwest corner of Forest av and 158th st, held at \$100,000. The bank recently acquired the property at foreclosure, and takes back a first mortgage of \$87,500.

HOWARD AV.—Realty Associates sold property at 40 Howard av to Joseph Rohrich. This is a 3-story brick store and flat building, on lot 25x87, located at the southwest corner of Howard and Putnam avs.

21ST AV.—Frank A. Seaver & Co. sold five lots at the southeast corner of 21st av and 81st st for S. Fromm.

RECENT LEASES.

Another Lease in 57th Street.

The estate of J. C. Colgate leased to Mme. Helena Rubenstein, the dwelling, 46 West 57th street, a four-story building with a two-story rear extension on a lot 23 x 100 feet. Up to the present time the trade invasion in 57th street has gained about twenty houses in the block between Fifth and Sixth avenues, and other deals are said to be under negotiation. Included in recent transactions on the block is 13 and 15, acquired by Stein & Blaine, dressmakers, from the Tiffany Studios Corporation. George Arents is said to be considering a business alteration for 38 West 57th street.

More Trade in 57th Street.

F. Hamilton Davis has leased his home at 52 West 57th street, a four-story building, on lot 25 x 100 feet, located 145 feet east of Sixth avenue. The dwelling has been leased for twenty-one years, the tenant being a millinery concern. The property will be extensively altered.

Manhattan.

BASTINE & CO. leased the 4th floor at 36 East 22d st to Barnes Printing Co.; at 112 East 19th st the 12th floor to the Survey; at

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363 7th av the 2d floor to Samuel Oxman; the store at 129 East 29th st to Emilio Malafronte; at 23 West 24th st the store to Novick Bros., and the parlor store at 42 Lexington av to N. L. Mason; also the store at 9 East 22d st to David Rubinfeld and the parlor store to Nathan Braunstein and Max Rider; the building at 165 West 26th st to Joseph and Samuel Cohen.

GEORGE N. BRUNO & CO. leased for Win-ton Holding Co. to Fencas Warehouse & Truck-ing Co., M. Femenella, president, the 6-sty loft building at 121 and 123 Sullivan st.

CUSHMAN & WAKEFIELD, INC., leased offices at 21 East 40th st to E. J. Allen, whole-sale lumber dealer; also a suite of offices at 15 and 17 East 40th st to Jared Flagg, stock broker.

DUROSS CO. leased for Lincoln R. Peabody his 5-sty residence at 333 West End av, near 75th st, for 21 years, to Benjamin B. Kirtland.

DUROSS CO. leased to Edward Poppe Co. store and basement at 339 and 341 West 13th st and 342 West 14th st.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 875 Park av, corner 76th st, for Weil & Meyer to Miss Estelle Whitfield; also at 116 East 58th st for J. F. Eagle to Miss F. Marion Gregory; also at 20 East 48th st for Advocate Realty Co. to Miss Louise Lardet; also at 122 East 76th st for John I. Downey to Alfred M. Botsford; also at 12 East 48th st for John I. Tonnelle to Mme. Pauline Marks, and at 161 East 79th st for I. Rudolph Jacobs to Levin R. Marshall.

DOUGLAS L. ELLIMAN & CO. leased for Fed-eral Estates Corp., Samuel H. Stone, president, to Lundihn Corp. loft at 24 East 55th st; also for Beadleston Realty Corp. to Edward N. El-wood the former Beadleston residence at 25 West 51st st.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 555 Park av for Edinburgh Realty Co. to Mrs. Daniel F. Kellogg; also an apart-ment at 125 East 72d st for Julius Tischman & Son to Edward Roesler; also an apartment at 122 East 82d st for Capt. David Dows to Mrs. J. H. Le Gendre; an apartment at 122 East 76th st to Miss Mary A. Downer, and in conjunction with Malcolm E. Smith and Rudolph Culver, a duplex apartment at 130 East 67th st to A. Leo Everett.

DOUGLAS L. ELLIMAN & CO. have made the following renewals from October 1: a large apartment at 635 Park av to Mrs. E. R. Camp-bell; at 969 Park av to William H. Bloodgood and Mrs. Lillian H. Abbott; at 122 East 76th st to Douglas Bonner; at 68 East 86th st to Mrs. M. Friedlander, and at 122 East 82d st to Millard F. Koch.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 14 rooms and 4 baths at 270 Park av for Vanderbilt Avenue Realty Co. to Mrs. William Steel Gray; also an apart-ment comprising an entire floor at 30 East 55th st, corner Madison av, for Henry S. Van Duzer to Dr. Austin Flint; and renewed the follow-ing leases from next October: the Verona, 32 East 64th st, corner Madison av, to Albro Aiken; at 929 Park av to Mrs. George R. Shady; at 122 East 82d st to Charles W. Camp; at 40 East 52d st, a 5-sty dwelling, on plot 25x100, for Mrs. H. Van Rensselaar Ken-nedy to Horace E. Andrews, president of New York State Railways.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 550 Park av, corner 62d st, for General Henry L. Stimson to Albert Roth-bart, of Hallgarten & Co., bankers; also an apartment at 570 Park av, corner 63d st, for John B. Warden to Charles P. Latting.

J. B. ENGLISH leased for Stephen J. Weaver to Louis Hager the 3-sty house at 163 West 49th st.

P. C. ERKHARDT-WM. B. KELLY, INC., leased for 5 years the 6-sty apartment house at 79 and 82 Old Broadway, for H. Wagner for a gross rental of \$25,000.

FARRELL REAL ESTATE CO. leased the dwellings at 152 Riverside dr to Kathryn R. Kaufman and 344 West 55th st to Mrs. Spen-cer.

J. ARTHUR FISCHER leased to Hulda Stern the 4-sty dwelling at 166 West 50th st; also to H. Kahn the store and basement at 723 10th av.

FREDERICK FOX & CO., INC., rented the store and basement at 821 and 823 Broadway, northwest corner of 12th st, to Gray Bros.; also store and basement at 822 Broadway, southeast corner of 12th st, to Samuel Green-blatt & Co.; store, basement and sub-basement at 820 Broadway to Hyman I. Josephson; store and basement at 818 Broadway to I. Radin; and the store and basement at 65 Cooper st to Cahn Ament Co.

GAINES, VAN NOSTRAND & MORRISON, INC., leased the store and basement at 137 5th av to Waldes & Co.

JOHN N. GOLDING leased through Albert B. Ashforth for the estate of Edward Knox the 3d floor in the Knox Building, southeast corner of 5th av and 40th st, to the National Republi-can Committee for executive offices. They will take possession on May 1, after a few altera-tions have been made for their purposes.

GOODALE, PERRY & DWIGHT, INC., leased an additional floor at 21st st, Broadway and 5th av through M. & L. Hess to Allied In-dustries Corp.; also floor at 43 East 23d st to Victor Victorone.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., leased for James McCreery Realty Co. the double store at 112 and 114 West 42d st to the Society of Independent Artists for their second annual exhibition, be-ginning April 20th to May 12th, 1918.

HEIL & STERN & JACK SCOBEL leased at 14 and 16 West 17th st the store and basement to Seids Lunch Co., Inc., at a total rental of \$50,000.

HEIL & STERN leased at 30 to 34 West 26th st the 10th floor to R. Tahan & Bro.; also at 18 and 20 West 21st st the 7th floor to Jacobs-Wechsler Co.; and at 19 West 20th st the store to St. Regis Lunch.

M. & L. HESS, INC. leased for Metropolitan Life Insurance Co., space on the 2d floor at 37 to 45 West 20th st to Rosenberg & Zentner; also for Ira A. Kip, Jr., space on the 9th floor at 45 and 47 East 20th st to S. & D. Goodman.

HENRY HOF leased the 2d floor at the north-west corner of 37th st & 3d av to Challam & Co.; also for estate of James Rozell, Inc., loft at 154 East 39th st to E. H. Buhler & Son.

HENRY HOF leased for J. Chris. G. Hupfel Brewing Co. the building at 224 East 38th st to Dearborn Truck Sales Co. for a service sta-tion.

HOUGHTON CO., in conjunction with Cruik-shank Co., leased to Vivian M. Buckley the 4-sty dwelling at 50 West 69th st for estate of De Witt C. Hays.

HOUGHTON CO. leased furnished the 3-sty dwelling at 144 West 88th st for Agnes H. Nohn to Dr. Morris M. Sweeney.

HOUGHTON CO. leased for George H. Har-ris the 4-sty dwelling at 66 West 69th st to E. V. Parr.

C. ROYCE HUBERT leased apartments at 270 West End av to Max H. Friedman; at 342 West 71st st to Jessie E. Bernat; at 124 West 72d st to Fredk. C. Knowles; at 248 West 105th st to Anna B. Kinnear; and at 308 West 93d st to Francis C. Baird.

CHARLES G. KELLER rented for Heilner & Wolf the loft at 17 East 17th st to R. B. Stein & Bro.

CHARLES G. KELLER rented 4,500 sq. ft at 118 and 122 West 22d st to Quality Dress Co.; also for Homer Foote, Jr., space at 334 to 343 4th av to Jacob Berlin.

JAMES KYLE & SONS rented the store and basement at 748 Lexington av to Solomon Starr.

MULVIHILL & CO. leased the 3-sty dwell-ing at 126 East 122d st, between Park and Lex-ington avs, to James Doyle.

CHARLES F. NOYES CO. leased offices at 97-99 Water st to Union Salvage & Cleaning Co.; offices at 37 and 39 Maiden la to Lyons Mfg. Co.; offices at 130 and 132 Pearl st to

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SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATESBraunling Coffee Co.; a floor at 14 and 16
Church st for Loft to Andrews & Co., and
space to Wenz Asbestos Co., Inc.CHARLES F. NOYES CO. leased the store,
basement and sub-cellar at 57 Ann st for Con-
tract and Improvement Co. to American Print-
ers' Accessories Co.; the store at 61 Gold st for
John J. Burton to Harry Lesser; a store and
basement at 320 and 322 Pearl st for M. J.
Becker to Rudolph M. Anderson, and sub-
leased for Town Manufacturing and Novelty
Co. 20,000 sq. ft. of space at 330 Broadway to
Wynkoop-Hallenbeck-Crawford Co.CHARLES F. NOYES CO. leased for Wil-
beth Realty Co. to the Atlantic Division of
the American Red Cross (Ethan Allen, man-
ager) the 6-sty building at 141 to 145 West
17th st, containing about 50,000 sq. ft. of space,
at an aggregate rental of about \$50,000.CHARLES F. NOYES CO. leased at 42
Broadway offices on the 9th floor to United
Metals Selling Co.; a portion of the 4th floor
to A. E. Parker; space on the 21st floor
to Utah Consolidated Mining Co.; a suite on
the same floor to Anaconda Copper Mining Co.;
space on the 11th floor to Theodore S. & Augus-
tus F. Todd, and offices on the 6th floor to
Raymond C. Parker.CHARLES F. NOYES CO. leased for the
Phelps Stokes Estates, Inc., underwriting space
on the ground floor at 100 William st to
Schaefer & Shevlin.THOMAS J. O'REILLY rented for Mrs. Nora
L. Smith an apartment at 606 West 113th st to
Mrs. Duncan Campbell.PEASE & ELLIMAN leased for Fulton Trust
Co. to Dr. M. Goodridge the 4-sty dwelling at
34 East 63d st; also for Todd & Robertson of-
fices at 347 Madison av, at the southeast corner
of 45th st, to Harry Creighton Ingalls, and re-
newed for Mrs. H. B. Van Emburgh the lease
of 30 East 38th st, a 5-sty dwelling, held by J.
Digby Maitland.PEASE & ELLIMAN rented a large apart-
ment at 535 Park av for C. Loring Brace to
H. R. Baltz; also a large apartment at 270
Park av to E. C. Lufkin, president of the
Texas Co.; also apartment at 100 West 59th st
to Percy R. Beckett; at 570 Park av to Mrs.
Wooster Lambert; at 565 Park av to Irving
Schmelzel; and at 11 East 68th st to Herman
S. Roenbaum.PEASE & ELLIMAN leased for Title Guar-
antee & Trust Co. to Hugo A. Hillers the
dwelling at 965 Madison av, between 75th and
76th sts.PEASE & ELLIMAN rented apartments at
180 West 59th st to Dr. Ben W. Key; at 100
West 59th st to Mrs. M. Johnston and Dr.
Lucius J. Mason; at 21 West 58th st to W. C.
Decker; at 144 West 57th st to Mrs. H. H.
Knowles, and at 21 West 58th st to Aaron
Malakoff.PEASE & ELLIMAN leased for John & Mich-
ael J. O'Connor for 21 years, 158 West 44th st,
a 4-sty building on lot 25x100, adjoining the
Hotel Claridge, to the Saint Regis Modern
Buffet Corp.; also for Title Guarantee & Trust
Co. to Hugo A. Hillers the 4-sty dwelling at 965
Madison av between 75th and 76th sts, and re-
newed for Mrs. F. A. Otis the lease of the 4-
sty dwelling at 111 East 39th st, held by A. J.
Cumnock.PEASE & ELLIMAN rented a portion of the
9th floor at 198 Broadway to Kilsheimer & Dut-
ton for Daniel Birdsall & Co.PEASE & ELLIMAN leased for Rhinelander
estate to E. Rush Duer the 4-sty dwelling at
27 East 77th st, between 5th and Madison avs;
also for William B. Ellison an apartment at
902 West End av to Mrs. R. M. Schaefer; two
at 256 West 73d st for H. U. Singhi to Mrs. I.
T. Swan and Miss Grace Lynn; and one at 378
West End av for W. J. Arend to Mrs. J. H.
Griesel.PEASE & ELLIMAN leased for Mrs. C. May-
ers to George B. Abo the 4-sty dwelling at 274
West 71st st, between Broadway and West End
av; also the residence of James C. Colgate
a 4-sty dwelling, on lot 23x100, at 46 West
57th st, between 5th and 6th avs, to Madame
Helena Rubenstein.PEASE & ELLIMAN leased for estate of J.
Ahrens a floor at 74 Lafayette st to the
Language Press.PEPE & BRO. leased for John Patten the
corner store and basement at 153 Bleecker st
to Maglietta Brothers for 5 years; also for
Mrs. Margaretta Cordes the parlor floor and
basement at 143 West 11th st to Miss Katharine
Ward; also for Mrs. H. Helmar to H. P.
Wherry the parlor floor and basement at 75
West 12th st.PEPE & BRO. leased for Lieutenant Wain-
wright his furnished apartment at 3 Sheridan
sq to Major H. A. Watkins; also for the owner
a furnished apartment at 77 Washington pl to
Mrs. Laura Maverick Graves; for Miss R.
Jakobi her furnished apartment at 12 East 8th
st to Dr. Sally Best; also for Mrs. W. B. Crit-
tenden her furnished apartment at 17 West
10th st to Mr. H. F. Granger.E. A. POLLACK leased for Charles and
Henry Dahnke the store, basement and sub-
cellar at 344 Bowery to Jacob and Nathan
Lunsky for 3 years.GEO. R. READ & CO. leased the 4th floor
at 101 Chambers st and 166 Church st to E. P.
Mesthene & Co.; also the 4th floor at 54
Barclay st and 9 West Broadway to Follet Time
Recording Co.; also the 3d floor at 101 Water
st to Schari Supply Co.; also for Pease &
Elliman offices at 55 Liberty st to Campeche,
Lagunna Co.GEO. R. READ & CO. leased the store and
basement at 200 Central Park West to Breese-
Montant Motors, Inc.; also the store and
basement at 207 West 72d st to Delion Tire Co.GEO. R. READ & CO. leased space at 122
and 124 East 25th st to Julius Berger and L.
Grossman Co.; also at 3 East 17th st to Jacob
Levine and Samuel J. Lieberman; and with
Daniel Birdsall & Co. 103 5th av, 3d loft, to
Al. Benjamin & Bro.

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GEO. R. REED & CO. leased space at 17 Madison av to Albert Cohen & Co., Herman Ullman & Co., Inc.; at 3 East 17th st to Harry Sheiken, and at 392 5th av to Taylor-Maxwell Co.

RICE & HILL, INC., leased for Exchange Buffet Corp to J. Miller, at a rental aggregating about \$35,000, the store at 39 Broad st, opposite the Curb Market.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the banking floor at 35 Wall st to Foreign Trade Banking Corp.

GEORGE ROSENFELD CO., INC., leased a furnished apartment at 418 West 118th st to Lieut. Saviger, U. S. A., of Iowa.

J. SCOBEL leased to Seids' Lunch Co. the store and basement at 22 Warren st for 10 years.

D. H. SCULLY & CO. leased for City Magistrate Sigmund Wechsler the store and basement at 151 West 125th st to Libby Lunch Co. for 10 years, at an aggregate rental of about \$50,000; also for Dr. E. Harrison Griffin the store and dwelling at 131 East 116th st to Julius di Monda, and at 133 East 116th st to Joseph Masoni.

SHAW & CO. leased for William Marshall Estate, the 3-sty dwelling at 394 St. Nicholas av, on lot 18x125, to John Timmer.

SHAW & EBBITT leased for 169th st Realty Corp. the store at 4032 Broadway.

SLAWSON & HOBBS rented the 4½-sty dwelling at 173 West 79th st for Ann Stephenson to W. A. Bechtel; also the 4-sty dwelling at 318 West 89th st for Marie L. Digener to Elizabeth Muench, and the 5-sty dwelling at 162 West 86th st for Olivia P. Hoe to C. Anderson.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., with Douglas L. Elliman & Co., leased a duplex apartment at 130 to 134 East 67th st to A. Leo Everett.

CHARLES B. WALKER leased to P. Lorillard Co. 12,000 additional sq. ft. at 213 to 231 East 144th st for N. F. Westergren; the store and basement at 147 Spring st to Manhattan Embossing and Leather Paring Co. for M. A. McAdam; for the Equitable Trust Co. loft at 203 Greene st to National Almond Products Co.; for M. Hayes et al loft at 174 Wooster st to National Quilting Co.; and for the estate of John R. Graham space at 174 Centre st to Klein & Co.

WM. A. WHITE & SONS leased the 6th loft at 382 Lafayette st to Finkelstein, Aletkin & Siegel.

WM. A. WHITE & SONS leased, in conjunction with L. J. Phillips & Co., offices at 37 Liberty st to W. S. Solomon, and with F. W. Benner, offices at 6 Church st to Trade News Service.

WM. A. WHITE & SONS leased the building at 179 South st, between Roosevelt st and James slip, to A. Rizzo & Son.

WM. A. WHITE & SONS have rented the 6-sty fireproof building at 483 and 485 Greenwich st to Joseph Tetley & Co., wholesale tea merchants, having their principal office in London.

WM. A. WHITE & SONS and Robert Rainey leased the building at 338 Greenwich st to Schachter & Finkelstein.

MILLARD VEIT was the broker in the deal of the Riviera apartments on Riverside dr, occupying the block front between 156th and 157th sts, for Riviera Realty Co. to William H. Barnard. In part payment Mr. Barnard is to give his country estate of several hundred acres, near Rutland, Vt.

HUGHES & HAMMOND placed for Bing & Bing a loan of \$370,000 at 5½ per cent, for 5 years on the new apartment hotel known as the Robert Fulton, at 228 to 230 West 71st st. The building was completed last fall, at which time it was leased for 21 years at a net rental of \$72,000 per annum.

BROADBELT REALTY CORP. (Albert H. Mathews, Marie E. Smith and John W. Murphy) is the buyer of the 5-sty loft and store at 68 and 68½ Greene st. The property was sold a few months ago by Douglas Robinson, Charles S. Brown Co. for the Lorillard estate. The stated consideration was \$20,000 and \$18,000 was allowed to remain on mortgage at 5½ per cent.

REAL ESTATE NOTES.

DAVID PORTER has removed his real estate office from 215 Montague st to 32 Court st, Brooklyn.

ARTHUR R. BASTINE has been appointed receiver for the properties at 1885 to 1895 Lexington av and 152 East 118th st.

NEHRING BROS., INC., have been appointed agents of the "Vannell" 656 and 658 West 178th st and numbers 303 and 305 and 307 West 139th st.

WILLIAM GOEBEL has become associated with Charles S. Kohler in the management department of the branch office at 1428 St. Nicholas av.

BERNARD WAKEFIELD, vice-president of Cushman & Wakefield, Inc., has been elected to active membership in the Real Estate Board of New York.

PEASE & ELLIMAN have been appointed agents by estate of Moses Ehrenreich of the Stratford apartment house, at 1070 Madison av, corner of 81st st.

PEASE & ELLIMAN have been appointed by Mrs. J. H. Westheimer managing agents for the 6-sty elevator apartment house, on lot 50x100, at 345 West 85th st, between West End av and Riverside dr.

DOUGLAS L. ELLIMAN & CO., at a recent meeting of the stockholders, increased the number of their present Board of Directors by the election of Henry A. Frey, manager of the business department, and Reginald W. Murray, manager of the agency department.

WM. PIERRE JOCKIN, until recently associated with Harris & Vaughan, Inc., has opened offices at 80 Broadway for the transaction of a general real estate business. Previous to this Mr. Jockin had been connected for about ten years with Fredk. Southack & Alwyn Ball, Jr.

PUBLIC SERVICE COMMISSION has reopened for the taking of testimony as to war time wages, prices and operating conditions, the rate proceedings involving the rates chargeable by the Newtown Gas Co., the Woodhaven Gas Light Co., Jamaica Gas Light Co., and Richmond Hill & Queens County Gas Light Co., four subsidiaries of the Brooklyn Union Gas Co., for gas in the 2d and 4th wards of Queens. The Commission has fixed April 12th at 10.30 A. M. as the time when hearings will be begun and an opportunity afforded the company, the city and the consumers to present any facts as to present conditions.

BOARD OF APPEALS at its meeting on Tuesday had a calendar of 22 cases, disposed of as follows: Withdrawn 5, dismissed 5, denied 3, granted 7, laid over 1, amended 1. The Board of Standards and Appeals at its meeting on Thursday disposed of 33 cases as follows: Dismissed 3, denied 4, withdrawn 4, granted 6, laid over 10, set for rehearing 1. The following proposed amendment was submitted:

Proposed Amendment to rule 25, Rules for fire extinguishing appliances, adopted by the Board of Standards and Appeals May 24, 1917. Rule 25, Water Supply Check Valves. The piping connecting each source of water supply with the sprinkler system, including fire department connections, shall be provided with a check valve.

On two source systems, check valves shall have a gate valve on each side to permit repair of check without shutting off both supplies except that where the two sources of supply consist of a pressure and gravity tank located above the highest line of sprinklers, a gate valve need only be provided on the down stream side of each check valve.

The purpose of this amendment is to eliminate two gate valves in systems supplied by pressure and gravity tanks. Individual modifications have been granted by the Board of Appeals and the representatives of various sprinkler companies as well as of the New York Fire Insurance Exchange have stated that the additional valves required by the rule as it now stands are a menace to the system, due to the possible accidental seating of one of the valves, thereby shutting off a source of supply.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Apr. 5 to 11	1917 Apr. 6 to 12
Total No.	110	193
Assessed Value	\$4,360,300	\$22,730,975
No. with consideration	21	23
Consideration	\$477,615	\$563,125
Assessed Value	\$536,500	\$546,500
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
Total No.	1,696	2,273
Assessed Value	\$90,925,680	\$160,496,225
No. with Consideration	281	297
Consideration	\$13,505,621	\$15,839,092
Assessed Value	\$14,496,200	\$23,402,800

Mortgages.

	1918 Apr. 5 to 11	1917 Apr. 6 to 12
Total No.	37	75
Amount	\$528,300	\$1,291,785
To Banks & Ins. Cos.	9	16
Amount	\$294,500	\$570,000
No. at 6%.	18	20
Amount	\$70,300	\$208,950
No. at 5½%.	3	2
Amount	\$29,000	\$16,000
No. at 5%.	7	27
Amount	\$268,500	\$527,000
No. at 4½%.	1	3
Amount	\$8,000	\$61,000
No. at 4%.	1	1
Amount	.....	\$8,000
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	8	2
Amount	\$152,500	\$470,835
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
Total No.	641	1,123
Amount	\$19,425,465	\$39,587,333
To Banks & Ins. Cos.	119	238
Amount	\$10,621,543	\$19,805,500

Mortgage Extensions.

	1918 Apr. 5 to 11	1917 Apr. 6 to 12
Total No.	39	39
Amount	\$2,606,600	\$9,153,850
To Banks & Ins. Cos.	14	17
Amount	\$1,991,500	\$7,951,600
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
Total No.	384	655
Amount	\$33,939,883	\$46,367,400
To Banks & Ins. Cos.	137	322
Amount	\$16,937,350	\$36,087,375

Building Permits.

	1918 Apr. 6 to 12	1917 Apr. 7 to 13
New Buildings	3	7
Cost	\$113,000	\$891,700
Alterations	\$234,790	\$290,900

	Jan. 1 to Apr. 12	Jan. 1 to Apr. 13
New Buildings	52	127
Cost	\$4,236,000	\$19,295,000
Alterations	\$2,411,660	\$3,918,989

BRONX.

Conveyances.

	1918 Apr. 5 to 11	1917 Apr. 6 to 12
Total No.	82	100
No. with consideration	14	13
Consideration	\$88,350	\$118,700
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
Total No.	1,253	1,615
No. with consideration	208	185
Consideration	\$2,045,533	\$1,947,486

Mortgages.

	1918 Apr. 5 to 11	1917 Apr. 6 to 12
Total No.	37	45
Amount	\$261,681	\$519,071
To Banks & Ins. Cos.	3	6
Amount	\$154,000	\$117,100
No. at 6%.	22	20
Amount	\$48,481	\$328,186
No. at 5½%.	5	3
Amount	\$16,000	\$9,000
No. at 5%.	7	8
Amount	\$186,600	\$90,000
No. at 4½%.	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	3	14
Amount	\$10,600	\$91,885
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
Total No.	561	712
Amount	\$3,108,873	\$4,993,338
To Banks & Ins. Cos.	19	66
Amount	\$451,700	\$1,082,500

Mortgage Extensions.

	1918 Apr. 5 to 11	1917 Apr. 6 to 12
Total No.	7	21
Amount	\$101,000	\$353,500
To Banks & Ins. Cos.	1	1
Amount	\$24,000	\$124,000
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
Total No.	99	242
Amount	\$2,334,887	\$4,749,049
To Banks & Ins. Cos.	7	67
Amount	\$867,250	\$1,662,600

Building Permits.

	1918 Apr. 5 to 11	1917 Apr. 6 to 12
New Buildings	4	5
Cost	\$13,500	\$208,800
Alterations	\$6,650	\$132,200
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
New Buildings	69	150
Cost	\$3,745,150	\$3,006,575
Alterations	\$899,971	\$899,750

BROOKLYN.

Conveyances.

	1918 Apr. 4 to 10	1917 Apr. 5 to 11
Total No.	420	393
No. with consideration	29	35
Consideration	\$372,200	\$265,578
	Jan. 1 to Apr. 10	Jan. 1 to Apr. 11
Total No.	5,097	6,172
No. with consideration	405	612
Consideration	\$3,385,136	\$7,760,341

Mortgages.

	1918 Apr. 3 to 10	1917 Apr. 5 to 11
Total No.	214	253
Amount	\$854,312	\$992,067
To Banks & Ins. Cos.	24	68
Amount	\$86,525	\$446,250
No. at 6%.	129	116
Amount	\$377,856	\$252,700
No. at 5½%.	46	85
Amount	\$207,450	\$572,675
No. at 5%.	15	33
Amount	\$32,456	\$99,592
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	24	18
Amount	\$236,550	\$65,100
	Jan. 1 to Apr. 10	Jan. 1 to Apr. 11
Total No.	2,731	4,203
Amount	\$10,112,568	\$19,335,654
To Banks & Ins. Cos.	352	848
Amount	\$1,908,700	\$6,854,872

Building Permits.

	1918 Apr. 5 to 11	1917 Apr. 6 to 12
New Buildings	118	73
Cost	\$391,430	\$751,650
Alterations	\$117,725	\$75,110
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
New Buildings	645	1,096
Cost	\$5,205,285	\$10,126,650
Alterations	\$967,385	\$1,584,824

QUEENS.

Building Permits.

	1918 Apr. 5 to 11	1917 Apr. 6 to 12
New Buildings	70	88
Cost	\$87,280	\$597,422
Alterations	\$27,600	\$15,175
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
New Buildings	535	1,046
Cost	\$1,699,060	\$4,168,369
Alterations	\$363,657	\$299,125

RICHMOND.

Building Permits.

	1918 Apr. 5 to 11	1917 Apr. 6 to 12
New Buildings	10	8
Cost	\$2,900	\$50,450
Alterations	\$6,305	\$935
	Jan. 1 to Apr. 11	Jan. 1 to Apr. 12
New Buildings	106	149
Cost	\$301,686	\$591,413
Alterations	\$108,110	\$144,433

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

LOCALLY, building construction has slowed down almost to a point of inactivity. The operations that were started some time ago are progressing in a satisfactory manner now that the strike of the laborers is a thing of the past, but there is no new building projects of any consequence being started, and according to the present outlook none will be commenced until general conditions in building circles are more settled. There have been plans recently prepared for quite a number of substantial operations, a number of which were placed in the hands of contractors for estimates; but as yet no contracts have been placed, and there is a growing disposition on the part of owners to hold off for a time at least.

As a consequence of the conditions now maintaining the building trades are looking more and more to the Government as its salvation during the balance of the war period. It is quite evident that private building will be a negligible quantity for a long time, and what activity is possible will be brought about through Federal sources. During the past two weeks the activity along this line has steadily increased, and a number of important contracts for military construction have been awarded to contractors. During the week there have been announcements of large Congressional appropriations for the extension of the military and naval building program. An appropriation has been granted for nearly \$3,000,000, to be used in the erection and equipment of temporary hospitals at the navy yards and training stations; \$3,565,000 has been provided for the construction of barracks and quarters for the coast artillery at sea coast posts and fortifications; \$2,500,000 has been placed at the disposal of the Quartermaster's Department for the building of magazines and storehouses at a number of naval stations, and a large group of other projects of a military or naval character have been included in the recent appropriations. The total of the expenditure of United States Treasury funds for the balance of this year will reach an astounding figure. Practically none of the construction called for by these appropriations has been placed under contract. The plans for the work are now under way, and it is expected that before long announcements will be made as to the builders of these projects.

The building material markets are quiet, and outside of commitments for the Federal work large orders are scarce. Although sales have been light in almost all lines, material prices are well sustained, chiefly for the reason that reserves are low and manufacturers are generally curtailing production on account of the difficulty of obtaining fuel, labor and other essentials, and the doubts as to the immediate future of private building construction. In practically every line of building commodity there will be a material decrease in the volume of production during the coming season, and in some instances, notably common brick, the production is likely to be only at the minimum that will enable manufacturers to keep their plants from deterioration.

Common Brick.—In comparison with the activity of one week ago the past seven days have been relatively quiet ones in the Hudson River brick market. Although brick has arrived from up-river points in fair volume, the demand has slowed down materially, and the sales of the past week have been exceedingly light. Owing to the lack of demand there has been somewhat of a tendency to cut prices in order to stimu-

late sales. As a consequence some of the barges sold during the week went out of the market at \$9 to \$9.50 a thousand. This drop in prices was advisable because a number of manufacturers had their brick on chartered barges and the heavy charter rates were rapidly consuming what little profits were possible. Every day that these barges were held unsold added considerably to the overhead of the manufacturer, and it seemed good business to sacrifice prices in order to decrease dockage and demurrage charges. The balance of the unsold barges in local waters are held firmly at \$10 a thousand. According to present accounts the prospects for an active manufacturing season along the Hudson River are anything but bright. Some of the larger manufacturers undoubtedly will open their plants, but will not produce anything like the amount of brick made in previous years. With the high cost of fuel and other manufacturing essentials and the difficulty of holding labor throughout the season there is little incentive to start, especially as the demand for brick is almost negligible and practically no improvement in sight. The Raritan situation is almost identical to that maintaining along the Hudson, and but slight manufacturing activity is anticipated this year.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, April 12, 1918. Condition of market: Demand light; prices weaker. Quotations: Hudson Rivers, \$10.00 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 15; sales, 10. Distribution: Manhattan, 4; Brooklyn, 4; New Jersey points, 1, Yonkers, 1.

Structural Steel.—Activity in this line of a private nature has slowed down to the minimum, and the prospects for the balance of the current year are anything but optimistic. There were estimates recently taken on a number of large and important structural projects in the Metropolitan district and also in the territory in close proximity, but up to the present writing no definite action in regard to placing contracts for this work has been taken, and it appears as though the major portion of the contemplated work would be held in abeyance until the times are more propitious. The steel contractors in this territory are devoting much of their efforts to Government construction and are looking forward to a continuation of structural work of this character until such time as it will be possible to start private building with a reasonable degree of security. The fabricating mills are heavily loaded with war business, and it is a difficult matter to get private orders through. The demands from the Government for steel for its steadily increasing building program will keep the mills busy for months to come, almost to the exclusion of any other type of business. Prices for mill shipments of fabricated material are unchanged, Federal control figures still dominating all quotations.

Cast Iron Pipe.—The manufacturers of cast iron pipe recently held a meeting, at which prices were the principal topic of discussion. This situation was gone over at great length, and the consensus of opinion seemed to be that the prices of this commodity should be increased; but there is no immediate probability that the Government will take action of this character. The present outlook is that the existing scale will maintain until July 1. Activity in this market is at present almost wholly dependent upon Government demands for extensions to the cantonments and training stations and what is coming from the construction of ship yards. Private buying at this time is almost negligible, and there is a firm disposition on the part of municipalities to

hold off with their prospective work until later in the season. Prices for cast iron pipe are unchanged—6-in., 8-in., and heavier, \$55.35, per net ton, New York, and 4-in., \$58.35.

Wire Products.—There has been considerable Government activity in this market within the past week. The order for 30,000 kegs of wire nails, required by the Federal authorities for use in France, has been equally distributed between the American Steel & Wire Company, the Jones & Laughlin Steel Company and the Pittsburgh Steel Company, each to supply 10,000 kegs; and it is generally understood that this order went at the \$3.50 base price, subject to the usual advances. The Navy Department is also in the market for about 40,000 kegs of wire nails, and it is expected that this order will be placed at an early date. The demand for wire products from the regular trade is not brisk, but the mills are generally well booked over the next two or three months. Prices remain at the levels established by the Government, and will maintain until June 30.

Sand and Gravel.—While there is considerable activity in the markets for these commodities, Government demands represent the bulk of the business, and orders from this source naturally take precedence over the requirements of private interests. The Federal Government has requisitioned approximately 80 per cent. of the total output of sand and gravel for this year, and although it is generally thought that the actual requirements for the Government building program will fall considerably below this amount a sufficient volume of sand and gravel must be available at all times to supply immediate wants. Prices to dealers and consumers are firm and likely to remain stationary for the balance of this year.

Portland Cement.—From the manufacturers' standpoint the Portland cement situation is considered satisfactory. There is a consistent demand for this commodity, both from Federal sources and also from the dealers, who are gathering together their season's supplies. The price is firm at the \$2.55 a barrel level, and there is no immediate prospect of a change from this figure. Manufacturing is proceeding up to the limit of fuel deliveries, and the producers are working to increase their reserves at mill points, which are at the present time at a low ebb.

Window Glass.—Trade in plate and window glass for the past month has been exceedingly light, and producers declare that the activity is at the lowest ebb in years. There has been a strong demand for glass for Government building operations, and stocks in the hands of the local dealers are greatly depleted and broken as to sizes. There is a satisfactory amount of glass in reserve at various factories, but there is extreme difficulty in obtaining transportation to distributing points. There has been no change in the schedule of manufacturers' discounts.

Linseed Oil.—The market is quiet, but prices are well sustained, and there is no indication that any immediate recession is probable. Although there have been some arrivals of seed from Argentine, there has been no break in oil prices, and there is but slight possibility that supplies will be available from South America in any volume before the new domestic crop is ready for the crushers.

Hardware.—There has been a general advance in practically all lines of hardware. Almost daily manufacturers are announcing new schedules of prices, made necessary by the constantly increasing cost of raw materials, labor and general manufacturing overhead.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.
North River common..... @ \$10.00
Raritation common.....No quotation
Second hand common, per load
of 1,500.....\$6.00 @ —
Red face brick, rough or
smooth, car lots.....21.00 @ —
Buff brick for light courts.....21.00 @ —
Light colored for fronts.....25.00 @ —

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....\$2.15 @ —
Rebate on bags, returned, 10c. bag.
Rosendale Natural to dealers,
wood or duck bags.....\$1.15 @ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1@ in. (Nominal).....\$1.25 @ \$1.35
Trap rock, ¾ in. (nominal).....1.35 @ 1.45
Bluestone flagging, per sq. ft.17 @ 0.18
Bluestone curbing, 5x16......40 @ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in., per 1,000.....
6x12x12 in., per 1,000.....
8x12x12 in., per 1,000.....
10x12x12 in., per 1,000.....
12x12x12 in., per 1,000.....
Interior—
3x12x12 in., per 1,000.....
4x12x12 in., per 1,000.....
6x12x12 in., per 1,000.....
8x12x12 in., per 1,000.....

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$2.15 @ —
Eastern finishing.....2.35 @ —
Hydrated common (per ton).....15.00 @ —
Hydrated finishing (per ton).....16.43 @ —

LINSEED OIL—
City brands, oiled, 5 bbl. lots.....\$1.55 @ —
Less than 5 bbls.....1.56 @ —

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
1½ in. (nominal).....No quotation
¾ in.No quotation
Paving gravel (.....).....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

LUMBER (wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 ins., 16 to 20 ft.....\$42.00 @ \$55.00
14 to 16 ft.....63.00 @ 75.00
Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....33.50 @ —
Hemlock, W. Va., base price
per M.....33.50 @ —
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random car-
goes, narrow (delivered).....38.00 @ 42.00
Wide cargoes.....38.00 @ 56.00
Add \$1.00 per M. for each inch in width
over 12 ins. Add \$1.00 per M. for every 2
ft. over 20 ft. in length. Add \$1.00 per M.
for dressing.
Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$5.00 @ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in.....\$65.00 @ —
Cypress shingles, 6x18, No. 1
Hearts.....10.00 @ —
Cypress shingles, 6x18, No. 1
Prime.....8.50 @ —
Quartered oak.....95.00 @ 107.00
Plain oak.....75.00 @ —
Flooring:
White oak, quartered, select.....\$51.50 @ \$55.50
Red oak, quartered, select.....51.50 @ 55.50
Maple No. 1.....47.00 @ —
Yellow pine, No. 1, common
flat.....38.00 @ —
N. C. Pine, flooring, Norfolk.....40.00 @ —

PLASTER—(Basic prices to dealers at
yard, Manhattan):
Mason's finishing in 100 lbs.
bags, per ton.....\$17.00 @ —
Dry Mortar, in bags, return-
able at 15c. each, per ton.....8.25 @ 8.75
Block, 2 in. (solid), per sq. ft.....\$0.08
Block, 2-in. (hollow), per sq. ft......09
Boards, ¾ in. x 8 ft......12½
Boards, ¾ in. x 8 ft......15½

SAND—
Screened and washed Cow Bay.
500 cu. yds. lots, wholesale.....\$1.25 @ —

STRUCTURAL STEEL (Plain material
at tidewater, cents per lb.):
Beams & channels up to 14 in. 3.195 @ —
Beams & channels over 14 in. 3.195 @ —
Angles, 3x2 up to 6x8.....3.195 @ —
Zees and tees.....3.195 @ —
Steel bars, half extras.....3.195 @ —

TURPENTINE:
Spot in yard, N. Y., per gal.....\$0.41 @ \$0.41½
WINDOW GLASS. Official discounts
from manufacturers' lists:
Single strength, A quality, first three
brackets.....80%
B grade, single strength, first three
brackets.....82%
Grades A and B, larger than the first
three brackets, single thick.....79%
Double strength, A quality.....80%
Double strength, B quality.....82%

BUILDING FIGURES FOR THREE MONTHS

Comparative Statistics for the Five
Boroughs Compiled in Convenient Form

Manhattan				Brooklyn			
PLANS FILED FOR NEW BUILDINGS				PLANS FILED FOR NEW BUILDINGS.			
January 1 to March 31, Inclusive				January 1 to March 31 Inclusive			
		1918				1917	
		No.	Cost.			No.	Cost.
Dwellings, over \$50,000 ..		3	\$230,000	Dwellings 1 fam over \$50,000 ..			
Betw'n \$20,000 and \$50,000 ..	2	\$90,000	1	30,000	Dwell's 1 fam btw \$20,000 & \$50,000 ..	1	\$25,000
Under \$20,000 ..		13	1,390,000	Dwelling 1 fam under \$20,000 ..	13	213,000	17 177,200
Tenements.....	4	1,575,000	4	2,350,000	Two fam. Dwel- ings under \$20,- 000 ..	21	350,400 36 348,100
Hotels.....	1	750,000			Tenements over \$20,000.....	7	307,000 34 1,863,000
Stores, lofts, etc. over \$50,000 ..		2	285,000	Tenements under \$20,000.....	1	9,500	20 640,000
Betw'n \$15,000. and \$30,000. 1		30,000	1	15,000	Stores \$30,000 or more.....		1 40,000
Under \$15,000. 3		18,000	1	12,500	Stores btw \$15,000 & \$30,000.....		
Office buildings 2		37,590	10	6,707,500	Stores under \$15,000.....	3	3,550 7 25,000
Manufactories and Workshops 4		39,200	12	1,046,000	Stores and two families.....	2	10,000 27 207,500
Schoolhouses.....			2	950,000	Office Buildings.....		2 13,000
Churches.....					Factories and Workshops, br. 17	534,000	21 1,774,000
Public Build'gs Municipal.....			9	803,500	Factories and Workshops, fr. ..		3 70,000
Places of Amusement, etc.....	2	500,000	9	1,759,500	Churches.....	3	91,000 2 41,000
Stables and Garages.....	24	1,047,900	29	943,000	Public Buildings (Municipal).....	2	540,000 1 50,000
Other Structures.....	8	36,500	6	184,800	Places of Amuse- ment, etc.....	3	330,000 2 55,000
Hospitals.....			1	500,000	Stables and Ga- rages.....	50	415,850 102 724,950
Totals.....	51	\$3,924,100	104	\$17,277,800	Warehouses....	3	56,000 7 161,500
			51	3,924,100	Brick sundries. 14	68,700	15 97,900
Decrease, 1918.....			53	\$13,353,700	Dwellings, frame 1 & 2 families 34	253,630	150 1,048,750

ALTERATIONS IN MANHATTAN.				ALTERATIONS IN BROOKLYN.			
January 1 to March 31, Inclusive				January 1 to March 31, Inclusive			
		1918				1917	
		No.	Cost.			No.	Cost.
Dwellings.....	98	\$430,405	128	\$491,550	Dwellings.....	52	\$57,635 121 \$137,670
Tenements.....	83	213,750	165	310,905	Tenements.....	38	54,575 70 43,150
Stores, lofts, etc. 146		306,101	205	608,674	Stores.....	16	40,475 32 94,610
Manufactories and workshops 83		276,110	97	339,405	Offices.....	4	19,750 2 17,200
Schoolhouses....	2	1,300	14	83,550	Manufactories & Workshops... 40	728,295	38 79,910
Churches.....	5	24,800	7	132,800	Schools.....	6	6,450 17 81,450
Public Build'gs Municipal....	2	4,000	5	11,700	Churches.....	1	10,000 .. 81,450
Places of amuse ment, etc. 23		48,475	46	404,650	Public Buildings 11	12,810	31 62,400
Hotels.....	16	33,225	19	94,475	Stables and Garages ..	26	34,230 .. 164,845
Stables and Garages.....	44	390,650	49	406,450	Frame Buildings. 160	193,325	226 164,845
Totals.....	563	\$2,005,016	834	\$3,628,459	Totals.....	354	\$1,157,545 550 \$749,155
			563	2,005,016			354 749,155
Decrease, 1918.....			271	\$1,623,443	Increase, 1918.....		\$308,390

Bronx				Queens			
PLANS FILED FOR NEW BUILDINGS				PLANS FILED FOR NEW BUILDINGS			
January 1 to March 31, Inclusive				January 1 to March 31, Inclusive.			
		1918				1917	
		No.	Cost.			No.	Cost.
Dwell'gs Brick over \$50,000 ..				Dwellings, frame 37	\$100,390	98	\$241,905
Dwell'gs, brick Bet \$50,000. and \$20,000..				Dwellings, brick. 6	49,160	8	89,600
Under \$20,000. 3		13,500	7	395,000	Manufactories & Workshops....	9	92,765 16 369,650
Tenem'ts, brick over \$15,000. 8		1,100,000	26	1,768,000	Garage ..	24	5,536 32 22,756
Under \$15,000. ..					Public Buildings, Places of Amuse- ment, etc.....	2	3,325 .. 8,600
Tenements frame.....					Stores.....	4	11,080 4 .. 475
Hotels.....					Office Buildings. 4	10,340	2 1,000
Stores over \$30,000 ..	1	30,000			Hotels.....	1	44,000 1 390
Stores, between \$30,000 and \$15,000.....	1	15,000	2	35,000	Stables.....		1 450
Under \$15,000. 2		14,450	4	21,200	Churches.....		35 4,465
Office Build'gs. 1		150,000	3	3,100	Other Structures 15	12,180	35 4,465
Manufactories and workshops 5		194,350	10	36,275	Totals.....	102	\$301,996 199 \$747,291
Schoolhouses.. ..			4	128,000			102 301,996
Churches.....					Decrease, 1918.....		97 \$445,295
Public Build'gs —Municipal.....	1	150,000	1	300			
Places of Amuse'nt, etc. 3		48,000	11	305,200			
Stables and Garages.....	12	51,450	51	87,300			
Dwell'gs, frame 4		16,300	18	76,750			
Other Structures.....	3	8,750	1	600			
Totals.....	44	\$1,791,800	138	\$2,501,225			
			44	1,791,800			
Decrease, 1918.....			94	\$79,425			

ALTERATIONS IN THE BRONX					
	1918		1917		
	No.	Cost	No.	Cost	
Dwellings, brick	9	\$16,250	13	\$18,150	
Dwellings, frame	17	18,800	42	45,900	
Ten'm'ts, brick	4	2,550	18	21,025	
Ten'm'ts, frame	3	4,100	3	1,100	
Hotels.....					
Stores.....	3	2,700	6	26,800	
Office buildings..	1	12,000	1	250	
Manufactories					
and Workshops	8	20,300	13	73,150	
Schools.....	1	500	2	4,200	
Churches.....					
Public Buildings	6	10,375	4	5,000	
Stables and Gar-					
ages.....	4	6,550	13	62,350	
Miscellaneous ..	245	40,114	442	118,702	
Totals.....	301	\$134,239	557	\$376,627	
			301	134,239	
Decrease, 1918,			256	\$242,388	

Richmond				
PLANS FILED FOR NEW BUILDINGS.				
January 1 to March 31, Inclusive				
	1918		1917	
	No.	Cost.	No.	Cost.
Dwellings, frame.	37	\$100,390	98	\$241,905
Dwellings, brick..	6	49,160	8	89,600
Manufactories & Workshops....	9	92,765	16	369,650
Garagee ...	24	5,536	32	22,756
Public Buildings, Places of Amusement, etc.....	2	3,325	..	...
Stores.....	4	11,080	4	8,600
Office Buildings.	4	10,340	2	475
Hotels.....	1	44,000	1	9,000
Stables.....	..	...	2	390
Churches.....	..	...	1	450
Other Structures	15	12,180	35	4,465
Totals.....	102	\$301,996	199	\$747,291
			102	301,996
Decrease, 1918.....			97	\$445,295

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ALTERATIONS IN RICHMOND.

January 1 to March 31, Inclusive

	1918		1917	
	No.	Cost	No.	Cost
Dwellings, frame	35	\$24,860	60	\$45,767
Dwellings, brick	2	2,100	3	4,500
Manufactories & Workshops....	7	66,600	8	38,418
Garages.....	4	4,780	2	310
Public Buildings				
Places of Amusement, etc.	3	3,650	5	43,632
Stores.....	4	3,875	6	5,285
Stables.....	3	1,590	2	700
Office Buildings..			1	50
Hotels.....	1	200		
Other Structures	4	520	9	1,265
Totals.....	64	\$111,175	108	\$148,966
			64	111,175
Decrease, 1918.....			44	\$37,791

Material Exchange Elects Officers.

At the thirty-seventh annual meeting of the Building Material Exchange of the City of New York, held last Monday in the exchange rooms, 30 East 42d street, the following officers were elected for the ensuing year: F. A. Rose, president; John W. Ruth, vice-president, and William C. Morton, treasurer. F. A. Rose, John W. Ruth, William C. Morton, George A. Molitor, John M. Campbell, Irving J. Rose, Edward D. King, H. P. Brown, Allen J. Huke, Elliott Smith, Thomas Cumming, H. M. Halstead and Edwin B. Morse were elected trustees. The inspectors of election included Ernest Braun, Orin F. Perry and Thomas D. Miller. The treasurer reported that the exchange was in an excellent financial condition.

Officers Elected.

At the annual meeting of the Building Trades Employers' Association held last Tuesday afternoon in the association rooms, 30 West 33d street, the following officers were elected for the ensuing year: Ronald Taylor, president; Fred. B. Tuttle, first vice-president; Albert N. Chambers, second vice-president, and J. P. Ryan, treasurer. Charles J. Kelley was elected chairman of the Board of Governors.

Large Factory Contract Placed.

The White Fireproof Construction Co., 286 Fifth avenue, Manhattan, has obtained a general contract for the erection of a seven-story reinforced concrete factory, 65 x 95 feet, and a two-story addition to the present building, 145 x 65 feet, also of reinforced concrete, at Taffe place and De Kalb avenue, Brooklyn. This work is for Julius Kayser & Co., glove manufacturers, 45 East 17th street, Manhattan, and on premises. The plans and specifications were prepared by Wm. Higginson, architect, 21 Park Row, Manhattan. The cost of this project is approximately \$300,000.

Architect for Model Tenements.

Grosvenor Atterbury, architect, 20 West 43d street, Manhattan, has been retained to prepare the plans and specifications for the two model tenements to be erected in Bayonne, N. J., by the Bayonne Housing Co., a corporation now being formed under the auspices of the Bayonne Chamber of Commerce. Definite details of this project have not been decided upon as yet and it will be some time before announcement can be made. The exact location also has not been determined but the operation will occupy a large plot that will be parked and arranged as a playground for children. It is proposed to spend in the neighborhood of \$200,000 upon this project.

Contract for Y. W. C. A. Building.

Tucker & Lewis, 101 Park avenue, have obtained without competition, the general contract for the erection of the new building for the colored branch of the Young Women's Christian Association to be located in the north side of 137th street 100 feet east of Seventh avenue. The plans and specifications for the building were prepared by John J. Petit, architect, 103 Park avenue. The plans call for a structure six stories in height, with basement, fireproof throughout and with ground dimensions of approximately 100 x 150 feet. The building will be completely equipped with all of the modern facilities for association work. Work will be started immediately.

PERSONAL AND TRADE NOTES.

H. A. Weinstein, architect, has recently moved his office from 165 Remsen street to 32 Court street, Brooklyn.

George H. Suess, architect, has moved his offices from 2966 West 29th street to 2920 Railroad avenue, Coney Island, Brooklyn.

Cleveland Art Metal Company, H. Robert Cullmer, Eastern manager, announces that its New York office has been moved from 50 Church street to 31 East 27th street.

Clark & Appelman, general contractors, 278 Madison avenue, have discontinued business for the period of the war, and both partners have entered the service of the Government.

E. J. Johnson, 19 West 44th street, has received an order from the United States Government for fifty carloads of green roofing slate, from his own quarries in Vermont, for immediate delivery. This is one of the largest orders for roofing slate known to the trade in recent years.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

TOMPKINSVILLE, S. I.—U. S. Government, Joseph T. Yates, Light House Inspector, Tompkinsville, S. I., owner, contemplates making repairs to the wharf, from privately prepared plans. Cost, \$60,000.

LONG ISLAND SOUND.—Lieut.-Col. F. B. Wheaton, advisory architect, and Lieut.-Col. F. M. Gunby, advisory engineer, both of 7th and B sts, N. W., Washington, D. C., completed plans for 1 and 2-sty frame barracks and quarters for coast defense for the U. S. Government, Lieut.-Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, N. W., Washington, D. C., owner. Owner will soon select and announce contractors.

SANDY HOOK, N. J.—Lieut. Col. F. B. Wheaton, advisory architect, and Lieut. Col. F. M. Gunby, advisory engineer, both of 7th and B sts, N. W., Washington, D. C., completed plans for a 1 and 2-sty frame barracks and quarters for Coast Defense for the U. S. Government, Lieut. Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, N. W., Washington, D. C., owner.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Eric O. Holmgren, 371 Fulton st, architect, is taking bids on the general contract for a 2-sty brick and stucco private garage and studio, 34x29, at 97 McDonough st, 200 ft east of Tompkins av, for J. A. Almiral, on premises, owner. Thomas Drysdale, 26 Court st, and McGough & Hoey, 16 Court st, both of Brooklyn, are figuring the general contract. Cost, \$6,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—Manhattan Bathing Co., Surf av and West 33d st, Brooklyn, owner, is taking bids on the general contract for alterations and addition to the bath house pavilion on the south side of Surf av, 392 ft west of West 32d st, from plans by Laspia & Salvati, 525 Grand st, architects. Peter Guthy, 926 Broadway, Brooklyn, is figuring the general contract. Cost, \$45,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

50TH ST.—A. E. Nast, 546 5th av, has plans in progress for alterations to the 4-sty brick apartments and store, 50x60, at 3-5 West 50th st, for Solomon Kalvin, 542 West 112th st, owner. Cost, \$35,000.

95TH ST.—Charles B. Meyers, 1 Union sq, has plans in progress for alterations to the 4-sty brick tenement, 18x86, at 174 West 95th st, for Lillie Steiner, 25 Claremont av, owner. Architect will take bids

on general contract about April 22. Cost, \$5,000.

113TH ST.—George M. McCabe, 96 5th av, has plans in progress for remodeling the brick tenement at 120 East 113th st, for Mrs. Ledgerwood, owner. Architect will take bids about April 18 on general contract. Cost, \$4,000.

2D AV.—Max Muller, 115 Nassau*st, completed plans for alterations to the 3-sty brick tenement and store, 25x40, at 83 2d av, for May Asen, 121 Broome st, owner. Cost, \$6,000.

BANKS.

BEAVER ST.—Clinton & Russell, 32 Nassau st, completed plans for alterations to the brick and stone bank and office, 44 x204, at 63-65 Beaver st, through to 20-24 Exchange pl, for the Farmers Loan and Trust Co., on premises, owner. Cost, \$20,000.

WALL ST.—McKim, Mead & White, 101 Park av, Mr. Stanley in charge, completed plans for alterations to the 11-sty bank and office bldg, 50x59, at 64-68 Wall st, for the Hocheloga Realty & Development Co., 64 Wall st, owner. Cost, \$15,000.

DWELLINGS.

5TH AV.—C. M. Straub, 147 4th av, has plans in progress for alterations to the two 5-sty brick dwellings at 313-5 5th av, for Daniel J. Doyle, 23 Clinton st, Brooklyn, owner. Consists of changing 4-family apartments to 2-family dwellings, and includes mason work. Cost, \$4,000.

31ST ST.—Euell & Euell, 116 West 39th st, have plans in progress for alterations to the 4-sty brick rooming house, 49x56, at 300-306 West 31st st, for Howard C. Warren, 133 Liberty pl, Rutherford, N. J., owner. Cost, \$17,000.

111TH ST.—Samuel Levingson, 101 West 42d st, completed plans for alterations to the 2-sty brick dwelling and garage, 15x30, at 103 East 111th st, for Henry Burger, on premises, owner, in charge. Cost, \$2,500.

LEXINGTON AV.—Otto L. Spannhake, 13 Park Row, completed plans for alterations to the 6-sty brick dwelling, 16x50, at 1066 Lexington av, for Henry Meyers, owner. Architect will take bids on general contract about April 30. Cost, \$5,000.

5TH AV.—C. M. Straub, 147 4th av, has plans in progress for two 5-sty brick dwellings at 313-315 5th av, for Daniel J. Doyle, 23 Clinton st, Brooklyn, owner. Consists of changing 4-fam. apartments to 2-fam. dwellings, and includes mason work. Cost, \$4,000.

MOSHOLU PARKWAY—Anton Pirner, 2069 Westchester av, completed plans for a 2-sty brick dwelling, 20x48, on the east side of Mosholu Parkway, 78 ft south of Jerome av, for Patrick White, 161 West 20th st, owner. Cost, \$6,000.

HOTELS.

BROADWAY—Adolph Nast, 546 5th av, completed plans for alterations to the 8-sty Hotel Normandie, 77x112, at 1384-1390 Broadway, for the Estate of Herman Wrenkow, c/o U. S. Trust Co., 45 Wall st, owner. Architect will take bids on general contract about April 20.

STABLES AND GARAGES.

36TH ST.—Geo. R. Read & Co., 30 Nassau st, completed plans for an addition to the brick and stone garage and stable, 88x97, at 215-223 East 36th st, through to 204 East 37th st, for B. Altman & Co., 5th av and 34th st, owner. Cost, \$150,000.

20TH ST.—Charles B. Meyers, 1 Union sq, has preliminary plans in progress for a 2-sty brick garage, 92x160, at 223-235 East 20th st, for Joseph L. Buttenwieser, 220 Broadway, owner. Cost, \$50,000.

SOUTH ST.—Louis Sheinart, 192 Bowery, has plans in progress for a 2-sty reinforced concrete commercial garage, 185x71, at the northwest cor of South and Montgomery sts, for James and Daniel Reardon, 237 South st, owners. Garage will contain a ramp to second floor. Owners build and will take bids on subs and materials shortly.

20TH ST.—Horenburger & Bardes, 122 Bowery, completed plans for the alteration of the lofts and stable at 240 East 20th st, into a garage, for Frank L. Holt, 165 Broadway, owner and builder. Owner will take bids on subs and materials shortly. Building is brick, 4 stys in rear and 2 stys in front, 44x92. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

FRONT ST.—Theodore A. Meyer, 114 East 28th st, completed plans for alterations to the 5-sty brick office bldg, 41x86, at 132-4 Front st, for A. H. Lamborn Co., 98 Wall st, owner. First and second sty facade will be torn out and rebuilt of artificial stone; also includes new entrances. Cost, \$30,000.

FRANKLIN ST.—Frank T. Cornell, 70 East 45th st, has plans in progress for alterations to the 3-sty brick store bldg, at

206-8 Franklin st, for the Fruit Auction Co., 204 Franklin st, owner. Estimates will be taken on general contract about April 15. Cost, \$10,000.

Bronx

MISCELLANEOUS.

79TH ST.—Louis Allen Abramson, 220 5th av, has plans in progress for alterations to the 4-sty brick settlement house, 50x100, at 232-4 East 79th st, for the Henry St Settlement, Lillian D. Wald, pres., 265 Henry st, owner. Architect will take bids on general contract about May 1. Cost, \$10,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

132D ST.—George Bockhaus Co., 1837 Park av, owner, has had plans completed privately for the alteration of the tenement into a 5-sty brick apartment house, 20x100, at 551-553 East 132d st, running through to 107 to 109 St. Ann's av.

DWELLINGS.

202D ST.—Paul C. Hunter, 191 9th av, completed plans for alterations and addition to the 2½-sty frame and stucco dwell-

ing and 1-sty brick and stucco garage, 15 x18, at the southeast cor of 202d st and Grand Concourse, for A. J. Brown, 13 Canal pl, owner. Architect will be ready for estimates on general contract April 15. Cost, \$15,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

KEAP ST.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 3-sty brick flat, 22x41, in the south side of Keap st, 253 ft east of Bedford av, for Lena Poshkoff, 148 Keap st, owner and builder. Cost, \$3,000.

SHEFFIELD AV.—E. M. Adelson, 1776 Pitkin av, completed plans for a 4-sty brick and stone apartment house, 66x86, on the west side of Sheffield av, 200 ft north of Livonia av, for the Sheffield Building Co., 141 Pennsylvania av, owner and builder. Owner is ready for bids on subs. Cost, \$40,000.

WEST 23D ST.—B. W. Dorfman, 26 Court st, has plans in progress for a 4-sty brick and stone tenement, 60x100, at the southwest cor of West 23d st and Railroad av,

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for the H. G. M. Realty Co., 212 Grand st. owner and builder. Cost, \$45,000.

DWELLINGS.

80TH ST.—Thomas Bennett, 7826 5th av, has plans in progress for nine 2-sty brick dwellings, 20x44, in 80th st, bet 4th and 5th avs. Owner's name will be announced later. Total cost, \$40,000.

SANDS ST.—S. Millman & Son, 1780 Pitkin av, have plans in progress for alterations to the 3-sty frame dwelling and store at 212 Sands st, for Samuel Arronson, 213 Sands st, owner and builder. Con-

sists of brick extension 30x30, new store fronts, partitions, mason and carpentry work. Cost, \$4,500.

AUTUMN AV.—L. F. Schillinger, 167 Van Sicten av, has plans in progress for a 1-sty brick dwelling, 20x52, on the west side of Autumn av, 170 ft north of Dumont av, for John Paterno, 741 Hemlock st, owner and builder. Cost, \$2,000.

EAST 37TH ST.—R. T. Schaefer, 1526 Flatbush av, completed plans for two 2½-sty frame dwellings, 16x43, in the east side of East 37th st, 976 ft north of Av J, for Gus Soenson, 1062 East 27th st, owner and builder. Total cost, \$8,000.

BROOKLYN, N. Y.—S. Millman & Son, 1780 Pitkin av, have plans in progress for a 2½-sty brick dwelling, 28x41, for the Robray Realty Co., 1323 46th st, owner and builder. Cost, \$12,000.

46TH ST.—S. Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 26x45, in the south side of 46th st, 140 ft west of 16th av, for M. K. Building Co., 1323 46th st, owner and builder. Cost, \$6,000.

WEST 32D ST.—George H. Suess, 2920 Railroad av, completed plans for two 1-sty frame dwellings, 17x29, in the west side of West 32d st, 301 ft south of Neptune av, for Meyer Amer, 119 East 96th st, Manhattan, owner and builder. Cost, \$3,000.

31ST ST.—George H. Suess, 2930 Railroad av, completed plans for thirty-two 1-sty frame dwellings, 11x41, in the east side of 31st st, 100 ft south of Neptune av, for William Chapelle and Edward Casey, Inc., 3912 West 31st st, owners and builders. Total cost, \$38,500.

FACTORIES AND WAREHOUSES.

GREEN LANE.—Cornelius Weiss, 258 Front st, owner, has had plans completed privately for a 4-sty brick factory, 100x87, on the east side of Green lane, 100 ft south of Front st. Carlson & Wiseman, 226 Henry st, have the general contract. Only 2 stys will be built at present. Cost, \$45,000.

FLUSHING AV.—C. G. Wessell, 1329 East 4th st, completed plans for a 2-sty brick factory, 24x62, on the south side of Flushing av, 90 ft west of Taffe pl, for Harold J. Norby, c/o Norby Bros., 300 Flushing av, owner. Owner desires estimates on general contract. Cost, \$8,000.

HOSPITALS AND ASYLUMS.

HOWARD AV.—Cohn Bros., 363 Stone av, have revised plans nearing completion for a 3-sty brick hospital, 50x80, to contain a roof garden, at the southwest cor of Howard and Dumont avs, for the Maternity Hospital Society, 1540 Union st, owner. Cost, \$75,000.

STABLES AND GARAGES.

3D AV.—William J. Conway, 400 Union st, completed plans for a 1-sty brick garage, 50x70, at the northwest cor of 3d av and Sackett st, for Rose and Jennie Ferno, 573 Sackett st, owners, in charge. Cost, \$7,000.

COOPER ST.—H. E. Funk, 29 Cooper st, completed plans for a 1-sty brick garage, 18x100, in the south side of Cooper st, 350 ft west of Central av, for Frederick Winkler, on premises, owner. Cost, \$2,000.

18TH AV.—Shampan & Shampan, 773 Broadway, Brooklyn, completed plans for a garage on the south side of 18th av, 109 ft west of Ocean Pkwy, for Cantor & Co., owners.

14TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick garage, 20x100, in the south side of 14th st, 236 ft west of 4th av, for Barney Cohen, 167 17th st, owner.

TROY AV.—Henry J. Nurick, 976 Broadway, completed plans for a 1-sty brick garage, 97x108, on the east side of Troy av, 52 ft north of Bergen st, for Isaac Miller, 1663 Union st, owner. Cost, \$40,000.

BAYARD ST.—Laspia & Salvati, 525 Grand st, completed plans for a 1-sty brick garage, 45x103, in the south side of Bayard st, 38 ft east of Manhattan av, for Maria Volpe, 135 Bayard st, owner. Architect will take bids on general contract about May 8. Cost, \$10,000.

EAST 21ST ST.—Boyle & Kelly, 367 Fulton st, completed plans for a 1-sty brick garage, 20x20, in the east side of East 21st st, 150 ft south of Farragut rd, for Henry C. Wetleran, on premises, owner. Cost, \$2,000.

STERLING PL.—Bly & Hamann, 833 St. Johns pl, completed plans for seven 2-sty brick garages, 60x115, in the south side of Sterling pl, 250 ft east of Rogers av, for William H. Perrene, 826 Lincoln pl, owner and builder. Total cost, \$25,000.

STORES, OFFICES AND LOFTS.

PACIFIC ST.—Charles Infanger, 2634 Atlantic av, has plans in progress for alterations to the 3-sty brick stores and offices,

88x32, at the northwest cor of Pacific st and Flatbush av. Owner's name will be announced later. Cost, \$3,500.

THEATRES.

CHURCH AV.—Charles M. Straub, 147 4th av, Manhattan, has plans nearing completion for a 1 and 2-sty brick theatre and stores, 125x125, on the north side of Church av, and on the east side of Gravesend av, 108 ft north of Church st, for the Beverly Amusement Corp., 220 Broadway, Manhattan, owner. Theatre will have a seating capacity of 1,600; also includes a 2-sty extension with an entrance and stores on Church av side. Cost, \$75,000.

BEDFORD AV.—De Rosa & Pereira, 150 Nassau st, Manhattan, are preparing sketches for interior alterations to the 2-sty brick moving picture theatre and store at the northeast cor of Bedford and Atlantic avs, for the Brooklyn Ice Palace Co., on premises, owner. Cost, \$5,500.

Queens.

DWELLINGS.

ELMHURST, L. I.—George E. Crane, Richmond Hill, completed plans for two 2-sty frame dwellings, 16x38, on the north side of Lewis av, 175 ft east of Wool st, for William J. Schwarz, 407 Herald av, Richmond Hill, L. I., owner and builder. Total cost, \$18,000.

QUEENS, L. I.—H. T. Jeffrey, Butler Building, Jamaica, completed plans for a 2-sty frame dwelling, 26x26, on the west side of Fillmore av, 100 ft from Hollis av, for B. Schanli, Ozone Park, L. I., owner and builder. Cost, \$4,500.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 16x32, on the east side of Creed av, 260 ft south of Walnut st, for P. H. Thompson, 1122 Hatfield av, Dunton, L. I., owner and builder. Cost, \$4,000.

JAMAICA, L. I.—A. Loda, Grand av, Jamaica, completed plans for a 2-sty brick dwelling, 22x52, on the north side of Hillcrest av, 140 ft west of Grand av, for Mrs. Ebuga Loda, Grand av, Jamaica, owner, in charge. Cost, \$4,000.

RICHMOND HILL, L. I.—Richmond Hill Securities Co., 73 Dennington av, Richmond Hill, owner, has had plans completed privately for a 2½-sty frame dwelling, 16x38, on the west side of Waterbury av, 130 ft north of Emerson st. Cost, \$4,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, completed plans for the alteration of the stable in the east side of 16th st, 278 ft south of Mitchell av, into a dwelling, for the Twinboro Corp., 63 Broadway, Flushing, owner. Cost, \$3,500.

MASPETH, L. I.—Stines & Ludwig, 9 Jackson av, L. I. City, completed plans for two 2-sty frame dwellings, 25x25, on the north side of Hull av, 175 ft east of Clermont av, for Paul Keryc, 20 Hull av, Maspeth, owner and builder. Cost, \$4,500.

ELMHURST, L. I.—George C. Johnston, 75 Kingsland av, Elmhurst, owner, has had plans completed privately for two 2-sty frame dwellings, 17x52, in the east side of Elbertson st, 275 ft south of Lamont av. Cost, \$7,000.

MISCELLANEOUS.

LONG ISLAND CITY.—Standard Oil Co., 26 Broadway, Manhattan, owner, has had plans completed privately for interior alterations to the sheds at the southwest cor of Nott and West avs. C. C. Woodruff & Co., 213 10th st, L. I. City, has the general contract. Cost, \$4,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has plans in progress for a 4-sty brick apartment house, 61x75, on Summit av, 50 ft from Gardner st, for Harry Uling, 22 West 28th st, Bayone, N. J., owner and builder. Cost, \$60,000.

DWELLINGS.

NEWARK, N. J.—M. B. Silberstein, 121 Springfield av, Newark, completed plans for a 2-sty frame dwelling, 24x54, on South Belmont av, for Max Rosenzweig, 75 South Orange av, Newark, owner and builder. Cost, \$5,000.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, completed plans for an extension and interior alterations to the dwelling, 26x40, at 354-356 3d st, for S. Dublier, on premises, owner. Cost, \$6,500.

ELIZABETH, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, completed plans for a 2½-sty frame dwelling, 22x65, at 11 Myrtle av, for Peter Cornish, Myrtle av, Elizabeth, owner. John Locust, Pine st, near 1st st, Elizabeth, has the general contract, and owner is taking bids on subs. Cost, \$4,500.

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CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Reid-Palmer Construction Co., 30 East 42d st, has the general contract for the alteration of the brick dwelling at 56 West 47th st, into apartments and stores, for the 47th St Realty Co., Julius Buchman, pres., in charge, 58 West 47th st, owner, from plans by Buchman & Kahn, 56 West 45th st, architects.

MANHATTAN.—D. Rosenbloom, 309 Henry st, has the general contract for alterations to the brick and stone tenement at 853 9th av, from plans by Charles B. Meyers, 1 Union sq, architect. Cost, \$3,000.

BROOKLYN, N. Y.—George F. Driscoll Co., 550 Union st, has the general contract for addition and alteration of the 4-sty flat and store, on lot 40x100, at 520-522 Myrtle av, for the Society of St. Vincent De Paul, 4 Court st, owner, from plans by James McKillop, 154 India st, architect. Consists of 2-sty brick addition to present bldg to be used for storage, the remaining sty to be altered for apartments.

NEWARK, N. J. (SUB.)—Feinsod & Spieler, 402 Hunterdon st, Newark, have the contract for mason and plastering work on the 4-sty brick and stone apartment house, 60x84, at 446-450 Belmont av, for Abraham Gennet, 105 Peshine av, Newark, owner, from plans by M. J. Nadel, Union Bldg, Newark, architect. Will include nineteen individual 1-sty brick garages, 150x19 over all. Owner will do carpentry work. Cost, \$70,000.

BANKS.

MANHATTAN.—Reid-Palmer Construction Co., 30 East 42d st, has the general contract for the alteration of the 1st and 2d floors of the bank bldg at 507 5th av, for the Columbia Bank, 507 5th av, owner, from plans by Buchman & Kahn, 30 East 42d st, architects. Cost, \$4,000.

MANHATTAN.—R. J. Algie, 2249 Broadway, has the general contract for alterations to the 5-sty brick apartment house, 25x57, at 333 West End av, for Lincoln R. Peabody, owner, on premises, and Duross Co., 156 Broadway, agents for owner, from plans by Charles T. E. Dieterlen, 15 West 38th st, architect. Cost, \$10,000.

BROOKLYN, N. Y.—David Morrison, 119 West 33d st, Manhattan, has the general contract for alterations to the bank at the northwest cor of Flatbush av and Rockwell pl, for the City Savings Bank, Flatbush and Lafayette avs, owner, from plans by D. Everitt Waid, 1 Madison av, Manhattan, architect. Cost, \$15,000.

CHURCHES.

NEWARK, N. J.—Henry M. Doremus Co., 56 Orange st, Newark, has the general contract and will also do the carpentry work, for fire repairs to the stone church at the northwest cor of Belleville av and Kearny st, for the Park Presbyterian Church, Rev. Charles L. Reynolds, 239a Mt. Prospect av, Newark, owner, from privately prepared plans. Cost, \$35,000.

DWELLINGS.

BROOKLYN, N. Y.—Wolfinger & Lasberg Building Co., 44 Court st, has the general contract for alterations to the 2½-sty frame and stucco dwelling, 24x44, at the northwest cor of 48th st and 14th av, for M. Merkin, 1262 42d st, owner, from plans by M. A. Cantor, 371 Fulton st, architect. Cost, \$8,000.

NEW ROCHELLE, N. Y.—Malcolm Johnson, Hillcrest av, New Rochelle, N. Y., has

the general contract for a 2½-sty frame and stucco dwelling, 45x45, for R. H. Tenner, 116 East 82d st, Manhattan, owner, from plans by Philipp J. Rocker, 15 East 40th st, Manhattan, architect. Cost, between \$12,000 and \$15,000.

EAST ORANGE, N. J.—John B. Everett & Son, 11 Elm st, Orange, N. J., have the

general contract and will also do the mason work for alterations and addition to the 2½-sty brick and frame dwelling at 106 Washington av, for C. A. Whelan, on premises, owner, from plans by William A. Hewlett, 1265 Broadway, Manhattan, architect. Consists of general interior alterations and a 1-sty and attic rear addition, 25x41. Cost, \$10,000.

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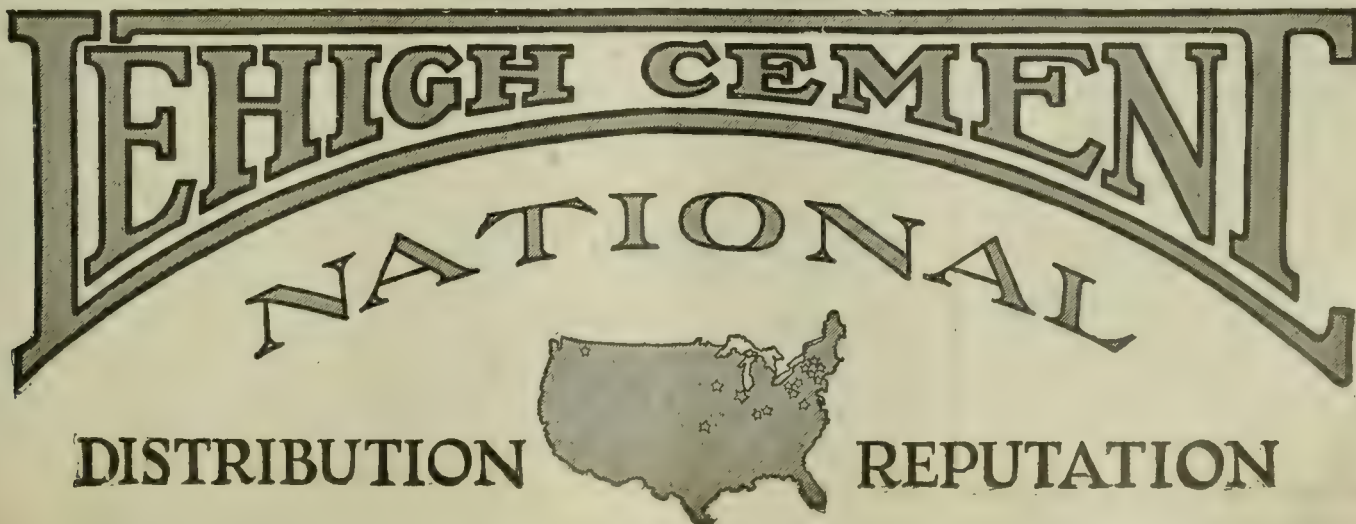
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FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—White Fireproof Construction Co. 286 5th av, Manhattan, has the general contract for a 1-sty brick factory, 100x60, on the west side of Kent av, 117 ft north of De Kalb av, for Julius Kayser & Co., 45 East 17th st, Manhattan, owner, from plans by William Higginson, 21 Park Row, Manhattan, architect. Cost, \$30,000.

BROOKLYN, N. Y.—Andrew Greis Co., 337 West 19th st, Manhattan, has the general contract for a 1 and 2-sty cement and steel storage warehouse, 100x70, at the foot of 23d st, for the Tebo Yacht Basin Co., Mr. Fillis, in charge, on premises, and 15 Whitehall st, Manhattan, owner, from privately prepared plans.

STAMFORD, CONN.—Samuel Naylor, 221 South st, Stamford, Conn., has the general contract for an addition to the wooden factory, 15x100, in Garden st, for Christian Brown, 46 Garden st, Stamford, owner, from privately prepared plans.

NEWARK, N. J.—New Jersey Cement Construction Co., 116 Market st, Newark, has the general contract and will also do the mason and carpentry work for a 1-sty brick manufacturing plant, 40x75, and 25 ft high, and a concrete coke bin, 46x60, in McClellan st, for the Natural Carbonic Gas Co., McClellan st, Newark, N. J., owner, and C. E. Reid, in charge, from plans by H. D. Scudder, Jr., 31 Clinton st, Newark, architect and engineer. Cost, \$15,000.

IRVINGTON, N. J.—Essex Construction Co., 87 Academy st, Newark, has the general contract and will also do the mason and carpentry work for alterations and addition to the 2-sty brick factory at 16 Washington av, for the Die Casting Co., of New Jersey, on premises, owner, from plans by Edward E. Grant, 307 Washington av, Newark, architect. Cost, \$10,500.

TUCKAHOE, N. Y.—Austin Co., 233 Broadway, Manhattan, has the general contract for a 1-sty brick and steel factory, 60x160, for the Hodgman Rubber Co., 8 West 40th st, Manhattan, and Scarsdale av, Tuckahoe, owner, from privately prepared plans.

HOSPITALS AND ASYLUMS.

MASSAPEQUA, L. I.—Barnett Construction Co., 150 Nassau st, Manhattan, has the general contract for a brick tuberculosis hospital, 200x20x2, including a 2-sty wing, 41x52, 2-sty frame ward bldg, 167x17, and a 2-sty wing, 27x42, for the Board of Supervisors of Nassau County, Hiram R. Smith, chairman, Court House, Massapequa owner. The following contracts have been awarded: heating, Teran, Mahaney & Munro, Grand Central Terminal, Manhattan; plumbing, L. F. Bannon & Co., 16 Hasbrouck av, Kingston, N. Y., and electric work, Tucker Electric Const. Co., 114 West 30th st, Manhattan.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—Flynn Bros., 390 George st, New Brunswick, have the general contract for a 2-sty addition, 35x

80, to the Washington School, for the City of New Brunswick, owner, from plans by Alexander Merchant, 363 George st, New Brunswick, architect.

NEW BRUNSWICK, N. J.—Carleton Co., 151 West 42d st, Manhattan, has the general contract for a 2-sty addition, 34x57, with a 1-sty drill hall, 40x100, to the Hale School, for the City of New Brunswick, Board of Education, A. L. Smith, pres., Bayard Street School, New Brunswick, owner, from plans by Alexander Merchant, 363 George st, New Brunswick, architect.

NEW BRUNSWICK, N. J.—Carleton Co., 151 West 42d st, Manhattan, has the general contract for a 2-sty addition, 45x66, with a 1-sty drill hall, 35x60, to the Lincoln School, for the City of New Brunswick, Board of Education, A. L. Smith, pres., Bayard Street School, New Brunswick, owner, from plans by Alexander Merchant, 363 George st, New Brunswick, architect.

STABLES AND GARAGES.

MANHATTAN.—William Pollak, 1019 Lafayette av, Brooklyn, has the general contract for alterations to the 1-sty brick garage, 50x205, at 734-6 East 14th st, for the Estate of Emily L. Kent, owner, c/o William Kent, 14 Wall st, and Herman Davidowitz, 316 Stanton st, lessee, from plans by Horenburger & Bardes, 122 Bowery, architects. Cost, \$5,500.

BROOKLYN, N. Y.—F. M. Walsh, 374 Hamilton av, has the general contract for a 1-sty brick garage, 40x100, at the northwest cor of Bush and Smith sts, for D. P. Sammon, 363 Hamilton av, owner, from plans by Thomas Bennett, 7825 5th av, architect. Cost, \$5,000.

BROOKLYN, N. Y.—Justus D. Doenecke & Son, 35a Kosciusko st, have the general contract for the 1-sty brick garage at East 10th st and Church av, for August C. Steinbuehler, 453 Coney Island av, owner and architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Page & Leisinger, 37 East 28th st, have the general contract for remodeling the 7-sty brick store and office bldg, 28x118, at 208 5th av, and 1126-1130 Broadway, for Harry C. Hallenbeck, 80 Lafayette st, owner, from plans by William E. Austin, 46 West 24th st, architect. Cost, \$15,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at Atlantic City, N. J., June 24 to 26. Secretary, Henry B. Alvord, 27 School street, Boston, Mass.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore,

Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4th to 6th. A. A. Zertanna, St. Louis, National secretary.

BUILDING OFFICIALS' CONFERENCE OF 1918 will be held at the La Salle Hotel, Chicago, Ill., May 9 to 11, in connection with the annual meeting of the National Fire Protection Association. A program of addresses and papers on subjects of vital interest has been prepared by the committee.

NATIONAL METAL TRADES ASSOCIATION will hold its next convention at the Hotel Astor, April 22 to 25, inclusive. The convention proper is arranged for morning and afternoon sessions on April 24 and 25. As usual, there will be a banquet Wednesday evening, and the preceding days of the convention will be devoted to meetings of the executive committee and the council.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its annual meeting at Chicago, Ill., May 7 to 9 inclusive. The nominating committee has submitted the following slate to be voted upon: D. Everett Waid, New York, president; H. O. Lacourt, Boston, first vice-president; W. E. Mallaleu, New York, second vice-president; Franklin Wentworth, Boston, secretary-treasurer, and H. L. Phillips, Hartford, chairman of the Executive Committee.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Halstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 36 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACT OF CONGRESS OF AUGUST 24, 1912.

Of Real Estate Record & Builders' Guide published weekly at New York, N. Y., for April 1, 1918.

State of New York. }
County of New York } ss.

Before me, a notary public in and for the State and county aforesaid, personally appeared Frank E. Perley, who, having been duly sworn according to law, deposes and says that he is the president of the Record & Guide Company, publishers of the Real Estate Record & Builders' Guide, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management (and if a daily paper, the circulation), etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in section 443, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are:

Publisher, Record and Guide Company, 119 West 40th St., New York, N. Y. Editor, none. Managing Editor, A. K. Mack, 119 West 40th St., New York, N. Y. Business Manager, S. A. Paxson, 119 West 40th St., New York, N. Y.

2. That the owners are (Give names and addresses of individual owners, or, if a corporation, give its name and the names and addresses of stockholders owning or holding 1 per cent. or more of the total amount of stock):

The F. W. Dodge Company, 119 West 40th St., New York, N. Y. Estate of F. W. Dodge, 119 West 40th St., New York, N. Y. F. T. Miller, 119 West 40th St., New York, N. Y.

3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent. or more of total amount of bonds, mortgages, or other securities are: (If there are none, so state.) None.

4. That the two paragraphs next above, giving the names of the owners, stockholders, and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company, but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

FRANK E. PERLEY.
President of Record & Guide Company, Publishers of Real Estate Record & Builders' Guide.

Sworn to and subscribed before me this 30th day of March, 1918.

(Seal.) HENRI DAVID.

Notary Public No. 196, New York County, Register's No. 8165, Commission expires March 30, 1918.
Form 3526.—Ed. 1916.

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FRANKLIN 4188

Government to Spend Millions in Building Here

Recent Appropriations for War Plants Assure Large Amount of Construction Work in Metropolitan District.

FEDERAL building operations throughout the country, and more particularly those scattered along the Eastern seaboard, at the present time completely overshadow all other phases of structural activity either actually under construction or contemplated. Data gathered by the Record and Guide indicates that in the near future the Government will start in the Metropolitan district building enterprises involving an expenditure of at least \$50,000,000.

Although it is fully realized that many military projects are widely scattered over the United States and the territories, there is no doubt about the fact that a large percentage of the expenditures will center within a radius of one hundred miles of New York and furthermore that a relatively large proportion of the work will be actually confined within the boundaries of the Metropolitan district.

A definite idea of the work to be undertaken by the Government within the territory contiguous to New York City may be had by a study of the following partial list of the new building operations for which Federal funds have recently been appropriated and working plans commenced. The actual construction will be started shortly on a large proportion of these projects.

More than \$1,000,000 will be the cost of the proposed barracks and officers' quarters to be built at the fortifications protecting Long Island Sound and for which the War Department has practically completed plans. The builders of these projects will obtain contracts on the cost plus basis and it is anticipated that the names of the contractors will be announced at an early date. Of the twenty warehouses planned last year for Governors Island, N. Y., to be used by the Quartermaster Department, six have already been completed and the remaining fourteen will be started immediately. This work was let in a single contract at a cost said to be in excess of \$2,000,000. Working plans have been completed for the erection of a group of barracks and officers' quarters at Sandy Hook, N. J., to cost approximately \$300,000 and the contractors for this operation are likely to be selected within a few days. At Lake Denmark, N. J., it is proposed to construct thirty additional hollow tile and concrete storehouses at a total cost of \$500,000. Estimates are now being taken for this work, to close April 29, after which a contract will be let to the lowest responsible bidder.

Four buildings for the National Red Cross Society, constructed according to standardized plans, are to be erected in close proximity to this city. Each will cost in the neighborhood of \$25,000. Pelham Bay, N. Y.; Hoffman Island, N. Y.; Mineola, L. I., and Clifton, S. I., have been the locations decided upon as the sites for these projects and undoubtedly the plans of this organization include other similar projects in this territory. At Stapleton, S. I., more than \$300,000 will soon be expended in the erection and equipment of a marine hospital. The appropriation has been granted by Congress and the plans are now being prepared in the offices of the Acting Supervising Architect of the Treasury Department, at Washington.

One of the largest and most important of the building operations in the local territory to be undertaken by the Government, the size and cost of which will place it in a class by itself, will soon be started. The contractor for the work has practically been selected and announcement will be made within the next few days. This project involves the construction of a group of eight-story reinforced concrete warehouses, concrete piers and a number of auxil-

iary structures, at the Bush Terminal property, in Brooklyn. It is generally understood throughout building trades that the cost of this operation will exceed \$25,000,000.

Housing accommodations for workers in the shipyards and munition factories adjacent to Greater New York are also included in the program of Federal building operations that are shortly to be undertaken. Already the sum of \$50,000,000 has been placed at the disposal of the Emergency Housing Committee of the U. S. Emergency Fleet Corporation and additional funds for the extension of this type of construction will be made available through the action of Congress. The project to build in the neighborhood of three thousand dwellings for shipyard employees and their families on Staten Island is rapidly developing. These buildings at the lowest estimate will cost at least \$1,500, thus bringing the total cost of this one housing development project in the neighborhood of \$5,000,000. Housing projects at other nearby points are also to be a part of the local building program and this phase of activity alone will represent an expenditure of many millions of dollars.

In order to give a more general comprehension of the wide scope of the building plans now a part of the Federal program of military preparation, it is necessary to consider the work scheduled over the entire national territory. The magnitude of this work is evident upon a study of only a part of the projects for which Congress lately appropriated funds. The figures given include the work to be undertaken at various locations throughout the country and they give a graphic idea of the immensity of the labor involved and the vast amounts of building materials and supplies that will be required.

To provide for the erection of additional structures at the naval training stations and camps the sum of \$12,000,000 has been made available and for the purpose of building and equipping four new shipyards an appropriation of \$50,000,000 has been made by Congress. The latter work will come under the jurisdiction of the U. S. Emergency Fleet Corporation. Among other recent Congressional grants was \$550,000 for the erection of post exchange buildings at locations to be specified later and the Coast Defence units will benefit by the expenditure of \$3,565,000 recently allotted for the construction of greatly needed barracks and quarters. The working plans for these jobs have been completed under the direction of Lt.-Col. F. B. Wheaton, architect, and Lt.-Col. F. M. Gunby, engineer, and the contracts will be awarded on the cost plus basis.

For the erection of additional hospital buildings a new appropriation of \$19,654,000 has been granted, and \$2,500,000 was allowed for the erection of magazines and storehouses at various locations, which will be announced later. In order to provide for temporary hospitals a total of \$2,750,000 was allotted and \$5,000,000 was placed at the disposal of the Navy Department for the construction of terminal storage and shipping buildings along the Atlantic seaboard. An appropriation of \$984,000 was provided to build and equip rifle ranges at the training stations and cantonments and for the installation of water supply and sewer systems at the mobilization camps throughout the country a total of \$18,000,000 has been provided.

All of this, it must be understood, is in addition to the immense amount of Government work already under contract. These projects are entirely new and add just that much to the grand total of the Federal expenditures made

(Continued on page 490.)

Preparing to Investigate Municipal Ownership

Special Brown Committee Looking Into Financial Capacity of Cities—Other Albany Developments

(Special to The Record and Guide.)

Albany, April 19.—Senator Elon R. Brown, who effectually blocked the Hylan municipal ownership plan in the Legislature by forcing the reference of municipal ownership to a commission for investigation between now and the meeting of the next Legislature, is laying the groundwork of his inquiry.

The majority leader in the Senate has caused to be made a tabulation of the financial condition of all the cities of the State, with a view to establishing some means of determining the financial capacity of these municipalities to take over privately-owned and operated utilities. New York City is included in this list, the publication of which will be made within a few weeks.

The opposition to municipal ownership voiced by Senator Brown was not predicated upon his antipathy to the principle so much as to his belief that few if any of the cities of the State, and New York City as the last of the line, are financially equipped to carry the debt municipal ownership would impose. On the floor of the Senate Mr. Brown recounted the experience of a dozen or more cities which were bankrupted by the adoption of a municipal ownership railroad plan some 40 years ago, and at the same time he predicted the failure of any plan of similar character if adopted by New York or any up-state municipality at this time.

The outlook now is that it will be some weeks before the Brown Municipal Ownership committee will begin its investigation. In the meantime the financial status of the several municipalities of the State will be ascertained.

Governor Whitman will give a hearing on the Youker bill, designed to simplify the operation of the Torrens Law, on Wednesday, April 24, at 2:30 o'clock. At noon on the same day the Governor will hear arguments on the Knight bill affecting taxable transfers.

The Youker bill and the Wagner serial bond bill appear to be the most important legislation, from the viewpoint of New York City property owners, left by the Legislature at adjournment. The former is somewhat radical in character and is designed to make more workable the system of registration of titles to real property. It provides for the appointment of official examiners by the registers in counties where the office of register exists, such official examiners to be lawyers capable of meeting the qualifications the Court of Appeals may prescribe. These official examiners are empowered to summon witnesses and administer oaths, in fact, under a court designation may administer the law and handle petitions for registration in the same way a Supreme Court Justice was accustomed to handle them at special term in the past. They will finally report to the court the proofs submitted, together with their findings and conclusions. Notice to all persons having any interest in property sought to be registered under the Torrens Law must be notified by the register.

The Wagner bill, entitled "for the relief of the City of New York in financing its obligations during the period of the war and one year thereafter in reference to the issuance of corporate stock and serial bonds," permits New York City during the period of the war to issue not exceeding \$15,000,000 a year serial bonds and corporate stock in excess of the city debt limit to finance public improvements.

Such bonds and stock must mature within the period not exceeding the minimum estimated usefulness of the public improvements for which the securities are issued. In the case of acquisition of real property, water front, rapid transit or terminal improvements these securities must mature within 50 years. Maturity for fireproof buildings, viaducts, bridges, boulevards, parkways and the like is fixed at 40 years; for non fireproof buildings at 25 years; for electric light and power plants, fire alarm systems, telephone and telegraph plants and systems of communication and transmission at 15 years, and for all other improvements not enumerated in the bill at 10 years. Such bonds may not be used in the acquisition of any public utility or any property connected with a public utility.

The Knight bill upon which the Governor will give a

hearing abolishes the distinction between tangible and intangible personal property for transfer tax purposes, providing that securities not otherwise taxable and kept within the State and cash on deposit or kept within the State by non-residents shall not be construed as property within the State.

Senator Ottinger's bill amending the Real Property Law by providing that an agreement for the occupation of real estate in New York City shall create a monthly tenancy unless the duration of the occupation is specified in some note, lease or memorandum, was passed on the last day of the session.

A number of other bills more or less directly affecting real estate in New York City also were passed in the last hours of the Legislature.

The Farrenkopf bill, providing that the holder of a tax lien may foreclose the same in the county court of the county where the lands or tenement are situated as well as in the Supreme Court as at present.

The Lockwood pension bill, under the terms of which a commission composed of the State Superintendent of Insurance, two members appointed by the Governor and one member each by the temporary president of the Senate and the Speaker of the Assembly, shall investigate the subject of pensions, annuities and allowances to State and municipal employees. This bill is the upshot of the flood of pension legislation which was cast upon the 1918 Legislature, mostly from New York City, and estimated to represent an annual outlay of approximately \$2,000,000. The Governor is expected to sign this bill.

The Youker bill, abolishing the board of Sinking Fund Commissioners in New York City and transferring the powers and duties of that board to the Board of Estimate.

Senator Walker's bill, amending the Civil Code relative to the sale of real property pursuant to judgment by striking out the provisions requiring the judgment to designate the papers for publication of such notice where the property is located in New York City.

Senator Cromwell's bill, providing that when in the opinion of the Board of Estimate the combined assessments for public improvements confirmed after January 1, 1918, against any parcel of real estate shall in any two consecutive years exceed 60 per cent of the assessed valuation, the board may upon the certificate of the Comptroller direct a modification of the assessment.

Senator Gilchrist's bill, providing that the Board of Revision of Assessments may review awards for damages made by the boards of assessors and its confirmation of such award shall be final, and requiring the Comptroller to certify to the Board of Assessors the registration of contracts for street improvements, and authorizing the revision board to confirm the assessment at any time after the registration of the contract.

Senator Gibbs' bill, amending the Tax law, Section 154, by providing that where land was sold for the non-payment of county taxes prior to January 1, 1880, without deed or conveyance, the owner may pay the County Treasurer the amount of the face of such sale and free the land from the lien of such sale from the date of payment.

Among the laws signed by Governor Whitman are the following:

Providing that the Board of Estimate and Apportionment may determine that the cost of a public improvement other than rapid transit improvements, where it exceeds \$50,000 and is to be paid in whole or in part by the city or a borough, shall be payable in not exceeding five annual installments. This applies to such improvements the cost of which shall have been fixed prior to April 1, 1918, as well as future improvements.

Amending section 21 of the General Municipal Law by providing that municipal bonds authorized by any law prior to January 1, 1918, may be issued at such interest rate not exceeding the legal rate as the department, board, commission or officer charged with issuing the same may determine, notwithstanding the maximum rate may have been fixed in such law.

No Relief This Year For New York Real Estate

Legislature Adjourns Without Taking Action on the Boylan Bill Limiting the Tax Rate on Realty

REAL estate taxes will not be reduced for the present as the 1918 Legislature failed to pass the Boylan bill or any other measure which would relieve owners of realty. But while there is some disappointment over the fact that the Boylan bill did not become law after it had successfully passed the Senate by a vote of 35 to 7, and failed of passage in the Assembly only because it was held up by the Rules Committee, there is much encouragement to be found in the altered attitude of legislators towards the proposal to relieve real estate from the unjustifiable burden of paying 90 per cent. of the expenses of running the city and placing at least a part of it on other property, the taxation of which is just as reasonable and fair as is the taxing of land and buildings.

Before the campaign for the readjustment of taxes which has just come to the end of its first phase there was a general disposition among city officials and State legislators to run up the expenses as fast as this could be done and call upon real estate to foot the bill, knowing in advance that it could not escape. Real estate owners were looked upon as fair prey. Their rights were not given much consideration and the advantage to the city of keeping the holding and improvement of real estate on a business basis was constantly overlooked.

The two hearings and the many conferences held at Albany resulted in a better understanding by the lawmakers of the reason for the demand for the limitation of taxation of real estate and the shifting of part of the burden to personal property and there also came about an approach to an agreement as to the terms of a bill that would be agreeable to the various interests represented. This was in itself a good measure of success in the initial campaign and if nothing more had been accomplished there would have been reason for congratulation.

But considerably more than this was effected by the campaign and the advantage scored in the work of securing proper legislation is best judged by the action of the Committee on Affairs of the City of New York, of which Senator George Cromwell is chairman, and the vote in the Senate, and in the canvass of the Assemblymen, made during the closing hours of the session.

In the first place Senator Cromwell's committee devoted two hearings of several hours each to public arguments over the Boylan and other bills. Every opportunity was given for opposition to develop. What little was brought out came from sources which were expected to oppose the imposition of a tax on personal property in any form. During the progress of the hearings the Tax Department, represented by President Jacob A. Cantor, and Comptroller Charles L. Craig presented bills that had been formulated with reference to the views prevailing in these two departments of the city government.

These bills to a certain extent were not in accord with the original Boylan bill which was based on a limitation of the tax on real estate to 1.75 and on personal property of .25 per thousand each. The principal differences were as to the rates and to the inclusion in the departmental bills of a provision for listing of personal property on the general lines of the national income tax scheme. These administration bills proposed a flat rate of 2.00 on real estate and 1.10 on personal property. This latter provision was fixed to avoid interfering with the tax on bank stocks which now stand at 1. and brings in \$4,000,000.

The argument of the administration representatives was

that the listing system was necessary to ensure the disclosure of sufficient personal property to bring in enough revenue to offset the loss occasioned by reducing the rate on real estate, and that until the amount of money that could be collected by taxes on personal property was known the rates on both real and personal property must not be made too low.

On the other hand the real estate people held that if the rate on personal property was too high owners would cover up their holdings as they have done in the past, but that with the very low rate of .25 they would come forward willingly and pay the small tax, which in the aggregate, on the tremendous amount of taxable personalty known to exist, would bring in such a large sum as to more than offset the reduction in real estate taxes.

Outside of these considerations about the only thing developed at the hearings was the contention of Senator Brown that the Boylan bill was unconstitutional because it did not apply to every county in the State the same provisions for the collection of the State tax.

Senator Cromwell's committee in executive meeting lasting into the early morning hours of one of the last days of the session decided by an almost unanimous vote to report and recommend the passage of the Boylan bill amended to make the rate on real estate 2.00 and on personal property .25. This meant dropping the listing provision from further consideration at this session. The bill was to go into effect Jan. 1, 1920.

The Senate passed this bill by a vote of 35 to 7, which was in itself proof of the general acceptance of the contention that real estate was entitled to relief. Only 26 votes were necessary for the passage of the bill, and one of the most encouraging signs of the new attitude of lawmakers towards the proposal of the Real Estate Board of New York was the fact that of the 35 votes recorded in favor of the bill 21 were Republicans and 14 were Democrats.

Points of encouragement from the session's efforts at Albany, as viewed by real estate leaders, are:

The practically unanimous agreement of city officials and lawmakers alike that real estate is entitled to relief.

The passage of the Boylan bill first by the Cromwell committee by an almost unanimous majority and by the Senate by a very large majority.

The canvass of the Assembly which showed a large majority in favor of the bill.

The agreement arrived at during the last hearing on the bill between Comptroller Craig, representing the City administration, and Mr. Dowling, representing the real estate interests, for a rate on personal property not to exceed one-half of one per cent. If this provision had been incorporated in the bill, as reported, the result in the Assembly Committee on Rules might have been different.

There were other points where those favoring the various bills seemed to be approaching a complete understanding and this opens the way for the conclusion that it will not be impossible to secure such a thorough concord of action before the next legislature convenes that there can be no doubt of favorable legislation at that time.

For one thing the matter will not be dropped. Plans are already being formulated for a new campaign of education, and this is likely to include the whole State as well as New York City. Those who have been active in the work which has resulted in the initial success have pledged themselves to go ahead with added determination.

Realty Board Committee Passes Million Mark

In Spite of Week Starting Off Badly, Encouraging Result Is Achieved—Brokers Themselves Prompt to Subscribe

REAL Estate Division of the Third Liberty Loan Committee passed the one million mark on Thursday afternoon and started at once to roll up the second, which they are confident they will do before the end of another week.

The members of the various teams making up the board's campaign committee attended an informal luncheon on Thursday afternoon in the Board rooms, 217 Broadway, as guests of the Chairman of the Committee Alfred E. Marling. Promptly at the appointed time, one o'clock, Mr. Marling called the assemblage to order. Mr. Marling said in part:

"I promised when I asked you to be here today that I would see to it that the hot air would be turned off at 1, and the cold lunch turned on at 1:15, but before we go any further I want to express my sincere thanks for the splendid co-operation of all of you in this campaign. I am deeply grateful for the intelligent, industrious, impressive, imperative and inimitable manner in which every one of you has taken hold of this great work and made possible the excellent results so far achieved.

"At 6:30 Wednesday evening the total amount subscribed through the various teams was \$713,000, and when I tell you that this amount represents but one large subscription, that of the Bond & Mortgage Guaranty Company for \$200,000, you will readily understand the work that is being done by this committee and its teams. Out of a total of 524 subscriptions one hundred and seventy-five were for fifty dollar bonds and 114 for one hundred dollar bonds. More than fifty per cent. of the whole number was taken by people of small means and that is exactly what the Government wants this third Liberty Loan to be a popular subscription by the man and woman of small income rather than financed by big financial institutions and individuals. We have found that the lists handed out were in most cases of no value and so we have decided to abandon them and free lance for subscriptions."

Laurence McGuire, president of the Real Estate Board of New York, was given a rousing reception, whereupon the chairman called upon Mr. McGuire for a few remarks. He said:

"The most effective word I can say is that I will subscribe \$5,000 in addition to my former subscription. We are now at the most serious part of this campaign and we must put forth every bit of energy and push that is in us to put the loan over the top. Just as the soldier, whether he be volunteer or drafted man, has sworn to give himself to his country so are we called upon to give our money.

"The soldier can never get back the eye or the ear or the limb that he loses on the battlefield, but we will get our money back, and unless we want to live in a false state of optimism we have got to come across.

"When we read in the newspapers day after day of the terrible things happening over there we should not hesitate for a moment to give our money. An oversubscription of five times the Third Liberty Loan will be the best blow that America can strike at Germany and the suppression of German propaganda."

Mr. McGuire gave way to Colonel H. D. Thomasen, U. S. A., who has been assigned by the War Department to assist in the Liberty Loan campaign.

"I am not very well versed in finance," he said, "and know nothing about bonds or stocks. The first bond I ever owned was one of the first Liberty Loan bonds. I own a few of the second and this button shows that I own one of the third loan. When I come to die all I expect to leave is the insurance that the Government provides, Liberty Bonds and War Savings Stamps. Our people are too fond of asking the question 'When is this war going to end?' Better that they should ask 'How is this war going to end?' We must win this war if it takes our last dollar in treasure and our last man if need be."

Mr. McGuire then announced that he would give another \$5,000 toward making the total the even million and called upon those present to call out what they would subscribe. In exactly four and one-half minutes the secretary, Mr. Parish, announced that the million-dollar mark had been passed by \$100,700, whereupon Mr. Marling called for three cheers for Mr. McGuire, which were given with a will.

"I told the Record and Guide last week that we would pass the million mark this week and we have done so," said Chairman Marling at the close of the meeting. "Now for the second million and then for the third. The men are working as they never worked before in this campaign, are sacrificing personal business, social engagements, and everything else to make the loan a success, and when the final count is in you will find that the real estate men of New York stand well up in the list of those who have stood loyally and faithfully by their Government, and this at a time when real estate is at a standstill because of war conditions."

The second week of the big drive started off very inauspiciously for all active workers. There was a big falling off on Monday and the Real Estate committee had at the end of the day but \$41,800, and this was deemed so insignificant that no report was sent to the press.

The teams met again on Tuesday morning and after listening to a few remarks from Mr. Marling they again started out to report back on Wednesday evening, when, after all reports were in, it was found that the total reached was \$713,000. This represents only subscriptions actually in hand. Many team captains and members of the teams reported prospects that would put the total far above that amount but it has been the rule that only subscriptions in hand should be reported.

The large subscriptions taken this week were from large estates and this is taken as an indication that in the final analysis the subscriptions from estates will constitute a substantial factor.

The Real Estate Board Committee asks everybody who is connected with realty in any way to help the work of the Board's teams by buying bonds through one of them. The buyer may designate any institution through which bonds are to be bought and the Board will obtain them from that institution.

In last week's issue of the Record and Guide an error in the personnel of the team of which Geo. R. Read and Franklin Petit are captains was inadvertently made. The team is composed of the following real estate brokers: George T. Mayo, Newbery F. Read, Clarence J. Ramsey, Frederick Stuart, Frank E. Connell, Clarence J. Carroll, Robert T. McGusty, Edward Zittel, Frank Zittel and Charles E. Schuyler.

Government to Spend Millions in Building Here

(Continued from page 487.)

in order that this country might enjoy liberty and peace in future. No account is taken here of work made possible by previous appropriations or structures now in process of erection. The major portion of the operations referred to have been announced within the past week or ten days and provide just that much more new construction for the building trades of the country. No matter to what extent private building construction falls off for the re-

maining period of this war, Federal activity will take its place. There is every indication that the Government, through its ever increasing program of military and industrial building activity, will provide sufficient work to keep the building trades and their allied interests fully occupied until such time as conditions shall again have become normal and the ordinary construction of peace times resumed.

Builders' Loan Drive Nets \$1,578,350 to Date

Allied Trades Somewhat Behind in Their Schedule but Undoubtedly Will Obtain Full Quota

OF the \$900,000,000 established as the quota for the Second Federal Reserve district in the Third Liberty Loan drive, the building trades and the industries closely affiliated with them are looked upon to provide at least \$5,000,000. This amount is exclusive of the bond subscriptions being made by the General Contractors' Association which are considered independently.

One-half of the allotted time for the drive has now elapsed and so far but slightly more than one-quarter of the quota assigned to the building interests has been subscribed. During the remaining two weeks of the drive, the structural interests, through their General Committee and various sub-committees, will of necessity have to materially speed up their efforts in order that the trades, manufacturers and dealers they represent shall not lag behind other industrial interests in doing their bit for this great cause.

The General Committee feels that something, other than homeopathic remedies when the patient requires a major operation, will have to be the principle upon which the builders and their allied interests will have to work for the balance of this drive. This is absolutely required, so that when the campaign finally terminates this important industrial body shall have its full quota in hand if not substantially oversubscribed.

During the past week the showing made by the Building and Allied Trades Committee for the Third Liberty Loan far surpassed that made in the initial week of the campaign, but even with the excellent record of the past few days the industry as a whole is only averaging along with other organizations in this district and is somewhat behind in its schedule. The inclement weather that maintained during the first week, combined with the scarcity of subscription blanks, was in part responsible for the lack of early sales. These conditions were non-existent during the past week, yet the building industry has not come up to the expectations of its committee. It is conceded that the structural trades have been severely handicapped during the last year or more by conditions beyond their control and that their profits have been adversely affected if not altogether nullified. The past conditions, however, cannot be accepted as a legitimate excuse for a lack of interest or a failure to subscribe to Liberty Bonds to the maximum of the ability of the industry.

According to the latest report of the General Committee the total of bond subscriptions from the building trades to date is in the neighborhood of \$1,578,350. The chairmen of the Liberty Loan Committees of the individual trades have definite promises of large subscriptions still to be made but official announcement of these cannot be made until the blanks are actually signed.

From the records on file in the executive office of the General Committee, the various organizations that comprise the working field of this committee have reported the following subscriptions to date:

Mason Builders' and Contractors' Association..	\$258,850
Marble Industry: Tile, Grate & Mantle Association and the Mosaic Employers.....	94,000
Cut Stone Association and the Stone Setters..	40,000
House Movers & Shorers' Association and the Hoisting Association.....	1,750
Architectural Iron Workers.....	2,000
Ornamental Bronze & Iron Masters and the Wire Work Manufacturers.....	No return
Cement Workers.....	8,050
Composition Roofers and Waterproofers; Metal Ceiling Association; Roofers & Sheet Metal Workers; and the Metal Covered Door & Window Manufacturers.....	233,900
Iron League Erectors.....	112,150
Plasterers	9,850
Master Carpenters' Association; Local No. 1, and the Parquet Flooring Association.....	31,950
Lighting Fixture Association.....	131,500
Steam & Hot Water Fitters' Association.....	No return
Painters and Decorators.....	71,000

Association of Metal Furring and Lathing Contractors	No return
Plumbers	52,450
Elevator Manufacturers' Association.....	74,900
Investing Builders' Association.....	63,100
Mason Material Dealers' Association.....	72,900
H. W. Johns-Manville Co.....	300,000

Manifestations of a high degree of patriotic enthusiasm have been evident at all of the trade meetings recently held for the purpose of increasing the sale of Liberty Bonds. Speakers at these gatherings are men of considerable prominence in the building trades or other lines of commercial, industrial and public life. In order to increase the interest of these meetings other forms of appeal, including band concerts and vocal selections by well-known artists, have been made a part of the programs. All of these agencies have assisted in adding greatly to the sale of bonds and the energy and labor spent in arranging the meetings and their programs have been well repaid.

A number of job meetings have been held during the past week and from all accounts these activities are meeting with remarkable success. Last Tuesday, the Turner Construction Company held a Bond Sale Rally at the new building under construction for the Bay Ridge Dock Company, at which approximately three hundred employees were present. On the same day this concern also conducted another meeting at the Naval Supply Base at 31st street and Second avenue, Brooklyn, at which nearly one thousand workmen were in attendance. Patriotic addresses were the special features of both gatherings and the sale of Liberty Bonds to individual purchasers was reported as most satisfactory evidence of the value of this form of campaign appeal. These meetings were repeated at the both jobs Wednesday with equally satisfactory results.

One of the largest job meetings of the campaign occurred Wednesday afternoon at Camp Mills, L. I., under the direction of the Clough-Bourne Company, builder of the new cantonment at that location. It is reported that in the neighborhood of one thousand workmen were present. The program of this meeting was varied and consisted of selections by a prominent opera singer, music by a military band and addresses by well known speakers. Thursday, at Aviation Field, No. 2, at Garden City, L. I., a similar gathering was held under the auspices of the same firm of builders and the program was repeated for the benefit of the hundreds of workers at that particular job. The response to the appeal for bond subscriptions was \$60,000, and gave evidence that this type of gatherings is of prime importance in influencing the mechanics and laborers to take interest in the campaign for the Third Liberty Loan.

Some time during the coming week another large job meeting will be held at Colonia, N. J., under the direction of the Cauldwell-Wingate Co., builder of the Base Hospital now under construction there. It is anticipated that nearly seventeen hundred workmen engaged in building this project will be present to listen to the speakers and the musical program that will be provided and that a large sale of bonds will result.

The Association of Master Plumbers, Manhattan branch, held a Liberty Loan rally Tuesday evening at its headquarters, which was well attended by the members of the organization. After listening to stirring addresses by Hon. Peter Schmuck and M. H. Elliott, bonds were sold to the members, bringing the total sales of the plumbing trades up to more than \$70,000. J. H. Jasper, chairman of the Liberty Loan committee for the plumbing trades, stated that his committee was working at top speed and that when the final results of the Third Loan drive were announced, his organization would undoubtedly have every reason to take pride in the showing made.

The General Committee has sent notices to the chairmen of the various trade committees urging their presence at the meeting to be held at the Building Trades Club next Wednesday afternoon. Plans for the balance of the campaign will be discussed and new enthusiasm unquestionably engendered at this gathering.

Interborough Employees Demand Six Cent Fare

Drain on Personnel of Subway by Draft and More Highly Paid Employment May Bring About Shut-Down

FOLLOWING the failure of the Legislature to pass the bill designed to confer upon the Public Service Commissions jurisdiction to hear and determine applications for increases in street car fares where a maximum rate had been fixed in the original franchise, and the opinion rendered by Corporation Counsel Burr that authority in this matter rests with the Board of Estimate and Apportionment, the Interborough employees this week took up the fight for a six-cent fare, so that the subway lines might increase wages proportionately to the increased cost of living.

John A. Phelan, President of the Interborough Brotherhood, which has 15,000 members, appeared on successive days before Chairman Straus of the Public Service Commission, Mayor Hylan, Frank L. Dowling, President of the Borough of Manhattan, Borough President Reigelmann of Brooklyn, and other officials. Representatives of the employees of the New York Railways Companies had already been given hearings by their officials.

The importance of the question raised by the Interborough employees was indicated in the statement issued by them that the city will face a possible shut down of transit lines, or at best a reduction of the service, next Fall, following the termination of the working agreements in August, the drain upon the personnel of the roads by the next draft and the additional reduction of the operating forces because of the opportunity created by war conditions for more remunerative work in other employment.

Mr. Straus explained that the Court of Appeals had held that the Commission lacked jurisdiction. Mayor Hylan intimated that he was opposed to any increase in the fare.

In stating the case of the Interborough employees, Mr. Phelan said:

"We are interested as employees and as taxpayers. Out of the gross earnings of the Interborough we must receive our wages. If any part of those earnings are to be paid through a tax on land, our wages will be further reduced through increased rents, which will be advanced to meet the new tax rate plus a sufficient amount to bring the rent up to round figures.

"The company is now paying us more money per month than the agreements call for, but the additional moneys are not in proportion to the increased cost of living or in proportion to the wages paid in munition factories, shipyards or other industries. Our men have had to make their income meet their expenses by working extra hours. This is now being done by thousands of them every day.

"Our men have shown their patriotism. Thousands of them are holding Liberty Bonds, which they could ill afford to buy; thousands of them are holding Thrift Stamps, and thousands of them are in the military and naval service. But unless very substantial increases are provided for in the new agreement they will consider themselves free to seek the best possible return for their labor.

"We have noted the statement of one of the Public Service Commissioners, which shows that on the four lines now being operated by the Interborough under the Dual System contracts, there was at the time of the report a deficit of \$1,250,000. This deficit was much smaller than it would have been had our men on those lines been paid, as they should have been, the same rates of pay as men doing the same work in other industries are being paid. Indeed, it would have been much larger had our men been paid the rates of pay they are now receiving.

"Under the Dual System contracts the deficit will stand as a debt against the city, to be paid out of future earnings of the property, the deficit drawing compound interest, but labor must be paid for when it is used. If the revenue of the operating company is to remain fixed in the face of abnormal operating expenses, the operating company will attempt to keep down the deficit by rigid economy. This will result in the unsatisfactory conditions described above.

"Maximum efficiency cannot be maintained when the operating company is forced to employ inefficient help. The men who have operated these lines for the past several years have their families in this city, their children in its public schools, and want to keep them there. We have served the public conscientiously and want to continue, but are being forced out of the service by the rising prices of every necessity of life."

Up-State Roads Want Rehearing on 6-Cent Fare

ALBANY, April 19.—Attorneys for up-state railway corporations affected by the recent six-cent fare decision of the Court of Appeals are considering the advisability of making a motion for a reargument of the case before the highest court. The purpose of such a motion would be to exhaust every legal remedy before accepting the serious conditions imposed upon these corporations by this decision.

Charles E. Hotchkiss, representing the Committee of the Street Railways of the State, made an announcement to this effect before the Public Service Commission yesterday at a hearing given representatives of the 21 railway corporations interested in the Rochester decision. The commission had called a conference of the attorneys who had argued six-cent fare applications for the purpose of ascertaining what effect the Court of Appeals decisions had upon the various cases, briefly what railways were prevented from seeking increases by reason of the incorporation of a maximum five-cent fare clause in their original franchises.

Mr. Hotchkiss was joined in his appeal for a postponement of action by the Public Service Commission until it had been definitely decided to renew the case before the Court of Appeals by an application for a reargument by Warnick L. Kernan, of Utica, representing the New York State Railways, and Albert J. O'Connor, corporation counsel of Utica.

In view of the fact that the Court of Appeals in the Rochester six-cent fare case did not indicate whether or not the Legislature had the power to vest the public service commissions with jurisdiction to hear fare increase applications from railways operating in cities where the maxi-

mum five-cent fare was fixed by agreement it is regarded as likely that the street railways will endeavor to reopen the case. Legislation was introduced in the closing days of the Legislature to give the public service commissions authority to determine applications for fare increases even in cities where the five-cent fare was fixed by agreement, but in view of the failure of the Court of Appeals opinion to pass upon the Legislature's right to do this, the bill was not advanced to order of final passage.

The need for an increase is so pressing with a number of up-State railway corporations that they have agreed to throw open their books to the municipal authorities to prove that under the present rate of fare they are incurring an annual deficit. In some instances the companies must cease operating, unless the fare agreements are rescinded.

Opposes Bronx Salary Bill

AT the meeting of the Board of Directors of the Bronx Board of Trade, held Wednesday evening, the Board was placed squarely on record as opposed to the legislation intended to provide for a working-force for, just as it had previously opposed the creation of, the new office of Commissioner of Records for that county.

The bill regarding legal practice by Sheriffs outside the counties in which they hold office was also disapproved.

The Board was also placed on record as against Senate Bill Introductory 1161, Printed 1666, which prohibits the use on any public highways outside of the City by any auto truck or trailer with a combined weight of truck and load of more than twenty-five thousand pounds.

To Mobilize and Distribute Industrial Army

Labor Problem at Present Not One of Shortage but of Distribution

BY ROGER W. BABSON.

THE shipyards have been requested by the United States Employment Service to obtain their labor exclusively through it.

Full compliance with this request will best serve the interests of the shipyards themselves and of industry in general. It will eliminate the recruiting of workers by one yard at the expense of others or of other war industries. The labor turnover in the shipyards will be reduced because of the selective process employed by the service, whereby each applicant for shipbuilding is carefully examined as to his qualifications for a particular position. It will check the stampede of men unfitted for shipbuilding to the centers of this industry, where they lie in idleness while other industries are in urgent need of them.

What the United States Employment Service is doing for the shipyards it can do for other manufacturers. Many factories still cling to obsolete employment methods to their detriment, and the obtaining of workers is a haphazard process. These concerns have not yet awakened to the great system which the Department of Labor has established throughout the country for their use.

Through its employment service the department covers the country with several hundred Federal and co-operating State employment offices and tens of thousands of sub-branches in postoffices and elsewhere.

The United States Employment Service is one of the great industrial machines which the war has placed in full operation. It should and will eliminate the independent employment bureaus just as the great modern water systems have eliminated the old private wells and cisterns. The employment service provides a central reservoir from which the best of workers can be supplied through its branches when manufacturers ask for them. It is always

at the command of manufacturers, is absolutely fair to both employer and wage earner, and is destined some day to be a great monument to the Department of Labor.

Just as a central authority must mobilize and distribute our military forces, a central authority must mobilize and distribute our industrial army, and the sooner the individual manufacturer accepts this fact the sooner he will find the proper kind of labor.

The old private employment bureau has no place in our war industrial scheme. Its existence means uneconomic competition for labor, unnecessary costs to both employers and workers, and reduction of efficiency. A Pittsburgh employer not long ago obtained a number of machinists in Detroit through a private agency in the latter city. The train bearing these men to Pittsburgh passed another bound from Pittsburgh to Detroit with an equal number of machinists on board. In Norfolk employment agents bid against each other for men already employed in essential industries and swept the nearby farms bare of labor. It is said that one of these agents even hired men away from himself. The situation was rapidly becoming intolerable when the United States Employment Service stepped in.

The manufacturer must realize that the labor problem at present is not one of shortage but of distribution. With the exception of some highly skilled or unusual trades, there is sufficient labor in the country to meet all demands, provided the demands are made intelligently, without exaggeration, and at the proper time. Calls for large bodies of men when manufacturers are not yet ready to use them or when no housing accommodations are provided only further aggravate the situation, injure other industries and strengthen the general impression that there is a labor shortage.

Mayor Hylan Favors Jamaica Bay Improvement

Promises at Hearing Before Ports and Terminals Committee to Do All He Can to Aid Project

MAYOR HYLAN endorsed the improvement of Jamaica Bay at a hearing before the Port and Terminals Committee of the Board of Estimate and Apportionment held on last Wednesday at the City Hall, at which were present representatives of property owners around the Bay and from the local governments of Brooklyn and Queens Boroughs. The mayor's declaration that he would do everything in his power to promote the further development of the improvement came near the close of the hearing after the present condition of the proposed harbor had been explained and its history.

Comptroller Craig presided at the hearing, and the Mayor, Dock Commissioner Murray Hulbert and Borough President Frank L. Dowling sat on the committee.

Deputy Dock Commissioner Henry A. Meyer said that the work at Jamaica Bay had been interrupted because the city had not kept its part of the agreement entered into between the National Government, the State and the City. He called upon Secretary Killmer of the Jamaica Bay Improvement Association.

Mr. Killmer declared that under the preceding administrations of the city government there had been influences at work which resulted in the interruption of the work of dredging and filling in, although ample funds were available for the continuation of the work, balances existing in both the appropriations made by Congress and by the former Board of Estimate and Apportionment of more than \$750,000.

One of the largest shipbuilding organizations in the country, Mr. Killmer said, had this year made an investigation of Jamaica Bay for the purpose of locating a large plant there, but gave up the project when it was found that the outside channel of 30 feet depth had not been

dredged owing to the failure of the city to go ahead with the work under the agreement. Seven large manufacturing concerns had during this year sought locations on Jamaica Bay but had been obliged to go elsewhere.

Letters of Col. Abbott and Gen. Black of the War Department, and Gen. Goethals were referred to as showing the attitude of the National Government to be that no use would be made of Jamaica Bay unless the city went ahead and dredged the 30-foot channel.

Comptroller Craig asked Mr. Killmer if he recommended that the water frontage should be owned and controlled by the city or whether it should be developed for the benefit of private owners, and the Comptroller asked the same question of every subsequent speaker.

Mr. Killmer declared that both the city and private owners would benefit, and that it was practically impossible to say which would benefit the most. During the remainder of the hearing a number of representatives of property owners were heard. They all declared that they would be glad to co-operate with the city and that in some instances they had already built bulkheads and done dredging and filling in at their own expense, and that considerable land and stretches of bulkheads had been ceded to the city. The increased revenue which the city would derive if the improvement is made, amounting to many millions, was pointed out.

Among those who took part in the discussion were John H. Ward of the Bergen Beach Land Corporation; Mr. Baird, counsel of the Atlantic Gulf and Pacific Company; Theodore Kendall; H. O. Dobson of the Howard Estates Development Company; Paul C. Cloyd of the U. S. Title Guaranty Co.; William S. Pickard of the Association for Promoting the Waterways of Long Island and William Liebermann of the Brooklyn Chamber of Commerce.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor

W. D. HADSELL . . . Vice-President

J. W. FRANK . . . Secretary-Treasurer

S. A. PAXSON . . . Business Manager

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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(Section II.)

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Future Prospects Brighter.

The Legislature of 1918 has adjourned without affording any relief to the overburdened realty owners in New York City. The amended Boylan bill, which limited to \$2 per \$100 the tax on real estate and which provided a tax of \$1.10 per \$100 on personal property, died in the Rules Committee of the Assembly.

Reviewing the winter's efforts at Albany to get justice for the New York realty owners, it is evident that considerable progress has been made even though the Boylan bill, which was favored by the Real Estate Board, failed of passage. A good many legislators who hitherto had given no study to the subject have acquired a more comprehensive and intelligent view of this vital problem. Some of them have learned for the first time that New York realty has not been getting a square deal in the matter of taxation, and genuine help from them may be expected when the fight is resumed at Albany next winter.

A great deal of credit for this improved prospect is due to Mr. Laurence McGuire, President of the Real Estate Board, Mr. Robert E. Dowling, President of the City Investing Company, Mr. Edward P. Doyle and other spokesmen for New York realty interests. By the forcefulness of the arguments which they presented at various hearings and conferences with the legislative leaders, these gentlemen have paved the way for definite accomplishments another year.

As pointed out elsewhere in this issue of the Record and Guide, encouraging signs are to be found in the growing belief at Albany that New York realty must be afforded early relief; in the large majority by which the Boylan bill passed the Senate, and in the strength which the measure gained in the Assembly, as disclosed by a careful canvass of the members. Advices from Albany are to the effect that if the Boylan bill had been reported from

the Rules Committee it would have been passed in the Assembly by a vote perhaps quite as decisive as was the vote in the Senate.

While it is to be regretted that the Assembly had no opportunity to vote on the Boylan bill, this is not the time for gloomy retrospect because that measure was not enacted into law. The intimation given in the Record and Guide today that the leaders in the campaign have only just begun to fight shows the right spirit. The Boylan bill, even if passed by the recent Legislature, would not have gone into effect until January 1, 1920. A satisfactory measure, one doing justice to the realty interests of New York and to the holders of personal property as well, should be placed upon the statute books by the Legislature of 1919.

The Dual System Deficit.

The failure of the Legislature to take any action on the proposed increase in fares in this city brings to a climax a very serious situation. No legislation on the subject can now be hoped for until next year, and in the meantime the Dual System deficit is piling up at an alarming rate. Many millions of dollars will be added to the total before another Legislature will be in session to consider the matter.

As Corporation Counsel Burr brought out in his timely statement in the Record and Guide last week, authority to take up this matter rests with the Board of Estimate and Apportionment. It is to be assumed that before long the members of that Board will have the matter presented to them. Meantime, another important angle of the problem has arisen, namely, the demand of the transportation system employees for higher wages.

Mayor Hylan, Chairman Straus of the Public Service Commission, and other prominent officials already have been advised that an increased wage scale will be called for in the near future. It has been pointed out to these officials that unless the wages of the employees are increased there will be great difficulty in obtaining the men necessary to operate the city transportation lines.

While the question of wages is one between the operating companies and their employees, its adjustment has a direct bearing on the whole question of Dual System operation. It emphasizes the pressing necessity for action.

Unusual Conditions in Public Utilities Should Be Recognized.

The vital bearing of the war on public utilities was properly emphasized at the recent convention of the United States Chamber of Commerce in Chicago. With so many people thinking in a national way because of the war there is a tendency to lose sight of the bearing of local conditions in their relation to national conditions.

The United States Chamber of Commerce stated the case succinctly, but none the less impressively, in the resolutions which were unanimously adopted by the convention and which read as follows:

Whereas, The maintenance of the country's public utilities in the highest possible state of efficiency is essential not only to the war program of the United States, but also to the nation's business, industrial and public interests; and

Whereas, Such efficiency depends upon the preservation of the credit of the companies providing public utility service; and

Whereas, The increase of costs and the unusually onerous conditions of operation brought about by the war seriously threaten the ability of the public utilities to continue the furnishing of the necessary services they perform; and

Whereas, The protection of the credit of public

utilities is very largely in the hands of regulatory commissions and other public authorities, rather than in the utilities themselves;

Now, Therefore, Be It Resolved, That the Chamber of Commerce of the United States recommends to state and local authorities that they recognize the unusual and onerous conditions with which public utilities are contending, and that in the interest of the nation, of business, and of the public they give prompt and sympathetic hearing to the petitions of such utilities for assistance and relief.

A timely address on this subject was that delivered by Mr. Thomas N. McCarter, President of the Public Service Corporation of New Jersey. Mr. McCarter declared that the railroads of the country with their inter-state ramifications have long been recognized as a quasi-public and

national industry of the first importance. He then referred to public utilities, including privately-operated gas companies, electric light and power companies and electric railway companies, declaring that the every-day activities of the nation are as fully if not more dependent upon them, taken collectively, as they are upon the steam railroads or the telephone industry. Their ability as a whole to perform their chief function—that of providing adequate service—Mr. McCarter declared to be of vital consequence to the comfort and economic welfare of the nation, a viewpoint from which there can be no logical dissent.

This is no time for the exercise of narrow-gauged judgment in dealing with such broad-gauged problems. Public officials should adapt their minds to the conditions of the hour, regardless of what may have been their views as to public utilities in peace times.

Readers' Comments on Current Subjects.

Editor of the Record and Guide:

The Appellate Division, First Department, reversing the order of Judge Hendrick of February, 1915, by a divided Court, held that under a mortgage which provided that in the event of default of payment of interest or principal the rents were assigned to the mortgagee as further security for the payment of the indebtedness; that even though a junior or subsequent mortgagee in a foreclosure action obtained the appointment of a receiver who collected the rents from the premises, that the rents would belong to the senior or prior mortgagee upon the theory that the language employed was a present assignment of the rents, and that hence the receivership would not avail the junior mortgagee.

The effect of this decision was, in substance, that under the language employed in the mortgage the junior mortgagee got nothing by his receivership. The receiver was compelled to turn the rents over under the order of the Court to the senior mortgagee having the assignment clause, even though that mortgagee did absolutely nothing and remained quiescent while the receiver was collecting the rents. The Appellate Division having certified the question to the Court of Appeals for its determination, because of the importance of the case, it was brought on for argument in that Court by me, and the Court, in a long opinion written by Judge Chase, reversed the Appellate Division and held that, despite the language in the mortgage, the rents belonged to the junior mortgagee, who had the receiver appointed, and that her diligence would be rewarded by allowing her to have the rents instead of the senior mortgagee.

While I have not as yet a copy of the opinion of the Court, I have heard excerpts read. The effect of the decision is to sustain the point made by me on behalf of Mrs. Hannah Sullivan, the plaintiff, that where a junior mortgagee has a receiver appointed he will be allowed to retain the rents collected by the receiver appointed upon his motion, unless the senior mortgagee either enters into possession under the assignment clause of his mortgage, has the receivership extended for his benefit, takes possession of the mortgaged premises, or does some other act consistent with his claim of assignment.

The case is one of importance in the real estate community, for it was assumed that the decision of the Appellate Division in *Sullivan v. Rosson* correctly stated the law, and under that decision several hundreds of thousands of dollars had been awarded to senior mortgagees, despite the fact that junior mortgagees had obtained the appointment of receivers, who had collected the rents intended for their benefit.

GUSTAVUS A. ROGERS.

Editor of the Record and Guide:

In your issue of March 10, 1917, my attention was attracted to an item headed by the words, "Brokers Obtain Judgment." This article described how a broker went about to obtain for a prospective purchaser some land as directed by that prospective purchaser, and how after obtaining a suitable site of land the purchaser went into negotiations for same and directed the broker to proceed to obtain an option at a certain stipulated price, and on doing so the purchaser would buy it. After the broker had succeeded in so doing the purchaser failed to buy and therefore the broker sued the proposed buyer for his commission and won his case with the aid of David L. Podell as counsel.

I laid aside this issue to keep it handy for the next occurrence of that kind I should have and a few months after I had the identically same thing happen to me. I thereupon referred back to this article and obtained the name of the counsel who handled that case and he successfully won my case, too, on the 15th of March, just two weeks ago.

My case or facts are that in October last a Max Nirenberg requested me to locate a suitable dwelling for him, giving me instructions as to what kind of a dwelling he must have and in what location it must be. After considerable work and energy I presented for his consideration a dwelling at 2746 Bedford avenue, Brooklyn. Max Nirenberg after an examination of the property told me to proceed to obtain same for a price of \$14,250 and he would buy it. After succeeding in this mission he instructed me to obtain an option for four days which I did. He failed to appear at the time set for signing contracts and when reached denied and repudiated all he had said and done. It was understood that I was to receive the commission from the seller of the property. I engaged David L. Podell to take up this case, which he did personally, and I obtained judgment and have already received the commission from the proposed buyer, the judgment being \$300.

A judgment obtained under such circumstances is unusual in that the deal was never consummated, and although the owner was to pay the commission the court allowed the judgment or recovery against the purchaser.

It was through the Record and Guide that we first learned of the possibilities of such a case against a purchaser, who never bought, being liable to the broker for the commission under such circumstances and we also selected the same lawyer whose name appeared in the article to try ours with which we find the same result, a verdict in favor of the broker against the defaulting purchaser, and we attribute our desire to try it to the article published in your paper.

F. R. POWELL.

Realty Board's Legislative Review

Bills Affecting Real Estate Before Mayor and Governor for Approval—Several Important Measures Not Acted On

THE following review of the work of this Legislature on bills relating to real estate, introduced during the last session, is issued by the Real Estate Board of New York:

Real estate owners have nothing in particular for which to be grateful to the 1918 Legislature. A number of extremely important bills, introduced at the suggestion of the Real Estate Board, and designed to bring much needed relief to real property, have failed of passage.

The Boylan Tax Bill, Senate Int. 621, was one upon which the Board laid particular emphasis. In the form originally suggested by the Board this bill would have placed a fixed rate of 17½ mills on real estate and 2½ mills on personal property. Various compromises were suggested. In its final form the bill carried a rate to be not in excess of 20 mills on real estate, and a rate not to be in excess of 11 mills on personal property, the real property rate not to be effective until 1920. It did not contain the objectionable listing feature which appeared in another tax bill. The opposition was presented by large corporate and individual interests, who, overlooking the fact that their real estate tax would have been largely reduced, feared a great increase in their personal tax. In the last hours of the session the feature of exemption of church properties was also brought in, and this combination, with the aid of the Speaker of the Assembly, was sufficient to keep the bill in the Committee on Rules.

The Real Estate Board did all that it could to secure the passage of its bill, known as the Dowling Four-Family House Bill, Senate Int. 776. This bill seems to have been rather indifferently championed, due in part to the fact that the introducer was ill during the last week of the session. The bill came out of the committee and was advanced to third reading, but in the absence of the introducer could not be moved for final passage.

Five labor bills presented by the Board through Senator Boylan (Int. Nos. 440 to 444), in spite of their extreme importance, apparently never had any chance of getting out of the Committee on Labor and Industry. One of these bills was designed to correct an injustice which the Labor Law now places on agents, and the others were perfectly proper amendments to rectify injustices of the present law. The opposition of the State Labor Department was largely responsible for the failure of these bills.

Senator Ottinger's bill, creating a commission to adjust the New York Central's relation to the city on the west side, and to provide suitable terminals, was approved by the Real Estate Board except as to certain details affecting the personnel of the commission.

Assemblyman Pratt's bill, permitting the Public Service Commissions to increase street car fares; Senator Ottinger's bill, providing for a referendum in relation to a tunnel for freight and vehicular traffic between New York and New Jersey, both of which were approved by this Board, died in committee.

Assemblyman Youker's bill, amending the Torrens Law, was passed, and is waiting action by the governor. Glaring defects in this bill have been called to the attention of the governor.

The Real Estate Board will renew and will double its efforts and will employ the time between now and next Legislature for an intensive educational campaign, calling attention to the grave conditions of the city's finances, to the absolute necessity for a reform in taxation, and for a reduction in the tax rate. It is beyond dispute that if the tax rate

continues to increase at the rate of the past few years, notably in 1917 and 1918, the rate in 1919 will exceed the constitutional debt limit of 2 per cent., exclusive of the debt service. This fact will be kept continually before city and state officials and the taxpayers themselves, who will be urged to assist the Real Estate Board in perfecting its organization and increasing its membership for a vigorous campaign along the lines above indicated.

The following is a brief summary of bills that have been signed by the governor, which are of more or less interest to real estate owners:

Chapter 15, Senate Int. 411, Pr. 657, Farrenkopf. (Same as Assembly Int. 518, Pr. 557, McGarry.)

Charter amendment, permitting the Board of Estimate to permit five installment payments for the cost of public improvements exceeding \$50,000 except for rapid transit improvements.

Chapter 20, Assembly Int. 240, Pr. 241, L. W. Johnson. (Same as Senate Int. 250, Pr. 260, Hewitt.)

Amending General Business Law by including bronze or brass casting among the articles about which those selling to junk dealers shall make a statement as to where such property was obtained. This bill was approved by the Real Estate Board.

Chapter 58, Senate Int. 15, Pr. 370, Slater. Amending Real Property Law, requiring that mortgaged property taken by the Alien Property Custodian must be discharged of record upon a certificate executed by such Custodian with same effect as if executed by mortgagee. This bill was approved by the Real Estate Board.

Chapter 63, Senate Int. 46, Pr. 326, Sheridan. (Same as Assembly Int. 191, Pr. 191, Curley.)

Amending charter, making it lawful for the comptroller to suspend or postpone advertised tax liens for thirty-six months instead of fifteen months, as at present. This bill was approved by the Real Estate Board.

Chapter 90, Senate Int. 99, Pr. 99, Dunigan.

Providing for a Commissioner of Records for Bronx County at \$5,000 a year, with necessary assistants. This bill was disapproved by the Real Estate Board.

Chapter 116, Senate Int. 16, Pr. 576, Slater.

Amending Real Property Law, providing that conveyances executed by parties enlisted or commissioned in the military or naval forces of the United States may be acknowledged before a judge or clerk of a court of record, a mayor or other chief officer of the city, a commissioner appointed for the purpose by the governor, or certain officers of the United States Army or Navy, and making other changes relative to acknowledgments and proofs.

The following list shows bills in the hands of the governor and the action taken by the Real Estate Board, and members of the Board and taxpayers are urged to write the governor, asking his approval or disapproval as indicated.

Senate Int. 71, Pr. 1265, Gilchrist.

Amending the Decedent Estate Law and the Personal Property Law by providing that trust funds may be invested in parts of mortgages held by trust companies and title guarantee companies under certain conditions. The Real Estate Board approved this bill, believing that the proposed investment of trust funds, with the safeguard provided in the bill, would be beneficial to the real estate market.

Senate Int. 84, Pr. 369, Dowling. Providing that one of the assistant district attorneys of New York County shall receive an annual salary of \$10,000. This bill was disapproved by the Real Estate Board.

Senate Int. 231, Pr. 241, Farrenkopf. (Same as Assembly Int. 282, Pr. 293, O'Hare.)

Providing that foreclosure of tax liens may be held in the County Court instead of the Supreme Court. This bill was disapproved by the Real Estate Board, which believes that the Supreme Court is the proper place for the conduct of such proceedings.

Senate Int. 389, Pr. 420, Farrenkopf. (Same as Assembly Int. 463, Pr. 490, O'Hare.)

Amending the Civil Code by providing that people of the State may be a party defendant in an action to compel determination of a claim to real property. This bill was approved by the Real Estate Board.

Senate Int. 602, Pr. 1608, Walters. (Same as Assembly Int. 690, Pr. 764, Pratt.) Amending the Workmen's Compensation Law.

Among other changes it adds a new group, 45, including all employments not included in other groups where four or more workmen are regularly employed in the same business or establishment, excepting farm laborers and domestic servants, and making other drastic changes. This would extend the Workmen's Compensation Act to all employments, and was disapproved by the Real Estate Board.

Senate Int. 611, Pr. 1644, Sage. (Same as Assembly Int. 769, Pr. 866, Machold.)

Creating a State Central Supply Commission. This is in the direction of economy and good business procedure, and is approved by the Real Estate Board.

Senate Int. 716, Pr. 1650, Carson. (Same as Assembly Int. 722, Pr. 797, Bewley.)

Amending the Labor Law by providing, among other things, that in buildings over five stories in height all stairways must extend to the roof. This will emphasize a bad feature of the Labor Law, which in one section arbitrarily compels extension to the roof, regardless of whether escape may be had from the roof of adjoining building. The Board of Standards and Appeals recently rectified this condition by a ruling. This bill was disapproved by the Real Estate Board.

Senate Int. 787, Pr. 1218, Ottinger. (Same as Assembly Int. 928, Pr. 1503, Ellenbogen.)

Amending the Real Property Law by providing that an agreement for the occupation of real estate in New York City shall create a monthly tenancy unless the duration of occupation shall be specified in some note or a memorandum thereto in writing and subscribed by the parties or their agents. This bill removes difficulties arising out of the so-called verbal leases, and is approved by the Real Estate Board.

Senate Int. 858, Pr. 1326, Slater. (Same as Assembly Int. 1026, Pr. 1205, Brush.)

Abolishing the Mohansic State Hospital, the existence of which has created so much opposition on account of danger of polluting the water which supplies New York City. This was approved by the Real Estate Board.

Assembly Int. 9, Pr. Senate. 1445. Youker. (Same as Senate Int. 151, Pr. 1437, Burlingame.)

Amending the Real Property Law in relation to Torrens Title Registration. While the Board is thoroughly committed to the so-called Torrens System, and is largely responsible for placing the Torrens Law on the statute books, it has opposed this bill because it believes it includes unconstitutional features through which owners might be deprived of their property without due process of law.

Assembly Int. 142, Pr. 1556, Judson. (Same as Senate Int. 117, Pr. 799, Emerson.)

Amending the Tax Law by striking

Legal Notes Affecting Realty

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Right to Broker's Commissions.

IN an action for commissions on real estate sales, the Alabama Supreme Court, *Smith v. Sharp Real Estate Company*, 77 So. 40, makes the following rulings on points of interest to brokers and real estate owners:

When an agent is employed to find a purchaser for land, it is his duty to disclose the name of the purchaser to his principal, but where an agent is commissioned to sell on stated terms, and makes a written agreement of sale which is binding on the purchaser, the duty to disclose and the duty to execute a deed are concurrent. Under an agreement to sell land, where commission is to be paid "when the deal is closed," the commission is not due until the sale is consummated according to its terms, or upon substituted terms, unless the seller wrongfully refuses or fails to execute the sale. An agency agreement by an owner to deliver a deed to a purchaser "now secured" is an acceptance of the purchaser, although his identity is not disclosed, but the initiative is on the purchaser to tender a required payment and security before the seller can be required to execute a deed. Under an agency agreement whereby a seller agrees to deliver a deed "to the purchaser," it is necessary that the purchaser's name be disclosed within the time in which the deed is to be made, as a deed cannot be effectively executed without the name of the grantee.

A person contracting to sell land for another may act for the purchaser in any way not inconsistent with his duty to his principal. An agent does not have to produce a purchaser "known" to the seller to be able, ready and willing to execute the contract. In an action for having furnished a purchaser it was proper for the agent to show that it had informed the seller that the purchaser was able, ready and willing to make the required cash payment, it being in fact its duty so to inform the seller.

Negligence in Specific Performance.

An application to a court of equity for the rescission or cancellation of a contract is one addressed to the sound discretion of the court, and in granting

or refusing it the court acts upon its own notion of what is reasonable and just under all the surrounding circumstances; the discretion being, of course, a sound one, and it must be exercised within established equitable principles. In an action for specific performance or for cancellation of a contract, negligence of the party seeking to be relieved of the contract does not prevent relief; it presents a reason why, in the exercise of a sound discretion, under all the facts and circumstances, the court may not grant relief, and may be one reason for denying relief, but it is not a bar to relief.

A broker produced an instrument offering to trade properties on terms, the offer to be accepted within five days, and the defendant objected to signing it, as he did not have his glasses and could not read it. The broker so read it that the defendant understood it to mean that he, and not the plaintiff, should have five days to consider, and he then signed it. Within five days, however, he notified the plaintiff that the deal was off, the plaintiff meantime having accepted. The Wisconsin Supreme Court held, *Woldenberg v. Riplian*, 166 N. W. 21, that the defendant was not as a matter of law so inexcusably negligent that as a matter of right, the plaintiff could have specific performance.

Secret Profits of Broker.

When the relation between principal and broker or agent is found to have existed it must be held to have continued until the broker, in dealing with the principal's property, notifies the principal that he is no longer dealing as broker, but desires to deal at arm's length as purchaser, disclosing all facts relating to the subject matter of the contract while the agency existed. A corporation, while acting as broker or agent to sell property at \$1,200, itself purchased the property at a price, less commission to it, of \$1,000, and resold for \$2,000, all without disclosing the purchase for itself to its principal, and without disclosing the price received by it. It is held, *Clark v. Rogers Foundry & Manufacturing Co. (Md.)*, 199 S. W. 576, that it was liable to its principal for the profits received by it.

Interpretation of Agreement.

In a lease of a building to be constructed, providing that the basement was to be "properly waterproof," the Arkansas Supreme Court holds, *Ozark Grocer Co. v. Crandall*, 199 S. W. 551, that the term "waterproof" is a relative expression, meaning that the walls and floor of the basement were to be constructed so as to keep out water and dampness under such circumstances and weather conditions as might have been reasonably foreseen and anticipated, and if the wall and floors of the basement were so constructed as to resist the ordinary invasion of water and dampness it was in law "waterproof." In an action for rent under such a lease, where the tenant counterclaimed for damages to his merchandise from water and dampness entering the building, it was held to be for the jury to determine whether the injury resulted from causes which might have been anticipated so as to have been within the terms of the contract. In construing the language of a contract it is to be presumed that the parties intended to apply it to conditions to be reasonably anticipated.

Wrecking Contract.

In an action by an owner of a building against the owner of an adjacent building for injuries to the plaintiff's building, incurred when the defendant's building was torn down by an independent contractor, exclusive of the contract under which the building was demolished, was held by the New York Appellate Division, *Freund v. Composite Realty Co.*, 165 N. Y. Supp. 951, to be error, such evidence being admissible to show that the defendants maintained no control over the contract. Evidence that the defendants were informed that their contractor caused certain damage was not sufficient to show knowledge on the part of the defendants that the contractor was doing an unlawful act. Liability could not be predicated upon the fact of injury, necessitated by the nature of the work, in the absence of a showing that a reasonably careful workman could not have demolished the building without trespass to the plaintiff's building.

Realty Board's Legislative Review.

(Continued from page 496)

out the provision that the franchise tax on the net income of manufacturing and mercantile corporations shall be based upon corporations' report by the Federal Income Tax, and removes the necessity for correct returns to the State Tax Commission when errors have been made in the federal return. This bill was disapproved.

The following bills are before the mayor:

Senate Int. 11, Pr. 835, Cromwell. (Same as Assembly Int. 43, Pr. 1196, Seesselberg)

This provides that when the Board of Estimate believes that combined assessments for public improvements confirmed after January 1, 1908, against real estate in any two consecutive years exceed 60 per cent. of the assessed valuation the Board may, upon the certificate of the comptroller, direct modification of the assessment. This bill was approved by the Real Estate Board.

Senate Int. 330, Pr. 922, Dowling.

This would authorize the Board of Estimate to increase by a very large amount a sum payable for the support of Hunter College. The amount originally required for this support was \$175,000 a year, and the amendment would bring this up to four times this amount. The Board believes that this amount should not be expended to furnish free college education.

Senate Int. 572, Pr. 941, Wagner.

Adds new provisions respecting the teachers' retirement fund of Hunter College. The Board believes that this is an exceedingly inopportune time for the enactment of legislation which would add large fixed charges to our already scandalous municipal budget.

Senate Int. 756, Pr. 879, Wagner.

This bill would take from the Board of Education the control of Hunter College and put it into the Board of Trustees of the college, and would extend the functions of the institution from preparing teachers for work in common schools to the furnishing of a general education without any provision that graduates should teach in the public schools of New York City. The Board disapproves the promiscuous furnishing of free college education, and believes the bill should be defeated.

Senate Int. 972, Pr. 1194, Nicoll.

This bill provides for a horizontal increase of 10 per cent. in the salaries of the administrative force of the District Attorney of New York County. It is disapproved by the Real Estate Board.

Senate Int. 1110, Pr. 1419, Dunnigan.

This authorizes the city of New York to ascertain and pay the amount of damages to lands or lands and buildings suffered by reason of changes in established grades in the city.

While a large number of property owners have been materially damaged by changes of grades of streets or ave-

nues, made necessary to conform them to changes in grades of the tracks of the New York, New Haven and Hartford Railroad Company and the New York and Portchester Railroad from Tremont avenue to Bear Swamp Road, to which this bill applies, it is not clear why the entire burden of these damages, which will aggregate hundreds of thousands of dollars, should be saddled upon the city. If the railroads have not paid a sufficient share of the expenses any remedial legislation should take this fact into account.

Traffic Committee Appointed.

Mayor Hylan appointed on Tuesday a committee, of which John A. Harriss, Special Deputy Police Commissioner, is Chairman, to make a study of street conditions and make suggestions for relief. The other members of the committee are: Jefferson DeMont Thompson, President of the Broadway Association, vice-chairman; William Fellows Morgan, President of the Merchants' Association; Robert Grier Cooke, President of the Fifth Avenue Association; Elmer Thompson, secretary of the Automobile Club of America; Frank L. Dowling, Borough President of Manhattan; Edward Riegelman, Borough President of Brooklyn; Robert Adamson, former Fire Commissioner; John A. Leach, First Deputy Police Commissioner; Mrs. Sophie Irene Loeb and Henry R. Hoyt.

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REAL ESTATE NEWS OF THE WEEK

Little Selling Activity. Renting Continues Strong. Improvement in Recording Instruments. Other Reports

PROBABLY because almost every real estate broker in the city is on the committee of the Real Estate Board soliciting subscriptions for the Third Liberty Loan, and therefore neglecting personal affairs to help the government, the business of the week shows a decided falling off.

Few sales of any consequence have been reported, and while leasing continues strong this department of the business in every well regulated office is usually attended to by subordinates while the sales are as a rule looked after by the heads of the firm and their close associates.

Heading the list of private sales of the week is that of the hotel property at the northwest corner of Irving Place and Fifteenth street, known as the Hotel Du Nord and previously as the Hotel America, some years ago a hostelry popular with Latin-Americans of the wealthy class, to the Kops Realty Company, which owns the adjoining twelve-story loft and office building at the southwest corner of Irving Place and 16th street.

The hotel consists of two five-story buildings on a plot 62½x80 feet. Horace S. Ely & Co. negotiated the deal. The last owners of record are Stephen H. Olin and another of No. 15 the corner parcel, and the Samuel Frost Estate of the balance of the property. The property is assessed by the city at \$118,000. The sale of the three-story building at 361 Ninth avenue to the Ancient and Mystical Order of Rosae Crucis is of sentimental interest rather than because of the amount involved, since it was for many years the home of Lily Langtry, the once noted actress. One of the most complex deals in leasing to transpire in many months, an account of which is given in another column, has

just been consummated by Bushman & Wakefield, Inc., and involves space at 244 Madison avenue and in the Whitehall building at 44 Whitehall street. The two leases total over \$300,000 in the aggregate and the whole transaction was put through within forty-eight hours after the matter was placed in the hands of the brokers.

About \$250,000 is represented in the long-term lease of Seventh avenue property just north of the Pennsylvania station, which will be the site of a modern restaurant building. The Krim Realty Company representing the Hanover Lunch Company, which operates a chain of lunch rooms throughout the city, leased three four-story buildings at 430 to 434 Seventh avenue, fifty feet south of 34th street, for twenty-one years on a net rental basis. H. M. Weill Company, White-Goodman and A. H. Levy were the brokers and Kugel & Son, the attorneys.

Register James A. Donegan is authorized for the statement that for the first time in the history of New York County deeds, mortgages and other documents are returned to lawyers within three days from the time they are presented for recording in his office. Up to December 31st of last year the time required for recording instruments was four days. Under the new system of recording instruments instituted by Mr. Donegan, the receiving and abstracting are done on the first day, abstracting, recording and examining on the second day, and indexing and delivery on third day. The clerks employed in the examining department now devote the morning of each day to assisting in other departments of the office and in the afternoons for the work of examination. A material saving is effected by this arrangement.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 317.—Where a broker finds a tenant for a piece of property and accepts a deposit, but the owner refuses to lease to broker's client, can broker legally claim his commission? F. B.

Answer No. 317.—This question cannot be answered on the above meagre statement. Many important facts are omitted. It would, for instance, be important to know whether he was authorized by the owner to exhibit the property or to accept a deposit.

Question No. 318.—A and B are neighbors. A fence dividing the properties falls down and A demands that B have fence repaired. B notifies A that he proposes having both properties surveyed, as he is in doubt as to the correctness of the dividing line and states that A will have to pay half the cost of the survey. A refuses, but still insists on the fence being repaired. Can A legally compel B to repair the fence under the circumstances? S. E. H.

Answer No. 318.—A partition fence must be so built that the dividing line between the properties shall run through the center of the fence, and the fence must be built and maintained at the joint expense of the owners of the land on each side. Where the owner on one side neglects or refuses to join the other in making the necessary re-

pair for six days after being requested in writing by the other owner, the latter may make the repairs and recover from the other the latter's share of the reasonable expense. If the rebuilding owner does not build on the correct line he will not be able to make the other contribute. If the title to the entire lot has been examined by a title company such company might have a survey, of which the insured owner could get a copy without expense. If the dispute as to the actual line is sincere, it should be settled by a survey and definition of the correct line which would cost about \$10, or \$5 for each owner, and that would be cheaper than a quarrel.

Increased Traffic.

When the transverse roads through Central Park at 65th and 95th streets were turned over to the Borough President in March, 1916, the pavement was in bad condition. It was believed these streets would be more generally used for vehicular traffic if furnished with a proper pavement, and steps were taken to repave them. As a result of this repaving the vehicular traffic has greatly increased. A toll taken by representatives of the Borough President shows the following result:

On October 23, 1916, the number of vehicles using 65th street was 1,160, and on February 28, 1918, since the new pavement was laid, 3,291 vehicles used the street. This is an increase of 283 per cent. On October 25, 1916, 717 vehicles used 95th street, while the old pavement was still there, and on February 27, 1918, 1,055 vehicles used the street with the new pavement down. This is an increase of 147 per cent. Automobile traffic in 65th street has shown an increase of 40 per cent. since the new pavement was laid, and 50 per cent. in 95th street.

President Dowling has been allowed \$2,000,000 for the repaving of streets throughout the Borough of Manhattan, and this work will not carry assessments on abutting properties.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 26 as against 26 last week and 27 a year ago.

The number of sales south of 59th street was 13 as compared with 9 last week and 3 a year ago.

The sales north of 59th street aggregate 13 as compared with 17 last week and 24 a year ago.

From the Bronx 13 sales at private contract were reported as against 18 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 522 of this issue.

Large Apartment House Deal.

William S. Baker sold to Nason Realty Company, Max N. Nathanson, president, three large apartment houses along Broadway, in the Washington Heights section, showing a total valuation of \$655,000. All cash was paid over the mortgages on the property, which was acquired by the Halcyon Real Estate Corporation, representing bond holders of the former New York Real Estate Security Company. The largest of these houses is the Carolyn Court, a six-story elevator building, on a plot 100 x 100, at 3880 to 3888 Broadway, northeast corner of 162d street. This building is arranged for thirty families, contains seven stores, and was held at \$275,000. It is fully rented. The other two are the Sylvia, a six-story elevator house, on a plot 100 x 100, at 560 West 144th street, adjoining the southeast corner of Broadway; arranged for forty families; also fully rented, and valued at \$190,000; and 605 West 142d street, adjoining the northeast corner of Broadway; six stories with elevator, on a plot 100 x 100; arranged for thirty-six families, and held at \$190,000.

Sale of Mid-Town Property.

A transaction of especial interest, since it is the largest affecting mid-town property in some months, was closed Wednesday as a result of which the United Cigar Stores Company gains control of the Hotel Lorraine, a twelve-story structure at the southeast corner of Fifth avenue and Forty-fifth street. The property has been leased from the United Mortgage and Trust Company as trustee of the Estate of Matthew Byrne for a term of twenty-one years, with a renewal privilege at \$115,000 a year, indicating an aggregate rental for the first term of \$2,415,000. It is said to be the ultimate intention of the lessee to remodel the building for business purposes for its own use. Possession will be taken on October 1. J. C. Bolger, vice-president of the United Cigar Stores Company, in commenting upon the keen competition for the property which developed since it was placed on the market, stated that rarely in his experience had he encountered as many and as persistent rivals for its acquisition. He considers it one of the most important properties that has come into the control of his company.

Tenements Figure in Deals.

Uptown tenements figured prominently in the sales of the week. A well maintained demand for moderate priced property was evidenced by the sale of the six-story tenements with stores at 243 and 245 West 116th street, on a plot 40 x 100.11, and assessed at \$54,000. Abram S. Saffer, lawyer, sold the property. Mr. Saffer recently purchased the property from the Lawyers' Mortgage Company, which had taken it over at foreclosure.

Hotel Property Changes Hands.

Horace S. Ely & Company has sold the hotel property at the northwest corner of Irving place and 15th street, known in recent years as Hotel Du Nord and previously as the Hotel America, a rendezvous for Latin-Americans of the wealthy class. The property consists of two five-story buildings on a plot 62½. The owners of record of the plot are Stephen H. Olin and another of No.

15, the corner parcel, and the Samuel Frost Estate of the balance of the property. Kops Realty Company, which owns the adjoining twelve-story loft and office building at the southwest corner of Irving place and 16th street, is the buyer. The property is assessed by the city at \$118,000.

Other Tenements in Deal.

James H. Cruikshank, the operator, sold to Janet B. Littell, as executrix, and Edith Berry Schimmel the five-story double flat at 132 West 133d street, on plot 25 x 100. Mr. Cruikshank took as part payment 50 South Walnut street, East Orange, N. J., a private residence, on a plot 40 x 240, and valued at \$12,000.

Sale of Block in Queens.

John F. Simmons Company, manufacturers of tools, plumbing and miscellaneous supplies, purchased for industrial purposes the entire block in the Degnon Terminal at Long Island City, bounded by Nott avenue, Manly street, Anable avenue and Orton street. The various departments of the company are now located in Manhattan, Brooklyn, Newark and Erie, Pa., and these will be consolidated in a new building to be erected, which will cover the greater portion of the block. The balance of the property will be used as a storeyard. The new plant will be served with a spur from the Degnon Terminal Railroad, and will be a block from the waterfront.

Sale in Chelsea District.

Interest in the real estate market this week centered largely upon the sale of a famous old Chelsea building, not so much because of the amount involved in the transaction, but more because of the fact that the property involved was at one time the home of the famous actress, Lilly Langtry, and in later years occupied by the Pasteur Institute. The property in question is located at 361 Ninth avenue, and was sold by the Thomas A. Scott Estate to Ancient and Mystical Order of Rosae Crucis. It is a three-story building, on a plot 50x142, with an eight-foot alley to 24th street. Mrs. Langley occupied the house in 1886 and for several years thereafter.

Manhattan.

South of 59th Street.

CROSBY ST.—E. H. Ludlow & Co. resold for Anton Luer to Isaac M. Hoffman the 7-sty loft building at 101 and 103 Crosby st for about \$50,000. The property is assessed at \$38,000. This is the third sale of the property since the first of the year. The building is fully tenanted and has an annual rent roll of about \$6,500.

FRONT ST.—Charles F. Noyes Co. sold for about \$55,000, for Markham Realty Corp. (Clarence W. Eckardt, President) to John Curtin, Inc., 46 and -8 Front st, two connected 5-sty loft buildings, on plot about 40x91 and containing about 20,000 sq. ft. of space.

MADISON ST.—Samuel Cowen sold 284 Madison st, a 6-sty tenement, with stores, on lot 25x100, for J. Williamson.

MONROE ST.—Harry Sugarman resold for Charles Wynne 93 Monroe st, a 5-sty tenement with two stores and a 4-sty rear house, on lot 25x100, near Pike st.

THOMPSON ST.—Wm. A. White & Sons and Pepe & Bro. sold at 216 Thompson st a 3-sty building, on plot 25x100.

WALL ST.—Horace S. Ely & Co. sold to Czarnikow-Rionda, sugar importers, for the Lyman estate the 7-sty office building, covering a lot 22x72, at 112 Wall st.

24TH ST.—James N. Wells' Sons sold 410 West 24th st for G. S. Wright to Raymond Hitchcock.

49TH ST.—Alfred E. Schermerhorn sold for Stevenson Towle estate 214 East 49th st, a 4-sty flat, on plot 20x100.5, to Francis E. and Anna L. Duffy, who are interested as owners in adjoining realty. The sellers owned the property since 1875.

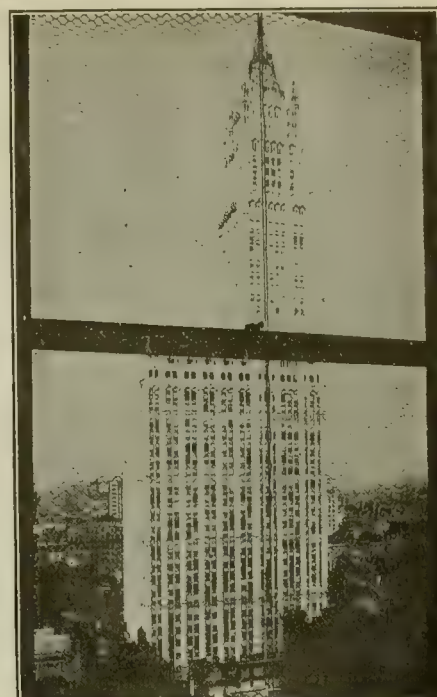
57TH ST.—Lawyers' Mortgage Co. resold 327 East 57th st, a 3-sty dwelling, on lot 22x100. The selling company acquired the property last week in foreclosure proceedings.

WEST BROADWAY.—Lorenzo Cuneo and William Podesta bought from Farmers Loan and Trust Co., as trustees of the Elnathan Thorne estate, through J. Irving Walsh, the old 3 and 4-sty buildings at 541 to 549 West Broadway, on plot 129x100, between West 3d and Bleeker sts. The purchasers plan the erection of a 6-sty garage.

North of 59th Street.

71ST ST.—Pease & Elliman sold 136 West 71st st, a 4-sty dwelling, for Addie B. Curtis, who acquired the property in 1881, to Danforth B. Cardoza, treasurer of Scandinavian Trust Co.

73D ST.—Douglas L. Elliman & Co. sold for Stanley M. Isaacs 110 East 73d st, a remodeled 5-sty dwelling, on lot 18x102.2.



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City.

Why not get the benefit of reduced insurance rates, together with the maximum of Fire and Breakage Protection?

Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

Write for Catalogue and Samples.

MISSISSIPPI WIRE GLASS CO.

Room 1712
220 Fifth Ave., New York City

GET THE REAL FACTS

When you want to know the value of Brooklyn Real Estate, why not reap the benefit of our records extending for a period of 50 years?

BULKLEY & HORTON CO.

585 Nostrand Ave., nr. Dean St.
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7508 Third Ave., nr. 75th St. BROOKLYN

Members Brooklyn Board of R. E. Brokers
HOWARD C. PYLE GEO. H. GRAY

Brooklyn Real Estate

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201 Montague Street BROOKLYN

Established 1879

WILLIAM G. MORRISEY

REAL ESTATE

BROKER APPRAISER

189 MONTAGUE STREET

Telephone 5856
5857 MAIN

Lend Him a Hand—Buy Liberty Bonds

Co-operate with the Real Estate Division of the Third Liberty Loan Committee in their campaign to help Him Over the Top

STATEN ISLAND
CORNELIUS G. KOLFF

BROOKLYN
W. P. RAE
H. C. PYLE

JAMAICA
ALFRED J. ENO

QUEENS
GEORGE F. RYAN

ROCKAWAY
PENINSULA
LEWIS H. MAY

BRONX
JACOB LEITNER
C. H. SMITH

MANHATTAN
J. R. BROWN
A. E. MARLING
Battery to Fulton—
West and East of Broad-
way.

CHARLES F. NOYES
Fulton to Canal Sts.

AARON RABINOWITZ
H. MANDELBAUM
Canal to Fourteenth
Streets, West and East
of Broadway.

ROBERT E. DOWLING
LEWIS H. MAY
Fourteenth to Thirty-
fourth Streets, East and
West of Broadway.



MANHATTAN
(Continued)

G. R. READ
F. PETTIT

Thirty-fourth to
Forty-second Streets,
East and West of Broad-
way.

ROBERT E. SIMON
S. A. PAXSON

Forty-second to Fifty-
ninth Streets, East and
West of Fifth Avenue.

A. B. ASHFORTH
DOUGLAS ELLIMAN

Fifty-ninth to One
Hundred and Tenth
Streets—East Side.

CHAS. S. LYONS
F. R. WOOD

Fifty-ninth to One
Hundred and Tenth
Streets—West Side.

DR. C. V. PATERNO
One Hundred and
Tenth to One Hundred
and Forty-fifth Streets—
East and West of Morn-
ingside.

LIVINGSTON
WETMORE
One Hundred and
Forty-fifth to One Hun-
dred and Eighty-first
Streets and Fort George.

JOSEPH P. DAY
One Hundred and
Eighty-first Street, City
Line, West of Van Cort-
landt.

A CAMPAIGN to obtain subscriptions from those identified with the real estate market is being conducted by a special Third Liberty Loan Committee, known as the Real Estate Division, acting in hearty co-operation with the Real Estate Board. Mr. Alfred E. Marling, President of Horace S. Ely & Company, is Chairman of this Committee; Charles S. Brown, Vice-Chairman; and Aaron Rabinowitz and Livingston Wetmore, Secretaries.

The city has been divided up into districts, as shown above, under the captaincy of gentlemen who are devoting their time and services in the interests of this Loan entirely without compensation.

Get into the Fight. Let's oversubscribe the Third Liberty Loan. Help make the Real Estate Division the Honor Men of our Big Spring Drive at Home. He also fights who helps a Fighter Fight.



THE FLOWER OF AMERICA

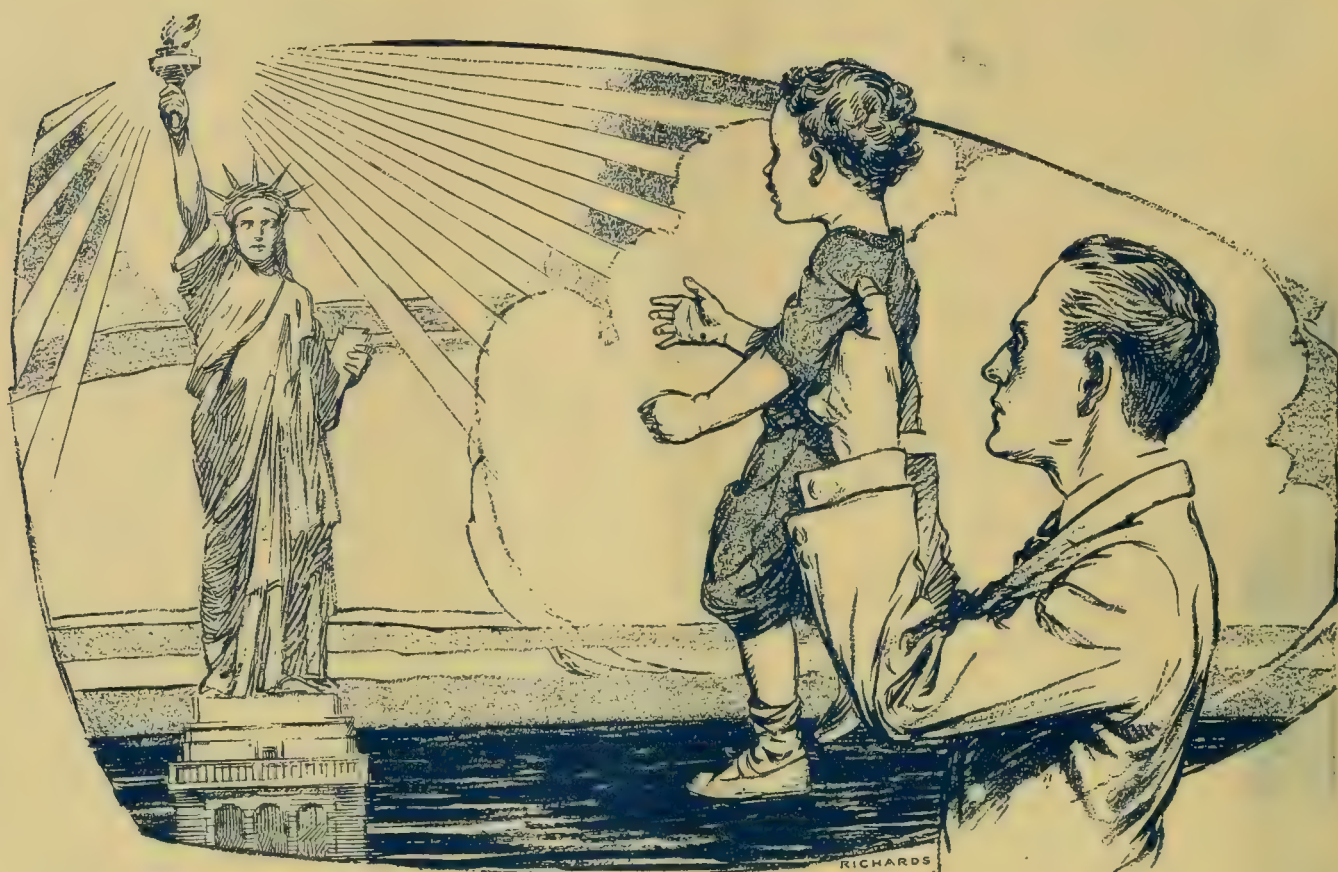
is in France to-day. They offer—for us—the last full measure of devotion. Let us be with them in our thought, our work, every hour of every day until they come home to us victorious.

Edison Portland
Cement Company
Turner Construction
Company
Martin F. Kelley
Record and Guide
Post & McCord
The Lawrence
Cement Company
The F. W. Dodge Company
S. H. Pomeroy
Company, Inc.
Terry & Tench
Company, Inc.
The Architectural Record
Van Kannel
Revolving Door Co.
J. C. Lyons Sons Company
Clough-Bourne Corporation
Atlantic Insulated
Wire & Cable Co.
Mississippi Wire
Glass Company

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

Your Bond May Bomb the Kaiser



Give Your Little Ones An Interest In the Future

THEY are your hold on the future, and America is fighting to make their future safe. They are too little to realize this now—but some day they must learn to reverence the traditions of America, and understand the great cause for which the men of their fathers' day gave their lives.

Be ready to put into their hands bonds of their government. They will be for them inspiring evidence that their fathers planned, sacrificed, and invested for their future. Liberty Bonds will mean more to them than money. They will make them proud of fathers who in America's day of great need proved themselves true American Patriots.

Invest in Liberty Bonds for your little ones

Record and Guide

119 West 40th St.

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

America's Answer to German Savagery



The Road To France— He Is Keeping It Open

HE is fighting German submarines and German shells. *We can't win the war without him.* He faces the biting winds of the North Atlantic with a smile and a song—but 'way down in his heart is the knowledge that he is facing the biggest job that has ever fallen to the American Navy. . . . An ever increasing army of American soldiers in France is doing its part in a way to win the admiration of the world.

New troops must back them up. A ceaseless supply of food, guns, shells, airplanes and tanks must be sent to their support.

We asked this man if he was downhearted. "In the words of old John Paul Jones," he said, "We've just begun to fight!"



THE victory of our arms—the very existence of our armies—depends upon safe transport through seas infested with submarines.

The American sailor will do his part—if we will lend him a hand. He needs money—lots of it—for ships and shells to keep open the road to France. We will not fail him.

***The American Sailor
Is Doing His Part—***

LET US DO OURS!

BUY LIBERTY BONDS!

Edison Portland Cement Co.

8 West 40th Street, New York

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

Liberty Bonds—The Life Belts of a Nation



**One Hundred
Million
Americans Must
Enlist to Win
the War**

Be one of the hundred million Americans to help win the war.

Plan to buy all the bonds you can.

This is your part and no one else can do it for you.

Get Into the Fight! Join the Crowd! Do It Now!
Invest in Liberty Bonds!

F. W. Dodge Company

Construction Reports

119 West 40th Street, New York

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

Help Insure a Priceless Heritage

We Shall Prove Worthy Of Our Heritage

This is a good time to consider the history of our country. It is three thousand miles from one American coast to another, and every mile was fought for.

Our forefathers fought for the privilege of mere existence. They fought the terrors and hardships of an unknown and forbidding land; they fought cold, hunger, wild beasts and blood-thirsty savages; they fought their mother country and all others which sought to curtail or threaten their liberties, and when it was proposed to sever the ties which bound together

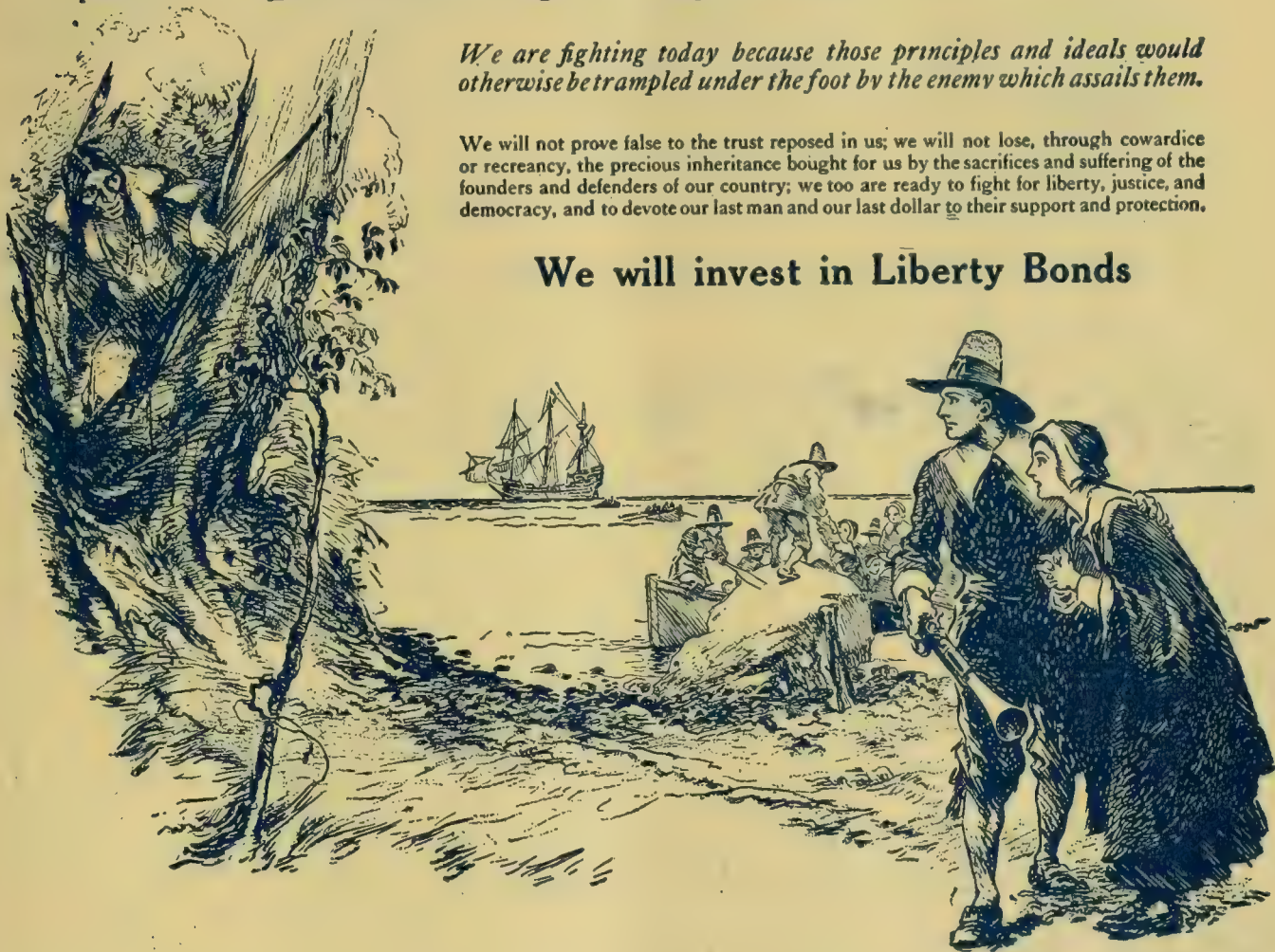
the federation of states, which they had formed; they fought that issue to a finish in the greatest war the world had seen.

We owe our country to the fact that we descended from a race of fighters. The red stripes in our flag symbolize the blood so freely shed for the principles and ideals of which that flag is the standard.

We are fighting today because those principles and ideals would otherwise be trampled under the foot by the enemy which assails them.

We will not prove false to the trust reposed in us; we will not lose, through cowardice or recreancy, the precious inheritance bought for us by the sacrifices and suffering of the founders and defenders of our country; we too are ready to fight for liberty, justice, and democracy, and to devote our last man and our last dollar to their support and protection.

We will invest in Liberty Bonds



**Van Kannel Revolving Door Co.
Combusto Devices Corporation**

250 West 54th Street, New York

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

United States—This is Your Security

→UNCLE SAMUEL←
Representing the
UNITED STATES of AMERICA
—DEALERS IN—
LIBERTY BONDS
A VITAL NECESSITY IN EVERY AMERICAN HOME

Why Buy Liberty Bonds?

Why do you save to build a home? It is usually cheaper to pay rent!

Why do you plan to give your children a good education? Will you get any money-dividends from that?

Why do you pay fire insurance premiums and life insurance premiums? You personally will get little if anything from that.

Why do you call the Doctor quickly if the children are ailing? You don't stop to think whether you can afford it. Do you?

None of these expenditures are what we call good investments. They don't pay in money, yet all pay the finest of dividends.

Liberty Bonds represent the home, the school, the children; they represent all the great deeds of our fathers and grandfathers; they represent Bunker Hill and Yorktown and Gettysburg; they represent the blessed freedom under which we all live and they also represent the Order that makes freedom blessed.

They represent the boys "over there"; they represent devastated Belgium and homeless Serbia and murdered Armenia. They are the defense that shall keep from our shores the monster criminals who debauched the women of Belgium and Northern France and made the men slaves. They represent the strength that shall restore Belgium and rebuild France and avenge Serbia.

They are the voices of those who are too young or too old or too weak to fight. They are the sword of the women and the cannon of the children. They are the voice of a free people calling to cruelly wronged, freedom-loving men and bringing them succor.

**Buy them? Of course you will buy them.
You'll barrow to buy them.**

You don't need to be urged. You would be ashamed to go home to your children if you did not buy them.

The rate of interest is important but not of first importance. They would pay, they would appeal to you, if they bore no interest whatever:

Add to the rate of interest the dividends they pay in self-respect, in safety, in public order, in liberty and law and you have a larger return than you receive from any other thing you own.

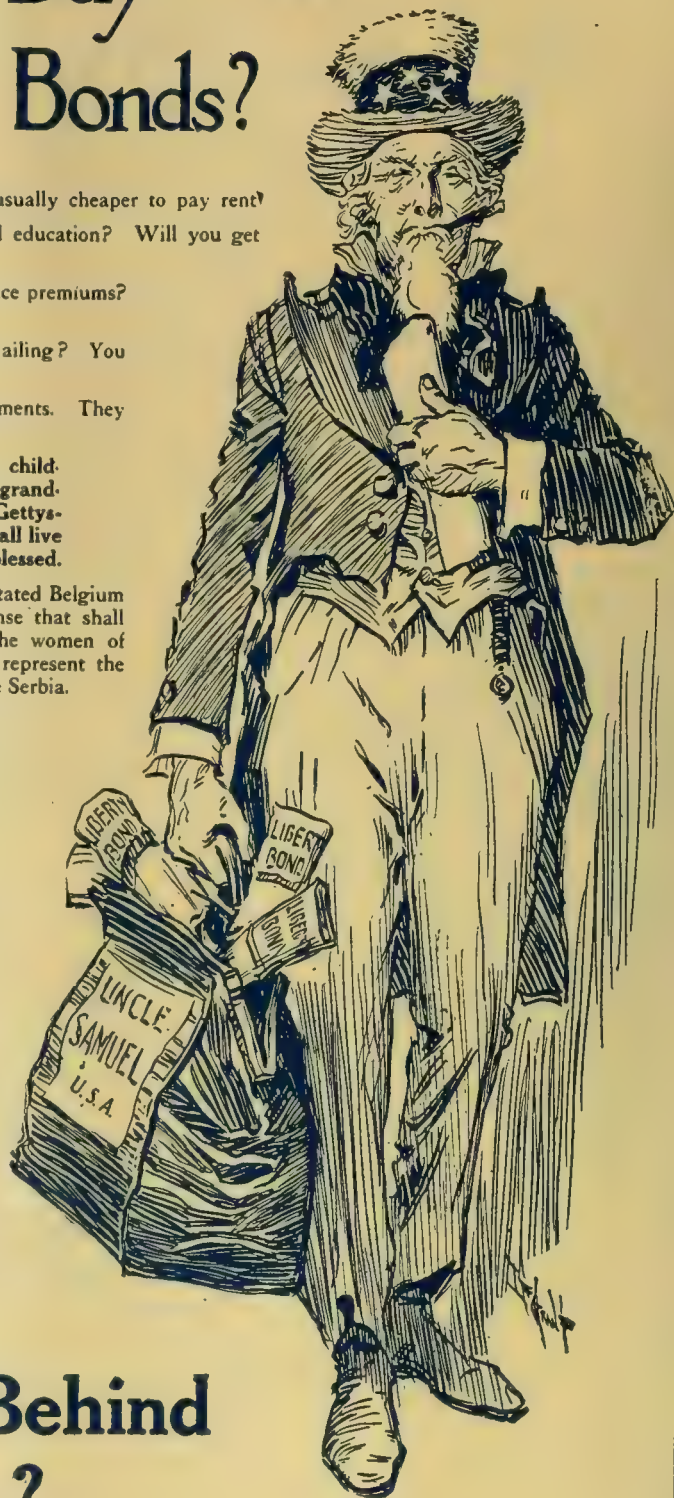
They will never become "scraps of paper"

They are the best secured investment in the world



Are You Behind Them?

Martin F. Kelley
Building Construction
51 East 42nd Street



Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

In Defense of Liberty, Justice and Civilization



**These Men Are
Doing Their Part—**

**Let Us
Do Ours**

IF the free peoples of the earth are not to become toiling millions for the Prussian Junkers and the Prussian Krupps, if they are not to be terror-ridden slaves at the mercy of a German Kaiser's will, Prussianism must be driven back within its own borders and kept there.

That is why the war must be fought on European soil. We are fighting in Europe now that we may not have to fight in Amer-

ica, on the very thresholds of our own homes, later

We are fighting for the safety and liberty of our children, our homes, our country. No price is too great to pay for Victory.

Americans, you are called upon to back our armies in France, to furnish them the guns and shells and ships and airplanes, the enormous quantities of every sort of supplies that they must have to defeat the Prussian armies and drive them back across the Rhine.

*The War Is Being Fought in Europe
But It Must Be WON Right Here at Home*

Invest to-day in Liberty Bonds, ALL the bonds you can

"TURNER FOR CONCRETE"

Turner Construction Co.

244 Madison Avenue

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

Buy Liberty Bonds to the Limit of Your Ability

Your Bond May Bring Him Home in Safety



A MERICAN fathers are now on the battle fronts of France. Many must fall; how many depends upon us who remain safely at home.

A single Liberty Bond will help to save a soldier's life, your soldier's life, and bring him home to you—alive and victorious.

Architectural Record

119 W. 40th Street, New York

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

The Last Round—Make It a Knockout

*"I purpose to fight it out on this line
if it takes all summer"*

General Grant



THAT was the American way then; it is the American way now.

We have entered this great war with a clearly defined purpose, and have made that purpose known to all the world. We "will fight it out on this line" if it takes a dozen summers. No discouragements, no disasters, shall deter us; no halfway peace or compromises with our enemy can tempt us from the course we have laid out.

Our Army and Navy are prepared to "fight it out on this line" until victory is won, and we must be prepared to back them up with every dollar necessary to make victory possible, even if it is the last dollar we possess.

We Must Save, We Must Sacrifice, to Invest in LIBERTY BONDS!

J. C. Lyons Sons Company

Builders—General Contractors
30 East 42nd Street, New York

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

The Front Line is Appealing for the Third Liberty Loan



Where
Will You
Stand
On
The Day
of
Victory?

THERE will come a day
when the news of
VICTORY will thrill the
world, and linked with that

VICTORY will be the immortal glory of the American people.

There will come a day when our conquering army and navy will come home to us, and that will be the proudest day in the long calendar of American achievement.

Upon that day all America will be divided into two classes. The first class will include those who gave their sons, or lent their dollars, freely and unselfishly, for their country, and for the flag, to establish it as the emblem of freedom and justice for all mankind.

*Where will you stand on that day of
VICTORY*

?

You can choose now—you cannot choose then.

Invest in LIBERTY BONDS

The Lawrence Cement Co.

1 Broadway, New York

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

Prevent the Destruction of Civilization



Lend Him A Hand

Here Is Your Boy —

going over the top, his gun in hand, his jaw set, his heart on fire. It is the most dramatic moment in the life of this soldier—and in the life of this nation.

His heart and mind are set on one thing—VICTORY—victory over an enemy who stands for acts and ideas which this soldier despises—which he is ready to give his life to destroy.

We here at home hate these things too. We are pledged to their destruction—to our last dollar and our last man. But this soldier can actually—get-his-hands-on-them—and root them out of the world forever—if we will lend him a hand.

This Boy Is the Symbol of Fighting America

He stands for the aspiration, the conviction of a hundred million people translated into action. He is doing what the rest of us are dreaming. Only through him can we win the Victory.

But He Can't Do It with His Bare Hands! He asks you to back him up with guns, shells, tanks, airplanes. Let's lend him a hand by lending our dollars. Then no power in the world can prevent him from winning the Victory.

The long fighting ages of the world have never seen a better soldier than this boy of yours—your son—your husband—your brother—your friend. He stands for the sons of America, hundreds of thousands strong; soon to be millions. He is doing his part—we must do ours!

He Is the Symbol of the Liberty Loan

Lend Him a Hand!

Buy Liberty Bonds!



Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

That Civilization May Be Safe



Lend Him A Hand!

Your hand—my hand—

Every hand in the land stretched out to help him to VICTORY! That is the way that America is going to win this war. It is the only way she can win it.

We are fighting a united German people. Until every American is backing the boys in the trenches, until every hand in the land is stretched out to help, we cannot expect our army to defeat the

German armies strengthened by the toil and sacrifice of the one hundred and fifty million people of Germany and her allies.

This is a war of national resources, and everyone must add his share to America's fighting strength if we are to make our superior resources count. Every hand in the land must be stretched out to help our boys if we would send them over the top to early and certain VICTORY

Save for the Third Liberty Loan. Invest in the Third Liberty Loan. That is the way to lend a hand. That is the way to make a nation invincible for freedom and justice.

Every bond bought now is a direct fighting aid to this boy in the trenches in France.

Lend Him a Hand!

Mississippi Wire Glass Co.

220 Fifth Avenue, New York

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

That We May Not Be Defeated by the Enemy

What Does "War Time" Mean to You?

ARE you complaining because "war time" means coal shortage; less sugar in your coffee; less money than you think you ought to make?

What about the boys who are fighting for you in France?

For them, the trenches; the pitiless storms of rain and sleet; the ceaseless deafening bombardment of the guns, hunger, cold, and fever; wounds and death. For you—a little economy and deprivation.

The Third Liberty Loan

is *your opportunity to prove* the patriotism that is in your heart and on your lips.

Your opportunity to show yourself worthy of the heroism, the devotion, the self-renunciation of your soldiers and sailors.

Your opportunity to share, in some small degree, the sufferings of those who stand ready to make the supreme sacrifice for you.

All you can do is little enough. You simply *lend* your money. Do it, and be glad that you can do so much and sorry you can do no more.



*What are
you doing—
are you
doing your full
share for them* ?

Clough-Bourne Corporation

101 Park Avenue, New York

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

Do the Job with American Thoroughness

"That We Here Highly Resolve That These Dead Shall Not Have Died In Vain"

Lincoln, at Gettysburg

ON November 19, 1863, Abraham Lincoln made an immortal speech on the Battlefield of Gettysburg. His words ring as clear and as true to-day—line for line a message to Americans at war—as they did when he spoke them so eloquently more than half a century ago. Let us apply these words to ourselves.

"Our Fathers," he said, "brought forth a nation conceived in Liberty."

"Our soldiers gave their lives that that nation might live."

"The world will little note nor long remember what we say here, but it can never forget what they did here."

"It is for us the living, rather to be dedicated here to the unfinished work which they who fought here have thus far so nobly advanced. It is rather for us to be here dedicated to the great task remaining before us—that from these honored dead we take increased devotion to that cause for which they gave the last full measure of devotion—that we here highly resolve that these dead shall not have died in vain—that this nation, under God, shall have a new birth of freedom—"

The flower of America is in France to-day. They offer—for us—the last full measure of devotion. Let us be with them in our thought, our work, every hour of every day until they come home to us victorious.

And let us remember that "the world will little note what we say here." But what we do here counts. Liberty Bonds will help to save

the lives of our men in France and on the sea. Let us roll up a subscription that will set the world on fire. Let us make the victory swift and sure! Some of these boys will not return to us. But our overwhelming offering of dollars to our country will show the world that we shall not turn back—that we have resolved—and acted on that high resolve—"that these dead shall not have died in vain."

**Let your Heart be your Banker
Buy all the Liberty Bonds it tells you to**

Terry & Tench Co.
Inc.
Edward F. Terry
Manufacturing Co.
Grand Central Terminal



Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

Liberty Bonds—The Torch of Liberty



“Keep the Home Fires Burning”

TONIGHT there will be American boys in lonely listening posts far out in the desolation of No Man's Land, American boys in the darkness and the mud and cold of the trenches under the ceaseless thunder of guns and the scream of shells, American boys tramping along the pitch-

black, shell-torn roads. Through the long, dreary hours, as they wait and watch in the dark, their thoughts turn to the homes they have left behind, homes on distant farms, in little scattered villages, in great cities, and they see in imagination the pleasant home lights shining out into the night.

They are fighting to keep these home fires burning

You, back here in the peace and safety of the homes they love, can help in the bitter struggle that our boys must face tonight, and every day, and every night, until the final VICTORY is won. You, too, must work to keep the home fires burning—for our sons in France.

They need guns and more guns, shells and more shells; they need tanks and trans-

ports and airplanes, good food and warm clothes and medicines and hospital supplies—an ever increasing abundance of all the vital materials of war, if they are to drive the ruthless German invaders back within their own borders, and establish for all time the sacredness of American liberty and the safety of America's homes—their homes, our homes.

For these lads that are fighting and dying for you—do your share to send them to VICTORY. Invest today in Bonds of the Third Liberty Loan—ALL the bonds you can.

Keep the home fires burning.

S. H. Pomeroy Co., Inc.

Fire Retardant Windows

30 East 42nd Street

Building and Allied Trades Committee for Third Liberty Loan

Headquarters: 30 East 42d Street

Help Win a Lasting Peace

Lend
Him
A
Hand

THIS American lad of
ours on the battle-
field of Lorraine! He's
a lad to be proud of,
as fine a soldier as the
world has ever seen. He
will do his part, but he
is depending on you and
me to help him to **VICTORY.**



We have a splendid army of fighting men. We can make them the best equipped army in the world. We can make them invincible for the coming big offensives. United action by us means decisive action by them. This means **VICTORY.**

The boy in the trenches is counting on you to

Lend Him a Hand!

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86TH ST.—H. J. Finlay sold the 4-sty dwelling at 330 West 86th st, on lot 20x102.2, between West End av and Riverside dr. The house is assessed at \$33,000.

101ST ST.—Estate of Lambert S. Quackenbush sold to K. Chibouk, president of National Carpet Cleaning Co., the 3-sty factory building at 421 to 425 East 101st st. The structure occupies a plot 75x100.11, located 300 ft. east of 1st av. There is a \$15,000 mortgage at 6 per cent. for five years, which was allowed to remain on the property.

123D ST.—John Boland through Porter & Co. sold the 3-sty dwelling at 241 West 123d st, on lot 16.8x100.11, between 7th and 8th avs.

123D ST.—Christopher Chapman resold through George W. Bretell the 3-sty stable at 170 to 174 East 123d st, on plot 68x113x irreg., to Deutsch Brothers. The seller bought the property last month from J. Manheimer.

132D ST.—Harry Sugarman sold for Dorothy McCullagh 205 West 132d st, a 3-sty dwelling on plot 14x99.11, 225 ft. east of 8th av, to Hudson P. Rose Co.

133D ST.—Josephine H. Jenny sold to McDonough Memorial Hospital Association the two 3-sty private dwellings at 18 and 20 West 133d st, each on lot 18.9x99.11. The association holds title to No. 22, and now controls a frontage of 56.3 ft.

144TH ST.—Louis Bloch sold for John Bloch to Dunno Realty Co. 222 and 226 West 144th st, two 6-sty new-law houses, on plot 75x100, adjoining the southwest corner of 7th av.

3D AV.—James H. Cruikshank sold to Solomon Cohen and G. Kaliski the two 5-sty single flats at 1646 and 1648 3d av, adjoining the corner of East 92d st, on plot 37x100, assessed by the city at \$36,000.

Bronx.

179TH ST.—Beth Hamedrash Sabaarey Zion, owner of 811 East 179th st, purchased from Edith Joseph through John A. Steinmetz the adjoining parcel at 813, a dwelling, on lot 25x 103. The buyer now controls a 50-ft. plot, between Southern blvd and Mapes av, which is to be improved with a synagogue.

AUDUBON AV.—Frederick Brown, operator, resold to William Gamble Realty Co. and John Brown the 6-sty elevator apartment house known as the Highcliffe, at the southeast corner of Audubon av and 177th st, on plot 100x 100. In part payment Mr. Brown took the vacant plot, free and clear, at the southeast corner of Riverside dr and 146th st, 58x99.11x irreg. J. S. Maxwell negotiated the deal, which involved about \$300,000.

CONCOURSE.—Alexander Selkin and Walter Wilkens sold for W. H. Beardsley to Lena Heck the interior plot 100x59.6x100x34.1; about 30 ft. west of the Concourse between 164th and 165th sts.

GARD AV.—Fish & Marvin sold for Mrs. Geraldine Hall Porter, of Philadelphia, her property at 59 Gard av, Armour Villa Park, to Albert Bigelow Paine.

HEATH AV.—Bond and Mortgage Guarantee Co. sold 3053 Heath av, a 2-sty dwelling, on lot 25x92.2, to Mrs. Wilhelmina Wilkins, a tenant. The house was taken over by the seller last November at foreclosure.

HUNT'S POINT AV.—Goodman Brothers bought from Adelstein & Avrutine 879-883 and 885-889 Hunt's Point av, two 6-sty apartment houses, with stores, on plot 122.6x100, at the southeast corner of Garrison av.

INTERVALE AV.—Bond and Mortgage Guarantee Co. sold through George Price to the Congregation Sharith Israel the property at the northwest corner of Intervale av and Southern blvd, a 1-sty taxpayer, on plot 115.04x94.30x 100x37.43. The purchaser is a tenant in one of the stores.

INTERVALE AV.—Frederick W. Sauer sold to Leybuck Co. 1323 Intervale av, near Freeman st, a 5-sty new law house, on plot 37.6x 100.

PARK AV.—Charles S. Rubino bought from C. Weissman the dwelling at 4078 Park av. R. Rasmussen was the broker.

ROBBINS AV.—Charles Steiber sold to Marie Heller et al the plot, 92.9x100.6, at the southeast corner of Robbins av and St. Marys st.

SIMPSON AV.—Alexander Selkin and David Mintz sold to a client 1149 Simpkins av, a 2-sty dwelling, on plot 25x100.

WEBSTER AV.—Hugo Wabst sold for George Riess the plot, 50x100, on the west side of Webster av, 100 ft. south of Charles pl, fronting on Bronx parkway.

WOODYCREST AV.—Harry Sugarman sold for a client 1183 and 1185 Woodycrest av, near 167th st, a 4-sty apartment house, on plot 50x 115, to Charles Wynne.

Brooklyn.

BERGEN ST.—Charles E. Rickerson sold 263 Bergen st, between Nevins st and 3d av, a lot 25x100, to Bethel Baptist Church.

UNION ST.—Realty Associates sold 1210 Union st, west of Nostrand av, a 2-sty limestone 1-fam. dwelling, on plot 20x49x127.9.

UNION ST.—John Pullman Real Estate Co. sold 815 Union st, a 2-sty dwelling, on lot 20x 100, for William S. Riordan.

3D ST.—McInerney Klinck Realty Co., as brokers, sold for Henry A. Bade to Dr. Strobbridge the 3-sty dwelling in the south side of 3d st, west of 8th av, on plot 20x95.

44TH ST.—I. S. Herbstman sold for John R. White to Max Bernstein the 2-fam. brick and frame house at 1264 44th st.

50TH ST.—Realty Associates sold 1137 50th st, east of 11th av, a 2-sty brick 2-fam. house, on plot 20x52x100.

53D ST.—Tutino & Cerny sold for Gustave Girard to Thomas Gunderson the 2-sty 2-fam. dwelling at 570 53d st.

54TH ST.—Realty Associates sold 1114 54th st, between 11th and 12th avs, a 2-sty brick 1-fam. dwelling, on plot 20x38x100.2, containing 8 rooms and bath.

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78TH ST.—Crescent Hill Improvement Co. sold the 2-fam. house at 1362 78th st to Frederick G. Stephens, and to Alfrtd V. Holst 1368 78th st.

80TH ST.—James Watters sold for Anna C. Farrell the detached frame dwelling at 222 80th st, on plot 50x109.

83D ST.—Crescent Hill Improvement Co. sold a plot in the north side of 83d st, 420 ft. east of Narrows av, to Nellie C. Brodie.

88TH ST.—Theodor Frost sold through James Walters the 1-fam. detached dwelling at 63 88th st, on plot 40x100.

BAY RIDGE.—Crescent Hill Improvement Co. sold to Howard E. Jones the southwest corner 100x100 of Narrows av and 82d st, Bay Ridge, for \$15,000.

BAY RIDGE.—Frank A. Seaver & Co. sold the 1-fam. brick house at 81 73d st for Catherine Scherer. The seller takes in part payment a 20-acre farm at Pinelawn, L. I.

BAY RIDGE.—Douglas Robinson, Charles S. Brown Co. sold the residence of James S. Masterman at Crescent Hill, Bay Ridge, to Anthony O'Boyle.

BUSHWICK AV.—Friday & Lehmann, brokers, sold 1358 Bushwick av, a 3-sty double frame flat, for Catherine Donovan.

2D AV.—Frank Seaver & Co. sold the 3-sty building at 5502 2d av for A. Stanze to Peerless Land Co.

14TH AV.—B. J. Sforza sold for Annie Falvello the plot, 60x100, at northwest corner of 14th av and 67th st to Palermo Co., Inc.

Queens.

ARVERNE.—B. Hirsch sold to J. B. Richards a plot 101x151, on the south side of Beach blvd, 101 ft. east of Amerman pl.

BAYSIDE.—J. Wilson Dayton sold for L. J. Hunter the dwelling, on plot 100x100, formerly occupied by a Captain Houghton, of the United States Army, held at \$15,000, to Dr. William H. McKay.

COLLEGE POINT.—D. Maiman sold to P. A. von Mohrenschildt a plot, 100x258, in the east side of 25th st, 246 ft. south of 3d av.

DOUGLASSON.—Frank L. Fisher Co. sold for Miss D. W. Chapman her estate on Little Neck Bay to J. M. Rothwell. The property has been held by her at \$25,000.

ELMHURST.—J. P. Hutton sold to C. R. Mowat the dwelling and plot, 40x100, in the south side of Banta st, 120 ft. east of Van Dine st.

FAR ROCKAWAY.—R. Deutsch sold to D. Goldberg the northwest corner of Rockaway Beach blvd and Beach 81st st.

FLUSHING.—G. A. Jensen purchased through J. Albert Johntra from Flushing Cemetery Corp. the dwelling at the corner of 23d st and Cypress av.

FLUSHING.—Echo Building Co. sold to H. Gold a plot, 100x257, on the north side of Sanford av, 325 ft. east of Parsons av.

JAMAICA.—L. T. Grasser sold to L. Kordes the dwelling and plot, 60x100, at the southeast corner of Cleveland av and Grant av.

JAMAICA.—W. B. Greenman sold to J. Naughton the dwelling and plot, 30x101, at the northeast corner of Beauford st and Ward st.

JAMAICA.—O. B. Holding Corp. sold to C. F. Simonson a plot, 75x100, at the southeast corner of Lefferts av and Hillside av.

JAMAICA.—J. Munson sold to A. P. Price a plot, 74x100, at the northeast corner of Centre av and Rockaway Plank rd.

RICHMOND HILL.—H. J. Barlow sold to L. Drescher the dwelling and plot, 40x92, in the east side of Church st, 140 ft. north of Fulton av.

RIDGEWOOD.—G. W. Hudwalker, the Mechanics Bank and C. Viebrock sold to A. Mayer a plot 100x267, at the north corner of Cypress av and Stevens st, and a plot, 100x267, at the east corner of the two streets.

WHITESTONE.—Louis Gallucci sold to R. A. C. Hatton the dwelling and plot, 30x100, in the south side of 11th st, 200 ft. east of 7th av.

Richmond.

WEST NEW BRIGHTON.—Moffatt & Schwab sold for Mrs. Elizabeth M. Jackson her residence at 371 Oakland av to Mrs. Effie Ancelevitz.

CASTLETON CORNERS.—J. Sterling Drake sold for Mrs. Emeline Reeder to Samuel Ginsberg and Samuel Kaner the corner of Richmond tpk and Butchers la, a plot 64x125.

STAPLETON.—Moffatt & Schwab sold for William H. Duncan his residence at 133 Prospect st to Theodore E. Hanlon.

TOMPKINSVILLE.—Moffatt & Schwab, in conjunction with W. S. E. Hall, sold for estate of Charles F. Zentgraf two lots in Bay st to Theodore Kieran.

WEST NEW BRIGHTON.—Moffatt & Schwab sold for Staten Island Holding Co. the new dwelling on the south side of Myrtle av to Mrs. Theodore W. Mills.

Nassau.

PLANDOME.—Baker Crowell, Inc., sold the large estate of Leona F. Harrison, having a commanding view of the waters of Manhasset Bay, to Mrs. Ella J. Doig, of Bayville, L. I., at the reported price of \$30,000.

Westchester.

YONKERS.—Robert E. Farley Organization sold for Jean Nohmelan his house on Morninginside rd, Nepperhan Heights, to C. L. Smith.

MT. VERNON.—Hugo Wabst sold the 2-sty dwelling on the east side of South 6th av, 226 ft. south of 5th st, Mt. Vernon.

Out of Town.

MONTCLAIR.—F. M. Crawley & Brothers sold the New England Colonial residence on Warren pl, west of Harrison av, for Boardman Wright to Alfred E. Vondermuhl. The property has been held at \$23,000.

RECENT LEASES.

Complex Deal Consummated.

One of the most complex deals in leasing which has transpired in many months has just been consummated by Cushman & Wakefield, Inc., involving moves on the part of three large organizations, to be made practically simultaneously. This firm leased for the National Aniline & Chemical Company, Inc., the entire space occupied by them at 244 Madison avenue, southwest corner of 38th street, consisting of over 20,000 square feet of offices, covering two and one-half floors, to the Indian Refining Company, Inc., of 44 Whitehall street. The deal was contingent upon the leasing of the latter space in the Whitehall Building, where they occupied the entire sixth floor, comprising some 14,000 square feet of offices. This was successfully accomplished by the same brokers, leasing the space to the United States Navy within forty-eight hours after the Indian Refining Company, Inc., reached a decision to move uptown. The two leases total over \$300,000 in rentals, the lease to the Indian Refining Company, Inc., being at a yearly rental of approximately \$25,000 for a period of nine years; while the Navy will pay more than this amount annually for the remainder of the Indian Refining Company's lease downtown. The National Aniline & Chemical Company, Inc., will move to their own building, recently extensively renovated for their sole occupancy, at 21 Burling Slip, corner of Front street.

Lease in Times Square.

A rental of \$25 a square foot will be paid for store space in the Times Square section as the result of a lease closed Tuesday. The Longacre Land Company leased the store at 149 West 42d street, immediately adjoining the arcade entrance to the subway. The tenant is Mme. Marie Louise, retailer of lingerie, gloves, etc., now conducting four other New York stores. The lease is for a term of five years at an aggregate rental of about \$50,000. As the store has no basement and an area of only 400 square feet the rental secured is about \$25 a square foot. Charles F. Noyes Company was the broker in the lease.

Lease in Pennsylvania Zone.

H. M. Weill Company, White-Goodman and A. H. Leavy leased to the Hanover Lunch Company, which operates a chain of lunch rooms throughout the city, represented by the Krim Realty Company, three four-story buildings at 430 to 434 Seventh avenue south of 34th street on plot 50x100, on a long term lease and at a net rental of \$250,000. The site will be improved with a modern restaurant building at a cost of about \$50,000. Kugel & Son were the attorneys.

Garage in Charles Street.

Village Garage, Inc., a new corporation, has leased from the Hall Estate the eight one and two story buildings at 98 to 104 Charles street, extending through to 229 to 239 West 10th street, between Hudson and Bleeker streets, for a term of twenty years. The buildings, which cover a frontage of 89.10 feet in 10th street and 90.4 in Charles street, will be altered into a public garage. George W. Olvaney, representing the Hall Estate, obtained permission Tuesday from the Board of Appeals for the improvement, and work is expected to be undertaken in a short time.

Leases from Plans.

Welsmore Garage Corporation, William Lee, president, leased from the Jay Estate the five-story garage now in course of construction at 219 to 223 West 77th street from plans by Frederick Putnam Platt. This property has been taken for a term of forty-two years at a rental aggregating about \$547,500. Ames & Company, the brokers in the deal, report that in spite of the size of the transaction negotiations were completed in six days.

Manhattan.

AMES & CO. leased the 1st loft at 277 5th av to Hart, Ross & Flanagan.

AMES & Co. leased for Mrs. John McKay the parlor store floor at 124 East 41st st to Arnold-North Co.

AMES & CO. leased apartments for Mrs. John McKay at 124 East 41st st to Mrs. Everill and Mrs. Bentz.

AMES & CO. leased for Larkin Lumber Co. to Tannenbaum Brothers the 3d loft at 630 to 634 1st av.

ALBERT B. ASHFORTH, INC., leased store at 167 Madison av, corner 33d st, for Madison Grant to John Goldbard; space in the Brokaw Building, Broadway and 42d st, to Harry McRae Webster, Inc.; and in the Acker, Merrill & Condit Building, 5th av and 35th st, to Charles W. Mulford.

BASTINE & CO., as agents, rented for George Bago to H. H. Frech 130 East 27th st, and the 5th floor at 117 East 29th st to Newton Cigar Co., Inc.

BRETT & GOODE CO. leased for William Steiner Sons & Co. the 11th floor at 253 to 261 West 17th st, containing about 20,000 sq. ft., to Lance Cough Drop Co. at an aggregate rental of over \$25,000.

CROSS & BROWN CO. leased loft at 515 and 517 Broadway, extending through to Mercer st, to New York Export Purchasing Corp.; at 280 Madison av space to Grand Lake Co.; at 622 to 640 West 57th st floor to William Parkinson Motor Sales Co.; at 110 West 40th st space with Ewing, Bacon & Henry, to Wayne Lumber Co., and at 2 West 47th st space to A. Scre.

CROSS & BROWN leased for Meyer Brothers & Danva, Inc., the 3-sty factory building at the southwest corner of Dumont av and Hendrix st, on plot 100x140, to Sunbeam Chemical Co., Inc.

CRUIKSHANK CO. leased to Joseph J. Herold the 5-sty building at 127 Reade st.

DUFF & CONGER, INC., leased apartments at 120 East 86th st to Ralph Osborn, and 9 East 97th st to Mrs. L. Denham.

DUFF & CONGER, INC., leased the 3-sty dwelling at 1302 Madison av for Mrs. Ward B. Chamberlin to Mrs. Addie Hawkins.

DUROSS CO. leased to Edward Poppe Co. the store and basement at 339 and 341 West 13th st and 342 West 14th st.

DUROSS CO. rented to Amalgamated Oil & Gas Corp. the 5-sty building at 296 5th av for Horace S. Ely & Co.; to Charles Broadway Rouss the 3-sty building at 523 and 525 West 21st st for H. V. Mead & Co.; to M. E. Nash & Son the 1st loft at 242 West 23d st for 5 years for J. W. Cushman & Co.

DUROSS CO. leased to James C. Hoe's Sons, Inc., a loft at 442 West 42d st.

DUROSS CO. leased for Conron Brothers the top loft at 400 West 14th st, 5,000 sq. ft., to Seminole Chemical Co., Inc.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 270 Park av for Dr. Charles V. Paterno to Capt. Marion McMillin. This completes the renting of the 44 suites on the Madison av end of the building which was finished December 15.

DOUGLAS L. ELLIMAN & CO. leased for Rimer & Co. the parlor floor at 52 West 55th st to John Ostrom; and for William Knabe & Co. offices at 5th av and 39th st to Joseph Lopiano.

DOUGLAS L. ELLIMAN & CO. leased an entire floor at 635 Park av to J. Frederick Eagle; also a large apartment at 405 Park av, corner 54th st, for Moore & Wyckoff to Mrs. A. G. Paine; also an apartment at 157 East 81st st for F. W. Gwynne to Robert Forgan; also an apartment at 414 Madison av for Warner Bishop to Joseph L. McManus; and have renewed the following leases from next October: 471 Park av, a duplex apartment to E. M. Stiger; at 68 East 86th st to Max Asinof; at 122 East 76th st to Nathan R. Finkelstein; and at 901 Lexington av to Mrs. Josephine L. Winslow.

DOUGLAS L. ELLIMAN & CO. leased the 12th floor apartment at 270 Park av, consisting of 17 rooms and 6 baths, for Dr. Charles V. Paterno to Mrs. Harry S. Bowen.

DOUGLAS L. ELLIMAN & CO. renewed the following leases from next October: at 640 Park av a large apartment to Charles A. Coffin; at 840 Park av to E. G. Connette; at 471 Park av to Mrs. C. D. Stimson; at 68 East 86th st for the Roosevelt estate to William M. Tager; at 122 East 82d st for John Philip Sousa, Jr., to George W. Goldberg; at 122 East 76th st to Miss Margaret H. Parsons; and leased for Ralph F. Chatillion 14 East 80th st, a 4-sty house, on lot 25x100, to Mrs. J. B. A. Fosburgh.

J. B. ENGLISH leased for the Regal Shoe Co., through Harris & Vaughan, the 2d floor in the Regal Building, southwest corner of Broadway and 50th st, to Maurice Daly for 10 years. The floor contains over 8,000 sq. ft.

J. ARTHUR FISCHER leased for James Moore to Fred B. Zenker the store at 44 West 37th st; also to the Parisian Model Weaving Co. the 2d loft at 65 West 37th st.

EDWARD S. FOLEY & CO. leased the following: 129 West 12th st to J. Shaffer; 159 West 13th st to Richard Hughes; 336 West 14th st to John Johnson, and 250 West 15th st to P. Curtin.

FREDERICK FOX & CO. rented the store and basement at 821 and 823 Broadway to Gray Brothers; also the store and basement at 822 and 824 Broadway to Samuel Greenblatt & Co.; store, basement and sub-basement at 820 Broadway to Hyman I. Josephson; store and basement at 818 Broadway to I. Radin, and the store and basement at 65 Cooper sq to Cahn-Ament Co.

FREDERICK FOX & CO., INC., rented the store and basement at 54 East 11th st to Magid Bros.; the store and basement at 8 East 12th st to Jas. O'Reilly; the store and basement at 4 East 29th st to Turkel Bros.; space at 22 to 26 West 15th st to J. L. Mott Iron Works, Lyons

& Zeeman, R. Simos Co., Jacob S. Waxman, Human Hair Goods Industry and Trego Doll Co., Inc.

FREDERICK FOX & CO., INC., leased at 8 and 10 West 36th st the store, basement and four upper floors for Stein & Blaine to Nathan Schreiber. Stein & Blaine have taken the new Tiffany Studio building in 57th st and the adjoining property at 15 West 57th st.

GOODALE, PERRY & DWIGHT, INC., leased the 4th floor at 241 and 243 West 23d st to American Embroidery Machine Co.; also 5th floor at 35 West 19th st to Victory Dress and Costume Co.; and the store at 117 West 18th st to S. Pearlstein.

HEIL & STERN leased at 218 West 33d st the 9th floor, containing 30,000 ft., to H. B. Rubin, at a total rental aggregating \$150,000.

M. & L. HESS, INC., leased the 9th floor at 135 5th av, northeast corner of 20th st, to Rothschild, Meyers & Co.; also, in conjunction, with Spear & Co., the 4th floor at 7 and 9 West 18th st to H. Nadler.

M. & L. HESS & GOODALE, PERRY & DWIGHT leased to Allied Industries Corp., identified with the du Pont interests, as a salesroom, from the Estate of Bradish Johnson, Inc., the 3d floor of the new Broadway-Fifth Avenue Building, at 921 to 925 Broadway.

M. & L. HESS leased the 4th floor of the building at 912 to 125 Broadway to the Jewish Welfare League for its executive offices.

C. ROYCE HUBERT leased for the trustees of St. Andrew's Methodist Episcopal Church the 4-sty dwelling at 120 West 76th st to Mary Studebaker. The house was formerly occupied as the rectory of the church.

WILLIAM PIERRE JOCKIN, in conjunction with Harris & Vaughan, Inc., leased to Pease Behning Co., Inc., operating the Behning Piano Warerooms, the 40th st store at 280 Madison av.

JAMES KYLE & SONS rented for Rodman Sands the dwelling at 630 Lexington av.

LAKIN & DINKELSPIEL leased loft space at 36 West 37th st to Laun-Dry-Ettes Sales Co.

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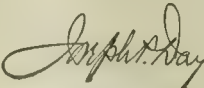
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LAKIN & PINKELSPIEL, as agents, leased a store at 101 West 43d st to Aaron Tirsch; also an office to Christopher Maxwell.

SAMUEL H. MARTIN leased for Gross & Crook the store and basement at 432 Columbus av to Cucurello & Aversa.

CHARLES F. NOYES CO. leased for J. C. Bogert, attorney, the four upper floors at 42 Cliff st to Ernest Harrah; a loft at 320 and 322 Pearl st to Ernest Randenberg; floors at 46 Fulton st to Owen Glasson and M. Silverman, and space at 97 and 99 Water st to Buhl Mills Co.

CHARLES F. NOYES CO. leased the 18th floor in the Masonic Building, 23d st and 6th av, to the Erie Railroad for its Land & Tax Department, now located at 50 Church st.

CHARLES F. NOYES CO. leased for Wm. H. Whiting & Co., agents, for 5 years, the building at 231 William st to M. Feder, and space at 60 Stone st for J. Reuben Clark to Robert Moore & Co.

CHARLES F. NOYES CO. leased the 2d floor at 415 Broadway, block front between Lispenard and Canal sts, for Canal Street Building Corp. to Caroline Ship Building Corp. at a rental of approximately \$4,000 per annum; a floor at 296 Broadway to Merlin Keitholz Paper Co., and the 2d floor of 413 Broadway to Reiter & Abraham.

CHARLES F. NOYES CO. leased for E. H. Ludlow & Co. the store and basement at 37 Beaver st to Thomas B. Hall; and, in connection with Pease & Elliman, for Seig Goldstein the store and basement at 205 Pearl st to Meyer & Brown.

THOMAS J. O'REILLY rented a furnished apartment for Mrs. Nora L. Smith at 606 West 113th st to Mrs. Duncan Campbell.

PEASE & ELLIMAN rented the building 239 Fulton st to S. B. Penick & Co. for Mrs. Anna Wilson.

PEASE & ELLIMAN leased for Andrew Carnegie to Mrs. Atwood Violet the 4-sty dwelling at 24 East 91st st, two doors east of Mr. Carnegie's residence at 5th av and 91st st.

PEASE & ELLIMAN leased for Charles F. Noyes Co. the store and basement at 205 Pearl st to Meyer & Brown.

PEASE & ELLIMAN leased for Pelham G. Woodhouse his apartment at 128 West 72d st to Dr. Lucius J. Mason; and for Mrs. S. R. Mason her apartment, furnished, at 500 West 143d st to Miss M. Sproule.

PEASE & ELLIMAN leased for Mrs. Maria S. Gibbs to Mrs. Henry G. Trevor the 4-sty dwelling at 46 East 78th st, between Madison and Park avs; also the parlor floor at 21 West 30th st to John P. Dufus; an apartment at 151 Riverside dr for Theodore Rosenwald to Ely Bernay; and one, furnished, at 270 Riverside dr for Henry C. Corson to S. Milton Schnatzkin.

PEASE & ELLIMAN leased at 55 Liberty st space to the following tenants: Brown & Cooksey, Evert S. Fink, Salvador Ferrer, S. & J. H. Albert, Sinclair & Ashdown, Robert W. Watson, Fedde & Pasley, and additional space to W. Edward Lake.

PEASE & ELLIMAN AND DOUGLAS L. ELLIMAN leased to James C. Colgate, banker, an apartment of 16 rooms and 5 baths at 270 Madison av.

PEASE & ELLIMAN leased for William Haas to Madame Marrillott the 3-sty dwelling at 131 East 47th st.

PEASE & ELLIMAN leased for the owner, Mrs. William Armstrong, furnished, the 5-sty residence at 19 West 48th st to Ogden H. Hammond.

PEASE & ELLIMAN leased for Peter Gilsey to Mrs. E. S. Collins the 3-sty dwelling at 332 West 84th st, between West End av and Riverside dr.

PORTER & CO. leased for Robert A. Adams of Whitestone, L. I., to New York County Bakery & Lunch Room Co., Inc., the building at 229 5th av.

GEO. R. READ & CO. leased at 1170 Broadway space to Jiffy-All Corp. and Karash & Eisen, and at 3 East 17th st to Henry J. Jackson & Samuel Haggett.

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GEO. R. READ & CO. leased offices at 120 Liberty st to Cleveland Machinery & Supply Co., Walter F. Ramme, General Naval Stores, Brooklyn Galvanizing & Mfg., Co., and John McCabe; at 15 William st an entire floor to the Windsor Print Works, and offices to F. Alonzo, Eastment & Kilbourn, MacDowell-Peterman, and Overseas Syndicate, Inc.; and at 68 Broad st to John W. Swane, Press Publishing Co., the Manchester Ship Canal, Gloster Armstrong and Comtelburo, Ltd.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Medlin Realty Co. the store and basement at 7 East 45th st to C. A. Baker & Co., Inc.; for W. C. Rogers the store at 16 West 47th st to James F. McDermott, and for the Germond estate 421 Lexington av, a 4-sty building, to Bernard Lepinsky, and for Cross & Brown Co. the westerly loft at 8 and 10 West 45th st to Luckhardt & Belder.

LOUIS SCHRAG leased for Estate of Ellen Burt Washburn the store and basement at 134 West 23d st to Abraham Kritzer; also, with F. & G. Pfomm, the store and basement at 9 West 31st st to Geo. A. Kessler & Co., Inc.

JOSEPH F. SEITZ leased 833 Lexington av for Mrs. Annie L. Haggerty to Anton Rasmussen.

JOSEPH F. SEITZ leased for Anthony Vra-beck the upper part of building at 771 Lexington av to Antonio Barone.

LOTON H. SLAWSON CO. leased the 3d floor at 10 East 33d st to E. M. Schlossman and Harry J. Schiffer.

WILLIAM J. SMITH leased through Cross & Brown for Ruth A. Wallace the building at 794 to 798 10th av to Consolidated Filters Co.

VAN VLIET & PLACE leased for 10 years the 5-sty building, with store, at 495 West st to Samuel Proweller.

VAN VLIET & PLACE leased to Thomas Blake the plot, 100x100, at 430 to 436 West 41st st, improved with 2-sty buildings used as offices, stables and sheds.

WHITE-GOODMAN leased for C. & H. Corp. the three buildings at 430 to 434 7th av to Krim Realty Co. for 21 years at an aggregate rental of \$250,000. The lessees intend making extensive alterations to cost about \$50,000.

WM. A. WHITE & SONS leased the store and basement at 310 Bleeker st to Matto Vito.

WM. A. WHITE & SONS leased apartments at 44 West 10th st to Frederick R. Landis and C. W. Pope; at 77 Irving pl to Miss Florence A. Southworth, and at 581 West 161st st to Dr. Theodore M. Koupal.

WM. A. WHITE & SONS rented the 6-sty building at 483 and 485 Greenwich st to Joseph Tetley & Co.

WM. A. WHITE & SONS leased to Field & Fancy Publishing Corp., publishers of "Field & Fancy," the front half of the 2d floor at 134 West 34th st.

Bronx.

BRETT & GOODE CO. leased for Joseph Keen the private house at Rossmore av and Castle st to Harry Bissing.

Brooklyn.

CHARLES E. RICKERSON leased 346 1st st, between 5th and 6th avs, a 2-sty dwelling, to Simon Wolf.

R. A. SCHLESING leased stores at 439 Knickerbocker av for Julius Sadvorsky to Bittroff Brothers; at 308 Harman st for Mary Kaufman to P. Klersey; and the side store in the rear of premises at 21 Van Cortlandt av for John Morhing to A. Herzenberg.

Nassau.

WOODMERE.—Lewis H. May Co. leased for estate of Fannie E. Morgenthau the property at the southeast corner of Broadway and Meadow dr to B. W. Cowen.

Westchester.

RYE, N. Y.—Blakeman Quintard Meyer rented for Harral Mulliken his property to Charles N. Edge for the coming season.

RYE.—Fish & Marvin rented for George R. Cornwall his place on the Post rd, comprising 8 acres and Colonial dwelling, furnished, for the summer to M. J. Stroock of this city.

SCARSDALE.—Fish & Marvin rented for Hobart B. Upjohn his property on Overhill rd to Selden O. Martin; for William F. Walsh his property at Greenacres to W. G. Pollak; for G. C. Woodruff his property to F. B. Mackay; for Mrs. C. H. Montanye her property on Cooper rd, furnished, for the summer, to Mrs. Pauline Asiel; for John T. Kelly his property on Murray Hill rd to Carl T. Tiedemann; for Mrs. Agnes D. DeJahn her property on Brite rd, furnished for the summer, to Henry J. Durlach; for Mrs. Sarah V. Coombs her property in the Overhill Estate, furnished, for the summer, to Edgar J.

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AND MANAGEMENT OF ESTATES

Phillips; for Professor William T. Brewster his property at the corner of Fenimore rd and Oakway, furnished, for the summer, to M. Roos.

LAWYERS MORTGAGE CO. is the buyer of 388 Broadway.

Out of Town.

NEWARK, N. J.—Louis Schlesinger, Inc., leased to B. F. Goodrich Rubber Co., for W. J. Brohm, the warehouse located at 122 and 124 Lillie st.

NEWARK, N. J.—Louis Schlesinger, Inc., leased to the United Tool & Die Co. lofts at 8 Johnson st.

NEWARK, N. J.—Louis Schlesinger, Inc., leased to Carrier Engineering Co., for B. F. Haines, 5,000 sq. ft. at 56 Summer av, corner Crane st.

NEWARK, N. J.—Louis Schlesinger, Inc., leased to New York Telephone Company, for Newark Lime & Cement Mfg. Co., for storage purposes, part of the building at the corner of Bridge and Front sts.

REAL ESTATE NOTES.

HARRIS R. CHILDS is the buyer of 151 East 78th st.

ELIAS H. LANG is the buyer of the dwelling at 258 West 135th st.

GEORGE W. JACKEL is the buyer of the dwelling at 210 East 62d st.

LEON MARIE, formerly with Century Building Co., is now with Brett & Goode Co.

PEASE & ELLIMAN negotiated the lease of 46 West 57th st to Mme. Helena Rubenstein.

J. B. ENGLISH has been appointed agent for 828 St. Nicholas av and 31 St. Nicholas pl.

BRETT & GOODE CO. has been appointed agent for 146 and 148 Wooster st and 8 East 13th st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 80 East 56th st by Dr. Robert H. Greene.

AMES & CO. have been appointed agents for the 4-sty loft at 630 to 634 1st av, northeast corner of 36th st.

GEORGE W. BRETTELL was associated, as broker, in the sale of 208 to 210 East 127th st to James H. Cruikshank.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 80 East 56th st, a 4-sty house, by Dr. Robert H. Greene.

ELMER P. WEBB is the buyer of the home of the late James B. Brady, at 7 West 86th st, recently sold by Pease & Elliman.

PEASE & ELLIMAN have been appointed by Estate of Mary E. Bacon managing agents of the 4-sty dwelling at 109 East 39th st.

EVERETT M. SEIXAS CO. has been appointed agent for 152 Madison av, 141 West 75th st, 432 East 76th st and 340 Riverside dr.

CHARLES S. GOLDSMITH was the broker in the recent sale of 157 East 94th st by the estate of Adolph Frankel to the Congregation Rodeph Shalom.

THOMAS J. O'REILLY has been appointed by Emigrant Industrial Savings Bank agent of the buildings at 276 Delancey st and 458 Broome st.

PEASE & ELLIMAN have been appointed by Miss Jane Loundes managing agents of the 7-sty apartment house, on lot 50x100 ft., at 353 and 355 West 118th st.

EDWARD C. H. VOGLER has been appointed agent for the Roslyn Apartments at 102 and 104 West 84th st; also for the Pontiac Apartments at 180 and 182 West 82d st

SHAW & CO. have been appointed managing agents for 269 West 23d st, 54 West 37th st, 155 East 56th st, 307 West 28th st, 59 West 37th st, 266 West 127th st and 862 2d av.

ALFRED E. WHITEHOUSE, treasurer of D. C. Andrews & Co., foreign freight forwarders, purchased the 6-sty lofts at 547 and 549 Broome st, reported sold last week by Adeline I. Latham.

PEASE & ELLIMAN have been appointed by the Estate of Moses Ehrenreich managing agents of the "Stratford," an 8-sty apartment house at 1070 Madison av at the southwest corner of 81st st.

BASTINE & CO. have been appointed agents for the following buildings: 9 East 22d st, 121-5 East 22d st, 40 and 42 Lexington av, 137 Lexington av, 46 West 98th st, 150 West 57th st and 153 West 56th st.

PEASE & ELLIMAN have been appointed by Blessington Co., Jacob A. Zimmermann, president, managing agents of the "Lorington" apartment house, a 12-sty building, on lot 150x100, at the north corner of 70th st and Central Park West.

BROOKS & NORMAND placed first mortgages of \$65,000 on the garage at 548 to 554 West 22d st, \$30,000 on the building at 540 West 23d st, and \$25,000 on the tenement at the southeast corner of Chrystie and East Houston sts.

JOHN R. DAVIDSON has been appointed agent for 542 and 544 West 125th st, 231 West 121st st, 263 West 38th st, 853 Amsterdam av, 1080-1082 2d av, 302-305 and 308-310 East 57th st, 273 West 73d st, 239 West 112th st, 225 West 115th st, 302 to 312 Alexander av, and 335-337 East 140th st; also 8687 to 8693 22d av, Brooklyn.

BRONX REAL ESTATE OWNERS at their annual meeting on Tuesday evening elected the following officers: Morris Morganstern, president; Jacob Lerner, 1st vice-president; Louis C. Kleban, 2d vice-president; Bernard S. Deutsch, recording secretary; Emil Leitner, financial secretary, and Morris Polsky, treasurer. A committee to interview the local Fuel Administration with a view of obtaining a sufficient supply of coal was appointed, and composed of Bernard S. Deutsch, chairman, Jacob Bloom, Morris Dolsky, S. Osserman and H. Harold M. Phillips.

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BROOKLYN, N. Y.

Appellate Division Decides Case Involving Payment of Mortgage Tax.

The Appellate Division, Second Judicial Department, in the case of The People, etc., ex rel Home Mortgage Investment Company of New York, respondent, against the State Board of Tax Commissioners, appellant, from an order of the Special Term, granted on October 23, 1917, denying its motion to vacate a writ of certiorari, has just handed down a decision, written by presiding Justice Jenks, affirming the order of the lower court, without costs to either party.

This action was brought to determine the right of the Register of Kings County to accept a certain mortgage for record without the payment of a mortgage tax. The State Tax Commission, on July 17, 1917, and on July 9, 1917, affirmed the ruling of the Kings County Register that such mortgage could not be accepted for record unless the mortgage tax was paid. The Home Mortgage Investment Company thereupon obtained a writ of certiorari to review the determination of the State Tax Commission. The Attorney-General for the State Tax Commission moved to vacate the said writ. This motion was denied, and the writ was sustained. The defendant appealed.

The question involved was where one Zurlo and his wife executed and delivered to the Home Mortgage Investment Company of New York a bond and building loan mortgage to secure the payment of \$33,000 and interest, covering a plot of land and a building to be erected on it. The bond and mortgage, and a building loan agreement, which was duly filed in the County Clerk's office, provided that the mortgagee should make advances from time to time until completion of said building, and thereupon said principal sum should become due on September 1, 1922, with a provision for amortization. The mortgage contained this provision: "Upon the completion of the advances hereunder the parties of the first part, if the party of the second part so request, shall execute, acknowledge and deliver to the party of the second part new bonds and a new mortgage in lieu and instead of these presents, to secure the indebtedness hereby secured, at the same rate of interest and upon the same terms."

The mortgage was duly recorded in the Kings County Register's office on March 26, 1917, and the mortgage tax of \$165 was paid. The building was completed and the \$33,000 was advanced. Thereupon the mortgagee requested the mortgagor to execute a new mortgage and thirty-three new bonds for \$1,000 each to take the place of the old mortgage and bond. This was done on July 2, 1917, and the new mortgage was offered for record on July 3, 1917, accompanied by an affidavit of the secretary of the mortgagee that the new mortgage did not create or secure a new or further indebtedness or obligation other than the principal indebtedness or obligation secured by or which under any contingency may be secured by the recorded primary mortgage, as provided by Section 255 of the Tax Law. The new mortgage contained this provision: "This mortgage is executed and delivered pursuant to a certain provision and covenant contained in a mortgage between the parties hereto, bearing date the 13th day of March, nineteen hundred and seventeen, and recorded in the office of the Register of Kings County on March 26, 1917, in Liber 4350 of mortgages page 64, Section 1, Block 57, which mortgage is to be satisfied upon the recording of this mortgage." The Register of Kings County refused to accept said new mortgage for record without the payment of a mortgage tax. An appeal was taken to the State Tax Commission on July 6, 1917, and on July 9, 1917, said State Tax Commission affirmed the ruling of the Kings County Register.

Justice Jenks, in advising the affirmation of the order, said: "I find nothing in the Tax Law that forbids a supplemental agreement or mortgage, made pursuant to a provision or covenant,

when the provision or covenant affords the right of an election. I advise that the order be affirmed, but without costs."

The Value of Established Business.

The Supreme Court of the United States in the Des Moines gas rate case has recognized the principle well understood by business men that there is a real value or property right in being established in business. The court said: "That there is an element of value in an assembled and established plant doing business and earning money, over one not thus advanced, is self-evident. This element of value is a property right and should be considered in determining the value of the property, upon which the owner has a right to make a fair return when the same is privately owned, although dedicated to public use. Each case must be controlled by its own circumstances."

It is a well known fact among promoters of big business concerns that it takes at least seven years to so establish a new enterprise that it will carry itself along and pay a dividend on the money invested. In the case of a going concern which undertakes to establish a branch house in a new territory, it will require at least three years for the branch to reach a self-supporting and dividend-paying stage, regardless of the prestige and standing of the mother company. Indeed to build up a new department in an old established business will take from three to five years, notwithstanding the splendid business and sales organization the new department has to help it along.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Apr. 12 to 18	1917 Apr. 13 to 19
Total No.....	151	182
Assessed Value.....	\$9,301,900	\$18,009,400
No. with consideration.....	16	20
Consideration.....	\$772,830	\$520,000
Assessed Value.....	\$872,500	\$610,500
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.....	1,847	2,455
Assessed Value.....	\$97,227,580	\$178,505,625
No. with Consideration.....	297	317
Consideration.....	\$14,278,451	\$16,359,092
Assessed Value.....	\$15,368,700	\$24,013,300

Mortgages.

	1918 Apr. 12 to 18	1917 Apr. 13 to 19
Total No.....	63	69
Amount.....	\$993,741	\$1,086,675
To Banks & Ins. Cos.....	13	16
Amount.....	\$598,000	\$307,250
No. at 6%.....	23	25
Amount.....	\$552,364	\$229,900
No. at 5½%.....	8	2
Amount.....	\$133,500	\$99,250
No. at 5%.....	19	14
Amount.....	\$218,877	\$260,500
No. at 4½%.....	.....	4
Amount.....	.....	\$89,000
No. at 4%.....	.....	2
Amount.....	.....	\$51,000
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	13	22
Amount.....	\$89,000	\$357,025
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.....	704	1,192
Amount.....	\$20,419,206	\$40,674,008
To Banks & Ins. Cos.....	132	254
Amount.....	\$11,219,543	\$20,112,750

Mortgage Extensions.

	1918 Apr. 12 to 18	1917 Apr. 13 to 19
Total No.....	28	43
Amount.....	\$1,267,300	\$3,124,750
To Banks & Ins. Cos.....	8	21
Amount.....	\$738,000	\$863,000
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.....	412	698
Amount.....	\$35,207,183	\$49,492,150
To Banks & Ins. Cos.....	145	343
Amount.....	\$17,675,350	\$36,950,375

Building Permits.

	1918 Apr. 13 to 20	1917 Apr. 14 to 20
New Buildings.....	1	3
Cost.....	\$75,000	\$7,300
Alterations.....	\$425,910	\$362,050

	Jan. 1 to Apr. 20	Jan. 1 to Apr. 20
New Buildings.....	53	130
Cost.....	\$4,311,000	\$19,302,300
Alterations.....	\$2,837,570	\$4,281,039

BHON.

Conveyances.

	1918 Apr. 12 to 18	1917 Apr. 13 to 19
Total No.....	83	106
No. with consideration.....	8	10
Consideration.....	\$89,656	\$136,750
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.....	1,386	1,721
No. with consideration.....	216	195
Consideration.....	\$2,135,189	\$2,084,236

Mortgages.

	1918 Apr. 12 to 18	1917 Apr. 13 to 19
Total No.....	41	53
Amount.....	\$366,686	\$716,850
To Banks & Ins. Cos.....	4	1
Amount.....	\$44,000	\$4,000
No. at 6%.....	23	18
Amount.....	\$225,236	\$151,000
No. at 5½%.....	2	10
Amount.....	\$10,000	\$425,500
No. at 5%.....	7	12
Amount.....	\$51,000	\$57,850
No. at 4½%.....	1	.....
Amount.....	\$1,000	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	8	13
Amount.....	\$79,450	\$82,500
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.....	602	765
Amount.....	\$3,475,559	\$5,710,188
To Banks & Ins. Cos.....	23	67
Amount.....	\$495,700	\$1,086,500

Mortgage Extensions.

	1918 Apr. 12 to 18	1917 Apr. 13 to 19
Total No.....	7	10
Amount.....	\$144,950	\$216,250
To Banks & Ins. Cos.....	4	4
Amount.....	\$117,750	\$119,500
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
Total No.....	106	252
Amount.....	\$2,479,337	\$4,965,299
To Banks & Ins. Cos.....	31	71
Amount.....	\$985,000	\$1,782,100

Building Permits.

	1918 Apr. 12 to 18	1917 Apr. 13 to 19
New Buildings.....	5	15
Cost.....	\$40,500	\$303,750
Alterations.....	\$15,400	\$70,200
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
New Buildings.....	74	165
Cost.....	\$3,785,650	\$3,310,325
Alterations.....	\$915,371	\$469,950

BROOKLYN.

Conveyances.

	1918 Apr. 11 to 17	1917 Apr. 12 to 18
Total No.....	515	480
No. with consideration.....	29	33
Consideration.....	\$201,900	\$206,475
	Jan. 1 to Apr. 17	Jan. 1 to Apr. 18
Total No.....	5,612	6,652
No. with consideration.....	434	645
Consideration.....	\$3,587,036	\$7,966,816

Mortgages.

	1918 Apr. 11 to 17	1917 Apr. 12 to 18
Total No.....	304	298
Amount.....	\$1,277,695	\$893,096
To Banks & Ins. Cos.....	49	35
Amount.....	\$205,800	\$204,517
No. at 6%.....	194	158
Amount.....	\$422,895	\$303,127
No. at 5½%.....	70	67
Amount.....	\$364,250	\$293,150
No. at 5%.....	21	38
Amount.....	\$74,650	\$119,150
Unusual rates.....	2	5
Amount.....	\$19,000	\$11,250
Interest not given.....	17	30
Amount.....	\$396,900	\$166,419
	Jan. 1 to Apr. 17	Jan. 1 to Apr. 18
Total No.....	3,035	4,501
Amount.....	\$11,390,263	\$20,228,750
To Banks & Ins. Cos.....	401	883
Amount.....	\$2,114,500	\$7,059,389

Building Permits.

	1918 Apr. 12 to 18	1917 Apr. 13 to 19
New Buildings.....	92	33
Cost.....	\$643,975	\$637,500
Alterations.....	\$226,150	\$148,710
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
New Buildings.....	737	1,129
Cost.....	\$5,849,260	\$10,764,150
Alterations.....	\$1,193,535	\$1,733,534

QUEENS.

Building Permits.

	1918 Apr. 12 to 18	1917 Apr. 13 to 19
New Buildings.....	60	144
Cost.....	\$198,779	\$434,884
Alterations.....	\$44,783	\$29,840
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 19
New Buildings.....	595	1,190
Cost.....	\$1,897,839	\$4,603,253
Alterations.....	\$408,440	\$328,965

RICHMOND.

Building Permits.

	1918 Apr. 12 to 18	1917 Apr. 12 to 18
New Buildings.....	27	12
Cost.....	\$51,605	\$15,220
Alterations.....	\$4,340	\$4,950
	Jan. 1 to Apr. 12	Jan. 1 to Apr. 18
New Buildings.....	133	161
Cost.....	\$353,291	\$606,633
Alterations.....	\$112,450	\$149,383

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

THROUGHOUT the Metropolitan district the building situation remains exceedingly quiet with the exception of that phase of structural activity designed for Federal occupation and the group of industrial buildings to house manufacturers of war munitions and supplies. These projects are being speeded up to the limit of possibility. What little private building has been in progress during the last few months is rapidly nearing completion, and there are but few new operations of any magnitude being started to replace them. Although the need for a large number of additional buildings of various types is admitted, there seems to be but slight hope that conditions will readjust themselves to a point where they may be started. Not while the war continues will it be possible to commence the erection of these structures, according to the best informed in building circles.

The housing situation in Greater New York, not particularly as it applies to employees in war industries, but the supply of dwellings to accommodate the rapidly growing population of the city, is serious, and must soon receive the consideration of those responsible. Rentals are steadily increasing, and in many instances are entirely out of proportion to the value of the property. Unless some steps are taken to relieve this situation the coming autumn renting season will witness greater difficulties in providing for homeseekers than was apparent last year.

Intense activity continues in the construction and equipment of ship yards, and there is a large volume of work of this character yet to be placed under contract. Congress will soon be asked for an additional appropriation of \$50,000, to be used in the erection of four new ship yards for the United States Emergency Fleet Corporation, at locations to be announced later. The selection of Charles M. Schwab as Director-General of this organization thoroughly meets with the approval of the public, and the move is generally considered as one of paramount importance to the success of the shipbuilding program.

By the action of the Federal Fuel Administrator in ordering the curtailment of the output of the ceramic industries another difficulty is added to the already long list of deterrents to building activity. The production of face brick, common and paving brick, terra cotta, roofing, floor and wall tile and sanitary ware was ordered curtailed 50 per cent. Hollow tile, sewer pipe and drain tile will be reduced 25 per cent., and stoneware, with the exception of chemical stoneware, 15 per cent. The curtailment ordered by the Fuel Administrator is in each case based upon the average output for the last three years. It is felt throughout the building trades that the order of this week is only the forerunner of others that will affect the production of all building materials during the period of the war. The manufacture of clay products and many other building materials are a greater tax upon the transportation and fuel facilities of the nation than any other industry, and although this industry as a unit is considered of fundamental importance to the life of the country and essential to winning the war, reorganization was necessary.

The building material markets have been uniformly dull, and aside from the orders emanating from Government sources or from contractors erecting buildings for federal occupation the business of the week has been negligible. Prices for practically all building commodities are well sustained, however, and are likely to maintain their present levels for some time. The

principal exception of the week was the market for Hudson River common brick. Owing to the large quantity of brick now available in this district, and the decreased demand for this material, prices are considerably weaker, and sales have been reported during the week as ranging between \$8.50 and \$9 a thousand to dealers as compared with \$10, which was the ruling quotation last week.

Common Brick.—The market for Hudson River common brick has passed through a comparatively dull week. The arrivals from up-river were relatively light and the sales were not up to the average of recent weeks. Prices have dropped, and the market is now ranging between \$8.50 and \$9 a thousand to dealers in cargo lots. According to the latest advice there are more than ten million common brick remaining unsold in local waters, aside from those in the yards of the dealers and those now unloading from barges at various points about the Metropolitan district. Manufacturing operations in the Hudson River plants have not yet been commenced, and from all accounts the production from this district will be very light this season. The Raritan situation is practically unchanged, with the product out of this market for the time being.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, April 19, 1918. Condition of market: Demand, light; prices lower. Quotations: Hudson Rivers, \$8.50 to \$9.00 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 7; sales, 10. Distribution: Manhattan, 3; Brooklyn, 4; New Jersey points, 3.

Structural Steel.—According to the March records of the Bridge Builders' and Structural Society 47 per cent. of the entire capacity of the bridge and structural shops of the country was contracted for during the month. This amounts to approximately 85,000 tons of steel, and of this total it is estimated that in the neighborhood of 75 per cent. was material required on Government contracts. Orders for structural steel booked since January 1 aggregated about 280,000 tons as compared with 338,000 tons for the first three months of 1917. The reduced tonnage of the current year is mainly attributable to the congested freight conditions that have maintained in all lines of transportation, which prevented contract deliveries and curtailed production to a serious degree. The conditions made it inadvisable for the mills to accept all of the contracts offered. During the current month steel commitments have been relatively light, and even the orders from Federal sources have been small in comparison with the average of previous weeks. There is considerable of a new demand in sight for fabricated material to be used in the construction of factories and warehouses for Government usage, and also for industrial concerns which have important contracts from the authorities for the supply of munitions and equipment for the troops. There is almost no demand, however, for fabricated material to be used in the erection of private building operations, and there is no immediate outlook for an improvement in this situation. What little construction is active is cutting the steel requirements to the minimum. There has been no change in the quotations for mill shipments of fabricated material, the Government control figures still dominating all business transacted.

Sand and Gravel.—The markets for these commodities are fairly active, but with the bulk of the business coming from the Government direct or from contractors having important federal structural operations. The demand for private building is slack, and no im-

provement is imminent. Prices are firm at \$1.25 a yard for sand and \$2 for gravel. The principal difficulty of the producers of these materials at the present time is in obtaining and keeping the forces of laborers required to operate their plants.

Lumber.—During the past week there has been no material change in the lumber market conditions. The demands from Government sources dominate the situation, and aside from this the activity for general building purposes is slight. The manufacturing consuming interests are important factors in the market, but only those requiring materials for the production of commodities needed in prosecution of the war are obtaining preference in deliveries, and those concerns making objects for general usage must wait until all war industries are supplied. The lumber market continues to feel the effects of the transportation congestion, which is still acute, and the supplies of new lumber coming in from the mills is limited. As a consequence of the difficulties of obtaining adequate stocks to fill orders promptly the prices are indicating a steadily rising tendency. The Southern Pine Emergency Bureau has notified all of the mills within its jurisdiction that the Raw Materials Division of the War Industries Board has made it quite plain that Government lumber orders must take precedence over all commercial orders.

White Lead.—Although there is some uncertainty in the market for this product, due largely to the generally upset conditions of the building industry, the demand continues fair. There is a growing possibility of action by the Price Fixing Committee of the War Industries Board in regard to this product, but at the present writing no definite prediction can be made as to the extent the Government will endeavor to control output or price. Basic carbonate in large lots is now being quoted at 9c. to 10c. a pound to dealers, and white lead in oil at 10³/₄c. to 11c. a pound.

Window Glass.—There is practically no demand for either plate or window glass, and the industry has slowed down production to the minimum. Transportation difficulties continue to hinder both manufacturers and jobbers, and the outlook for the balance of the season is not of the best. There is some Government business in sight, mainly requirements for the new camps under construction and the extensions to existing training stations and cantonments. Almost no business is coming from private building operations. Glass prices are unchanged, and the existing schedule of manufacturers' discounts are likely to remain in force indefinitely.

Cast Iron Pipe.—Trade is quiet in this line, and what little is moving is being influenced by the large volume of Government construction under way. Both municipal and private buying has fallen off to a negligible amount, and although there are persistent rumors of increased business from these sources they have failed to develop into tangible operations. Cast iron prices remain unchanged.

Hydrated Lime.—The market is dull, and there is no renewal of activity anticipated for some time. The spot demand is negligible and sales very light, but from the number of inquiries it appears as though considerable building might be undertaken if conditions became more propitious. Prices for hydrated lime, both common and finishing, are unchanged.

Rosendale Cement.—The market for natural cement is exceptionally quiet, and there is likely to be no change in the situation while the dearth of structural activity continues.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$8.50 @ \$9.00
Raritation common.....No quotation
Second hand common, per load
of 1,500.....\$6.00 @ —
Red face brick, rough or
smooth, car lots.....21.00 @ —
Buff brick for light courts.....21.00 @ —
Light colored for fronts.....25.00 @ —

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....\$2.55 @ —
Rebate on bags, returned, 10c. bag.
Rosendale Natural to dealers,
wood or duck bags.....\$1.15 @ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1@ in. (Nominal)...\$1.25 @ \$1.35
Trap rock, 3/4 in. (nominal)...1.35 @ 1.45
Bluestone flagging, per sq. ft....17 @ 0.18
Bluestone curbing, 5x16.....40 @ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in., per 1,000.....
6x12x12 in., per 1,000.....
8x12x12 in., per 1,000.....
10x12x12 in., per 1,000.....
12x12x12 in., per 1,000.....

Interior—
3x12x12 in., per 1,000.....
4x12x12 in., per 1,000.....
6x12x12 in., per 1,000.....
8x12x12 in., per 1,000.....

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$2.15 @ —
Eastern finishing.....2.35 @ —
Hydrated common (per ton)...15.00 @ —
Hydrated finishing (per ton)...16.43 @ —

LINSEED OIL—
City brands, oiled, 5 bbl. lots..\$1.55 @ —
Less than 5 bbls.....1.56 @ —

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
1 1/2 in. (nominal).....No quotation
3/4 in.No quotation
Paving gravelNo quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

LUMBER (wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 ins., 16 to 20 ft....\$42.00 @ \$55.00
14 to 16 ft.....63.00 @ 75.00

Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....33.50 @ —
Hemlock, W. Va., base price
per M.....33.50 @ —
(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)...38.00 @ 42.00
Wide cargoes.....38.00 @ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$5.00 @ \$5.25

Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in....\$65.00 @ —

Cypress shingles, 6x18, No. 1
Hearts.....10.00 @ —
Cypress shingles, 6x18, No. 1
Prime.....8.50 @ —

Quartered oak.....95.00 @ 107.00
Plain oak.....75.00 @ —

Flooring:
White oak, quartered, select..\$51.50 @ \$55.50
Red oak, quartered, select...51.50 @ 55.50
Maple No. 1.....47.00 @ —
Yellow pine, No. 1, common
flat.....38.00 @ —
N. C. Pine, flooring, Norfolk..40.00 @ —

PLASTER—(Basic prices to dealers at yard, Manhattan):

Mason's finishing in 100 lbs.
bags, per ton.....\$17.00 @ —

Dry Mortar, in bags, return-
able at 15c. each, per ton..8.25 @ 8.75

Block, 2 in. (solid), per sq. ft....\$0.08

Block, 2-in. (hollow), per sq. ft....09

Boards, 1/4 in. x 8 ft.....12 1/2

Boards, 1/2 in. x 8 ft.....15 1/2

SAND—
Screened and washed Cow Bay.
500 cu. yds. lots, wholesale..\$1.25 @ —

STRUCTURAL STEEL (Plain material
at tidewater, cents per lb.):

Beams & channels up to 14 in..3.195 @ —

Beams & channels over 14 in..3.195 @ —

Angles, 3x2 up to 6x8.....3.195 @ —

Zees and tees.....3.195 @ —

Steel bars, half extras.....3.195 @ —

TURPENTINE:
Spot in yard, N. Y., per gal..\$0.42 @ \$0.42 1/2

WINDOW GLASS. Official discounts
from manufacturers' lists:

Single strength, A quality, first three
brackets.....80%

B grade, single strength, first three
brackets.....82%

Grades A and B, larger than the first
three brackets, single thick.....79%

Double strength, A quality.....80%

Double strength, B quality.....82%

AUTOMOBILE SHOWROOM ON HOTEL SITE

New Addition to Fast Growing Auto Center

In Brooklyn—Project Will Cost \$60,000

UPON the site of the old St. Marks Avenue Hotel, on the north side of St. Marks avenue, between Bedford and Rogers avenue, Brooklyn, and in the heart of the rapidly developing automobile center of the Borough, there will

The cost of this operation will be in the neighborhood of \$60,000. The structure will be two stories in height, with basement, and will have frontages of approximately 80 feet on the three avenues. The facades have been designed in a



H. J. Nurick, Architect.

MOTOR SHOWROOM AND OFFICES IN BROOKLYN AUTOMOBILE CENTER.

shortly be erected a modern fireproof building designed as automobile showrooms and offices. The former structure on this site was notable as being among the first of the modern hotels in Brooklyn and for a number of years was prominently identified with the social life of the section. About a year ago the old structure was totally destroyed by fire and since that time there have been many rumors as to the probable use of this site.

The new building soon to be commenced will be owned by the Lamar Realty Co., Sigmund Orbach, president, 525 Nostrand avenue, and will be constructed according to plans and specifications prepared by Henry J. Nurick, architect and engineer, 957 Broadway.

Noted Architect Passes Away.

The architectural profession lately lost one of its prominent members by the death of James Edward Ware, for nearly fifty years actively engaged in the practice of architecture in this city. Mr. Ware died after a brief illness at his home, 1285 Madison avenue, Sunday, April 14. He was born in New York July 16, 1842, graduated from the College of the City of New York in 1864 and commenced the practice of his profession in 1870. He was one of the pioneers in the design of the modern type of fireproof warehouses, and among the structures of this character erected from his plans are numbered the buildings of the Manhattan Storage & Warehouse Company at 42d street and Lexington avenue and at Seventh avenue and 52d street. As a designer of housing accommodations for people of moderate means Mr. Ware was also widely and favorably known. He was one of the prize winners in the competition held by the Association for Improving the Condition of the Poor, in an effort to better living conditions in the congested districts of the city, and it was from his plans that some of the earliest model tenements were constructed, those erected by the City & Suburban Homes Company being notable examples. Other prominent buildings from designs by this architect include the Twelfth Regiment Armory at Columbus avenue and 61st street, and the Madison Avenue Presbyterian Church, 73d street and Madison avenue. During recent years his sons, Franklin B. Ware, formerly State architect, and Arthur Ware, were associated with him in his profession. For a number of years Mr. Ware was a trustee of the Manhattan Savings Institution, and treasurer of the Industrial Christian Alliance. He was a member of the American Institute of Architects and the

simple and dignified manner and will be constructed of brick, with trimmings of tapestry brick and tinted stucco. There will be a cornice of red Spanish tile surmounted by a parapet of brick and stucco, enriched with faience tile.

The first floor will be entirely devoted to automobile and accessory display and salesrooms and the second floor will be occupied by the John Hancock Mutual Life Insurance Co., as district offices under a long term lease. The building will embody all modern commercial conveniences and will be a distinct addition to the business facilities of the neighborhood. The architect is now taking estimates for the construction of this project and work will be started immediately upon the award of contracts.

Architectural League of New York. He was a member of the Seventh Regiment, N. G. N. Y., for nearly twenty-five years and was one of the group who comprised the guard of honor when the body of President Lincoln lay in state in the City Hall. In 1872 he married Edith Cordelia Backus. He is survived by his widow, three sons and three daughters.

Rapid Progress Indicated.

The rapid increase in the war-time work of the Building Industries of New York and the co-operation of the association with the various departments of the Government at Washington has obliged the organization to open larger offices, located at 50 East 42d street, which will now be the headquarters of this organization.

Aside from the survey of building materials available in New York City already submitted to the Government departments interested, Building Industries of New York has equipped itself to co-operate in any way in which it is called upon by the local, State and Federal authorities.

The executive secretary, who recently spent several days in Washington, states that Building Industries of New York have no intention of opening an office in Washington at present, as the important work of the association is conducted in New York and the results submitted direct to the proper department heads of the Government. He explained that the association might later open an office in Washington, if it would be of real service to building associations of other cities throughout the United States desiring to co-operate with the Government. In the meantime, all building associations are free to call upon the New York office of Building Industries for any assistance it can render.

PERSONAL AND TRADE NOTES.

Justin C. O'Brien, Co., Inc., builders, 501 Fifth avenue, has discontinued its offices and business.

Grosvenor Atterbury and William Welles Bosworth, architects, were elected to fellowship in the National Academy of Design at its meeting April 10.

John C. Hegeman Co., Inc., building contractors, 33 West 42d street, will in future be known under the firm name of Hegeman & Harris, with offices at the same address.

Arnold & North, Inc., manufacturers of mantelpieces and reproductions of brass and iron andirons, have moved into larger and better equipped quarters at 124 East 41st street.

R. W. Heerlein, formerly connected with the Massillon Bridge & Structural Company as contracting and chief engineer, is now manager of sales for the National Bridge Works, Long Island City.

W. L. Rouse and L. A. Goldstone, architects, announce the removal of their offices from 40 West 32d street to the ninth floor of the Ziegler Building, 512 Fifth avenue. Telephone, Murray Hill 7345.

Stevens Institute of Technology, Hoboken, N. J., has been designated by the Navy Department as the headquarters for the new United States Naval Steam Engineering School for the training of engineer officers for the United States Naval Auxiliary Reserve.

Harry Creighton Ingalls, architect, has recently moved his offices from 15 East 40th street to 347 Madison avenue, at 45th street. At the new address he will also continue the architectural practice of F. Burrall Hoffman, Jr., during the period of the latter's service with the U. S. Army.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN—James A. Wetmore, Treasury Dept., Washington, D. C., supervising architect, is revising plans for a 4-sty stone facing brick Assay Bldg, 50x100, at Wall and Nassau sts, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner. York & Sawyer, 50 East 41st st, are the architects, and J. Hollis Wells, 32 Nassau st, is the consulting engineer for this project. All bids exceeded appropriation and were rejected, and new bids will be taken on construction work, elevators and vaults. Cost, \$807,000.

STAPLETON, S. I.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., has plans in progress for a marine hospital and equipment for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. Cost, \$301,500.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner is ready for bids on the general contract for the erection of ten 2-sty hollow tile and concrete magazine bldgs, 50x150, from privately prepared plans. Cost, \$300,000.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for ten 2-sty hollow tile and concrete magazine bldgs, 50x150. Cost, \$300,000.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

DWELLINGS.

HIGHLAND PARK, N. J.—Alexander Merchant, 363 George st, New Brunswick, N. J., architect, is taking bids on the general contract for a 2½-sty terra cotta block and stucco dwelling, 32x52, at Clifton Court, for Alexander Henderson, 115

North 4th av, Highland Park, owner. Carleton Co., 151 West 42d st, Manhattan, is figuring the general contract. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—William J. Yennie & Co., 45 East 42d st, Manhattan, is figuring a new factory bldg, to be located at Bridgewater st and Meeker av, for the Long Island Soap Co., owner, from plans by David M. Ach, 1 Madison av, Manhattan, architect. Cost, about \$64,000.

HOSPITALS AND ASYLUMS.

YONKERS, N. Y.—York & Sawyer, 50 East 41st st, Manhattan, architects, are taking bids on the general contract to close April 26, for a 2-sty brick and steel convalescents' home, 85x176, at the northeast cor of Jerome and McLean avs, for the Neustadter Foundation, owner, care William R. Rose, 128 Broadway, Manhattan, owner. The following are figuring the general contract: C. T. Wills, 286 5th av; Wm. L. Crow Construction Co., 103 Park av; Amsterdam Bldg Co., 140 West 42d st, and James Zimmermann & Son, 18 East 41st st, all of Manhattan. Cost, \$250,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

104TH ST.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for alterations to the 5-sty brick tenement, 18x85, at 212-214 West 104th st, for Solomon J. Jacobs, 80 Broadway, owner. Cost, \$7,500.

78TH ST.—Dr. Theodorus Bailey, 122 West 78th st, owner, contemplates erecting a 4-sty brick and stone apartment house, 32x100, at 120-122 West 78th st. Architect's name will be announced later.

CENTRAL PARK WEST.—Frederick G. Frost, 19 West 44th st, completed plans for alterations to the 7-sty brick apartment house, 50x100, at 478-480 Central Park West, for the Albany Savings Bank, 20 North Pearl st, Albany, N. Y., owner. Cost, \$25,000.

GROVE ST.—Harold F. Smith, 38 West 32d st, has plans in progress for altera-

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tions to the 4-sty brick apartment house at 96 Grove st, for Joseph Ettlinger, 13 Astor pl, owner. Owner will take bids on separate contracts. Cost, \$7,000.

MANHATTAN AV.—Leo J. Newburgh, owner, c/o Goodwin & Goodwin, 260 Lenox av, contemplates altering the 3-sty brick and stone dwelling, on lot 25x100, at 387 Manhattan av, into apartments, from privately prepared plans.

61ST ST.—Adolph E. Nast, 546 5th av, completed plans for the alteration of the 4-sty brick dwelling, 48x54, at 26-8 East 61st st, into an apartment house and stores, for the Estate of Abram Banonine, 45 Wall st, owner. Includes new store fronts, rear extension and 1-sty addition. Cost, \$30,000.

BANKS.

CHAMBERS ST.—B. Cunningham, 120 Broadway, completed plans for minor interior alterations to the 5-sty brick and stone bank annex, 50x75, at 84-6 Chambers st, for the Chemical National Bank, 270 Broadway, owner. Marc Eidlitz & Sons, 30 East 42d st, have the general contract.

DWELLINGS.

78TH ST.—Frederick Sterner, 150 East 62d st, has final plans in progress for a 6-sty brick and stone dwelling, 17x87, at 16 East 78th st, for William A. Prime, on premises, owner.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Knowles-Bradley Co., 88 Wall st, Manhattan, contemplates erecting a factory, from privately prepared plans. E. Gilbert Stott, c/o owner, is the consulting engineer. H. G. Larzelere, Sycamore Park, New Rochelle, has the general contract. Exact location will be announced later.

HALLS AND CLUBS.

BEAVER ST.—Emigrant Industrial Savings Bank, 51 Chambers st, owner, contemplates altering the 5-sty brick and stone loft bldg, 41x50 (lot 50x100), at 81-3 Beaver st, into a club house. The Marine Insurance Club of New York, 13 William st, is the lessee. Architect's name will be announced later. Cost, \$50,000.

HOSPITALS AND ASYLUMS.

15TH ST.—Butler & Rodman, 56 West 45th st, completed plans for alterations to the 6 and 7-sty hospital, 61x105, at 321 East 15th st, for the New York Infirmary for Women and Children, on premises, owner. Cost, \$12,000.

STABLES AND GARAGES.

2D AV.—Louis Sheinart, 194 Bowery, architect in charge, completed plans for a 2-sty brick garage, 100x150, at 1190-1196 2d av, and 300-312 East 63d st, for Josephine Schumacher, 176 East 111th st, owner and builder. Owner will take bids on subs and materials shortly. Cost, \$45,000.

STORES, OFFICES AND LOFTS.

29TH ST.—H. J. Nurick, 957 Broadway, Bklyn, completed plans for alterations to the 6-sty brick store and loft bldg, 50x200, at 206-208 West 29th st, and 207-209 West 28th st, for Samuel Greenstein, 154 Keap st, Bklyn, owner. Cost, \$25,000.

BOWERY.—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for alterations to the 2-sty brick restaurant, 75x100, at 50-52 Bowery, for Korren Co., F. Acirno, in charge, on premises, owner and builder. Cost, \$10,000.

52D ST.—Charles O. Riker, 845 10th av, owner, contemplates altering the 5-sty brick and stone tenement, 25x75, at 562 West 52d st, into a business bldg, from privately prepared plans.

LITTLE WEST 12TH ST.—J. G. Michels, 323 45th st, Bklyn, has plans in progress for a 5-sty brick and stone loft bldg, 25x125, at 3 Little West 12th st, for Midden-dorf & Rohrs, 33 Gansevoort st, owner. Architect will take figures on general contract.

125TH ST.—Otto L. Spannhake, 13 Park Row, completed plans for alterations to the 3-sty brick store and office bldg, 50x90, at 151-3 West 125th st, for Joseph Levin, 109 East 125th st, owner, in charge. Cost, \$3,000.

Bronx.

DWELLINGS.

WILLIAMSBRIDGE RD.—Lucian Pisciotta, 391 East 149th st, completed plans for a 1-sty brick bungalow, 31x42, on the north side of Williamsbridge rd, 139 ft east of Boston rd, for Giovanni Santoriamma, 218 West 83d st, owner, in charge. Cost, \$3,000.

MUNICIPAL.

GRAND BLVD.—Plans were approved by the Municipal Art Commission for the construction of a transverse road on Grand blvd and Concourse, East 161st st, Macombs Dam Bridge, 161st st, bet. Sheri-

dan av and Macombs Dam Bridge, for the City of New York, Henry Bruckner, pres. Borough of Bronx, Municipal Bldg, Crotona Park, Tremont and 3d avs, owner. Owner will advertise for bids. Cost, \$554,000.

SCHOOLS AND COLLEGES.

UNIVERSITY AV.—Walter Martin, 176th st and Anthony av, has plans in progress for a stone school, 50x150, at University av near Burnside av, for the Church of the Holy Spirit, Rev. Father B. Roche, on premises, owner. Architect will take estimates when plans are completed.

STABLES AND GARAGES.

OGDEN AV.—Samuel Cohen, 32 Union sq, completed plans for a 1-sty brick garage, 125x145, at the southwest cor of Ogden av and 171st st, for the Lankan Realty Co., 601 West 181st st, owner. Owner will take bids shortly. Cost, \$20,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS
14TH AV.—Palermo Co., 1361 71st st, owner and builder, contemplates erecting three 4-sty brick and stone tenements, 20x85 ft each, at the northwest cor of 14th av and 67th st, for which architect's name will be announced later.

BANKS.

FLEET ST.—Russell Tracey Walker and LeRoy P. Waid, 52 Vanderbilt av, Bklyn, completed plans for a 1-sty brick addition, 56x72, to the bank at the northeast cor of Fleet st and DeKalb av, for the Dime Savings Bank, on premises, owner. Cost, \$70,000.

DWELLINGS.

21ST AV.—Kallich & Lubroth, 1819 85th st, completed plans for two 2-sty brick dwellings and garages, in the west side of 21st av, 33 ft north of 81st st, for the Katolen Building Co., 1819 85th st, owner and builder. Total cost, \$20,700.

81ST ST.—Gregory B. Webb, 104 West 42d st, Manhattan, completed plans for a 2½-sty clapboard and concrete dwelling, 36x23, and a 1-sty garage, 20x18, at the northwest cor of 81st st and 21st av, for Grant Gregory, 7106 Dennet Court, owner and builder. Cost, \$10,500.

82D ST.—F. W. Eisenla, 571 77th st, completed plans for nine 2-sty brick and concrete block dwellings, 17x46, in the north side of 82d st, 117 ft west of 5th av, for Thomas Williams, 615 75th st, owner and builder. Total cost, \$30,000.

AV J.—Slee & Bryson, 154 Montague st, completed plans for a 2-sty frame dwelling and garage, 23x56, at the northwest cor of Av J and East 22d st, for the Midwood Associates, 936 Flatbush av, owners and builders. Cost, \$10,000.

82D ST.—Max Hirsch, 215 Montague st, has plans in progress for nine 2-sty frame dwellings, 16x38, at the northeast cor of 82d st and 24th av, for A. M. Bonnullo Construction Co., 2125 East 12th st, owner and builder. Cost, \$22,500.

AV M.—Benjamin Dreisler, 153 Remsen st, has plans in progress for a 2½-sty brick and stucco dwelling, 22x32, on the north side of Av M, 40 ft west of East 26th st, for Melvin Lucas, Av M and East 26th st, owner and builder. Cost, \$7,000.

86TH ST.—Gregory B. Webb, 104 West 42d st, Manhattan, completed plans for two 2½-sty clapboard dwellings, 36x23 and 22x36, and two 1-sty terra cotta or cement block garages, at the southeast cor of 86th st and Colonial rd, for Grant Gregory, 7106 Dennet Court, Brooklyn, owner and builder. Cost, \$5,000. each.

FRESH POND ROAD — Shampan & Shampan, 772 Broadway, have plans in progress for alterations to the 3-sty brick dwelling and store, 37x100, at 861 Fresh Pond road, for Mr. Edalman, on premises, owner and builder. Cost, \$5,000.

CENTRAL AV.—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for alterations to the 3-sty brick dwelling, at the cor of Central av and Moffat st, for H. Kaminester, 490 Ocean Parkway, owner and builder. Cost, \$5,000.

WEST 30TH ST.—Morris & Lubroth, 533 Nostrand av, completed plans for five 1-sty frame dwellings, 16x27, in the east side of West 30th st, 360 ft north of Mermaid av, for Robert Kern, 2847 West 30th st, owner and builder. Cost, \$6,000.

WEST 30TH ST.—Leroy C. Morris and Paul Lubroth, 533 Nostrand av, completed plans for five 1-sty wooden dwellings, 15x27, in the east side of West 30th st, 360 ft north of Mermaid av, for Robert Kern, 2847 West 30th st, owner and builder. Cost, \$6,000.

83D ST.—J. C. Wandell, 5525 4th av, completed plans for a 2-sty frame dwelling, 26x54, in the south side of 83d st, 100 ft west of 10th av, for H. Ramberg, 930 83d st, owner. Cost, \$5,000.

80TH ST.—Thomas Bennett, 7826 5th av, completed plans for nine 2-sty brick dwellings, 20x44, in the north side of 80th st, bet 4th and 5th avs, for David C. Bennett, 416 80th st, owner and builder. Total cost, \$45,000.

WEST 24TH ST.—George H. Suess, 2920 Railroad av, completed plans for a 1-sty brick dwelling, 40x18, in the west side of West 24th st, 320 ft west of Mermaid av, for Thomas G. Sylvester, 2853 West 15th st, owner and builder. Cost, \$3,000.

42D ST.—S. Millman & Son, 1780 Pitkin av, completed plans for a 2-sty frame dwelling, 25x52, in the north side of 42d st, 100 ft east of 16th av, for Hyman Lifshitz, 4408 15th av, owner and builder. Cost, \$8,500.

49TH ST.—S. Millman & Son, 1780 Pitkin av, completed plans for a 2½-sty brick dwelling, 28x51, in the south side of 49th st, 100 ft west of 13th av, for the Robray Realty Co., 1323 46th st, owner and builder. Cost, \$12,000.

47TH ST.—S. Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 26x55, in the north side of 47th st, 180 ft east of 14th av, for the M. & K. Bldg Co., 1323 46th st, owner and builder. Cost, \$6,000.

BEDFORD AV.—Harry Grattan, 523 14th st, owner, has had plans completed privately for two 2½-sty frame dwellings, 20x40, on the west side of Bedford av, 250 ft and 330 ft south of Av M. Owner builds and will take bids on subs shortly. Cost, \$5,000.

80TH ST.—Thomas Bennett, 7826 5th av, completed plans for nine 2-sty frame dwellings, 20x44, in the north side of 80th st, 90 ft east of 4th av, for David C. Bennett, 416 80th st, owner and builder. Owner is taking bids on subs. Total cost, \$45,000.

Factories and Warehouses.

GATES AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for a 1-sty brick factory, 25x100, at 1470 Gates av, for George H. Amann, on premises, owner and builder. Cost, \$15,000.

KENT AV.—Gross & Kleinberger, Bible House, Manhattan, have plans in progress for a 3-sty brick factory bldg, 80x120, at the southeast cor of Kent av and Division st, for the Knickerbocker Bag Co., 7 Front st, Manhattan, owner. Cost, \$40,000.

WALWORTH ST.—H. J. Nurick, 957 Broadway, completed plans for a 2-sty brick factory, 37x100, in the west side of Walworth st, 229 ft south of Flushing av, for Yetta Feinberg, 101 Van Buren st, owner. First story will be used as a garage. Cost, \$25,000.

ATLANTIC AV.—W. J. Weigand, Furman and Joralemon sts, completed plans for an extension to the 5-sty storage bldg, on the south side of Atlantic av, 191 ft west of Columbia st, for the New York Dock Co., 44 Whitehall st, owner. Cost, \$8,000.

Stables and Garages.

BALTIC ST.—Bly & Hamann, 833 St. Johns pl, completed plans for a 1-sty brick garage, 75x200, in the north side of Baltic st, 75 ft west of Bond st, for Michael Rielly, 211 Bond st, owner. Cost, \$20,000.

ATLANTIC AV.—Albert Ulrich, 371 Fulton st, has plans in progress for an extension to the 4-sty garage on the north side of Atlantic av, 50 ft east of Hoyt st, for William S. Bridgette, 125 Prospect Park West, owner. Cost, \$18,000.

LEONARD ST.—Christian Bauer, 801 Manhattan av, completed plans for a 1-sty brick garage, 36x60, in the east side of Leonard st, 39 ft north of Jackson st, for Thomas Simonetti, on premises, owner and builder. Cost, \$4,000.

WILLOUGHBY AV.—Lawrence J. Frank, 206 Crescent st, completed plans for a 1-sty brick public garage, 50x95, on the south side of Willoughby av, 175 ft east of Evergreen av, for John Deinhardt, 376 Hamburg av, owner. Cost, \$12,000.

ATLANTIC AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have had plans approved by the Fire Dept. for a 2-sty garage, 78x115, at Atlantic and Classon avs, for the Grand Building Corp., owner.

6TH AV.—W. T. McCarthy, 16 Court st, completed plans for the alteration of the 3-sty stable at the northwest cor of 6th av and 22d st for Frank Ragusan, 656 Vanderbilt av, owner. Cost, \$5,000.

WILLIAMS AV.—Philip Caplan, 16 Court st, completed plans for a 1-sty brick garage, 75x100, on the east side of Williams av, 100 ft south of Liberty av, for Abraham Morono, 1770 Park pl, owner. Cost, \$30,000.

16TH AV.—Ferdinand Savignano, 6005 14th av, completed plans for a 1-sty brick garage, 36x68, on the west side of 16th av, 240 ft south of Benson av, for Ben-

jamin Tuercamo, 121 Bay 11th st, owner. Cost, \$14,000.

CLASSON AV.—S. Millman & Sons, 1780 Pitkin av, completed plans for a 2-sty brick and steel public garage, 200x112, on the west side of Classon av, bet. Atlantic av and Pacific st, for Rechnitz Bros., 44 Court st, owner. Cost, \$95,000.

Stores, Offices and Lofts.

MYRTLE AV.—S. Millman & Son, 1780 Pitkin av, completed plans for alterations to the 5-sty brick store and loft bldg, at the southwest cor of Myrtle av and Pearl st, for the New York Shipping Exchange, Pier 11, Manhattan, owner. Cost, \$3,500.

Queens Dwellings.

HOLLIS, L. I.—A. Abramson, Queens, L. I., completed plans for a 2-sty frame dwelling, 30x26, at the southwest cor of Carpenter and Chippawa avs, for Irene E. Green, 174 East 74th st, owner and builder. Cost, \$4,500.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for a 2-sty frame dwelling, 26x31, at the southwest cor of Park and Lathrop avs, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Cost, \$3,500.

FLUSHING, L. I.—C. L. Varrone, Corona, L. I., completed plans for a 2½-sty frame dwelling, 20x40, at the northeast cor of Burling av and Kalmin st, for John Ingrassia, 10 Highland av, Corona, owner. Cost, \$4,000.

RICHMOND HILL, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., completed plans for a 2-sty frame dwelling, 20x55, in South Edisto st, southeast cor of Roanoke av, for William R. Gibson Co., 766 Fresh Pond rd, Ridgewood, owner and builder. Cost, \$4,000.

RICHMOND HILL, L. I.—Harry J. Arnold, 429 North Vine st, Richmond Hill, owner, has had plans completed privately for a 2½-sty frame dwelling, 38x25, in the east side of Church st, 150 ft south of St. Anns av. Cost, \$6,500.

Schools and Colleges.

ELMHURST, L. I.—C. B. J. Snyder, 500 Park av, Manhattan, completed plans for a 1-sty frame school, 171x47, at the southeast cor of Chicago and Gerry avs, for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, owner. Cost, \$15,000.

Nassau Banks.

OYSTER BAY, L. I.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, will draw plans for a 1-sty brick bank bldg on Audrey av for the Oyster Bay Bank. Audrey av, Oyster Bay, owner. Details are undecided.

Schools and Colleges.

ROSLYN, L. I.—William B. Tubby, 81 Fulton st, Manhattan, completed plans for a 2-sty brick addition, to the frame Bull's Head School, for the Board of Education, Dr. J. H. Bogart, pres., opp. Clock Tower, Roslyn, owner. Cost, \$40,000.

Suffolk Dwellings.

KINGS PARK, L. I.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., completed plans and specifications for underground service connections for new nurses' home at the Kings Park State Hospital for the State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner. Plans and specifications are awaiting approval.

Stables and Garages.

SOUTHAMPTON, L. I.—William Hedges, Bridgehampton rd, Southampton, L. I., owner, is having plans prepared privately for a 1-sty brick garage, 50x100, in Hull st, Donnelly & Corrigan, Windmill lane, Southampton, have the general contract. Cost, \$15,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS. YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for a 5-sty brick and terra cotta apartment house, 50x45, on Pelton av, for J. F. Hughes, owner. Cost, \$30,000.

Churches.

WHITE PLAINS, N. Y.—Gross & Kleinberger, Bible House, Manhattan, completed plans for a 1-sty brick synagogue, 40x70, for the White Plains Hebrew Institute, on premises, owner. Architect is ready for bids on general contract. Cost, \$25,000.

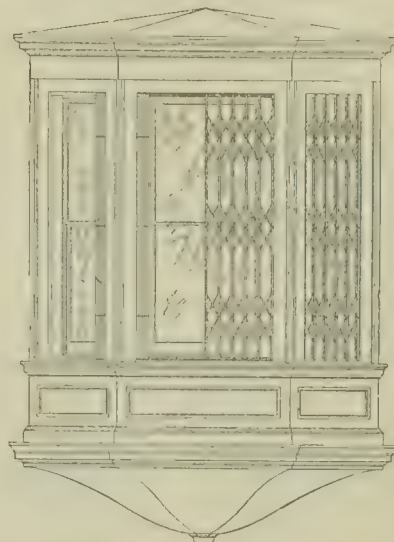
Dwellings.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for a 2½-sty frame and stucco dwelling, 22x40, at 501 Kimball av, for Mrs. Katherine Ozab, 500 Kimball av, Yonkers, owner. Cost, \$6,000.

MT. VERNON, N. Y.—A. Barbaresi, 48 South 4th av, Mt. Vernon, owner, has had plans completed privately for two 2½-sty frame and shingle dwellings, 18x37, at 322-324 Nuber av. Cost, \$6,000 each.

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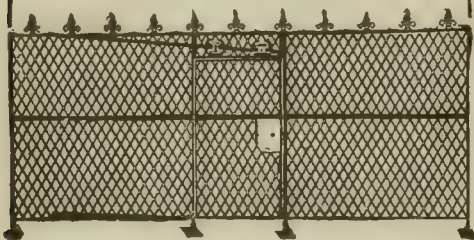
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Winter, 71 Woodland av, New Rochelle, completed plans for a 2-sty brick store and work shop, 20x78x25, in Division st, for Jessie Talbott, 10 Bank st, New Rochelle, owner. Pisinia & Fennelli, 254 Huguenot st, New Rochelle, have the mason contract, and owner will do carpentry work. Cost, \$7,000.

New Jersey.

CHURCHES.

NEW BRUNSWICK, N. J.—W. H. Boylan, 390 George st, New Brunswick, has plans in progress for an extension to the 2½-sty frame church, 26x36, at 40 Remsen av, for Pitman M. E. Parsonage, on premises, Rev. Dr. L. Chamberlin in charge, 40 Remsen av, New Brunswick. Cost, \$8,000.

DWELLINGS.

WEST NEW YORK, N. J.—Perner Marangolo, 425 Bergenline av, Union Hill, has plans in progress for a 2-sty brick dwelling and shop, 75x25, on Murphy pl, for A. Maiorano, 522 Main st, Union Hill, owner. Cost, \$7,500.

JERSEY CITY, N. J.—John T. Rowland, 100 Sip av, Jersey City, completed plans for alterations to the dwelling and 1-sty brick garage, 18x22, at 33 Gifford av, for A. C. Stratford, on premises, owner. William R. Whyte, 36 Oakland av, Jersey City, has the mason contract. Cost, \$6,000.

HOBOKEN, N. J.—Schenck & Mead, 105 West 40th st, Manhattan, completed plans for a 3½-sty brick dwelling, 26x49, at Castle Point, for Richard Stevens, Castle Point, Hoboken, owner. R. H. Howes Construction Co., 105 West 40th st, Manhattan, has the general contract and will also do the mason and carpentry work. Cost, \$40,000.

GARFIELD, N. J.—Joseph DeRose, 119 Ellison st, Paterson, completed plans for a 2-sty brick dwelling, 23x36, on Malcolm av, for Michele D'Ameco, 300 Malcolm av, Garfield, owner. Owner will take bids on general contract. Cost, \$4,000.

RIDGEWOOD, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, has plans in progress for four 2½-sty dwellings, three to be constructed of frame and stucco and one of tapestry brick, 28x30 and 30x32 ft each, in Oak st, for William L. Platt, 152 Market st, Paterson, owner and builder. Owner will do the mason and plastering work, and will award subs.

PLAINFIELD, N. J.—W. H. Clum, Park av, Plainfield, completed plans for a 2½-sty frame dwelling, 22x40, at 1200 Evergreen av, for Clifford D. Manning, 106 Depot Park, Plainfield, owner. Cost, \$5,500.

FACTORIES AND WAREHOUSES.

KEARNY, N. Y.—Swift & Co., 154 9th st, Jersey City, owner, has had plans completed privately for a 1-sty addition to the glue factory.

HOBOKEN, N. J.—Ballinger & Perrot, 17th and Arch sts, Philadelphia, Pa., have plans nearing completion for a 5-sty reinforced concrete factory, 113x100, at the southeast cor of 12th and Clinton sts, for the Chocolate Menier Co., Paris, France, and 1123 Clinton st, Hoboken, owner, and J. Van Lierde, local manager.

BAYONNE, N. J.—Southern Cotton Oil Co., C. E. Leavitt, in charge, 160 East 22d st, Bayonne, and 120 Broadway, Manhattan, owner, is having plans prepared privately for a 1-sty brick factory, adjoining present plant, for which the Austin Co., Transportation Bldg, Philadelphia, Pa., has the general contract.

NEWARK, N. J.—Marshall & Shoemaker, 810 Broad st, Newark, architects and engineers, have plans in progress for a 3-sty brick warehouse and store, 30x120, at 43 Clinton st, for W. B. Wood Co., 30 Clinton st, Newark, owner. General contract will be awarded without competition.

HALLS AND CLUBS.

FORT HANCOCK, N. J.—Y. M. C. A. (Naval Branch), William M. Kingsley, chairman, 215 West 23d st, Manhattan, owner, has had plans completed privately for a 1-sty frame Y. M. C. A. bldg, 55x120, at Fort Hancock, Sandy Hook, N. J. Lythic Bldg Co., 103 Park av, Manhattan, has the general contract.

TENAFLY, N. Y.—War Work Council National Board, Y. W. C. A. Assn of U. S., Camp Merritt, N. J., Mrs. James S. Chushman, pres., 600 Lexington av, Manhattan, contemplate erecting a 2-sty frame and stucco hostess house, about 60x50, from plans by K. C. Budd, 527 5th av, Manhattan, architect.

HOSPITALS AND ASYLUMS.

GLEN GARDINER, N. J.—F. H. Bent, State House, Trenton, N. J., State Architect, has plans in progress for a sanito-

rium (recreation pavilion) for the New Jersey State Sanatorium, c/o Dr. S. R. English, on premises, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, has plans nearing completion for the alteration of the brick store at the southwest cor of Washington and Campbell sts, into a printing office, for George F. King, cor Central av and 4th st, Newark, owner, and the Newark Morning Ledger, 15 Mechanic st, Newark, lessee. Cost, \$4,000.

PATERSON, N. J.—F. B. Grosso, 126 Market st, Paterson, completed plans for two 4-sty brick and stone stores and lofts, 50x100; also a 1-sty brick garage, 30x30, at the cor of Market and Madison sts, for U. Botta & Co., 290 Straight st, Paterson, owner. Architect will soon be ready for bids on general and separate contracts. Cost, \$35,000.

MISCELLANEOUS.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, completed plans for a 1-sty brick dye house, 50x100, in Bleecker st, for the Star Silk Dyeing Co., 142 East 7th st, Paterson, owner. Cost, \$10,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the brick and stone bank and offices, 44x204, at 63-65 Beaver st, and 20-24 Exchange pl, for the Farmers Loan & Trust Co., on premises, owner, from plans by Clinton & Russell, 32 Nassau st, architects. Cost, \$20,000.

RIDGEWOOD, N. J.—A. J. Robinson Co., 123 East 23d st, Manhattan, has the general contract for a 2-sty brick and terra cotta bank, 27x98, on Covert av, for the Bank of Long Island, S. R. Smith, pres., 359 Fulton st, Jamaica, L. I., owner, from plans by Morrell Smith, Bank Bldg, Far Rockaway, L. I., architect. Cost, \$55,000.

DWELLINGS.

MANHATTAN.—Murdock Smith, 207 West 20th st, has the general contract for alterations and an extension to the 4-sty brick dwelling, 20x56, at 305 West 86th st, for Francis F. Kent, on premises, owner, from plans by Rich & Mathesius, 320 5th av, architects. Cost, \$10,000.

MANHATTAN.—William Crawford, 5-7 East 42d st, has the general contract for alterations to the 3-sty brick dwelling, 94 x130, at 2 West 52d st, cor 5th av, for Mrs. W. D. Sloan, on premises, owner, from plans by Delano & Aldrich, 126 East 38th st, architects. Cost, \$6,000.

WOODHAVEN, L. I.—Gutting Bros., Woodhaven, have the general contract for a 1-sty concrete block extension, 20x53, to dwelling and store at the southeast cor of Woodhaven and Jamaica avs, for Henry Kothe, on premises, owner, from plans by E. W. B. Neben, 32 Dennigton av, Woodhaven, architect. Cost, \$3,500.

MT. VERNON, N. Y. (SUBS.).—Henry Grohmann and Cozzi Bros., both of Mt. Vernon, have the mason and carpentry contracts respectively for the 2½-sty frame and stucco dwelling, 35x30, on Oakwood Heights, for Dr. Frederick Peeso, Mt. Vernon, owner, from plans by S. A. Guttenberg, Proctor Bldg, Mt. Vernon, architect. Cost, \$13,000.

BELLE HARBOR, L. I.—Thomas J. McWalters, 225 5th av, Manhattan, has the general contract for alterations to the 2½-sty frame dwelling, 40x60, at Rockaway Beach blvd and Bay 132d st, for T. F. Farrell, foot of Barrow st, owner, from plans by Richard L. Senior, 431 West 14th st, Manhattan, architect. Cost, \$5,000.

BLOOMFIELD, N. J. (SUB.).—George Renshaw, 95 Midland av, East Orange, N. J., has the mason contract for a 2½-sty frame dwelling, 30x35, on Berkeley av, 200 ft north of Watessing av, for George C. Heller, 3 Centre Market, Newark, owner, from plans by Henry Baechlin, 665 Broad st, Newark, architect. Cost, \$5,500.

MT. VERNON, N. Y.—William J. Morgan, South 10th av, Mt. Vernon, has the general contract for addition to the 2½-sty frame and stucco dwelling, 15x23, and a new 1-sty hollow tile and stucco garage, 22x20, at 121 North Columbus av, for William F. Vidal, on premises, owner, from plans by Ludwig Eisinger, 52 Vanderbilt av, Manhattan, architect. Cost, \$4,000.

ENGLEWOOD, N. J.—James Bried, West st, Englewood, has the general contract for a 2½-sty wooden dwelling and garage, 20x25, for Walter Ruprecht, 335 Greenwich av, Manhattan, owner, from plans by Rich

& Mathesius, 320 5th av, Manhattan, architect. Cost, \$10,000.

BERNARDSVILLE, N. J.—C. T. Wills, Inc., 286 5th av, Manhattan, completed plans for alterations to the 2½-sty frame dwelling for Julius A. Stursberg, Bernardsville, owner, from plans by Henry C. Felton, 35 West 39th st, Manhattan, architect. Cost, \$15,000.

EATONTOWN TOWNSHIP, N. J.—J. W. Brooks, Asbury Park, N. J., has the general contract for a 2½-sty addition, 20x30, to the 2½-sty frame dwelling for Walter Lewisohn, on premises, owner, from plans by David Ach, 1 Madison av, Manhattan, architect. Cost, \$10,000.

FACTORIES AND WAREHOUSES.
MANHATTAN—Waverly Construction Co., 15 Park Row, has the general contract for alterations to the 4-sty brick factory and garage, 45x75, at 214-216 East 9th st, for Edward Kearney, 130 East 13th st, owner, and Carmelo Oliceri, lessee, from plans by Jacques De Masquiba, 307 West 36th st, architect. Cost, \$5,000.

MANHATTAN.—Fanning & Quinn, 104 West 42d st, have the general contract for alterations and addition to the 3-sty brick storage bldg, 40x101, at 639 West 29th st, for Marie M. J. de Corval, 191-9th av, owner, and John T. Stanley, 642-652 West 30th st, lessee, from plans by William Rahmann's Sons, Singer Bldg, architects. Consists of a 3-sty addition and interior alterations. Cost, \$10,000.

KING ST.—Sinnott & Rockefeller, 332 Lenox rd, have the general contract for an extension to the 3-sty brick factory in the south side of King st, 90 ft west of Van Brunt st, for Sperry & Beal, on premises, owners, from plans by Thomas J. Sinnott, 427 Ocean av, architect. Cost, \$24,000.

MANHATTAN.—C. G. Flygare, 405 Lexington av, has the general contract for rebuilding the 1-sty factory, 75x60, at the foot of 152d st, and Harlem River and Exterior st, for the American Balsa Corp., 30 East 42d st, owner, from plans prepared by the company's engineers.

BROOKLYN, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty concrete factory, 130x308, on the west side of 1st av, 75 ft south of 57th st, for the Vulcan Proofing Co., 583 Dean st, owner, from plans by William Higginson, 21 Park Row, Manhattan, architect. Tenny & Ohmes and Charles E. Knox, both of 101 Park av, Manhattan, are the heating and electrical engineers respectively. Cost, \$200,000.

BROOKLYN, N. Y.—Meyer & Sweeney, 384 Crown st, have the general contract for an extension to the 5-sty brick storage bldg on the west side of Coney Island av, 255 ft south of Caton pl, for Charles D. Strang, 199 South Portland av, owner, from plans by E. M. Adelsohn, 1776 Pitkin av, architect. Cost, \$10,000.

BROOKLYN, N. Y.—James A. Clark, 482 Canal st, Manhattan, has the general contract and is taking bids on subs for interior alterations and an extension to the 6-sty brick factory on the south side of Sands st, 100 ft east of Bridge st, for the American Circle Co., 19-25 West 44th st, Manhattan, owner, from privately prepared plans. Cost, \$3,000.

BROOKLYN, N. Y.—Jardin Co., 507 5th av, Manhattan, has the general contract and desires bids on subs and materials for the 2-sty brick factory, 87x100, on the east side of Green lane, 100 ft south of Front st, for Cornelius White, 258 Front st, owner, from plans by Arthur G. Carl-Mannhattan, architects. Cost, \$45,000.

son and Harrison G. Weisman, 665 5th av,

CLIFTON, S. I.—Barney-Ahlers Construction Corp., 110 West 40th st, Manhattan, has the general contract for a 2-sty frame fumigating plant, 60x198, in the east side of Edgewater st, 50 ft south of Simonson av, for Vacuum Co., 166 49th st, Brooklyn, owner, from privately prepared plans. Cost, \$15,000.

SAG HARBOR, L. I.—Frank E. Schuble, 8329 7th av, Bklyn, has the general contract for a 2-sty brick factory, 20x60, with an extension, 40x40, on Jermain av, for the Engravers & Printers Machine Co., Palmers ter, Sag Harbor, owner, from plans by H. W. Butt, East Orange, N. J., architect. Cost, \$15,000.

BLOOMFIELD, N. J.—Austin Co., Transportation Bldg, Philadelphia, Pa., has the general contract for a 1-sty brick and steel assembling bldg, 180x100, for the Sprague Electric Co., on premises, owner, from privately prepared plans.


HOTELS.

MANHATTAN.—Emil Diebitsch, 383 Madison av, has the general contract and desires estimates on all subs immediately for alterations to the 16-sty brick and stone Hotel Ansonia, on the west side of Broadway, bet. 73d and 74th sts, for the Onward Construction Co., 262 West 72d st, owner, and George W. Sweeney, lessee, from plans by Warren & Wetmore, 16

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SCHOOLS AND COLLEGES.

MANHATTAN—William J. Yennie & Co., 45 East 42d st, has the general contract for the new school building, including the pump and generator addition, to be erected at the northeast cor of 23d st just east of 4th av, for Jeremiah Milbank, owner, from plans by David M. Ach, 1 Madison av, architect. School will be occupied by the American Red Cross Institute for Cripples.

STABLES AND GARAGES.

BRONX—A. J. Contracting Co., 101 Park av, has the general contract for a 1-sty brick garage, 50x100, at the northwest cor of Edgewater rd and Seneca av, for Burns Bros., 50 Church st, owners, from plans by Edward A. Lehman, 40 Cedar st, architect. Cost, \$10,000.

BROOKLYN, N. Y.—Jardin Co., 507 5th av, Manhattan, has the general contract for a 1-sty brick garage, 25x45, in the west side of 10th st, 200 ft east of 3d av, for Hazel Pastorfield, on premises, owner, from plans by Carlson & Wiseman, 226 Henry st, architects. Cost, \$2,500.

BROOKLYN, N. Y.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for a 1-sty brick garage, 132x121, at 176-8 Flushing av, for Lannon King Realty Co., 136 Flushing av, owner, from plans by Charles P. Cannella, 1163 Herkimer st, architect. Cost, \$30,000.

BROOKLYN, N. Y.—Jacob Sachs, 807 Park av, Brooklyn, has the general contract for a 1-sty brick public garage, 50x100, in the south side of McKibben st, 100 ft west of Humboldt st, for Lewis Sakin, 116 Graham av, owner, from plans by Abraham Brook, 215 Montague st, architect. Cost, \$9,000.

STORES, OFFICES AND LOFTS.

MANHATTAN—Story & Flickinger, 5 Great Jones st, Brooklyn, has the general contract for alterations to the 6-sty brick store and loft bldg, 23x99, at 102 Bleecker st, for the Estate of Morris Rosenstein, 48 East 32d st, owner, from plans by Harold Smith, 38 West 32d st, architect. Cost, \$3,000.

MANHATTAN—M. Reikes, 891 East 172d st, has the general contract for alterations to the 3-sty brick store and office bldg, 20x40, at 35 East 28th st, for Samuel Shapiro, 348 4th av, owner, from plans by M. Joseph Harrison, World Bldg, architect. Cost, \$7,000.

PASSAIC, N. J.—John W. Ferguson Co., 152 Market st, Paterson, has the general contract and will also do the mason and carpentry work for an addition of 2 stys to the 2-sty brick and frame office bldg, 40x50, in Passaic st, for the New York Belting & Packing Co., on premises, and 91 Chambers st, Manhattan, owner, from plans by Lockwood, Greene & Co., 101 Park av, Manhattan, architects and engineers.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred. K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

BUILDING TRADES EMPLOYERS CREDIT ASSOCIATION will hold its annual dinner at the Hotel McAlpin, Saturday evening, April 27. A number of prominent men have been secured to deliver addresses.

NATIONAL METAL TRADES ASSOCIATION will hold its annual convention at the Hotel Astor, April 23 and 24. At the annual banquet of this organization the only speaker will be former President William Howard Taft.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4th to 6th. A. A. Zertanna, St. Louis, National secretary.

BUILDING OFFICIALS' CONFERENCE OF 1918 will be held at the La Salle Hotel, Chicago, Ill., May 9 to 11, in connection with the annual meeting of the National Fire Protection Association. A program of addresses and papers on subjects of vital interest has been prepared by the committee.

AMERICAN SOCIETY OF CIVIL ENGINEERS has again abandoned its annual convention. Reasons given are the absence of many members in the service of the country, the inappropriateness of large social functions at this time, the limitation of transportation facilities and the advisability of economy along all lines.

NATIONAL FIRE PROTECTION ASSOCIATION will hold its annual meeting at Chicago, Ill., May 7 to 9 inclusive. The nominating committee has submitted the following slate to be voted upon: D. Everett Waid, New York, president; H. O. Lacourt, Boston, first vice-president; W. E. Mallaieu, New York, second vice-president; Franklin Wentworth, Boston, secretary-treasurer, and H. L. Phillips, Hartford, chairman of the Executive Committee.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Halstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 36 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exit; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DG—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; StP—Standpipes; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); WSS—Windows, Shtyls and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; FLSy—Approved Filtering and Distilling Systems; OS—Oil Separator; HQ—Reduce Quantities; StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, StP, Tel, WSS, FLSy, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending April 13.

MANHATTAN ORDERS SERVED.

Cortlandt st, 10—Waterman Bldg Co, 191 Bway. ExS-Rub-FE(R)-St(R)-FP(R)
Crosby st, 40—Abraham Stark.....GE
Eldridge st, 50-2—Witty Realty & Const Co, StP(R)
5 av, 125—Edward DeP Livingston, 156 Bway, St(R)-Ex-Rub
John st, 2-10—John St Corp.....A-FD
Lispensard st, 2-6—Nathan Stark.....GE-Rec
Lispensard st, 2-6—Bender & Holzhausen,GE-DC
Madison av, 127—Woodbury Langdon, 320 Bway. ExS-FP(R)-FE(R)
9 av, 276-80—Hugh Getty, 359 W 26, Ex(R)-ExS-FE(R)-St(R)-FP(R)
Polham st, 7—Biederman & Schneider...GE-El
Pier 1 (old), North River—American Red Cross, 389 5 av...Spr-StP(R)-Rec-FD-FP(R)
Pier 1 (new), North River—Raparel Steamship Line.....Spr-FP(R)-StP(R)-Ex(R)-Rec-FA-Rub-TD
Piers 10 and 11, North River—Central R R of N J, 143 Liberty, Spr-FP(R)-StP(R)-Rec-FD-Ex(R)
Piers 18 and 19, North River—Eastern Steamship Co.....Spr-A-FP(R)-Ex(R)-StP(R)-Rub-TD-Rec-FD-FA
Pier 32, North River—Hudson Navigation Co, Spr-StP-FP(R)-FD-Ex(R)-Rec
Pier 64, North River—Anchor Steamship Co, Spr-Ex(R)-FP(R)-StP(R)-FD-Ex(R)-Rec-TD-Rub-DC-FA(R)
Pier 65, North River—Panama Railroad Co, Spr-Ex(R)-StP-StP(R)-TD-DC-Rec-FA(R)-WSS(R)
Pier 67, North River, Erie Railroad, 50 Church...FD-Spr-FA-StP(R)-Ex(R)-Rec-DC
Pier 69, North River—Bristol City Line, Ex(R)-StP(R)-FP(R)-Tel-Spr-StP-TD-Ex(R)-FD-Rec
Pier 73, North River—N Y Central R R Co, Grand Central Term'l, Spr-FP(R)-Ex(R)-FD-StP(R)-DC
Pier 81, North River—Hudson River Day Line, Desbrosses St Pier, Spr-FP(R)-StP(R)-Ex(R)-Rec-FD-Rub-TD
Pier 90, North River—Quebec Steamship Co, 34 Whitehall.....FA(R)-Rec
Pier 99, North River—N Y Central R R Co, Grand Central Term'l.....StP(R)-FA
5 av, 102-4—Hyman Segal.....FA-Rec
6 av, 162—Pantelis Sianos.....FA-GE-Rec
6 av, 160—Doukis Bros.....FA-Rec
6 av, 162—Gimourgina Bros.....FA-Rec
6 av, 466-8—Canaan Investing Co, 1123 Bway, ExS-Ex(R)-WSS(R)-Rub
15 st, 63 W—Inheritance Realty Co, 233 Bway, St(R)
17 st, 29 W—Bklyn Savings Bank, 141 Pierrepont, Bklyn.FP(R)
18 st, 7-9 W—Louis Stern, 29 W 42, WSS(R)-FP(R)
28 st, 38 W—Samuel Abraham.....FP(R)
31 st, 252 W—William Goldstone, St(R)-FE(R)-ExS-Ex(R)
49 st, 211 W—Archibald D Russell, 20 Exchange pl.....DC
Church st, 94-102—S Charles Welsh, 213 Bway.....A-FD
East Broadway, 116—Est Catharine A DePeyster, c John A Weekes, 45 William, StP(R)-ExS
30 st, 3 E—Samuel Steinberg.....GE-Rec
71 st, 137 E—Anastasia L Haggerty, 50 South, DC
75 st, 501 E—Minnie Raffloer...ExS-WSS(R)
82 st, 342 E—Robert Kommel, 211 Park av...DC
120 st, 225-7 E—Lenox Wall Paper Co, 3601 Bway.....FA-Rec-D&R-Ex(R)
Bowery, 199-201—Peoples Producing Co...StP(R)
Bowery, 165-9—Giuseppe A Maiori, FP(R)-El-ExS-Rub-Spr(R)
111 st and Lexington av—P S No 101, Dept of Education, 500 Park av.....FA
Bowery, 235-7—Max Gabel, FE(R)-FA(R)-Spr(R)

BROOKLYN ORDERS SERVED.

Rockaway av, 687—Davis Goldstein.....FA

RICHMOND ORDERS SERVED.

Jersey st, 363—Dennis Hurley, 41 Henderson av, N B.....DC

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Net Revenues From Office Buildings Decline

Higher Taxes and Greater Operating Costs Not Fully Covered by Increased Gross Rentals

DURING the discussions over the terms of the Boylan bill limiting the tax on real estate which failed to pass the Legislature, the claim was frequently made that realty taxes were passed along by owners to occupants of buildings in the form of rentals, these being advanced in proportion to the increased taxes, and that therefore a higher tax rate worked no disadvantage to the holders of property.

Real estate men have admitted that a certain proportion of the increased cost of the operation of high-class buildings has been covered by the advance in rentals that has taken place in the last year or two. But they have also contended that the new scale of rents does not equal the larger operating expense. The Boylan bill, they have pointed out, was introduced as much for the benefit of tenants as owners of buildings, because unless the relief was granted it would be necessary to make further additions to rentals. The burden of the constantly augmented cost of city operation would, therefore, unless the bill became law, fall more and more heavily on the tenants.

Without a fixed tax rate, as provided in the bill, the probability of higher taxes was sufficiently strong to justify a promise of higher rents. In the hearings before Senator Cromwell's Committee on the Affairs of the City of New York it was freely predicted that unless the Boylan bill was passed the tax rate next year would be 20 to 30 points higher than for this year. It was also universally conceded that it was practically impossible to reduce or even to materially retard the constantly increasing cost of running the city government.

Those who opposed any change in the existing system of taxing realty to cover about ninety per cent. of the city's budget declared that the burden of taxation did not fall upon the owners of real estate, but upon the tenants and that this was the most equitable form of taxation because it reached the largest possible number of citizens, many of whom would otherwise escape paying any share of the expenses of the city government.

That this phase of the question may be justified to a certain extent was admitted by real estate men, but it was emphatically stated that gross rentals had not begun to keep pace with the great increase in operating expenses, which included the considerable item of taxes and insurance, and that it was always impossible to advance rentals in the same ratio that these expenses mounted up.

With the object of ascertaining what is the real situation with respect to these various issues, the Real Estate Record and Guide has obtained the actual figures bearing on the question of the relation between operating expenses, including taxes and insurance, and the rentals which can be obtained. For this purpose the managers and owners of ten modern office buildings in the district south of City Hall were induced to give the real figures covering these items and these statistics are presented to the readers of this newspaper for their careful consideration.

These figures were secured on the understanding that the totals only for the ten buildings were to be used, the classification of items having been arranged so as to cover all the expenses incurred in the operation of structures of this character. By this arrangement two things were accomplished—the owners are protected as

to the exact figures relating to any one building, and the analysis itself made much more valuable as showing the actual condition of realty, because an average can be struck which applies generally to office buildings of high type in the downtown district.

It was essential to the value of this statement that the buildings should be uniform in character and consequently only office structures of the first class were included in the analysis. It was equally important that the figures should be genuine, and these conditions have been rigidly adhered to. The buildings are all well known, and some of them have national reputation, and the figures have been carried out to dollars and cents.

As the real estate fiscal year ends on May 1, it was necessary to obtain figures for eleven months, to March 31, and for the comparative period of eleven months of the previous year.

The comparison of the gross and net returns on these buildings shows conclusively that the owners did not receive as large net income on their investments during the eleven months ending March 31 last as they did for a similar period of time in 1917. The cause for the great increases in operating expenses are shown in the accompanying table. Of these, the increase in taxes was contributory, but the full effect of the high tax rate now in force will be felt this year. Only three months of the time for which the figures are taken were affected by the new and increased rate.

The gross rents for the ten buildings for the period ending March 31, 1918, were \$6,287,804.30, and for the corresponding months in 1917 were \$5,970,323.34, showing an advance in gross rentals of \$317,480.06, or 5.32 per cent. increase.

The operating expenses were \$1,801,533.80 in 1918 and \$1,403,522.00 in 1917, the gain being \$398,011.80 or 28.4 per cent. increase. Fixed charges (taxes and insurance) for 1918 were \$1,156,242.20, and for 1917 were \$1,120,058.94, the addition to this item being \$36,183.26, a gain of 3.23 per cent.

These figures might be considered fairly satisfactory, unless the comparison between the two years is worked out. Deducting the total operating expenses, including taxes and insurance, from the gross rentals it is found that the net rentals for 1918 were \$3,330,028.30, and for 1917 were \$3,446,742.40, showing a loss in net of \$116,714.10, or 3.38 per cent.

With gross rentals increasing this year 5.32 per cent. over last, the net rentals actually decreased 3.38 per cent., which the owners of the buildings say is sufficient evidence that conditions are very unsatisfactory. There are several other unfavorable factors to be taken into consideration.

Building managers of many years' experience state that a safe estimate of operating cost for a modern building should be based upon 18 per cent. of the gross rents, with the building 85 per cent. rented. This year, as the statistics compiled show, the operating costs have amounted to as high as 30 per cent. in some cases, or within from 6 per cent. to 10 per cent. of what operating expenses and taxes and insurance combined used to cost.

What is equally important is that the figures presented are made up for the 1918 period to include eight months' taxes at the former rate of \$2.02 per thousand, and only three months, since January 1, at the new rate

of \$2.36 per thousand. If the latter figure had been used for the full period the showing would have been correspondingly worse. No effort was made to make out a bad case and the actual amount of taxes to be paid was therefore included in the statement. It is evident that for the ensuing year the tax item will be very much

taken in this analysis. In regard to the figures in the table there might be some criticism of the item for repairs, which seems rather high. The total is larger than might otherwise be the case, because in one of the ten buildings extensive repairs had been made during the last year. As

Comparative Statement of Rentals and Operating Expenses in Ten Office Buildings for 1917 and 1918

Eleven Months Ended March 31st.

	1918	1917	Increase	Per cent Increase
Gross Rents	\$6,287,804.30	\$5,970,323.34	\$317,480.96	5.23
Operating Expenses:				
Light, Heat and Power (Exclusive of Labor): Coal	439,164.70	284,977.14	154,187.56	54.1
Other Supplies	45,524.93	34,309.63	11,215.30	32.7
Repairs	206,407.24	111,452.66	94,954.57	85.2
Janitor and Building Supplies.....	38,776.33	29,075.77	9,700.56	33.3
Wages	780,838.63	690,113.36	90,725.27	13.1
Tenant Changes and Alterations.....	228,521.30	208,660.80	19,860.50	9.5
Miscellaneous	62,300.67	44,932.64	17,368.04	38.6
Total Operating Expenses.....	\$1,801,533.80	\$1,403,522.00	\$398,011.80	28.4
Fixed Charges:				
Real Estate Taxes.....	\$1,098,616.76	\$1,066,954.80	31,661.96	2.96
Insurance	57,625.44	53,104.14	4,521.30	8.5
Total Fixed Charges.....	\$1,156,242.20	\$1,120,058.94	36,183.26	3.23
Net Rents	\$3,330,028.30	\$3,446,742.40	*116,714.10	*3.38

*Decrease.

larger. The taxes now are about 18 per cent. higher than they were one year ago.

The buildings which are included in this review of the situation are practically 100 per cent. rented at this time and were also fully occupied during the 1917 period, so that the question of vacancies does not enter into the result. One of the most important phases of the whole subject is the fact that leases are often made for terms of from five to ten years, at fixed rentals, and it is impossible to raise the rentals until the expiration of the lease. For this reason owners find it impossible to meet the advancing costs of operation and the increase in taxes with higher rents.

A disturbing element in all calculations of this character is the fact that one building will produce considerably more gross rents in proportion to its assessed value than another. No account of values has been

accuracy was aimed at these repairs costs, although probably much greater than the average for buildings of the character selected, was included without making any change in the figures.

The wage increases were mostly made during the last six months, as the result of war conditions in the labor market, and the light, heat and power costs run up into big figures owing to the abnormal conditions prevailing

One of the discoveries which was made during the investigation of the facts herewith presented was that in order to insure himself against loss, due to further increase in taxation, one landlord had adopted a uniform lease, in which the tenant will be required to pay in addition to the rent reserved in the lease all taxes over and above a fixed amount, said to be two per cent. The new form of contract is said to be working satisfactorily.

Bronx Board of Trade Acts to Clear Harlem River

THE Bronx Board of Trade, for years active in a movement urging Government operation of the barge canal, just ordered by Director-General McAdoo, has renewed its activity in the matter of having the piers of High Bridge removed as a menace to navigation of the Harlem River.

Reports of United States Engineers, Borough Engineers, Shipping Organizations, etc., made at the request of the Board contend that these piers are a greater menace than any other obstruction in the waterway. That the bridge has outlived its usefulness is the contention of the Board, and the action of Mr. McAdoo has altered conditions materially, and it is now distinctly the duty of the City administration to decide at once as to what it intends to do with High Bridge.

In order to bring things to a head, therefore, the Bronx Board of Trade has addressed to the Borough Presidents of Manhattan, Bronx, Brooklyn, Queens and Richmond, Commissioner Murray Hulbert of the Department of Docks and Ferries and to Comptroller Charles L. Craig, the following letter:

"Dear Sir:
"I note in the morning papers, that Director General

McAdoo has ordered that the State Barge Canal System be taken over by the Railroad Administration, and that this has been approved by Governor Whitman. It is also proposed to put into operation a fleet of barges to be operated by the Government on the Canal. This is the only step that could have been taken to relieve the congestion on our railroads, as shippers will be obliged to use the Canal, thus releasing numerous freight cars for other and more important uses.

"You will find that it will be necessary with this increased shipping to immediately improve the Harlem River, so as to make a surer and quicker route from the Hudson River to the Sound, or vice versa.

"As High Bridge is the keystone to the improvement of the Harlem River, we would strongly urge that steps be taken immediately by our city government to have said bridge removed, as it is no longer required by the city and costs considerable each year for its upkeep, which is practically a waste of city funds.

"Trusting that this will receive your immediate consideration, and that early action will be taken by the Board of Estimate, I am Yours very truly,

CHARLES E. REID, Secretary."

Dock Expansion Is a National Necessity

Dock Commissioner Hulbert Points Out the Projects Around New York Harbor That Should Be Completed as War Measures.

By HON. MURRAY HULBERT,
Dock Commissioner of the City of New York.

WE are a provincial nation. The war undoubtedly will do much to eradicate this condition and substitute in its place a new Americanism. But all of that is only in the making.

In 1916, largely at my instigation, an authorization was obtained for the deepening of the channel in the East River over Diamond Reef to 35 feet to give free ingress and egress to the capital ships of the Navy, which now on some occasions cannot even get in at high tide; but the army engineers did not proceed with the work after the bill had become a law because they realized meanwhile that a 40-foot channel in reality was needed and that it was useless to undertake the construction of a 35-foot channel. Under a subsequent authorization there was let a new contract for five feet additional depth. The bed of the East River is rock, and when the blasting is done it is just as easy to go to 40 feet as to 35 feet, even though one may only take out the material to a depth of 35 feet under the first contract. It would be a saving of millions of dollars to have the authority and to blast in accordance with a provision for 40 feet in the first operation.

Now if the engineers did act wisely, as I would say they did, in deferring operations under the 35-foot authorization at Diamond Reef until they received a 40-foot authorization in order to make one job of the blasting, then if we are to have an eventual depth of 40 feet at Hell Gate, is it not equally apparent that that authorization should be made now in order to save both time and money in the performance of the contract to get an ultimate 40-foot depth?

I have spoken about national provincialism. There is also metropolitan provincialism, and the broadening and quickening of this new Americanism ought to begin here in the greatest city of America. The question was recently asked, what the Dock Commissioner was doing about the construction of the marginal railway? I say now that the Dock Commissioner is not doing anything about it. It is not a matter within the province of the Dock Commissioner, but belongs to the Port and Terminal Committee, of which he is not a member, but to whom he will give his assistance when invited to do so. The Dock Commissioner has had other and more important things to do for Brooklyn, including the bringing to Brooklyn of an industry that will employ from six to ten thousand people.

I have been asked also whether I am more interested in the development of Hell Gate, and I answer that I believe the development of Hell Gate, which is a National question, is essential not only for the commercial development of the Port, but for its protection.

One great difficulty with respect to the development of the Port of New York is that in our provincialism we have confined our activities to particular localities, principally to the lower end of Manhattan and South Brooklyn. As the city has expanded and extended the development of our waterfront has not kept pace. We have permitted improvements that will be absolute necessities in the future, such as Staten Island, Jamaica Bay, Flushing Bay, the East River along the Bronx and even the East Side of Manhattan, to lag both for want of policy and perspective.

Newtown Creek is a relic of the past. A project for its further improvement was recommended in March, 1916. This should have been completed years ago. As a member of the Committee on Rivers and Harbors I had it included in the bill that passed the House in February, 1917,

but failed of consideration in the Senate, due to filibuster. In April of last year the Secretary of War caused to be prepared and presented to the House a bill, stating the President would not consent to any projects other than those which the chief of engineers had regarded as war emergency measures, and as I could not get his approval of the improvement of Newtown Creek as a war emergency it was not put in that bill.

Now this project provides that no work shall be done in Dutch Kills until the obstructing bridges near its mouth have been suitably modified; that no work shall be done in Maspeth Creek until its harbor lines have been modified and approved by the Secretary of War, and all questions of right of way have been satisfactorily settled without expense to the United States; that no work shall be done on the removal of Mussell Island or the widening of the channel above that island or in English Kills until the necessary right of ways have been provided in each case, without cost to the United States and corresponding changes have been made in the harbor lines. When all of these conditions have been complied with and the project is adopted, the Government will spend \$510,000. What will local interests contribute?

Here is a waterway which in 1916 carried 5,915,150 short tons, having a value of \$201,581,200, upon which the Federal Government has only expended about a half million dollars, and upon the Mississippi River, with less commerce, it has expended more than it has cost the people of the State of New York to build the State Barge Canal.

Flushing Bay, which, in my judgment, some day will be considered with Jamaica Bay, the Bronx and Staten Island waterfronts, as the ideal location of a Free Port, that is destined to do for New York in the future what the construction of the Erie Canal did years ago, has been neglected. The original project for its improvement was adopted by the River and Harbor Act of March 3, 1879, and was still going on when a new project was adopted March 4, 1913. To June 30, 1917, there was expended less than \$200,000, although in 1916 there was a commerce of 710,547 short tons, having a value of \$1,137,195.

The existing project, which is 35 per cent. completed, provides for a channel ten feet deep and 200 feet wide to the Broadway Bridge and thence seven feet to the Main street bridge, narrowing in width to 100 feet south of Strong's Causeway. There were no operations last year, the work having been stopped pending the granting to the United States of a right of way in certain sections of the creek.

During the same period the Degnon Railroad and Terminal Improvement Company, working on a private enterprise under a permit issued by the War Department, dredged the Government channel for a distance of about 600 feet to a depth of about thirty feet and pumped the dredged material to nearby marshes on the shore. In my opinion the Government ought to undertake the construction of a thirty-foot channel and with that end in view there was inserted in the River and Harbor Bill of last August a provision authorizing and directing a resurvey.

The Harlem and Bronx Kills, being located wholly in the district which I represented in Congress, naturally I championed their improvement, which has been projected for twenty years. I did not, however, put that above

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Two Cent Transfers Or Railway Receivership?

Surface and Subway Company Representatives Put This Question Up To the Public Service Commission.

SEVERAL hearings were held by the Public Service Commission during the last week to give the representatives of the surface and subway transportation companies opportunity to argue the question of an increase in fares, in view of the recent decision of the Court of Appeals. In the Thursday session the efforts of the railway men centered on the power of the Commission to grant the companies the right to demand two cents for transfers. The Commission took this phase of the matter under advisement. No decision was rendered, but if the Commission should grant the right to charge for transfers the taxpayers would be relieved to a considerable extent of the additional burden of taxation caused by deficits in the operating companies.

Alfred A. Cook, representing the Third Avenue System, said that in effect his companies desired to go ahead and present evidence as to financial needs because some portions of the lines of the system did not come within the restrictions as set forth by the Court of Appeals, namely, that those lines were prevented by franchise grant from charging more than a five-cent fare.

Henry J. Smith, representing the New York Railway System, held that the Commission had power to relieve the companies of statutory burdens placed upon them, such as for instance transfer obligations. He contended that the Commission might abrogate the necessity of the grant by the companies of a good many transfers that are now given and that if the Commission would hold hearings and would prepare to grant such an order, then the city might be willing to relax in its attitude and relieve the roads of some of the franchise obligations placed upon them. He did not state definitely the franchise obligations to which he referred. He said:

"There cannot be any doubt that the Commission has full power over the question of transfers. It can hold hearings and waive the granting of transfers. I state now that if we don't get some relief it will be necessary for the companies to go through a receivership eventually and the system be resolved into the constituent companies. Once that has occurred many transfers will be cut off."

A. M. Williams, representing the B. R. T. System, stated that at 751 points transfers are given to lines of the same company, while at 1,082 points transfers are given to lines of separate companies in the B. R. T. System. As to all of the latter, he asserted, there was no doubt that the Commission had full power to act in regard to the transfers. There were also a number of points, he said, on lines of a single company where transfers are now granted where the Commission could also act, and pointed out that despite the fact that it only charged a five-cent fare at certain points for rides from the center of Brooklyn to outlying districts, that the company nevertheless under old franchises had the right to charge a ten-cent fare.

The hearings were adjourned at the call of the Commission, after Ernest E. Baldwin, representing the City of New York, had argued that if the Commission should propose to issue an order permitting the street railroads to charge two cents for transfers on these parts of the lines not affected by a franchise grant that this would be in effect a discrimination and not permissible under the Public Service Commissions Law.

The Public Service Commission has made public a comparative statement, showing the financial operation of the B. R. T. rapid transit lines for the months of January from 1914 to 1918. The pooling with the B. R. T. under the dual contracts began when a portion of the Centre Street Loop was placed in operation on August 4, 1913.

The deficits at the present time are being added to the cost of construction, but beginning with 1919 the deficits will have to be met from taxes. The Commission is therefore anxious that full information shall be available monthly in order that the public may know the relation between rapid transit service and possible addition to taxes.

For the month of January, 1918, the total gross revenue was \$1,007,072; the total operating expenses was \$715,468, leaving a net operating revenue of \$291,-

603. The company's preferential, interest and sinking fund and the city's interest and sinking fund charges amount to \$547,601, which more than absorbs the net revenue, and produces a total company and city deficit for the month of \$255,998.

A comparison with preceding years shows that the gross revenue was in 1917, \$929,757; 1916, \$781,722; 1915, \$562,768; 1914, \$673,492.

The total operating expenses were in 1917, \$599,804; 1916, \$517,898; 1915, \$436,929, and 1914, \$454,757.

The combined company and city deficits were in 1917, \$168,260; 1916, \$85,611; 1915, \$106,826, and 1914, \$102,923.

It will thus be seen that the deficit for January, 1918, which is nearly \$256,000, is greatly in excess of the deficit for the corresponding month of preceding years, although there has been a very substantial increase in the total revenue. The increase in the deficit is due very largely to enormous increase in operating expenses, including maintenance arising from war conditions.

The statistics show that in January, 1918, the company had 206 track miles in operation compared with 123 miles in January, 1914, and 115 miles before operation of the Centre Street Loop began; that is, there has been since August, 1913, an increase of nearly 80 per cent. in the facilities available to Brooklyn passengers, which has cost for construction and equipment \$84,000,000.

So far as traffic is concerned the passenger car miles have increased from 2,784,000 in 1914 to 3,324,000 in 1918, and the number of fare passengers has increased from 13,196,000 in 1914 to 19,611,000 in 1918, so that there has been an increase in passenger car miles of 11% and increase of fare passengers of 48%.

The revenue per car mile has increased from 24.2 cents in 1914 to 30.2 cents in 1918, an increase of 24 per cent. At the same time the operating expenses, including taxes, per car mile has increased from 16.2 cents to 21.4 cents, an increase of 32 per cent. in operating expenses per car mile. As compared with 1917 the increase in revenue per car mile has been 6 per cent., while the increase in operating expenses per car mile has been 17 per cent.

In connection with the Lockwood Bill, authorizing the Public Service Commission for the First District and the Board of Estimate and Apportionment to modify rapid transit contracts, on which there was a hearing before Mayor Hylan, the following letter was filed with the Mayor from Chairman Oscar S. Strauss.

"In its letters of March 8 and 12, 1918, to the Mayor the Commission further emphasized the situation and outlined the then status of construction work, pointing out that \$117,000,000 of work contracted for by the Commission was completed and in operation or ready for operation; that additional contracts had been let aggregating \$60,000,000, under which \$45,000,000 of work had been done, leaving \$35,000,000 contract value of work to be done. The Commission also enumerated the rapid transit lines which it regarded as vital to have in operation at the earliest moment. All of these are dependent upon the completion of the contracts referred to.

"Because of the acute financial conditions to which they had been driven by war conditions the contractors upon public work in progress throughout the state, especially that conducted by state departments, but also including rapid transit construction, presented a bill to the Legislature, which, after amendment, was passed by both houses and is now before the governor for action. This is Senate Bill Int. No. 896, No. 1483, by Mr. Walters.

"From the legal point of view two questions are worthy of consideration. As to whether broad discretion should be granted, it is perhaps sufficient to say that such grant of power can be safely made when the joint action of the Commission and the Board of Estimate and Apportionment are required. The second question relates to the constitutionality of such grant of discretion and the possible exercise thereof.

Hearing on Torrens Bill Before Governor

Real Estate Board Representative Presents Arguments Against Its Constitutionality—Many Favor Measure

(Special to the Record and Guide.)

ALBANY, April 26.—The constitutionality of the Youker bill amending the Torrens Land Title Registration Law was attacked at a hearing before Governor Whitman on Wednesday. The validity of the bill was assailed in many respects, but the primary objection was made to the provisions affecting service of notice upon parties who might have some right or interest in property about to be registered.

At the hearing the Governor did not indicate what action he would take as a result of the arguments presented for and against the measure.

Alfred G. Reeves and David A. Clarkson, representing the Real Estate Board of New York City and members of the original Torrens Law Committee of New York, led the opposition to the measure. They pointed out to the Governor that the first defect in the bill is found in the failure to incorporate in it a "statutory mandate for the personal service of all defendants who reasonably can be found within the State." Providing only for "meagre" notification of parties interested, the bill, they declared, is glaringly unconstitutional.

"Notice of hearing under the terms of this bill," declared Mr. Reeves, "is to be published once in one newspaper published in the county in which the land is situated and sent by registered letter, demanding a return, to every party whose address is known. This is not even a requirement that return on registered mail shall be awaited or proved. This fundamental constitutional difficulty cannot be cured by leaving the matter to the court, nor by providing that the court shall require proof of actual notice, as far as it considers it possible. There must be some statutory mandate for personal service in the bill."

The opponents also pointed out that the Youker bill does not even require the title to be registered subject to the rights of the parties so omitted by virtue of a waiver by the petitioner; but insists that the judgment or order entered in such a proceeding—clearly a proceeding in which the court may have no jurisdiction over parties declared by the official examiner himself to be necessary—shall be forever binding and conclusive upon the State of New York and all persons of the world.

This waiver of inconvenient adverse parties by the person most interested in waiving them, they contended, operates to make the proposed amendments incorporated in the Youker bill unconstitutional. It was also contended that the sponsors of the Youker bill have sought to justify the one publication of the notice and its service by registered mail by the method of giving notice sanctioned in this State in foreclosure of mortgages by advertisement. The reason why personal service is now required in such a foreclosure is that the mortgagor, the land owner, must have authorized the mortgagee to sell the property, by power of sale in the mortgage, they explained. More substantial personal service in mortgage foreclosure is required by the provisions of the Civil Code.

Mr. Reeves gave the Governor a practical example of the operation of the Youker bill in the following terms:

"Were the Youker bill by any peradventure to be held constitutional, it would make it possible for A. to register as his own the title to land belonging to B. merely by giving in the petition an erroneous address for B., who might be well known and live within the State close to the property involved, and then waiving the making of parties to the proceeding all mortgagees, mechanics lienors and other claimants against the property."

Both Mr. Clarkson and Mr. Reeves told the Governor that it was a mistake to say that the present Torrens Law was a failure. It has worked very slowly, but it has worked and is now working well, they said. It is necessarily a technical system, needing the most exact and careful adjustment and fitting into the jurisprudence of the State. Few lawyers, they declared, will take the trouble to understand it thoroughly. Many of those who have signified their approval of the Youker bill

have done so, not because of a thorough appreciation of it, but rather because of a general desire to cheapen and shorten the procedure and a general feeling that the existing statute has not made its way fast enough.

John J. Hopper, who led the supporters of the Youker bill, declared that he and "everyone else knew where the opposition to the Youker bill came from—the title companies in New York City." He declared that the same question of constitutionality was raised when the agitation was afoot years ago to enact the first Torrens Law. The aim of these companies, he declared, was to keep the present Torrens Law in an unworkable condition.

Walter Fairchild, secretary and counsel of the Torrens Title League of the State of New York, presented to the Governor a memorandum in explanation of the views of this organization. He stated that the bill amply and adequately provides for notice of service and that any question raised as to the provisions affecting service originated in a desire of the opponents to "grossly misrepresent" the purpose to be accomplished by these amendments to the Torrens Law. He declared that any statement to the effect that the bill would permit the registration of title to real property without any investigation was untrue.

Nothing could be further from the truth, the League's representative declared, than the statement that the bill permits the petitioner to waive service on the defendants whom the official examiner finds should be parties to the proceedings. He declared that the bill requires judicial determination upon the evidence submitted of the rights of any and all parties having interests in the property to be registered, briefly that it was well nigh impossible to practice a deception whereby any interested party would be injured.

J. Clarence Davies declared that the Youker bill was necessary "because the present Torrens Law was unworkable."

Among the arguments in favor of the bill were:

It provides a short procedure for the initial registration, doing away with the present form of lawsuit under which an owner must prove his title twice.

That the bill follows the Massachusetts act, which has been in successful operation for twenty years without a single loss to any person, and which was used by the United States as a model for the Philippine Island and Hawaiian statutes, which have operated for fourteen years without loss.

That the amendments, substantially as passed this year as respects procedure, have been presented to the Legislature for four successive years and have been subjected to the closest study by the Law Committees of the Bar Association of the City of New York, the New York County Lawyers' Association, the Bar Association of Brooklyn and of the Bronx, the Citizens' Union, the City Club and others and have been approved by all. The bill has been improved by some changes resulting from suggestions and constructive criticisms made by these Committees.

Nearly every taxpayers' association in Greater New York and vicinity has approved the amendments, including the Real Estate Association of the State of New York. Also the State and Metropolitan Leagues of Building and Loan Associations.

Investigators of the Law Department and Finance Departments of the City of New York have reported favorably and this year the Mayor's Committee on Taxation has given the bill unqualified endorsement.

The representatives of the Torrens Title League presented the following letter from Judge C. T. Davis, of the Massachusetts Land Court, addressed to Registrar Hopper:

"The best possible form of notice is by service in hand. This is actually accomplished by registered mail. In many cases where service in hand is not obtained upon the actual respondent, such service is obtained

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Realty Committee Speeds Up in Loan Campaign

Million and a Half Mark Passed and Teams Expect Further Big Subscriptions—Platoon in Liberty Day Parade

TWO million dollars is the mark set by the Real Estate Committee of the Third Liberty Loan Committee in the drive now nearing the end. The captains and members of the various teams are working enthusiastically, patriotically and energetically to achieve this result.

The somewhat apathetic spirit manifested in all parts of the country during the past week toward the Third Liberty Loan has been felt in New York perhaps more than in any other part of the land, and the Real Estate Committee teams realized that there must be a speeding up if the quota was to be reached. To this end they have been working hard to pile up subscriptions so that the final result will show the efforts put forth and the spirit in which the real estate men of New York are assisting the Government.

On Monday the teams started out after listening to the encouraging talk of the Chairman, Alfred E. Marling, who has been most unselfish in his efforts and assistance to make the loan a success. Mr. Marling stimulated the drooping spirits of his co-workers, who had noted the falling behind of this and other districts in the drive. They were given free rein to go where they pleased, instead of being restricted to sections and prospects laid out for them in the beginning of the campaign.

The lists furnished at the beginning of the drive were found in a majority of cases to be useless. The people named had moved away and left no addresses. Houses were vacant, some of the people had died, and in consequence of the unreliability of the lists much valuable time was lost and many subscriptions that might have been gathered in were overlooked.

At the meeting of the teams on Monday evening it was announced that the total subscriptions for the day amounted to \$35,320, making the grand total for the campaign \$1,120,800. On Tuesday \$52,950 was the result of the day's work, and on Wednesday the total reached the very creditable amount of \$105,650, making the grand total for the campaign up to that day \$1,279,450.

Of the Wednesday subscriptions the largest were one of \$50,000 by S. W. Strauss & Company for their New York office; \$20,000 from an unnamed subscriber, and \$5,000 from Cushman & Wakefield, Inc.

If the minimum amount expected from the real estate men of this city is raised, the Real Estate Board Committee will have to average \$100,000 a day for the next nine days. Although this means great work on the part of the teams they are undaunted. Chairman Marling is confident that his Committee will come up to expectations and turn in subscriptions for \$2,000,000 at least, and he will not be surprised if it goes over the amount.

Mr. Marling has issued this statement:

"Intentions are the best, but folks are putting off subscribing. This will entail unnecessary work and put too much strain on the teams toward the end of the drive. Every real estate man and employee of a real estate concern who intends to buy a bond should do so this week and thus encourage the 150 men who are canvassing the city for subscriptions. These men need encouragement. They have been working hard, and the real estate profession should come out and show that they are behind the teams and the Real Estate Board in their efforts to roll up a representative total subscription."

The captains of the ten teams met on Thursday afternoon at the rooms of the Real Estate Board, 217 Broadway, at the request of Chairman Marling and a general discussion of the situation took place. Important suggestions for speeding up the drive in the closing days were made by the captains, and William Wheelock expressed the opinion that the payment of the income tax at one time seriously hampered the prospective buyers of Liberty Bonds. But he thought that many of the men who had already subscribed could be solicited again and successfully.

Announcement was made that many of the subscriptions of real estate brokers were comparatively small, and these men will again be solicited with a view to

having them increase their subscriptions to an amount in proportion to their position in the realty business and their means.

Several large subscriptions were announced by Chairman Marling for the day, including one of \$50,000 from the Woodlawn Cemetery Association; Frederick Brown, the well-known operator, \$50,000; Michael Coleman, \$40,000, and several subscriptions of \$10,000 and \$5,000. The total for the day brought the grand total up to \$1,481,000, with several subscriptions known to be in the hands of members of the teams, but not yet handled in that would put the total several thousand dollars over the one and one-half million mark.

In the Liberty Day parade yesterday the Real Estate men were represented by a platoon. Laurence McGuire, President of the Real Estate Board, was Marshal, and his lieutenants were William L. DeBost and S. A. Paxson. In the platoon, of which Alfred E. Marling was captain, were William Tod Willcox, A. V. Amy, F. R. Wood, Lewis H. May, Eugene J. Busher, Edward Perry Blake, Benjamin Mordecai, Anton L. Trunk, R. W. Prendergast, Richard Collins, A. R. Bastine, F. D. Kalley, R. E. Simon, C. G. Kolff, Charles E. Schuyler, Howard C. Pyle, Edgar A. Manning, L. Dowdney, Leopold Weil, F. Hovenden.

In the final week of the drive starting next Monday the members of the team will go back over the ground covered in the past three weeks and endeavor to get additional subscriptions from those who have already subscribed and an extra effort will be put forth to persuade the owners of buildings managed by the various brokers to subscribe through the Real Estate Committee.

Employees of Real Estate offices will be asked to increase their subscriptions with a view to receiving one of the flags indicating that every employee, as well as members of the firm, have subscribed to the loan.

There will be no let up in the thoroughness of the drive until the last day of the campaign when the teams will assemble at the rooms of the Real Estate Board, which have been the headquarters of the Committee, and announce the totals. Many of the members have reported to Chairman Marling that persons solicited have been subscribing in other directions, but will subscribe through the Real Estate Committee before the campaign ends. A careful list of these prospects has been kept and in the last days of the campaign these lists will be distributed to the captains and through them to the teams so that no one will be overlooked.

Several of the large title companies who have not yet entered their subscriptions through the Real Estate Committee have notified Chairman Marling that they will do so before the campaign ends, but have not signified the amount they will subscribe.

Dock Expansion is National Necessity.

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everything else, rather I subordinated it to more important questions. The improvement contemplated will be important not only to my old district, but it will be of great benefit to the people of Queens Borough. No one realizes that truth more and no one is appreciating more his duty than Congressman Caldwell, who worked with me and is striving now more vigorously since I resigned my seat to get through the new project for the improvement of the Harlem and Bronx Kills, because it would provide a short cut from the Harlem River both to the Bronx Barge Canal Terminal and to Flushing Bay as well. His work in that particular ought to be commended, but more than that his broad spirit and self-sacrifice ought to be appreciated.

That is the spirit in which we ought to strive for the success of the enterprises that will aid the development of our National commerce, not as Manhattanites, Brooklynites, Bronxites or Long Islanders, not even as New Yorkers, but as Americans with a National viewpoint, in a National aspect, for a National purpose and a National advantage.

Building Trades Subscribe \$3,287,600 to Loan

More Than Sixty-five Per Cent. of Entire Quota Obtained—Full Allotment of \$5,000,000 Now Assured

STRENUOUS efforts on the part of the Building and Allied Trades Committee for the third Liberty Loan, combined with hearty co-operation and consistent work by the various sub-committees representing the individual trade organizations, have made the third week of the drive a memorable period in construction circles, and, what is of vastly greater importance, brought the total of bond subscriptions to date up to \$3,287,600.

At the close of the second week of the campaign the building trades were behind in their schedule by a considerable amount, but during the last seven days the efforts of the committeemen have been wholly devoted to cutting down the deficit, with the result that many important subscriptions have been obtained. There is now every reason to expect that the final week of the campaign will become a banner period, with the full quota attained and a probable oversubscription to the bond issue by the building and allied trades.

From the records on file in the executive office of the General Committee, the various organizations that comprise the working field of this Committee have reported the following subscriptions to date:

Mason Builders' and Contractors' Association	\$512,100
Marble Industry: Tile, Grate & Mantle Association and the Mosaic Employers.....	146,000
Cut Stone Association and the Stone Setters	64,000
House Movers' & Shorers' Association and the Hoisting Association.....	1,750
Architectural Iron Workers.....	60,500
Ornamental Bronze & Iron Masters and the Wire Work Manufacturers.....	85,000
Cement Workers	127,800
Composition Roofers and Waterproofers; Metal Ceiling Association; Roofers & Sheet Metal Workers; and the Metal Covered Door & Window Manufacturers.....	355,250
Iron League Erectors.....	165,850
Plasterers	28,350
Master Carpenters' Association; Local No. 1, and the Parquet Flooring Association....	169,400
Lighting Fixture Association.....	314,100
Steam & Hot Water Fitters' Association....	148,900
Painters and Decorators.....	96,000
Association of Metal Furring and Lathing Contractors	15,000
Plumbers	203,450
Elevator Manufacturers' Association.....	254,050
Investing Builders' Association.....	76,250
Mason Material Dealers' Association.....	142,350
H. W. Johns-Manville Co.....	300,000
Heat and Cold Insulation.....	20,000
Refrigeration	1,500
Total	\$3,287,600

In the Liberty Loan campaign of the building industry one of the most important events of the past week was the meeting held Wednesday afternoon at the Building Trades Club, which was attended by the General Committee, and the members of all of the sub-committees reporting to it. Stirring addresses were made by Judge Hotchkiss, of the Supreme Court, and by Mr. Cecil Landale, a member of the Advisory Trade Committee for the Liberty Loan. A telegram from Mr. Otto M. Eidlitz to the workers, urging them to greater effort in this drive, was also read. The attitude of the meeting was one of renewed enthusiasm and marked readiness to endeavor to break all records for the remaining period of the drive.

Mass meetings, called by the trade unions identified with building construction, have been well attended, and important bond sales to members have resulted. The General Committee has supplied well-known speakers for these gatherings when requested, and by the termination of the present campaign the trade unions will undoubtedly have a favorable showing of bond sales to their credit.

The two job meetings held last week—at Garden City and Mineola, L. I., respectively—under the auspices of the Clough-Bourne Corporation were reported as being most enthusiastic gatherings. Both meetings were held during the noon hour, the first day—at Garden City, L. I.—bringing together about one thousand workmen and resulting in the sale of eight hundred \$50 bonds to individual employees. At the meeting of the second day, held at Mineola in a downpour of rain, about seven hundred and fifty employees were present, and six hundred bought bonds of the \$50 denomination. In the two days the total of bond sales reached in the neighborhood of \$70,000. At both gatherings the military band from Camp Mills rendered patriotic selections, and Miss Ruth Chase, of the Boston Opera Company, sang the "Star Spangled Banner" and "America." The orators were Mr. J. K. Williams, of the National Liberty Loan Committee, and Mr. Walter H. Clough, of the Clough-Bourne Corporation.

During the past week a number of other job meetings have been held, all of which have been successful from the standpoint of bond sales to workmen. Last Monday afternoon John H. Deeves & Brother held a meeting at the base hospital which they are building at 118th street and East River, at which the attendance was excellent and the sales reported as being most satisfactory. On Tuesday of this week the John T. Brady Company sponsored a meeting at their building on Broadway, between 70th and 71st streets. At this gathering thirty coupon books, representing a total of \$1,500 in bond sales, were disposed of.

Marc Eidlitz & Son held a meeting last Tuesday for mechanics and laborers at the new building under construction for St. Bartholomew's Church, Park avenue and 51st street. About seventy-five workmen were present, and fifty bought coupon books representing \$2,500 in subscriptions. Another important meeting held Tuesday was that of the office employees of the George A. Fuller Company, at which more than \$3,000 in subscriptions was obtained.

Yesterday afternoon Post & McCord conducted a meeting for their eighteen hundred workmen at the new shipbuilding plant at Kearny, N. J., the returns of which have not yet been announced. The Cauldwell-Wingate Company, builder of Base Hospital No. 3, at Colonia, N. J., will hold a meeting at this job this afternoon at 1:30 p. m. About seventeen hundred workmen are expected to be present. An excellent program of music and speakers has been arranged, and a large total of bond subscriptions is anticipated.

Another important meeting scheduled for this afternoon will be the one conducted by the George A. Fuller Company at the Hotel Commodore, now under construction at Lexington avenue and 42d street, and next Monday afternoon the same concern has planned for a meeting at the new Pennsylvania Hotel on Seventh avenue, at which about one thousand mechanics and laborers will be in attendance. Job meetings have aroused great enthusiasm among the building mechanics and assisted materially in bond sales.

The Liberty Loan Committee for the Roofing & Sheet Metal, Waterproofing, Metal Covered Doors, Metal Ceiling Industries and Allied Interests, under the chairmanship of Mr. M. F. Westergren, has the honor of being the first of the organizations composing the General Committee for the building and allied trades to attain its full quota. At the commencement of the present drive this committee was informed that its quota would be \$331,000. At the present time more than \$400,000 in subscriptions has already been accounted for, and all of the members are determined that by the time the drive ends their trades shall have at least \$500,000 to their credit. The Honor Flag, awarded to the first committee to subscribe its full quota, was formally presented to Mr. Westergren at the meeting of the General and sub-committees Wednesday afternoon.

Madison Avenue Will Not Be Widened This Year

President of the Borough Dowling Decides Project Can Go Over Until the Close of the War.

MADISON avenue must be widened eventually, but the present is not the time to undertake the work. The President of the United States has asked us to curtail all unnecessary expenditures. I have decided to let the matter go over indefinitely, or until we are in a position to determine the prospects of the war, and in obedience to the request of our President."

Borough President Frank L. Dowling thus disposed of the petition filed with him by the Fifth Avenue Association for the widening of Madison avenue from Twenty-sixth to Sixtieth streets on Wednesday morning when a hearing was held on the petition at his office in the Municipal Building.

When President Dowling stated that the opposition would be heard first, Henry W. Hayden, representing the owners of 80 Madison avenue, 277 Madison avenue and other property owners southeast of Fortieth street, expressed the opinion that this is not the time to inaugurate big public improvements when the people are being asked to put their money into Liberty Bonds and other Governmental financial undertakings.

L. E. Rigner, proprietor of the Hotel Seville, said that the petitioners had given no good reason for the improvement. H. S. Van Duzer suggested that the opposition and the Fifth Avenue Association get together and endeavor to come to a mutual understanding.

Edward P. Doyle, representing the Real Estate Board, said that to impose upon the already overburdened taxpayers further expense would be criminal, and he proposed asking President Laurence McGuire of the Real Estate Board to appoint a committee to go to Washington to petition the Secretary of the Treasury to prevent unnecessary expenditure of city money or making assessments that will prevent the people from financing the war.

Frank R. Lawrence, Dr. Jackson, Rev. W. D. Stephens, Jr., Allen Townsend, J. T. Rossell, Lewis Nixon, Trustees of St. Patrick's Cathedral, Sisters of the Convent of the Sacred Heart, W. L. DeBost and J. M. French all entered protests against the improvement.

Lewis Nixon, who is the owner of Madison avenue property, said: "There is no proof that the work is necessary, and at this time when labor and material are scarce and difficult to obtain, with prices constantly rising, to start this work will mean a long drawn out proposition. It will mean the disturbance of this thoroughfare and will do more harm than good."

Thomas W. Churchill, appearing for B. Altman & Company, said: "Our forefathers made a great mistake in laying out the long blocks East and West, instead of North and South. The condition of congestion existing in New York today is only relieved because of the splendid traffic regulations inaugurated by the Police Department."

Others who favored the improvement were Bruce M. Falconer, representing the Fifth Avenue Association; O. H. Cheney, Walter J. Salmon, E. W. Essers, D. C. Vaughan, and Louis Falkner, and letters were filed with the Borough President from property owners on Madison avenue who are in favor of the project.

President Dowling said:

"The widening of Fifth avenue cost the city \$400,000 and I don't know what it cost the taxpayers. To ask the city to spend in the neighborhood of \$500,000 to widen Madison avenue would be a hardship.

"The city is now negotiating with the New York Central Railroad to take over the east side of Depew place to relieve the Park avenue congestion. The tax rate is now at the breaking point and the taxpayers are pretty well bent. I will assume full responsibility in this matter and will not be like other public officials who like to pass the buck to others and thus get rid of some of the responsibility. The charter gives me full power, but I could if I so desired put it up to the Board of Estimate and Apportionment and let every member of the Board share the responsibility. I prefer to decide the matter myself and take any abuse that may come to me for my action."

The question of widening Madison avenue first came up about two years ago, when the Fifth Avenue Association, Robert Grier Cooke, President, brought it to the attention of the Board of Estimate. A committee known as the Madison Avenue Committee, with O. H. Cheney as chairman, made a canvass of the avenue, and through personal calls and through correspondence practically every property owner in the district was reached.

The Board referred the matter to Marcus M. Marks, then Borough President of Manhattan, but practically nothing was done until April 2d last, when the Board of Estimate consented to the widening of the avenue from Forty-first to Forty-sixth streets. This concession was made on account of the traffic congestion at Forty-second street. Work is now in progress and it must be completed by July.

Hearing on Torrens Bill Before Governor

(Continued from page 539.)

upon an agent expressly authorized to receive registered mail. This is much more direct and efficacious than service made by officer by leaving a copy at the last and usual place of abode of a respondent. In some country districts the sheriffs still know most of the people in their bailiwick, but service thrust under a door in a tenement house or an apartment house is worthless for practical purposes. The best agent I know of is the United States mail. So far from being unsafe, we have had many cases in which notice so served has reached people who were supposed by their former friends and associates to be long since deceased, or their whereabouts unknown.

"On the other hand, whenever we have a case in which registered mail is refused, or cannot be delivered, we make use of whatever other method may appear likely to secure actual notice to the respondent.

"Of course, it is to be borne in mind that in addition to the personal service by registered mail or otherwise, we post on the land and also advertise for three successive weeks in a local newspaper."

Abraham Korn of the Harlem Property Owners' Association, Arthur Arcatander of the Bronx Property Owners' Association, Thomas F. Fowler, representing Harlem interests, and Gilbert Ray Hawes also spoke in favor of the bill.

Governor Whitman has approved the Ottinger bill, designed to eliminate the litigation arising over verbal leases by providing that an agreement for the occupation of real estate in New York City shall create a monthly tenancy unless the duration of occupancy is otherwise specified in some memorandum or lease signed by the parties or their agents.

The Governor also signed the Tuckerman bill, making the fee of the New York County Clerk for filing and indexing any bond and undertaking in any proceeding 50 cents, except bonds or undertakings or assignments, injunctions or attachments of property in the county.

The Davis bill, reducing from 25 to 10 years the period after which unknown heirs shall be presumed dead for the purpose of partitioning property, was also approved by the Governor.

The Governor signed a series of bills designed to perfect the manufacturing and mercantile corporations tax law. These amendments provide that the State tax commission may go behind the Federal income tax returns, may provide for the levy of the tax on corporations after merger, both before and after the amalgamation, and may provide for the collection of omitted taxes where the fiscal year has operated to exempt corporations in districts where there is a difference in the commencement of the fiscal year.

Federal Building Projects in Metropolitan Zone

New Work Announced During the Week Involving Additional Expenditures Totalling Millions

CLOSELY following the recent announcements of gigantic Federal building operations to be located in or near to the Metropolitan district, come reports of additional projected construction that will largely increase the expenditures of Government funds and add materially to the volume of work already under contract or contemplated.

According to the vast scope of the preparations for military and naval supremacy that are now under way and the constantly increasing program of building operations designed for the accommodation of troops, storage facilities, training camps, hospitals and other projects designed to bring the military establishment up to the highest point of efficiency, the authorities at Washington are evidently looking forward to a long period of warfare.

The War Department now is planning to spend upward of \$25,000,000 in order to increase the storage facilities of New York Harbor. This is absolutely required by the Quartermaster Department so that supplies may be available to shipping points in sufficient quantity to fill all demands within the minimum of time. This great project involves the construction of mammoth warehouses of steel and reinforced concrete on the property adjoining the Bush Terminal in Brooklyn, adding approximately 6,000,000 square feet of storage space to that already under Federal control or at present under construction in that vicinity. In addition this project will involve the construction of four great piers of concrete and steel. All of this work will be under the direction of Major General Goethals, Director General of Storage.

This immense project has been contemplated for some time past and the plans for its construction are now practically worked out to the satisfaction of the War Department. Negotiations with prominent building contractors have been in progress and it is anticipated that a general contract will shortly be entered into with a building firm of National prominence and that active construction will immediately follow the award of a contract.

A total of approximately \$29,000,000 in addition will be expended by the War Department for the installation of equipment of various kinds in the 118 buildings and eight piers recently acquired by the Government in the West Section of the Bush Terminal Area, in Brooklyn. Captain H. C. Spaulding, Depot Quartermaster, U. S. A., 43d street and First avenue, Brooklyn, will have entire charge of the purchase and installation of this equip-

ment. Definite details of this project are not yet available, but will be announced within the next few days.

During the past week Congress has been asked for additional large appropriations for extensions to the naval and military facilities in the vicinity of New York. The sum of \$1,250,000 was requested for the construction of hospital buildings on Ward's Island. This project is for the use of the Navy Department and the work will proceed under the direction of C. W. Parks, chief of the Bureau of Yards and Docks. This same Bureau will also have charge of the construction of the hospital buildings to be erected at Pelham, N. Y., for which the sum of \$900,000 has been asked of Congress.

Another large contract has recently been awarded by the Government, which, although located at considerable distance from this city, has a definite influence upon local building conditions owing to the fact that a New York firm obtained the contract. The Carolina Shipbuilding Company, a subsidiary of the George A. Fuller Company, and of which Lorenzo C. Dilk, is president; Eads Johnson, vice-president; Ralph Fuller, vice-president and manager of work, and F. A. Winslow, vice-president; obtained a contract for the construction of a large shipbuilding plant at Wilmington, N. C. This contract also includes the construction of twelve steel vessels, each of 9,600 tons capacity. The entire project will represent an expenditure of more than \$22,000,000. The plans and working drawings for this operation were obtained through the shipbuilding subsidiary of the U. S. Steel Corporation.

At the weekly meeting of Building Industries of New York a work of utmost importance was inaugurated when it was unanimously voted to make a survey of the available warehouse space in the five Boroughs of Greater New York, and a similar survey of available apartments and tenements suitable for the use of the workmen engaged in war industries. These surveys will be made with the cooperation of the Real Estate Boards, Boards of Trade and Chambers of Commerce of the respective Boroughs and the work will be pushed with the utmost dispatch in order to present accurate information at the earliest possible date to proper Government departments at Washington. All real estate brokers and others in the five Boroughs who desire to assist in this work during the coming week should communicate at once with their local real estate organization, or with Building Industries of New York, 50 East 42d street, Manhattan.

Millions for Housing for Richmond Shipbuilders

REPRESENTATIVES of the Staten Island Civic League, the Merchants' Association of New York, City Club of New York, the New York Chamber of Commerce, Real Estate Board, financial institutions, transportation lines and shipbuilding plants were present at a meeting held on Monday at 2 Wall street, Manhattan, to accelerate the shipbuilding housing movement on Staten Island.

Announcement was made by School Commissioner Anning S. Prall of the Borough of Richmond, who acted as chairman of the meeting, and who has made several trips to Washington in furtherance of the project, that the Government will advance \$4,000,000 on bonds secured by a first mortgage if the people of Staten Island will raise \$1,000,000 to make up the \$5,000,000 necessary to carry out the proposed improvement.

E. R. Moody, of the Port Richmond National Bank, expressed the opinion that with a favorable contract offered by the Government, which would guarantee a reasonable return on the investment, the amount necessary to meet the Government requirements could be raised.

Addresses were made by L. L. Tribus, C. G. Kolff,

William J. Davidson, president of the Staten Island Shipbuilding Company; George Brown, of the Baltimore & Ohio Railroad; F. E. Tumulty, a brother of the Secretary to President Wilson; William Wirt Mills and Mr. Prall, and it was the consensus of opinion that a great opportunity was presented to Staten Island, and that prompt action was necessary in order to meet the offer of the Government.

The following resolution was unanimously passed: "RESOLVED, That the chair appoint a committee to devise a definite plan to provide proper housing for shipyard workers, and that such plan be submitted to the Government forthwith."

With the consent of all present the chair appointed E. R. Moody chairman of this committee, with power to add as many members as he deemed necessary. It is hoped to have a report ready to go to Washington early next week.

The committee of which Mr. Moody is chairman has requested the people of Staten Island to notify them of vacant houses, rooms or apartments available for providing housing accommodations, especially on the north shore, where the large ship yards are located.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor
W. D. HADSELL . . . Vice-President
J. W. FRANK . . . Secretary-Treasurer
S. A. PAXSON . . . Business Manager
119 West 40th Street, New York
(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Judgments, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

Landlords Not Benefiting by the Higher Rents.

There recently has been a studious attempt to controvert the argument, which real estate men have advanced in demanding remedial legislation, that operating expenses, including taxes, were rapidly mounting above the gross revenue derived from improved property. Opponents of the Boylan Bill and other measures to restrict taxes on realty have contended that the landlords, by advancing rents, have more than made good any increase in taxes and incidentally other operating costs.

The Record and Guide presents elsewhere in this issue figures obtained from the most reliable sources, which show conclusively that landlords are not benefiting by the higher rents which are now being received. A comparison of the gross and net returns on ten office buildings for periods of eleven months ending March 31, 1917, and 1918, demonstrates that landlords are enjoying less net return on their investments now than a year ago because of the abnormal increase in operating expenses and the higher tax rate.

It has not been possible for the landlords to transfer the whole or even a large part of increased costs to the tenants because in many instances tenants are holding occupancy under leases made five or ten years ago at the then prevailing rates, and until the expiration of these leases landlords will not have an oppor-

tunity to bring their rentals up to the present-day schedule.

Study of the comparative statement will well repay tenants as well as owners of property. The real estate men have repeatedly urged that the relief from higher taxes for which they have asked, and will again ask, the Legislature is as important to the interests of tenants as landlords. If the renting class of citizens can be brought to realize the abnormal increase in the cost of maintaining government, as they surely will do when their rents go up year after year, then they will begin to take a greater interest in state and city expenditures, and will join hands with owners and managers of property in demanding a remedy.

An exceedingly interesting suggestion is made in the article printed in this issue, involving a new form of lease, which binds the tenant, in addition to his regular rent, to the payment of all taxes over and above a certain per cent., presumably 2 per cent. A clause of this character in leases generally would be effective in uniting the whole body of tenants into an organization for the proper control of expenditures by the city authorities.

A Far-Sighted View of a Big Problem.

It is a far-sighted view into the future of New York's waterfront that the broad-minded Commissioner of Docks, Hon. Murray Hulbert, takes in the authorized statement from him appearing in this issue of the Record and Guide.

Commissioner Hulbert believes that New York's waterways should be improved from a national viewpoint. He points out that while the United States has been a provincial nation the war undoubtedly will do much to eradicate this condition and to substitute in its place a new Americanism. The Commissioner holds that there is also metropolitan provincialism, and he is right in asserting that the broadening and quickening of this new Americanism ought to begin here in the greatest city of America.

It is highly interesting to note Commissioner Hulbert's declaration that "One great difficulty with respect to the development of the Port of New York is that in our provincialism we have confined our activities to particular localities, principally to the lower end of Manhattan and South Brooklyn. As the city has expanded and extended the development of our waterfront has not kept pace. We have permitted improvements that will be absolute necessities in the future, such as Staten Island, Jamaica Bay, Flushing Bay, the East River along the Bronx and even the east side of Manhattan, to lag both for want of policy and perspective."

Commissioner Hulbert makes timely reference to various phases of waterfront development, and calls for the exercise of a broad spirit in promoting enterprises hereabouts which will aid in the development of our national commerce, not as Manhattanites, Brooklynites, Bronxites or Long Islanders—not even as New Yorkers—but as Americans with a national viewpoint, in a national aspect, for a national purpose and a national advantage.

Let Those Who Ride Pay.

Each week develops new proof of the urgency of devising some method for meeting the Dual System deficit.

The Public Service Commission, in issuing a comparative statement showing the financial operation of the B. R. T. rapid transit lines for January, refers to

the fact that the pooling with the B. R. T. on the Dual contracts began when a portion of the Centre street loop was placed in operation in August, 1913. A recent report shows that from that date until the end of 1917 the combined company and city deficit amounted to about \$6,000,000.

The Public Service Commission statement then declares:

"The deficits at the present time are being added to the cost of construction, but beginning with 1919 the deficits will have to be met from taxes."

The Commission brings out the fact that the deficit for January, 1918, was nearly \$256,000, an amount greatly in excess of the deficit for the corresponding month of preceding years. This increase, the Commission finds, "is due very largely to the enormous in-

crease in operating expenses, including maintenance arising from war conditions."

In view of the accumulating evidence as to the size of the Dual System deficit, the Record and Guide is loath to believe that our public officials will insist on placing this added burden solely on the shoulders of the already over-taxed realty owners of the metropolis.

The proposal that the deficit should be met by those who ride is logical and timely. It should not be dismissed with a wave of the hand by the responsible city officials. On the contrary, they have no more important duty to perform than to consider with the utmost care the suggestion of higher fares.

There is a limit to the load which New York real estate can carry, and that limit has been reached.

Readers' Comment on Current Subjects.

Editor of the Record and Guide:

The value of the new banking quarters was recently made the object of a nation wide investigation. A questionnaire, touching on the following points, was sent to a list of financial institutions which had of late either erected new structures or materially improved their old banking quarters:

1. What, if any, is the advertising value of a new building or improved quarters?

2. Other things being equal, do you believe that the bank with the new building is the one most favored by depositors?

3. Have deposits increased or decreased since the occupancy of the new quarters?

4. Would you attribute all or any part of this increase, if any, to the attraction of the new quarters?

With but little variation, and only slight reservation, or exception, all of the banks from which an answer was received replied in the affirmative to each of the questions.

One bank considers its building as its "best advertisement for many years to come," and says that its value in this respect "cannot be estimated in dollars."

An officer of another institution says: "The advertising value of a new building or improved quarters is, in my opinion, very high. People like beauty, and an imposing bank room appeals to most for the reason that a bank is supposed to represent the accumulated wealth of its community. Cheap equipment indicates a poor or cheap bank in the eyes of many."

Deposits, as a matter of cold figures, have in most cases shown positive and important increases, judging from the answers to question three. While a number of those questioned merely replied that deposits had increased, others gave actual figures.

Deposits of one bank, for example, increased from \$6,500,000 to \$9,500,000 since the erection of a half-million dollar building. Another's deposits increased from \$6,000,000 to \$12,000,000. Still another reported an increase of \$1,500,000 and another an increase of forty per cent.

It would be a fallacy to state that all of these increases were due to the new buildings. There were undoubtedly other factors; but all things being equal, the bank with attractive quarters and up-to-date modern equipment secures the most business.

Of course, it must be borne in mind that, to be successful, the preliminary planning of a banking room must receive competent consideration. In order to insure the greatest facility and economy of operation, it is necessary that the designer and builder have thorough knowledge of the routine procedure of the bank-

ing business. A bank building may be most impressive in appearance, yet possess faults of arrangement which will cause permanent inconvenience and dissatisfaction to its occupants.

There is a real commercial value in properly housing a banking institution. Better facilities increase the loyalty of old customers and attract new accounts. They make for greater efficiency among employees and make pleasanter for customers their transactions with the bank. They increase public confidence in the soundness and strength of the institution. The obvious answer is: Build Now!

A. C. W.

Editor of the Record and Guide:

Landlords who attempted to put a stop to frequent removals from medium class apartments by requiring tenants to sign a year's lease often found this policy unsuccessful for the reason that those people who were the most likely to move were without financial responsibility. A lease like a judgment is only of material value if the money called for can be collected. In some sections of the city there is a class of apartment house tenants who will move to a clean apartment rather than clean house; who will move into a new apartment house erected in their neighborhood so as to have newly decorated rooms.

This is the class of people who made the renting of an apartment absolutely contingent upon free rent on going into it; demanded more free rent when they remained in it six months and not infrequently presented themselves with at least two weeks' free rent on leaving the premises. In this way some people by moving two or three times a year could save two or three months' rent.

The free rent proposition developed into so costly a one that landlords were compelled in self-defense to make a stand against the practice and, in most instances, the free rent was abolished and this removed one reason for frequent removals. The scarcity of new buildings has further discouraged the constantly removing tenant, but the class is still in sufficient numbers, in some sections of the Bronx, for example, to continue the lease question as a live one. Of what advantage to the landlord is a lease if the lessee is not a financially responsible party? And, if a lease is not an effective measure with this class of tenants what can the landlord do to protect himself against the losses incident to constant removals? With higher class residential property the lease is satisfactory, but with lower grade premises, just where protection is needed the most, it has not been found to meet the issue.

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REAL ESTATE NEWS OF THE WEEK

Numerous Pieces of Property Change Hands—Hotel Wellington Bought by Tenant—Other Realty Reports

SEVERAL important deals were summated this week in what was a particularly active market. Paramount in the sales of the week was the sale by the Welham Company, composed of Charles F. Rogers and Henry Forster, of the Hotel Wellington at Seventh avenue and Fifty-fifth street to Miss Mina E. Fritts, who as lessee has been operating the hotel for the past four years. Title to the property will be taken by the Hotel Wellington Corporation which was incorporated at Albany this week with a capital of \$10,000.

Another sale of interest was that of the entire block front on the east side of Park avenue between 130th and 131st streets by the Keats Company to the J. M. Horton Ice Cream Company as the site for a factory building. This property was acquired by the selling company eleven years ago and a portion of it on Lexington avenue was sold off. A lease of the remaining property was made with the Wells, Fargo Express Company last month for a long term, but this lease has been canceled. Tenement property on the lower east side figured in the sales of the week. The Lawyers Mortgage Company sold to individuals a five-story building at 122 Chrystie street northeast of Broome street, and 422 East Fourteenth street, a five-story building with stores. Eugene A. Walsh sold for the Pescatore Realty Company to the Crane Company, of Chicago, the entire unimproved block front on the west side of Park avenue from 134th to 135th streets with a frontage of 200 feet on the avenue and 90 feet in each street. The use to which the site will be put has not been divulged, but it will undoubtedly be improved to meet the demands of the new owner.

Other sales involving important properties in various parts of the city were made by the Economy Realty Company, which sold to Directors' Realty Holding Company representing Randolph Jacobs and Everett, Jacobs, the nine-story apartment house at 152 to 160 West 87th street on plot 82.8x100; by William B. May & Company for United States Trust Company of the modern six-story marble front residence at 824 Fifth avenue, between 63d. and 64th, streets on plot 25x120, and held at \$300,000; by William B. May Company for the Residence Realty Company to P. F. Rothermel, Jr., of the five-story English basement residence at 105 East Seventy-third street on lot 21x102.2.

Leasing has continued good and there is a great demand for lofts, offices and residential space in all parts of the city. Leases made this week in the mid-town Fifth avenue section attest the fact that new classes of tenants find this section particularly attractive. Brett & Goode leased entire floors in the new building at 6 and 8 West 48th street to the American Gem & Pearl Company and to Jacob Mehrlust, jewelers now downtown; other tenants for space in the same building are Paralta Players, Inc., motion picture producers; First National Exhibition Circuit and E. O'Donovan, retail dressmakers. Flintlock Realty Company, of which J. P. Morgan is president, leased through Henry Hof and Maclay & Davis the five-story fireproof garage comprising 12,000 square feet and the two five-story tenements at the northwest corner of 47th street and Second avenue covering a frontage of 2,276 feet in Forty-seventh street, 100 feet on Second avenue and running 300 feet deep to the Mayer, Daxe Company at an aggregate rental of \$534,000 for twenty-one years.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Change of Street Grade.

The New York Appellate Division holds, *Corning v. O'Neill*, 167 N. Y. Supp. 743, that though the right of access of an abutting owner to his premises is covered by Railroad Law (Consol. Laws, c. 49), §92, providing for the acquisition of lands and easements by condemnation to avoid and eliminate grade crossings, the mere change of grade of a street, or closing it altogether at some point not in front, but beyond the premises, does not entitle him to damages. Where a dangerous grade crossing of a railroad was eliminated, and an owner whose premises were south of and adjoining the right of way of the railroad was given an improved street in its place, though it was a little farther from the premises to the intersection of the improved street with another than formerly, the street facilities being better and safer, the owner was not entitled to damages for closing of the street beyond his premises.

Mortgages—Priorities.

A plaintiff in a foreclosure action cannot cut off a title or lien which is, in fact, prior to its mortgage by making the holder a party under the general allegation that the defendant has or claims some lien or interest in the mortgaged premises which is subsequent to the plaintiff's mortgage, and a judgment by default in such a case does not affect the lien or title which is, in fact, prior to the mortgage. But the question whether a mortgage was superior to a conveyance from the mortgagor to the defendant may properly be litigated in such an action. A mortgage made after, but recorded before, a deed given by the mortgagor to other parties, is su-

perior thereto, if the mortgagees were holders for a valuable consideration without notice. *Smith v. Pure Strain Farms Co.*, New York Appellate Division, 167 N. Y. Supp. 877.

Earnest Money Contract.

In an action to recover sums due on an earnest money contract for the sale of real property, it appeared that the plaintiff contracted to sell to the defendant and the defendant agreed to purchase the property for a consideration of \$10,000, and as a part of the consideration agreed to assume a mortgage of \$5,200 recited as then being on the property. There was then upon the property a mortgage of \$5,500, and it was the only mortgage. Conceding that the plaintiff under a proper allegation might show his ability to reduce the mortgage to \$5,200 and give good title at the time of the decree subject to a mortgage indebtedness of \$5,200, and upon a proper offer of proof or tender might have specific performance, the Minnesota Supreme Court, *Lindstrom v. Helk*, 165 N. W. 873, held that he was not entitled to relief in the absence of an affirmative showing.

Residence District Ordinance.

The New York Court of Appeals holds, *Anderson v. Steinway*, 117 N. E. 575, affirming 178 Appl. Div. 507, 165 N. Y. Supp. 608, that specific performance will not be decreed as to a contract to purchase land on condition that it could be used for business purposes, where an ordinance was subsequently passed making the district in which it lay a residence district, even if the ordinance could be declared unconstitutional in an action for that purpose.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 319.—Can you give me any important reason relating to landlords' liability for heat, etc., growing out of the recent coal shortage.

Answer No. 319.—Perry-Freedman Co. vs. Murphy, 169 N. Y., Supp. 74, decided by the Appellate Division, March 8, 1917. The lease was an apartment, and it was proved that there was almost an entire want of heat during the tenancy. The rent was payable on the first of each month in advance. The tenant vacated on January 10th; it was held he had no defense to an action for the rental for January, and he had interposed no counterclaim; therefore, judgment for the tenant was reversed.

Question No. 320.—Can a landlord compel a tenant to vacate his property because of children, although the children were not born until after tenant leased the property?

Answer No. 320.—Not unless there is a clause in the lease giving such a right to the landlord.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 39 as against 26 last week and 22 a year ago.

The number of sales south of 59th street was 14 as compared with 13 last week and 10 a year ago.

The sales north of 59th street aggregate 25 as compared with 13 last week and 12 a year ago.

From the Bronx 7 sales at private contract were reported as against 13 last week and 10 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 555 of this issue.

Woman Buys Hotel Wellington.

Miss Mina E. Fritts, who as lessee has been operating the Hotel Wellington, at Seventh avenue and 55th street, for the past four years, has purchased the property, which is valued at \$700,000. Miss Fritts is also proprietress of the Iroquois in West 44th street, and will continue both places under her management. The seller of the hotel is the Welham Company, composed of Charles F. Rogers and Henry Forster. They had owned the property for a number of years and turned it over to the holding company six years ago. That year they leased the hotel to the J. F. Champ- lin Hotel Company for a period of fifteen years at a rental of \$46,000 per annum and taxes. Two years later this lease was surrendered, and subsequently the hotel came under the management of Miss Fritts. The Wellington is one of the best known groups of high-class hostelrys put up many years ago just south of Central Park. It is known as 861 to 871 Seventh avenue, with an "L" to 151 West 55th street, surrounding the northeast corner of those thoroughfares. The structure is twelve stories high and stands on a plot fronting 75 feet on Seventh avenue and extending back 125 feet, the 55th street "L" being twenty-five feet wide. It is located on the block below Carnegie Hall, and adjoins on the south the old Glenmore Hotel, while on the east is the Hotel Laureton. Diagonally opposite, at the northwest corner of Broadway and 56th

street, is the old Grenoble Hotel site, which is to be improved by Joseph J. Lannin with a \$4,000,000, twenty-one story hotel, to be known as the Marne, to commemorate the great battle. Title to the Hotel Wellington will be taken by the Hotel Wellington Corporation, which was incorporated at Albany this week with a capital of \$10,000. Alfred Lockwood Brown, of the law firm of Fletcher, McCutcheon & Brown, represented Miss Fritts in the purchase of the property.

East Side Tenements Sold.

Tenement property on the lower East Side was involved in two deals made by the Lawyers' Mortgage Company this week. Individual investors rather than corporations or investors figured in the deals. Through S. Pasquale the company sold 122 Chrystie street, northeast of Broome street, a five-story building with stores, on plot 75.4 x 26.6. This house and two adjoining ones on Broome street were taken over in fore-

closure last month. The Lawyers' Mortgage Company also sold 422 East Fourteenth street, a five-story building with stores, on plot 25 x 103.3, located 294 feet east of First avenue. David Vogel was the broker.

Staten Island Waterfront Sold.

Harrison S. Colburn Company sold for the estate of the late John H. Starin the waterfront property at the foot of Jersey street, New Brighton, Staten Island, fronting 247 feet on the Kill Von Kull, close to upper New York Bay. It was held at \$70,000. The tract is located opposite the International Nickel Plant and the Standard Oil refinery at Bayonne, and has been owned by the Starin interests for over forty years. It was a landing place for the old Starin line of steamers plying between Manhattan and Staten Island twenty-five years ago. The new owner is the Tanner-Gross Company, which is erecting a dock and warehouse on it. Residents of New Brighton have formed a



Fourteen-story Apartment Hotel, 228-236 West 71st Street, Hartwood Holding Co., Inc., Owners; Emery Roth, Architect; Bing & Bing Construction Co., Builders; Oberg, Blumberg & Bleyer, Electrical Contractors.

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committee, of which Monsignor Charles A. Cassidy, rector of St. Peter's Church, is chairman, protesting against the sale of the property on the ground that it forever closes Jersey street at this end and deprives residents of New Brighton who work in the various plants on the New Jersey shore of a landing place for the launches and other small craft used to convey them to and from their work. A petition has been passed by the local board of Richmond, that the city condemn the property and erect thereon a public dock for the use of the people of Staten Island generally and of New Brighton especially.

Ice Cream Co. Buys Site for Factory.

As a site for a factory building and garage the J. M. Horton Ice Cream Company has purchased the entire block front on the east side of Park avenue, between 130th and 131st streets, owned by the Keats Company, composed of interests identified with the old firms of Mandelbaum & Lewine and Lowenfeld & Prager. The property fronts 200 feet on Park avenue and 122 feet in 130th street. In 131st street it extends from Park avenue over to within 80 feet of Lexington avenue for a distance of 325 feet. The selling company purchased the entire block bounded by Lexington and Park avenues, 130th and 131st streets, eleven years ago and sold off the Lexington avenue end and most of the 130th street frontage, all of which has been improved with flat houses. Last month the Keats Company closed a deal with the Wells Fargo Express Company, whereby it arranged to build a garage on the Park avenue and 131st street corner, which was to be leased for a long term of years. That lease

has been cancelled. The Horton Company paid all cash for the property, which was held at \$175,000. Slawson & Hobbs negotiated the transaction.

Sale in Lenox Hill Section.

Continued activity in the sale of private dwellings in the Lenox Hill section was manifested in the sale on Monday to P. F. Rothermel, Jr., of the five-story English basement residence, on lot 21 x 102.2, at 105 East 73d street. The seller was the Residence Realty Company. William B. May & Company negotiated the sale of the property, which was held at \$100,000. The property adjoins the house built by Oakleigh Thorne at the northeast corner of Park avenue, which was sold last year to Frank Gray Griswold, who is now occupying it. Mr. Rothermel's neighbors on the Park avenue side are Arthur Ryle and Adele Q. Brown, while to the east are the homes of Norman Hapgood, Charles H. Russell, Ethel K. Crane and Alfred Jaretzki.

School Buys in Bronx.

A sale of forty-five city lots in the Riverdale section of the Bronx was consummated this week by the Newton Land Association with Riverdale Country School. This transaction was started considerably over a year ago, before the declaration of war by the United States, but closing of the title has just been effected.

By this purchase Riverdale Country School adds to the holdings upon which it has erected during the past year, at a cost of \$150,000, a beautiful, modern school building, designed by McKim, Mead & White. The property owned

by the school, through the Riverdale Country School Realty Company, Inc., now embraces over one hundred city lots overlooking Van Cortlandt Park and extending from Fieldston Road on the west to the Albany Post Road on the east, between West 252d street and West 253d street, one of the largest unbroken tracts occupied by any educational institution within the city. The value of the property is now placed at a quarter of a million dollars.

The sellers were represented by Joseph P. Day, City Judge George Simpson, president of the Newton Land Association, and George Taylor, counsel. The purchasers were represented by Seth Sprague Terry, vice-president of Wm. A. White & Sons, one of the directors of the Riverdale Country School Realty Company, and Frank S. Hackett, head master of Riverdale Country School.

Fifth Avenue Dwelling Deal.

United States Trust Company as trustee sold to a client of William B. May & Company the modern six-story, marble front residence at 824 Fifth avenue. There has been a considerable buying movement of costly private houses of late, and this transaction is but another evidence of the quiet but steady activity in this line of realty. The property just sold covers a plot 25 x 120 between 63d and 64th streets, and has been valued at \$300,000. The purchaser will occupy after extensive alterations are made.

Apartment Properties in Deal.

Directors' Realty Holding Company, representing I. Randolph Jacobs and Everett Jacobs, bought from the Economy Realty Company, of which Charles G. Phillips is president, the nine-story apartment house at 152 to 160 West 87th street, on a plot 82.8 x 100. N. A. Berwin and John L. Parish negotiated the deal. The property adjoins the apartment house known as the La Jacquetta, which was recently acquired by Mrs. Adelaide M. Megeath. From the same seller the Directors' Realty Holding Company also purchased the Avoca, an eight-story apartment house, at the northwest corner of Fort Washington avenue and 170th streets, covering a plot 101 x 95. About \$600,000 was involved in the deal.

Humanitarian Cult Buys.

As the result of a transaction closed on Monday the Humanitarian Cult, now at 1790 Broadway, is to have a fine new home. Mrs. Peter Doelger sold, through Pease & Elliman, to Cora B. Tinken the five-story American basement residence at 266 West End avenue, covering a plot 27.8 x 100, near 72d street. The property has been held at \$125,000. It is understood that the house will be turned over to the cult on easy selling terms by Miss Tinken.

Operator Buys and Sells Apartments.

Frederick Brown, the operator, figured in two apartment house deals on Thursday. The Kingdale Holding Corporation, Paul M. Gomberg president, bought from Mr. Brown the six-story elevator apartment house at 515 West 187th street on a plot 87.6x100. The structure houses twenty-four families and shows an annual rent roll of about \$16,000. It has been held at \$150,000. In another transaction Mr. Brown was the buyer. The property bought were the three apartment houses occupying the entire block front on the west side of Convent avenue, from 151st to 152d streets, and include 480 Convent avenue, a five-story structure on a plot 54x90xirregular at the northwest corner of 151st street, and arranged for fifteen families; 484 Convent avenue, adjoining, five stories, arranged for twenty families, on plot 54x106, and 492 Convent avenue, southwest corner of 152d street, six stories, 108 feet on Convent avenue and 77 feet on 152d street, having accommodations for twenty-four families. The houses are assessed by the City for \$210,000, and were held at \$225,000. Phelps & Damiane and H. J. Rogers were the brokers in the deal.

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Manhattan.**South of 59th Street.**

CANAL ST.—Kurz & Uren, Inc., resold for Rosie Klein the 5-sty loft building at 346 Canal st, southeast corner Church st, on plot 25.7x46.8, to William Schwegler.

GREENWICH ST.—Artemus B. Smith, as executor of the estate of Susan A. R. Moses, sold through Asbury Lester 400 Greenwich st, a 5-sty building, on plot 27x100.2, between Beach and Hubert sts.

PERRY ST.—Estate of James Fagan sold through Charles S. Goldsmith the 3-sty brick dwelling at 19 Perry st, on lot 19x75. This is the first sale of the property since 1890.

SOUTH ST.—Cammann, Voorhees & Floyd sold for Calvary Protestant Church 20 South st, near Broad st, a 5-sty building, on lot 28.6x125.

14TH ST.—Lawyers Mortgage Co. sold 422 East 14th st, a 5-sty tenement, 25x115, between Avenue A and 1st av.

45TH ST.—Varick D. Martin purchased from Trustee of the Presbytery of New York and George De Braekeleer the two old buildings at 240 and 242 East 45th st, forming a plot 50x100. A garage improvement is planned for the site, which is assessed at \$28,000. Harry E. Hayes was the broker in the deal.

47TH ST.—Estate of Gustav Schwab sold through William B. May & Co. 31 West 47th st, a 3-sty private dwelling, on lot 23.10x100.5. The property was assessed at \$78,000.

51ST ST.—The 4-sty private dwelling at 34 West 51st st, on lot 21x100, Columbia College leasehold, has been sold by Howard S. Corey to Ida M. Dalrymple.

54TH ST.—S. Reading Bertron sold to Benjamin Nicoll the 5-sty dwelling at 46 West 54th st, on plot 22x100.5.

AVENUE D.—Lawyers Mortgage Co. sold through M. Markowitz the 5-sty front and 4-sty rear tenements at 101 Avenue D, on lot 24.4x115, near 7th st.

PARK AV.—William A. Street sold the 4-sty dwelling, on plot 25x105, at 43 Park av to a client of the Douglas Robinson, Charles S. Brown Co.

North of 59th Street.

64TH ST.—Estate of William Amend sold 154 West 64th st, a 5-sty flat, on lot 20x100. A. W. Miller & Co. were the brokers.

85TH ST.—Congregation Zichron Jeduda is the buyer of the 3-sty building at 350 East 85th st. It will be remodeled into a synagogue.

103D ST.—Frank L. Fisher Co. sold 131 West 103d st, a 5-sty flat.

105TH ST.—Assunta Barretto bought for investment, through David Lion and S. Soraci, from Julian C. Rosenham the 6-sty tenement at 343 East 105th st, on lot 25x100.

109TH ST.—Mae Levy sold 72 East 109th st, a 4-sty single flat, on lot 17x100.11, between Madison and Park avs.

118TH ST.—James H. Cruikshank purchased from Anna Edgar Donald the 5-sty double flat at 31 West 118th st, between 5th and Lenox avs, on plot 25x100. Assessed at \$24,000. Harry Sugarman was the broker.

121ST ST.—Henry Morgenthau Co. sold the 5-sty tenement at 427 East 121st st, on plot 4x100.

127TH ST.—James H. Cruikshank sold to George Kerner the two 5-sty tenements at 208 and 210 East 127th st, between 2d and 3d avs, on plot 45x100. Morris Kerner was the broker.

129TH ST.—James H. Cruikshank purchased the 5-sty double flat at 107 West 129th st, on plot 25x100, between Lenox and 7th avs, assessed at \$21,000.

130TH ST.—John W. Simpson bought from Katherine L. Minife the 3-sty dwelling at 133 West 130th st, on lot 16.8x100. A. G. Thompson & Co. were the brokers.

136TH ST.—B. W. Smith sold for Lavinia Henry to James Sessions the 3-sty dwelling at 222 West 136th st, on lot 17x99.11.

136TH ST.—A. G. Thompson & Co. sold for Harry Bowman 221 West 136th st, a 3-sty dwelling, on plot 17x99, to Beulah-Wesleyan Methodist Church.

141ST ST.—Louis Bloch sold to the recently organized Ivanhoe Holding Co., composed of W. A. and L. Landesman, the 6-sty tenement at 208 and 210 West 141st st, on plot 60x99.11, located 165 ft. west of 7th av.

LEXINGTON AV.—Joseph F. Seitz sold for Edward Hirsch and Edward Oppenheimer 777 Lexington av.

MADISON AV.—Kurz & Uren, Inc., sold for John Freiman the 5-sty apartment house at 1791 Madison av, between 117th and 118th sts, on plot 25x100, with store and two families on each floor, to Anthony Avenue Realty Co.

PARK AV.—Eugene A. Walsh sold for Pescatore Realty Corp. to Crane Co., of Chicago, the entire block front on the west side of Park av, running from 134th to 135th sts, being 200 ft. on the avenue and 90 ft. in each street.

RIVERSIDE DR.—Frederick Brown bought a strip 7x24 from Erastus B. Treat, of E. B. Treat & Co., publishers, to square out his plot at the southeast corner of Riverside dr and 146th st, which he recently acquired in exchange for the High Cliff, a 6-sty elevator apartment, southeast corner of Audubon av and 177th st.

7TH AV.—Kenway Realty Co., through Louis Block, resold to Newman & Alper 2480 and 2482 7th av, northwest corner 144th st, a 6-sty tenement, with stores, on plot 40x100. The sellers bought the property last month at auction in a foreclosure for \$50,100.

Bronx.

SIMPSON ST.—Frank H. Patterson and William Nelson Cronwell, as trustees of Henry B. Patterson, sold 1012 Simpson st, a 5-sty apartment, on plot 40x100, near Westchester av.

135TH ST.—Louis Wagner sold to Forest C. Horton the 4-sty flat at 313 East 135th st, on lot 25x100, near Alexander av; also the 2-sty dwelling at 656 East 165th st, on lot 20x120. In part payment Mr. Horton gave his farm of 100 acres, fully stocked, at Sterling, N. J. Eugene J. Bushner was the broker.

UNION AV.—Cahn & Cahn sold for Bond and Mortgage Guarantee Co. to Gustav Schmidt 694 Union av, a 2-sty 2-fam. house, on lot 18.9x95.

BRADHURST AV.—James H. Cruikshank purchased from the Colored Orphan Asylum the 5-sty single flat at 8 Bradhurst av, between 142d and 143d sts, on plot 23x58.

FORT WASHINGTON AV.—Van Dyck estate sold the 5-sty apartment house, on plot 100x95, at the northwest corner of Fort Washington av and 171st st, to Max N. Natanson, through William S. Baker.

TELLER AV.—Schwab & Co. sold for John Holman a 3-sty 3-fam. brick house at 1356 Teller av, on plot 25x83, for cash.

Brooklyn.

BAINBRIDGE ST.—Realty Associates sold the 2-sty brick 1-fam. dwelling at 265 Bainbridge st, on plot 16.3x100.

DAHLGREN PL.—Frank A. Seaver & Co. sold the plot, 50x125, on the easterly side of Dahlgren pl, 150 ft. northerly from 90th st, for Mauray Realty Co.

HANCOCK ST.—Brooks & Momand sold for Bowery Savings Bank the dwelling at 333 Hancock st, recently acquired by the bank through foreclosure.

LAKE ST.—B. J. Sforza sold for Mary E. Roberts the two 2½-sty 1-fam. brick houses in east side of Lake st, from 1st pl to Village rd, on plot 83x140.

VAN SICLEN CT.—Eduoard C. Panitz sold for estate of Thomas Haggerty to Bruno Torn north the 2-sty 1-fam. dwelling at 1 Van Siclen ct.

19TH ST.—J. D. Ranck & Samuel Galitzka, as brokers, sold for Mable Holmes 951 East 19th st, a 1-fam. house, semi-detached, on plot 25x100.

50TH ST.—Realty Associates sold the 2-sty brick 2-fam. house at 1136 50th st, on plot 20x54x100.

55TH ST.—Agress Construction sold through O. E. Larson the 2-fam. brick building, with garage, at 920 55th st.

55TH ST.—Bessie Mayhew sold through O. E. Larson the 2-fam. brick building at 762 55th st.

55TH ST.—O. E. Larson sold for Grace Hayes the 2-fam. brick building at 771 55th st.

61ST ST.—O. E. Larson sold for Henry Wolf the 2-fam. brick building, with garage, at 578 61st st; also the 2-fam. building, with garage, at 584 61st st.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached brick dwelling, with garage, at 2152 66th st, in the Mapleton district, to George Fox, of Manhattan.

71ST ST.—Frank A. Seaver & Co. sold the 2-fam. brick house at 266 71st st for Georgiana Madigan.

73D ST.—Frank A. Seaver & Co. sold the dwelling at 73d st, Bay Ridge, for Catherine Scherer, who took in part payment a 20-acre farm at Pinelawn, L. I.

75TH ST.—Frank A. Seaver & Co. sold the 2-fam. brick house at 922 75th st for Mahoney estate.

77TH ST.—Frank H. Malone, as broker, sold the 1-fam. detached cottage, with garage, on plot 50x109, at 249 77th st for Henry T. Hilton. The property was held at \$13,500.

77TH ST.—Henry T. Hilton sold to a client of Frank H. Malone the 1-fam. cottage at 240 77th st, on plot 50x100. The house was held at \$13,500.

81ST ST.—O. E. Larson sold for Arthur Blot a plot, 29x100, at the northwest corner of 81st st and 4th av.

BAY RIDGE PARKWAY.—James Watters sold for Louise A. Kinkel the 1-fam. stone front dwelling at 436 Bay Ridge parkway (75th st).

COLUMBIA HEIGHTS.—Travis H. Whitney of the Public Service Commission, bought through Chauncey Real Estate Co. for his home, 212 Columbia Heights, the S. B. Chittenden mansion, on plot 25x100.

LEWIS AV.—Realty Associates sold the 2-sty brownstone 1-fam. dwelling at 385 Lewis av, on plot 20x40x90.

NEW UTRECHT AV.—I. Salzberg sold for D. Donagan to N. Klein 5324 New Utrecht av, a 3-sty store building, on plot 20x85, 29 ft. north of 54th st.

SCHENCK CT.—Eduoard C. Panitz sold for Albert W. Schede et al to Samuel McNeill the 2-sty dwelling at 6 Schenck ct.

SUNNYSIDE AV.—Eduoard C. Panitz sold the 2-sty brick 2-fam. dwelling at 98 Sunnyside av for William A. Abel to Alfred Bauer.

6TH AV.—O. E. Larson sold for Elizabeth Tomsden the 3-fam. brick building at 5525 6th av.

6TH AV.—John Pullman Real Estate Co. sold 197 6th av, a 3-sty brownstone dwelling, on lot 20x100, for William J. Corry to Miss Carol C. Doepker.

7TH AV.—O. E. Larson, as broker, sold for William Wharton the 2-sty store and brick building at 5415 7th av.

7TH AV.—Himmelmreicher & Stam sold through O. E. Larson the 2-sty and store brick building at corner of and known as 5402 7th av.

Queens.

ARVERNE.—Lewis H. May Co. sold for Morris Stadler a dwelling on the west side of Swann pl, near the ocean, to Peter Tessler.

BAY SIDE.—J. Wilson Dayton sold for Clifford Bruce the property at southwest corner of Chambers st and Warburton av, in the Bellecourt section, to Mrs. Margaret Watson Dobbyn.

DOUGLASTON.—Frank L. Fisher sold for Miss D. W. Chapman her waterfront country estate on Little Neck Bay to J. M. Rothwell. The property has been held at \$25,000.

DOUGLASTON.—W. Yates sold to N. McGlashan the dwelling and plot, 57x200, in the north side of Willow st, 500 ft. west of Prospect av.

FAR ROCKAWAY.—Adirondack Hotel Corp., through Hatch-Gazan Co., bought from the estate of Anna Shannon a 3-sty frame dwelling on the east side of 9th av.

FLUSHING.—William E. Mitchell sold to Clark Electrical & Manufacturing Co. the brick factory at 22 to 26 Vanderbilt av, on plot 75x100, near Flushing av. Bulkley & Horton Co. negotiated the sale.

FLUSHING.—L. I. Cooper sold to A. Conover the dwelling and plot, 60x113 ft., at the southwest corner of Osgood pl and Whitestone av.

FLUSHING.—Giuseppe Aquino and Antonia Gandio purchased from Michael Murtha the 2-fam. dwelling at 60 Pine st. J. Albert Johntra was the broker.

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to submit high-grade improved property which may be leased or purchased at attractive prices.

HOLLIS.—J. Hrostoski sold to S. R. Hardy the dwelling and plot, 50x125, on the north side of Chicopee av, 75 ft. west of Carpenter av.

JAMAICA.—S. R. Gomersall sold to E. Sullivan the dwelling and plot, 30x100, on the south side of DeGrauw av, 355 ft. west of Victoria st.

JAMAICA.—Van Brunt Realty Corp. sold to A. Stiehl the dwelling, on plot 34x73, in the south side of Windom st, 75 ft. east of Lott av.

JAMAICA.—Mrs. Homer Wise sold to J. Noah H. Slee, president of the Three-in-One Oil Co., a dwelling with garage, on plot 100x200, on Doden la, 300 ft. west of Jamaica av.

JAMAICA.—C. J. L. Cords sold to M. Zeller the dwelling, on plot 40x100, in the north side of Shipley st, 140 ft. east of Forest Parkway.

JAMAICA.—M. P. Gregory sold to M. P. Gordon the dwelling and plot, 50x100, in the east side of Orchard st, 264 ft. north of Highland av.

JAMAICA.—J. Corcoran sold to El. Klauser the dwelling and plot, 40x100, on the west side of Woodland av, 80 ft. south of Brandon av.

LONG ISLAND CITY.—Roman-Callman Co. leased the property owned by the Corn Exchange Bank in Front st to H. C. Mallory, for the development of a new industrial enterprise.

MASPETH.—B. A. Gresser sold to A. E. E. Bohnhoff the dwelling and plot, 51x100, at 102 Fisk av.

MORRIS PARK.—Irving Holding Corp sold to L. A. Cox, who transferred it to F. Dold, the dwelling and plot, 30x92, on the east side of Johnson av, 210 ft. north of Belmont av.

RICHMOND HILL.—F. B. Magee sold to Arthur Hull a plot, 95x100, at the northeast corner of Orchard av and Elm st.

RIDGEWOOD.—Joseph Fallert Brewing Co. sold to R. Sihler the store and dwelling on the east side of Webster av, 358 ft. south of Central av.

ROCKAWAY BEACH.—A. Johannsen sold to R. Cohen a plot, 50x102, at the northwest corner of the Boulevard and Kneer av.

ROCKAWAY PARK.—Rockaway Park Realty Co. sold a house on North 9th av for E. C. Bingham to M. H. Hauser, and for B. Goldberg a house on North 10th av to Sol Frank and Joseph Gerson.

WOODHAVEN.—C. Hasenflug sold to M. Magerle the dwelling and plot, 40x100, on the west side of Vandever av, 358 ft. south of Jamaica av.

WOODHAVEN.—J. F. Reichard sold to V. H. Beadle the dwelling on the south side of Tower pl, 150 ft. east of Freedom av.

Richmond.

MARINERS HARBOR.—W. S. E. Hall sold for Frank G. Burger the cottages at 143 and 145 Simonson av, and in conjunction with M. J. Hughes 139 and 141 Simonson av.

Nassau.

GREAT NECK.—Baker Crowell, Inc., sold the Charles Laing estate, near the links of the Great Neck Golf Club, to Mrs. Margaret V. Thirle.

Westchester.

PELHAM.—Fish & Marvin, through their Pelham office, sold for Mrs. C. C. Merritt of Larchmont her residence on Colonial av to Eugene Krustal.

YONKERS.—Hudson River Country Club purchased the 9½ acre tract, with a 3-sty dwelling, at 1039 North Broadway, formerly the home of the late Eugene C. Clark. The property has been held at \$100,000.

YONKERS.—James H. Cruikshank sold to Walter B. Dixon the plot of lots, 75x100, on Slater av, Colonial Heights.

YONKERS.—Thomas S. Burke sold for Elliott G. Kingsbury to Vance R. Dittman his dwelling at 98 Devoe av, in the Van Cortlandt Crest section.

SCARSDALE.—Fish & Marvin sold for Cornelius B. Fish property on "The Grange." The property consists of one acre of land on which there are a Dutch Colonial house and a two-car garage. The place was held at \$30,000.

Out of Town.

MONTCLAIR, N. J.—Louis Schlesinger, Inc., sold the Colonial residence at the corner of Beverly rd and Montclair av to Ruben Haas of New York, president of the R. L. Haas Lumber Co., factors in ship lumber.

NEWARK, N. J.—Louis Schlesinger, Inc., sold the property at 23 to 25 Sylvan av, consisting of a 3-fam. dwelling, on plot 35x105, containing 16 rooms and improvements, for Smith estate, and again resold by the same broker to John Gennari.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for John S. Rice his residence in Kathawood Park to James Spence Wilson.

RECENT LEASES.

J. P. Morgan Company Leases.

Flintlock Realty Company, of which J. P. Morgan is president, leased, through Henry Hof and MacLay & Davis, the five-story, fireproof garage, comprising 120,000 square feet, and the two five-story tenements at the northwest corner of 47th street and Second avenue, covering a frontage of 2,276 feet in 47th street, 100 feet on Second avenue and running 300 feet deep. The lessees are Mayer, Daxe & Company, who are to pay an aggregate net rental of \$534,000 for a period of twenty-one years. This property was formerly used

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REAL ESTATE Manager or Collector for high-class apartment house or hotel; experienced and first-class references; offers his service to owners or real estate agents. **R. RICHTER**, Hotel Cecil, 118th St. and St. Nicholas Ave.

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BUY LIBERTY BONDS

as a brewery, and was acquired through foreclosure by the selling company in 1911. Herman R. Elias represented the tenants, and Carter, Ledyard & Milburn the landlord, as attorneys.

Complex Leasing.

William Pierre Jockin, in conjunction with Harris & Vaughan, has just successfully concluded negotiations which will permit the fast growing Union Carbide Company to expand their quarters in the 42d Street Building by obtaining possession on May 1st of the sixteenth floor in this structure. The same brokers have leased for a long term of years to Crocker Brothers, who held a lease of these premises, expiring May, 1921, the entire seventeenth floor of the new building, at 21 East 40th street, at an annual rental of approximately \$10,000. In order to consummate the lease of this floor it was necessary to obtain a cancellation of C. I. Hudson's lease of part of it and induce the C. K. Comstock Company, who occupy two floors in the same building, to sublet offices to the Hudson Company.

Lease Second Avenue Garage.

Henry Hof has leased for the Flintlock Realty Company, J. P. Morgan, president, the entire five-story, fire-proof garage, comprising 120,000 square feet, and including the two five-story tenements at the northwest corner of 47th street and Second avenue, being in size 227 feet and 6 inches in 47th street and 100 feet on Second avenue, and running 300 feet deep on the interior portion of the lot. The lessees, Mayer, Daxe & Co., Inc., will operate same after extensive alterations are made. The aggregate net rental for a term of twenty-one years is \$534,000. This property was formerly used as a brewery, and was acquired through foreclosure by the Flintlock Realty Company in 1911. Herman R. Elias represented the tenant. MacLay & Davies and Carter, Ledyard & Milburn represented the landlord.

Jewelers Moving Uptown.

New classes of tenants are rapidly moving into the mid-town Fifth avenue, as attested by the leases this week by Brett & Goode of entire floors in the new building at 6 to 8 West 48th street to the American Gem and Pearl Company, now at 14 Church street, and to Jacob Mehrlust, also a jeweler, now at 12 John street. The same brokers also leased floors in the same building to the Paralta Plays, Inc., moving picture producers to the First National Exhibition Circuit, and to E. O'Donovan, retail dressmakers.

Lease Garage from Plans.

Ames & Company have leased from the plans the garage to be erected by Clarence S. Nathan at the southwest corner of Greenwich avenue and West 12th street. This garage, which fronts 67.5 feet on Greenwich avenue and 118.4 feet in West 12th street, is to be erected under the plans and personal supervision of George M. McCabe, architect. The main floor of the building is to be for the exclusive use of commercial cars, while the upper floor will be devoted to pleasure cars. The property has been in the Nathan family for 200 years, and comprised part of the country seat of Mr. Nathan's great grandfather. Work on the new construction will begin May 1st.

Manhattan.

AMES & CO. leased for Larkin Lumber Co. to Joseph Paolich the 3d left at 630 to 632 1st av.

AMES & CO. leased from the plans to a client the garage to be erected by Clarence S. Nathan at the southwest corner of Greenwich av and West 12th st. This garage, which will front 67.5 ft. on Greenwich av and 118.4 ft. on West 12th st is to be erected under the plans and supervision of George M. McCabe, architect. The property has been in the Nathan family for 200 years, and comprised part of the country seat of Mr. Nathan's great-grandfather.

JAMES S. ANDERSON & CO. rented a floor at 84 Nassau st to William A. Jensen.

BRETT & GOODE CO. leased for Milton Rosenberg the 11th floor at 150 to 156 Lafayette st, containing over 10,000 sq. ft., to H. E.

Boucher Mfg. Co., which is engaged in special work for the United States Navy.

THE BRETT & GOODE CO. leased space at 117 to 151 Lafayette st to Vincent Cioica; at 51 West 45th st to Hubert and Victorine B. Santini; and at 39 Great Jones st to Collin Bros. and Sarna Co.

DANIEL BIRDSALL & CO. rented the store, basement and sub-basement at 369 Broadway to Salomon Stern, Ltd., of America, for an office and salesroom.

CUSHMAN & WAKEFIELD, INC. leased a suite of offices in the new Equitable Trust Building, 45th st and Madison av, to J. W. Black & Associates; also at 50 East 42d st a suite of offices to the Building Industries of New York; also a large suite of offices to American Steam Conveyor Corp. at 108 and 110 West 40th st; and space at 280 Madison av to Barnes & McNamara.

DUROSS CO. leased for B. F. Bloomfield, of Saratoga Springs, N. Y., the 6-sty warehouse at 250 to 252 West 27th st to Commonwealth Warehouse Co., Inc., for 10 years.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 19 rooms and 5 baths at 270 Park av, covering the entire block bounded by Park and Madison avs, 47th and 48th sts, to Dr. James C. Ayer.

DOUGLAS L. ELLIMAN & CO. leased a loft at 14 East 46th st for Livingston Phelps to Cortina School of Languages; and for Secretary of the Treasury William McAdoo his house at 13 West 48th st to Emma D. Hart.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 270 Park av for Dr. Charles V. Paterno to Mrs. Benjamin; also an apartment at 815 Park av, corner 76th st, for Trauts Realty Co. to E. J. Phillips; also an apartment at 157 East 81st st to Dr. Robert L. Hutton; and renewed the following leases from October 1: at 840 Park av for Frederick Johnson to Mrs. M. F. Rafferty; at 122 East 82d st to Howard Froelick; at 383 Park av to Miss Lavinia R. Graves; at 471 Park av to Miss Julia R. Tutwiler; and at 43 East 62d st to Joshua A. Hatfield.

J. B. ENGLISH leased for A. M. Maclay to Jacob Orgel the store at 747 7th av.

JAMES J. ETCHINGHAM leased the store and basement at 1916 Broadway to the Lincoln Lunch Room; also for estate of Louis Schlesinger the store and basement at 148 Amsterdam av to Joseph Regalo, and for Slawson & Hobbs the store at 3334 Broadway to Joseph McMahon.

FRANK L. FISHER CO. leased to Dr. Margaret P. Brewster an apartment at 524 Riverside dr.

FRANK L. FISHER CO. leased to Samuel Pollock a ground floor store at 707 East 156th st.

FRANK L. FISHER CO. sub-leased for Wray W. Allen his apartment at 749 West End av to Chas. G. Willoughby.

GOODWIN & GOODWIN rented for A. Moses to Sarah Sullivan the 3-sty private dwelling at 162 West 130th st.

HERALD LUNCH CO. leased from Stonemor Realty Co. the property at 12 South st for 10 years from May 1, 1919; also from Teresa R. O'Donohue the property at 190 West st for a similar term, from May 1, 1918.

M. & L. HESS, INC., leased the 16th floor at 902 to 906 Broadway, northeast corner of 20th st, containing 16,000 sq. ft., to the Anti-Saloon League, for executive offices.

M. & L. HESS, INC., leased the 10th floor at 257 to 265 West 17th st to Sweets Co. of America; also the 9th floor at 6 and 8 20th st to M. Feinberg.

M. & L. HESS, INC., leased for Graylock Realty Co. the 6-sty building at 8½ to 12 Jones st, on plot 75x100, containing 52,500 sq. ft., to Lindeman & Sons Piano Co. The lease is at an aggregate rental of \$125,000.

HENRY HOF leased for Boylston Brothers for 15 years, with a 10-year renewal, the 5-sty garage at 142 East 41st st to the Kips Bay Garage Co., Inc.; also for P. Purcell the store at the southeast corner of 2d av and 40th st to Andrew Davey.

HOUGHTON CO. leased the 4-sty dwelling at 245 West 72d st, between Broadway and West End av, for 5 years to Georgena Smythe.

HOUGHTON CO. leased for Louise A. Hopf the 3-sty dwelling at 128 Manhattan av, between 105th and 106th sts, to Katherine Woodward.

HOUGHTON CO. leased to Mary E. Gavin the 4-sty dwelling at 59 West 90th st for James Henry Dowd, Thomas M. Dowd and Nellie Ferguson.

SAMUEL H. MARTIN sublet for Esta Water Auxiliator Co., Inc., the building at 248 West 60th st to Morris Greenspan.

PAYSON McL. MERRILL CO., INC., leased an apartment at 161 East 79th st to Hubert McDonnell, at 200 West 57th st to Puzant K. Costikyan, and with Douglas Robinson, Charles S. Brown Co., a large duplex apartment at 823 Park av to Thatcher M. Brown, of Brown Brothers & Co.

GEORGE V. McNALLY rented for Rev. George A. Branigan of Defiance, Ohio, to Patrick Parker the store and basement at 153 Amsterdam av.

CHARLES F. NOYES CO. leased offices at 42 Broadway to Dickerman & Englis; about one floor at 25 Pine st to Interstate Appraisal Co., Inc. and N. Y. Lignolithic Corp.; at 52 and 54 Maiden la. offices to Hipp Diedesheim & Bros., R. E. Boyd and Manufacturing Jewelers' Export Co.

CHARLES F. NOYES CO. rented for Robert Kelley Prentice the building at 191 Front st, near Fulton, for 5 years from May 1 at an increase of 35 per cent. in the rental.

CHARLES F. NOYES CO. leased the 10th floor at 543 Broadway to Starling Hat Co.; the 7th floor at 257 and 259 William st to Engraved Products Co., Inc.; the 2d floor at 221 Pearl st to Aaron Abramson; the 2d floor at 253 and 255 Church st to Eclipse Supply Co.; and subleased for the estate of Samuel Rubin the 4th floor at 116 Duane st to Bernard Lebovitz.

CHARLES F. NOYES CO. leased offices in the Masonic Building, at 23d st and 6th av, to Lincoln & Parker Film Co.; also in the same building to Temple Dress Co.; and for Maclay & Davies, agents, leased a suite of offices at 140 Nassau st to International Alcohol Corp.

S. OSGOOD FELL & CO. leased for George Heinlein the fireproof garage now nearing completion at 303 to 307 West 128th st, between 8th and St. Nicholas avs. The building has five floors, and the lease runs for 21 years. The lessee, a corporation not yet formed, has not decided whether it will run the garage itself or sublease.

PEASE & ELLIMAN leased for estate of Amos F. Eno the 4-sty dwelling at 28 5th av, between 9th and 10th sts, to F. O. Roe, vice-president of the Mechanics and Metals National Bank.

PEASE & ELLIMAN leased for Mrs. E. A. Ashley to Mrs. C. C. Gaffney the 3-sty dwelling at 342 West 75th st, between Broadway and West End av.

PEPE & Bro. leased apartments at 123 to 125 Waverly pl for 123-125 Waverly Place Realty Co., Inc., to Miss N. N. Post, Mr. Corlis Giles, Mrs. Sam Rand, Miss Sarah H. Judson, Mrs. Flora Luter, Mrs. F. R. Day, Mr. Thomas F. Shields, Miss Evelyn Norden.

L. J. PHILLIPS & CO. rented a furnished apartment at 230 West 79th st to Captain J. Milton Hill for J. B. Scott.

L. J. PHILLIPS & CO. rented an apartment at 233 West 83d st to Henry Menge.

L. J. PHILLIPS & CO. leased an apartment at 135 Central Park West to J. L. Buttenwieser.

L. J. PHILLIPS & CO. leased stores in the Arcade Building, known as 3803-A Broadway and 3805-A Broadway, to Martin Bartos and Louis Schoen.

L. J. PHILLIPS & CO. leased apartments at 568 West 149th st to Dr. George Walters, and to J. L. Buttenwieser at 135 Central Park West.

QUEENS, OZONE PARK.—Wiggins & Cairns leased to C. F. Hayes through American Bureau of Real Estate a residence on Clinton st.

GEO. R. READ & CO., in conjunction with Charles Konheim, subleased to Schaefer's Studio, Inc., the store and basement at 122 East 14th st.

GEO. R. READ & CO. rented for John Jacob Astor offices at 52 Broadway to Samuel Fleischman.

GEO. R. READ & CO., in conjunction with Charles Konheim, subleased the store and basement at 122 East 14th st.

GEORGE ROSENFELD CO., INC., leased the rear portion of the 4th floor at 31st and Madison av.

ROWANTREE-SCHLEY CO. leased to Almax Manufacturing Co. loft at 103 5th av; at 21 East 17th st to Isaac and Abraham Korostoff, and with E. H. Ludlow & Co. loft at 401 Lafayette st to Seaman Hat Co., Inc.

SCHINDLER & LIEBLER leased for Hoguet estate the 4-sty private dwelling at 150 West 77th st to a client of Houghton Co.

LOUIS SCHRAG leased for Samuel Reigier the 3d loft at 210 East 23d st to Brew Coat & Apron Supply Co.; for Mary E. Jones the 1st loft at 506 6th av to Frank Tafuri; and with Carstein & Linnekin the 2d loft at 37 West 19th st to Belkar Dress Co.

JOSEPH T. SEITZ leased for J. Wendt the grade store at 1114 2d av to Harry Kreselstein; also for H. H. Smith 142 East 55th st to Otto Newacker.

LOTON H. SLAWSON CO. leased for Albert B. Ashforth, Inc., a suite of offices at 105 West 40th st to Dioradin Co.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased to New York Waist House, Inc., space in the Einstein-Wolff Building, corner of Broadway and 25th st, at a rental aggregating \$50,000; also to Bird Fastener Co. space at 225 5th av, and to La France Novelty Co. the top floor of J. L. Mott Building, 5th av and 17th st.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for Louis Rubinstein the store and basement at 205 Canal st to Hardware & Supply Co.; also the 2d loft at 126 Maiden la to T. F. Gregg & Co., manufacturing stationers; also a suite of offices on the 14th floor at 277 Broadway to Miller & Houghton, ship brokers.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased, in conjunction with William C. Walker's Sons, store and basements, containing 20,000 sq. ft., at 14 and 16 Washington pl, corner of Greene st, to Mantle Lamp Co. of America; also a loft at 311 Broadway for the Astor estate to Water Supervision Co., and a loft for Frank P. Kruger to Argyle Co. at 80 and 82 Wooster st.

STEPHEN H. TYNG, JR., & CO. leased the following office space: 5,000 sq. ft on 5th floor at 381 4th av to the National Assn. for Study and Prevention of Tuberculosis for a long term; office on the 6th floor to Harris Ulanoff and on 5th floor to The Adco, Inc.; at 50 Union sq to Dixie Fruit Products Corp., Hans Hinrichs and Mitchell-Reed Co.; at 31 Union sq to Exeloid Co., Emanuel Solomon, W. & H. Walker, Francis A. Deck, Bernard Katz, Lyons & Zeeman, Rogatz Bros., Cyrus Williams and Otto A. Grundmann, Lutheran Bureau and Francis W. Kurtz & Co; at 41 Union sq to

Edwin D. Collins, Louis Maisner, Philip J. Lehman, Keystone Minerals Co., J. E. Delbourgo, and a large portion of 4th floor to Astra Sales Co., formerly located in Singer Bldg. at 149 Broadway.

STEPHEN H. TYNG, JR., & CO. leased at 25 Madison av, large space on 14th floor front to Arthur C. Meyer & Co.; also in conjunction with Daniel Birdsall & Co. at 100-2 Wörth st the entire 8th floor to the Shaw-Walker Co.; in conjunction with Spear & Co. the entire 6th floor at 18 East 17th st to the Metropolitan Electric Lamp Co.; leased for A. D. Juilliard the store and basement at 32-36 West 18th st to the Globe Mdse. Co.; large space at 45 East 17th st to Howard L. Curry; and in conjunction with H. J. Cutner leased the entire 2d floor at 9-11 East 18th st to A. J. Fondeville.

CHARLES B. WALKER, with Niewenhaus Brothers, leased to P. Lorillard Co., tobacco manufacturers, the former school at the southwest corner of Avenue A and 90th st, part of St. Joseph's Asylum property, for 10 years, at a total rental of \$80,000.

WELD & SUYDAM leased for 10 years the west half of the 2d floor at 52 Broadway for John J. Astor of London, England, to Scandinavian Trust Co. at an aggregate rental of approximately \$200,000.

MAURICE WERTHEIM leased for Neefar Realty Co. the northerly store at 423 and 425 Lexington av to the Service Machine Corp. of Chicago, manufacturers of postage stamp vending machines.

MAURICE WERTHEIM leased for Marie A. Mittendorf the 5-sty tenement at 159 East 97th st to Isaac Wagner and Louis Patterson.

WM. A. WHITE & SONS leased 5500 sq. ft. at 153 to 155 Hudson st to Denver Chemical Manufacturing Co., manufacturers of anti-phlogistine.

WM. A. WHITE & SONS leased the store and basement at 596 Park av, south of 64th st, to Daniel Reeves, Inc.

WM. A. WHITE & SONS leased offices at 43 Exchange pl to Alfred R. Whitman; at 48 West 27th st to P. F. Greenfield; at 10 Old slip to

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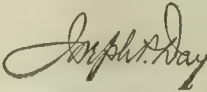
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Andrew Ebsen & Co.; and at 21 Maiden la to Weinberg Ulrich.

WHITE-GOODMAN leased to Charles Weiland, Inc., the 5-sty building at 143 Chambers st at an aggregate rental of \$60,000.

WILLIAM H. WHITING & CO. leased the lofts and basement at 155 William st to Annin & Co., and the building at 220 Greenwich st to National Paper and Type Co.

WILLIAM H. WHITING & CO. leased for Paul Viane the entire building at 225 South st, running through to and including 441 and 443 Water st, to The New York American. After extensive alterations the building will be occupied as a paper warehouse.

Bronx.

FRANK L. FISHER CO. leased to Henry Mille a ground floor store at 707 East 156th st, corner of Jackson av.

Brooklyn.

FACTORY EXCHANGE leased the building at 319 and 321 Kosciusko st to Disteard Fur Dyeing Co., Inc.

CHARLES F. NOYES CO. leased to Truly Warner, latter, at an aggregate rental of about \$125,000, for John F. James & Sons, representing the Metropolitan Trust Co., the double store at 391 Fulton st, through to Adams st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the corner of Bryant and Clinton sts, consisting of about 25,000 sq. ft., for the estate of Jeremiah P. Robinson to Mutual Co. for use as a lumber yard.

Queens.

ARVERNE.—Lewis H. May Co. leased for Mrs. Lizzie Weiskopf the Elizabeth Hotel on Storm av to Max Rosoff.

Westchester.

PELHAM.—Fish & Marvin leased the residence of Mrs. Diana M. Schireson to Roland C. Bortle; also the property of Mrs. L. K. Davis, consisting of a large stucco residence, to Mrs. Alfred Goldsmith.

SCARSDALE.—Fish & Marvin rented for Benjamin Edwards his residence on Post rd, unfurnished, to Harry S. Neuman; also for Oliver A. Hyatt his residence on Post rd, unfurnished; also for Mrs. Matilda Hoykendorf her residence on Fox Meadow rd to Herbert J. Cohn; also for Mrs. Blanche W. Walton her property on Garden rd, furnished, for the summer to Joseph H. Wise; also for Mrs. Grace S. Smith her residence on Colvin pl, Greenacres, furnished, to Julius Raunheim; also for Mrs. Mary Stockton Pope her residence on Morris la, furnished, to Isaac Brandon.

Out of Town.

NEWARK, N. J.—Louis Schlesinger, Inc., leased the store at 74 Mulberry st for estate of Cecilia Schwartz to Great Atlantic and Pacific Tea Co. of Jersey City.

NEWARK, N. J.—Louis Schlesinger, Inc., rented for F. H. Tiplin the upper floors in the 2-fam. house at 113 Bloomfield av to E. M. Brooks.

NEWARK, N. J.—Louis Schlesinger, Inc., leased for A. A. Eisele & Sons a suite of rooms at 653-655 Broad st to Electro-Medical-Doctors, Inc., of Trenton, N. J.

NEWARK, N. J.—Feist & Feist, Inc., agents, leased for Third Presbyterian Congregation in Newark to Roson & Schotte the front portion of the second floor, located at 909 to 915 Broad st.

NEWARK, N. J.—Feist & Feist, Inc., of Newark, N. J., agents for estate of Amos H. Van Horn, leased to E. A. Kirch & Co. the 2d floor at 73 Market st.

NEWARK, N. J.—Feist & Feist, Inc., of Newark, N. J., leased for Third Presbyterian Congregation in Newark the store at 911 Broad st to Frank Herud.

SOMERVILLE, N. J.—Feist & Feist, Inc., of Newark, N. J., leased to Sloan Fur Dressing Co. the building located at the corner of Main st and Doughty av for Glen Rock Woolen Co.

REAL ESTATE NOTES.

PEPE & BRO. have been appointed agents for the 5-sty brick building at 50 Carmine st.

ENNIS & SINNOTT, operators, will move to larger quarters at 7 East 42d st on May 1.

AGNES SILLCOCK is the purchaser of 153 Mercer st, sold recently by Charles F. Noyes Co.

HARRY GOODSTEIN has removed his offices from 135 Broadway to 261 Broadway, room 1015.

MARK RAFALSKY & CO. has removed their offices to 21 East 40th st, northwest corner Madison av.

ENNIS & SINNOTT will move to larger offices in the Transit Building, at 7 East 42d st, on May 1st.

I. FEINBERG is the buyer of the 6-sty flat at 243 and 245 West 116th st, sold recently by Abram S. Jaffer.

ROBERT BARKS is the purchaser of 6 West 12th st, sold recently by William Cruikshank's Sons and E. H. Ludlow & Co.

GUSTAVE LINDENSCHMID is the buyer of the private dwelling at 327 East 57th st, sold last week by Lawyers Mortgage Co.

J. S. MAXWELL has been appointed managing agent of the High Cliff Apartments, at the southeast corner of Audubon av and 177th st.

J. S. MAXWELL was the broker in the sale of 3472 Broadway for Mrs. Elizabeth F. Sibbald, a 4-sty business building, between 141st and 142d sts.

MICHAEL T. WALSH bought the dwelling at 400 St. Nicholas av, corner of 130th st, sold recently through Porter & Co. and John R. Davidson.

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PATRICE D. WEBB, tenant, who bought the "Diamond Jim" Brady property at 7 West 86th st sold recently by Pease & Elliman, paid \$45,000 for it.

ALMA H. ANDERSON is the buyer of the 5-story dwelling at 110 East 73d st, sold recently by Stanley M. Isaacs, through Douglas L. Elliman & Co.

CHURCH OF ST. JOHN THE EVANGELIST is the buyer of the property at 19 Perry st recently sold by James Fagan estate through Charles S. Goldsmith.

BOARD OF APPEALS at its meeting Tuesday morning disposed of a calendar of 33 cases, as follows: withdrawn, 8; laid over, 7; granted, 11; dismissed, 3; denied, 4.

CAMMAN, VORHEES & FLOYD were the brokers in the sale last week of the former home of Lily Langtry at 361 West 23d st to Ancient and Mystical Order of Rosae Crucis.

UNITED ELECTRIC LIGHT AND POWER CO. is the buyer of the three dwellings at 115, 117 and 119 West 97th st. A power station will be erected on the site, which has a frontage of 46.6 ft. and a depth of 100 ft.

PEASE & ELLIMAN have been appointed by McLean & Haywood, acting as attorneys for the estate of Louise W. Taylor, managing agents for the following dwellings and houses in Brooklyn: 213 Milford st, 215 Milford st, 842 Belmont av, 851 Belmont av, 627 Sheppard av, 226 Linwood st and 536 Linwood st.

AT THE ANNUAL MEETING of Pease & Elliman announcement was made that Francis S. Bancroft, for many years an officer of the company, has become a stockholder. The following officers and directors were elected for the ensuing year: Lawrence B. Elliman, president and treasurer; O. DeLancey Coster, vice-president; Robert A. Grannis, vice-president; Francis S. Bancroft, vice-president; C. Merritt Ives, secretary; Lee T. Smith, assistant secretary; Lansing P. Wood, assistant treasurer. Directors: Lawrence B. Elliman, O. DeLancey Coster, Robert A. Grannis, Francis S. Bancroft, C. Merritt Ives, Lee T. Smith, Lansing P. Wood, John P. Meagher, John Chase, Edward C. Ohl, Samuel T. Tankoos. With one exception, the year just passed showed the largest volume of commissions which the company has ever earned, the exception having been the year ending March 31, 1917. The departments showing their greatest increase during the past year were the management department and the insurance department, the former having shown a net increase of nearly 100 per cent.

BROOKLYN CHAMBER OF COMMERCE, re-organized, has started out in a creditable way for the development of a more interested community spirit. By the recent merger with the Civic Club, the Manufacturers' Association and the Advertising Club, there has been effected a large organization united in the purpose of furthering the civic, industrial and financial interests of the city.

The newly elected Board of Directors is composed of many of the best known men in Brooklyn. They are planning to have the Chamber accomplish what similar organizations have done for other cities.

The directors are now actively taking up the matter of procuring adequate accommodations for the enlarged organization.

The officers of the Chamber are as follows:

President, James Sherlock Davis; vice-presidents, Edwin P. Maynard, J. Adolph Mollenhauer, Walter Hammett; secretary, Thomas J. Riley; treasurer, Charles L. Schenck; directors, John T. Barry, Edward C. Blum, Herbert B. Brush, Herbert L. Carpenter, William Hamlin Childs, Frank W. Conn, George Dressler, Guy Du Val, Charles Jerome Edwards, William H. English, Charles H. Fuller, Marshall W. Gleason, James S. Graham, Stanley E. Gunnison, William S. Hubbard, M. D., Darwin R. James, Jr., Ralph Jonas, Hans Von Kaltenborn, Jacob C. Klinck, Thomas L. Leeming, Victor A. Lersner, Frederick D. Mackay, Alexander Mackintosh, William McCarroll, Charles Coleman Miller, Hugh H. O'Beirne, Thomas V. Patterson, Louis H. Pink, Frederic B. Pratt, Charles G. Ross, Charles F. Tuttle, John W. Weber, Walter F. Wells, Edward H. Wilson; business manager, John B. Creighton.

Bronx Board of Trade.

That manufacturers of the Greater City generally are awakening to a realization of the great future that awaits the Bronx is shown in a report that has just been made by the Industrial Bureau of the Bronx Board of Trade.

According to the figures, which take into consideration only those industrial establishments that employ ten or more workers, an average of one new industry a week has located in The Bronx during the two years the Bureau has been in existence, giving an increase of thirty-five per cent. over the figures for 1915, a total of 118 new plants as against 337 previously located.

Moreover, the end of the demand for space in The Bronx is not in sight, the Bureau having on file at the present time demands for available space approximating nearly 300,000 square feet, few of which can be satisfied at the present time, due to the fact that practically all the available space in existing buildings is occupied.

The building depression general throughout the country left its mark on The Bronx as well as the other Boroughs of the city, otherwise The Bronx's industrial growth probably would have reached even a higher level.

With the loosening up of the building materials market, and the cost of labor at something approximating antebellum proportions, The Bronx should see the erection of many modern industrial buildings, to take care of the businesses desiring to locate, and for the housing of which builders have notified the Board of Trade of their intentions to prepare.

The following is a tabulation of the new industrial organizations that have located in The Bronx during the past two years, classified in accordance with the plan of the State Industrial Commission, and each employing ten or more:

Classification.	Previous establishments.	New establishments.	Increase.	Per cent.
Stone, Clay and Glass products..	29	7	25	
Sheet iron work.....	21	6	28	
Hardware.....	7	5	70	
Castings, forgings, etc.....	30	6	20	
Machinery.....	9	8	89	
Instruments & elec. apparatus....	6	12	33	
Carriages and automobiles.....	11	5	45	
Planing mill products.....	14	2	14	
Furniture and cabinet work.....	15	3	20	
Pianos, organs and other musical instruments.....	48	19	39	
Furs, leather and rubber goods..	6	4	66	
Chemicals, oils, paints, etc.....	7	8	114	
Printing and paper goods.....	17	4	23	
Curtains, embroideries and dress trimmings.....	41	6	14	
Other textiles.....	15	7	46	
Women's garments & furnishings..	11	14	127	
Men's garments & furnishings....	10	2	20	
Miscellaneous sewing and clip sorting.....	4	2	50	
Laundering, cleaning, dyeing, etc.	9	3	33	
Food, liquors and tobacco.....	27	5	18	
Totals.....	337	118	35	

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN. Conveyances.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	147	169
Assessed Value.....	\$6,869,800	\$11,168,950
No. with consideration.....	31	28
Consideration.....	\$1,334,850	\$838,810
Assessed Value.....	\$1,550,500	\$1,066,250
Jan. 1 to Apr. 25.....		Jan. 1 to Apr. 26.....
Total No.....	1,994	2,624
Assessed Value.....	\$104,097,380	\$189,674,575
No. with Consideration.....	328	340
Consideration.....	\$15,613,301	\$17,197,900
Assessed Value.....	\$16,919,200	\$25,097,550

Mortgages.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	52	70
Amount.....	\$1,232,600	\$911,019
To Banks & Ins. Cos..	6	21
Amount.....	\$107,500	\$482,750
No. at 6%.....	21	16
Amount.....	\$786,500	\$47,460
No. at 5 1/2%.....	6	2
Amount.....	\$44,500	\$41,250
No. at 5%.....	15	12
Amount.....	\$236,750	\$161,500
No. at 4 1/2%.....		5
Amount.....		\$40,500
No. at 4%.....		
Amount.....		
Unusual Rates.....		2
Amount.....		\$16,500
Interest not given.....	10	33
Amount.....	\$164,850	\$603,809
Jan. 1 to Apr. 25.....		Jan. 1 to Apr. 26.....
Total No.....	756	1,262
Amount.....	\$21,651,806	\$41,585,027
To Banks & Ins. Cos..	138	275
Amount.....	\$11,327,043	\$20,595,500

Mortgage Extensions.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	29	38
Amount.....	\$2,341,100	\$1,187,700
To Banks & Ins. Cos..	11	20
Amount.....	\$2,021,250	\$600,500
Jan. 1 to Apr. 25.....		Jan. 1 to Apr. 26.....
Total No.....	441	736
Amount.....	\$37,548,283	\$50,679,850
To Banks & Ins. Cos..	156	363
Amount.....	\$19,696,600	\$37,550,875

Building Permits.

	1918 Apr. 21 to 26	1917 Apr. 21 to 27
New Buildings.....	9	5
Cost.....	\$144,900	\$238,000
Alterations.....	\$229,770	\$340,025

	Jan. 1 to Apr. 26	Jan. 1 to Apr. 27
New Buildings.....	62	135
Cost.....	\$4,455,900	\$19,540,300
Alterations.....	\$3,067,340	\$4,621,064

BRONX. Conveyances.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	85	98
No. with consideration.....	5	16
Consideration.....	\$39,600	\$320,660
Jan. 1 to Apr. 25.....		Jan. 1 to Apr. 26.....
Total No.....	1,471	1,819
No. with consideration.....	221	211
Consideration.....	\$2,174,789	\$2,404,896

Mortgages.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	29	53
Amount.....	\$88,024	\$387,498
To Banks & Ins. Cos..	2	4
Amount.....	\$15,992	\$31,000
No. at 6%.....	16	20
Amount.....	\$36,437	\$135,030
No. at 5 1/2%.....	2	6
Amount.....	\$10,750	\$30,900
No. at 5%.....	5	5
Amount.....	\$16,250	\$44,050
No. at 4 1/2%.....		
Amount.....		
Unusual rates.....	1	1
Amount.....	\$2,495	\$10,000
Interest not given.....	5	21
Amount.....	\$22,092	\$167,818
Jan. 1 to Apr. 25.....		Jan. 1 to Apr. 26.....
Total No.....	631	818
Amount.....	\$3,563,583	\$6,097,686
To Banks & Ins. Cos..	25	71
Amount.....	\$511,692	\$1,117,500

Mortgage Extensions.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	4	15
Amount.....	\$107,500	\$341,500
To Banks & Ins. Cos..	1	3
Amount.....	\$5,500	\$87,000
Jan. 1 to Apr. 25.....		Jan. 1 to Apr. 26.....
Total No.....	110	267
Amount.....	\$2,586,837	\$5,306,799
To Banks & Ins. Cos..	33	74
Amount.....	\$990,500	\$1,869,100

Building Permits.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
New Buildings.....	8	32
Cost.....	\$92,000	\$451,250
Alterations.....	\$28,250	\$29,700
Jan. 1 to Apr. 25.....		Jan. 1 to Apr. 26.....
New Buildings.....	82	197
Cost.....	\$3,877,650	\$3,761,575
Alterations.....	\$943,621	\$499,650

BROOKLYN. Conveyances.

	1918 Apr. 18 to 24	1917 Apr. 19 to 25
Total No.....	449	423
No. with consideration.....	27	34
Consideration.....	\$148,116	\$240,135
Jan. 1 to Apr. 24.....		Jan. 1 to Apr. 25.....
Total No.....	6,061	7,075
No. with consideration.....	461	679
Consideration.....	\$3,735,152	\$8,206,951

Mortgages.

	1918 Apr. 18 to 24	1917 Apr. 19 to 25
Total No.....	268	282
Amount.....	\$709,092	\$1,074,306
To Banks & Ins. Cos..	26	60
Amount.....	\$93,640	\$399,300
No. at 6%.....	172	166
Amount.....	\$386,242	\$411,264
No. at 5 1/2%.....	54	56
Amount.....	\$230,575	\$314,150
No. at 5%.....	15	28
Amount.....	\$33,350	\$180,900
Unusual rates.....	2	3
Amount.....	\$5,500	\$12,000
Interest not given.....	25	29
Amount.....	\$63,425	\$155,992
Jan. 1 to Apr. 24.....		Jan. 1 to Apr. 25.....
Total No.....	3,303	4,783
Amount.....	\$12,099,355	\$21,303,050
To Banks & Ins. Cos..	427	943
Amount.....	\$2,208,140	\$7,458,689

Building Permits.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
New Buildings.....	114	65
Cost.....	\$917,620	\$668,150
Alterations.....	\$117,250	\$53,305
Jan. 1 to Apr. 25.....		Jan. 1 to Apr. 26.....
New Buildings.....	851	1,194
Cost.....	\$6,766,880	\$11,432,300
Alterations.....	\$1,310,785	\$1,786,839

QUEENS.

Building Permits.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
New Buildings.....	57	133
Cost.....	\$179,805	\$314,000
Alterations.....	\$36,770	\$38,840
Jan. 1 to Apr. 25.....		Jan. 1 to Apr. 26.....
New Buildings.....	652	1,323
Cost.....	\$2,077,644	\$4,917,313
Alterations.....	\$143,210	\$367,805

RICHMOND.

Building Permits.

	1918 Apr. 19 to 25	1917 Apr. 19 to 25
New Buildings.....	33	15
Cost.....	\$50,310	\$57,065
Alterations.....	\$2,300	\$6,275
Jan. 1 to Apr. 25.....		Jan. 1 to Apr. 25.....
New Buildings.....	166	176
Cost.....	\$403,601	\$663,689
Alterations.....	\$114,750	\$155,658

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

BUILDING activity within the boundaries of the Metropolitan district has quite evidently taken on a new lease of life. Reports from a variety of sources during the past week indicate a marked improvement in the general building situation and much hope has been expressed that the condition will be more than a transient one. The mental tone of the building industry is considerably brighter than it has been, induced no doubt by the number of large contracts recently placed for Government work and the disposition on the part of private concerns to make preparations for an early start of contemplated building operations.

Not for many weeks past has there been the number of new projects presented to the industry for estimates as have come out during the last week and the new contracts awarded within the same period involve a large total expenditure. The work now coming out is greatly varied in character and includes structures of almost every type and material. Individual operations of more than slight importance have recently been planned, and it appears now as though the coming months might witness a return of activity to the building and allied interests.

From a number of near-by suburban districts reports have come in of a large increase in the volume of small house projects and also to the effect that many multi-family dwellings were either in process of construction or being planned for an early start. Another phase of construction work that indicates renewed activity is those operations planned by towns and villages for local improvement. This work includes the building of roads, sidewalks, sewers, bridges and culverts and, according to the plans now under way, this type of construction will be an important factor in the building situation for the balance of the year, involving as it does the utilization of large quantities of materials and labor. In a number of instances the plans for these projects have been completed for a long time, but work has been held off for a readjustment of building conditions. Now they have become imperative as the health and progress of communities are involved and the work will be started as soon as contracts can be let and materials and supplies mobilized.

Government building operations continue without cessation and each week witnesses the Federal construction program materially extended. During the past week a number of large contracts have been entered into by the Federal authorities, many of which projects are to be erected within close proximity to this city.

The markets for building materials and supplies are well stabilized with prices generally firm notwithstanding a relatively slow demand for most lines of materials. Although recently there has been a slight increase in the volume of material orders for private building work the business directly traceable to Government building activity continues to dominate the material markets. At the present writing there is no apparent tendency to reduce or even to shade prices to any degree. The market for Hudson river common brick has recovered from its recent price slump and current quotations are now ranging between \$9 and \$9.50 a thousand, to dealers, in cargo lots alongside dock. Lumber is firm with an advancing trend and other building essentials are likely to maintain their present levels for some time to come.

The strike of the plasterers and plasterer laborers is still in force and there

is no indication at this time that the employers will accede to the demands being made by the strikers. There is no great amount of work being held up by the strike and it might be some time before matters are settled.

Common Brick.—Although the Hudson River common brick market is relatively quiet for this period of the year, the past week was an improvement over the previous one in both the number of arrivals and sales made. During the week nearly seven million brick have come into the wholesale market and the sales for the period were considered as being satisfactory in view of the general conditions governing building construction. At this writing there are more than five million brick unsold on barges in local waters, in addition to those now unloading at dealers' docks and other distributing points about the Metropolitan district. At up-river yards there is a total of more than three hundred and fifty million brick still under sheds and which will be available for any demand that occurs during this season. Owing to the curtailment of manufacturing both by Federal order and also that made essential by the scarcity of fuel, labor and the other difficulties, manufacturers have stiffened their prices and the ruling quotations at present are \$9 to \$9.50 a thousand. Manufacturers will undoubtedly endeavor to hold to this figure and unless it can be obtained will hesitate about sending more of their product into the market. There are a number of inquiries now coming from Federal sources for common brick to be used in the construction of both housing and shops and the manufacturers are looking to considerable business from the Government. There has been no change in the Raritan situation. Manufacturers have made no effort as yet to start production.

SUMMARY.—Transactions in the North River brick market for the week ending April 26, 1918. Condition of market: Demand improved; prices higher. Quotations: Hudson Rivers, \$9.00 to \$9.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 17; sales, 16. Distribution: Manhattan, 4; Brooklyn, 1; New Jersey points, 8; Astoria, 1; New Rochelle, 1; outside, 1.

Structural Steel.—Aside from the orders for fabricated material coming from Federal departments or from contractors having important Government contracts, the market for structural steel has been quiet during the past week. Private building, although indicating an increase of activity, is not the type of construction requiring structural steel in any great amount and the larger operations that have been recently planned are being held in abeyance until the general building conditions are more certain. Within the past few days there have been some fairly large tonnage contracts placed for Government building operations, but at points outside of the Metropolitan district. The railroads have come into the market for rails and bridge materials and orders for additional cars also have been recorded. The requirements of the Shipping Board for plates and shapes for shipbuilding purposes are rapidly growing and a large percentage of the present activity of the steel industry is devoted to business of this character. Mill shipments of fabricated materials are still being quoted at the Government control figure of 3.195c. New York.

Lumber.—During the past week there have been no marked developments in the lumber situation and the market conditions are practically the same as those which have maintained for the last two or three weeks. Prices for both hard and soft woods continue firm and with a steadily advancing tendency for those kinds and grades in which

the stocks in the hands of the dealers are low. The demands for lumber, particularly Southern pine, are brisk and increasing with each week. Almost the entire volume of this business is coming from Government sources and the end of the demand is not in sight. From certain sections reports are current that the transportation situation has somewhat improved, but they are yet a long way from being entirely satisfactory. There is considerable congestion in the local freight yards and there is a scarcity of available cars to handle the shipments that the mills are ready to make. Coastwise shipments are also slow, owing to the difficulty of obtaining bottoms for this traffic. At the present writing there is no outlook for materially changed conditions in the market for some time to come. Federal requirements remain the dominating feature of trade and will undoubtedly continue so for the balance of the war. Requirements for building operations, aside from Government work, while improving somewhat, are not up to expectations, but manufacturing consumers are still in the market with considerable strength.

Wire Products.—During the past week the orders placed by the Government completely overshadowed all other forms of activity in this market. The Pittsburgh Steel Co. obtained a single order for 40,000 kegs of wire nails. Another large order of prime importance was the one for 60,000 tons of barbed wire for shipment to Italy, the deliveries to extend throughout the balance of the current year. This order was divided, the American Steel & Wire Co. taking 25,000 tons, the Pittsburgh Steel Co., 18,000 tons, the Jones & Laughlin Steel Co., \$9,000 tons; the Youngstown Sheet & Tube Co., 4,000 tons, the Gulf States Steel Co., 2,000 tons and the Kokoma Steel & Wire Co., 2,000 tons. Reports from the mills indicate that the domestic demand for wire and wire products as being fairly heavy with the mills sold up to July 1. Prices are firm at the Government control figure.

Window Glass.—Business in this line continues to fall off with the passing of each week and the prospects for the balance of the season are not of the brightest. But a small volume of business is coming from new building projects, although orders for glass to be used in alteration jobs are fair. At the monthly meeting of the Eastern Glass Association, held Wednesday, there was considerable discussion in regard to the shortage of labor at production points, and also the difficulty of obtaining raw materials. Men are constantly shifting to other kinds of work at better wages and supplies needed by the manufacturers are being commandeered for Government use. As a consequence the glass production for this year will be very small. There have been no changes in the schedule of manufacturers' discounts for window glass, but plate glass prices have been advanced ten per cent.

Cast Iron Pipe.—Although there is only a small volume of new business coming into this market from municipalities at the present time, there are large orders in prospect. Numerous plans have been made within the past two weeks for extensive municipal operations requiring a large total tonnage of cast iron pipe and it is expected that bids will be asked within a short time. Private buying has improved somewhat, but is still below normal in volume. There is a continuation of buying by the Government for supplies needed in extensions to training camps and cantonments throughout the country. Cast iron prices are unchanged.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.
North River common.....\$9.00@ \$9.50
Raritation common.....No quotation
Second hand common, per load
of 1,500.....\$6.00@ —
Red face brick, rough or
smooth, car lots.....21.00@ —
Buff brick for light courts.....21.00@ —
Light colored for fronts.....25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....\$2.55@ —
Rebate on bags, returned, 10c. bag.
Rosendale Natural to dealers,
wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1@ in. (Nominal).....\$1.25@ \$1.35
Trap rock, 3/4 in. (nominal).....1.35@ 1.45
Bluestone flagging, per sq. ft.17@ 0.18
Bluestone curbing, 5x16.....40@ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in., per 1,000.....—
6x12x12 in., per 1,000.....—
8x12x12 in., per 1,000.....—
10x12x12 in., per 1,000.....—
12x12x12 in., per 1,000.....—

Interior—
3x12x12 in., per 1,000.....—
4x12x12 in., per 1,000.....—
6x12x12 in., per 1,000.....—
8x12x12 in., per 1,000.....—

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$2.15@ —
Eastern finishing.....2.35@ —
Hydrated common (per ton).....15.00@ —
Hydrated finishing (per ton).....16.43@ —

LINSEED OIL—
City brands, oiled, 5 bbl. lots..\$1.55@ —
Less than 5 bbls.....1.56@ —

GRAVEL (500 cu. yd. lots f. o. b. along-
side dock N. Y., wholesale):
1 1/2 in. (nominal).....\$2.00@ —
3/4 in.No quotation
Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

LUMBER (wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f.o.b.N.Y.):
8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00
14 to 16 ft.....63.00@ 75.00
Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....33.50@ —
Hemlock, W. Va., base price
per M.....33.50@ —
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random car-
goes, narrow (delivered).....38.00@ 42.00
Wide cargoes.....38.00@ 56.00
Add \$1.00 per M. for each inch in width
over 12 ins. Add \$1.00 per M. for every 2
ft. over 20 ft. in length. Add \$1.00 per M.
for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in.....\$65.00@ —
Cypress shingles, 6x18, No. 1
Hearts.....10.00@ —
Cypress shingles, 6x18, No. 1
Prime.....8.50@ —
Quartered oak.....95.00@ 107.00
Plain oak.....75.00@ —
Flooring:
White oak, quartered, select..\$51.50@ \$55.50
Red oak, quartered, select... 51.50@ 55.50
Maple No. 1.....47.00@ —
Yellow pine, No. 1, common
flat.....38.00@ —
N. C. Pine, flooring, Norfolk..40.00@ —

PLASTER—(Basic prices to dealers at
yard, Manhattan):
Mason's finishing in 100 lbs.
bags, per ton.....\$17.00@ —
Dry Mortar, in bags, return-
able at 15c. each, per ton.....8.25@ 8.75
Block, 2 in. (solid), per sq. ft.....\$0.08
Block, 2 in. (hollow), per sq. ft......09
Boards, 1/4 in. x 8 ft......12 1/2
Boards, 3/4 in. x 8 ft......15 1/2

SAND—
Screened and washed Cow Bay.
500 cu. yds. lots, wholesale..\$1.25@ —

STRUCTURAL STEEL (Plain material
at tidewater, cents per lb.):
Beams & channels up to 14 in. 3.195@ —
Beams & channels over 14 in. 3.195@ —
Angles, 3x2 up to 6x8.....3.195@ —
Zees and tees.....3.195@ —
Steel bars, half extras.....3.195@ —

TURPENTINE:
Spot in yard, N. Y., per gal...\$0.42@ \$0.42 1/2
WINDOW GLASS. Official discounts
from manufacturers' lists:
Single strength, A quality, first three
brackets.....80%
B grade, single strength, first three
brackets.....82%
Grades A and B, larger than the first
three brackets, single thick.....79%
Double strength, A quality.....80%
Double strength, B quality.....82%

TESTIMONIAL DINNER TO JOHN P. LEO

New Chairman, Board of Standards and Appeals,
Guest of Honor of New York Society of Architects

Chairman of the Board of Standards and Appeals, John P. Leo, was the guest of honor at a dinner tendered him last night at the Aldine Club, 200 Fifth avenue, by the New York Society of Architects. John P. Everett, Esq., legal adviser to the society was the toastmaster, and about one hundred members and guests of the society were present. The dinner was all that could be desired and a particularly interesting feature of the affair was the presence at the board of Hon. Rudolph P. Miller, for many years chairman of the Board of Standards and Appeals. In his address Mr. Leo said:

"Since assuming office I have tried to systematize methods and expedite the matters coming before the board. I am convinced that the board is a court of equity rather than one of law and that common sense and good judgment should be the keynote of all rulings.

The result of this is that attorneys and others cite legal opinions and quote the law only as it applies to the case at issue.

"When I took hold there were 1,255 resolutions that had never been published as required by law, and of this number 1,197 had never been even written. Up to April 22 we have succeeded in cleaning up 58, all of which have been written and printed, in addition to 113 back cases written but not printed. Every resolution adopted since I took hold has been written and printed and we are clearing up the zoning law cases and will have every one of them out of the way in two weeks.

"Instead of putting the minutes of the Thursday meeting in the Bulletin every two weeks or two weeks after the meeting, we have been printing them the same week, thus gaining one week on the resolutions and minutes instead of losing time as in the past."

PERSONAL AND TRADE NOTES.

Herbert Reeves, architect, has moved his offices from 331 Madison avenue to 103 Park avenue.

Waddell & Son, Inc., consulting engineers, have recently moved their offices from 165 Broadway to 35 Nassau street.

Marshall N. Shoemaker, architect and engineer, has moved his offices from 810 Broad street to 207 Market street, Newark, N. J.

Clarence Luce, architect, has moved his offices from the Vanderbilt Concourse Building, 52 Vanderbilt avenue, to 1452 Broadway.

C. W. Hunt Company, Inc., has recently moved its New York offices from 45 Broadway to the Astor Trust Building, 501 Fifth avenue.

Charles Money, general contractor, has moved his offices from the Vanderbilt Concourse Building, 52 Vanderbilt avenue, to 228 West 36th street.

Lieutenant-Colonel R. J. Marshall, Jr., Washington, D. C., succeeds Lieutenant-Colonel I. W. Littell, in charge of the cantonment construction for the United States Army.

Society for Electrical Development, Inc., will hold its annual meeting Tuesday, May 14, at 11 a. m., at the offices in the Engineering Societies' Building, 29 West 39th street.

Bryant Fleming, architect, 1318 Prudential Building, Buffalo, N. Y., will move his office about May 1 to Wyoming, N. Y., and will eventually open offices in New York City.

American Concrete Institute will hold its fourteenth annual convention at the Hotel Traymore, Atlantic City, N. J., June 27 to 29. Secretary, Henry B. Alvord, 27 School street, Boston, Mass.

Heyl & Patterson, Inc., Pittsburgh, Pa., announce the opening of a sales office at 90 West street, New York, in charge of Raymond E. Brown, contracting engineer, who will devote particular attention to wharf, shipbuilding and other special cranes.

Clough-Bourne Corporation, 101 Park avenue, Manhattan, has obtained a contract for the construction of two hangars and the other necessary equipment for the Aero Mail Service of the U. S. Treasury Department, at Belmont Park, L. I., recently designated by the authorities as an aero mail station.

Nathaniel Dane, C. E., treasurer of the United Fireproofing Company, 8 West 40th street, has recently been commissioned captain in the Quartermaster Department, U. S. A., and has been assigned to construction work on the new hospital buildings on Staten Island, for which the Thompson-Starrett Company has the general contract.

George A. Fuller Co. recently obtained the general contract for the construction of the First National Bank Building at Tulsa, Okla., to cost about \$400,000, and also a contract to build the wood alcohol plant at Lyles Station, Tenn., for the Bon Air Coal & Iron Co. This operation will involve approximately \$750,000.

J. Waldo Smith was recently awarded the John Fritz Medal for his achievement as engineer in the construction of the Catskill Aqueduct for New York City. The medal is awarded annually for distinguished work in engineering fields, and was established in 1902 in honor of John Fritz of Bethlehem, Pa. The jury of award consisted of representatives of the four national societies of civil, mining, mechanical and electrical engineers.

G. V. P. Lansing, 508 West 112th street, has been appointed New York representative for the F. S. Payne Co., elevator manufacturer, Cambridge, Mass. This concern has manufactured elevators for the past fifteen years and has been closely identified with the standardization of the electrically operated elevators. The engineering department of this concern developed the low-speed direct current motor and also the application of the counter electro-motive force control now known as the car-switch control and used on practically all elevators of standard make.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—Brooklyn Line Improvement Corp., 1607 45th st., has the general contract for a 1-sty frame isolation hospital, 26x59, at City Park Camp, for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$6,000.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., Dept. of Public Works, C. W. Parks, officer, Navy Yard, Brooklyn, lessee, contemplates erecting frame barracks, mess halls and dispensary bldgs on ground two miles long and 100x400 ft wide, on Shore rd, from 65th st to Fort Hamilton av, from privately prepared plans. The Park Dept., Brooklyn Borough, William F. Grell, pres., Municipal Bldg, Manhattan, is the owner of the land. An appropriation of \$1,400,000 has been asked for and details will be available later.

TOMPKINSVILLE, S. I.—U. S. Government, Joseph T. Yates, Light House Inspector, Tompkinsville, S. I., owner, is taking bids on the general contract, to close 2 p. m., May 7, for a 3-sty brick office and laboratory bldg, 55x30, from privately prepared plans. Pershing Construction Co., 309 Broadway, Manhattan, is figuring the general contract and desires bids on all subs. Cost, \$21,000.

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Manhattan.

APARTMENTS, FLATS & TENEMENTS.

47TH ST.—Lewis Colt Albro, 2 West 44th st, is preparing plans for alterations to the 4-sty brick and stone apartment house, 20x67, with two stores, at 44 West 47th st. Owner's name will be announced later.

57TH ST.—Lewis Colt Albro, 2 West 47th st, has plans in progress for alterations to the 4-sty brick and stone apartment, two stores and offices, 25x75, at 38 West 57th st, for the Estate of George Arents, 511 5th av, owner.

CENTRAL PARK WEST.—Frederick G. Frost, 19 West 44th st, completed plans for alterations to the 7-sty brick apartment house, 50x100, at 478-480 Central Park West, for the Albany Savings Bank, 20 North Pearl st, Albany, owner. The general contract will be awarded without competition when plans have been approved by the Dept. of Buildings. Cost, \$25,000.

DWELLINGS.

54TH ST.—Benjamin W. Morris, 101 Park av, completed plans for alterations and addition to the 5-sty brick and stone dwelling, 22x65, at 39 West 54th st, for Dr. Charles A. Holder, 6 Hanover st, owner. Cost, \$30,000.

MADISON AV.—James W. O'Connor, 3 West 29th st, completed plans for alterations to the 4-sty brick dwelling, 29x72, at 813 Madison av, for Jennie H. Ladew, on premises, owner. Cost, \$3,000.

70TH ST.—William J. Rogers, 50 East 42d st, completed plans for a 5-sty brick dwelling, 22x70, at 21 East 70th st, for Gustav Pagenstecher, 30 East 42d st, owner. Cost, \$50,000.

Factories and Warehouses.

GRAND ST.—Marshall Shoemaker, 207 Market st, Newark, completed plans for alterations to the 6-sty brick storage bldg, 74x83, at 10-14 Grand st, for the Box Board & Lining Co., on premises, owner. Cost, \$5,000.

25TH ST.—Robert Rahmann, 95 Liberty st, completed plans for alterations to the 4 and 5-sty brick factory, 98x112, at 516-524 West 25th st, for Emil Fickenger, 211 Park Hill av, Yonkers, owner. Cost, \$7,000.

Stores, Offices and Lofts.

57TH ST.—B. H. & C. N. Winston, 509 Willis av, have plans in progress for the alterations of the 4-sty brick and stone dwelling, 23x100, at 46 West 57th st, into a business bldg, for James C. Colgate, 36 Wall st, owner, and Helena Rubinstein, 15 East 49th st, lessee. Cost, \$17,000.

BROADWAY.—Franklin Engineering Co., 346 Broadway, completed plans for the alteration of the 17-sty office bldg, 89 x210, at 1129-1137 Broadway, for St. James Building Co., 165 Broadway, owner. Cost, \$25,000.

207TH ST.—Moore & Landsiedel, 509 Willis av, completed plans for two 1-sty brick stores, 50x50, at the northwest cor of 207th st and Vermilyea av, for Clarence Davies, owner. Patrick Murphy, 371 East 144th st, Bronx, has the general contract.

44TH ST.—B. H. & C. N. Winston, 509 Willis av, will draw plans for the alteration of the 4-sty brick dwelling, on lot 24x100, at 158 West 44th st, into a restaurant, for the Estate of John and Michael J. O'Connor, owner, c/o James A. Lynch, 51 Chambers st, owner, and St. Regis Pure Food, Inc., 298 5th av, lessee.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

BRYANT AV.—Charles Kreymborg, 2240 Quimby av, completed plans for a 5-sty brick tenement, 75x86, on the east side of Bryant av, 105 ft north of 174th st, for the Eckman Building Co., 2134 Daly av, owner and builder. Cost, \$65,000.

Churches.

179TH ST.—Beth Hamerdrash Sabaarey Zion, owner, c/o Nathaniel H. Kramer, 51 Chambers st, contemplates erecting a synagogue at 811-813 East 179th st, for which architect's name will be announced later.

MINFORD PL.—Nathan Langer, 81 East 125th st, has plans nearing completion for a 2-sty brick, limestone and terra cotta synagogue, 42x94, at 1424-6 Minford pl. Architect will take bids on the general contract about May 15. Cost, \$25,000.

Dwellings.

BARNES AV.—De Rose & Cavalleri, 509 Willis av, completed plans for a 2½-sty brick dwelling, 21x30, at Barnes av and

Boston Post rd (lots Nos. 455 to 457), for Mrs. P. Neverette, owner. Architect is taking bids on general contract. Cost, \$5,000.

Factories and Warehouses.

RIDER AV.—George Haiss Mfg. Co., George Haiss, pres., in charge, 141st st and Rider av, owner, has had plans completed privately for a 1-sty brick storage bldg, 66x52, on the west side of Rider av, 159 ft north of 141st st. Owner builds and is taking bids on subs and materials. Cost, \$15,000.

Stores, Offices and Lofts.

DECATUR AV.—Joseph E. Dobbs, 767 East 220th st, completed plans for 1-sty brick stores, 50x60, at the southeast cor of Decatur av and Gun Hill rd, for John O'Brien, 3700 Olinville av, owner. Cost, \$9,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

STATE ST.—P. Kaplan, 16 Court st, completed plans for interior alterations to the 4-sty tenement in the north side of State st, 44 ft west of Nevins st, for the Realty Associates, 162 Remsen st, owner. Cost, \$5,000.

Churches.

BELMONT AV.—E. M. Adelsohn, 1776 Pitkin av, has plans in progress for a 3-sty brick synagogue and school, 50x80, on the north side of Belmont av, 25 ft west of Jerome st, for Porah Chain of East New York, Morris Bionkowitz, 446 Linwood st, owner. Cost, \$40,000.

Dwellings.

14TH AV.—Ferdinand Savignano, 6005 14th av, completed plans for a 2-sty brick dwelling and store, 20x55, on the east side of 14th av, 100 ft south of 67th st, for Joseph Basila, 6005 14th av, owner. Cost, \$8,000.

53D ST.—Charles A. Olsen, 1649 69th st, completed plans for a brick dwelling, 17x36, in the south side of 53d st, east of 16th av, for which owner's name will be announced later.

80TH ST.—Charles A. Olsen, 1649 69th st, completed plans for four wood and stucco dwellings, 16x44, in the south side of 80th st, 100 ft west of 10th av, for Andersen Bldg Corp., 860 53d st, owner and builder.

DEBEVOISE ST.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for an extension to the 3-sty frame dwelling and garage in the west side of Debevoise st, 150 ft west of Humboldt st, for John Schildmacher, on premises, owner. Cost, \$4,500.

53D ST.—Charles A. Olsen, 1649 69th st, has plans in progress for a 2½-sty frame and stucco dwelling, 17x35, in 53d st, for Salvator Ghesari, 1548 9th st, owner and builder. Cost, \$4,000.

STERLING PL.—Koch & Wagner, 26 Court st, completed plans for an extension to the brick dwelling, stable and garage on the south side of Sterling pl, 100 ft east of Washington av, for Frederick Ochse, 208 Hester st, Manhattan, and 419 Sterling pl, Brooklyn, owner. Cost, \$14,000.

81ST ST.—F. W. Eisenla, 571 77th st, completed plans for four 2-sty brick dwellings, 17x46, in the north side of 81st st, 80 ft east of 6th av, for James Meeke, 7118 3d av, Brooklyn, owner and builder. Total cost, \$20,000.

BAY 50TH ST.—Charles A. Olsen, 1649 69th st, has plans in progress for a brick dwelling, 20x55, in the south side of Bay 50th st, 292 ft west of Hanway av, for Guiseppi Grasse, owner. Architect will take estimates on general contract immediately.

WEST 17TH ST.—Joseph Calivia, 2845 West 22d st, completed plans for a 1-sty frame dwelling, 17x30, in the east side of West 17th st, 140 ft south of Bay 50th st, for Barinenpi Vario, 2158 2d av, Manhattan, owner. Cost, \$3,500.

EAST 51ST ST.—Christian Stechler, 1052 60th st, owner and builder, has had plans completed privately for a 2-sty frame dwelling, 20x47, in the east side of East 51st st, 140 ft north of Snyder av. Cost, \$6,000.

83D ST.—Thomas Bennett, 7826 5th av, Brooklyn, completed plans for nine 2-sty brick dwellings, 20x60, in the south side of 83d st, 199 ft west of 6th av, for the D. & A. Realty Corp., 5204 5th av, owner and builder. Total cost, \$45,000.

PARK AV.—Shampan & Shampan, 772 Broadway, have plans in progress for a 3-sty brick dwelling and store at 870 Park av, for the Seiles Waist Co., 878 Park av, owner and builder. Cost, \$5,000.

WEST 32D ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for two 2-sty frame dwellings, 16x45, in the east side of West 32d st, 100

ft south of Mermaid av, for Y. Smith, 1818A Fulton st, owner and builder. Total cost, \$9,000.

WEST 30TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for a 1 and 1½-sty brick dwelling, 30x20, and a 1-sty garage, 16x20, in the west side of West 30th st, 100 ft south of Neptune av, for Charles Martino, 2911 West 30th st, owner and builder. Cost, \$4,500.

78TH ST.—F. W. Eisenla, 571 77th st, completed plans for nine 2-sty brick dwellings, 17x46, in the south side of 78th st, 229 ft east of 5th av, for Patrick J. Carley, 418 72d st, owner and builder. Total cost, \$45,000.

81ST ST.—F. W. Eisenla, 571 77th st, completed plans for four 2-sty brick dwellings, 17x46, at the northeast cor of 81st st and 6th av, for James Meekes, 7118 3d av, owner and builder. Cost, \$65,000.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—Frank Ebeling, 21 Park Row, Manhattan, completed plans for alterations to the 4-sty brick factory on the south side of Atlantic av, 45 ft east of Clinton av, for Isaac H. Cary, 200 Fulton st, owner. Cost, \$15,000.

GATES AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for alterations to the 1-sty brick factory, 25x100, at 1470 Gates av, for George J. Amann, 1356 Greene av, owner.

IRVING AV.—Mott B. Schmidt, 15 East 40th st, Manhattan, has plans nearing completion for a 1-sty brick factory and offices, 100x10, at the northwest cor of Irving av and Troutman st, for Dessart Bros., 503 Metropolitan av, owners. Architect will take bids from following selected list of bidders: Miller-Reed Co., 103 Park av, Manhattan, and Peter Cleary, 115 Marion st; Warwick & Collins, 108 South 8th st, and Meyer & Sweeny, 384 Crown st, all of Brooklyn. Cost, \$20,000.

KENT AV.—Walter B. Willis, 1181 Myrtle av, completed plans for an extension to the 4-sty brick factory at the northeast cor of Kent av and South 8th st for the Improved Appliances Co., 405 Kent av, owner. Cost, \$10,000.

HOSPITALS AND ASYLUMS.

HOWARD AV.—Conn Bros., 503 Stone av, are revising plans for a 3-sty brick hospital, 50x50, at the southwest cor of Howard and Dumont avs for the Maternity Hospital Society, 1040 Union st, owner. Architects will be ready for estimates on revised plans about April 29. Cost, \$15,000.

STABLES AND GARAGES.

CHURCH AV.—Benjamin Dreisler, 153 Remsen st, completed plans for extension to the 1-sty stable on the south side of Church av, 71 ft east of Bedford av, for Henry W. Bishoff, 2203 Bedford av, owner. Cost, \$6,000.

16TH AV.—Ferdinand Savignano, 6005 14th av, completed plans for a 1-sty brick garage, 30x50, on the west side of 16th av, 240 ft south of Benson av, for Benjamin Luercamo, 121 Bay 11th st, owner. Cost, \$14,000.

16TH ST.—George W. Bellway, 1550 8th av, owner, has had plans completed privately for an extension to the 1-sty brick garage in the north side of 16th st, 147 ft east of 7th av. Cost, \$6,500.

STEWART AV.—F. W. Eisenla, 571 77th st, completed plans for a 1-sty brick garage, 50x20, at the northwest cor of Stewart av and 71st st, for Nellie Hankin, on premises, owner. Cost, \$2,000.

EAST 28TH ST.—Robert T. Schaefer, 1526 Flatbush av, completed plans for a 1-sty brick garage, 18x102, in the west side of East 28th st, 420 ft west of Farra-gut rd, for William J. Tienken, 1424 Flatbush av, owner. Cost, \$2,500.

MYRTLE AV.—Henry J. Nurick, 957 Broadway, has plans in progress for alterations to the 2-sty brick public garage, 50 x100, on Myrtle av, near Sumner av, for Max Reichelson, 220 Vernon av, owner and builder. Cost, \$5,000.

AV Q.—F. J. Dassau, 1373 Broadway, completed plans for a 1-sty brick garage, 60x100, at the northwest cor of Av Q and Coney Island av, for Grande Assn, 26 Court st, owner. Cost, \$15,000.

HANCOCK ST.—Louis Allmendinger, 20 Palmetto st, has plans in progress for a 1-sty brick garage, 100x100, in the north side of Hancock st, 150 ft west of Myrtle av, for Stephen Morris, 1808 Myrtle av, owner. Project will not go ahead until decision has been rendered by Court of Appeals. Cost, \$15,000.

MONTROSE AV.—Benjamin Dreisler, 153 Remsen st, completed plans for a 1-sty brick garage, 50x100, on the north side of Montrose av, 175 ft east of Union av, for the Montrose Garage Co., 64 McKibben st,

owner and builder. Owner will do mason work. Cost, \$12,000.

47TH ST.—Phillip Caplan, 16 Court st, completed plans for a 1-sty brick garage, 20x100, in the north side of 47th st, 200 ft east of 2d av, for the Lancuf Realty Co., 215 Montague st, owner and builder. Cost, \$50,000.

HANCOCK ST.—L. Allmendinger, 20 Palmetto st, completed plans for a 1-sty brick side extension, 100x100, to the garage in the north side of Hancock st, 176 ft west of Myrtle av, for Stephen Morris, 1808 Myrtle av, owner. Owner will take bids on general contract. Cost, \$10,000.

WEST 28TH ST.—George H. Suess, 2966 West 29th st, will draw plans for a brick garage in the east side of West 28th st, 204 ft and 232 ft north of Surf av, for Miss Alice Ward, Railroad av and West 28th st, owner.

BEADEL ST.—E. J. Meisinger, 394 Graham av, completed plans for a 1-sty brick garage, 51x102, at the southeast cor of Beadel st and Kingsland av, for Frank Mason, on premises, owner. Cost, \$9,000.

37TH ST.—George A. Springstein, Jr., 1314 Jefferson av, completed plans for a

1-sty brick garage, 185x100, in the south side of 37th st, 100 ft west of 4th av, for the Willoughby Garage Co., 260 Broadway, Brooklyn, owner and builder. Cost, \$35,000.

MISCELLANEOUS.

WEST 23D ST.—Victor Mechken, 1430 59th st, completed plans for a 1-sty brick bath house, 63x100, in the west side of West 23d st, 300 ft north of Surf av, for the Halperin Realty Co., 1430 59th st, owner and builder. Cost, \$4,000.

Queens.

DWELLINGS.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, completed plans for a 2½-sty frame dwelling, 18x35, in the east side of Foley st, 225 ft south of Lamont av, for George C. Johnston, Elmhurst, owner and builder. Cost, \$4,500.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, completed plans for a 2½-sty frame dwelling, 18x35, in the east side of Foley st, 250 ft south of Lamont av, for George C. Johnston, Elmhurst, owner and builder. Cost, \$4,500.

FLUSHING, L. I.—C. L. Varrone, Corona av, Corona, L. I., completed plans for a

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2½-sty frame dwelling, 20x40, at the northeast cor of Burling av and Kalmia st, for John Ingrassia, 10 Highland av, Corona, owner. Cost, \$4,000.

ELMHURST, L. I.—George P. Johnston, 75 Kingsland av, Elmhurst, owner, has had plans completed privately for three 2½-sty frame dwellings, 17x52, in the east side of Elbertson st, 175 ft south of Lamont av. Total cost, \$10,500.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, completed plans for two 2½-sty frame dwellings, 19x41, in the east side of Foley st, 250 ft south of Lamont av, for George C. Johnston, Elmhurst, owner and builder. Cost, \$9,000.

LITTLE NECK HILL, L. I.—George Sinkin, 51 East Grand av, Corona, L. I., completed plans for a 2½-sty frame dwelling, 27x25, on the west side of Abington rd, 128 ft south of Browvale dr, for Frederick Peters, 442 East 57th st, Manhattan, owner. Cost, \$6,500.

QUEENS, L. I.—Otto Thomas, 354 Fulton st, Jamaica, L. I., completed plans for a 2½-sty brick dwelling, 28x52, on the east side of Creed av, 140 ft south of Walnut st, for George Krick, 1720 Linden st, Brooklyn, owner. Owner and architect will take bids shortly. Cost, \$6,000.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, completed plans for two 2½-sty frame dwellings, 19x35, at the northwest cor of Lamont av and Elbertson st, for George P. Johnston, Elmhurst, owner and builder. Cost, \$9,000.

BEECHURST, L. I.—Shore Acres Realty Co., 243 West 34th st, Manhattan, owner, has had plans completed privately for a 2-sty frame dwelling, 32x36, at the southwest cor of 27th st and 16th av. Cost, \$6,000.

RICHMOND HILL, L. I.—Richmond Hill Security Co., 73 Dennington av, Woodhaven, L. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 16x38, on the west side of Waterbury av, 180 ft north of Emerson st. Cost, \$4,000.

SOUTH OZONE PARK, L. I.—Thomas F. Malone, South Ozone Park, owner and builder, has had plans completed privately for two 2-sty frame dwellings, 14x34, in the east side of 142d pl, 240 ft north of Baldwin av. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—R. Holstein, 480 Hancock st, L. I. City, has plans in progress for a 1-sty brick and concrete foundry, 75x100, in Hancock st, for the John Palacheck Bronze & Iron Co., 480 Hancock st, L. I. City, owner. Cost, \$35,000.

STABLES AND GARAGES.

WOODHAVEN, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for the alteration of the 2-sty brick dwelling, 33x25, on the south side of Jamaica av, 20 ft north of Woodhaven av, into a garage and assembly rooms, for Welz & Zerweck, Myrtle and Wyckoff avs, Brooklyn, owners. Owners will take bids. Cost, \$20,000.

QUEENS, L. I.—Max Hirsch, 215 Montague st, Brooklyn, has plans in progress for a 1-sty brick garage, 37x40, at 11 Glasser st, for Edward Hayden, on premises, owner and builder. Cost, \$2,000.

GLENDAL, L. I.—Anthony W. Sulzbach, 20 Williams av, Brooklyn, completed plans for a 2-sty brick stable and garage, 32x99, in the east side of Sandol st, 100 ft south of Glasser st, for Phillip Dietz, 25 Sandel st, Glendale, owner. Architect will take bids on general contract at once. Cost, \$12,000.

LONG ISLAND CITY.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for a 1-sty brick public garage, 100x100, irreg., for Louis Gold, 44 Court st, Brooklyn, owner and builder. Exact location will be announced later. Cost, \$20,000.

COLLEGE POINT, L. I.—John Tinnay, College Point, L. I., completed plans for interior alterations and a 1-sty brick side extension, 25x40, to the garage in the west side of 13th st, 175 ft south of 6th av, for the College Point Garage, on premises, owner. Cost, \$5,000.

FOREST HILLS, L. I.—Sage Foundation Homes Co., 27 Greenway ter, Forest Hills, owner, has had plans completed privately for four 1-sty brick garages, 20x38, on the south side of Archway pl, 120 ft east of Continental av. Cost, \$20,000.

QUEENS, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for two 1-sty brick garages, 38x100, and 40x100, on Jamaica av, near Woodlawn st. Owner's name will be announced later. Total cost, \$20,000.

MISCELLANEOUS.

LONG ISLAND CITY.—Shampan & Shampan, 772 Broadway, have plans in progress for a 2-sty brick storage and residence, 40x100, on the south side of Pierce av, 68

ft west of 7th av, for the Globe Thread Co., 7th and Pierce avs, L. I. City, owner. Owner will soon take bids on general contract. Cost, \$20,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—Adam Mihal-sky, 180 Hatfield pl, Port Richmond, S. I., owner, has had plans completed privately for a 2-sty frame dwelling, 25x100, on the south side of Hatfield pl, 228 ft east of Nicholas av. G. Odegard, 1583 Castleton av, Port Richmond, has the general contract. Cost, \$3,500.

WEST NEW BRIGHTON, S. I.—Church of the Blessed Sacrament, Manor rd, New Brighton, owner, has had plans completed privately for a 2-sty frame dwelling, 36x40, on the west side of Manor rd, 100 ft south of Delafield pl. William H. Curry, 1119 Castleton av, West New Brighton, has the general contract, and N. Archer, 29 Bodine st, West New Brighton, has the mason contract. Cost, \$7,000.

PORT RICHMOND, S. I.—Andrew Frohlin, 63 Av B, Port Richmond, owner, has had plans completed privately for a 2-sty frame dwelling, 20x26, at the southwest cor of Decker av and Hazeman pl, for which Ole T. Koenig, 91 DuBois av, Port Richmond, has the general contract. Cost, \$3,000.

Nassau.

HALLS AND CLUBS.

MINEOLA, L. I.—War Work Council National Board, Y. W. C. A., of U. S., Mrs. James S. Cushman, pres., 600 Lexington av, Manhattan, owner, contemplates erecting a 2-sty frame and stucco hostess house, about 60x50, at Camp Mills, from plans by K. C. Budd, 527 5th av, Manhattan, architect.

SCHOOLS AND COLLEGES.

HEMPSTEAD, L. I.—W. F. McCullough, Cruikshank av, and Edward Hahn, 35 Richardson pl, both of Hempstead, L. I., have plans in progress for an addition to the brick primary school in Prospect st for the Board of Education, Main st, Hempstead, Dr. C. H. Ludlum, pres., owner. Addition will contain eight rooms. Cost, \$40,000.

MISCELLANEOUS.

PORT WASHINGTON, L. I.—Charles W. Leavitt, 220 Broadway, Manhattan, completed plans for landscape work for A. Hermanson, Port Washington, owner. Consists of shrubbery gardens, landscape work and area of grounds (2 acres).

GREAT NECK, L. I.—James W. O'Connor, 3 West 29th st, Manhattan, has plans nearing completion for frame and stucco farm bldgs and superintendent's cottage, for L. H. Shearman, owner.

Suffolk.

HOSPITALS AND ASYLUMS.

KINGS PARK, L. I.—New York State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner, contemplates erecting a tuberculosis hospital, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Details will be available later.

Westchester.

DWELLINGS.

PORTCHESTER, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, is revising plans for a 2½-sty frame and shingle dwelling, 24x45, at Colonial Ridge, for Ernest Parker, Irving av, Portchester, owner.

RYE, N. Y.—H. L. Magill, Ryegate, Rye, N. Y., completed plans for a 1½-sty frame bungalow, 25x40, on Meadow Beach, for Benjamin F. Gedney, Centre st, Rye, owner and builder. Owner is taking bids on all subs. Cost, \$3,500.

RYE, N. Y.—Lewis Colt Albro, 2 West 47th st, Manhattan, completed plans for a 2½-sty frame semi-detached superintendent's cottage, 35x27, on Lincoln av, for George Arents, Jr., Brookside av, Rye, owner. Owner builds by day's work. Cost, \$6,000.

YONKERS, N. Y.—David Main, 128 Bellevue av, Yonkers, owner and builder, has had plans completed privately for a 1½-sty frame dwelling, 13x24, at 120 Bellevue av.

YONKERS, N. Y.—G. Howard Chamberlain, 18 South Broadway, Yonkers, and Kendall Taylor & Co., 93 Federal st, Boston, Mass., associate architects, have plans in progress for a 3-sty brick nurses' home, 95x40, for the Yonkers Homeopathic Hospital and Maternity, 127 Ashburton av, Yonkers, owner.

FACTORIES AND WAREHOUSES.

CITY ISLAND, N. Y.—Robert Jacob, on premises, owner, has had plans completed privately for a 1-sty reinforced concrete

factory, 60x200, in the south side of Pilot st, 97 ft east of City Island av. Lewis P. Fluhrer Co., 220 West 42d st, Manhattan, has the general contract and is ready for bids on material. Cost, \$20,000.

STABLES AND GARAGES.

YONKERS, N. Y.—J. Edward Birmingham, 136 Ashburton av, Yonkers, completed plans for a 1-sty brick garage, 23x40, at 184 Warburton av, for Jacob Smith, 184 Warburton av, Yonkers, owner and builder.

WHITE PLAINS, N. Y.—John C. Moore, Realty Bldg, White Plains, has revised plans in progress for a 1-sty brick garage and service station, 60x125, at Port rd and Grawaun st, for E. S. Hessels, White Plains, owner. Architect is taking new bids on general contract, plumbing and heating, to close April 30.

MISCELLANEOUS.

RYE, N. Y.—Lewis Colt Albro, 2 West 47th st, Manhattan, completed plans for 1-sty frame farm buildings on Lincoln av for George Arents, Jr., Brookside av, Rye, owner and builder. Consists of cow barns, chicken houses, stables, pig pens and a 1-sty brick cold storage house, 20x25. Cost, \$30,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS. JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has plans in progress for a 4-sty brick apartment house, 61x75, on Summit av, 50 ft from Gardner st, for Harry Usian, 122 West 28th st, Bayonne, N. J., owner. Cost, \$60,000.

BAYONNE, N. J.—Grosvenor Atterbury, 20 West 43d st, Manhattan, will draw plans for two brick and stone model tenements for the Bayonne Housing Co. (now forming), c/o Bayonne Chamber of Commerce, 19 West 8th st, Bayonne, owner. Cost, \$100,000 each. Architect has recommended the erection of 1-family houses instead of tenements and project will be taken up at the next meeting of directors. Details will be available later.

MADISON, N. J.—Conklin & Convery, 28 Central av, Newark, have plans in progress for two 2-sty brick apartments and stores, 30x45, for Nicholas Marinaro, 12 Anderson av, Morristown, N. J., owner and builder. Owner will award subs. Cost, \$9,000.

DWELLINGS.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 2½-sty frame dwelling, 24x56, in East 31st st, for J. & S. Kuchinsky, 55 Central av, Clifton, N. J., owners and builders. Cost, \$7,500.

ELIZABETH, N. J.—John Reid, 222 Westfield av, Elizabeth, owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 27x28, at 34 Salem st. Cost, \$4,000.

SOUTH ORANGE, N. J.—William Garbrants, 564 Main st, East Orange, completed plans for five 2½-sty frame and shingle dwellings, 25x30, on Montrose av, for the Granite Realty Co., Firemen's Bldg, Newark, owner and builder. Total cost, \$25,000.

BLOOMFIELD, N. J.—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, completed plans for five 2½-sty frame and shingle dwellings, 22x30, on Florence av, for Harry Hendricks, 71 Florence av, Bloomfield, owner. Owner is taking bids on subs. Total cost, \$15,500.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—George Butler, 62 West 45th st, Manhattan, has plans in progress for a wooden express depot in Monmouth st, near Pavonia av, for Wells Fargo Co., 51 Broadway, Manhattan, owner. Cost, \$7,500.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Story & Flickinger, 5 Great Jones st, have the general contract for alterations to the 2-sty brick tenement and store, 26x irreg., at 19 East 56th st, for Noah C. Rogers, 100 Broadway, owner, from plans by O. B. Smith, Jr., 25 Madison av, architect. Cost, \$5,000.

MANHATTAN.—John Batstone, 641 East 224th st, has the general contract for remodeling the 4-sty brick and stone dwelling, 25x55, at 60 West 94th st, into an apartment house, for the Sixty West 94th St. Co., James M. Eder, pres., 251 West 95th st, owner, from plans by Arthur Lobo, 105 West 40th st, architect. Consists of installing ten new bathrooms, shaft and partitions, etc. Cost, \$8,000.

DWELLINGS.

MANHATTAN.—John K. Turton, Inc., 101 Park av, has the general contract for alterations and a rear addition to the 5-sty brick and stone dwelling, 22x65, at 39 West 54th st, for Dr. Charles A. Holder, vice-pres., G. Amsinck & Co., 6 Hanover

st, owner, from plans by Benjamin W. Morris, 101 Park av, architect. Cost, \$30,000.

BROOKLYN, N. Y.—Grant Contracting Co., 7 East 42d st, Manhattan, has the general contract for alterations and addition to the brick dwelling, 17x28, at 179 Ocean Parkway, for Frank F. Boulton, on premises, owner, from plans by Beverly S. King and Shiras Campbell, 103 Park av, Manhattan, architects. Cost, \$10,000.

BRONXVILLE, N. Y.—F. Bajusz, Front av, Bronxville, has the general contract for a 2½-sty frame dwelling, 32x50, for F. Gates, Avon rd, Bronxville, owner, from plans by George A. Licht, 126 East 38th st, Manhattan, architect. Cost, \$12,000.

TOWN OF BLOOMING GROVE, N. Y.—Mead & Taft, Cornwall-on-Hudson, N. Y., have the general contract for alterations and addition to the 2-sty dwelling, 20x40, for Ernest M. Bull, on premises, owner, from plans by William J. Cherry, Grand Central Terminal, Manhattan, architect. Project also includes erection of two herdsmen houses, garage and supt.'s residence. Cost, \$100,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Stone & Reydel, 1370 Dean st, Brooklyn, have the general contract for a 7-sty reinforced concrete fac-

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tory on the east side of Park av, from 130th to 131st sts, for J. M. Horton Ice Cream Co., 205 East 24th st, owner, from privately prepared plans.

BRONX.—R. Warren Lawrence, 350 East 140th st, has the general contract for a 3-sty addition to the 2-sty brick factory, 25x50, at the northwest cor of Walton av and 138th st, for Jacob Brothers Co., 539 West 39th st, owner, and W. P. Harris & Co., 113 East 138th st, lessee, from plans by F. G. C. Smith, Smith Bldg., Greenwich, Conn., architect.

BROOKLYN, N. Y.—John C. Hegeman & Harris, 33 West 42d st, Manhattan, have the general contract for a 1-sty brick storage warehouse, 100x300, in Smith st, for S. W. Bowne, 611 Smith st, owner, from plans by J. Edwin Meek, 470 4th av, Manhattan, architect. Cost, \$30,000.

BROOKLYN, N. Y. (SUBS.)—W. H. & F. W. Cane, Woolworth Bldg, Manhattan, have the contract for superstructure and also foundations, and the Hedden Construction Co., 52 Vanderbilt av, Manhattan, has the contract for grillage, for the 7-sty brick and steel manufacturing plant, 200x300, which includes a 575-ft pier, 60 ft wide, in the south side of 53d st, 550 ft west of 1st av, for E. W. Bliss & Co., Adams and Plymouth sts, Brooklyn, and 312 East 23d st, Manhattan, owner, from plans by Walter Pfandler, Ordnance Dept., foot of 3d st, Brooklyn, architect.

BROOKLYN, N. Y.—C. Curtis Woodruff & Co., 1213 10th st, L. I. City, has the general contract for a 1-sty brick storage bldg, 190x75, in the west side of Franklin st, from Greenpoint av to Kent st, for the

Faber-Eberhard Pencil Co., 39 Greenpoint av, owner, from plans by John M. Baker, 9 Jackson av, L. I. City, architect. Cost, \$18,000.

LONG ISLAND CITY.—MacGobar Construction Co., 1178 Broadway, Manhattan, has the general contract for a 1½-sty brick or concrete smelting plant, 75x150, at Borden av, Haywood and 3d sts, for the Central Smelting & Refining Co., 220 Rider av, owner, from plans by Louis Allen Abramson, 220 5th av, Manhattan, architect. Cost, \$25,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred. K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 15th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

BUILDING TRADES EMPLOYERS CREDIT ASSOCIATION will hold its annual dinner at the Hotel McAlpin, Saturday evening, April 27. A number of prominent men have been secured to deliver addresses.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4th to 6th. A. A. Zertanna, St. Louis, National secretary.

BUILDING OFFICIALS' CONFERENCE OF 1918 will be held at the La Salle Hotel, Chicago, Ill., May 9 to 11, in connection with the annual meeting of the National Fire Protection Association. A program of addresses and papers on subjects of vital interest has been prepared by the committee.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refuge System; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FHS—Approved Filling and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHS, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending April 20.

MANHATTAN ORDERS SERVED.

Broadway, 1177—Theo C Marceau...GE-FA-El
Cortlandt st, 78-80—Josephine S Del Drago,
2 W 55.....FE(R)
18 st, 123 E—Anna M Pender.....A-FD
20 st, 200 E—Henry C Glaser,
GE-FE(R)-ExS-WSS(R)
Great Jones st, 55—Etaloc Holding Co, 59
William.....ExS-FP(R)-Ex(R)
9 av, 270-80—G A Novak & Sons,
GE-D&R-FA-Rec-O
Pier 15, East River—United Fruit Co, 17
Battery pl.....Spr-Stp

Pier 28, East River, New England S S Co,
Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec
Pier 45, East River—N Y Central R R Co,
FA-FP(R)-FD-TD-Ex(R)-Tel-Spr-Stp
Pier 63, North River—U S Steel Products Co,
Spr-FP(R)-Ex(R)-Stp(R)
Pier 1 (old), North River—Penn R R Co,
Spr-FD-Rec-Stp(R)-FP(R)-Ex(R)
Pier 9, North River—United Fruit Co,
FP(R)-Spr-FD-Stp(R)-Rec-Ex(R)
Pier 13, North River—Delaware, Lackawanna
& Western R R Co, Spr-FP(R)-Ex(R)-FD-DC
Piers 16 and 17, North River—N Y Central R
R Co, Spr-FP(R)-Ex(R)-FD-Stp(R)-FA-Rec
Pier 24, North River—Central Hudson Steam-
boat Co, Spr-Stp-FP(R)-Ex(R)-FD-TD-Rec
Pier 27, North River—Penn R R Co,
Spr-FP(R)-Ex(R)-Stp-TD-Rub
Pier 30, North River—Central R R of N J,
Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec
Pier 42, North River—Royal Mail Steam
Packet Co—Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec
Pier 45, North River—Mallory S S Co,
Spr-FP(R)-Ex(R)-Stp(R)-FD
Pier 22, East River—Burns Bros,
Spr-FP(R)-Ex(R)-FD-FA-A
Piers 58, 59, 60, 61 and 62, North River—
Internat'l Mercantile Marine Co,
Spr-FP(R)-Rec-O-Stp(R)-DC
Pier 66, North River—Lehigh Valley R R Co,
Stp(R)-FD-Ex(R)-TD-Rec
Pier 72, North River—N Y Central R R Co,
Spr-FP(R)-Ex(R)-FD-Stp(R)
Pier 77, North River—Penn R R Co,
Spr-FP(R)-Stp(R)-Ex(R)
Pier 103-D, North River—N Y Central R R Co,
Spr-Ex(R)-FD-A
Rose st, 35-7—George Weideman,
Ex(R)-ExS-WSS(R)-FE(R)
7 av, 138—Midtown Const Co...GE-FE(R)-ExS
7 av, 138—Rotto & Rabinowitz.....FA-DC
7 av, 161—Samuel Goldberg.....O
7 av, 161—Kuker & Felixbred.....O
6 av, 170—Fest Mary A Chiselm, 84 William,
FE-FE(R)-St(R)-Ex(R)-ExS-WSS(R)
6 av, 186—John Hayes, St(R)-FE-ExS-Ex(R)
34 st, 25-7 W—Charles E Johnson,
ExS-WSS(R)-Ex(R)-St(R)-FP(R)-FE
13 st, 47-53 W—Rhinelander R E Co, 31 Nas-
sau.....A-FD
182 st, 535-7 W—Washington Hrs Univer-
salist Ch.....FP(R)-FA(R)
Broadway, 1887—Colonial Operating Co, Spr(R)
Broadway, 1947—Humanova Producing Co,
Stp(R)
23 st and 8 av—Reck Amuse Co,
Stp(R)-Rub-FA(R)-FA-Spr(R)
51 st and Lexington av—Chicago Opera Assn,
Rub-Spr(R)

BROOKLYN ORDERS SERVED.

Atlantic av, 1341-3—Charles J Potbury.....CF
Atlantic av, 2871—Erhart Bros.....OS-CF
Central av, 19-S & D Evreess Co...NoS-Rec-FA
Christopher st, 315-L J Fried.....Rec-El
Classon av, 118—Fahlberg Saccharine Co, CF-FP
Columbia Hts, 7—Eagle Warehouse & Storage
Co.....CF-NoS
Cypress av and Hancock st—M C K Contract-
ing Co.....Rec-OS-NoS
Cypress av and Hancock st—Julius Cohen...Rec
Cypress av and Hancock st—Fieolo Margolin...Rec
Cypress av and Hancock st—Hyman Kaplan...Rec
Cypress av and Hancock st—A Margolin....Rec
Dean st, 1549—W A Reed.....CF
Flushing av, 459-61—Meurer Bros Co, FA-CF-Rec
47 st, 1216—S Horowitz.....Rec

CALENDAR.

BOARD OF APPEALS.

Room 919, Municipal Building, Manhattan.

Tuesday, April 30, 10 A. M.

Under Building Zone Resolution.

100-18—502 Howard avenue, Brooklyn.
2449-17—East side Broadway, 64 ft. 5½ in.
north of West 158th street, Manhattan.
2450-17—West side West End avenue, 40 ft.
south of Shore boulevard, Brooklyn.
2305-17—West side Madison avenue, between
35th and 36th streets, Manhattan.
854-18—West side Sedgwick avenue, opposite
107th street, The Bronx.
855-19—Southeast corner Fourth avenue and
6th street, Brooklyn.
860-18—24-26 Coles street, Brooklyn.
877-18—121-6 East 121th street, Manhattan.
878-18—South side Powers street, 64 ft. 1½
in. east of Union avenue, Brooklyn.
800-18—314-22 Herkimer street and 1-11 St.
Andrews place, Brooklyn.
803-18—273-7 8th street, Brooklyn.
87-18—2410-2414 Church avenue, rear, Brook-
lyn.
618-18—South side Robinson street, 76 ft. 3½
in. west of Nostrand avenue, Brooklyn.
483-18—555 West 161st street, Manhattan.

Appeals from Administrative Orders.

984-17—42-47 West 33d street, Manhattan.
1302-17—Northwest corner Wycoff and Greene
avenues, Brooklyn.
1322-17—510 Broadway, Manhattan.
1722-17—23-29 Elizabeth street, Manhattan.
1884-17—50 Wall street, Manhattan.
2156-17—41-45 East 11th street, Manhattan.
2404-17—58-60 Walton street, Brooklyn.
2465-17—West side West End avenue, south
of Shore boulevard, Brooklyn.
2466-17—East side Broadway, 64 ft. 5½ in.
north of 185th street, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Thursday, May 2, 10 A. M.

Petitions for Variations.

949-17-S—568-578 Broadway, Manhattan.
1514-17-S—200-210 East 125th street and
2293-2297 Third avenue, Manhattan.
2476-17-S—45 West 48th street, Manhattan.
868-18-S—Public Hearing on Proposed Amend-
ment to Rule 25, Rules for Fire Extinguishing
Appliances.
870-18-S—Public Hearing on Proposed Amend-
ment to Rule 26, Rules for Fire Extinguishing
Appliances.
871-18-S—Public Hearing on Proposed Amend-
ment to Rule 30, Rules for Construction, Oper-
ation and Maintenance of Elevators.
JOHN P. LEO, Chairman.

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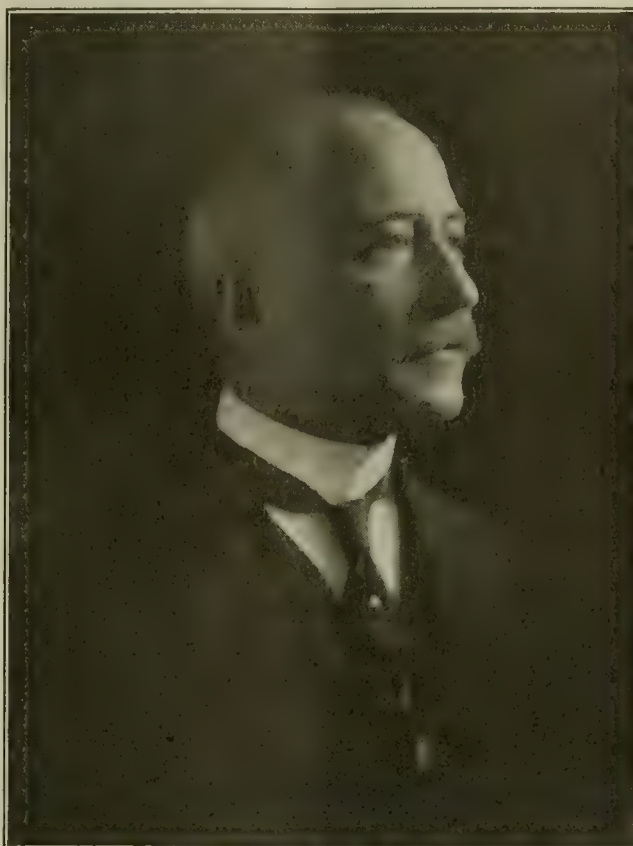
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New York Realty Leader Highly Honored

Alfred E. Marling Elected President of the Chamber of Commerce—His Many Activities in Business and Philanthropic Work.

ALFRED E. MARLING, president of the real estate corporation of Horace S. Ely & Company, was on last Thursday afternoon elected president of the Chamber of Commerce of the State of New York at its 150th annual meeting. This is one of the most distinguished offices that can come to any resident of this state. Mr. Marling has been vice-president of the Chamber for two years, and in elevating him to the presidency the organization honored a man held in high esteem in commercial circles of this city and in the real estate business, in which he is an active and conspicuous figure. Mr. Marling succeeds Eugenius H. Outerbridge, and assumes the duties of an office occupied during the many years of the existence of the Chamber by distinguished men. The term of office is two years.



ALFRED E. MARLING,
Of the Real Estate Firm of Horace S. Ely & Co., President of the
Chamber of Commerce.

The Chamber of Commerce of the State of New York was founded April 5, 1768, and is therefore one of the oldest organizations in the city. It comprises in its membership representatives of the government, commerce, industry, military and the press. Its object as set forth in its charter is "to carry into execution, encourage and promote by just and lawful ways and means such measures as will tend to promote and extend just and lawful enterprises." It has a membership limited by its charter to 1,500 resident members, which includes the most distinguished business men of New York. It has also 250 non-resident members, and owns the fine building at 65 Liberty street.

Mr. Marling entered upon his new duties at once. His introduction into office came at the close of a very strenuous month as chairman of the Real Estate Division of the Liberty Loan Committee.

Alfred E. Marling was born in Toronto, Canada, in 1858, the son of Rev. Francis H. and Marina C. Marling. He was educated at the Collegiate Institute, Toronto. On January 10, 1884, he married Harriett W. Phillips, and resides at 35 West 47th street. He began his career in the real estate business with Mr. Horace S. Ely on October 1, 1877, and in 1894 formed a partnership with Mr. Ely under the firm name of Horace S. Ely & Company. Upon the death of Mr. Ely Mr. Marling became president of the corporation.

Mr. Marling has for many years been active in the affairs of the Y. M. C. A., and was chairman of the 23d street branch for a long period. He became a member of the main organization and at once took a leading part in its business. It has been said that the three most active organizations in the world are the Catholic Church, the Standard Oil Company and the

International Committee of the Y. M. C. A. Of the latter Mr. Marling has been chairman since 1911, succeeding Dr. Lucien C. Warren, who held the office for fifteen years. It is an established rule in the organization that the tenure of office of the chairman of this committee depends upon the activity of the occupant, and the members of the committee expect to have Mr. Marling as their chairman for many years to come.

He has served as a member of nearly every important committee, and has given his time and money unstintedly in consultation and for service. His father was a pastor and association leader in Canada, having been chairman of the first meeting called to organize the Montreal Y. M. C. A. in 1851.

This was the first association in North America. A

few years later his father removed to Toronto, where he was intimately connected with the early work of the association. It is said of Mr. Marling that he was cradled with the association movement. He was a boy member, an adult member, a director and has been in close sympathy with the State Committee, and for twenty years he has been a member of the International Committee.

The International Committee of the Y. M. C. A. is an elective body, chosen by delegates from all parts of North America gathered in convention. It is composed of one hundred Christian laymen working all over the country.

Notwithstanding the great demands of his real estate business on his time Mr. Marling never fails to visit his office at national headquarters daily, where he spends about one hour. During this brief period he frequently attends half a dozen committee meetings.

Mr. Marling is a leader in the Laymen's Missionary Movement and active as an elder of the "Brick Presbyterian Church," New York. He is in touch with the world movement and is an active member of the Y. M. C. A. World's Committee in Europe.

He is a trustee of the Mutual Life Insurance Company, a director of the Fulton Trust Company, Hanover Fire Insurance Company, Plate Glass Insurance Company of New York, City of New York Insurance Company, a trustee of the United States Savings Bank, vice-president of the New York Juvenile Asylum, trustee of the Fifth Avenue Bank, a director of the Bond & Mortgage Guarantee Company, Columbia Trust Company, Bankers' Club and is a member of the following clubs: Union League, Metropolitan, Downtown, City, Republican. In politics he is a Republican.

Housing For Shipyard and Munition Workers

Government's Extensive Plans Rapidly Reaching Completion—
Applications for Contracts Will Now Be Considered

CONGRESS has passed, without a dissenting vote, the bill carrying an appropriation of \$60,000,000 to provide housing accommodations for the workers employed in war industries, and it now remains only for the President to attach his signature to release this vast sum for the contemplated work. The plans for the major portion of this work have been perfected for some time, but work has been held up pending the passing of the measure providing the funds.

Last week the United States Shipping Board announced definite plans for seven gigantic housing projects, designed to supply necessary living accommodations for the shipyard workers and their families. These are to be located respectively at Camden, N. J.; Elmwood, Pa.; Newport News, Va.; Chester, Pa.; Bristol, Pa.; Sparrows Point, Md., and Wilmington, N. C. The total expenditure for these developments will exceed the sum of \$10,000,000 by a considerable amount.

Probably the most extensive of the seven developments scheduled will be located near Camden, N. J., and designed for the accommodation of the mechanics employed in the plant of the New York Shipbuilding Company and also for those working in the yards of the Jersey Shipbuilding Company and the Pennsylvania Shipbuilding Company, at Gloucester, N. J. The plans for these dwellings have been prepared under the direction of Electus D. Litchfield, architect, 477 Fifth avenue, New York. The site for these houses is now being cleared, and the schedule of construction calls for the completion of the buildings within a period of ninety days from the time of starting actual structural operations.

This development will be known as Haddon Township, and about \$2,500,000 will be expended for the building operations. In addition a vast sum will be spent for the erection of community buildings and sanitary appurtenances. The city of Camden, with which this new township will be incorporated, will expend a substantial amount of money for the construction of schools, fire houses, sewers and water supply lines. The Shipping Board will arrange separately for the construction of street improvements, sidewalks, playgrounds, parks and other modern city features, and will also plan for the extension of transportation lines to facilitate the traveling of the workmen between their homes and the shipyards.

A general contract for the erection of nearly a thousand dwellings at this location has been awarded to the Tidewater Building Company, of New York, at a cost averaging \$3,000 each. These houses will be two stories in height, of various dimensions, according to the number of rooms each contains, and will be constructed for the greater part of brick. About three thousand workmen will be accommodated in this new community.

The project at Camden will be largely used as the model for a number of other extensive housing developments to be undertaken by the federal authorities and erected under the jurisdiction of the Shipping Board and the Emergency Housing Committee of the War Industries Board.

One of these—already started at Hilton, Va.—will cost approximately \$1,250,000, and will include the construction of five hundred houses, costing about \$3,000 each. This project is to house the workers in the plant of the Newport News Shipbuilding & Dry-

dock Company, and is progressing according to plans prepared by Francis Y. Joannes, architect, 52 Vanderbilt avenue, New York. At this location the buildings will be varied in character and construction. They will include apartment houses, one and two family dwellings detached, semi-detached and in groups. Schools, theatres and other community structures will also be included in the scheme. Frame and brick construction is intermingled to give diversity to the appearance of the community. About one hundred acres of land has been secured, and this has been laid out in streets, parks and playgrounds. A general contract for the buildings has been let to Mellen & Stewart, Pittsburgh, Pa., and the work will be pushed to the utmost so that the rapidly growing number of shipyard workers may be accommodated.

In the Elmwood section of Philadelphia about one thousand houses for workmen employed by the American International Corporation at the Hog Island shipyards will be built from plans by Owen Brainerd, 52 Vanderbilt avenue, New York. These dwellings will cost between \$2,000 and \$3,000 each. They will be constructed of wood and brick and will vary, both in style of architecture and the number of rooms. The initial cost of this development will be in the neighborhood of \$10,000,000. This operation also includes the construction of four hotels for single workmen, to accommodate a total of 2,000 men, and a contract has been let to William Crawford, 7 East 42d street, New York, for this work.

At Bristol, Pa., the construction of a model village for workmen in the shipyards is progressing under the direction of the Fred T. Ley Company, builders, 19 West 44th street, New York. The plans were prepared privately. It has been announced that the cost of the building operations at this location will exceed \$2,500,000.

The Builders' Exchange of Newburgh, N. Y., recently resumed the discussion of the housing problem in that city. This subject received considerable attention last autumn, but a satisfactory solution did not present itself at that time. There is, however, an increasing need for the construction of houses for workmen in the new shipbuilding plants and other industries that are engaged in the manufacture of munitions for the Government. Although it is anticipated that the federal appropriations will assist in the furtherance of this plan, there is no doubt but that local capital will be called upon to subscribe heavily to the scheme, as the Government, where it undertakes housing for shipyard and munition workers, loans only a percentage of the amount required.

At Port Jefferson, L. I., another workmen's housing project is in process of formation. The Bayles Shipyard Company, Inc., H. M. Williams, president, 111 Broadway, New York, is having the preliminary plans prepared for providing about 1,800 workmen with modern homes. In the neighborhood of five hundred dwellings will be required for this development. This plan is wholly contingent, however, upon the receipt of financial aid from the Government, through the Shipping Board.

The Bureau of Industrial Housing and Transportation, 613 G street, Washington, D. C., is now ready to receive applications from builders and contractors for future consideration in connection with anticipated housing developments throughout the country.

Lexington Ave. Subway Will Be Opened in June

Lockwood Bill, Approved by the Mayor, Will Hasten Work on Other Sections of the Dual System

MAYOR HYLAN has approved the Lockwood bill, authorizing the Public Service Commission and the Board of Estimate and Apportionment to modify rapid transit contracts, and it is expected that Governor Whitman will sign the bill. This will pave the way for the completion of rapid transit lines which it is vital to the city to have in operation at the earliest moment.

As chairman of the Committee on Operation of the new Lexington avenue subway route, Public Service Commissioner Travis H. Whitney has expressed the expectation that the line will be ready for operation in June. This is the first line which will be opened, but it is expected, now that relief is possible under the provisions of the Ottinger bill, that contractors for other sections of the dual subway who have been delayed in their work will be able to complete other portions of the system this year.

The Commission has outlined the status of construction work, pointing out that \$117,000,000 of work contracted for by the Commission was completed and in operation or ready for operation; that additional

contracts had been let aggregating \$60,000,000, under which \$45,000,000 of work had been done, leaving \$35,000,000 contract value of work to be done.

The question of the constitutional prohibition against extra compensation to a contractor has been given careful consideration by the attorney general and by counsel to the Commission, and it is believed that no difficulties on this phase of the case will arise.

This bill is meant to give the Public Service Commission and the city supplementary powers over the dual subway system construction contracts and provides that the Public Service Commission and the Board of Estimate may relieve the contractors building the new subways from the burdens placed upon them by the high costs of labor and materials, and to do whatever is best to complete the work as speedily

That arrangements will be made with the present contractors to complete the work at cost, with the understanding that the contractors will forego all profits, is probable. It is believed that this will be the cheapest and most expeditious way of getting the much needed lines in operation.

Survey of Housing and Industrial Facilities

BUILDING industries of New York, composed of various organizations representing building and real estate interests in New York City and vicinity, and organized a few months ago to keep track of the building, material and labor situation and their relation to the war, is arranging for a survey of warehousing, industrial housing and available workmen's housing in Greater New York. This survey will be made with the co-operation of a number of organizations affiliated with Building Industries.

The proposed survey is to determine just what available warehousing there is in New York City and what accommodations in tenements and apartments, at reasonable rentals, are available for workers in the industrial plants which are doing work for the Government in and about New York City.

This information, when ascertained, will be forwarded to the Federal Government and should serve as a guide to the authorities at Washington in their plans for various phases of war work. It will serve to determine what new housing of these two types is necessary, where it should be located and what structures, if any, are available for alteration so that time may be saved from constructing unnecessary new housing. The survey will be made in the various boroughs by the following organizations:

Manhattan—Real Estate Board of New York.

Brooklyn—Real Estate Board of Brooklyn, Chamber of Commerce of Brooklyn.

Queens—Chamber of Commerce of the Borough of Queens.

Richmond—Staten Island Chamber of Commerce.

The Bronx will probably be taken care of by the Bronx Board of Trade, but it is not yet definitely determined.

In the case of Manhattan, the island has been laid out in a number of districts, to be taken care of by members of the Real Estate Board of New York, and a similar procedure will probably be followed in the other boroughs by other organizations.

Those requested to make a canvass will be furnished with cards, showing precisely what information is required as to warehousing and tenements and designed to facilitate as much as possible the work to be done and the tabulation which will be subsequently necessary. These cards will be in the hands of the canvassers in a day or two, and it is hoped that the canvass will be completed by May 15.

In view of the importance of this work, both as a means of assisting the Government and of determining the resources and needs of New York City, it is hoped that those who receive the cards will be willing to provide the information in the shortest possible time.

Text of Bill Relating to Monthly Tenancy of Real Estate.

THE Ottinger bill, providing that an agreement for the occupation of real estate in New York City shall create a monthly tenancy unless the duration of the occupation shall be specified in writing and subscribed by the parties or their agents, has been signed by the governor. The bill was approved by the Real Estate Board. The text of the bill follows:

Section 1. Section two hundred and thirty-two of chapter fifty-two of the laws of nineteen hundred and nine, entitled "An act relating to real property, constituting chapter fifty of the consolidated laws," is hereby amended to read as follows:

§232. Duration of certain agreements in New York. An agreement for the occupation of real estate in the city of New York, [which shall not particularly specify the duration of the occupation, shall be deemed to continue until the first day of May next after the possession commences under the agreement; and rent thereunder is payable at the usual quarter days, for the payment of rent in that city, unless otherwise expressed in the agreement.] *shall create a tenancy from month to month unless the duration of the occupation shall be specified in writing by the parties thereto or by their lawful agents.*

§2. This act shall take effect immediately.

Real Estate Bills Signed By Governor Whitman

Laws Affecting Mortgages, Cemetery Lands, Acts of Trustees of Estates Are Changed—Direct State Tax Bill Approved.

(Special to the Record and Guide.)

ALBANY, May 3.—Governor Whitman has signed Senator Sheridan's bill amending the Real Property Law by providing that a petition for the discharge of a mortgage which cannot be produced or upon which the signatures are wholly obliterated need not show the name of the mortgagor or assignor.

The Governor also signed the Foley bill, another Real Property Law amendment, which provides that cemetery lands in which no interments have been made may be sold under execution for the satisfaction of a judgment, notwithstanding the prohibition against the sale or mortgage of cemetery lands.

The Nicoll bill, providing that a trustee under a will or deed of trust may convey or exchange trust property when the lands owned by the trustee or subject to the power of sale under the will and the adjacent lands to be acquired, have the same buildings or physically connected buildings located upon them, subject to the approval of the Supreme Court.

The direct state tax bill, carrying a levy of 1.06 and designed to raise \$13,342,000, of which about 70 per cent. must be borne by New York City, also has been signed. The proceeds of this direct levy will meet interest requirements on state bonds and will form the contributions to the state sinking funds for the next fiscal year, commencing July 1 next.

Governor Whitman has set a hearing for Wednesday, May 8, upon the Mohansic State Hospital site bill. This measure, the upshot of the investigation made by a commission, headed by Senator George A. Slater of Westchester, to ascertain the effect of a state hospital on the Croton watershed upon the New York City water supply, provides for the establishment of a state reservation at Lake Mohansic, in the town of Yorktown. New York City property owners, through the Real Estate Board, the Merchants' Association and other agencies, for years have opposed the erection of a state hospital on this site, and in 1917 Senator Elon R. Brown caused an investigation to be made to ascertain the merit of such opposition. The Slater bill, recommending the abandonment of the hospital site and the substitution of a reservation, was the outcome of this investigation.

Savings bank representatives declared at a hearing before Governor Whitman on Tuesday that the approval of the Gibbs bill, which gives labor and material men a lien preference on buildings under construction, would impose a burden upon up-state banks, trust companies and building and loan associations and would discriminate in favor of similar institutions in New York City, to which the bill does not apply. C. A. Miller, representing the Savings Bank Association of New York State, said the savings banks and building and loan associations would be forced to retire from the building loan field if this bill were approved. The particular provisions of the bill to which the opposition of the banks was directed were those requiring a constant check upon moneys loaned in order to protect labor and material supply men.

Material furnishers and representatives of labor, the State Federation and its allied agencies gave their approval and support to the measure.

Among those who appeared in opposition to the bill were: Fenton M. Park, president of the New York Real Estate Association; Walter Lindner, of the Title Guarantee and Trust Company; Walter Stabler, of the Metropolitan Life Insurance Company; Harry N. French, of the New York State Association of Builders.

Among those who favored the bill were: Henry W. Hill, former State Senator, of Buffalo; J. A. Mahlstedt, president of the Westchester Building Material Men's Association; Edward Schmidt, of Mineola; C. C. Harper, president of the Lumber Dealers' Association, of Rochester, and a group representing the State Federation of Labor.

Mayor Hylan has returned to Governor Whitman with his approval the Wagner war debt limit bill,

which authorizes New York City, during the present war, to issue, not exceeding \$15,000,000 a year, serial bonds and corporate stock in excess of the city debt limit. Such bonds and stock must mature within the period not exceeding the minimum usefulness of the public improvement for which issued.

The Mayor disapproved the Walker bill, authorizing the Board of Estimate of New York City, in its discretion, to direct that all or any part of the cost of opening, widening or extending a street to be used for rapid transit subway purposes shall be borne by the city at large. The bill also provided for the issuance of corporate stock to pay the cost of such improvements.

Among a large batch of bills which Mayor Hylan approved and sent to the governor was the Gilchrist bill, which provides that the board of revision and assessments may review awards for damages made by the board of assessors, and its confirmation of such awards is final; and requiring the comptroller to certify to the board of assessors the registration of contracts for street improvement work and authorizing the revision board to confirm the assessment at any time after the registration of contract.

Several bills providing pensions for city court employees, general sessions court employees, Queens street cleaning bureau employees, municipal court employees, municipal ferry and other municipally-owned utilities' employees were disapproved by the Mayor. The Nicoll bill, providing for a 10 per cent. increase for administrative employees in the New York County district attorney's office, was also vetoed by the Mayor.

A state commission to investigate the subject of retirement pensions, allowances and annuities to state and municipal officers and employees and to report to the next Legislature is created under the Lockwood bill, signed by Governor Whitman on Thursday. This commission, to be composed of the state superintendent of insurance, four members to be appointed by the Governor, and one member each by the temporary President of the Senate and the Speaker of the Assembly, is given an appropriation of \$5,000 with which to prosecute its work.

The Governor also signed the Emerson bill, exempting from the manufacturing and mercantile corporations tax law corporations engaged wholly in the holding, purchase or sale of real estate for themselves, holding corporations whose principal income is derived from holding stocks and bonds of other corporations, and corporations liable to tax under Sections 184 to 189 of the Tax Law, inclusive, as well as banks, savings banks, title guaranty, insurance and surety corporations. This bill also provides that all other corporations, including foreign corporations doing business in this State, shall be subject to a minimum tax of not less than \$10 and not less than one mill on each dollar of apportionment of face value of issued capital stock apportioned to this State.

Honor Flag for Contractors.

PROBABLY no better example of the enthusiasm engendered in industrial concerns and the individuals connected with them for the success of the Third Liberty Loan can be found than that displayed by the T. A. Gillespie Company, general contractors, and its affiliated organizations. A total of 10,254 men are employed by this concern and its subsidiaries and the amount subscribed to date is \$632,300. Of the entire number of men on the pay-rolls, 9,180 individuals, or about ninety per cent., have bought Liberty Bonds.

Four of the affiliated companies, including the New York office of the T. A. Gillespie Company, have reached the 100 per cent. class in obtaining subscriptions from all of their employees. By the time the drive finally closes it is predicted that the total of bond subscriptions will be considerably increased and others of the affiliated organizations will have reported 100 per cent. of their employees subscribed.

Chairman Leo Says Zoning Law Will Be Upheld

Decision in Favor of Baron Astor on Madison Avenue Property Not a General Reversal of Policy Respecting Building Restrictions.

INTEREST in the decision of the Board of Appeals rendered last Tuesday to allow Baron William Waldorf Astor to build a seven-story business building on the west side of Madison avenue between Thirty-fifth and Thirty-sixth streets centered in the question whether this disposition of the old controversy indicated a reversal of the policy of the former city administration by the authorities now in office with respect to the enforcement of the provisions of the Zoning Resolution.

Two appeals were made to the Board of Estimate during the Mitchel administration for action similar to that asked for in the petition passed on this week. Both were denied, and the matter was then taken up with the former Board of Appeals, but without securing any decision.

In view of these facts and the influence the decision

decision by the courts unless an injunction was granted stopping the work. The courts do not look with favor on such litigation where vested rights are concerned and where hardship is likely to result pending final adjudication."

Edmund L. Baylies, Esq., representing J. P. Morgan, the Murray Hill Association and the Flintrock Realty Company, of which Mr. Morgan is the president and largest stockholder, claimed that the Board had no jurisdiction, and further that the matter was before the Board of Estimate, a superior body. Baron Astor was represented by Henry W. Taft, a brother of former President Taft, and member of the law firm of Cadwalader, Wickersham & Taft.

Mr. Taft said: "Property on the west side of Madison avenue has deteriorated because of the restrictions imposed. Many houses are idle and down at the heel,



Peabody, Wilson & Brown, Architects.

BUILDING TO BE ERECTED BY BARON WILLIAM WALDORF ASTOR AT MADISON AVENUE, BETWEEN 35TH AND 36TH STREETS.

might have on future building operations within restricted areas, Chairman Leo was asked after the meeting if the action taken in this case was to be construed as the policy of the Board in future cases affecting the Zoning Law.

"On the contrary it is the intention of this Board to be more strict in these cases than ever," said Mr. Leo. "We will decide every case coming before us absolutely on its merits. If we think an injustice has been done to a property owner in a restricted section we will grant him the relief demanded. But we will have to be positively convinced that the relief sought is reasonable and that no injustice will accrue to those who oppose it."

As to the effect on the decision of the Board of an adverse report of the Board of Estimate, Mr. Leo said: "If the Board of Estimate holds that the property in question is within the restricted area, as we concede it is, and refuse to exempt it from the restrictions, our decision overrules the report. If, on the other hand, the report consents to a modification of the Zoning Law and removes the restrictions from the section in which the property is located, then it merely affirms our decision. In any case our decision stands. Nothing more remains to be done but to present to the Superintendent of Buildings an official copy of the decision of the Board of Appeals and without further detail a building permit must be issued.

"The whole question is subject to review by a court of law, but building operations could go ahead pending

and the owners are compelled to accept temporary leases for their property since they cannot get permanent tenants, and all this is done to please some individual or group of individuals.

"I have filed with this Board the consents of property owners in the neighborhood, with the exception of Mr. Morgan and the Flintrock Realty Company, of which he is the head. This opposition is a movement to retard the improvement of New York real estate. On one side we have an owner who will not improve and the other side the largest owner of real estate in the City of New York, who wants to make improvements. The improvement of this property will mean an income to the city of \$33,000 in taxes. Because of the restrictions placed on our property Mr. Astor has been able to swear off \$284,000. At the present time the city is only receiving from this property \$7,000. The improvement will cost about one million and the taxes will be increased by \$26,000."

Mr. Baylies said: "This is a case of dollars against the home, not a fight between Lord Astor on one side and Mr. Morgan on the other. Astor wants the last farthing out of his property. I would respectfully suggest to this Board that it withhold its decision until the Board of Estimate report, now ready and awaiting only the signature of Comptroller Craig, is filed. I have a petition containing the names of 150 residents of Murray Hill who oppose the petition."

(Continued on page 577)

Real Estate Liberty Loan Drive Near \$3,000,000

Mark Aimed at by Committee Will Probably Be Passed Tonight—
Brooklyn Makes Creditable Showing.

By ALFRED E. MARLING, Chairman.

TO one who has been privileged to take an active part in the Third Liberty Loan drive there have been certain clear-cut impressions made on the mind.

The first impression is that of the splendid *unity* and *devoted spirit* of all the teams. There is no room for a "slacker" in such a drive. I do not know that we had such on any of our teams. If we did they must have died by the way, for all those who were working under me to make this drive a success were what are popularly called "live wires."

The second impression is that the teams were not easily discouraged. They stuck steadily to the job through all the ups and downs of success and disappointment. If they found a man out they went again and again, illustrating the adage: "If at first you don't succeed try, try again."

The third impression is that of the friendly fellow-

ship which was engendered by the campaign. There was a pleasant spirit of rivalry among the different teams, and yet no jealousies were aroused. Every man looked to doing the best he could for his own team; but, far more, for the success of the entire drive for the Real Estate Division. With such men, dominated by such a spirit, it is no wonder that our Real Estate Division went over the \$1,800,000, which was set as our quota, and at the time of this writing we have reached the splendid figures of \$2,600,000. We hope and we will strive to reach \$3,000,000 before this article is printed in the Record and Guide.

It is fitting to say, in this little sketch of a month's work, that we received hearty support from the daily newspapers and from the organ of the real estate business—the Record and Guide. Without such support I do not believe it would have been possible to have secured the happy results.

THE Real Estate Division of the Liberty Loan Committee tendered a luncheon on last Tuesday to the captains and members of the ten teams comprising the Division. There was a full attendance when Chairman Alfred E. Marling called the meeting to order. Mr. Marling said:

"We have had nineteen days of the campaign. We were put in the baby class, the limit of which is two millions. At 12.30 today the total amount of subscriptions actually received amounted to \$2,299,700. We are out of our minimum limit in Class C. The Liberty Loan Committee says we were second in our class on Saturday and today we stand first. The third day of the campaign, April 10, was our worst day, when we received but \$9,300, and our best day was April 29, when the total amounted to \$549,000.

"Out of a total of 1,021 subscriptions we have received 409 for fifty dollar bonds, and 251 for one hundred dollar bonds, a total of 660. More than fifty per cent. of the whole is represented by small investors, just as the Government requested. We must not stop now, however, until we reach the three million mark and go over it if possible."

Mr. Marling introduced Charles E. Mitchell, President of the National City Company, who said:

"A dollar taken from your pocket and transferred into an interest-bearing bond, backed by every resource of the National Government, is not a sacrifice. It is really only an act of self-interest. All the gold in the world piled up 'over there' behind our boys and our Allies would not win the war. But the money turned into things will win the war. In comparison to the sacrifices being made by our soldiers our sacrifices of a few dollars are very insignificant.

"Today civilization is with her back to the wall. We have neglected the warning, and the words of wisdom, and today we are behind in this great conflict. We must set our jaws to give up certain things and give those things to our Government."

Mr. Marling then suggested that an effort be made by those present to make the total subscriptions \$2,500,000, and Albert Ashforth announced that as a result of Mr. Mitchell's address he would subscribe for an additional \$75,000 of bonds. Other subscriptions were forthcoming and it was announced that the grand total was \$2,573,000.

Laurence McGuire, President of the Real Estate Board, whose activity and enthusiasm throughout the campaign has encouraged the other members greatly, said:

"I am proud of the work this Committee has done. Mr. Marling has worked very hard. Let us try for five millions, instead of three millions. We saw the mothers in the big parade last Saturday and were touched by the Spartan-like courage they displayed as they marched along, some of them with their service flags carrying five, and six stars, and some of them with the silver star,

denoting a sacrifice supreme. Yesterday we saw an even more pathetic parade. 'Pershing's Veterans,' boys of our own 69th, and we could see with our own eyes what they had to suffer and sacrifice. The more sacrifice we make now the less we will have to make later. I am proud of Mr. Marling and the work of this Committee."

There is not the slightest doubt on the part of the members of the ten teams that before the campaign ends today the sum aimed at will be reached and even exceeded. With a view to making certain that the maximum amount be subscribed, the captains and their teams are today going back over the same ground they have been covering for the past month, recanvassing the same friends, clients and others, endeavoring to persuade them to buy more bonds and to get those who did not subscribe to do so before the drive ends.

The subscriptions entered by firms represented on the several teams is highly commendable. A spirit of friendly rivalry prevailed throughout the campaign and in many instances captains and even team members personally subscribed large amounts so that their teams would make a good showing. Considering the very apathetic and dormant condition of the real estate business today, due to war conditions, the result of this first big undertaking in which the realty men worked as an individual unit, has been productive of greater results than the reaching of the maximum quota. It has resulted in bringing together in close intimacy the leaders of the real estate business in this city, cementing old friendships and the making of new ones; brought about a more close personal relationship between the men and, of paramount importance, has formed the nucleus for a similar organization when other loan campaigns are inaugurated. The experience gained in this campaign will be of great advantage in those to follow. There was some little disappointment up to last Monday in the showing made by the Brooklyn team, of which William P. Rae is the captain. Up to that day the Brooklyn team had only turned in subscriptions to the amount of \$12,000, and Chairman Marling was very much disappointed.

Mr. Marling did not know at that time that the Brooklyn team was working just as hard and just as patriotically as their brothers in the big Borough. But when on Monday afternoon Captain Rae brought in his subscription list showing a total of \$549,000, including a subscription of \$200,000 from the Title Guaranty and Trust Company, the feeling of unrest was soon dispelled. Captain Rae and his team mates came in for a goodly round of applause from those present in the rooms of the Real Estate Board, when the Brooklyn figures were announced.

Up to 5 o'clock yesterday afternoon the grand total was \$2,843,000, and there will be no let up until the campaign ends tonight.

Oversubscription to Loan by Building Trades

Quota of \$5,000,000 Exceeded—Otto M. Eidlitz, Chairman,
Congratulates Workers in Drive

By OTTO M. EIDLITZ, Chairman.

By telegraph to Francis H. Shinn.—The result of the Third Liberty Loan drive made by the Building and Allied Trades of New York City is far beyond my expectations when you consider the unfortunate situation existing in the Building Industry due to the war. I hope you will give my warmest congratulations to all the chairmen of each trade division and to each committee member for the remarkable showing that they have made, which was possible only through unrelenting energy and great personal sacrifice. The result is especially gratifying in that it

exceeds the previous Liberty Loan canvass by nearly twenty-five per cent., thus proving that even under adverse conditions if there is a real patriotic desire to do, a surprising answer can be obtained. Will you also express to Mr. Landale and Mr. Sears and accept for yourself my keen appreciation of the efforts put forth to bring about this result, which has enabled the Building Industry once more to take its rightful stand in the foremost rank of those who regard their country as entitled to their first consideration.

SPLENDID and inspiring results have been achieved by the Building and Allied Trades Committee for the Third Liberty Loan, under the chairmanship of Mr. Otto M. Eidlitz, during the final week of the campaign. All of the lines affiliated with the building trades, through their respective Liberty Loan Committees, have graciously co-operated with the general committee in its effort to place the industry in the front rank in the records of the Advisory Trades Committee, and to prove that it can always be depended upon to support the Government when called upon. The results have been far beyond the hopes of even the most optimistic.

The building industry as a unit has experienced difficult times during the past year. Construction of a private nature, while not altogether stopped, has fallen far below the normal of past years. Practically the entire energy of the building trades has been devoted to the new phases of Government building. Notwithstanding the numerous deterrents to a high degree of general trade prosperity the structural trades have come to the fore with subscriptions to the third bond issue in a manner that unquestionably proclaims the patriotism of the industry.

From the records on file in the executive office of the General Committee, the various organizations that comprise the working field of this Committee have reported the following subscriptions to date:

Mason Builders' and Contractors' Association..	\$865,500
Marble Industry: Tile, Grate & Mantle Association and the Mosaic Employers.....	151,000
Cut Stone Association and the Stone Setters..	72,500
House Movers' & Shorers' Association and the Hoisting Association	9,000
Architectural Iron Workers.....	72,050
Ornamental Bronze & Iron Masters and the Wire Work Manufacturers.....	101,750
Cement Workers	226,950
Composition Roofers and Waterproofers; Metal Ceiling Association; Roofers & Sheet Metal Workers; and the Metal Covered Door & Window Manufacturers	435,300
Iron League Erectors.....	289,150
Plasterers	37,200
Master Carpenters' Association; Local No. 1, and the Parquet Flooring Association.....	343,500
Lighting Fixture Association.....	785,700
Steam & Hot Water Fitters' Association.....	241,200
Painters and Decorators.....	151,700
Association of Metal Furring and Lathing Contractors	15,000
Plumbers	384,150
Elevator Manufacturers' Association.....	288,400
Investing Builders' Association.....	126,350
Mason Material Dealers' Association.....	225,500
H. W. Johns-Manville Co.....	300,000
Heat and Cold Insulation.....	21,250
Refrigeration	1,500

Total.....\$5,144,650

By almost superhuman efforts during the past week

the General Committee has turned in or has in hand subscriptions to the Third Liberty Loan totalling \$5,144,650. At the commencement of the campaign the building and allied trades took as their quota the amount subscribed by the industry to the Second Liberty Loan, plus 22 per cent. additional. This brought the quota for the present drive to \$5,000,000. By Thursday of this week the full quota had been attained, and the General Committee spurred the sub-committees to further efforts in order that the oversubscription might be as large as possible.

Many of the sub-committees have exceeded the amount of the quota assigned to them at the start of the drive. These have not stopped work, however, but have pushed on in their efforts to pile up important oversubscriptions for the credit of their organizations. Many have high percentages of oversubscriptions. Among the committees that have exceeded the allotment originally assigned are included: The Iron League Erectors, headed by Mr. Andrew J. Post; the Composition Roofers & Waterproofing, Metal Covered Doors and allied organizations, under the leadership of Mr. M. F. Westergren; the Association of Master Plumbers, Mr. Joseph H. Jasper, chairman; Mason Material Dealers, Mr. Frank E. Wise, chairman, and Elevator Manufacturers' Association, Mr. William G. McCune, chairman.

Neither in the first nor second Liberty Loan drives were the building trades combed so thoroughly as they have been during the campaign now rapidly drawing to a close, and it is extremely doubtful if at any time in the past history of building has the industry been so thoroughly solicited for any purpose. The results are apparent in the excellent total that has been rolled up by the various branches of the trade represented by the General Committee.

The trade unions affiliated with the building industry have responded to the call for subscriptions in a manner both heartening and assuring. Officials connected with these bodies claim that every building mechanic and laborer that has invested to the extent of at least \$50 or subscribed to buy one bond has increased his patriotism 100 per cent. In the past labor unions have not generally been given credit for a high degree of patriotic virtue, but the history of the present campaign, in so far as the unions affiliated with building construction are concerned, will assure to the future a stronger attitude of patriotism than heretofore displayed. Bricklayers' local unions Nos. 37, 41, .. and .. have been effectually working in support of the drive for the Third Liberty Loan. Their leaders have co-operated with the General Committee, and the net results in actual subscriptions by union members have been most satisfactory. The unions connected with the tile and marble industry have also come to the fore in a gratifying manner, and important sales have been made to their membership. The meetings have been well attended and the enthusiasm reached a high pitch.

The meeting conducted by Post & McCord at the new shipyard under construction at Kearney, N. J., on the Hackensack Meadows, was well attended, and important sales were recorded. Many bonds were sold for cash and delivered as sold, the company having the certificates at the meeting. About \$22,000 was obtained.

Department Rules for Making Tax Assessments

Instructions for the Information and Guidance of Deputy Tax Commissioners Issued by President Jacob A. Cantor.

FOR the information and guidance of the deputy tax commissioners in making assessments of real estate the Department of Taxes and Assessments has issued the following communication:

To the Deputy Tax Commissioners:

You should go about your work influenced by the sole desire to be just, both to the taxpayer and to the City.

It is true that the bonded debt is governed by real estate valuations and thus great care should be exercised in making reductions and also in raising valuations. In fact true values should be ascertained as nearly as possible and equality of taxation should be the leading feature. There should be no discrimination. The burden of taxation must be equally distributed. It may be difficult at times to determine values and in many cases it may be impossible to assess at what is termed "market value."

Section 889 of the Charter provides that it shall be the duty of the deputy tax commissioners to assess all the taxable property in the several districts that may be assigned to them and they shall furnish to the Board, under oath, a detailed statement of all such property, showing that said deputies have personally examined each and every house, building, lot, pier, or other assessable property, giving the street, lot, ward, block and map number of such real estate embraced within said districts, together with the name of the owner or occupant, if known; also the sum for which, in their judgment, each separately assessed parcel of real estate under ordinary circumstances would sell if it were wholly unimproved; and separately stated, the sum for which under ordinary circumstances, the same parcel of real estate would sell with the improvements, if any, thereon.

The value of any piece of property should never exceed the value of the land plus the cost of reproduction of the building.

In arriving at the value of property adequately improved the gross income and operating expenses should be taken into consideration and the net return should be capitalized at a fair rate of interest.

It is important and imperative for deputies to confer with each other in adjoining districts as to land values in order that there may be uniformity of assessment. In all cases where difficulty arises in making or changing valuations the deputy in charge should be freely consulted.

Careful consideration should be given to plottage, location, character of improvements, size of plot, adequate improvement, and, in certain sections, consideration should be given to the difficulty or ease in assembling plots.

When a parcel of land is too small to be improved with a suitable structure and is shut off from possible improvement with adjoining property due allowance should be made.

Great care should be given to added value for corner influence. No hard or fast rule should be applied in that it varies in accordance with location, adaptability to certain class of business and transit facilities.

Consideration expressed in conveyances is an important consideration in determining value if they are the result of private sale. Cases of foreclosures, sales to close estates or to apportion interests in estates cannot be deemed to be a fair criterion of value. Neither is one sale in a section a sufficient evidence of established values.

The average consideration expressed in a number of sales does not wholly determine value because there may be speculative conditions attached.

Mortgages and the rate of interest provided are important factors in computing values but not in every case, as sometimes mortgagees are compelled to add other securities in order to prevent mortgages being called.

Moneys loaned by savings banks and other financial institutions should be given careful consideration as evidence of value, as the law limits their loans to percentage of values.

Leases also are a very good indication of value and in such cases renewal clauses and terms are essential factors where the lessor pays the taxes; in fact, all the terms of a lease ought to be inquired into, but the better plan would

be if possible to examine the leases themselves, and where the property is leased to one tenant that is also to be considered in connection with the value.

Under the Emerson Law, which authorizes certain machinery to be assessed as realty, you are hereby instructed to make a list of the machinery with value of each piece and how attached to the building or otherwise. Also to procure from the owner a list of the machinery which he claims is personalty and of that which he admits is realty. This is very important.

Consideration should also be given to the obsolescence of buildings.

The improved methods of buildings are such that an appropriate structure may now often be erected on modern plans for much less than it formerly cost for a building to serve the same purpose less efficiently. Under these circumstances an old style building in good repair can be worth no more than a modern building costing much less which serves the same purpose equally well.

It should be borne in mind that this very reduction in cost of construction often tends strongly to enhance the value of land.

When in doubt as to the assessment of costly buildings, or any buildings, or land, consult freely with the deputy in charge, who will obtain the advice of the chief deputy when necessary.

In assessing property which is exempt from taxation care should be taken to appraise both land and buildings as accurately as though they were taxable.

When there is reason to believe that any taxed property is entitled to exemption, the owner should be notified by the deputy directly or through the deputy in charge in order that a proper application for exemption may be made and the property exempted by the commissioners if the owner be entitled to such exemption. The law imposes the duty on assessors to refrain from taxing property entitled to exemption. A tax on such property is void. Uncollectible taxes are a nightmare to an administration.

Deputies in charge are instructed to give every possible opportunity throughout the year for deputies to spend their time in the field in order that they may be fully acquainted with land values and conditions in their districts. In order that deputies may have proper time for field study, deputies in charge are directed to instruct clerks to do all the clerical work that the time permits.

Consideration should be given to signs upon buildings which are used for advertising purposes. In all cases the value of same should be reflected in the valuation on land.

One of the difficult problems is the assessment of lots sold on the installment plan. A percentage of the price obtained for lots thus sold is regarded as the cost of making the sale. The market value of such lots is not the price paid to the developing company but the sum for which it could sell the lots within a reasonable time upon ordinary terms of payment. When lands of this character adjoin developed land, and streets have not been run through it, it should be assessed as much as the developed lots after deducting the expense of streets, sidewalks and other improvements. It is important also to consider as evidence of value the number of lots sold in proportion to the number of lots upon which buildings have been erected and occupied, the price of the unsold lots being proportionately higher than the first sold. Where part of the tract of land has been improved with streets, sidewalks, curbs and sewers the rest of the tract is improved in value.

The law provides that the assessment shall be made between the first day of April and the first day of October.

(Signed) JACOB A. CANTOR, President,
RICHARD H. WILLIAMS,
ARTHUR H. MURPHY,
GEORGE HENRY PAYNE,
JOSEPH F. O'GRADY,
JAMES P. SINNOTT,
LEWIS M. SWASEY,
Commissioners.

C. ROCKLAND TYNG,
Secretary.

Architects Making Plans for Peace Time Work

Annual Meeting of American Institute at Philadelphia Emphasizes Need of Organization to Meet Demands of the Future

By C. H. WHITAKER

Editor of the Journal of the American Institute of Architects.

The fifty-first annual convention of the American Institute of Architects was held at Philadelphia on April 24, 25 and 26, the hall in the Art Club having been graciously tendered for the use of the Institute.

It was the first convention to be held since the date was changed from December to spring, the old officers elected at the last convention in Minneapolis having held office until their successors were chosen at this convention. Also there had been effected a voluntary agreement on the part of the chapters of the Institute whereby the usual number of delegates was reduced, each chapter having at least one, with additional delegates based upon their regular representation. That this facilitated the conduct of convention business may well be imagined, but it in no way appeared to detract from the interest of the meeting; in fact, no convention has ever had a more complete representation of chapters, only one being missed in this instance.

But while these aspects of the convention are interesting they shrink into nothingness when compared with the general character of the meeting itself. Routine business was disposed of in shorter time than ever before, and the convention settled down to the consideration of matters, which reflected the spirit of those changes which have come and are still on the way; in a word, this was above and beyond all other things a war convention, where men met upon high ground and with a new spirit.

In his opening address President Mauran reviewed the history of the relations of the architectural profession with the Government since the outbreak of war, and while he expressed regret at the slowness with which the Government had made use of the architect in its war-time planning and construction, he also pointed out the fact that a mobilization of resources cannot be made over night in a country such as ours, and that England had not perhaps done as well as we have done, since architects are daily finding increasing avenues of employment under the various branches of present-day governmental activities. It is perhaps well that the profession should come to a realizing sense of what has been done in this direction and remember that no government could possibly take over the whole of the architectural profession within a month after the beginning of war. On the whole, it may well prove that in the United States the Government was quicker to utilize the architect than was the case in either France or England, where the professions are more highly organized and more generally recognized by governmental authorities.

The report of the Board of Directors, read to the convention by Mr. William Stanley Parker of Boston, secretary of the Institute, followed the fine precedent set by Mr. Fenner last year. It presented to the convention, in a simple and concise manner, the results of the board's studies of the various Institute activities during the past sixteen months. In many cases a certain action by the board was suggested, and in every case, we believe, the convention accepted the board's suggestions. But there was no limitation placed upon discussion, and the president was careful to urge a full and free consideration of the reports of the several committees.

The treasurer's report indicated that the Institute's finances, although visibly affected by the war, were still in a healthy condition. It seemed very significant that even though a decline in membership might well have been looked for or expected the Institute, on the contrary, made a net gain of sixty-three members during the year.

How refreshing it was, as one looks back, to have been spared the usual tedious hours devoted to competitions, schedules of charges and kindred matters. It seemed as though every delegate welcomed the new order and eagerly awaited the disposition of the necessary routine, determined that all possible time should

be saved for vital things. The first evening meeting given over to a discussion of registration developed into a hearty endorsement of the work done by the Committee on Registration during the previous year. The standard form of registration law was read and discussed and the subject referred to the Board of Directors, with authority to consider the standard suggested and to issue it as an advisory suggestion when it was ready so to do. It may be remembered that the Institute has never officially committed itself on this subject, holding the view that it was a case for local jurisdiction, each state being left to decide its own methods. But while the Institute as a whole still retains this point of view, it has now taken upon itself the task of promulgating a suggested form of law such as will not only serve to accomplish the primary result of safeguarding the public against incompetence, but will also offer a basis by which each state can bring its own law into harmony with those passed in other states, thus avoiding a condition where different standards might work a great hardship to both the public and the architect.

The great object, which should be sought through registration, is a higher standard of education for the architect. No one can for a moment dispute the desirability of this, or even its necessity, if the profession is to survive and play its part. Our whole educational system is a hodge-podge of bungling and juggling, in which the architect has fared no better than his brothers in other lines. We now see that this system must be revised to bring it into line with democratic tendencies, and that through some such revision there may come a method of education which will relate the student to the actual life going on about him in our democracy rather than cramming his trunk with a lot of archaic baggage which bears the labels of autocracy, aristocracy and plutocracy. The danger in registration laws lies in the possibility that while useful as safeguarding structural safety they may be pushed so far as to lay a restriction upon design; that they may fall into the hands of men who will proceed in their judgments upon the established order of things as expressed in styles and periods, and that they may thus be made to serve the disastrous purpose of stifling growth. Without any laws we have had enough of that, and let us thus be careful in such a registration law as we may recommend and in the administration thereof that we give every latitude to genius and ability to discover.

According to at least one of the newspapers of Philadelphia the most noteworthy act of the convention was its disposal of the great question of advertising. For several years this matter has been coming to the fore, and while one may well understand the importance which would be attached to the Institute's action in convention when looked at through the eyes of the press, the fact is that the real significance of what was done lies in another direction.

At the last convention there was appointed a special committee to consider and report to the board upon the specific aspect of advertising as covered in the Canons of Ethics, published by the Institute, and which contained the following: "It is unprofessional to advertise."

The report of the committee, which consisted of Mr. Thomas R. Kimball and Mr. John Galen Howard, was in every way a masterly summing up of the question at issue, which had resolved itself into a frank recommendation, on the part of the committee, that the canon above quoted be eliminated. In preparing its report the committee sent out a questionnaire to the other professional societies of the United States, from which it may be interesting to quote the following:

From the Canons of Ethics of the American Bar Association:

"The publication or circulation of ordinary simple business cards being a matter of personal taste or local

custom and sometimes of convenience is not *per se* improper." The same authority calls it unprofessional to solicit business by circulars or advertisements or personal communications or interviews not warranted by personal relations, or to procure business through touters of any kind, such as allied real estate firms. The canon ends by saying "that such self-laudation defies the traditions and lowers the tone of this high calling and is intolerable."

In a special circular on ethics published by the American Medical Association appears this announcement: "The refraining from or the employment of advertising is the clearly defined difference between a reputable physician and a quack."

The code of ethics of the American Society of Civil Engineers reads: "To advertise in self-laudatory language or in any other manner derogatory to the dignity of the profession shall be considered unprofessional."

Based upon the answers received to its questionnaire, and upon the clear and logical deductions which resulted, the report of this committee may well stand as a notable contribution to the theory of the professional relation as well as to the subject of advertising. In urging the repeal of the canon the committee said this: "From the rulings governing other so-called professions and their apparent practices, may we not conclude that our own position on advertising is at least the most inelastic, if not the narrowest, of them all? And may we not fairly ascribe to this fact at least a part of the explanation which must account for the relatively bad showing in the proportion our membership bears to the profession at large, and possibly for the present average of Institute intelligence compared to what it might be if our doors were more widely opened and our angle of vision somewhat extended?"

All of which will perhaps be read by many to be a hearty endorsement of advertising by architects. On the contrary it is nothing of the kind. It is an abandonment by the Institute of a principle which came down through the traditions of the earlier days, and which had later developed into an impossible attempt to bring about taste and morality through legislation. The Institute does not urge its members to advertise, but it no longer says that it will punish them if they do. In that there lies the opportunity for the quack, the man who lacks taste, the architect who is determined to get work by no matter what means; but there also comes a recognition of the fact that punishment by law is not the best method of dealing with these practices. On the whole a long step forward has been taken by the Institute, much as it will be misconstrued by those who will think slyly to make a new opportunity for themselves.

On the afternoon of the second day the convention was given up to papers on the service and opportunities of the architect. These were delivered by Mr. Milton B. Medary, Jr., Mr. R. Clipston Sturgis, Mr. Elmer C. Jensen, and concluded with a brief survey of the building situation by Mr. E. J. Russell. Perhaps the impression created by these addresses could best be symbolized in a paragraph from the remarks by Mr. Medary, who said: "Let the little children born in airless and sunless rooms, growing up in congested surroundings, where every fine instinct must wither and die, be a challenge to the architects of communities where such things exist, and let us look for our reward in the hearts of the mothers of healthy children and in the appreciation of those who have been allowed to grow to manhood and womanhood in surroundings which permitted them to retain their self-respect and to preserve that dignity which belongs to them by right and not by patronage. From these we may expect a new point of view, and in them we may one day find that 'educated public' which we have so long talked about."

On the following day Mr. Frederick L. Ackerman of New York City emphasized this attitude of the architect toward his surroundings and the life of his day in an address, which he pointed out, in no uncertain terms, the real truth about the unpreparedness of this country as measured in social terms.

"Were our old pre-war methods really efficient?" said Mr. Ackerman. "Were we really organized for peace? We were not. We have developed an industrial system which, in the light of reason, has very

little justification; and the root of the trouble is that we have become obsessed with the idea that the producing of things was in itself a complete justification of effort. * * * There is one tremendously important element missing in our program of preparation, and that element is the hope of labor for a better condition of peace. Make such a hope vivid to the men who work and American labor will become stable; ignore it and the restlessness will increase.

"Within our field of interest a vivid hope would be expressed in decent homes, in slumless cities—in a word, in an adequate environment. It is our problem; it is our obligation to make such a hope a reality. But to make this hope a reality we must extend our field of vision; the problem of housing and town planning must be conceived in broader terms; the mere ability to design pleasing cottages will not serve the purpose. Our narrowly conceived personal efforts or much heralded private enterprise will not serve, for we shall be confronted with a national problem involving international values.

"But what does this mean in definite terms of action? It means that we must establish totally new standards in the framing of legislation; that we must establish a complete new system of mobilizing credit. What is the sense of limiting the use of state funds to such fields of collective action as provision for the erection of poor-houses, houses of correction, jails and hospitals for the insane while we permit loaning corporations to use our collective capital in such a way as to develop the social, moral and physical diseases which fill these public-institutions to overflowing? It means that we must so organize the state that wealth, that capital, that credit shall also be used for the purpose of preventing those diseases."

In another address one of the speakers developed the relation of the Institute, as well as of all other professional bodies, to the democratic tendencies of the day. He pointed out the fact that the Institute must continually strive for a more democratic organization of the profession in the United States since no autocratic or aristocratic body can fit itself harmoniously into a system of life which is essentially democratic. He also drew attention to the tremendous development of the idea of the professional relation in war, since the Government is today making use not only of professional men of all callings, but has also called into its services all forms of industry and commerce, either through individuals or through associated groups, all of whom bear a professional relation to the Government. They are serving as advisors and not primarily as business men in pursuit of profits.

The same speaker also discussed the profession of architecture from the point of view of those who contend that in order to make architecture a commercial success it must be converted into a business. "I think the hope of democracy," said he, "lies not in the conversion of the professions into businesses, but in making business a profession."

These were the dominant notes of the convention. These were the ways in which architects were asked to survey themselves and their services—not in the light of pride and satisfaction, but rather in the light of humility and a wider look abroad upon the newer fields of opportunity which are arising all about them, and as well upon the long neglected fields which have cried out in their vain protest against a system of life which denied them any benefit of the very architecture which they were expected to admire and praise and clamor for in order that the architect might have his vanity satisfied and his income increased. It was a convention of self-searching, of consideration of the things which are fundamental to life and not transitory. It was a convention upon which war had also laid its hand, as one could discover who listened to the discussions and the papers and who valued the applause by the newer standard of values.

It concluded with a dinner at the Germantown Cricket Club, where the guests were addressed by Colonel Starrett, of the Council of National Defense; by Mr. Thomas Adams, of the Commission on Conservation of Canada; by Mr. Albert Kahn, of Detroit, and by the new president of the Institute, Mr. Thomas R. Kimball, who accepted his task with a few words of deep appreciation. Colonel Starrett narrated, in con-

(Continued on page 577)

Sales and Conveyances for the Last Three Months

FOLLOWING its usual custom, the Record and Guide prints herewith a table showing, by weeks, the number of sales reported in Manhattan and the Bronx prior to passing of title. The total number of conveyances in Manhattan and the Bronx is also given. These figures are arranged in such a manner that, at a glance, the statistics for the corresponding

period last year may be seen. The totals show a decided recession in business closed, but this is in a measure accounted for by the fact that building is stagnated. Many sales predicated upon the erection of new structures are being held in abeyance, and this also holds true of leases which would, in the aggregate, involve large sums. The table follows.

COMPARATIVE SALES TABLE.

1918.							1917						
Week Ending.	Manhattan Total.	Below 59th St.	Above 59th St.	Manhattan Convey- Bronx.	Bronx Convey- ances.		Week Ending.	Manhattan Total.	Below 59th St.	Above 59th St.	Manhattan Convey- Bronx.	Bronx Convey- ances.	
Jan. 5.....	23	7	16	7	123	63	Jan. 6.....	37	16	21	12	148	94
Jan. 12.....	18	5	13	7	109	103	Jan. 13.....	36	8	28	7	164	122
Jan. 19.....	30	15	15	7	134	90	Jan. 20.....	41	14	27	6	148	97
Jan. 26.....	15	7	8	5	97	85	Jan. 27.....	27	10	17	11	135	107
Total	86	34	52	26	463	341	Total	141	48	93	36	595	420
Feb. 2.....	25	12	13	5	104	75	Feb. 3.....	28	14	14	4	166	118
Feb. 9.....	21	7	14	10	130	91	Feb. 10.....	28	14	14	8	182	119
Feb. 16.....	22	7	15	5	91	63	Feb. 17.....	34	15	19	13	140	85
Feb. 23.....	21	6	15	8	93	77	Feb. 24.....	30	15	15	14	132	95
Total	89	32	57	28	418	306	Total	120	58	62	39	620	417
Mar. 2.....	32	18	14	17	138	86	Mar. 3.....	48	15	33	7	181	133
Mar. 9.....	32	12	20	10	160	116	Mar. 10.....	47	19	28	19	159	108
Mar. 16.....	35	17	18	12	95	68	Mar. 17.....	38	15	23	11	126	84
Mar. 23.....	30	13	17	14	104	92	Mar. 24.....	30	10	20	15	143	116
Mar. 30.....	27	12	15	11	136	90	Mar. 31.....	34	9	25	16	147	119
Total	156	72	84	64	633	452	Total	197	68	129	68	756	560
Grand Total.	331	138	193	118	1514	1099	Grand Total	458	174	284	143	1971	1397

Architects Plan Peace Time Work.

(Continued from page 576)

siderable detail, the various constructional activities of the Government in war time. Mr. Adams devoted himself to the question of housing as affected by social values and as a measure of war emergency, while Mr. Kahn dealt with the question of organization as affecting the successful practice of architecture.

The Philadelphia chapter of the Institute provided for the entertainment of delegates in a most hospitable manner. There were various delightful excursions about the historic city, a reception at Independence Hall, a visit to Hog Island and a journey to the home of Mr. Widener, where the visitors were permitted to see his pictures. In the room where the informal luncheons were provided each day the chapter had thoughtfully arranged for an exhibition of the work of Mr. Wilson Eyre, and this unique idea, which ought to be perpetuated at other succeeding conventions, was a source of continuous pleasure.

Altogether it was a successful convention in every way, and out of it many new shoots will reach upward and many roots grow stronger that the profession of architecture in this country shall be raised to higher levels of accomplishment and service.

The officers elected were as follows:

President, Thomas R. Kimball, Omaha, Neb.; 1st Vice-President, Charles A. Favrot, New Orleans, La.; 2d Vice-President, George S. Mills, Toledo, O.; Secretary, William Stanley Parker, Boston, Mass.; Treasurer, D. Everett Waid, New York City. Directors to serve three years: Richard Schmidt, Chicago; E. W. Donn, Jr., Washington; Robert D. Kohn, New York City. Director to serve two years: Ellis F. Lawrence, Portland, Ore.

Those advanced to Fellowship were: Louis Ayres, Charles Butler, New York City; James E. Allison, Los Angeles; E. E. Dougherty, Atlanta; A. C. Eschweiler, Milwaukee; Albert Kahn, Detroit; John P. B. Sinkler, Philadelphia; William L. Steele, Sioux City, Ia.

Zoning Law Will Be Upheld.

(Continued from page 571)

Mr. Taft exhibited the architects' drawing, showing the building as it will appear when completed. "The plans," said Mr. Taft, "call for a handsome seven-story modern structure, 120 feet high, which has been approved by the Superintendent of Buildings, and will be used for high-class business purposes.

"My client owns eighteen lots, ten of which are in the business district and eight forming the Madison avenue frontage, in the residential district. Under the Zoning Law we could erect an apartment house or hotel which are classed as residential buildings and might prove more obnoxious than a business building."

Fire Chief Kenlon, who is a member of the Board by virtue of his office, asked Mr. Taft if Lord Astor would be within the law if he erected a business structure one hundred feet back from Madison avenue and extending from Thirty-fifth to Thirty-sixth streets. He was answered in the affirmative.

Chief Kenlon then suggested that the Board proceed to vote on the appeal rather than go into executive session to confer on the several arguments.

Chairman Leo, in announcing the decision, said: "The parties concerned in this case are not to be considered. It is purely a case of what is the duty and the power of the Board. I hold that the Board has full jurisdiction under Section 20, but before taking a vote I recommend that the structure be erected in accordance with the following specifications: The building is to be not more than seven stories nor more than 120 feet high; it shall be faced with limestone or marble; that there shall be but one entrance on Madison avenue; that the balcony over the second story shall be in the same style of architecture as the rest of the front; that the parapet wall over the main cornice be finished in the same style, and that during occupancy only the windows on the ground floor shall be used as show windows."

These suggestions met with the unanimous approval of the other members of the Board, and a vote being taken the motion to grant the appeal was carried without a dissenting vote.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor

W. D. HADSELL . . . Vice-President

J. W. FRANK . . . Secretary-Treasurer

S. A. PAXSON . . . Business Manager

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Judgments, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

Overlooking a Vital Point

For several weeks newspaper readers have been surfeited with reports about Mayor Hylan's investigation of the Department of Health in this city. The Mayor has been severely criticised for what many regard as an attempt to inject more politics into the department, and numerous learned authorities on health problems have been aroused over the possible breaking down of desirable departments for the protection of health.

A great deal of interest to the people of the metropolis has been brought out in this connection. But one point which in many respects overshadows all others seems to have been lost sight of. That is the matter of the cost of the department. The taxpayers of the city have to foot the bills, but in none of the recent discussions does any one seem to have given a thought to them.

No intelligent, public-spirited citizen would have the Department of Health managed in any other way than to safeguard the health of the people. These citizens properly resent any attempt to break down the protection against disease which has been established by capable officials; but a vast number of them also object to the breaking down of the taxpayers into the bargain.

Federating the Building Interests.

Among the many important matters considered at the annual convention of the American Institute of Architects, held at Philadelphia last week, the national movement for the federation of the building interests is doubtless of the greatest general interest. The movement in this direction, which, as our readers

will recall, was started last fall, was taken up by various Chambers of Commerce and builders' exchanges throughout the country, and was given added impetus by resolutions of various national organizations, including the National Builders' Supply Association, National Association of Builders' Exchanges, National Wholesale Lumber Dealers' Association, National Retail Lumber Dealers' Association, Indiana Limestone Quarrymen's Association, National Building Granite Quarrymen's Association, National Marble Association, National Association of Ornamental Iron and Bronze Manufacturers, and others.

A point having been reached where the desire for a comprehensive organization called for early expression, the logical leadership devolved upon the American Institute of Architects, at least to the extent of the initial operations. They are trained correlators and co-ordinators, familiar with every phase and factor of the industry. Their action in the present emergency will be looked forward to with high hope.

When it was suggested that the Institute would consider taking the lead in affiliating the various elements, letters and telegrams came to its officials, promising the active and hearty support of scores of large national organizations of material manufacturers and distributors, representing a large measure of business ability and financial strength.

A wonderful opportunity is here presented to the architectural profession, through its representatives, to construct something of lasting and very great value to the building industry and to the nation. The rough sketch and the materials are at hand, and willing workers stand ready to co-operate.

Putting It Up to New York as Usual

As the third Liberty Loan campaign comes to a close the usual disposition of some sections of the United States to "put it up to New York" is reflected in the press dispatches from Washington and other important cities.

There has been wailing and lamentation in certain quarters for the last ten days, based on the fear of critics that the great American metropolis would not "do its bit" in the matter of the third Liberty Loan. Early in the week there was sent out from Washington a semi-official statement, in which it was declared that "New York to date has proved one of the biggest disappointments of the campaign."

Every time any big undertaking confronts the United States there is a disposition, particularly in the South and West, to put New York in the "George" class and for leaders of thought in those sections to use early and often the expression "Let George Do It!" This disposition was much in evidence in both the first and second Liberty Loan campaigns, as it was in the Red Cross drive, the Y. M. C. A. drive, and other worthy and patriotic undertakings. Most New Yorkers have become accustomed to this disposition of other sections to put big tasks up to the metropolis.

Never heretofore, however, have other sections of the United States been quite so blunt in expressing their disappointment about the metropolis. Their criticism of what New York City has been doing is no more justified in the present instance than it has been on preceding occasions. The great metropolis has never yet failed the national Government in time of need, nor is it to fail in its duty now. When the records of the third Liberty Loan are closed there is every reason to believe New York City will have proven once again its right to hold its head high.

The current reports from various other sections of

the country indicate that the western states especially are making a very fine record in the third Liberty Loan drive. This should be gratifying to the people of those sections just as it is gratifying to the people of the metropolis. It indicates that while from other sections there still comes the cry, "Let George Do It!" the people of those other sections of the nation are themselves waking up and showing a proper disposi-

tion to help New York City in carrying the burden.

There is glory enough for all sections of the country in participating in the Liberty Loan drive. New York City has shown no disposition to put the responsibility upon other sections of the country. But if other sections of the country have been aroused to their own duty through fear that New York City was lagging it is well.

Readers' Comment on Current Subjects.

Editor of the Record and Guide:

The value of real estate as it sways from the dominion of one nation to another with the tide of battle is one of the interesting war-time questions of appraising. A farm, a lot, a building or dock is not valueless because it is threatened with capture or demolition, although a structure, of course, has little value if and while it is within the range of present or prospective firing. An owner has no claim for compensation for damage by the firing, either of the enemy or friendly military forces; such losses lying where they fall, although governments often rebuild or restore such losses out of the indemnity money, if any is received. When buildings or other property are deliberately taken for military purposes by either friendly or hostile authorities the owner or occupant is usually given a receipt, which is the basis for the compensation claim. Whether the receipt or claim has value depends upon a variety of things. If the receipt was given by the friendly army the claim is collectable if the country has funds, provided the officer who authorized or gave the receipt acted within the bounds of his authority. If he did not then the claim is good as against such officer personally unless he is relieved of it by laws transferring the burden to the government.

In this country, in the absence of a special act of Congress on the subject, a military officer may not seize private property unless there is immediate, existing, impending and urgent reasons for seizure. The United States Supreme Court held, in the leading case of Mitchell against Colonel Harmony, which grew out of the campaign against Chihuahua in the Mexican War, that it was not sufficient to show that the officer used "honest judgment and took the property to promote the public service. He must show by proof the nature and character of the emergency." The court, by Chief Justice Tanney, cites the parallel case of Captain Gambier, who was ordered by Admiral Boscawen of the British navy to pull down a number of houses at Nova Scotia, where liquor was being sold to sailors. The owners of the houses sued Captain Gambier for the loss of their buildings, and the English courts decided that, though his act was for the good of the public service, it was an invasion of private rights without authority of law, and judgment was rendered against Captain Gambier for the value of the property destroyed.

When receipts are given by an enemy army their collection depends, so far as territory returned or relinquished is concerned, upon the terms of peace. Where the enemy buys or otherwise keeps the invaded territory such receipts are usually honored by the enemy country which issued them chiefly as evidence of their proposed good-will towards their newly adopted citizens. After our Civil War this Government sent agents through the South, locating and redeeming the receipts given by federal army officers for property taken and needed for military purposes.

In the present war large areas of farm land has been taken by the contending armies for line, feeder, support,

supply, reserve and defense trenches and drill purposes, and large numbers of buildings of all kinds and docks and forests and swamps have been taken for various other military purposes. Much of the land within the area of actual fighting has been turned up to such a depth that it is unlikely that it can again be cultivated, at least not until some new method of reclaiming it has been found, or nature has again made it fit for vegetation. Some of this land is said to be so full of metal, fired into it or left on it, that it has value for salvage purposes, but a considerable portion of it will have no utility value for some time. The value of undamaged houses in towns near the front has materially changed because of the shifting of occupation and travel which will follow the end of the war. Any change in the position of the frontier line immediately changes or alters the condition of all frontier towns on both sides of the line, since it changes the means, or the location of means, of the population's livelihood.

Good sized towns in many cases have been reduced by battle until practically nothing remains of them. The lots in such towns, or rather former town sites, have value in proportion to the reasons which formerly existed for the preference of those sites for towns, and the certainty with which those preferences or others in their place will exist after the war regarded at the time of the appraisal. Not every town would be where it is or as it is if the town were entirely demolished and had to be rebuilt new, even if the source of its income and every other factor of town value remained unchanged. Another element is the complexity of re-determining property lines, many old towns having no records sufficiently detailed to be of much help.

A property is not necessarily valueless because it goes under the dominion of an enemy country. On the contrary, the loser is often so heavily penalized by indemnities that the owner sometimes profits by having his property fall into the hands of the victor who is to receive the indemnities. So strong is the force of habit and association that residents of a town curiously enough are as likely as not to continue to live in it notwithstanding many hardships and the change involved in becoming citizens of another country. Alsace and Lorraine are conspicuous in that the French nationality at heart of the inhabitants continues intense and unswervable after generations of separation, oppression and aggression.

A. W. WARNER.

THE citizens and taxpayers living on Bismarck avenue and adjacent streets, New Brighton, have sent the following petition to Borough President Calvin D. Van Name:

"We, the undersigned citizens, taxpayers and residents of Bismarck avenue and adjacent streets in the First Ward of the Borough of Richmond, New Brighton, Staten Island, as patriotic Americans, protest against the name of Bismarck being used as the name of an avenue or street in an American community.

"We therefore urge you to take immediate steps to have the name changed to Pershing avenue."

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REAL ESTATE NEWS OF THE WEEK

Little Activity in Sales But Leasing Continues Good With Dearth of Available Space—Other Reports

THERE was but little doing in realty circles during the week in the way of sales, although as usual a few deals were put through. In the down town business section several sales were made of old buildings to be remodeled for business purposes by the new owners. Conspicuous in this list was the sale by Charles F. Noyes Company of the southeast corner of Broad and Front streets, known as 111 to 115 Broad street and 25 and 27 Front street, a plot comprising 5,000 square feet, which is improved with three, four and five-story loft buildings. The buyer is George Scandalis, a member of the firm of C. Platou & Company, exporters and importers. This property will be improved and occupied by the buyer.

A transaction involving properties in Brooklyn, Bronx and Manhattan was put through by Byrne & Bauman and includes apartment houses, lofts and office buildings and dwelling houses in the three boroughs. Leasing continues good and the brokers report a greater demand than there is a supply. The lease of the restaurant in the Lords Court building in Exchange Place only recently leased, to a banking firm attests the demand for office space in the financial district. There is a scarcity of apartments and many tenants were obliged to renew their leases and remain in their old apartments, even with increased rentals, because of the lack of suitable apartments, and the fact that there has been no new buildings of any account erected this year is taken as an indication that the customary migration of tenants from one apartment to another will not be of any magnitude this spring, as it has been in the past.

The same condition as to available houses and apartments that prevails in Manhattan and the Bronx prevails, as well in the other boroughs of the city. In Queens there is some little building going on, but apartments have been leased from the plans and there are no dwellings at all to be had. In Rich-

mond, where vacant houses have been numerous in the past, there are no houses to be had and those rented recently were rented at greatly increased figures.

Reflecting the retardant effect of war conditions upon real estate transactions during the past three months are the mortgage tax receipts just announced for the last quarter by State Comptroller Travis. From January to April, \$138,024.10 was paid to the State, compared with \$277,161.33 for the corresponding period last year. These figures represent half the amounts collected, less the cost of collection. The law imposes a recording tax of .50 on every \$100 worth of real estate mortgaged. The recording officer of the county where the property is located collects and pays over to the County Treasurer, who in turn remits half to the State, after deducting the collection expense. The State's share for the last fiscal year was \$1,183,409.50, but for the three-quarters of the present year only \$936,696.23 has been received.

The annual report just issued by the Bond & Mortgage Guarantee Company attests the value of mortgages on New York City real estate as safe investments. The report shows a combined capital, surplus and undivided profits of \$11,458,000, which is larger than any other concern of this character in the country. In spite of the generally slowed up situation in realty, the company issued policies insuring \$27,015,000 on properties valued by its appraisers at \$45,930,000.

During the year the company acquired real estate amounting to \$1,726,000. It sold at a net loss of \$91,300, property foreclosed and valued at \$1,691,000. Real estate now in possession of the company as a result of foreclosure or surrender of equities amount to \$930,000 mortgaged for \$406,500. 3,380 mortgages were canceled and 9,126, totaling \$62,500,000 matured in the year and were extended by the holders for further indefinite periods.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Action for Rent.

THE New York Court of Appeals holds, Fifth Ave. Bldg. Co. v. Kernochan, 117 N. E. 579, that eviction as a defense to a claim for rent does not depend upon a covenant for quiet enjoyment, either express or implied, but the rent is suspended because of total or partial failure of consideration. If an eviction, though but partial, is the act of the landlord, the entire rent is suspended, but if of a stranger by title paramount, the rent will be apportioned. A covenant for quiet enjoyment, either express or implied, is essential where eviction by title paramount is the subject of a claim for damages, but it is not essential where the tenant asserts a failure, either complete or partial, of the consideration for the rent. N. Y. Real Property, Laws 1896, c. 457, §216, now Consol. Laws, c. 50, §251, provides that a covenant is not implied in a conveyance of real property, whether the conveyance contains any special covenant or not, section 1 (now section 2), defines "real property" and "lands" as coextensive with "lands, tenements, and hereditaments," and does not include a chattel real. Section 265 (now section 240), provides that "conveyance" includes every writing except a will by which any estate or interest in real property is created, transferred, assigned, or surrendered, and the terms "estate" and "interest in real property" include every estate and interest, freehold or chattel, legal or equitable, present or future, vested or contingent. It is held that the prohibition of implied

covenants is applicable only to conveyances of lands, and not of interest therein, or leases.

Building Restriction.

Residence property was subject to the restriction that no erection of any kind, except bay windows, verandas, porches, fences, or similar structures, should be erected on any part of the premises within 18 feet of the line of the premises. The Illinois Supreme Court holds, Wolf v. Schwill, 118 N. E. 414, that the erection of a wall upon a foundation 18 inches thick, extending 3 feet below the surface, supporting a wall 7 feet high, capped with cement blocks, and from 7½ to 8½ feet high, constructed in part of pressed brick, under a plan to convert the open space into a sunken garden, was neither a "fence or similar structure," but a violation of the restriction, which could be enjoined.

Passway an Implied Easement.

In an action in which the plaintiff claimed the right to use a passway over the defendant's land both by prescription and as an appurtenant to his land, it appeared that the passway was the only one from the plaintiff's land to the road, and had been used for many years after the common grantor of the parties conveyed land to the defendant and afterwards to the plaintiff. The Kentucky Court of Appeals holds, Skaggs v. Carr, 200 S. W. 27, that the passway was an implied easement appurtenant to the land. It was consistent with such an easement that at the request of the de-

pendant, who desired to fence his land, the plaintiff placed bars and later a gate across the passway in the line fence. The easement could not be defeated by the defendant cultivating the way for one year or making immaterial changes in its location to suit his convenience; adverse possession for the statutory period would be necessary to extinguish it.

Specific Performance—Good Faith.

The purchasers of land who paid \$100 down and agreed to pay \$1,300 cash before a given date at a bank, did not appear at the bank on that date, but telephoned the bank and authorized it to draw a sight draft on them. It did not appear that the draft was to be used for the amount necessary to take up the seller's deed, nor that the proceeds were to be used for such purpose, nor that the bank was directed to use the proceeds for such purpose, or that the drawing of the draft had any connection whatever with the land transaction. The South Dakota Supreme Court holds, *Keller v. Garneaux*, 166 N. W. 305, that the buyers were not entitled to specific performance against the seller, who appeared with the deed ready to perform at the proper time, since a party cannot enforce specific performance of a contract unless he himself has first in good faith performed or offers to perform his part.

Broker's Commissions.

In an action for broker's commissions it appeared that in the plaintiff's office the defendant listed a house for sale, and a third party said, in the presence of both, that he could furnish a buyer if the broker would split commissions. The land was subsequently sold. The Iowa Supreme Court held, *Home Securities Company v. Todd*, 165 N. W. 204, that the third party was not a partner of the broker, and settlement with him was not a settlement with the broker.

Waiver of Fraud.

In an action for the balance unpaid upon a written contract for the sale of land the Iowa Supreme Court held, *Scott v. Simons*, 165 N. W. 161, that where the defendant entered into a written contract to buy land at \$125 an acre, and later accepted a deed therefor at that price, and gave a deed of other land as part payment, he waived any right to rescission or to damages arising from fraud, which he discovered after the execution of the contract but before the exchange of deeds. The plaintiff had been the defendant's agent for the sale of land, but offered to make a trade with the defendant of some of his own land. It was held that the agency automatically ended and the relation ceased to be fiduciary, the plaintiff owing him no more duty than a total stranger.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 41 as against 39 last week and 36 a year ago.

The number of sales south of 59th street was 18 as compared with 14 last week and 13 a year ago.

The sales north of 59th street aggregated 23 as compared with 25 last week and 23 a year ago.

From the Bronx 15 sales at private contract were reported as against 7 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 587 of this issue.

Sale of Property in Three Boroughs.

One of the largest exchanges of the year was consummated on Friday of last week when Gross & Herbener, Inc., of which George Herbener is president, sold to Melville H. Bearns the two-story business building, containing stores and offices, at 3780 to 3796 Broadway, comprising the block front on the east side of Broadway, from 157th to 158th streets, the size of the plots being 200 feet on Broadway by 125 feet in 157th street by 75 feet in 158th street. In exchange the buyer gave the following parcels. The two-story taxpayer at the southwest corner of Broadway and 207th street, on plot 100x100 leased to one tenant, and known as the Arras Inn; the one-story taxpayer at the southwest corner of St. Nicholas avenue and 191st street, on a plot 100x103. This property is known as the Subway Building; 991 Third avenue, northeast corner of Fifty-ninth street, a five-story building, on plot 20.1x80, leased to one tenant; 322 Greenwich street, northwest corner of Duane street, size 20x50, a three-story building leased to one tenant; and 362 and 364 East 204th street, corner of Decatur avenue, a one-story taxpayer on plot 50x100; also the following Brooklyn properties: 211, 213 and 215 Atlantic avenue, northeast corner of Court street, three four-story buildings on plot 48.6x83; 69 Lafayette avenue, northwest corner of Elliott Place, a four-story building on plot 20x80; 577 Fifth avenue, southeast corner of Sixteenth street, a five-story building on plot 25x77; 5123 Third avenue, northeast corner of Fifty-second street, a three-story building on lot 25x100; 5502 Third avenue, southwest corner of Fifty-fifth street, a three-story building on lot 20x100; and 2957 Fulton street, a three-story building on lot 25x100. Byrne & Baumann were the brokers in the transaction.

Sale in Downtown Section.

Charles F. Noyes Company, and William A. White & Sons sold to George Scandalis for Charles Henry Phelps, administrator of the Estate of John G. Butler, 113 and 115 Broad street, including 25 and 27 Front street, a plot of about 5,000 square feet at the southeast corner of Broad and Front streets, improved with three four and five-story loft buildings. The property is valued at \$100,000 and the transaction was for all cash. Mr. Scandalis is a member of the firm of C. Platou & Company, exporters and importers, who have large shipping interests and foreign connections. It is understood the property will be improved with the erection of modern loft and office buildings.

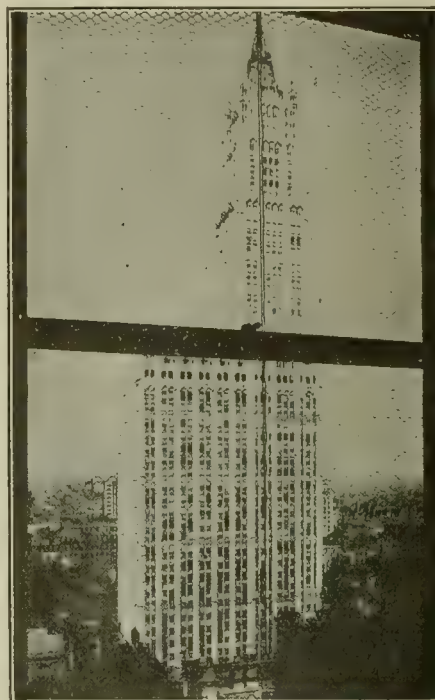
Sell Block Front Downtown.

Charles F. Noyes Company has sold to Joseph F. Cullman for A. H. Mathews, representing the Manhattan Life Insurance Company, the seven-story office building 133-137 Front street, taking in the block front from Pine to Depeyster streets and covering a lot of about 5,000 sq. ft. The property was valued at \$250,000 and the transaction was a cash one, no trade being involved. This is the third block front purchased by Mr. Cullman through the Charles F. Noyes Company. He has been one of the most active buyers of real estate in this neighborhood for the last three years. The building just purchased is known

as the "Venezuela Building," rents for about \$25,000 per annum, and is in a neighborhood that has recently become very active. It is one block from Wall street, where the Noyes Company sold a group of twelve buildings comprising the entire block front on South street from Wall to Pine, covering a plot of 22,000 sq. ft. for all cash, and more recently have leased the former Ward Line Building at Wall and Water streets to G. Amsinck & Co., and the 12-story Taber Building to the Pacific Development Co. Judge Henry W. Kennedy represented the sellers as counsel, and Goldsmith, Cohen, Cole & Weiss represented Mr. Cullman at attorneys in this transaction.

Washington Heights Sale.

Another Washington Heights block front improved with apartment houses passed into new hands in a cash transaction when Charles Kimmelman through Samuel Wacht, Jr., as attorney, purchased from Charles Hoffman and Gerson Robison, the entire block front



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QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 321.—Storm water flowing over a retaining wall to a court carries with it sand and sediment, stopping up court drain. Can property owner from whose land water flows be compelled to put in a ditch or gutter to carry water away to side along property line?

J. B.

Answer. No. 321.—Property owner can be compelled to take necessary measures to prevent the recurrence of matter above complained of, and may be held for damages, if any, for failure to do so, but he should be first notified in writing of the fact as his responsibility may turn upon the question of his knowledge of the facts.

What Bait Do You Use?

All builders of modern apartments and residences wire for electric light; but he who sells or rents first usually has some especially attractive feature to offer.

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on the east side of Haven avenue from 178th street to 179th street. The property consists of three six-story apartment houses known as 285 Haven avenue, 849 West 178th street and 850 West 179th street, covering a plot with an avenue frontage of 185 feet and a frontage of ninety-seven feet in each street. The houses show a gross annual rental of \$3,600 and are assessed by the city at \$232,000 and were held at \$275,000.

Sell Brooklyn and Manhattan Property.

Valuable property in Manhattan and Brooklyn figured in an interesting trade consummated by Charles Buermann & Company and involving about \$250,000 was the exchange of the six-story tenement with stores at the northeast corner of Delancey and Pitt streets, fronting fifty feet on each thoroughfare; also a plot of lots on Bedford avenue and Lincoln place, Brooklyn, given in exchange for the properties at 91 to 95 Clymer street, 25 to 29 Reid street, and 616 Nostrand avenue, southeast corner of Pacific street, Brooklyn, which were recently acquired from Adolph J. Mollenhauer. By the transaction Klein & Jackson become the owners of the Manhattan property and A. & S. Goldberger the owners of the Brooklyn property.

Manhattan.

South of 59th Street.

BEAVER ST.—F. R. Wood, W. H. Dolson Co. sold for Metropolitan Trust Co. 25 Beaver st., a 12-story office building, having an L to 58 to 62 New st. The site measures 49.5 ft. in Beaver st., 65.2 ft. in New st., and contains about 9,400 sq. ft. The buyer is the 23 to 25 Beaver St Corp., newly formed.

FRONT ST.—Charles F. Noyes Co. sold the Venezuela Building in Front st., occupying the block front from Pine to Depeyster sts., to Joseph P. Cullman. The building contains 35,000 sq. ft., and was valued at \$250,000.

GREENWICH ST.—Harry Sophian sold through Louis E. Felix, attorney, the 6-story loft building at 820 Greenwich st., on plot 42.1x91.4, adjoining the northwest corner of Jane st. Title will be taken under the name of 820 Greenwich Street Co., with a capital of \$10,000.

HUDSON ST.—Wm. A. White & Sons sold to Markham Realty Co. (Clarence W. Eckardt, president) for Emily A. King, Augusta Eimendorf and Marjorie C. Lyon, 48 and 50 Hudson st., at the southeast corner of Hudson and Thomas sts., and for Emma D. Rodman and others the adjoining property at 46 Hudson st. and 88 Thomas st. The plot consists of old 3½ and 4-story buildings, and comprises about 4,000 sq. ft. It is assessed by the city at \$75,000.

UNIVERSITY PL.—United States Trust Co., as trustee, sold 3 University pl., a 3-story building, on plot 30x74.6, between Waverly pl and 8th st., for \$27,000.

7TH ST.—J. D. Ranck & Samuel Galitzka as brokers sold for Kensington Home Corp. a 1-fam. detached house in East 7th st., 355 ft. south of Avenue J, on plot 30x125.

9TH ST.—Reinhardt Realty Corp. purchased from Pelgrin estate the 5-story store and loft building at 215 East 9th st., on lot 21x75, near 3d av. S. H. Frankenheim negotiated the sale.

9TH ST.—Mrs. Louisa S. Austen, of Philadelphia, represented by Lambert Suydam, resold 619 East 9th st., 4-story front and rear tenements, on lot 25x92.3, which she took in foreclosure last month. Henry Schumacher & Sons negotiated the sale.

10TH ST.—An investor purchased from Mrs. J. P. Paulding 10 West 10th st., a 3-story dwelling, on lot 26x92.3, located 152 ft. west of 5th av.

17TH ST.—Mary E. Kilpatrick sold to Sadie M. Mahaffey 445 West 17th st., a 4-story front and 3-story rear buildings, on lot 25x92.

24TH ST.—Louis Schrag sold for Samuel Rosenthal the dwelling at 249 West 24th st. to Jeanne D'Arc Home for Friendless French Girls. This property has not been transferred since 1864.

25TH ST.—The former home of the Bethel Methodist Episcopal Church at 233 to 245 West 25th st., which is said to have housed the first negro congregation in New York City, has been sold by Bond and Mortgage Guarantees Co., through Cross & Brown Co., who plans extensive alterations for business occupancy. The structure, which is 1-sty in height and covers a plot 80x98.9, has been held at \$70,000. Title will be taken in the name of the 233 West 25th Street Co.

45TH ST.—Varick D. Martin bought 238 East 45th st., a 4-story dwelling, on plot 22x94.

47TH ST.—Kurz & Uren, Inc., sold for Hattie Miller 327 East 47th st., near 2d av., a 5-story tenement, on plot 25x104.

WASHINGTON SQ.—Mrs. Robert L. Livingston, one of the heirs of the late E. N. Teller, purchased from the estate the other interests in the residence at 11 Washington Sq North, a 3½-story dwelling, now occupied by her. The property covers a frontage of 31 ft. facing Washington sq and extends back 141 ft. to Washington Mews, where the frontage is 31.1 ft. The land is a Sailors' Snug Harbor leasehold.

North of 59th Street.

ACADEMY ST.—Frederick F. French, as president of Greenbrook Investing Co., sold through Byrne & Baumann the 5-story apartment house at 674 Academy st., on plot 50x129.7x irreg., 125 ft. west of Broadway. The structure, which houses 25 families, is fully rented and has been held at \$72,000.

65TH ST.—Sonn Brothers, operators, purchased from Albany Saving Bank the four 5-story tenements at 84 to 40 West 65th st., between Central Park West and Columbus av. The property is assessed at \$100,000. Douglas Robinson, Charles S. Brown Co. negotiated the sale.

1ST ST.—Pease & Elliman sold for executors of the estate of Mary L. Van Ness the 4-story dwelling at 17 East 1st st., on lot 20x102.2.

72D ST.—James H. Cruikshank purchased from Julia D. Heineman the 3-story dwelling at 221 East 72d st. on plot 16.8x100, between 2d and 3d avs., assessed at \$12,000. Harry Sugarman was the broker in this transaction.

72D ST.—Justice Guy, of the Supreme Court, has granted permission to the directors of alumnae of Hunter College of the City of New York to sell 446 East 72d st., a 3-story dwelling, 16.8 ft. west of Avenue A, to Sarah Goldberg, for \$1,000.

75TH ST.—Farmers' Loan & Trust Co., as trustees, sold for Martin Schrenkeisen estate, 11 East 75th st., a 1-story dwelling, on lot 20x102.2, about 95 ft. west of Madison av. The holding price was \$60,000.

95TH ST.—Pease & Elliman sold for estate of Alexander S. Williams, one time police inspector, the 3-story dwelling, on lot 17x100, at 8 West 95th st.

99TH ST.—Transfer Realty Co. sold to Isaac Lowenfeld Realty Corp. 201 and 209 East 99th st., a 6-story new law tenement, with stores, on plot 31.6x100.11, located near 3d av.

116TH ST.—A. H. Levy sold for Mrs. A. I. Shapiro and Mrs. Frank Rosen, through Armin H. Mittleman, 3 and 5 East 116th st., a 6-story flat, with stores, on plot 30x100.11, adjoining the northeast corner of 5th av., held at \$80,000.

116TH ST.—James H. Cruikshank resold 31 West 116th st., near Lenox av., a 5-story flat, on plot 20x100. Harry Sugarman and Morris Kahn were the brokers.

122D ST.—Robert Levers sold for Mrs. Fannie M. Mather 16 West 122d st., a dwelling, on plot 20x100.11, between Mount Morris Park West and Lenox av.

122D ST.—Nehring Co., Jules Nehring, president, sold 68 East 122d st. for Mrs. Emma L. Wagner. This property is a 5-story single flat, on plot 20x100, and was held at \$20,000.

128TH ST.—Aloysius Vuck sold to Agnes Gardner, for occupancy, 14 West 128th st., near 5th av., a 3-story dwelling, on lot 17x99.11.

139TH ST.—H. T. Wood sold to Joseph Jovans for Broadway-John Street Corp. the 6-story house at 504 and 506 West 139th st. The structure covers a plot 50x100, beginning 50 ft. west of Amsterdam av., and shows an annual rent roll of about \$10,500. Joseph G. Abrahams represented the buyer as attorney. The property was held at \$75,000 and it was an all cash transaction.

140TH ST.—William Rankin sold to Nason Realty Co., Max N. Natanson, the two 5-story new-law houses, each on a plot 38x100, located between St. Ann's and Cypress avs. The buyer immediately resold to Benenson Realty Co., which in turn resold.

142D ST.—William Rankin sold to Nason Realty Co. the 6-story modern building, on plot 40x100, at 437 East 142d st. The buyer immediately resold to Benenson Realty Co.

143D ST.—German Savings Bank sold to a client of Harry Sugarman 311 West 143d st., a 5-story double tenement, on lot 25x100.

150TH ST.—Charles A. Weber sold for Joseph McBride the frame dwelling with stable on plot 25x118 at 249 East 150th st. to Gaetano DeFiglio.

152D ST.—Sarah E. and Rebecca Norton purchased from Katherine Smyth and the estate of Mary E. Tuomey 547 West 152d st., a 3-story dwelling, on lot 15x100. Edward J. Thompson negotiated the sale.

RIVERSIDE DR.—Pease & Elliman bought for a client the 5-story American basement residence at 331 Riverside dr., on a lot 25x100, between 105th and 106th sts. The reported price was \$70,000. William P. Ahnelt, president of Pictorial Review Co., who sold the house, was represented in the transaction by Slawson & Hobbs.

5TH AV.—J. S. Maxwell sold for Mrs. C. J. Gould 2121 5th av., at the northeast corner of 130th st., a 3-story private dwelling, to Merit Realty Corp., Marcus L. Osk, president.

8TH AV.—Frederick Brown sold to Bessie Reiff 2442 8th av., a 5-story apartment, with two stores, near 120th st., on plot 25x76. In exchange Mr. Brown takes property at Smith's Landing, town of Catskill, Greene County.

Bronx.

BECK ST.—A. Blumenthal resold for Benenson Realty Co. to Public Square Realty Co. (Morgenstern Brothers) the 5-story apartment house at 894 Beck st., containing accommodations for 30 families, and occupying a plot 80x100, between Intervale and Tiffany sts. The property was held at \$80,000.

LYMAN PL.—Morris Fein purchased from M. L. and C. Ernst 1374 Lyman pl., a 3-story frame dwelling, on plot 50x123.

155TH ST.—Eugene J. Busher and William H. Mehlich sold for cash for the J. T. Construction Co. 380 East 155th st., a 5-story building, 50x100.

172D ST.—Michael Retzker sold 650 West 172d st., a 5-story apartment house, on plot 50x100, to Charles A. Held, who gave in exchange a 110-acre farm, with a dwelling and outbuildings, free and clear, at Roxbury, Conn. The apartment figured in the deal at a valuation of \$70,000 and the farm at \$14,000. Mr. Retzker resold the Roxbury property to Payson Thompson, for cash, and two lots on Lydig av., Bronx. The lots were held at \$5,000. George A. Bowman negotiated the various transactions. Abraham Leichter, as attorney, represented Mr. Retzker.

176TH ST.—Frederick Brown resold to August Eimer, of Eimer & Amend, 273 West 176th st., northwest corner of Anthony av., a 5-story 32-fam. apartment, on plot 98x70x97x81. The property is rented for over \$12,000, and was held at \$105,000.

221ST ST.—Mary O'Connell sold to Frank Oliva the private dwelling at 670 East 221st st. for cash. F. William Eggert negotiated the sale.

232D ST.—Charles A. Weber sold for William J. Smyth to Henry F. Hauf, the 2-fam. dwelling, on plot 50x114, at 849 East 232d st. In exchange the buyer gave in part payment a plot of lots located on the east side of Bronxwood av, 350 ft. south of 236th st, 50x102.

AUDUBON AV.—O'Reilly & Dahn, in conjunction with Hell & Stern, sold 270 Audubon av, a 5-sty new-law building, on plot 50x100.

BELMONT AV.—Mary J. McManus sold 2000 Belmont av, a 3-sty house, on plot 25x98.4, to Louis Cohen.

DAVIDSON AV.—Minnie Isaacson purchased from D. K. Einfurer 1913 Davidson av, a 3-sty private dwelling, on lot 25x101.4.

PROSPECT AV.—Cahn & Pittman and George E. and Charles Buckbee sold for Gustav Brun-gee 2131 Prospect av, a 5-sty, new-law apart-ment house, arranged for 20 families.

UNION AV.—Joseph Auerbach bought from James H. Eaker the dwelling, on plot 29x93, at the northwest corner of Home st and Union av, held at \$8,500. E. Lowenthal & Son negotiated the sale.

UNIVERSITY AV.—George E. and Charles Buckbee sold for Carita A. MacDougall the private dwelling at 2258 University av to Albert G. McCarthy.

3D AV.—James H. Cruikshank resold to Mary Kaufman 3124 3d av, a 3-sty building, 13.8x36x irreg., at the corner of Brook av. D. H. Gersten-field negotiated the sale.

Brooklyn.

CLINTON ST.—Howard C. Pyle & Co. sold 228 Clinton st, a 3-sty brownstone dwelling, on lot 25x90, for Mrs. E. L. Read.

COOPER ST.—Friday & Lehmann, as brokers, just sold the 3-sty single brick flat 32 Cooper st for William B. Boyd.

DELANCEY ST.—A. and S. Goldberger sold to Klein & Jackson, operators, the 6-sty tenement, 50x50, northeast corner of Delancey and Pitt sts, and a plot of lots on Bedford av and Lincoln pl. The buyers gave in exchange the flats at 91 to 95 Clymer st, a 6-sty apartment, 31.6x114.5, at 616 Nostrand av, corner of Pacific st.

HANCOCK ST.—Frank H. Malone, as broker, sold the 1-fam. brick dwelling at 820 Hancock st for Herman Bluestone.

LIVINGSTON ST.—Howard C. Pyle & Co. sold 46 Livingston st, a 4-sty brick dwelling, on lot 22x100, for E. W. Belcher.

McDONOUGH ST.—Friday & Lehmann, brokers, sold the 2-sty stone 1-fam. dwelling at 601 McDonough st for Annie Goldstein.

1ST PL.—Howard C. Pyle & Co. sold 68 1st pl, a 4-sty brownstone dwelling, on lot 22x133, for estate of Harriet B. Kendall.

6TH ST.—E. T. Newman, as broker, sold the 2-sty brick 2-fam. dwelling at 375 6th st, on lot 17x100, for Emma Landolt.

43D ST.—Artee Realty Corp., associated with Realty Trust, sold the 1-fam semi-detached dwelling at 1552 43d st to Mrs. Eva Cohen.

50TH ST.—Tutino & Cerny sold for William J. Ward to Samuel Harris, for occupancy, the 2-sty brownstone dwelling, at 452 50th st.

52D ST.—Tutino & Cerny sold to William Mitchell, for occupancy, the 2-sty 2-fam. brick dwelling at 525 52d st.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached dwelling, with garage, at 2156 66th st, in the Mapleton Park district, to Harry Schwartz.

68TH ST.—James Watters sold for Harry C. Furman the 2-fam. brick dwelling at 366 68th st, near 4th av.

71ST ST.—Meister Builders, Inc., purchased from M. Plesantine 3 1-fam. brick cottages at 1833 to 1837 71st st, each on plot 18x100.

71ST ST.—Frank A. Seaver & Co. sold the 2-fam. brick house at 262 71st st for William Meyer.

80TH ST.—Frank A. Seaver & Co. sold the 1-fam. frame cottage at 159 80th st for Edward Grauwiller.

ALABAMA AV.—Meister Builders, Inc., purchased from Land Estate, Inc., six apartment houses, on plot 160x100, at 655 to 665 and 685 to 689 Alabama and Hegeman avs.

BAY RIDGE AV.—E. M. and H. K. Real Estate and Contracting Corp., Edward Miehlhng, president, purchased from J. W. Comey eleven 2-fam. houses on Bay Ridge av, near the station of the new 4th av subway. In part payment the company gives a plot of 4½ lots at Shakespe-peare av and 169th st, Bronx. The Bay Ridge av houses have been held at \$75,000. The Knap & Wassen Co. negotiated the transaction.

COLUMBIA HEIGHTS.—Howard C. Pyle & Co. sold 192 Columbia Heights, a 4-sty brown-stone dwelling, on lot 25x150, for Mrs. L. B. Van Nostrand.

CROSEY AV.—B. J. Sforza sold for Max S. Pinner the plot, 38x100, at the southeast corner of Crosey and 27th avs.

PUTNAM AV.—R. A. Schlesing as broker sold for George A. Leafe the 6-fam. brick tenement house at 1881 Putnam av to Otto Holzer.

RIDGE BLVD.—E. J. Hollahan sold the dwelling at the northeast corner of Ridge blvd and 89th st for Flora Fields.

Queens.

ARVERNE.—Lewis H. May Co. sold for Kate B. Boldin 65 Storm av, on plot 75x75, near the ocean, a residence property, to May E. Mere-dith.

CORONA.—D. J. Rennie sold to J. Adler the dwelling and plot, 50x100, at the northeast corner of 40th st and Fillmore av.

EDGEMERE.—Lewis H. May Co. sold for Edgemere Crest Co. (Maximilian Morgenthau, president) a furnished house at the northeast corner of Lincoln and Dickerson avs to M. Levinsky.

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FAR ROCKAWAY.—H. G. Heyson sold to T. I. Conerty the dwelling and plot, 60x125, on the north side of Carlton av, 138 ft. east of Cedar av.

FLUSHING.—Clara Safranowitz purchased for investment the old Cornell house at the corner of Washington and Prince sts. J. Albert Johntra was the broker.

FLUSHING.—N. Doyle sold to Nado Corp. a plot, 222x308, at the northeast corner of Cherry st and Main st.

GLENDAL.—Rengaw Realty Co. sold to G. Biewener a plot, 100x112, on the northeast side of Beta pl, 210 ft. southeast of Myrtle av.

JAMAICA.—J. H. Judge sold to L. F. Reich the dwelling and plot, 60x100, on the south side of Wyckoff pl, 100 ft. west of Hilldale av.

JAMAICA.—E. White sold to L. A. Asendorf a plot, 110x203, at the northwest corner of Flushing av and Hutton av.

KEW.—Abingdon Building Co. sold to J. A. Watt the dwelling and plot, 50x112, on the north side of Mowbray pl, 326 ft. east of Austin st.

KEW.—J. R. Harris sold to K. F. Assenheimer the dwelling and plot, 60x100, in the north side of Audley st, 260 ft. west of Beverly rd.

RICHMOND HILL.—A. R. Rasquin sold to E. L. Gerow the dwelling and plot, 55x100, at the northeast corner of Orchard av and Lincoln av.

ST. ALBANS.—E. H. Brown sold to R. C. Muir a plot, 66x100, in the east side of Herkimer st, 220 ft. south of Rutland st.

WOODHAVEN.—M. E. Roberts sold to S. G. Rein ten lots at Woodhaven Centre.

WOODHAVEN.—Gascoyne Realty Co. sold to A. Wischert the dwelling on the west side of Bigelow av, 398 ft. north of Atlantic av.

Nassau.

GREAT NECK.—Baker Crowell, Inc., sold the Emma Cooley Easton property to Grattan T. Stanford of Sinclair Oil Co., at the reported price of \$30,000.

Westchester.

PELHAM.—John T. Felton of New York purchased, through Fish & Marvin, from John H. Hayden his large stucco residence containing 18 rooms and 6 baths, located on a corner plot on Secor la, comprising about one acre. The property was held at \$55,000.

PELHAM.—Olcott & Egger sold for Lieutenant Joseph M. Fallon, Jr., his two houses or Clay av; one to the Rev. J. McVicker Haight of Highland Falls, N. Y., who is to act as chaplain at Pelham Bay, and the other to Mrs. G. N. Moser of Meriden, Conn.

SCARSDALE.—Robert Earley Organization sold for George W. Hohl Co. a house on Brite av to Frank W. Lovejoy.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold a house in the Greenacres section to a prominent New York musician.

RYE.—John H. Allen, vice-president of the National City Bank, purchased for a reported price of \$70,000, from Mrs. J. J. Sutton, the 12-acre estate with an old dwelling, known as the Sutton Place, including a large frontage on Purchase st.

YONKERS.—Estate of E. H. Cranwell on North Broadway, opposite the Samuel Untermyer place and adjoining the Hudson River Country Club has been sold to Jules Weber, of this city. George Howe was the broker. The property consists of a new Italian renaissance home, garage, greenhouses and two acres of land. It is one of the most attractive and complete estates on the Hudson and was held at \$60,000.

RECENT LEASES.

Bankers Lease in Exchange Place.

E. H. Ludlow & Company and Pease & Elliman leased the ground floor space on the Exchange Place side of the Lord's Court building, occupied by the Lord's Court Restaurant, which restaurant was taken over a few months ago by Alfred C. Bunn. Mr. Bunn has disposed of the lease at a price approximating \$100,000 to N. L. Carpenter & Company, bankers, who occupy ground floor offices in the Corn Exchange Bank building at William and Beaver streets. The transaction furnishes an example of the great demand for space in the financial district, and especially in the blocks adjacent to the junction of Beaver and William streets, where the marine insurance interests have centered. An extended lease has been given by the Lord's Court Building Company to Carpenter & Company at a rental aggregating about \$250,000. The Corn Exchange Bank requires the space now occupied by Carpenter & Company, to extend their banking room, forcing the latter firm to seek quarters elsewhere.

Manhattan.

AMES & CO. leased for Wright Barclay the top loft at 20 West 31st st to York Embroidery Co.; also for James K. Whitaker to Betty K. Taber Costume Co. the top loft at 23 West 36th st.

BARNETT & CO. leased for Daniel Birdsall & Co. the store at 29 East 125th st to Russian Fur Co.

DANIEL BIRDSALL & CO. rented the entire building at 64 Grand st to Bernard Ulmann Co.

DANIEL BIRDSALL & CO., INC., rented the store, basement, and sub-basement at 369 Broadway to Salomon Stern, Ltd., of America; also space at 198 Broadway to Dutton & Kilsheimer to Maclay & Mullally and Meneely Bell Co., of Troy, N. Y., these leases completing the renting of this 12-sty building.

BRETT & GOODE Co. leased for David and David L. Williams about 4,500 sq. ft. at 437 to 453 11th av to Grinnell Lithographic Co.; and to Grace O'Malley space at 7 to 11 West 45th st.

CUSHMAN & WAKEFELD, INC., leased a suite of offices at 50 East 42d st to Hudson Maxim, the inventor of smokeless powder and other instruments of warfare, for his work in connection with the United States Shipping Board, of which Charles M. Schwab is chairman.

DOUGLAS L. ELLIMAN & CO. subleased 2 Washington sq for Gregory estate to David Rumsey, and secured an extension of the lease from the owner, Marmaduke Tilden. It is a 4-sty residence, on lot 27.8x166.7, situated 27.8 ft. from University pl, on the north side of Washington sq.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 405 Park av, at the northeast corner of 54th st, for Moore & Wyckoff to Samuel Reyburn; also an apartment at 114 East 84th st for Mrs. E. N. Perkins to Henry K. Brent; also at 14 East 60th st for Eager & Babcock to E. A. S. Clarke, and have renewed the lease of 27 East 74th st, a 4-sty brownstone house, on lot 25x100, for Brandeis Estate to C. T. Richardson.

FARRELL REAL ESTATE CO. leased Hoguet Mansion at 152 Riverside dr. Schindler & Liebler represented the owners.

J. ARTHUR FISCHER leased the first loft at 873 6th av to Benjamin P. Sheib for Q. Q. Printing Establishment; to Hotaling News Agency the store at 203 West 41st st; to A. Pagle the dwelling at 43 Lexington av; and to John Hauser the 4-sty dwelling at 240 East 34th st.

J. ARTHUR FISCHER leased to Mrs. J. H. Conover an apartment at 63 West 37th st.

WILLIAM F. FUERST, INC., leased the private dwelling building at 1961 Madison av, near 125th st.

GOODWIN & GOODWIN rented for Theresa Goldsmith and Seymour Realty Co. to Michael Merle the 3-sty private dwelling at 266 West 113th st.

GOODWIN & GOODWIN rented for Kate Tierney to Julius Lion the 3-sty furnished private dwelling at 106 West 81st st.

HERBERT HECHT & CO. leased to Par-Amount Shirt Shops the store adjoining the northwest corner of 125th st and 7th av; also for Schwartz Bros. to Marlborough Photo Shop store at 1368 Broadway.

HERBERT HECHT & CO. leased for estate of Charles T. Wills, represented by F. W. Sharp, store at 67 Bleeker st, to St. Regis Restaurant for 10 years.

HERBERT HECHT & CO., in conjunction with Frederick W. Sharp, leased for estate of Chas. A. Baudouine the corner store and basement at the southwest corner of 29th st and 5th av.

HERBERT HECHT & CO. leased for Howard Development Co. to Star Shoe Co. floor at 3 West 42d st; also for Hartford Lunch Co. 1st loft at 526 Willis av to Morris J. Grossmann.

HERALD LUNCH leased from Annie E. Doscher and Henrietta M. Davison the entire building at 271 West st and 39 Desbrosses st, located at the corner of West and Desbrosses sts, also the store at 37½ Desbrosses st, and three rooms above, for a period of 10 years, from June 1, 1918.

M. & L. HESS, INC., leased the store and basement at 49 to 53 East 21st st, containing 13,000 sq. ft., to a prominent woolen concern.

HENRY HOF leased to J. & J. Slater a floor at 227 Lexington av and also the store at 565 3d av to Bankers' Ink Co.

HENRY HOF leased for Kathryn L. Cullom store and basement at 645 2d av to Hyman Bernstein; also for Peter F. Kane store and basement at 739 2d av to Ferdinand Visco.

EDWARD J. HOGAN leased for Frank A. Munsey at 280 Broadway, the store and basement at 61 Chambers st to Toledo Scale Co. at a gross rental of \$40,000.

HOUGHTON CO. renewed for Farmers' Loan & Trust Co. the lease on the 4-sty dwelling at 137 West 70th st to John H. Kraus.

HOUGHTON CO. leased in conjunction with Jones Sullivan the 4-sty dwelling at 150 West 77th st for Robert L. Hoguet to Ellen and Elizabeth Coady.

LAKIN & DINKELSPIEL leased for Charles Rheinheimer the parlor floor at 256 West 88th st to William Katz, and for Fredk. Fox & Co. the 3d floor at 60 West 45th st to S. Posner.

J. EDGAR LEAYCRAFT & CO. leased the store at 220 East 14th st to Mrs. A. Sternberg.

A. H. Levy leased to Mrs. Alice Mapes the dwelling at 58 West 72d st.

A. H. LEVY leased for Mrs. Annie J. Doyle to L. Sonkin three 3-sty tenements at 118 to 132 East 104th st, between Lexington and Park avs, for five years at gross rental of \$62,000, and for Joseph Dorf to Samuel Wilson the 6-sty tenement at 3 and 5 East 109th st, for 5 years at a gross rental of \$22,900.

MANDEL & KANT leased through Schindler & Liebler from Theresa Schappert estate the 3-sty private dwelling at 503 East 88th st.

SAMUEL H. MARTIN leased the store and basement at 136 West 65th st for Alfred H. Taylor to Gordon Rubber & Tire Co. of Canton, Ohio.

GEORGE V. McNALLY rented stores at the southwest corner of Broadway and 145th st to Clara Selner and Thomas Bushnell.

PAYSON McL. MERRILL CO., INC., leased apartments at 257 West 86th st to William C. Forster, Joseph T. Lozier and C. Virgil Gordon; at 140 West 57th st to Russell de C. Greene, and at 62 Washington sq South to Miss Emily N. Hatch.

MOORE & WYCKOFF leased apartments at 150 East 72d st to Edward L. Norton; at 115 East 53d st to William B. De Haven and Mrs. Bache Whitlock; at 123 East 53d st to Robert P. Bowler, Thomas M. Hodgins, Miss M. D. Foley, Mrs. M. K. Fay, William H. Gardner and Henry Kelly Brent.

J. K. MOOS leased the building at 343 West 51st st for A. T. Hoffmann to Gertrude L. Heyward.

CHARLES F. NOYES CO. leased a floor at 23 to 27 City Hall pl to Frederick Schwitter; a floor at 9 Ferry st to Rosenblum & Aronson; a floor at 91 Maiden la to Anchor Packing Co., and a floor at 332 Broadway to James H. Bartlett.

CHARLES F. NOYES CO. leased a suite of offices at 170 Broadway to George F. Baright; a portion of the 7th floor at 42 Broadway to Otrophon Steamship Co.; offices at 35 to 39 Maiden la to Royal Diamond & Watch Co. and Bitkin & Nocitto; at 52 and 54 Maiden la to Jewelers' Service Bureau; at 102 and 104 Fulton st to Liberty Jewelry Corp.

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CHARLES F. NOYES CO. leased for A. Schrader's Sons to George Mogensen, Inc., importers, exporters and forwarders, the building 28, 30 and 32 Rose st, on plot 75x108, and containing over 50,000 sq. ft. of space. The lease is for a long term of years at an aggregate rental of about \$60,000.

CHARLES F. NOYES CO. leased 60 Stone st to Price & Lane, and in connection with Pease & Elliman space at 170 Broadway to Asbestos Protected Metal Co.

CHARLES F. NOYES CO. leased two large lofts at 135 to 139 West 17th st for Wilbeth Realty Co. to Atlantic Division of the American Red Cross.

PEASE & ELLIMAN rented a large apartment at 535 Park av to Dr. Henry Fleming; at 405 Park av to Frederick H. Douglas; also apartments at 44 West 10th st to John A. Ten Eyck, 3d; 137 East 66th st to Mrs. Charlotte Conger; 565 Park av to W. S. Schley; 108 East 82d st to Mrs. Paulding Fosdick; 100 West 59th st to J. B. Sofo, Alfred J. Diescher and E. L. Gruver; 138 East 36th st to Sarah B. Haight.

PEASE & ELLIMAN leased for estate of E. N. Tailer to Mrs. John Jay Mason the 4-sty dwelling at 2 East 86th st, adjoining the south corner of 5th av; also the parlor floor at 146 West 57th st to Arthur G. Sittel, Inc.

PEASE & ELLIMAN leased for Mrs. Louis Goldsmith to Emanuel Brunswick the 5-sty dwelling at 304 West 76th st, between West End av and Riverside dr; also for A. L. Mordecai & Son an apartment at 140 West 71st st to Mrs. S. Tim; and one, furnished, at 622 West 114th st for Max Adler to Leopold Stocker.

S. OSGOOD PELL & CO. leased the new garage at 305 and 307 West 128th st, near 8th av. The owner is George Heinlein, and the lessee a corporation not yet organized. The lease is for 21 years, at an aggregate rental of approximately \$300,000.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Thomas E. Wilson & Co. of Chicago the store, basement and mezzanine floor at 25 West 45th st, for an eastern branch of its sporting goods and camping outfit department.

A. D. ROCKWELL, JR., leased the store at 2197 3d av for I. Wit, of Boston, Mass., to Progressive Grocery Stores, Inc., and at 2249 3d av for James Van Dyk Co. to Samuel Garber, of New Haven, Conn.

RULAND & WHITING-BENJAMIN CORP. leased the 12-room duplex apartment at 772 Park av to Dr. Geo. W. Crary.

ROY SCHERICK leased for Sternfeld Building Co. the 4th, 5th, 6th, 7th and 8th floors at 317 to 323 East 34th st, to Emden & Wormser, Max Levison & Co. and Smith Pharmacal Co., about 50,000 sq. ft. of space. All these leases are for a term of years, aggregating about \$100,000.

ROY SCHERICK leased the store and basement at 12 Waverly pl for C. Perceval to Frank Katz Hat Co.; the first loft at 131 and 133 West 28th st for Daniel Birdsall Co. to Solomons & Co., as an annex; 8th floor at 10 East 33d st for Loton H. Slawson Co. to Martin Mayer.

LOUIS SCHRAG leased for Mary M. Condict the dwelling at 125 West 25th st to Emily Geiger; also for Louise Neille Peek the dwelling at 119 West 21st st to Nellie S. Lyon.

LOTON H. SLAWSON CO. leased a floor at 10 East 33d st to Julius Wolff, represented by Michael Lipset.

FREDERICK SOUTHACK & Alwyn Ball, Jr., leased the store and basement at 8 Barclay st to Ellsworth F. Corbett; a loft at 13 and 15 West 27th st to Lifton Manufacturing Co., and a loft at 550 Broadway to Novelty Manufacturing Co.

L. TANENBAUM, STRAUSS & CO. leased for Hanover Corp. 21,000 sq. ft. of floor space in the building occupying the entire block front on 4th av, between 25th and 26th sts, to Julius Kayser & Co.

E. A. TURNER, INC., leased for Irene F. Castle the building 122 Lexington av to Mrs. Polcheck; also the dwelling at 151 East 29th st for Mrs. Marshall Clapp of West Englewood, N. J.; also the parlor floor at 43 East 29th st, 22x90, to Bernstein & Marcus; also the following apartments at 43 East 29th st: Mr. Neilson, 1st floor rear; Mrs. Bennett, 2d floor front; Mrs. Conover, 2d floor rear; to Mrs. Sommers, 3d floor front; to Mr. Munger and 3d rear to Mr. Smith; also to Mr. Davidson the dwelling at 104 Lexington av, the dwelling at 140 East 27th st to Mother Aurora Day Nursery for Orphan Children and the dwelling at 107 East 30th st to Mrs. Francesca.

TWENTY-THIRD WARD BANK leased for a 15-year term from Haffen Realty Co. the building at 2808 3d av at a rental of \$6,000 a year. The property was formerly occupied by the Dollar Savings Bank.

STEPHEN H. TYNG, JR., & CO. leased 5,000 sq. ft. of office space at 381 4th av to National Association for the Study and Prevention of Tuberculosis; also for A. D. Juilliard & Co. the store and basement at 32 to 36 West 18th st to Globe Merchandise Co.

CHARLES B. VAN VALEN, INC., for Cammann, Voorhees & Floyd, leased to Senator Joseph S. Frelinghuysen, of New Jersey, for occupancy by his insurance interests, a floor at 26 John st.

E. K. VAN WINKLE leased the following apartments: for B. Crystal & Son at 454 Riverside dr to C. G. Sonaeck; for A. W. Jordan at 59 West 76th st to Mrs. A. Hope; for Edmond A. Jahn at 500 West 140th st to Geo. W. Hawkins; and for Wm. H. Appleton with Everett Seixas & Co. at 36 Gramercy Park to Maurice Bayard.

WHITE-GOODMAN leased the 1st loft at 71 Warren st to Jacob Bros. Co., Inc.; and with M. & L. Hess to Stander, McConnell Corp. the 3d loft at 115 and 117 East 29th st.

WHITE-GOODMAN leased the store and basement at 4 West 15th st to J. & S. Baumann.

WM. A. WHITE & SONS leased 5,000 sq. ft. at 131 and 133 Bleeker st to Simon, Cohn Co., Inc., for the manufacture of military uniforms.

WM. A. WHITE & SONS leased offices at 68 William st to Automobile Underwriters' Detective Bureau and Austin A. Crary; at 100 Hudson st to Spiller & Co., George S. Murphy and Seaton McLennan; at 48 West 27th st to William G. Bette, Hausknecht & Tols and Philip Chass, and for William Macbain the 2d loft at 5-7 and 319 Greenwich st to Rodway Manufacturing Co.

WM. A. WHITE & SONS leased the store and basement at 218 Bowery to Robinowitz & Brownstein.

Bronx.

EUGENE J. BUSHER leased for Judge Richard H. Mitchell his private residence at 1362 Franklin av to Dr. Arthur O'Leary for two years.

N. BRIGHAM HALL and William D. Bloodgood, leased to James Ryan for Catharine Furcht the dwelling at 138 Alexander av.

SHAW & CO. leased for 166th Street Garage, Inc., the new garage and workshop, on plot 80x108, now under construction at the northeast

corner of Brook av and 166th st to Callan Bros., Inc.

Brooklyn.

WM. PIERRE JOCKIN leased to the Russian Volunteer Fleet and C. J. Medzikhovsky, Com. Attache of the Russian Government, the entire 14th floor of Brooklyn's skyscraper located at the southwest corner of Court and Remsen sts, Borough Hall.

SCHULTE CIGAR CO. acquired for an additional branch establishment to its chain of stores the triangular corner ground floor store at the junction of Broadway and Gates av.

WM. A. WHITE & SONS leased space at 1158 to 1160 Myrtle av to Acme Spring Co.

Queens.

EDGEMERE, —Lewis H. May Co. leased for Mrs. Minnie Hirschfeld the Hotel Coronado, corner of Beach 31st st and Lewmway rd, to Matilda Messner.

LEWIS H. MAY CO. leased as follows: at Far Rockaway for Ernest R. Isaacs cottage on

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Westchester.

MT. KISCO.—Julia Beverley Higgins leased for Miss Lillian B. Davis her house on Mountain av to Hutcheson Page of Vermont, and for Mrs. Wm. Rockett her house in Grove st to Moe Brill of New York; also for Mrs. J. B. Thorn her house in West Main st to Louis Chapin of Brooklyn.

RYE.—Blakeman Quintard Meyer rented the following properties: the William B. Neergaard place at Milton and Palisade rds to Dr. John Douglas, of New York; Albert C. Henderson place on Central av to Joseph M. Shear; and Mrs. F. L. Moore's house at Ryegate.

RYE.—Fish & Marvin rented, furnished, for estate of Waldron Williams its property known as the "Stone House" to Robert Graves of this city. The property comprises several acres of land, large house and outbuildings.

REAL ESTATE NOTES.

M. MORGENTHAU, JR., CO. has moved its offices to 206 Broadway.

PAUL S. BOLGER is the buyer of the private dwelling at 662 Lexington av.

SHAW & EBBITT have been appointed agents for the Rochambau, 312 Manhattan av.

LEHMAN & LEHMAN, insurance, have removed their offices to 32 Court st, Brooklyn.

EDMUND COFFIN has removed his office to 46 Cedar st, room 902, also the offices of Isidor Grayhead, Maximilian J. Jabelka, Henry William Co. and 299 Madison Avenue Co.

HARRY GOODSTEIN, real estate and insurance, has removed his office to 261 Broadway, room 1015.

A. F. POLEDO is the buyer of the dwelling at 105 East 73d st, adjoining the northeast corner of Park av.

GOODWIN & GOODWIN have been appointed agents for 201 West 132d st and 2144, 2146 and 2148 7th av.

GOODWIN & GOODWIN have been appointed managerial agents for 201 West 132d st and 2144, 2146 and 2148 7th av.

PAYSON McL. MERRILL CO. INC., has been appointed agent for the dwelling on plot 22.6x 100.5, at 19 East 56th st.

EDWARD W. RIDER has removed his real estate office to 44 Court st, Brooklyn. His former address was 50 Court st.

GUSTAV R. LUDENSCHMID is the buyer of the dwelling at 227 East 57th st, sold recently by Lawyers' Mortgage Co.

E. K. VAN WINKLE has been appointed agent for 128 West 72d st, 19 East 57th st, 132 East 57th st and 28 East 55th st.

BRETT & GOODE CO. has been appointed agent by Inverness Realty Co. of 147 to 151 Lafayette st and 211 to 215 Centre st.

FLY BERNAYS is the buyer of the 3-sty building at University st, sold Wednesday by United States Trust Co. Pepe & Bro negotiated the sale.

SHAW & CO. have been appointed managing agents for the following properties: 1024 3d av, 291 and 293 East 161st st and 144 Goerck st.

BRETT & GOODE CO. has been appointed managing agent by Inverness Realty Co. of its properties at 147 to 151 Lafayette st and 211 to 215 Centre st.

EDWARD FRANKLIN has been appointed agent for 53 properties in this city belonging to the Sulzberger estate and T. E. Wilson & Co., beef packers.

THE SELLER of the property at 233 to 243 West 25th st acquired several days ago by the 233 West Twenty-fifth Street Co., was Title Guaranty and Trust Co.

REALTY APPRAISALS CORP., specialists in real estate, has removed its office to 193 Montague st, Brooklyn. Edgar N. Finn for many years in the real estate business at 16 Court st, is president of the corporation.

MILTON E. OPPENHEIMER has removed from 7 East 42d st to 105 West 40th st.

REAL ESTATE BOARD of New York will hold its annual golf tournament at the Greenwich Country Club May 16. A large entry list is expected.

CHARLES F. NOYES CO. has been appointed by Young Seacord & Ritchie managing agents for 257 and 259 William st, a 7-sty loft building; and by Harry K. Grice managing agents for 118 Prince st, a 5-sty loft building recently purchased through the same brokers.

CHARLES F. NOYES CO. received appointment as exclusive managing agents of the loft buildings at 510 to 514 East 72d st, 516 East 72d st, 614 and 616 East 83d st, 1895 3d av, 153 Mercer st and 133 Mercer st, the latter being an 8-sty loft building.

ON MAY 1 one-half of the real estate taxes of the current year became a lien on the property, and personal taxes are due. A discount at the rate of 4 per cent. per annum is allowed on the second one-half of real estate taxes due Nov. 1, 1918, if paid before that date. Water taxes for unmetered service are also due.

MONTHLY MEETING of the West End Association at the Hotel Ansonia Monday night will be addressed by Police Commissioner Wright and Deputy Commissioner Harris on the administration of police affairs in the city. Regulation of traffic conditions on the West Side will receive especial attention from Commissioner Harris.

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PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Laundry Building and Equipment; Construction; Heating Work; Sanitary Work; Electric Work; Laundry Equipment; Heating Work and Sanitary Work for Underground Service Connections for Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., Wednesday, May 22d, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty days (30) after official notice of award of contract and in accordance with the terms of Specifications Nos. 2949, 2957, 2956, 2958, 2959, 2980, 2981. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD,
Secretary,

State Hospital Commission.

Dated, April 26, 1918.

NOTICE TO CONTRACTORS: Sealed proposals for Sanitary Work—Underground Sewer and Water Connections—Female Group, Letchworth Village, Thiells, N. Y., will be received by Mr. Frank A. Vanderlip, President of the Board of Managers of Letchworth Village, 7 Wall Street, New York City, until twelve o'clock noon on Thursday, May 9th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract, within thirty (30) days from date of official notice of award of contract, and in accordance with the terms of Specification No. 2839. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Letchworth Village, Thiells, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposals may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: April 23, 1918.

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REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918	1917
Apr. 26 to May 2	Apr. 27 to May 3	
Total No.	159	217
Assessed Value	\$8,954,100	\$14,661,450
No. with consideration	22	29
Consideration	\$644,200	\$1,085,920
Assessed Value	\$676,000	\$1,279,000

	Jan 1 to May 2	Jan. 1 to May 3
Total No.	21,53	2,841
Assessed Value	\$113,051,480	\$204,336,025
No. with Consideration	350	374
Consideration	\$16,257,501	\$18,283,852
Assessed Value	\$17,595,200	\$26,376,550

Mortgages.

	1918	1917
Apr. 26 to May 2	Apr. 27 to May 3	
Total No.	72	100
Amount	\$2,182,984	\$6,608,711
To Banks & Ins. Cos.	13	31
Amount	\$1,400,000	\$5,350,000
No. at 6%	21	22
Amount	\$117,820	\$172,836
No. at 5½%	9	2
Amount	\$170,000	\$13,500
No. at 5%	23	37
Amount	\$1,447,000	\$1,106,075
No. at 4½%	.....	5
Amount	.....	\$3,997,500
No. at 4%	3	2
Amount	\$207,054	\$6,300
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	16	32
Amount	\$241,110	\$1,312,500

	Jan. 1 to May 2	Jan. 1 to May 3
Total No.	828	1,362
Amount	\$23,834,790	\$48,193,738
To Banks & Ins. Cos.	151	306
Amount	\$12,727,043	\$25,945,500

Mortgage Extensions.

	1918	1917
Apr. 26 to May 2	Apr. 27 to May 3	
Total No.	30	49
Amount	\$2,899,292	\$2,861,125
To Banks & Ins. Cos.	13	28
Amount	\$2,274,750	\$2,317,975

	Jan 1 to May 2	Jan. 1 to May 3
Total No.	471	785
Amount	\$40,447,575	\$53,540,975
To Banks & Ins. Cos.	169	391
Amount	\$21,971,350	\$39,868,850

Building Permits.

	1918	1917
Apr. 27 to May 3	Apr. 28 to May 4	
New Buildings	2	8
Cost	\$25,800	\$247,300
Alterations	\$186,588	\$29,625

	Jan. 1 to May 2	Jan. 1 to May 3
Total No.	2	8
Cost	\$25,800	\$247,300
Alterations	\$186,588	\$29,625

	1918	1917
Apr. 27 to May 3	Apr. 28 to May 4	
New Buildings	2	8
Cost	\$25,800	\$247,300
Alterations	\$186,588	\$29,625

APARTMENT House Lease, 22 clauses, rules and heating clauses. Send for sample. **M. L. GOLDMAN**, Law Blanks, 130 Fulton St., N. Y. City. Tel. Cort. 4635.

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	Jan. 1 to May 3	Jan. 1 to May 5
New Buildings	54	143
Cost	\$4,431,700	\$19,787,600
Alterations	\$3,263,928	\$4,650,689

BRONX.

Conveyances.

	1918	1917
Apr. 26 to May 2	Apr. 27 to May 3	
Total No.	107	138
No. with consideration	12	21
Consideration	\$56,175	\$258,575

	Jan. 1 to May 2	Jan. 1 to May 3
Total No.	1,578	1,957
No. with consideration	233	232
Consideration	\$2,230,964	\$2,663,471

Mortgages.

	1918	1917
Apr. 26 to May 2	Apr. 27 to May 3	
Total No.	47	55
Amount	\$168,410	\$380,100
To Banks & Ins. Cos.	3	9
Amount	\$11,750	\$88,500
No. at 6%	20	13
Amount	\$51,410	\$32,500
No. at 5½%	7	6
Amount	\$28,250	\$77,400
No. at 5%	7	7
Amount	\$26,600	\$112,600
No. at 4½%	.....	1
Amount	.....	\$2,500
Unusual rates	.....	3
Amount	.....	\$8,560
Interest not given	13	26
Amount	\$60,150	\$146,600

	Jan. 1 to May 2	Jan. 1 to May 3
Total No.	678	873
Amount	\$3,729,993	\$6,477,846
To Banks & Ins. Cos.	28	80
Amount	\$523,442	\$1,206,000

Mortgage Extensions.

	1918	1917
Apr. 26 to May 2	Apr. 27 to May 3	
Total No.	5	11
Amount	\$61,000	\$165,500
To Banks & Ins. Cos.	3	3
Amount	\$49,500	\$61,000

	Jan. 1 to May 2	Jan. 1 to May 3
Total No.	115	278
Amount	\$2,647,837	\$5,472,299
To Banks & Ins. Cos.	36	77
Amount	\$1,040,000	\$1,930,100

Building Permits.

	1918	1917
Apr. 26 to May 2	Apr. 27 to May 3	
New Buildings	4	24
Cost	\$28,800	\$198,750
Alterations	\$24,350	\$32,750

	Jan. 1 to May 2	Jan. 1 to May 3
Total No.	115	278
Amount	\$2,647,837	\$5,472,299
To Banks & Ins. Cos.	36	77
Amount	\$1,040,000	\$1,930,100

Building Permits.

	1918	1917
Apr. 26 to May 2	Apr. 27 to May 3	
New Buildings	4	24
Cost	\$28,800	\$198,750
Alterations	\$24,350	\$32,750

	Jan. 1 to May 2	Jan. 1 to May 3
Total No.	115	278
Amount	\$2,647,837	\$5,472,299
To Banks & Ins. Cos.	36	77
Amount	\$1,040,000	\$1,930,100

BROOKLYN.

Conveyances.

	1918	1917
Apr. 25 to May 1	Apr. 26 to May 2	
Total No.	527	527
No. with consideration	34	37
Consideration	\$176,710	\$306,915

	Jan. 1 to May 1	Jan. 1 to May 2
Total No.	6,588	7,602
No. with consideration	495	716
Consideration	\$3,911,862	\$8,513,866

Mortgages.

	1918	1917
Apr. 25 to May 1	Apr. 26 to May 2	
Total No.	293	362
Amount	\$999,939	\$1,203,750
To Banks & Ins. Cos.	17	73
Amount	\$193,000	\$392,850
No. at 6%	204	213
Amount	\$697,299	\$537,945
No. at 5½%	46	79
Amount	\$184,025	\$354,410
No. at 5%	22	41
Amount	\$84,242	\$225,445
Unusual rates	4	3
Amount	\$6,950	\$2,500
Interest not given	17	26
Amount	\$27,473	\$3,450

	Jan. 1 to May 1	Jan. 1 to May 2
Total No.	3,596	5,145
Amount	\$13,099,344	\$22,506,806
To Banks & Ins. Cos.	444	1,016
Amount	\$2,401,140	\$7,851,539

Building Permits.

	1918	1917
Apr. 26 to May 2	Apr. 27 to May 3	
New Buildings	114	49
Cost	\$609,850	\$537,350
Alterations	\$82,085	\$39,045

	Jan. 1 to May 2	Jan. 1 to May 3
Total No.	965	1,243
Cost	\$7,376,730	\$11,96,9650
Alterations	\$1,392,870	\$1,825,884

QUEENS.

Building Permits.

	1918	1917
Apr. 26 to May 2	Apr. 27 to May 3	
New Buildings	114	49
Cost	\$609,850	\$537,350
Alterations	\$82,085	\$39,045

	Jan. 1 to May 2	Jan. 1 to May 3
Total No.	965	1,243
Cost	\$7,376,730	\$11,96,9650
Alterations	\$1,392,870	\$1,825,884

Building Permits.

	1918	1917
Apr. 26 to May 2	Apr. 27 to May 3	
New Buildings	64	125
Cost	\$857,545	\$540,704
Alterations	\$26,305	\$48,078

	Jan 1 to May 2	Jan. 1 to May 3
Total No.	716	1,448
Cost	\$2,935,139	\$5,468,017
Alterations	\$471,515	\$415,883

RICHMOND.

Building Permits.

	1918	1917
Apr. 26 to May 2	Apr. 26 to May 2	
New Buildings	8	12
Cost	\$42,173	\$7,140
Alterations	\$6,545	\$3,535

	Jan. 1 to May 2	Jan. 1 to May 2
Total No.	174	188
Cost	\$445,774	\$670,829
Alterations	\$121,295	\$150,193

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

RENEWED activity in private building construction has strongly marked the past week and there are prospects indicating that for the coming month or so at least, a considerable number of new structural projects will be brought out. Whether the working conditions at that time will permit the starting of these operations remains to be seen, but it is a hopeful sign at this time that there is a will to build notwithstanding the numerous deterrents to real progress.

Contracts for private building projects awarded this week represent a large total expenditure and the group placed under contract includes some structures of more than slight importance. The George A. Fuller Co. obtained a contract to build the twelve-story fireproof garage in 44th street for the Commodore-Biltmore Co., to cost approximately \$400,000. The Hennebique Construction Co. will build the seven-story reinforced concrete storage warehouse in Jersey City for the Union Terminal Cold Storage Co. Marc Eidlitz & Son obtained a general contract for extensive alterations to the residence, at 30 East 36th street, for Junius S. Morgan, at a cost exceeding \$100,000. Edward Corning & Co. will build the \$250,000 building for the colored branch of the Y. M. C. A. in West 135th street. De Riso Brothers have the contract for the construction of the Elks' Clubhouse in Jersey City to cost more than \$100,000. A number of other contracts of lesser importance have been let recently and quite a large group of new structures are being planned by prominent architects in the city. The majority of these will soon be presented for bids.

New large Government projects continue to figure prominently among the daily reports of projected construction work. The Federal program of military construction is steadily expanding and increasing in importance and is by long odds the most prominent factor in the present building situation, nationally as well as locally. The Metropolitan district has been especially benefitted by projects of this character which have been of material assistance in maintaining the stability of the building industry during the period when little building of a private nature was in progress.

The labor situation is generally reported as being satisfactory. The strike of the plasterers and their laborers is still in force, but this has not generally affected the building situation. Although building operations are relatively light there is no great number of building mechanics idle about the city. The numerous large Federal operations within close proximity to Greater New York, notably those at Colonia, N. J.; Pelham Bay, N. Y.; Mineola, L. I.; Garden City, L. I., and other locations nearby, and also the large volume of similar construction in progress within the city limits, have provided employment for many thousands of building mechanics and laborers that might have been idle otherwise. Then again industries engaged in the manufacture of munitions and supplies under Government contracts have been at a loss for help and these firms have absorbed a considerable percentage of building labor not otherwise engaged.

The markets for building materials and supplies are generally quiet, and while there is a fair volume of current business, the orders for the greater part are coming from contractors who have Government buildings under way. Orders for private building operations are light, but according to recent inquiries the market should soon pick up and remain active for the balance of the sea-

son. Prices are steady and but few fluctuations of any account have been reported.

Common Brick.—Although there is no material improvement in the Hudson River brick market so far as current demand is concerned affairs seem to be shaping up in a satisfactory manner and the dealers anticipate better times ahead. Prices are firm at \$9 to \$9.50 a thousand, and this level is likely to maintain for some time to come. The arrivals of the week have been up to the average for the past month and the sales likewise. There are rumors of important requisitions of common brick for Government building operations within the local district, but definite details of these operations are lacking at this time and dealers are unwilling to commit themselves as to the source of inquiry. The demand from private building sources is light but the inquiries are improving. The manufacturing situation is very quiet. Up to the present time but three or four of the Hudson River brickmaking plants have started operations this season and these are running at an extremely low rate of production. The balance of the plants have practically decided to hold off for a greatly increased demand for their product or better labor and fuel conditions. The plants that are working only mold brick in such quantity as they have fuel at hand to burn. It is the general impression that the total production of common brick in the Hudson Valley for the current season will be less than fifteen per cent. of the output of a normal year. The Raritan situation is practically unchanged. Although some of the plants are working, the production is small in comparison to former years, and then only rail shipments to New Jersey points are being made. No quotations for barge shipments are being made and Raritan brick is out of the market as far as New York is concerned.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, May 3, 1918. Condition of market: Demand improved; prices unchanged. Quotations: Hudson Rivers, \$9.00 to \$9.50 a thousand, to dealers in cargo lots alongside dock. Number of cargoes arrived, 18; sales, 27. Distribution: Manhattan, 6; Brooklyn, 7; Bronx, 2; New Jersey points, 8; Astoria, 2; outside, 2.

Structural Steel.—As a result of the request of E. H. Gary, president of the American Iron & Steel Institute, the steel mills have almost unanimously pledged themselves to concentrate on war work and to sacrifice, if necessary, purely commercial orders. The crisis is expected to be over, however, within two or three months at most, and then production for general consumption may be resumed. Although there has been some improvement in the demand for fabricated material to be used in private construction the requirements from Federal sources are paramount and dominate the market. Each day brings additional building operations into the military construction program and increases the demand for steel for war requirements. The work of the Quartermaster Department alone for the large warehouses scheduled for erection at a number of coast localities will require immense tonnages. The requirements for the buildings to be erected at the Bush Terminal, in Brooklyn, will be in the neighborhood of 15,000 tons of structural shapes, in addition to the steel reinforcement, as these structures are to be built largely of reinforced concrete. During the past week there have been a number of important commitments for military building operations, but these have been for points distant from this city. Mill shipments of fabricated material continue to be quoted at the Federal control figure.

Window Glass.—Trade in this line is exceedingly light and the prospects for improvement are not bright. Manufacturers are contemplating a further increase in prices to offset the increased production and boxing costs. The output for this season will be very small in comparison to former years and it is estimated that at the present time only about one-quarter of the plants are in operation. Many plants that have been running at reduced output have shut down owing to the constantly advancing cost of raw materials and the transportation difficulties. Up to the present writing there has been no change in the schedule of manufacturers' discounts. At the conference of the Glass Manufacturers' Association held at Atlantic City, N. J., this week a number of questions affecting the glass making industry were considered and plans were discussed to provide for any emergency that might occur.

Lumber.—The local market for lumber products has been quiet during the week and although there is an increasing demand for materials to be used in the construction of frame buildings in the suburbs, the volume of business is not up to the anticipations of the dealers. Government demands continue heavy and there is likely to be a continuation of this type of activity for the balance of the year at least. Prices are generally firm and in certain lines important advances have been announced. These have been caused by the short stocks in the hands of the local merchants and the difficulties experienced in replenishing supplies. The transportation situation is still unsatisfactory, although some improvement is noticed. There is a shortage of cars at shipping points and considerable yard congestion locally.

Lime.—The market for this material is dull and although prominent manufacturers report a fairly active demand on contracts, the requirements for building purposes are light and likely to continue so for a long time to come. The lime producers are devoting the major part of their energies to the market for chemical and agricultural lime, the demand for these grades being exceptionally heavy. Building lime prices are firm and, according to recent advice, not likely to be revised for a while.

Cast Iron Pipe.—Notwithstanding the fact that the Government is still in the market for cast iron pipe for use in extensions to cantonments, training stations and other projects of a similar nature, this business only represents about 10 per cent. of the orders now being placed. Municipalities have come into the market for large tonnages to be used for public improvements and private buying is fair. Prices are unchanged from the Government control figure: 6 in., 8 in. and heavier, \$55.35, and 4 in. \$58.35, New York.

Wire Products.—Government requirements continue to dominate the market for these products and the mills are taxed with orders both for nails and barbed wire. Although some large orders were placed lately for these materials for military purposes there are others of equal volume to be distributed very soon. Private demand is fairly active and the producers are generally sold up for months in advance with prices firm.

Linseed Oil.—There is a scarcity of this product and deliveries from crushers are anything but prompt. The demand for oil has not increased but the lack of seed has curtailed production to an alarming degree. The crushers are unwilling to book orders for early or future delivery owing to the uncertainty of seed arrivals from Argentine.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.
North River common.....\$9.00@ \$9.50
Raritation common.....No quotation
Second hand common, per load
of 1,500.....\$6.00@ —
Red face brick, rough or
smooth, car lots.....21.00@ —
Buff brick for light courts.....21.00@ —
Light colored for fronts.....25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....\$2.55@ —
Rebate on bags, returned, 10c. bag.
Rosendale Natural to dealers,
wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1@ in. (Nominal).....\$1.25@ \$1.35
Trap rock, ¾ in. (nominal).....1.35@ 1.45
Bluestone flagging, per sq. ft.17@ 0.18
Bluestone curbing, 5x16......40@ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in., per 1,000..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —
10x12x12 in., per 1,000..... —
12x12x12 in., per 1,000..... —
Interior—
3x12x12 in., per 1,000..... —
4x12x12 in., per 1,000..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$2.15@ —
Eastern finishing.....2.35@ —
Hydrated common (per ton).....15.00@ —
Hydrated finishing (per ton).....16.43@ —

LINSEED OIL—
City brands, oiled, 5 bbl. lots..\$1.55@ —
Less than 5 bbls.....1.56@ —

GRAVEL (500 cu. yd. lots f. o. b. along-side dock N. Y., wholesale):
1½ in. (nominal).....\$2.00@ —
¾ in.No quotation
Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

LUMBER (wholesale prices, N. Y.):
Yellow pine (merchantaible 1905, f.o.b.N.Y.):
8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00
14 to 16 ft.....63.00@ 75.00
Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....33.50@ —
Hemlock, W. Va., base price
per M.....33.50@ —
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random car-
goes, narrow (delivered).....38.00@ 42.00
Wide cargoes.....38.00@ 56.00
Add \$1.00 per M. for each inch in width
over 12 ins. Add \$1.00 per M. for every 2
ft. over 20 ft. in length. Add \$1.00 per M.
for dressing.
Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in.....\$66.00@ —
Cypress shingles, 6x18, No. 1
Hearts.....10.00@ —
Cypress shingles, 6x18, No. 1
Prime.....8.50@ —
Quartered oak.....95.00@ 107.50
Plain oak.....75.50@ —
Flooring:
White oak, quartered, select..\$51.50@ \$55.50
Red oak, quartered, select... 51.50@ 55.50
Maple No. 1.....47.00@ —
Yellow pine, No. 1, common
flat.....38.00@ —
N. C. Pine, flooring, Norfolk. 40.00@ —

PLASTER—(Basic prices to dealers at
yard, Manhattan):
Mason's finishing in 100 lbs.
bags, per ton.....\$17.00@ —
Dry Mortar, in bags, return-
able at 15c. each, per ton... 8.25@ 8.75
Block, 2 in. (solid), per sq. ft.....\$0.08
Block, 2-in. (hollow), per sq. ft......09
Boards, ¾ in. x 8 ft......12½
Boards, ¾ in. x 8 ft......15½

SAND—
Screened and washed Cow Bay.
500 cu. yds. lots, wholesale..\$1.25@ —

STRUCTURAL STEEL (Plain material
at tidewater, cents per lb.):
Beams & channels up to 14 in. 3.195@ —
Beams & channels over 14 in. 3.195@ —
Angles, 3x2 up to 6x8.....3.195@ —
Zeas and tees.....3.195@ —
Steel bars, half extras.....3.195@ —

TURPENTINE:
Spot in yard, N. Y., per gal..\$0.43@ \$0.43½

WINDOW GLASS. Official discounts
from manufacturers' lists:
Single strength, A quality, first three
brackets.....80%
B grade, single strength, first three
brackets.....82%
Grades A and B, larger than the first
three brackets, single thick.....79%
Double strength, A quality.....80%
Double strength, B quality.....82%

Building Statistics First Quarter, 1918.

Comparative statistics of building and engineering operations in Ned York State and Northern New Jersey, from January 1 to May 1, 1918, show that contracts for new work to the value of \$89,988,000 were placed during the period, according to the F. W. Dodge Co. This shows a slight falling off from the figures for the same period one year ago, when the contracts awarded amounted to \$95,475,000.

During April, 1918, the total number of buildings for which contracts were awarded or work actually started in the New York territory were 1,281, costing approximately \$42,721,000. Government buildings figured prominently in the contracts of the past month, yet the showing of private work is considerably better than was anticipated.

Paving Contracts Awarded.

Bids for granite block and sheet asphalt paving, and for sewer construction in the Borough of Manhattan were opened by Borough President Dowling on April 17 and 19. There were forty-four bidders for eleven contracts. The lowest bids submitted and contracts awarded were as follows:

Sheet Asphalt—21st street from 8th to 10th avenue, Cleveland Trinidad Paving Company, \$27,998; 33rd street, 7th to 8th avenue, Cleveland Trinidad Paving Co., \$14,175.80; 41st street, 8th to 11 avenue, Davney Asphalt Company, Inc., \$41,559; 43d street, 8th to 9th avenue, Sicilian Asphalt Paving Co., \$14,368.50; Horatio street, W. 4th to Hudson street, Sicilian Asphalt Paving Co., \$6,279.50; 49th street, 9th to 10th avenue, Cleveland Trinidad Paving Co., \$14,344.30.

Granite Block—2 Warren street, Broadway to Church street, Astoria Contracting Co., \$12,396.33; 4 Trinity place and Church street, Morris to Vesey street, Astoria Contracting Co., \$78,072.53; 21st street, 10th to 11th avenue, Casper Helbock, \$20,042.50.

Plans for Park Avenue Apartment.

J. E. R. Carpenter, architect, 681 Fifth avenue, has practically completed the plans for the twelve-story apartment house to be erected at the southwest corner of Park avenue and 82d street for the 950 Park Avenue Corporation, owner and builder. This structure will occupy a plot 100x100 feet and will be similar in construction and appointments to that group of handsome structures erected on Park avenue within the past three years. Thomas J. Bird, 30 East 42d street, is the engineer for structural steel. This project will cost in the neighborhood of \$500,000. The architect is ready for estimates on separate contracts and it is expected that active construction will shortly be started.

George A. Fuller Co. Obtains Contract.

A general contract has been let to the George A. Fuller Co., 175 Fifth avenue, for the construction of a twelve-story brick, steel and reinforced concrete garage, 150x200 feet, at 323 to 333 West 44th street, running through to 322 to 334 West 45th street. This building is for the Commodore-Biltmore Co., Inc., John McE. Bowman, president, and will be used to house the cars used by the chain of large hotels under the control of Mr. Bowman. The plans for this project were prepared by Warren & Wetmore, architects, 16 East 47th street. The cost will be approximately \$400,000.

New Building for Hospital.

Crow, Lewis & Wickenhoefer, architects, 200 Fifth avenue, Manhattan, have completed the plans and specifications for the three-story brick hospital building to be located in the north side of Schermerhorn street, 222 feet east of Court street, for the Brooklyn Eye & Ear Hospital. This structure will have ground dimensions of 35x109 feet and will be fireproof throughout. The cost is estimated to be in the neighborhood of \$200,000. According to the present plans estimates upon construction will be called for about May 15.

Projected Brooklyn Apartment.

Plans have been completed by Slee & Bryson, architects, 154 Montague street, for a four-story brick multi-family dwelling, to be erected on the south side of Eastern Parkway, 146 feet west of Franklin avenue, Brooklyn, for the Hampton Building Co., 350 Fulton street, Brooklyn, owner and builder. This building will occupy a plot approximately 80x109 feet and will provide accommodations for a total of thirty-eight families in suites of three, four and five rooms, with baths. The cost of construction will be in the neighborhood of \$100,000.

Contract for Storage Building.

The Hennebique Construction Co., 1170 Broadway, Manhattan, has obtained the general contract for the erection of the seven-story reinforced concrete cold storage building at 145 to 147 13th street, Jersey City, N. J., from plans by J. G. Glover, architect and engineer, 222 Navy street, Brooklyn. This building will have ground dimensions of 100 x100 feet and will be owned and occupied by the Union Terminal Cold Storage Co., 12th and Henderson streets, Jersey City. Work will be started immediately.

PERSONAL AND TRADE NOTES.

George W. Springsteen, Jr., formerly at 32 Union square, has discontinued his office.

G. H. Wells, architect, has moved his offices from 10 East 43d street to 21 East 40th street.

United Fireproofing Co. have moved from 12 West 40th street to the fifteenth floor of 404 Fourth avenue.

Tompkins Bros., sewer pipe, have moved from 30 East 42d street to larger quarters at 12 West 40th street.

DeRosa & Pereira, architects, have recently moved their offices from 150 Nassau street to 110 West 40th street.

S. B. Eisendrath and B. Horowitz, architects, have moved their offices from 500 Fifth avenue to 18 East 40th street.

American Abrasive Metals Co., 50 Church street, has opened a branch office in the Conway Building, Chicago, Ill., in charge of R. L. Brown.

M. F. Emrich has been appointed assistant general manager of the firm of Berry Brothers, varnish manufacturers. He was formerly connected with the Glidden Co.

James D. Dusenberry, vice-president of the United Fireproofing Co., 404 Fourth avenue, has been commissioned a First Lieutenant in the Quartermaster Department, U. S. A., Construction Division.

Fanning & Quinn, general contractors, 104 West 42d street, have obtained the general contract for the construction of a shipbuilding yard and drydock for the Norfolk Shipbuilding & Drydock Co., at Norfolk, Va., to cost approximately \$100,000.

Thomas P. Flanagan has been appointed chief inspector of the Bureau of Buildings, Brooklyn, to succeed Mathew J. Kennedy, resigned. For the past four years the new chief inspector has been engaged in the building business in the Bay Ridge section of Brooklyn.

Special Service Flooring Co., Grand Central Terminal Building, has obtained the contract for the composition flooring for twenty-one hospital buildings for the Sea View Hospital, Staten Island, and for sixty-one houses for the General Chemical Co., at Claybourne, Del.

N. Max Dunning, president of the Illinois Chapter, American Institute of Architects, was recently appointed principal assistant to Otto M. Eidtitz, chief of the bureau of housing, Department of Labor, Washington. Mr. Dunning will have charge of the Department of Specifications and Estimates.

Albert Tate Smith, lately manager of the R. U. V. Company, has returned to

Geo. A. Fuller Company

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the Permutit Company, 440 Fourth avenue, with which he was formerly connected, to take the position of assistant manager of sales. Mr. Smith is widely known in the water purification field and has a wide circle of friends in the building trades.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

ELIZABETH, N. J.—Lieut. Col. F. B. Wheaton, advisory architect, and Lieut. Col. F. M. Gumby, advisory engineer, both of 7th and B sts, S. W., Washington, D. C., completed plans for testing field No. 4 for the U. S. Government, Lieut. Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, S. W., Washington, D. C., owner.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

DWELLINGS.

BROOKLYN, N. Y.—Harry Schwartz, 356 Watkins st, owner, is taking bids on the general contract for four 2-sty brick dwellings, 20x64, in the west side of West 30th st, 230 ft north of Neptune av, from plans by Cohn Bros., 361 Stone av, architects. Cost, \$24,000.

HALLS AND CLUBS.

BRONX—Irving Margon, 372 East 149th st, architect, is taking bids on the general contract, to close May 6, for alterations and addition to the 3-sty brick and frame Y. M. H. A. bldg, 50x90, at 1261 Franklin av, for the Young Men's Hebrew Assn of the Bronx, M. M. Fertig, pres., 1004 Boston rd, owner. McDermott & Hannigan, 981 Summit av, and Lewis Brill, 1816 Bathgate av, are figuring the general contract. Cost, \$7,000.

HEMPSTEAD, L. I.—Town of Hempstead, Franklin C. Gilbert, Town Clerk, Town Hall, Hempstead, owner, is taking bids on the general contract, to close 3.15 p. m., May 15, for a 2-sty brick and marble Town Hall, 125x35, with a wing, 30x45, on Harpers rd, from plans by Steward Wagner, 7 East 42d st, Manhattan, architect. Will contain Municipal offices, court room, police headquarters and cells in basement. Cost, \$70,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

BANKS.

BROADWAY—Clinton & Russell, 32 Nassau st, completed plans for alterations to the 17-sty bank and office bldg, 52x101, at 128-132 Broadway, for the American Exchange National Bank, Lewis F. Clarke, pres., on premises, owner. Marc Eidlitz & Son, 30 East 42d st, have the general contract. Cost, \$25,000.

STABLES AND GARAGES.

RENWICK ST.—Ferdinand Savignano, 6005 14th st, Brooklyn, completed plans for a 1-sty brick stable, 69x27, at 15-21 Renwick st, for Rayfield Monico, 21 Renwick st, Manhattan, owner and builder. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

52D ST.—John H. Knubel, 305 West 43d st, completed plans for the alteration of the 2-sty brick dwelling, 20x42, at 555 West 52d st, into offices and a shop, for Matilda A. Sieman, on premises, owner. Consists of a 1-sty brick rear extension, 20x30, and complete changes to bldg. Cost, \$5,000.

LEXINGTON AV.—James G. Wise, 70 East 45th st, engineer, completed plans for alterations to the post office at 452-4 Lexington av, and 100-110 East 45th st, for the New York Central Railroad Co., A. H. Smith, pres., 70 East 45th st, owner and builder. The U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., is the lessee. Consists of erecting a temporary house, stairs and a wooden and concrete platform. Cost, \$12,000.

4TH AV.—Gronenberg & Leuchtag, 303 5th av, completed plans for alterations to the 4-sty brick store and storage, 19x60, at 441 4th av, for Max Solmowitz, 25 East 24th st, owner. Cost, \$6,000.

BROADWAY.—Jardine, Hill & Murdock, 50 East 42d st, completed plans for alterations to the 17-sty office bldg, 92x124, at 64-70 Broadway, for the Manhattan Life Insurance Co., on premises, owner. Cost, \$9,000.

BURLING SLIP—John H. Knubel, 305 West 43d st, completed plans for alterations to the 3-sty brick store, office and loft bldg, 23x67, at 28-30 Burling slip, for Joseph Cullman, 161 Front st, owner. Cost, \$5,000.

22D ST.—George Van Anken, 1265 Broadway, completed plans for a 2-sty brick store and loft bldg, 42x99, at 146-8 West 22d st, for the West Mercer Corp., 30 East 42d st, owner. William R. Shaut, 1265 Broadway, has the general contract. Cost, \$14,000.

57TH ST.—B. H. & C. N. Whinston, 509 Willis av, completed plans for the alteration of the 4-sty brick and stone dwelling, 23x100, at 46 West 57th st, into a business bldg, for James C. Colgate, 36 Wall st, owner, and Mrs. Helena Rubinstein, 15 East 49th st, lessee. Architects will be ready for bids on general contract May 9. Cost, \$17,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS. INWOOD AV.—Andrew J. Thomas, 137 East 45th st, completed plans for a 6-sty brick tenement, 50x90, at the southeast cor of Inwood av and Clarke pl, for Klee-Thomson Co., 327 East 40th st, owner, in charge. Cost, \$75,000.

DWELLINGS.

MACE AV.—De Rose & Cavalieri, 3d av and 148th st, completed plans for a 2-sty brick dwelling, 21x30, on the north side of Mace av, 50 ft east of Barnes av, for Filomena Neverette, 509 Willis av, owner. Cost, \$3,500.

STABLES AND GARAGES.

NORTH ST.—Lloyd I. Phyfe, 1451 University av, completed plans for a 1-sty brick garage, 75x100, at the southwest cor of North st and Jerome av, for Lawrence W. Gallagher, 401 West 142d st, Manhattan, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

BRONX.—B. Ebling, 2400 Westchester av, completed plans for a 3-sty brick addition to the 1-sty store and office bldg on the south side of the road to Dock, 464 ft east of Thomas st, for the Westchester Land & Dock Co., on premises, owner. Cost, \$7,500.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

PACIFIC ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for alterations to the two 4-sty brick apartments, 34x114 ft each, at 1248-1250 Pacific st, for I. Haft, owner and builder. Consists of interior remodeling, partitions, masonry, etc. Total cost, \$20,000.

DWELLINGS.

15TH AV.—Charles A. Olsen, 1648 69th st, completed plans for a 1-sty brick dwelling and store, 20x85, on the east side of 15th av, 81 ft south of 68th st, for John Lorenzo, 6820 15th av, owner. Cost, \$4,500.

6TH AV.—Carlson & Wiseman, 226 Henry st, completed plans for twelve 2-sty brick dwellings, 19x62, at the southwest cor of 6th av and 79th st, for John Johnson Construction Co., 79th st and 5th av, owner and builder. Total cost, \$72,000.

MAPLE ST.—George H. Suess, 2920 Railroad av, completed plans for four 2-sty frame dwellings, 18x38, in the north side of Maple st, 160 ft west of Sea Gate av, for the Sea Gate Development Co., 194 South Oxford st, owner and builder. Total cost, \$12,000.

SURF AV.—George H. Suess, 2920 Railroad av, has plans in progress for a 2-sty brick dwelling and store, 21x44, on the north side of Surf av, 60 ft west of West 35th st, for Mrs. Mary Hoffman, 2932 West 36th st, owner. Owner will take bids on general contract. Cost, \$4,000.

SNEDIKER AV.—Morris Rothstein, 197 Snediker av, completed plans for three 2-sty brick dwellings, 20x54, on the east side of Snediker av, 100 ft north of Newport av, for Harry Greenberg, 575 Powell st, owner and builder. Cost, \$13,500.

17TH AV.—F. W. Eisenla, 571 77th st, completed plans for a 2½-sty frame dwelling, 18x50, on the west side of 17th av, 40 ft north of 52d st, for John H. Connelly, 5107 New Utrecht av, owner and builder. Cost, \$5,000.

LOTT AV.—Morris Rothstein, 197 Snediker av, completed plans for twelve 2-sty brick dwellings, 18x54, at the northwest cor of Lott av and Sackman st, for Taborsky Bros., 592 Powell st, owners and builders. Total cost, \$54,000.

51ST ST.—F. W. Eisenla, 571 77th st, completed plans for a 2½-sty frame dwelling, 18x50, in the south side of 51st st, 212 ft west of 17th av, for John H. Connelly, 5107 New Utrecht av, owner and builder. Cost, \$5,000.

14TH AV.—M. A. Cantor, 371 Fulton st, has plans in progress for a 2½-sty brick dwelling, 27x56, on the east side of 14th av, 60 ft south of 48th st, for the M & M Contracting Co., 44 Court st, owner and builder. Cost, \$15,000.

56TH ST.—H. A. Weinstein, 32 Court st, is preparing sketches for twelve 2-sty brick dwellings, 19x58, in 56th st, bet. 9th and 10th avs. Owner's name will be announced later. Total cost, \$78,000.

48TH ST.—Samuel Gardstein, 4820 14th av, completed plans for a 2½-sty frame and concrete block dwelling, 26x55, in the north side of 48th st, 100 ft east of 16th av, for Morris Wolsk, 1560 53d st, owner and builder. Cost, \$6,000.

47TH ST.—Samuel Gardstein, 4820 14th av, completed plans for a 2½-sty frame and concrete block dwelling, 26x55, in the west side of 47th st, 220 ft east of 16th av, for Morris Wolsk, 1560 53d st, owner and builder. Cost, \$6,000.

21ST AV.—M. A. Cantor, 371 Fulton st, has plans in progress for eight 2-sty brick dwellings, 20x62, at the northeast cor of 21st av and 64th st, for the Lion Holding Co., 99 Nassau st, Manhattan, owner and builder. Total cost, \$65,000.

WEST 27TH ST.—George H. Suess, 2920 Railroad av, has plans in progress for two 2-sty brick dwellings, 20x30, in the west side of West 27th st, north of Mermaid av, for Guydon Cargulia, 11 Mermaid av, owner and builder. Cost, \$6,000 each.

80TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for two 2½-sty frame and stucco dwellings, 22x40, in the north side of 80th st, 180 ft west of Ridge blvd, for the Morrison-Allardye Contracting Co., 586 74th st, owner and builder. Total cost, \$14,000.

14TH AV.—M. A. Cantor, 371 Fulton st, has plans in progress for alterations and a 1-sty extension, 15x36, to the 2½-sty frame dwelling, at the southeast cor of 14th av and 48th st, for H. Miller, 1324 48th st, owner. Wolfinger & Lasberg Contracting Co., 44 Court st, has the general contract. Cost, \$10,000.

MOTT AV.—Morris Rothstein, 197 Snediker av, completed plans for eight 2-sty brick dwellings, 20x54, at the southeast cor of Mott av and Chester st, for the Flatrose Realty Co, 156 Glenmore av, owner and builder. Total cost, \$38,400.

20TH ST.—B. F. Hudson, 503 Church av, completed plans for two 2-sty brick dwellings, 20x50, in the west side of 20th st, 170 ft east of 10th av, for G. Chico, 528 17th st, owner and builder. Total cost, \$9,000.

48TH ST.—M. A. Cantor, 371 Fulton st, has plans in progress for a 2½-sty brick dwelling, 27x56, in the south side of 48th st, 100 ft east of 14th av, for the M & M Contracting Co., 44 Court st, owner and builder. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

GATES AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a factory on the south side of Gates av, 250 ft west of Irving av, for George A. Amonn, owner.

VANDERBILT AV.—B. W. Dorfman, 26 Court st, has plans in progress for a 1-sty extension, 36x45, to the 2-sty brick factory at 24 Vanderbilt av, for the Clark Electric & Mfg. Co., 149 Broadway, Manhattan, owner. Owner will take bids on general contract shortly. Cost, \$4,000.

DEGRAW ST.—Decorated Metals Co., 196 Degraw st, owner, is having revised plans prepared privately for the alteration of the two 4-sty brick tenements, at 192-196 Degraw st, into a factory. H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract and will take estimates on subs and materials about May 10. Alteration consists of converting present tenements into a factory building and erecting a 1-sty brick rear extension, 38x40. Cost, \$20,000.

ATLANTIC AV.—William T. McCarthy, 16 Court st, has plans in progress for alterations to the 4-sty brick warehouse, 50 x120, at 157-159 Atlantic av, for Joseph Rider, 116 State st, owner. Architect builds by separate contracts. Cost, \$12,000.

SCHOOLS AND COLLEGES.

7TH AV.—H. M. Devoe, 131 Livingston st, completed plans for interior alterations to the 4-sty school on the east side of 7th av, bet. 17th st and Prospect av, for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, Manhattan, owner. Cost, \$8,000.

STABLES AND GARAGES.

NOSTRAND AV.—Benjamin Dreisler, 153 Remsen st, completed plans for a 1-sty brick garage, 100x100, on the east side of Nostrand av, 25 ft north of Pulaski st, for Richard S. Hagar, 3407 Av L, owner. Cost, \$20,000.

HICKS ST.—W. J. Conway, 400 Union st, completed plans for a 1-sty brick garage, 80x146, in the west side of Hicks st, 50 ft north of Mill st, for Catherine Coughlin, 773 Hicks st, owner. Cost, \$15,000.

GATES AV.—W. J. Conway, 400 Union st, completed plans for a 1-sty brick garage, 40x100, on the north side of Gates av, 40 ft west of Tompkins av, for Hattie Keller, 522 8th st, owner. Cost, \$9,000.

8TH ST.—E. M. Adelson, 1780 Pitkin av, completed plans for a 1-sty brick garage, 20x100, in the north side of 8th st, 145 ft west of 5th av, for Louis Lehman, 512 8th st, owner. Cost, \$3,500.

77TH ST.—F. W. Eisenla, 571 77th st, completed plans for twelve 1-sty brick garages, 11x22, in the north side of 77th st, 100 ft east of 6th av, for Harry Pinover, 44 Court st, owner and builder. Owner will take bids on subs shortly. Cost, \$36,000.

BERGEN ST.—William H. Gompert, 171 Madison st, Manhattan, has plans in progress for an addition to the brick and bluestone garage and bakery, 50x110, at 821-823 Bergen st, for James Butler, Inc., 393 Washington st, Manhattan, owner.

Architect will be ready for bids on general contract about May 4. Cost, \$25,000.

NOSTRAND AV.—Benjamin Dreisler, 153 Remsen st, completed plans for a 1-sty brick garage, 100x100, on the east side of Nostrand av, 25 ft north of Pulaski st, for Richard S. Hagar, 3407 Av L, owner. Cost, \$20,000.

17TH ST.—Walter E. Wills, 1181 Myrtle av, completed plans for a 1-sty brick public garage, 100x180, in the east side of 17th st, 200 ft north of Prospect Park West, for the Cortelyou Building Co., 1181 Myrtle av, owner. Architect will take bids as soon as plans have been approved. Cost, \$20,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., completed plans and specifications for the erection of a laundry bldg and laundry equipment at the State Hospital for the New York State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., and Jessie A. Cotter, Steward, Brooklyn State Hospital, Brooklyn, owner. It is expected that bids will be received by 3 p. m., May 22.

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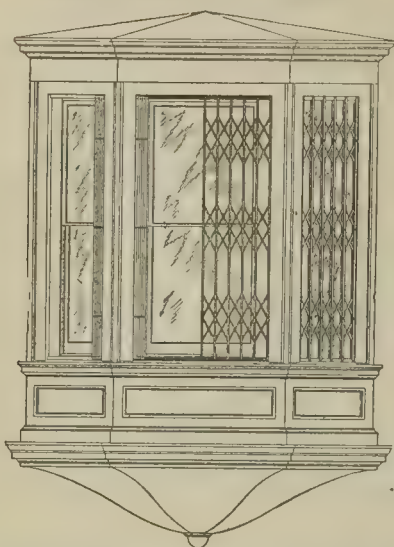
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DWELLINGS.

HOLLIS PARK, L. I.—Oscar Reisfarth, Crestwood av, Hollis, L. I., owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 20x52, at the northwest cor of School st and Fairmount av. Cost, \$6,000.

FLUSHING, L. I.—Mr. Weissback, 25th st, Elmhurst, L. I., owner, has had plans completed privately for a 2-sty frame and stucco dwelling, 17x36, in 30th st, 130 ft south of Crecherson av. Frank Lurz, Grand st, Maspeth, has the general contract and desires bids on subs, to close about May 6. Cost, \$4,000.

FLUSHING, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, completed plans for six 2-sty frame and cement block dwellings, 15x40, at the northeast cor of Hanson pl and Myrtle av, for the Lexington Holding Co., 563 Belmont st, Brooklyn, owner and builder. Total cost, \$15,000.

WOODHAVEN, L. I.—William Von Felde, 2188 Metropolitan Village, L. I., completed plans for a 1-sty hollow tile and stucco dwelling, 40x29, on Old South rd, for N. Feld, Old South rd, Woodhaven, owner. Architect desires estimates on general contract. Bids close about May 7. Cost, \$4,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for ten 2-sty frame dwellings, 17x50, at the southeast cor of Bailey Court and Bigelow av, for the Gascoyne Realty Co., Woodhaven, owner and builder. Total cost, \$45,000.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for three 2-sty frame dwellings, 24x25, on the west side of Vanderbilt av, 125 ft north of Hillside av, for William H. Wade, 434 Birch st, Richmond Hill, owner and builder. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

MIDDLE VILLAGE, L. I.—James A. McCafferty & Sons Mfg. Co., 505 Driggs av, Brooklyn, owner, is having plans prepared privately for an extension to the plant in the south side of Haverkamp st, to be used for paint grinding and manufacturing of dry batteries. W. Southall, 23 Haverkamp st, Middle Village, has the general contract. Cost, \$50,000.

LONG ISLAND CITY.—R. Holstein, architect and engineer, in charge, c/o owner, has plans nearing completion for a 1-sty brick and concrete foundry, 75x100, in Hancock st, for the John Polachek Bronze & Iron Co., 480 Hancock st, L. I. City, owner. Cost, \$35,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—F. L. Bradbury Cruller Co., Washington av, Astoria, L. I., owner, has had plans completed privately for a 1-sty reinforced concrete and hollow tile garage, 50x100, at 459 Washington av. H. D. Best & Co., 52 Vanderbilt av, Manhattan, has the general contract.

WOODHAVEN, L. I.—Stines & Ludwig, 9 Jackson av, L. I. City, completed plans for a 1-sty brick garage, 114x200, at the northeast cor of Belmont av and the Boulevard, for Henry Finkelstein, Oceanus av, Rockaway Beach, L. I., owner. Cost, \$15,000.

Richmond.

DWELLINGS.

PLEASANT PLAINS, S. I.—William Von Felde, 2188 Metropolitan av, Middle Village, completed plans for a 1½-sty hollow tile and stucco dwelling, 32x32, on the north side of Pleasant Plains av, 400 ft west of Pleasant av, for Mrs. Pauline Gaerner, Middle Village, L. I., owner. Architect desires bids on general contract, to close about May 14. Cost, \$3,000.

MIDLAND BEACH, S. I.—C. Groundy, Grand Central Palace, Manhattan, owner, has had plans completely privately for one hundred 1-sty brick bungalows, 18x33, on the south side of Ocean av, from 700 to 1600 Midland Beach Line. Leonard Langlois, 2137 West 8th st, Bklyn, has the general contract. Total cost, \$33,000.

Nassau.

BANKS.

OYSTER BAY, L. I.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have plans in progress for a 1-sty brick bank bldg, on Audrey av, for the Oyster Bay Bank, Audrey av, Oyster Bay, L. I., owner. Architects will take bids on the general contract about May 20.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for a 5-sty brick and terra cotta apartment house, 46x50, at 476-8 Hawthorne av, for the Louis Johnson Bldg Co., 124 Lee



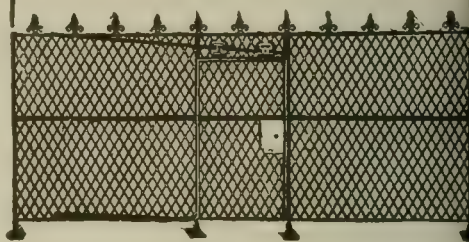
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av, Yonkers, owner. Owner builds, and is taking bids on subs and materials. Cost, \$27,000.

MAMARONECK, N. Y.—Charles T. Oakley, Boston rd, Mamaroneck, has plans in progress for a 3-sty brick apartment house and store, 50x80, on Mamaroneck av, for M. Sheffer, owner. Architect will take bids on the general contract and the following will figure: Faillace Bros., 56 West Boston rd, Mamaroneck; Thomas Smith & Son, 37 Morris st, New Rochelle, N. Y., and F. Bellafati, Greenwich, Conn. Cost, \$20,000.

FACTORIES AND WAREHOUSES.
TARRYTOWN, N. Y.—Chevrolet Motor Co., K. E. Hohensee, sup't in charge, and J. Hughes, local purchasing agent, on premises, owner, has had plans completed privately for a 3-sty brick factory bldg, 60x150.

APARTMENTS, FLATS & TENEMENTS.
PATERSON, N. J.—Frederick J. Schwarz, Colt Bldg., Paterson, has plans in progress for two 3-sty brick and stone apartments and one store, 22x54, at 337 15th av, for Vincent J. Badagliacca, on premises, owner. Cost, \$8,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Bldg, Newark, has plans in progress for a 3 or 4-sty brick apartment, 19x33, at 151 Summer av, for Charles J. Basch, 67 7th av, Newark, owner. Cost, \$4,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, has plans in progress for a 4-sty brick and stone trim tenement and store, 30x97, at 55 Stone st, for Carlo Verdicchio, 74 7th av, Newark, owner. Cost, \$25,000.

CHATHAM, N. J.—Conklin & Convery, 28 Central av, Newark, have plans nearing completion for two 2-sty brick apartments and two stores, 30x45, for Nicholas Marinaro, 160 Speedwell av, Morristown, N. J., owner and builder. Cost, \$9,000.

CHURCHES.
PASSAIC, N. J.—F. J. Schwarz, Colt Bldg, Paterson, has plans in progress for a 3-sty brick and terra cotta church and school, 62x145, in 8th st, for Holy Rosary Roman Catholic Church, Rev. Father I. Kruczek, pastor, 200 8th st, Passaic, owner. Will provide auditorium hall in basement with seating capacity of 1,000; church auditorium seating capacity 1,000, and twelve classrooms. Cost, \$100,000.

MAPLEWOOD, N. J.—Morrow M. E. Church, on premises, owner, contemplates erecting a brick addition to the church on Ridgewood rd, Lenox pl and Baker st. It is undecided when project will go ahead. Cost, \$75,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.
MANHATTAN.—M. Reid & Co., 114 West 39th st, has the general contract for alterations to the 11-sty fireproof bank and office bldg, 50x59, at 64-8 Wall st, for the Hocheloga Realty & Development Co., 64 Wall st, owner, from plans by McKim, Mead & White (Mr. Stanley in charge), 101 Park av, architects. Cost, \$15,000.

CORNING, N. Y.—Cobray-Whitcomb Co., 105 West 40th st, Manhattan, has the general contract for remodeling the 3-sty brick store, at the southeast cor of Market and Pine sts, into a bank and office bldg, for Q. W. Wellington & Co., northwest cor of Market and Pine sts, Corning, N. Y., owner, from plans by Mowbray & Uffinger, 56 Liberty st, Manhattan, architects. Cost, \$40,000.

CHURCHES.

BROOKLYN, N. Y.—Hanson Co., 1806 Caton av, Brooklyn, has the general contract for a 1½-sty brick and stone church, 51x67, at the northeast cor of 8th av and 44th st, for the Finnish Evangelical Colgatha Congregational Church, Rev. J. J. Lillback, pastor, 671 41st st, owner, from plans by Axel H. Ekblom, 728 43d st, architect. Cost, \$30,000.

DWELLINGS.

MANHATTAN—John K. Turton, Inc., 101 Park av, has the general contract for alterations and a rear addition to the 6-sty brick and stone dwelling, 22x65, at 39 West 54th st, for Dr. Charles A. Holder, 6 Hanover st, owner, from plans by Benjamin W. Morris, 101 Park av, architect. Cost, \$30,000.

MANHATTAN—William S. Miller, 141 East 40th st, has the general contract for alterations to the 3-sty brick dwelling, 20x55, at 136 East 65th st, for Frank Lee, on premises, owner, from plans by E. C. Dean, 2 West 47th st, architect. Cost, \$6,000.

NEWARK, N. J. (SUBS).—Frederick Wolff, 19 Edmonds pl, Newark, and Christopher Hansen, 18 Mead st, Newark, have the mason and carpentry contracts, respectively, for the 2½-sty frame and shingle dwelling, 36x33, to include a 1-

sty frame garage (area of ground 50x100), at 61-63 Baldwin av, for Samuel R. Baker, 251 Market st, Newark, owner, from plans by Frederick G. Nobbe, 142 Market st, Newark, architect. Cost, \$13,000.

RED BANK, N. J. (NEAR).—Thornton Bros., Elizabeth, N. J., have the general contract for interior alterations to the dwelling on Shrewsbury av for Halcombe Ward, 79 Worth st, Manhattan, owner, from plans by Electus D. Litchfield, 477 5th av, Manhattan, architect.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

NATIONAL CONFERENCE OF EMPLOYMENT MANAGERS will take place at Rochester, N. Y., May 6 and 7.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual conven-

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AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4th to 6th. A. A. Zertanna, St. Louis, National secretary.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred. K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

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BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 187th st and 3d av, the Bronx. Charles E. Reid, secretary.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

BUILDING OFFICIALS' CONFERENCE OF 1918 will be held at the La Salle Hotel, Chicago, Ill., May 9 to 11, in connection with the annual meeting of the National Fire Protection Association. A program of addresses and papers on subjects of vital interest has been prepared by the committee.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys(R)—Refueling System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Or); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; Stp—Standpipes; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac Vacate Order (Discontinue Use Of); WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuance or Removals; FHS—Approved Filtering and Distilling Systems; OS—Oil Separator; RD—Reduce Quantities; StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHS, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, the escape, sprinkler system, etc., as the case may be.

Week Ending April 27.

MANHATTAN ORDERS SERVED.

Madison av and 27 st—N Y Life Ins Co, 346 Bway FA(R)-FE(R)-WSS(R)-Stp(R)-FP(R)-FA-Rub-Ex(R)
Cherry st, 41-3—Maria Lutz TD-A
Cherry st, 41-3—Juan Pablo Pedernales DC
18 st, 123 E—Anna M Pender WSS-ExS
Piers 22-25, East River—Long Island R R Co, Spr-Stp-FP(R)-Ex(R)-FD-DC-FA
9 av, 276-280—Fox Paper Box Co, D&R-FA-Rec-Rub-O
Cortlandt st (foot), Penn R R Co—Stp(R)-Rub
Pier 13, East River—N Y & Cuba Mail S S Co, Ex(R)-FD-DC-Rec-FP(R)-Rub-TD
Pier 15, East River—United Fruit Co, FP(R)-TD-Rub-DC-Ex(R)-FD
Pier 30, East River—Dept of Docks, Municipal Bldg. FA
Pier 2, North River—Lehigh Valley R R Co, Spr-FP(R)-Ex(R)-FA-FD-Stp(R)-TD-FA
Pier 21, North River—Erie R R Co, Spr-FP(R)-Ex(R)-FD-FA-TD-O
Pier 29, North River—Penn R R Co, Spr-FP(R)-DC-Ex(R)-Stp(R)-Rec-Tel-FD-TD-Rub
Pier 16, North River—Central R R of N J, FP(R)-Ex(R)-FD-Rec-TD-Rub
Pier 68, North River—Delaware, Lackawanna & Western R R Co, Spr-FP(R)-Ex(R)-FD-Rec-Ex(R)-TD-FA
Pier 71, North River—Cunard S S Co, Spr-FP(R)-Ex(R)-FD-Rec-Stp(R)-TD-FA(R)-Rub
Pier 106-G, North River—N Y Central R R Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec-TD-Rub
7 av, 128—Reni Rosenbarten FA-FA(R)-DC
Beaver st, 52—Mount & Robertson, Rub-GE-FA(R)-Rec-O
Beaver st, 53—Frank D Jennings, FE(R)-St(R)-ExS-Ex(R)
Bowery 15—Jacob Goodman FA
Broad st, 84—Helen Herbert, FP(R)-FE(R)-ExS
Broadway, 2508-12—Yorga Realty Co, Ex(R)-Stp(R)
Broadway, 2508-12—Bonta Hotel Co, DC-FA-Rec-ExS
Broomfield st, 498—Joseph Bly, FE(R)
Pier 4, East River—N Y Central R R Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec
Pier 7, East River—Erie R R Co, Spr-FP(R)-Ex(R)-Stp(R)-FD
Pier 11, East River—N Y & Cuba Mail S S Co, Spr-Stp-FP(R)-Ex(R)-FD-Rec-A
Pier 19, East River—N Y Transportation Co, Spr-FP(R)-Ex(R)-FD-Stp(R)-Tel-DC-A

Pier 21, East River—Daniel S. Willard, Pres B & O R R Co, Ex(R)-Stp(R)-FD-Tel-Spr-FP(R)
Pier 31, East River—New England S S Co, Spr-FP(R)-Ex(R)-Stp(R)-Tel-FD-TD-A
Piers 39, 40, 41 and 42, East River—N Y, N H & H R R Co, Spr-FP(R)-Ex(R)-Stp(R)-Rec
Piers 59 and 60, East River—James Tregarthen & Sons Rec-FA-El
60 st, W (foot)—Grain Elevators A & B, N Y Central R R Co Stp(R)-Rub
Battery Park Landing—John Anconopolous FA
Pier 3 (old)—North Div—Penn R R Co, Spr-FP(R)-Ex(R)-Stp(R)
Pier 14, North River—New England S S Co, Spr-FP(R)-Ex(R)-FD-A-Stp(R)
Pier 31, North River—N Y Central R R Co, Spr-FP(R)-FD-Rec-Stp(R)-A
Pier 35, North River—Ocean S S Co of Savannah Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec
Pier 38, North River—Clyde S S Co, Spr-Ex(R)-FD-Stp(R)-A
Pier 40, North River—New England S S Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec-A
Pier 41, North River—Western R R Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-TD-FA-A
Pier 43, North River—Catskill & N Y Steamboat Co Stp
Pier 44, North River—Clyde S S Co, Spr-Stp-FP(R)-Ex(R)-FD-Rec
Pier 47, North River—Quebec S S Co, Spr-Stp-FP(R)-Ex(R)-FD-Rec-DC
Piers 48-52, North River—Southern Pacific Co, Spr-FP(R)-Ex(R)-Stp(R)-Ex(R)-Rec-FD-DC
Pier 53, North River—Cunard S S Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-A-Spr-Ex(R)-DC-FA-Rec-El
Pier 57, North River—Compagnie Generale Transatlantique FP(R)-Tel-Ex(R)-FD-Rec-FA(R)-A
Pier 74, North River—Navigazione Generale Italiana Spr-FP(R)-Ex(R)-FD-Stp(R)-FA(R)-A
Pier 78, North River—Penn R R Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-A
Pier 80, North River—Central R R Co, Spr-FP(R)-FD-Ex(R)-Stp(R)-A
Pier 84—Campagnie Generale Transatlantique, Spr-Ex(R)-Stp(R)-Rec-FD-FA-A
Pier 102-B—North River—N Y Central R R Co, Stp-FP(R)-Ex(R)-FD-Rub-TD
Pier 104-E, North River—N Y Central R R Co, Spr-Stp-F(R)-Ex(R)
Pier 15, North River—New England S S Co, Spr-FP(R)-Ex(R)-FD

BROOKLYN ORDERS SERVED.

Leonard st, 274-280—Mary W Cooner, WSS(R)-FP-DC
Broadway, 107—Citizens Ins Co, 138 Montague, ExS-Ex(R)-FP-St(R)
36 st, 253—General Paper Goods Co, FP(R)
Varet st, 247—Nathan Levine, FP(R)
Willoughby st, 264-282—Emil Bommer, Ex(R)-WSS(R)-Rec-GE
Willoughby av, 270-282—Allison Co, Rec

Board of Appeals. CALENDAR.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.
All hearings are held in Room 919, Municipal Building, Manhattan.

Board of Appeals.

Tuesday, May 7, 10 a. m.
Under Building Zone Resolution.
849-18—112-116 East 3d st, Manhattan.
864-18—South side Bergen st, 84 ft. west of Howard av, Brooklyn.
2138-17—694-710 Jamaica av, Brooklyn.
503-18—South side 158th st, 58 ft. 5 in. east of N. Y. Central R. R. tracks, Manhattan.
901-18—191 West Houston st, Manhattan.
Appeals from Administrative Orders.
572-17—82-86 Rutgers slip and 515-517 Water st, Manhattan.
2271-17—256-258 Mott st, Manhattan.
2284-17—3 Maiden la, Manhattan.
866-18—5602-5635 Av U, southwest corner East 57th st, Brooklyn.
9143-17—1943-1945 Pitkin av, Brooklyn.
2198-17—317-23 Kent av & 23-30 South 3d st, Brooklyn.
2212-17—309-329 Johnson st, Brooklyn.
2222-17—141-147 Pearl st, Manhattan.
2285-17—40 West 96th st, Manhattan.
2300-17—1021 3d av, Manhattan.
660-18—406 East 48th st, Manhattan.
9321-17—35-37 Emerson pl, Brooklyn.
2280-17—5 East 13th st, Manhattan.
2501-17—423-424 Kent av, Brooklyn.
2536-17—26-30 Morton st, Brooklyn.
90-18—26 College pl, Brooklyn.
100-18—30 Verandah pl, Brooklyn.
131-18—423 Madison av, Manhattan.
177-18—2144-2154 Tilden av, Brooklyn.
203-18—2201-2211 Tilden av, Brooklyn.
610-18—342 East 25th st, Manhattan.
650-18—293 Meserole st, Brooklyn.
708-18—302-304 Broadway, Manhattan.
850-18—48 Lafayette st, Brooklyn.
861-18—117-119 Borden av, Long Island City.

Board of Standards and Appeals. CALENDAR.

Thursday, May 9, at 10 a. m.
Petitions for Variations.
211-18-S—518-520 Fulton st, Brooklyn.
278-18-S—29 West 15th st, Manhattan.
887-18-S—342 East 38th st, Manhattan.
883-18-S—1427 2d av, Manhattan.
881-18-S—30 East 23d st, Manhattan.
879-18-S—17 North 8th av, Whitestone, Queens.
950-18-S—149-153 Wooster st, Manhattan.
901-18—181 Christopher st, Manhattan.
905-18-S—181 Christopher st, Manhattan.
907-18-S—1195-1203 Broadway, Manhattan.
901-18-S—28-34 Allen st, Manhattan.
896-18-S—81-90 Market st, Manhattan.
897-18-S—20-42 Hewer st, & 689-697 Kent av, Brooklyn.
347-18-S—465 Greenwich st, Manhattan.

Debt Limit Dooms Municipal Ownership

Senator Elon R. Brown Makes Public Figures Showing Actual Financial Condition of Principal Cities of New York State

(Special to the Record and Guide.)

ALBANY, May 8.—As a basis for the commencement of work by the Argetsinger Municipal Ownership Investigating Commission, which is to inquire into the whole question of municipal ownership and report to the next Legislature, Senator Elon R. Brown, president pro tem of the Senate, has turned over to the Commission an analysis of the financial conditions of the cities of the State. This analysis was prepared as a result of the demands of New York City and several up-state legislators for the enactment of municipal ownership laws at the last session of the Legislature. It is an effective reply to these demands, presenting the cold figures which in practically every instance indicate the absolute futility of municipalities attempting to take over public utilities.

The potential margin of debt-incurring capacity of New York City, according to this tabulation, which has just been made public, is \$102,958,766; of Buffalo,

\$29,793,442; of Niagara Falls, \$6,014,402; of Schenectady, \$5,753,870; of Troy \$3,441,583.

The cities whose debt incurring capacity is given below are centers where municipal ownership has become a matter of every-day agitation, communities represented by mayors and legislators who favored on the floor of the Legislature the adoption of a state-wide municipal ownership bill.

It has not been announced as yet when the Legislative Commission will formally commence its hearings. The belief is that the preliminary work will keep the experts busy until the summer months, at which time the Commission will be ready, the preliminaries having been disposed of, to inquire directly into the feasibility of the municipal ownership schemes laid before the Legislature by Senator Wagner of New York City and Senator Thompson of the Niagara-Orleans district.

The Brown analysis is here given in full:

STATEMENT OF FINANCIAL CONDITION OF THE CITIES OF THE STATE.

	1917 assessed value of real estate.	Ratio to full value at which real estate is assessed as determined by State Tax Dept.	Full value real estate.	Ten per cent. debt limit of assessed real estate.	Potential debt limit if property were assessed at full value.	Non-exempt indebtedness.	Margin of debt incurring capacity.	Potential margin of debt incurring capacity.	Tax rate.	Tax rate if property were assessed at full value.
Albany	\$ 106,887,460	80	\$ 133,609,325	\$10,688,746	\$13,360,932	\$ 7,292,558	\$ 3,396,188	\$ 6,068,374	.0288	.02304
Amsterdam	17,108,347	57	30,014,640	1,710,834	3,001,464	1,265,000	445,834	1,736,464	.03573	.02036
Auburn	21,457,693	75	28,610,257	2,145,769	2,861,025	1,011,398	1,134,371	1,849,627	.032	.024
Batavia	11,248,337	83	13,552,213	1,124,833	1,355,221	777,315	347,518	577,906	.01307	.010848
Beacon	6,758,144	75	9,010,857	675,814	901,085	421,460	254,354	479,625	.0281	.021075
Binghamton	41,422,483	77	53,795,432	4,142,248	5,379,543	2,500,927	1,641,321	2,878,616	.0411	.031647
Buffalo	507,043,025	91	557,190,137	50,704,302	55,719,013	25,925,571	24,778,731	29,793,442	.0261	.02375
Canandaigua	4,783,188	70	6,975,982	478,318	697,598	125,000	353,318	572,598	.02448	.017136
Cohoes	12,096,618	85	14,231,315	1,209,661	1,423,131	809,200	400,461	613,931	.0263	.022355
Corning	9,132,521	86	10,619,210	913,252	1,061,921	375,853	537,399	686,068	.0229	.019694
Cortland	8,923,409	73	12,223,847	892,340	1,222,384	478,822	413,518	743,562	.0218	.0159
Dunkirk	9,914,011	65	15,252,324	991,401	1,525,232	178,131	813,270	1,347,101	.0282	.01833
Elmira	31,575,247	85	37,147,349	3,157,524	3,714,734	2,671,500	486,024	1,043,234	.02655	.0225675
Fulton	6,631,112	55	12,056,567	663,111	1,205,656	514,557	148,554	691,099	.03965	.0218
Geneva	10,417,297	75	13,889,729	1,041,729	1,388,972	370,865	670,864	1,018,107	.0216	.0162
Glen Cove	7,947,439	60	13,245,731	794,743	1,324,573	303,000	491,743	1,021,573	.0387	.02322
Glens Falls	9,287,755	60	15,479,591	928,775	1,547,959	289,050	639,725	1,258,909	.0338	.02028
Gloversville	9,090,962	55	16,529,021	909,096	1,652,902	805,485	103,611	847,417	.0388	.02134
Hornell	7,442,500	75	9,923,333	744,250	992,333	376,850	367,400	615,483	.03214	.024105
Hudson	5,163,365	60	8,605,608	516,336	860,560	358,200	158,136	502,360	.0349	.02094
Ithaca	15,242,445	75	20,323,260	1,524,244	2,032,326	1,131,724	392,520	900,602	.0264	.0208
Jamestown	22,828,020	68	33,570,617	2,282,802	3,357,061	1,083,416	1,199,386	2,273,645	.03364	.022875
Johnstown	3,800,355	55	6,909,736	380,035	690,973	216,696	163,339	474,277	.0424	.02332
Kingston	15,589,597	75	20,786,129	1,558,959	2,078,612	1,047,500	511,459	1,031,112	.0384	.0288
Lackawanna	10,677,403	58	18,409,315	1,067,740	1,840,931	416,000	651,740	1,424,931	.04287	.02486
Little Falls	7,368,285	70	10,526,121	736,828	1,052,612	509,900	226,928	542,712	.0198	.01386
Lockport	11,188,957	61	18,342,552	1,118,895	1,834,255	842,487	276,408	991,768	.0369	.0225
Mechanicville	2,949,925	50	5,899,850	294,992	589,985	214,685	80,307	375,300	.04117	.020585
Middletown	8,565,475	50	17,130,950	856,547	1,713,095	233,484	623,063	1,479,611	.0358	.0179
Mount Vernon	42,345,304	72	58,812,922	4,234,530	5,881,292	4,012,016	222,514	1,869,276	.0275	.0198
Newburg	14,511,873	58	25,020,470	1,451,187	2,502,047	685,932	765,255	1,816,115	.0321	.0186
New Rochelle	66,968,777	97	69,039,976	6,696,877	6,903,997	2,827,966	3,868,911	4,076,031	.0229	.022213
New York, Greater	8,254,549,000	94	8,781,435,116	825,454,900	878,143,511	775,184,745	50,270,155	102,958,766	.0204	.019176
Niagara Falls	83,306,210	100	83,306,210	8,330,621	8,330,621	2,316,219	6,014,402	6,014,402	.01502	.01502
North Tonawanda	12,105,354	80	15,131,692	1,210,535	1,513,169	737,800	472,735	775,369	.02709	.021672
Norwich	3,514,250	53	6,630,660	351,425	663,066	228,298	123,127	434,768	.0398	.02109
Ogdensburg	5,693,215	70	8,133,165	569,321	813,316	220,300	349,021	593,016	.0319	.02233
Olean	10,435,870	62	17,154,629	1,043,587	1,715,462	512,554	531,033	1,202,908	.0285	.01767
Oneida	5,101,254	64	7,970,709	510,125	797,070	202,777	307,348	594,293	.035	.0224
Oneonta	5,631,875	60	9,386,458	563,187	938,645	243,220	319,967	695,425	.0323	.01938
Oswego	12,878,654	77	16,725,524	1,287,865	1,672,552	645,500	642,365	1,027,052	.0396	.03049
Plattsburg	3,600,060	50	7,200,120	360,006	720,012	306,500	53,506	413,512	.045	.0225
Poughkeepsie	27,190,314	80	33,987,892	2,719,031	3,398,789	2,308,390	410,641	1,090,399	.0238	.01904
Port Jervis	3,938,845	50	7,877,690	393,884	787,769	153,000	240,884	634,769	.052	.026
Rensselaer	5,989,905	75	7,986,540	598,990	798,654	512,005	86,985	286,649	.0375	.028125
Rochester	264,952,860	83	319,220,313	26,495,286	31,922,031	20,493,884	6,001,402	11,428,147	.0226	.018758
Rome	10,831,720	52	20,830,230	1,083,172	2,083,023	704,159	379,013	1,378,864	.0427	.0222
Salamanca	4,887,319	72	6,787,943	488,731	678,794	335,169	153,562	343,625	.0272	.019584
Saratoga Springs	9,408,487	81	11,615,416	940,848	1,161,541	440,500	500,348	721,041	.03625	.0293625
Schenectady	66,028,590	65	101,582,446	6,602,859	10,158,244	4,404,274	2,198,585	5,753,970	.0304	.01976
Sherrill	398,862	40	997,155	39,886	99,715	747	39,139	98,968	.0799	.03196
Syracuse	152,552,248	83	183,797,889	15,255,224	18,379,788	11,236,651	4,018,573	7,143,137	.026	.02158
Tonawanda	12,538,231	73	17,175,521	1,253,823	1,717,552	380,680	873,143	1,336,872	.0292	.0213
Troy	59,785,034	90	66,427,815	5,978,503	6,642,781	3,201,198	2,777,305	3,441,583	.0274	.02166
Utica	51,732,445	62	83,439,427	5,173,244	8,343,942	2,739,581	2,433,663	5,604,361	.0351	.02176
Watertown	16,126,315	62	26,010,185	1,612,631	2,601,018	1,372,707	239,924	1,228,311	.0333	.02646
Watervliet	5,754,952	85	6,770,531	575,495	677,053	355,202	220,293	321,851	.043	.03655
White Plains	24,274,080	60	40,456,800	2,427,408	4,045,680	2,501,494	1,544,186	1,544,186	.0303	.01818
Yonkers	125,034,011	85	147,098,836	12,503,401	14,709,883	8,479,306	4,024,095	6,230,577	.0286	.02231

Mayor's Tax Committee Files Its Report

Nathan Hirsch, Chairman, Sends Proposals to Mayor Hylan for Providing Additional Revenue for the City

ELEVEN important recommendations designed to alleviate the present burden on real estate through the provision of additional sources of revenue and the institution of far-reaching reforms in the administration of the city government have been prepared by the Sub-Committee on Additional Sources of Revenue of the Mayor's Committee on Taxation and the Investigation of Mortgage Loans, Nathan Hirsch, Chairman.

These recommendations were decided upon as the result of a careful study of and were adopted at a recent meeting held at the call of Bryan L. Kennelly, who is Chairman of the Sub-Committee. The other members include Charles Partridge, William C. Bergen, George Adrian and William Randolph Hearst.

The proposed reforms were submitted to the Mayor purely as recommendations, with the suggestion that public hearings be held for general discussion on each specific recommendation at the earliest possible time.

The following recommendations were submitted to the Mayor:

1. That immediate steps be taken to abolish the present Court House Board; that instead of the erection of a Court House on the expensive site which has been purchased, two stories be added to the present Court House in City Hall Park, the interior modernized and the exterior of the building sandblasted, and a new building be erected on the site of the present old brown stone structure used by the City Court to conform architecturally with the present Court House.

2. That all unused property of the city be sold, if possible; if this is not possible at this time, that the ground be rented under long-term leases on a basis whereby taxes are to be paid by the lessee in addition to the rental. The new Court House site would be available for this purpose, inasmuch as there is no sales market for the property at the present time. This land should be rented on ten or twenty-one-year lease terms, with the privilege extended to the tenant of buying the property at a stipulated price at any time during the term.

3. That all professional and business men gaining their livelihood in New York City should be licensed and a moderate yearly license fee imposed.

4. That all City Dock rentals be investigated by a special Committee appointed by the Mayor and that all leases or rights of the city with regard to water front privileges be sold at public auction or through sealed bids.

5. That there be a consolidation of all City Departments effecting real estate; that the Fire Prevention and Tenement House Departments be merged with the Building Department, the Committee feeling that under present conditions the Building Department is capable of attending to all the work now being done by the Fire Prevention and Tenement House Department.

6. That the Building Department and Architectural Staff of the Board of Education be transferred to the supervision of the Building Department, provision being made; however, for the appointment of an inspector representing the Board of Education to see that all contracts and plans are properly carried out.

7. That push carts be removed from the streets of New York generally or that they be grouped in certain

localities so as not to interfere with the rentability of stores in the neighborhoods where they have been congregating.

8. That as a substitute for a personal tax which heretofore has not been satisfactorily collected the following income tax be imposed:

One-fourth of one per cent. on incomes of married persons, amounting to \$1,200 or more.

One-half of one per cent. on incomes of unmarried persons, amounting to \$1,200 or more.

One per cent. on incomes of persons, amounting to \$10,000 or more.

Two per cent. on incomes of persons, amounting to \$20,000 or more.

9. That a yearly license fee be collected on all horse and motor trucks and automobiles, the amount of fees to be determined by the weight of these vehicles.

10. That all city employees be residents of the City of New York.

11. That all church properties and real estate belonging to charitable institutions not used by them for church charitable purposes be liable for taxation.

Concrete results of the campaign that the Mayor's Committee on Taxation and the Investigation of Mortgage Loans has been carrying on in the interests of property owners, threatened with the calling of loans, are being reported by Nathan Hirsch, the Chairman, who stated yesterday that the efforts of the Committee along this line have been attended with success.

Mr. Hirsch made public the following letter from Chamberlain Alfred J. Johnson, as evidence of the changed feeling which is becoming apparent in the relations between lender and owner, as far as city and state-owned mortgages are concerned:

May 2, 1918.

Mr. Nathan Hirsch, Chairman,
Mayor's Committee on Taxation,
Municipal Building.

My dear Mr. Hirsch:

About two weeks ago you requested me to discontinue the action to foreclose the mortgage held by the Chamberlain as Trustee of Court & Trust Funds, on property located at ———, owned by ———, assigning as a reason therefor that as Chairman of the Mayor's Committee on Taxation, you had occasion from time to time officially to request mortgagees to refrain from foreclosing mortgages during the period of the war or at any rate until such time as money became more plentiful.

I directed the Deputy Chamberlain to take up the question of discontinuing this particular action with Mr. Stevens, a representative of the State Comptroller's office. As a result thereof the Deputy Chamberlain informed me that Mr. Stevens is inclined to your way of thinking.

I have given this matter serious consideration and have decided to discontinue the action, as you requested.

Very truly yours,

(Signed) A. J. JOHNSON, Chamberlain.

The Mayor's Committee on Taxation and the Investigation of Mortgage Loans was appointed early in Mayor Hylan's administration and the report now filed is the result of several months' investigations.

Torrens Title Bill Signed by Governor Whitman

Files Opinion Declaring That Sufficient Notice and Hearing Are Provided to Constitute Due Process of Law

(Special to the Record and Guide.)

ALBANY, May 9.—Governor Whitman has signed the Youker bill amending the Real Property Law in relation to the registration of titles to real property under the Torrens Law. In a memorandum accompanying his approval of the measure the Governor says:

"At a hearing which I held upon this bill, two of the principal arguments advanced against the bill were, first, that certain of its features were unconstitutional; and, second, that the official examiners of title were to be appointed by the registrars or county clerks, instead of by order of the Appellate Division of the Supreme Court:

"I have referred the bill to the Attorney General for his opinion on the constitutional questions, and he advises me:

"Altogether in my opinion there is sufficient notice and hearing provided by the bill to constitute due process of law, at least the court and not myself where a minimum of notice is being approached should take the burden of deciding just the length of notice and nature of notice which divides adequate and reasonable notice from inadequate notice."

"In regard to the second objection: The official examiners of title are to be appointed by the registrars or county clerks after they have been admitted as such according to the rules prescribed by the Court of Appeals; and if the Court of Appeals deems it advisable, it can require that the official examiners be appointed after obtaining an order from the Appellate Division showing their qualifications.

"The appointment of official examiners by the registrars or county clerks for the purpose of having a disinterested official examiner of titles, and not one retained by one of the parties.

"It is urged by those favoring the bill that the present system of registering land titles is cumbersome, and although this bill may contain some objectionable features, it will, if it is held constitutional by the Court of Appeals, give great relief to the owners of real estate.

"For these reasons the bill is approved.

"(Signed) CHARLES S. WHITMAN."

Explaining the provisions of the bill, Assemblyman Youker said:

"The passage of this bill is the consummation of a fight started four years ago by John J. Hopper, then Register of New York County, to secure a workable Torrens law. It is a distinct victory, for the bill gives New York State a better procedure for the registration of titles than any other State has. The procedure is modeled after the Massachusetts law, which was also the model for the U. S. Government acts.

"These amendments were passed over the united and persistent opposition of all the title companies of New York City, who succeeded in eliminating from the bill only one proposed amendment to the present law. This had to do with limiting the liability of the county with respect to the assurance fund. This is not essential to the success of the law. In all other jurisdictions the assurance fund has been more than ample. It has been a distinct asset to the community. The average payments from the fund has been less than one per cent. of the accumulations.

"The only purpose of the assurance fund is to protect unknown parties who might have some interest. The possibility of such claimants is extremely remote. The owner in his premium payment contributes to take care of any such claims.

"The owner is not interested in the fund because the Supreme Court by a judgment of the court grants him a certificate of title which no one can attach. There is no going back of the owner's certificate or title. This is the great advantage of a title registration over title company insurance.

"Under the bill as passed the initial registration can be had within thirty days, the ordinary time required for closing a title, whereas formerly it took three months or more.

"The official fees for the first registration will be about one-half the present cost of a title insurance policy. Subsequent transfers will cost only three dollars each, about what it costs to record a deed, while with a title company a property owner has to pay half rates over and over again whenever a new policy is issued.

"The Burlingame-Youker bill was introduced at the request of the Torrens Title League of the State. This league has a membership of eight hundred active property owners. Its officers are: J. Clarence Davies of Bronx County, President; John J. Hopper of New York County, Treasurer, and Walter Fairchild of New York County, Secretary and Counsel.

"The Registers and County Clerks of New York who were sponsors of the Sheridan-Coles bill are prepared to cooperate in the registering of titles as soon as the bill is signed by the Governor.

"This law will enable property owners in New York City to free themselves from the grip of the title companies, who will doubtless continue their opposition by attempting to defeat its use. The registering of titles is not only a public function, but also is now made practical. Every property owner will find it to his immediate advantage to avail himself of the benefits of this law."

Register James A. Donegan, who, in conjunction with the other recording officers of the counties in the City of New York, has urged the passage of the Youker bill, amending the land title registration of "Torrens" law, announces that his office is equipped for the transaction of business under the amended act, which has just been signed by Governor Whitman. Under the new law the registration of land titles can be made at moderate expense and in a short period of time, unless there is contested title.

In an ordinary case, there is no considerable expenditure necessary for the services of a privately employed attorney, who has only to prepare the initial petition to the court and attend to the formal entry of the order of registration. The official fees for the registration of a \$10,000 property, including the examination of title, the publication of notice, and the payment of insurance might not exceed \$60, unless there are minors interested, when the cost may be \$15 greater, or unless additional publication is required by the court.

Register Donegan hopes for a large increase in the number of applications for title registration under the new law.

Trustees May Invest Funds in First Mortgages

Governor Whitman Signs New Law Legalizing Investment in Certificates When They Cover Unencumbered Real

(Special to the Record and Guide.)

ALBANY, May 9.—The Gilchrist bill providing that trust funds may be invested in parts of mortgages held by trust companies and title guaranty corporations was approved by Governor Whitman. The purpose of the bill is explained in a memorandum filed with the Governor's approval of the bill. The memorandum follows:

"This bill amends Section 111 of the Decedent Estate Law and Section 21 of the Personal Property Law, the amendment to each act being identical.

"The sections amended provide for the investments which may be made by trustees and other fiduciaries. The amendment to each section is similar in form.

"The amendment provides that, in addition to the investments now authorized for fiduciaries, they may invest in shares or parts of bonds and mortgages which themselves are authorized investments for trustees, and that the shares in which such investments are made shall not be subordinate to any other shares, and shall not be subject to any prior interest therein. It is further provided that the bond and mortgage and the insurance policies, guaranties of payment and other instruments and evidences of title relating thereto, shall be held for the benefit of the persons interested in the security, by a trust company or title guaranty corporation organized under the laws of this State.

"Under the terms of this bill, it is required that the fiduciary who invests in these securities, receive the legal title to his part of the mortgage, and no trust or other interest can intervene between the legal title of the investor and the ownership of the security. It follows, therefore, that the person investing, under the terms of this bill, having legal title to his part of the security, can enforce it substantially as if he were owner of the entire security. If there be default, he can sue for foreclosure without the intervention of a trustee; he can invite the holders of the other interests to become co-plaintiffs with him; if they do not join him as plaintiffs he can, under the provisions of Section 448 of the Code of Civil Procedure, make them defendants; or, if they are numerous, under the same section of the code he can sue in his own name in his own behalf and of all others similarly situated. Thus, the

fiduciary who invests in this security is not impeded in enforcing it. If, upon a sale under foreclosure, the property be bought in by the plaintiff or any of the holders of the coordinate interests, they must, as matter of law, hold the property, not only for their own benefit, but also for the benefit of the other coordinate interests.

"The experience of the title insurance companies and mortgage guaranty companies is that trustees have sought this form of investment in mortgages. It frequently happens that trust funds are not large enough to take an entire mortgage on large units, which are the safest because they affect the most modern buildings and the best constructed buildings.

"At the same time, if trustees could make these investments, large sums of money would be available for mortgage investments which now are not so available. This would be very desirable.

"For the above reasons, the bill is approved.

"(Signed) CHARLES S. WHITMAN."

In the present condition of the investment market it has become difficult to finance the larger real estate operations because the number of investors and institutions able or willing to make large loans is very limited. During the continuance of the war and while Government requirements are so great it will become increasingly difficult to place large real estate mortgages.

The enactment of this new law creates the opportunity of dividing such mortgages into parts or shares that are legal investments for trust funds, thus considerably broadening the market for such mortgage certificates. Trust funds may now be invested promptly in guaranteed mortgage certificates in any amount without the usual delays and loss of interest incident to finding single mortgages for funds awaiting investment.

Several of the title and mortgage companies of this city have already introduced mortgage certificates with their guarantee of the payment of principal and interest, so that they are well known to the investment public. The New York Title and Mortgage Company is issuing a pamphlet giving full text of this new law.

New Liberty Bonds Sold on Stock Exchange.

THE first sale of the new 4¼ per cent. bonds of the Third Liberty Loan on the New York Stock Exchange yesterday morning was at a price nearly a point below par. About fifteen minutes after the opening, the first sales appeared on the ticker, \$307,000 bonds at 99.10, and \$100,000 at the same price. The bonds were admitted to the list yesterday after payment by the banks of the 5 per cent. initial instalment. Later they sold at 98.50.

By midday, the price had fallen to 98½, on transactions of nearly \$3,000,000. The decline continued in the later trading, falling to 98.40.

The Stock Exchange Committee on Securities has ruled that the bonds may be dealt in only "cash or regular way," that is, they must be paid for and delivered the same day or on the following day. All purchasers are instructed to demand delivery of the bonds, and to report to the Ex-

change any failure of a broker or brokerage house to make delivery.

This was the first time that an initial sale of war loan bonds on the Exchange had been below par, although the first loan, on the first day of trading last June, sold as low as 99.96. On that occasion the bonds were sold "when issued," which meant that the seller was not obliged to make immediate delivery, but might wait until he had received his bond from the Government. The Second Liberty Loan did not go below par on the first day of trading, which was October 29, 1917. On November 10 the bonds sold at 99.98.

With delivery required not later than the day following the sale, present dealings in the Third Loan are restricted to the bonds actually bought for cash and received by the purchaser over the counter during the campaign. Only about \$135,000,000 of the bonds were sold in the New York district in this way during the campaign.

Conference of Transfer Tax Attorneys.

WILLIAM A. McLOUGHLIN, Deputy Collector of Revenue at Washington, opened the yesterday's session of the conference of transfer tax attorneys and appraisers, in the Woolworth Building, with a paper on the "Federal Inheritance Tax." He said that under the latest law the net estate of all residents and non-residents in the United States was subject to this tax. The law varied from those of the several States in that it had a grading scale running from 2 per cent. on an estate of \$50,000 to 20 per cent. on an estate of \$5,000,000 or more.

Charles L. Burrill, State Treasurer of Massachusetts, made an address on the general income tax in that State, which imposes a tax on the net income of firms and corporations. He said that last year the State had received \$11,750,000 from that source. One good effect of the law was to uncover tangible assets that heretofore had escaped taxation. He said that it also reduced the rate on real estate.

Jacob A. Cantor, president of the Department of Taxes and Assessments of this city, spoke on "Taxation."

Fine Hotel Structure to Replace Old Murray Hill

New Project Sequel of the Merger of Bowman and Bates Interests
—Great Addition to the Grand Central Zone.

NEW YORK is soon to have another hotel which, in architectural importance, in the number of rooms and in the magnificence and comfort of its appointments, will make it one of the greatest and probably the leading structure of this character in the world.

This is the most interesting phase of the merger of large hotel interests announced early this week. The projected hotel will replace the Murray Hill Hotel, Park avenue and 40th street. The merger brought into combination the interests of John McE. Bowman and B. L. M. Bates, and will place under one management the Biltmore, Manhattan and Commodore, the latter now under construction, and the Belmont and Murray Hill.

The hotel building, now scheduled to be erected on

the site of the present Murray Hill, will overtop all other buildings in the Grand Central Terminal zone, and will be the second tallest building in the city, the Woolworth Building being the only higher tower.

According to the proposed plans the new Murray Hill Hotel will be thirty-two stories in height, and the main portion will be surmounted by a beautiful tower, topped by a temple that will be used as an observatory. This building will be architecturally one of the most striking of the many beautiful structures in this city and will be a distinctive and compelling note in the sky-line.

There are to be five floors below the street grade, which will connect with corresponding floor levels in the Belmont. Central kitchens, lighting, heating laundry and ice-making and refrigerating plants are to be established. Subways will connect the new hotel with the Belmont, Biltmore, Manhattan and Commodore hotels and the Grand Central Terminal.

The main structure above the fourth floor will be in the form of an "H," and the tower will rise from the shoulder of the "H." One of the special features is the size of the rooms, which will be extremely large for a project of this nature. A large proportion of the rooms will have a southern exposure, more than eight hundred windows facing in this direction. Every room in the building will be an outside one and each will have a private bath. Restaurants will be located on the ground and on the top floors. Plans for an extensive roof garden are being made. The proposed ballroom will be second in size to that planned for the Hotel Commodore, which will be the largest hotel ballroom in the world.

The tower will be used to provide accommodations for a number of prominent New York clubs, which will be in a position to enjoy all the privileges and luxuries of hotel living without the necessity of maintaining costly separate establishments.

Included in this great project will be all of the numerous features to be found in modern, first-class hostelry and also a number of specially attractive ones that will be unique to this building.

The preliminary sketches only have been made for this project and it will likely be some time before the final working plans and specifications will be developed. According to the generally upset building situation, the difficulty of obtaining needed structural steel and other building commodities, and the

Federal disposition to curtail non-essential building operations during the war, the time for starting construction is indefinite.

The name of the architect and further details of his operation will be announced later.



MAGNIFICENT HOSTELRY TO REPLACE MURRAY HILL HOTEL IN TERMINAL ZONE.

Realty Board's Golf Tournament Next Thursday

Spring Handicap to Be Played at the Greenwich Country Club—
Many Entries and Prospects Are for Spirited Contests

THE Spring Golf Tournament of the Real Estate Board of New York will be held at the Greenwich Country Club, Greenwich, Conn., on Thursday, May 16. Besides the usual prizes offered, there will be a "Guest Special."

At present there are 70 entries, and the prospects are that the entries will reach 100. The players will be divided into three classes and prizes will be awarded as follows:

The President's Cup is for the lowest net score for 18 holes, all classes competing, and must be won twice. Presented by Laurence McGuire:

Class A—Best gross, 18 holes; best net, 18 holes; best gross selected, 36 holes; best net selected, 36 holes.

A special prize presented by A. B. Ashforth for the best 36 holes net. Must be won twice:

Class B—Best gross, 18 holes; best net, 18 holes; best gross selected, 36 holes; best net selected, 36 holes.

A special prize presented by Harold C. Richard for the best 36 holes net. Must be won twice:

Class C—Best gross, 18 holes; best net, 18 holes; best gross selected, 36 holes; best net selected, 36 holes.

Edward D. MacMannus Memorial Cup for the best 36 holes net. Must be won twice. Presented by Mrs. Edward D. MacMannus.

All 18-hole prizes will be based on the first round played, so that the morning score of those playing both morning and afternoon will be the one considered, and anyone playing during the afternoon only, may compete for any of the 18-hole prizes in various classes.

In selected score competition, one-half of handicap will be used; all other competitions full handicap. Only one prize will be awarded to any one person. The

charge, including greens fee and lunch, will be \$5. Luncheon will be served from 11:30 A. M. to 2:30 P. M. It is requested that entries be made promptly, as there are many arrangements which it is necessary to make, including the arrangements for caddies, lunch, etc.

Should there be any surplus after meeting expenses of the Tournament it will be turned over to some War Charity to be selected by the Board of Governors. An endeavor will be made to prevent congestion by starting certain players at the first tee and others at the tenth tee. Play will start at 9 A. M. Players who wish to play two rounds are advised to take 8 A. M. Express.

The Golf Committee is as follows: Richard Collins, Chairman; John M. Stoddard, Edwin E. Zittel, John F. O'Reilly, H. C. Richard, Edgar A. Levy, William L. DeBost, John H. Hallock.

The entries are: Laurence McGuire, H. J. Sachs, J. C. Davies, C. G. Moses, Eugene Moses, G. Kuehne, G. R. Davis, R. Marston, R. Collins, F. H. Birch, W. P. Belknap, Percy R. Iseman, H. G. Streat, R. C. Faber, E. Sniffin, William L. DeBost, F. R. Wood, D. G. Scott, J. M. Stoddard, George F. Handel, A. S. Ridley, Edwin Goodman, W. H. Class, J. S. deSelding, Edward Wise, David Bandler, F. M. Zittel, E. E. Zittel, John Palmer, A. B. Ashforth, Leo M. Klein, Samuel Jackson, Gustav Hafner, Leo Steinfeld, F. S. Bancroft, Morgan R. Howe, Randal H. MacDonald, Major A. White, William H. Winters, F. G. Hobbs, J. W. Ahern, O. A. Woodruff, Edgar A. Levy, John W. O'Connor, F. F. Turrell, J. W. Page, William H. Quinlan, H. A. Frey, Alfred E. Taylor, Argule R. Parsons, J. Irving Walsh, W. W. Crabb, M. Rock, C. Kelsey, W. W. Shackford, John H. Hallock, F. B. Small, William C. Lester.

Urges Uniform Fire Protective Measures

National Association Adopts Suggestions for Laws and Regulations
for the Saving of Life and Property

THE National Fire Protection Association, at its annual meeting, held in Chicago this week, called attention to the unusual hazards to life and property created throughout America by the world war. These hazards demand the utmost vigilance and initiative not only from those in authority, but from the private citizen as well. Every individual should consider himself a fire warden of the nation at this critical time.

In its warfare against the needless sacrifice of human lives and property by fire the association advocated the following measures:

1. The adoption by municipalities of the Standard Building Code of the National Board of Fire Underwriters to the end that fire-resistive building construction may be encouraged, the use of inflammable roof coverings prohibited, adequate exit facilities from buildings assured, and interiors so designed and fire-stopped as to make easy the extinguishment of fires therein.

2. The adoption by all states of minimum building requirements for the protection of state and county hospitals, schools, asylums and similar institutions outside city limits and of small communities in which the establishment and enforcement of a building code is impracticable.

3. The enactment by each state of the fire marshal law, advocated by the Fire Marshals' Association of North America, to the end that official investigation may be made of the causes of all fires, preventable fires may be eliminated by public education and the crime of arson stamped out.

4. The adoption of the association's suggested ordinance providing for the systematic inspection of all buildings by city fire marshals or local firemen to insure the vigorous enforcement of rules for cleanliness, good housekeeping and the maintenance of safe and un-

obstructed exits, fire-fighting apparatus and other protective devices.

5. The enactment of ordinances similar to that of Cleveland, Ohio, fixing the cost of extinguishing preventable fires upon citizens disregarding fire prevention orders, and a more general legal recognition of the common law principle of personal liability for damage resulting from fires due to carelessness or neglect.

6. The wider general use of the automatic sprinkler as a fire extinguishing agent and life saver and the more general adoption of the fire division wall as an important life-saving exit facility.

7. A careful study of the technical surveys of cities, made by the engineers of the Committee on Fire Prevention of the National Board of Fire Underwriters, covering the items of water supplies, their adequacy and reliability, fire department efficiency, fire-alarm systems and conflagration hazards, and of the possibility of co-operation among neighboring cities through mutual aid and the standardization of hose couplings.

8. The adoption of the association's suggested laws and ordinances for state and municipal regulation of the transportation, storage and use of inflammable liquids and explosives.

9. The universal adoption and use of the safety match and legislation prohibiting smoking in all parts of factories, industrial and mercantile buildings except in such fireproof rooms as may be especially approved for the purpose by fire departments.

10. The education of children and the public generally in careful habits regarding the use of fire.

11. The co-ordination of all these activities, through a central administrative officer or body of the state or city having primary jurisdiction, for the purpose of promoting uniformity of action and efficient co-operation.

To Open New West Side Thoroughfare This Year

Letting of Varick Street and Seventh Avenue Paving Contracts Last Stage of Work on Important Business Street

ALLOWING even for war time disappointments, another main artery for vehicular traffic in lower Manhattan is scheduled for completion before the end of the present year. One of the two final contracts for repaving of the widened and improved Varick street has already been let and the other will be awarded about June 1. There are specifications in both contracts providing for the turning over to the City this year as a completed highway both Varick street and the extended Seventh avenue, which will tap the new Varick street and serve as a connecting link between the "feeder" streets of the lower West Side and the upper west section of the Borough.

Bids for the repaving, regulating and grading of Varick street from Leonard to Carmine street were opened on May 3. Seven contractors submitted estimates, the lowest of which was that of the Asphalt Construction Company, which offers to do the work for \$229,060.60. The contract will be awarded within a few days. Granite block dressed so accurately as to provide a noiseless surface will be used. A similar pavement will be laid under the terms of the second contract from the junction at the south end of Seventh avenue at Carmine street to the old Seventh avenue at Greenwich avenue. These two contracts will provide for the pavement of a total of 8,600 running feet, and the work is to be entirely cleaned up, including new sidewalks, removal of encroachments, new curbing and the new granite pavement within 150 days.

The new Varick street is to have a width of 100 feet, with a 60 foot vehicular roadway and 20 foot sidewalks on either side, as against a width of 60 feet in the old Varick street with a 30-foot vehicular roadway. The extended Seventh avenue is also to be 100 feet in width. Two car tracks will be retained in the stretch of Varick street extending from Carmine to Canal street, but between Carmine street and Greenwich avenue, a distance of 4,800 running feet, or nearly one mile, there will be no tracks.

With the completion of this new artery for vehicular traffic, the westerly section of lower Manhattan will be as well provided for from a traffic standpoint as the easterly section has been since the opening of Lafayette street. The new Varick street will be well able to absorb and digest practically all of the vehicular traffic that now clutters Hudson street and flows through Canal street to and from Broadway. The new highway is only four blocks from the North River piers and reaches into the heart of the wholesale produce and supply district and the big food storage warehouses.

"Broadway and Hudson street should be materially relieved by the throwing open of the widened Varick street at the close of the present year, and I intend to see to it that there is no delay in bringing about the long sought relief," Borough President Dowling said yesterday, in talking of this new traffic highway. "Property values should greatly increase all along Varick street and fronting on and adjoining the new extension to Seventh avenue. As a result of the completion of this big improvement I know that many of the estates that have holdings in that territory, which in the past have been made up largely of old fashioned peak roofed dwellings, intend to improve their properties without delay. I know that two of these large estates, one of them being the Trinity Corporation, are now negotiating with big contractors for the construction of modern warehouses along Varick street. I feel that the property value there will increase more rapidly than along the widened Lafayette street, which for some time did not feel the effect of the roadway change.

"At the present time, however, some idea as to what the widening of Lafayette street has made from a traffic standpoint may be gauged from the fact that a recent count of vehicles taken at Canal street, between 8 o'clock in the morning and 6 o'clock in the evening recorded a total of 3,706 vehicles southbound and 3,155 vehicles northbound. An estimate of the tonnage of these vehicles as taken by traffic experts placed it at 14,500 tons.

"The density of traffic across Canal street at Lafayette

street may be gauged by the fact that a recent count showed during nine hours of a business day 3,800 vehicles eastbound and 4,100 vehicles westbound, of an estimated tonnage of 18,000. Much of this traffic swung to and from Canal street at Hudson street and at Broadway, although a considerable amount, of course, was bound for the Hudson River piers.

"The opening of Varick street under its new conditions will mean that this congestion along Broadway and Hudson and Greenwich streets will disappear to a large extent."

Clarence J. Ramsey of the Real Estate firm of Cruikshank & Company, who represented several hundred property owners in this section in the matter of having the City assume the cost of the improvement, when asked as to the probable effect the improvement would have on realty in this section said:

"Seventh avenue north of Fourteenth street, and particularly north of Thirty-second street, will be greatly improved. The new street south of Carmine street and adjacent territory thereto will also be improved, but the district between Eleventh and Carmine streets, which is cut through the Ninth Ward, will not be improved, for the reason that in making this improvement many pie-shaped and gore lots were left and the fact that adjacent to the Seventh avenue extension many buildings of value will be destroyed before land values will increase.

"It is doubtful if any such increase will offset the value of the buildings to be torn down. Therefore our opinion is that the territory between Eleventh and Carmine streets will be in comparison the same as the territory on line of the New Bowery and New Chambers street, both of which thoroughfares were opened many years ago, leaving gore lots similar to present-day conditions in the Ninth Ward on line of the new Seventh avenue.

"New Bowery and New Chambers street properties have not increased in value and the only improvement on the gore lots has been rag shops, boot black stands and express offices."

The Seventh avenue and Varick street improvement involves an outlay of between nine and ten million dollars. It was started about five years ago, the main reason for it being the building of the Seventh avenue subway line.

Because of the fact that the improvement is intended to relieve the traffic conditions that are expected naturally to arise from the opening of the Seventh avenue subway, the property owners in the affected district felt that they should not bear the expense, certainly not all of it, but demanded that it should be made either a matter of general assessment as a subway charge or should be borne in the main by the Borough of Manhattan.

Since the work was first started properties have been taken by the city, many buildings have been demolished and some parcels, as Mr. Ramsey says, have been greatly reduced in size. The streets have been torn up and some properties remain untenanted and some parcels ruined. The owners have received nothing from the city as yet.

The Real Estate Board of New York, through Laurence McGuire, president, called a meeting at the Board rooms, 217 Broadway, on March 21, to discuss the subject of assessments for the extension of Seventh avenue, and about one hundred persons attended. Many of those present represented from one to two hundred persons, so that the number of persons actually represented was very large.

Edward P. Doyle presided at the meeting. A committee of five was appointed by the chairman to draft a bill which would readjust the assessment so as to place it either entirely on the city or to readjust it more equitably as between the property owners and the city. This committee was composed of Edward P. Doyle, chairman, Laurence McGuire, president of the Real Estate Board, William Crittenden Adams, Adam Weiner, N. L. DeBost, J. Irving Walsh and Charles E. Duross.

A bill embodying the relief sought was drafted and introduced in the Senate by Senator Walker and a similar bill was introduced in the Assembly, and both bills passed. Mayor Hylan vetoed the bill last week precluding the possibility of any relief to the taxpayers in this section, this year.

Realty Team Work Won Excess Over Loan Quota

Friendly Rivalry Enabled the Real Estate Men to Lead in Class C as They Did in the Second Loan

THE Real Estate Division of the Liberty Loan Committee exceeded by \$1,581,200 its quota as fixed by the committee, and by \$581,000 the quota fixed by the division, receiving subscriptions totaling \$3,584,200 and leading Class C in the third loan as it did in the second loan.

To achieve this splendid result meant persistent activity on the part of every member of the ten teams appointed at the beginning of the drive. While the total amount of subscriptions turned in by the teams varied, yet the fact that one team made a better showing in its returns than another should not be taken as a criterion of better qualifications of the members of the team or an indication of greater activity because some of the teams were assigned to sections where money is scarce and where great difficulty was experienced in securing applications at all.

A spirit of friendly rivalry existed between the teams throughout the campaign, but at no time was there any feeling of jealousy manifested. All felt that they were working for one cause and the success of one or more teams contributed to the success of the whole object.

On the afternoon of Friday, May 3, the teams assembled at the rooms of the Real Estate Board, set aside as the headquarters of the division. Chairman Marling announced that he was especially anxious that all subscriptions be reported and that there be no holding back for a grand finish on Saturday.

Reports of team captains made the total for the day \$156,050, making the grand total \$2,879,100. With but one more day in which to work the teams were urged to greater effort, with three millions as the goal, and when on Saturday afternoon the teams met for the last time the total for the day was \$561,400, making the grand total \$3,440,500. On Monday subscriptions continued to trickle in from various sources, and it was decided to keep the headquarters open until Wednesday, although Mr. Carleton, who was loaned to the division by the Liberty Loan Committee, returned

to his duties as a bond salesman, and Chairman Marling consented to look after the clean-up work of the division. On Tuesday evening the grand total reached \$3,581,750, or \$1,581,750 over and above the quota of the division.

In honor of the success achieved a member of the Board—John Howes Burton—has designed an honor flag, which the division is entitled to, and this will be conspicuously displayed in the rooms of the Real Estate Board as an evidence of the patriotism of the members of the real estate fraternity in this city.

Among the subscriptions received on Saturday, the closing day, were \$100,000 from Robert E. Dowling, for the Adams Express Building Company; \$140,750 from Cornelius G. Kolff, captain of the Richmond Borough team, which collected 10 per cent. of this borough's subscription—\$5,000—from Dr. Charles V. Paterno; \$29,000 additional from William P. Rae, for Brooklyn's team; \$86,000 from DuBois & Taylor, collected on Washington Heights, and \$100,000 from Lewis H. May, of the Rockaway team, for the American Equitable Assurance Company.

Chairman Marling, when asked about the campaign, said: "Every man in the division is entitled to great credit. I could not single out any one man or group of men for special mention. Some of the teams made a better showing than others, but this was due to conditions existing in the territory in which some of the teams worked. For instance, one man makes one call and secures a subscription for \$200,000; another man makes fifty calls and gets subscriptions for \$50,000. Which one of the two do you think worked the hardest? Well, that's just the situation. The man who brought in the largest amount did not necessarily represent the man who worked the hardest by any means.

"Just to give you an idea of how the subscriptions came in I have compiled the following figures, and they speak for themselves: Total amount of subscriptions actually turned in, \$3,584,200; total number of contributions entered on the cash book of the committee, 2,033. The actual number of subscriptions, however, is larger because the Brooklyn and Staten Island subscriptions were credited in total and not in separate items."

Denial of Six Cent Fare Cripples Trolleys

Upstate Roads Seek Relief from Commission by Applications to Issue Bonds—No Motion for Rehearing Before Court of Appeals

(Special to the Record and Guide)

ALBANY, May 8.—Evidence is accumulating of the necessity of an increase in fares on local trolley lines to six cents. Within the past week Manager Hewes of the Albany Southern Railroad appeared before the public service commission, upstate district, in an appeal for permission to raise the rates on this line in Hudson, and during his argument pointed out that unless some measure of relief was granted the possibility of the road going into the hands of a receiver was not remote. He referred to the Catskill Traction Company, which recently was sold, to be scrapped as an evidence of the necessity of an increase.

Following closely this petition came an application from the New York State Railways for permission to negotiate a loan from the War Finance Board not to exceed \$1,500,000, for five years or less, upon such conditions as the board would prescribe. Another application by the same railway sought permission to issue \$2,230,000 4½ per cent. bonds. These applications are the direct result of the issuance of a writ of prohibition

by the Court of Appeals, restraining the public service commission from passing upon the application of this company for permission to increase its fare in Rochester to six cents.

Although it was announced several weeks ago that the General Committee of the Street Railways of the State was about to apply to the Court of Appeals for a réargument of the six-cent fare case, up to the present no such motion has been made. This is the information given out at the Court of Appeals.

Governor Whitman has signed the Lawson bill, abolishing the Brooklyn grade crossing commission and transferring its duties to the Board of Estimate and Apportionment.

Governor Whitman has also signed the Slater bill, providing for the establishment of a State Reservation on the site of the Mohansic State Hospital. The approval of this bill culminates a long fight against the erection of this hospital, which the various civic organizations in New York City claimed would operate to pollute the city's water supply. The governor gave a hearing on the measure on Wednesday and shortly afterwards signed the bill.

Building Trades Loan Committees at Luncheon

Celebrate Oversubscription of \$1,481,000 and 26,956 Individual Bond Sales—G. de B. Greene Congratulates Workers

As a fitting wind-up of the campaign to put over the recent bond issue members of the Building and Allied Trades Committee for the third Liberty Loan were the guests at a complimentary luncheon given at the Hotel Biltmore last Thursday afternoon. Included in the list of guests were the officers of the committee and the chairmen, vice-chairmen, secretaries and publicity members of the separate Liberty Loan committees representing the various branches of building endeavor included in the General Committee. About seventy-five were present.

Mr. Cecil D. Landale, of the Advisory Trades Committee, in charge of the drive for building trades, presided and acted as toastmaster. At the guests' table were seated Mr. G. deB. Greene, Chairman of the Advisory Trades Committee of the Rainbow Division; Mr. Bertram Sears, Mr. Francis A. Shinn, Mr. M. F. Westergren, Mr. Albert Wahle, Mr. John I. Downey and Mr. J. H. Jasper.

Owing to the extreme pressure of affairs at the national capital Mr. Otto M. Eidlitz, Chairman of the Building and Allied Trade Committee, was unable to be present, and in his opening remarks Mr. Landale read a letter from the Chairman, received Thursday morning, regretting his inability to be present and complimenting the officers and members of the committee for their hearty support, close co-operation and splendid effort all through the period of the drive. Mr. Landale also took the opportunity to personally thank the members of the committee for their part in making the record of the building industry in the campaign the wonderful success it was, and assured all that it had been a pleasure and honor to have been associated with the industry, so pleasantly, during the drive.

Mr. Shinn read the final statistics in connection with the drive, showing that a total of \$6,481,600 had been subscribed. This is an oversubscription of \$1,481,600 beyond the quota allotted to this industry. In all a total of 26,965 individual subscriptions were obtained, which averaged \$240 each.

Following is the complete list of the sub-committees, the amount each obtained and the number of individual subscriptions represented:

		Subscriptions. Number of
Mason Builders' and Contractors' Association	\$1,650,000	5,671
Marble Industry: Tile, Grate, & Mantle Association and the Mosaic Employers	166,200	695
Cut Stone Association and the Stone Setters	72,500	217
House Movers' & Shorers' Association and the Hoisting Association..	15,900	163
Architectural Iron Workers.....	265,000	879
Ornamental Bronze & Iron Masters and the Wire Work Manufacturers	116,800	713
Cement Workers	290,100	2,415
Composition Roofers and Waterproofers; Metal Ceiling Association; Roofers & Sheet Metal Workers, and the Metal Covered Door & Window Manufacturers..	529,850	1,280
Iron League Erectors.....	344,200	*1,000
Plasterers	40,850	117
Master Carpenters' Association; Local No. 1, and the Parquet Flooring Association	603,000	3,178
Lighting Fixture Association.....	922,000	3,511
Steam & Hot Water Fitters' Association	400,850	*1,000
Painters and Decorators.....	175,800	927
Association of Metal Furring and Lathing Contractors	23,450	94
Plumbers	484,600	3,517
Elevator Manufacturers' Association	311,250	909
Investing Builders' Association....	150,050	351
Mason Material Dealers' Association	234,950	302
H. W. Johns-Manville Co.....	300,000	1
Heat and Cold Insulation.....	21,250	15
Refrigeration	1,500	1
Totals	\$6,481,600	26,956

*Estimated.

Mr. Greene stated that the building industry had every reason to feel proud of its record, and that the lessons learned during the campaign would be of infinite value in the loan drives that surely are to come. "The information acquired, the experience gained and the splendid results achieved are now a decided asset to the Government," said Mr. Greene.

Among the sub-committees that obtained bond subscriptions in excess of their allotments included those under the respective chairmanships of Messrs. Walter Reid, Jr., Benjamin Traitel, Lincoln Peirce, Alfred Daybill, C. A. Fullerton, F. G. Webber, M. F. Westergren, Andrew J. Post, John I. Downey, Albert Wahle, W. H. Curtin, Max Baumann, J. H. Jasper, William G. McCune, Edgar A. Levy and Frank E. Wise.

During the entire period of the Liberty Loan drive the committees representing the various branches of the industry made excellent use of unique ideas and clever schemes to augment the sale of bonds. The meetings conducted at many of the large building operations underway in Greater New York and vicinity are worthy of more than passing mention. These gatherings were a potent factor in influencing the sale of Liberty Bonds to mechanics and workmen engaged in the work of building, and as the general success of the drive was not only dependent upon obtaining the \$3,000,000 minimum asked by the Government, but also to have the greatest possible number of individual subscribers, so these job meetings largely assisted in the wide distribution of small bonds to workmen obtaining moderate wages.

Upon numerous occasions recently men prominently identified with the building trades have stated that the wide distribution of bonds among mechanics and laborers was one of the best signs of the ultimate success of the campaign and that the patriotism of the individual purchaser expanded materially with the ownership of a Liberty Bond or the pledge to pay for one.

Boards Differ on Murray Hill Question.

SUSTAINING the contention of Edmund L. Baylies, representing J. P. Morgan and the Murray Hill Association before the Board of Standards and Appeals last week, the Board of Estimate and Apportionment has handed down a decision refusing the application of Baron William Waldorf Astor for a removal of the restrictions provided in the zoning resolution against business on the block front on the west side of Madison avenue, between Thirty-fifth and Thirty-sixth streets.

Borough President Frank L. Dowling, Chairman of the City Planning Committee, said at the meeting of the Board of Estimate last week: "If zoning resolutions imposed by the Board of Estimate can be upset and defied at will by the Board of Appeals this board might just as well abandon its attitude of jurisdiction over the character of buildings to be erected in various parts of the city."

Chairman Leo of the Board of Standards and Appeals is still of the opinion that his board has power in such matters given it under paragraph 7, Section C, of the Building Zone Resolution, adopted by the Board of Estimate and Apportionment July 25, 1916, and reading as follows: "The Board of Appeals, created by Chapter 503 of the Laws of 1916, may permit the extension of an existing or proposed building into a more restricted district under such conditions as will safeguard the character of the more restricted district."

Although a verified copy of the board's decision has been delivered to Cadwalader, Wickersham & Taft, of counsel for Baron Astor, no application has been made to the Superintendent of Buildings for a building permit.

It is probable that the courts will be called upon to decide whether the Board of Estimate or the Board of Appeals has jurisdiction in similar cases of this character.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor

W. D. HADSELL . . . Vice-President

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S. A. PAXSON . . . Business Manager

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Judgments, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

Getting At the Facts About Municipal Ownership.

The municipal ownership of various public utilities was a topic of wide discussion at the recent session of the State Legislature. While several organizations and some public men of more or less standing have been advocating municipal ownership for years the subject gained wider attention at Albany this year than during any previous session of the Legislature.

This was due in part no doubt to the fact that New York's new mayor, Mr. Hylan, has taken advanced ground in favor of the municipal ownership of various public utilities. Mayor Hylan did not succeed in accomplishing anything definite through his efforts at Albany this year, but his pilgrimages to the capital city did spur the municipal ownership advocates to renewed efforts.

The leaders in the Legislature, notably Senator Brown, the president pro tem, wisely decided to favor the creation of a commission to investigate the entire subject. This commission, of which Senator Arget-singer of Rochester is chairman, is already at work getting together facts and figures about the financial condition of the various municipalities of the state. This, of course, is vital ground-work for the investigation, and the commission will begin its public hearings later on.

To the people of New York City the agitation for

municipal ownership is fraught with far-reaching consequences. The subject is full of dynamite. It is one of the many agitations which appeal to a certain class of politicians. The constant demand of Socialist and other agitators for municipal ownership has made an impression on a very considerable number of citizens who are thoughtless or ignorant, or both.

The time has come when in all seriousness the thinking people of New York must take up this agitation and treat it in a sane and vigorous manner. The first step in this direction is the getting together of all the facts which will shed light on municipal ownership. The next step is to get these facts before the people.

The Record and Guide, which purposes giving the widest publicity to the work of the Municipal Ownership Investigation Commission, presents elsewhere in this issue a special article from its Albany correspondent giving a statement of the financial condition of all the cities in the State. This statement will prove indispensable to all students of the future work of the Municipal Ownership Commission and is well worth preserving for future reference.

New York's Answer to Critics.

Various messages have reached the Record and Guide commending its editorial article in last week's issue under the caption "Putting It Up to New York as Usual." In that article the disposition of other sections of the country to criticise the New York district in the Liberty Loan drive was resented as not only unfair to the great metropolis, but also as unjust, like so many other outside criticisms of New York and New Yorkers.

The figures from the third Liberty Loan drive show that the New York district did its duty magnificently, as it always does in patriotic undertakings of a national character. The figures show that the metropolis deserved no such criticism as was made during the drive.

It is intensely gratifying to all good citizens that the third Liberty Loan attracted subscriptions of approximately four billions of dollars, although three billions was the amount offered. The New York district has come to the front with more than one billion dollars of subscriptions. Our people, in other words, have taken one-fourth of the total subscribed in the entire country.

That is a magnificent showing, but it has caused no surprise to those who are well informed about New York and its way of doing big things. The critics of the metropolis have not been heard from since the drive ended last Saturday night, and it therefore seems probable that they have no intention of apologizing for their hasty and unjust criticism.

The incident is not without its lesson, however, for it may teach some of the misguided critics of the metropolis to find out hereafter what they are talking about before they start talking.

In this connection the Record and Guide extends its congratulations to the energetic managers of the Real Estate and of the Building Trades committees in the Liberty Loan campaign. The real estate workers turned in subscriptions of \$3,600,000, and the building trades returned a total of nearly \$6,500,000. These figures show how splendidly the leaders in these fields did their share toward the magnificent result which the New York district attained.

It should also be borne in mind that what the New York district has just done in the Liberty Loan drive constitutes only one phase of its current activities in support of the National Government. Financial experts

calculate that before the end of June this district will pay to the Federal authorities at least one billion dollars in the form of income, surtax and excess profit taxes.

While only estimates can yet be made as to the

stupendous total which the New York district will pay, some leaders in the financial district believe that the total may run between one and a half and two billions of dollars.

Readers' Comment on Current Subjects

Editor of the RECORD AND GUIDE:

I desire to congratulate you not only upon the appearance, but the contents of the recent issue of your publication, and especially upon the presentation of the magnificent and timely article of Mr. Herman de Selding in your issue of March 23 on "The Harbor of New York and Its Influence on the Commerce of the

The effect of that article from a man of the standing of Mr. de Selding among the business interests of the metropolis must be far-reaching and of great value to the city, and I have appreciated it so much that I have sent him a congratulatory letter.

HENRY A. MEYER, Second Deputy Commissioner, Department of Docks & Ferries.

Editor of the RECORD AND GUIDE:

I wonder if it has occurred to the title, mortgage and Insurance companies to make a well-advertised announcement that they will withdraw from the market all real estate obtained recently under foreclosure owing to improving conditions and better renting demand?

Would not this be bullish and supply the leadership the market needs? Creating a better feeling will produce more buyers than their present campaign of forcing sales at low prices.

This suggestion is offered as a possible solution of a serious question.

WILLIAM C. SPEERS.

Real Estate Men Organize For Red Cross Drive

Week's Campaign to Raise a Million Dollars to Start May 20—

William L. De Bost, Chairman of Committee

THE Real Estate Division of the coming Red Cross Drive has been well organized and all of the real estate offices in the Borough of Manhattan have been notified by the Committee to get ready for an active campaign. As this is the only Division that will represent real estate, the Committee are hoping for a ready response and the same cooperation in this drive that they have received in all previous drives. With reference to the work the following statement has been issued by the Chairman of the Real Estate Division:

"You are, of course, aware that during the week commencing May 20, 1918, there is to be the second American Red Cross Intensive Drive for the purpose of raising upwards of \$100,000,000.

"So that everyone in the United States will be covered, a most careful plan of organization has been adopted by the Red Cross headquarters. In this plan, the Real Estate Interests in New York are to be covered by the Industrial Division, of which Mr. Charles A. Coffin is General Chairman.

"This Division has asked the real estate profession to organize and to cover two distinct items in this drive—first, all employees in the real estate offices, and, second, all employees of these real estate offices in the various buildings under their management in the Borough of Manhattan. This is not to be interpreted that we are to cover the tenants in the buildings or the tenants' employees, as this will be fully covered by a Committee in charge of the house-to-house canvass. I have appointed Committees who will be in charge of each Division, the Building Employees' Committee and the Real Estate Staff Committee. Both of these Committees will have a representative call on you for your assistance and will outline the method of this canvass to you.

"Everything that the real estate profession have been asked to do has been most successful. We must not fail this time, as this is the only organization that will represent real estate in this drive.

"I feel that we can count on your liberal financial support and cooperation in covering the territory outlined.

WILLIAM L. DE BOST,

"Chairman, Real Estate Division, Industrial Branch, Borough of Manhattan."

In preparation for the American Red Cross campaign to raise \$25,000,000 in New York and \$100,000,000 in the United States, a "get together luncheon" of team captains and other executives was held at noon yesterday in the Hotel Biltmore. Every section of the city was represented, more than 100 heads of teams being in attendance.

Walter Stabler, chairman of the committee in charge of the drive, which begins May 20 and continues for a week, explained the plans for a house-to-house canvass, and said that in addition there would be more than 500 booths placed at railroad and ferry stations, banks, and at the principal hotels. Already more than 1,000 women had, he added, pledged their services for the work of managing these booths.

E. P. Goodrich, director of the work, said that the city had been divided into districts and that no one would be overlooked. He explained that a double checking system had been installed at the headquarters of the committee, 1 Madison avenue, so that when a canvasser called and found no one at home or was asked to make another call a notation would be made and another solicitor would follow up the call.

The ratio of New York's contribution is based upon New York's record in the drive of a year ago, when the city's contribution was \$24,300,000.

The drive in this city will start with a parade, in which there will be seventy bands of music, the New York Guard, the police, men from the naval training stations, and even airplanes. This parade will be one of 1,500 other similar demonstrations to be held on the same day in various parts of the United States.

Eighty-five per cent. of the New York contribution toward the first campaign was received from a comparatively small number of contributors, many being firms, foundations, and corporations. It is planned in the coming drive to make a wider appeal for smaller contributions from persons of modest means in this drive.

New York's contribution in 1917 alone paid for all Red Cross relief work in the entire world with the exception of France, Poland, and Russia," the association says. "Of the \$24,300,000 subscribed and pledged it is remarkable that only three subscribers repudiated their promises to pay."

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REAL ESTATE NEWS OF THE WEEK

Several Important Sales on Riverside Drive and Washington Heights—Leasing Continues Good

DOWNTOWN business properties figured largely in the sales of the week, although some movement was noted on Washington Heights, the Bronx and on Riverside Drive, where there has been more or less activity of late in spite of the somewhat backwardness of the realty market. The sale by Frederick Brown, operator, of a plot at the south corner of 146th street to Anthony Campagna, President of the Lucania Realty Corporation, involved the exchange of property in the Bronx. It is understood that the new owner will erect a new type of apartment house on the Riverside Drive property.

The sale of the block front of three six-story apartments on the east side of Haven avenue, 178th to 179th street, was another transaction of interest and was the third of a series of exchanges in which the same property figured. In the downtown section the old Lorillard property on West Broadway that had been in the Lorillard family for three quarters of a century and was originally the old tobacco and snuff factory of the Lorillard Company means the improvement of this site with a modern business structure to replace those destroyed by fire some time ago. Continued speculative interest in well-located upper west side residential properties was a feature of the week's sales. Frederick Brown, operator, purchased from the Sigerts Realty Company the six-story elevator apartment known as the St. Regis at the northwest corner of Broadway and 152d street. This house accommodates forty-eight families and has a rent roll of about \$35,000.

Interest centers in the sale of a new six-story American basement residence at 18 East Seventy-second street by Charles E. Danforth to Alfonso P. Villa, a raw silk merchant, who will make it his future home. Mr. Danforth acquired the property about two years ago through William B. May & Com-

pany and rebuilt it for his own occupancy at a cost of about \$100,000. The house is one of the finest in the district, contains two electric elevators and has been held at \$250,000.

The sale of 544 to 556 West 158th street to Melville H. Bearns increases his holdings on Washington Heights to 200 feet on Broadway, 125 feet on 157th street and 225 feet in 158th street. The new purchase involves a six-story apartment house having seven apartments on each floor and a two-story and basement business building containing stores and offices.

The United States Government figured in the leases of the week, having taken over for use as a barracks the former home of the Raquet and Tennis club at 23 to 31 West Forty-third street. Aside from some minor changes to provide the necessary dormitories, the building will not be altered. Accommodations for 1,000 men will be provided in this building when completed.

Leasing continued good in all parts of the city and in the residential sections especially, the demand for apartments far exceeds the supply. Many business leases were consummated involving in some instances aggregate rentals running well up in the hundreds of thousands. With the Third Liberty Loan now out of the way, it is expected that there will be a renewal of realty activity on the part of the brokers who have been devoting their time for the past month to rolling up a big subscription to the loan through the Real Estate Division of the Liberty Loan Committee. It is a generally accepted idea nowadays that the broker must go after business rather than sit in his office and wait for clients to come in. One well-known broker remarked this week that the day is gone when real estate can be sold over the counter and that the successful broker is the one who, having property to sell, goes out and finds a buyer, just as does a salesman sell his goods by drumming up trade.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Easements—Light and Air.

WHERE the owner of two adjoining city lots, one vacant and the other occupied by a building, leases the latter by an instrument containing the usual covenants for quiet enjoyment, no right with respect to light or air is held to arise by implication, and the tenant cannot enjoin the erection upon the vacant lot of a building which, by completely obstructing the windows on one side of the leased property, will seriously interfere with the benefit he would otherwise obtain from it.—Anderson v. Bloomheart, 168 Pac. 900.

Liability for Loss by Fire.

In an action by the tenant of a dwelling house to recover from the landlord the value of household goods burned when the house was destroyed by fire, which it was alleged resulted from the landlord's negligent failure to repair a defective condition of the premises according to his contract, the Kansas Supreme Court holds, 165 N. W. 867, that it devolved on the plaintiff to prove that the fire resulted from the defective condition and failure to repair, and as no evidence was offered to show what caused the fire, the action must fail.

Construction of Lease.

A landlord gave a receipt reciting that it was in full payment of the rent of a store room for three months, that it was agreed that the rental for the next three months would be a certain sum, and further agreed that if the tenant elected to continue occupancy beyond the second three months' term it should be

at a monthly rental for the ensuing six months, payable monthly in advance. In an action for rent the Colorado Supreme Court holds, Moore v. Denver Pub. Co., 168 Pac. 630, that the lease on the election of the tenant to continue was for the period of six months, and when the tenant vacated at the end of the second month of such period, he was liable for any loss incurred during the remainder of the six months' period.

Action for Rent.

The New York Appellate Division holds, Schechter v. Cornwell, 167 N. Y. Supp. 331, that a defense to an action for rent, that owing to insufficient heat and water supply the premises became untenable, as a result of which a member of the tenant's family became ill and the defendant's subtenant refused to occupy the premises or pay him rent, to the damage of the defendant in a specified sum, does not set up a counterclaim for damages by reason of breach of covenant of lease.

Broker's Commission.

The Oregon Supreme Court holds, Columbia Realty Inv. Co. v. Alameda Realty Co., 168 Pac. 64, that a broker's contract for commissions, to be paid on the basis of 20 per cent. of the selling price out of the first moneys collected from the sale of lots, entitling the agents to retain out of each payment collected such amount as was then due and payable, but not otherwise, entitled the broker to commission, not at all events, but only out of a specific fund. And a promise to pay a broker commission out of a specific fund, to be collected by him,

is enforceable only on allegation and proof that the fund named is adequate for the payment demanded.

Renewal Clause of Lease.

If lessees failed to procure expert advice as to the legal effect of the renewal clause of the lease, and rested content with the lessor's version thereof, honestly made, it is held that they cannot be heard to complain, in their action for reformation, that he was mistaken, and that they misunderstood the legal import of their contract. Under the circumstances, all negotiations merged in the written instrument. Clauses in leases providing for a renewal for a specified time from expiration on terms impliedly the same, and clauses providing for continuance of the tenancy after expiration of lease, and containing a definite method whereby the terms for continuance are to be determined, if the parties fail to agree, are enforceable. The renewal clause of a lease, providing that the lessee had the privilege to renew the lease for the term of five years upon the expiration of the contract, "upon terms then to be mutually agreed upon," was unenforceable and void for indefiniteness, being nothing more than a consent to make an agreement five years from its date, if the parties could or would. *Moran v. Wellington*, 167 N. Y. Supp. 465.

Enlist to Save and Serve.

The Realty War Savings Committee, Laurence McGuire, chairman, A. N. Gitterman, secretary, has perfected a plan for distributing the pasters designed to stimulate sale of War Saving Stamps. These are gummed and will be used by real estate offices as pasters on the backs of envelopes, rent receipts and other matter which is distributed to the public. These pasters are to be sold to board members at \$5.00 per 1,000 and subscriptions for the pasters in these and larger lots is solicited. It is proposed also to distribute them among Real Estate Associations throughout the country. The committee has arranged for one million of these pasters, and in order to make this country-wide distribution possible, is making a charge only slightly above actual cost.

It is taken for granted that every member of the Real Estate Board will use the pasters and to this end will forward subscriptions promptly to Secretary Gitterman at the board rooms.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

- E. A. Tredwell, real estate broker.
- Frederick D. Kalley, real estate broker.
- Robert R. Rainey, real estate broker.
- B. E. Martin.
- William Douglas Kilpatrick, builder.
- H. H. Murdock, architect.

Question No. 322.—I quote from a contract of sale: "All personal property appurtenant to or used in the operation of said premises is represented to be owned by the seller, and is included in this sale." Do the awnings, screens, etc., of a two-family house in question, even though taken down for the winter, come under this clause? The seller is asking for an allowance for the awnings, etc., and my contention is that the awnings, screens, etc., are included in the price stated in the contract. Can you give us the answer? C. O.

Answer No. 322.—If the awnings and screens were specially made for or fitted to the premises, and connecting rods, bolts or other means of attachment are permanently fastened to the building, they are included in the contract. If they are not specially fitted for or attached to the premises and can be as readily used for any other building (like adjustable window screens) they are not included in the contract.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 33 as against 41 last week and 31 a year ago.

The number of sales south of 59th street was 11 as compared with 18 last week and 14 a year ago.

The sales north of 59th street aggregate 22 as compared with 23 last week and 17 a year ago.

From the Bronx 18 sales at private contract were reported as against 15 last week and 9 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 618 of this issue.

Add to Downtown Holdings.

Charles F. Noyes Company and Douglas Robinson, Charles S. Brown Company, have sold to W. R. Grace &

Company for Isabella C. May, et al, 88 and 90 Pearl street and 54 and 56 Water street, 52x140, a plot of 7,260 square feet, improved with a five-story loft building. The property is taken by the Brooklyn Terminal Company, a subsidiary, which owns the new banking house recently erected by W. R. Grace & Company and occupying the block front on Old Slip from Pearl to Water streets. W. R. Grace & Company recently proved to be the ultimate purchaser of 58 and 60 Water and 92 Pearl street, buildings purchased through the Charles F. Noyes Company from separate owners. With this latest acquisition W. R. Grace & Company have accumulated one of the largest and best located plots downtown, containing approximately 24,000 square feet of space, with frontages of 146 feet on Old Slip, 210 feet on Water street, and 73 feet on Pearl street. 58 and 60 Water street is now being added to their office building, and it is stated that with this latest purchase they have secured all the property that they re-



105-113 West 55th Street, 9-Story Apartment House, 105 West 55th Street, Inc., Owners and Builders, John J. Hearn, Pres. Denby & Nute, Architects. Robert Elkan, Electrical Contractor.

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The Value of a Name

Every business man seeks to establish his product, his trade-mark or the quality of his services, and uses publicity to create a demand for them, recognizing the demand thus created as a valuable and very definite asset of his business.

He also understands that after this demand is created, competition obliges him to constantly defend this asset and perpetuate this demand aside from his desire to increase it.

In some lines the name or trade-mark thus established is regarded as equivalent in value to the total capital investment and good will of the business.

In these times, manufacturers are apt to overlook the necessity of constantly maintaining this value, on account of their inability to keep up normal conditions, and their failure to consider the high rate of depreciation that occurs due to the forgetfulness of the public in all matters that are not vital to their own interests.

Our English cousins are solving the question by continuing their announcements in the press, and incorporating the phrase:

“Deliveries made after the war.”

Evidently they appreciate the value of a name.

The following emphasizes the same point in another way:

“One of the best things that has come to my attention recently was the statement that Henry Ford, a rather well-known and comfortably-fixed citizen of Detroit—now that he is embarking in the Tractor business—finds himself legally restrained from calling it the ‘Ford Tractor’ because a small municipal concern was smart enough to copyright that name.”

The Advertising Man

quire. Every indication is that eventually 54 and 56 Water street, just purchased, will be added to the building, and thus a floor area of 20,000 square feet secured on each floor, with the main portion of their building running along Water street and removed from the annoyance of the elevated railroad which passes through Pearl street. Old Slip is one of the widest thoroughfares in the financial district and the plot acquired is near the Coffee and Cotton Exchanges, and near all financial interests, and in the heart of the shipping district.

Sale on Washington Heights.

Melville H. Bearns has increased his holdings on Washington Heights by purchasing from the Gross & Herbener Operating Company, 544 to 556 West 158th street, a six-story elevator apartment house having seven apartments on each floor and occupying a plot 100x100. The parcel at 552 to 556 is a two-story and basement business building containing stores and offices on a plot 50x100. These properties adjoin the block front on the east side of Broadway from 157th to 158th streets, which Mr. Bearns purchased last week. His holdings at this point now measure 200 feet on Broadway, 125 feet in 157th street and 225 feet in 158th street. Byrne & Baumann was the brokers in the deal.

Riverside Drive Plot in Trade.

What is considered by realty interests an important deal on Riverside Drive, which forecasts the erection of a tall apartment house, was closed on Friday last by Anthony Campagna, President of the Lucania Realty Corporation, who purchased from Frederick Brown, operator, a plot 58.10x102 feet at the south corner of 146th street. In part payment the buyer gave an excavated plot of about eight lots at the northwest corner of Cauldwell avenue and 156th street, in the Melrose section of the Bronx, 200x117.6xirregular. Mr. Brown acquired the Riverside Drive plot last month in a trade for the Highcliff Apartments, 177th street and Audubon avenue. It is understood that Mr. Campagna will erect a new type of apartment house on the Riverside Drive site. The Cauldwell avenue plot was acquired by the Lucania Realty Corporation last year as part of the purchase price in the sale of the Shoreview, 448 Riverside Drive. Slawson & Hobbs were the brokers in the transaction.

Sales in Lenox Hill District.

Demonstrating again the steady interest which is being manifested in high class private houses in the blocks near Fifth avenue was the sale on Thursday of two Lenox Hill residences. The five-story, modern dwelling with elevator at 21 East Eightieth street, formerly the home of the late Mrs. Anson W. Hard, was sold by the executors of the estate, W. R. K. Taylor and Augustine J. Smith to a client of Pease & Elliman for occupancy. The house which adjoins the home of Henry W. Robbins is in the same block with the dwellings recently acquired by Frank W. Woolworth for the occupancy of members of his family. The house was assessed at \$85,000, but has been held at \$110,000. The reported consideration, however, was somewhat below the holding figure. Negotiations were also completed for the sale of the four-story residence at 21 East Seventy-sixth street on a lot 19.6x102.2 between Fifth and Madison avenues. The property was owned by the Farmers Loan and Trust Company as trustee of the estate of Samuel Callaway, and has been held at \$75,000. Pease & Elliman also negotiated this contract.

Outsider Buys at Foreclosure.

M. Morgenthau, Jr., Company succeeded in disposing to an outsider a property which was sold by them at public auction under foreclosure proceedings on Thursday. The property was 567 Seventh avenue, an old four-story building on lot 19.9x60, located about 59 feet north of the northeast corner of Seventh avenue and 40th street. The property was sold by order of Samuel B. Ham-

Lawsuits

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No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Laundry Building and Equipment: Construction; Heating Work; Sanitary Work; Electric Work; Laundry Equipment; Heating Work and Sanitary Work for Underground Service Connections for Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., Wednesday, May 22d, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty days (30) after official notice of award of contract and in accordance with the terms of Specifications Nos. 2949, 2957, 2956, 2958, 2959, 2980, 2981. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD,
Secretary,

State Hospital Commission.

Dated, April 26, 1918.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 2, 1918.—Proposals will be opened in this office at 3 p. m., May 31, 1918, for the construction complete of six additional buildings, water tank, and well house at the United States Quarantine Station, Savannah, Ga. Drawings and specifications may be obtained from the custodian at the station, or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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burger, referee, in proceedings brought by the East River Savings Institutions, which had claims aggregating about \$33,000. Bidding started at \$32,500 and after recording twenty-seven bids from four bidders, Mr. Morgenthau sold the property at \$35,000 to Edward Berger, the Sixth avenue pawnbroker. Mr. Berger said that he bought for investment and would pay all cash for the property. It was the consensus of opinion in the auction room that he had bought a bargain.

Sale of Block Front on Heights.

Charles Kimmelman has acquired from Charles Hoffman and Gerson Robson, three six-story apartments on the east side of Haven avenue, 178th to 179th streets. The block was first sold for the Lucien A. Duburnet estate by S. & J. Albert and James V. Graham to the Aires Corporation for cash. The same brokers with Jacob Gelot then exchanged it for the Aires Corporation with Hoffman & Robson, who gave in part payment the seven-story loft building on plot 50x150 irregular at the northeast corner of First avenue and 31st street. Subsequently Hoffman & Robson resold the Haven avenue block for cash to the present owner, Charles Kimmelman. The Haven avenue property was improved in 1915 by the Nevah Construction Company, Joseph Reiss, president, which sold it to Lucien A. Duburnet in June, 1917.

Sells Six-Story Residence.

Charles E. Danforth has sold 18 East Seventy-second street, a new six-story American basement residence, to Alfonso P. Villa, a raw silk merchant, for cash for his own occupancy. William B. May & Company negotiated the sale. Mr. Danforth acquired the property about two years ago through the same brokers from Felix Warburg, and rebuilt it for his own occupancy at a cost of over \$100,000 from plans by Beekman & Nash. The house, which is one of the finest in the district, contains two electric elevators and has been held at \$250,000.

Old Lorillard Property Sold.

Charles Laue, the operator, has purchased from the estate of Louis L. Lorillard the property at 387 and 389 West Broadway, running through to 73 and 75 Wooster street, between Broome and Spring streets, with a frontage of 55 feet in each street and a depth of 200 feet. The buildings were destroyed by fire some time ago, and the purchaser plans to erect a new structure on the site to be leased for the occupancy of one tenant. Douglas Robinson, Charles S. Brown Company, was the broker in the transaction. The property, which has been held at \$50,000, has been in the ownership of the members of the Lorillard family for more than seventy-five years and formerly was utilized as part of the old Lorillard tobacco and snuff factory.

Operator Buys St. Regis Apartment.

Through the sale of the six-story elevator apartment house known as the St. Regis at the northwest corner of Broadway and 152d street, Frederick Brown, the operator becomes the owner of one of the best paying business properties in the district. The house, which covers a plot 100x150, carries an annual rent roll of about \$35,000 and accommodates forty-eight families and contains two stores. Julian T. Saxe was the broker in the transaction, which was negotiated on an all-cash basis.

Sell Fourteen Brooklyn Flats.

Levy Bros. have just closed a transaction of large dimensions. They have sold fourteen six-family double flats, erected by them, seven covering a plot 200x100 on Grant avenue between Liberty and McKinley avenues, and seven covering a similar plot on Lincoln avenue between the same streets. They have taken as part payment the business building occupied by the Bedford Stores and known as 1065 and 1067 Broadway, Brooklyn. Considerable cash passed in the transaction, which involved about \$300,000.

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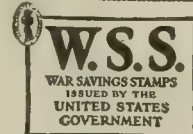
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May	4.16	Aug.	4.19	Nov.	4.22
June	4.17	Sept.	4.20	Dec.	4.23
W. S. S. WORTH \$5.00 JANUARY 1, 1923					

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MOTT ST.—Michael Morris purchased from Dormond Realty Co. the 6-sty brick tenement at 43 Mott st, on lot 25x100. Jacob Finkelstein & Son negotiated the sale. The property, which is assessed at \$81,000, was acquired recently by the seller at foreclosure.

STANTON ST.—Bech, Van Siclen & Co., exporters, purchased from Ogden Brower and Howard E. White, as trustees of the estate of John L. Brower, the 7-sty brick and iron loft building at 338 and 340 Stanton st, covering a plot 40x70, at the northwest corner of Mangin st. This property is assessed at \$40,500, and will be used by the buyers for their own business. Herbert A. Sherman was the broker in the deal.

UNIVERSITY PL.—William Cruikshank's Sons sold, through Charles F. Noyes Co., for all cash, 82 University pl, a 4-sty dwelling, assessed at \$25,000.

8TH ST.—J. D. Ranck and Samuel Galitzka sold the plot, 40x100, in the south side of Av J, 100 ft. east of East 8th st.

10TH ST.—Fred D. Young sold the 2-fam. house at 927 East 10th st, on plot 40x100. J. D. Ranck and Samuel Galitzka negotiated the sale.

12TH ST.—William H. Butler estate sold the 3-sty dwelling at 66 West 12th st, on lot 19.4x 103.3, to a buyer represented by Pepe & Bro.

18TH ST.—Leonard Weill resold the 3-sty modernized dwelling at 326 West 18th st, on lot 21x50, to a client of J. Irving Walsh.

30TH ST.—Thomas Daly purchased from Theodore Jantzen 313 East 30th st, a 3-sty dwelling, on lot 19.5x98.9. The seller took the property at auction last week.

North-of 59th Street.

65TH ST.—William B. May & Co. and Henry Pegram sold the dwelling, on plot 20x100.5, at 122 East 65th st, between Park and Lexington avs, for Mrs. Chauncey McKeever.

1ST ST.—Pease & Elliman sold for estate of the late Mary L. Van Ness to Dr. S. McLean 17 East 71st st. The property consists of a 5-sty private dwelling, on lot 20x102.2.

72D ST.—James H. Cruikshank resold to Marcus L. Osk 221 East 72d st, a 3-sty dwelling, on lot 16.8x100. The seller acquired the property last week from Julia D. Heineman.

80TH ST.—Pease & Elliman sold for W. R. K. Taylor and Augustine J. Smith, executors of the estate of Mrs. Anson W. Hard, deceased, the 5-sty dwelling at 21 East 80th st. This house occupies a lot 25x half the block, situated on the north side, between 5th and Madison avs, and was purchased through Pease & Elliman by the late Mrs. Hard from W. W. & T. M. Hall.

85TH ST.—Explorers' Club purchased, for \$23,000, the three dwellings, on plot 50x58.9x irreg, at 150 to 154 West 85th st, 2x0 ft. east of Amsterdam av, from James B. Ford, for its future home.

102D ST.—Nathan Dorman sold the 4-sty tenement, on plot 25x100, at 218 East 102d st.

106TH ST.—Winter Realities, Benjamin Winter, president, purchased from Palmer Realty Co. the 6-sty Clorinda Apartment, at the southeast corner of 106th st and Amsterdam av. The structure occupies a plot 47.10x100, and was held at \$150,000.

119TH ST.—I. Rosenthal sold for Dr. A. L. Goldwater to Myer Beck 84 West 119th st, a 3½-sty private dwelling, on plot 18x100.

141ST ST.—Louis N. Hartag sold to Fifty Per Cent. Profit-Sharing Co., Ransom S. Morgan, president, the 5-sty single flats at 201 to 209 West 141st st, each 20x100, located just west of 7th av. The property is assessed by the city at \$168,000. R. S. Morgan Realty Co. negotiated the sale.

149TH ST.—Max Price and Jacob Price purchased through Goldberg & Kramer the 6-sty apartment house at 232 to 234 West 149th st for a reported price of \$49,500. The structure covers a plot of 40x100. Abraham Leichter represented the buyers as attorney. The broker in the deal was I. Schwartz.

150TH ST.—Mary Fleming sold to Pasquale Bottiglierrri 248 East 150th st, a 3-sty house, on lot 25x100.

160TH ST.—Nehring Co., Jules Nehring, president, sold for Max Natanson, president of Nason Realty Co., to Robert Rankin the recently completed 5-sty new-law apartment house, on plot 66.8x100, at 652 West 160th st. The property rents for \$1,500, and was held at \$145,000.

172D ST.—Anna Codwise sold to William Goldstone 886 East 172d st, southeast corner of Seabury pl, a 5-sty structure, on plot 50x100. It was held at \$65,000. Negotiations are pending for a resale of the property.

183D ST.—Mrs. Rosina Fasin purchased from John H. Springer 555 West 183d st, a 3-sty private dwelling, on lot 16x74.11.

191ST ST.—One Hundred West 142d Street Corp. purchased from Isaac Lowenfeld Realty Corp. 567 to 569 West 191st st, a 6-sty new-law tenement, on plot 50x100. It was held at \$85,000.

MADISON AV.—Miss Jessie Maier purchased from Heller & Sussman, operators, 1791 Madison av, a 5-sty tenement, with stores, on lot 25.3x 60, located near 118th st. In part payment the buyer gave property, 250x200x irreg on the Schoharie turnpike, in the Village of Acra Greene County, N. Y.

RIVERSIDE DR.—Bordeaux, a 6-sty elevator apartment house, on plot 95x116, at the south corner of Riverside dr and 127th st, has been taken over by the newly-formed 549 Riverside Drive Corp., with a capital of \$82,000. Directors are A. W. Drew, E. F. Cary and F. L. Tuttle, Jr.

Bronx.

CHARLOTTE ST.—Richard Moller sold 1423-25 Charlotte st, near Jennings st, a 5-sty new-law house, on plot 40x100.

FORD ST.—Anthony Avenue Realty Co. sold to Mary Eisenstein 351 Ford st, a vacant lot, 70x100, located 300 ft. west of Webster av.

McDONOUGH ST.—Friday & Lehmann sold the 2-sty stone 1-fam. dwelling at 601 McDonough st for Annie Goldstein.

SEABURY PL.—William Goldstone purchased from Anna Codwise the Seabury apartment at southeast corner of Seabury pl and 172d st, a 5-sty structure, on plot 50x100, fully tenanted, and held at \$65,000. Negotiations are pending for a resale.

SEABURY PL.—Swanson Holding Co. sold the two 5-sty flats at the northeast corner of Seabury pl and 172d st, on plot 100x100.

SIMPSON ST.—J. Scott and Moses H. Rothstein, attorney, sold for John C. Giese to Kedy Szurek 985 Simpson st, an apartment, on plot 42x108, held at \$50,000.

136TH ST.—Lawyers' Mortgage Co. sold 426 East 136th st, a 3-sty dwelling, on plot 18.7x 100, Sterling Sterling was the broker.

147TH ST.—Cahn & Pittman sold for Ida A. Smith to Lena F. Bachis the apartment at 466 East 147th st, between Willis and Brook avs, on plot 25x100.

165TH ST.—Laurence C. Haines purchased, from Dora P. McGaffrey a plot, 57.2x50.5x irreg., in the south side of 165th st, 45 ft. west of Grand Boulevard and Concourse.

179TH ST.—Benenson Realty Co. purchased from Bernhard Weil Construction Co. the 5-sty apartment house at 507 East 179th st, on plot 50x105, between 3d and Bathgate avs. The structure was built about two years ago by the selling company, and has been held at \$50,000. In part payment the buyer gave 310 West 127th st, a 4-sty flat, on lot 25x99.11.

AUDUBON AV.—O'Reilly & Dahn, in conjunction with Heil & Stern, sold 270 Audubon av, a 5-sty new-law tenement, on plot 50x100.

CAULDWELL AV.—Slawson & Hobbs sold, for Lucania Realty Corp the 8 lots at the northeast corner of Cauldwell av and 156th st, 200x117. This property was given in exchange for the southeast corner of Riverside dr and 146th st, which the seller acquired from Frederick Brown. The Cauldwell av plot was acquired by Lucania Realty Corp. last year as

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part of the purchase price in the sale of the "Shoreview," 448 Riverside dr. Stoddard & Mark represented the sellers, as attorneys, and the purchaser was represented by Julius H. Zieser.

CLAY AV.—Frederick Brown bought from C. & C. Construction Co., William Bergen, president, the southeast corner of Clay av and 176th st, a 5-sty apartment, on plot 65x95, having accommodations for 25 families, fully rented for over \$10,000, and held at \$85,000. Richard H. Scobie was the broker.

KINGSBRIDGE AV.—Ulster Court Corp., Joseph G. Abramson, president, purchased from Joseph Glass the 5-sty new-law apartment house at 3426 Kingsbridge av, on plot 50x125, one block north of the subway station at 201st st. The house shows an annual rent return of about \$9,500, and was held at \$70,000. Heller & Sussman were the brokers.

SEDGWICK AV.—Samuel Cowen Agency sold to Nimport Holding Co. the 6-sty brick apartment at 1793 Sedgwick av, corner Cedar av.

SOUTHERN BLVD.—George Wilken sold to Anna L. Foulk 1563 Southern blvd, a 5-sty flat, on plot 40x100.

WALLACE AV.—Carl Herrmann sold for Teasdale Realty Co. to Frank Pochobrodsky two lots on Wallace av. near Bronxdale av.

Brooklyn.

BERGEN ST.—Realty Associates sold through Charles E. Rickerson to Jordan B. Robinson the vacant lot, 25x100, at 263 Bergen st, between Nevins st and 3d av.

DEAN ST.—Realty Associates sold to Frederick Johanns, through Chauncey Real Estate Co., the 2-sty brick shop and factory on plot 30x100, at 48 Dean st.

GRAFTON ST.—Realty Associates sold to Julius Sherman the 3-sty building at 15 Grafton st, on plot 20x60x100.

HANCOCK ST.—Frank H. Malone sold the brick dwelling at 820 Hancock st for Herman Bluestone.

STERLING PL.—Bulkeley & Horton Co., in conjunction with Frank A. Seaver & Co., sold the 4-sty double stone apartment house at 721 Sterling pl, between Franklin and Bedford avs. In part payment the purchaser gave a plot on 3d av, near 97th st, also a plot in 59th st, near 22d av. Consideration involved in transaction \$40,000.

UNION ST.—John Pullman Real Estate Co. sold 815 Union st, on lot 20x100, a 2-sty brownstone dwelling, for James W. Keogh to Mrs. Caroline D. Haney.

43D ST.—I. Salzberg sold for E. P. Herbert to S. Ackerman the 1-fam. cottage in the north side of 43d st, known as 1643 43d st, on plot 25x107xirreg.

43D ST.—Artee Realty Corp., associated with Realty Trust, sold the adjoining semi-detached 1-fam. brick dwellings at 1556 and 1558 43d st to Mrs. Rebecca Y. Rosenblatt and Mrs. Esther Hirschhorn, respectively.

60TH ST.—Alco Building Co. associated with Realty Trust, sold the 1-fam. semi-detached dwelling, with garage, at 2156 60th st to Harry Schwartz.

66TH ST.—Alco Building Co., associated with Realty Trust, sold to Abraham Myers the 1-fam. semi-detached brick dwelling at 2054 66th st.

68TH ST.—Realty Associates sold, through Walter Ross & C. C. Gretsinger, the 5-sty semi-detached 2-fam. brick dwellings with garages at the northeast corner of 68th st, 93 ft. east of 6th av, to Ovington Bros.

RECENT LEASES.

Drug Dealers Lease in Front Street.

Charles F. Noyes Company has leased at an aggregate rental of about \$50,000 for Joseph F. Cullman to W. A. Williamson, 26 to 30 Burling Slip, a four-story building with a street frontage of 67 feet. The building will be extensively remodeled for strictly office purposes from plans of John H. Knubel, and will be known as the "Williamson Building." Mr. Williamson, at the head of Williamson & Company, brokers and dealers in drugs and chemicals, has secured this location because it is close to the new home of the National Aniline Company, which has just taken a lease of the former W. J. Matheson building at the

northwest corner of Burling Slip and Front street. Other large chemical and drug firms have recently purchased or leased premises in the same neighborhood through the Noyes Company. This is one of twelve buildings sold by the Charles F. Noyes Company in the same block, and the rental shows an increase of 55 per cent. over the rental paid when Mr. Cullman purchased the property from the Haines Company only a few years ago.

Lease Old Dennett Place.

As a result of negotiations just completed by Rice & Hill, Dennett's famous Scriptural Restaurant in the Potter building, Nassau and Beekman streets, recently closed up after twenty years' occupancy, is to have a new occupant. For the O. B. Potter Properties, Inc. (Frederick Potter, president; Clarence H. Kelsey, treasurer), Rice & Hill have leased to the Silver Lunch Company the stores, 143 and 145 Nassau street and 6 Beekman street, together with the basements and including the large basement under the immediate corner of Nassau and Beekman streets, and the store at 37 Park Row, recently occupied by a jeweler, and connecting with the Nassau street stores. The term of the lease is for ten years from May 1, 1918, and the rental approximates \$200,000. After extensive alterations by the tenant the space will be occupied as a branch of its chain of stores throughout the city. It is interesting to recall that this store was the first one of its kind opened in New York by the late Mr. Dennett, where the plan of trusting customers was adopted and where the basis of his immense fortune was made.

Conditional Leasing.

M. & L. Hess, Inc., subleased for the Lindeman & Sons Piano Company, the eight-story building at 599 to 603 Eleventh avenue, at the southwest corner of Forty-fifth street, for a term at an aggregate rental of \$100,000. The lessee is the Republic Storage Company a newly-formed corporation which will use the building for storage of leaf tobacco. As a condition of leasing these premises it was necessary to find a new location for the piano company and the brokers procured the six-story building at 8½ to 12 Jones street from the Greylock Building Company, represented by the West Side Savings Bank. This building contains about 45,000 square feet and was leased for a term of years at an aggregate rental of \$125,000.

New High Record Rental.

The importance of the commercial value of real estate in the Forty-second Street district was emphasized on Thursday when Douglas L. Elliman & Company closed a deal involving the corner store in the former Renaissance Hotel at the southeast corner of Fifth avenue and 43d street, which has been remodeled into an office building. The National City Company, a subsidiary of the National City Bank, has leased space 24x100 and will pay at the rate of \$40,000 per annum or about \$16.70 per square foot, and this it is believed establishes a new high-record rental for Fifth avenue. The lease is for twenty years and the aggregate rental is about \$800,000 for the term.

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Lease Old Club House.

The United States Government was in the leasing market this week and leased the building formerly occupied by the Raquet and Tennis Club at 23 to 31 West Forty-third street for use as barracks. The building, which was vacated by the club recently for its new home occupying the block front on Park avenue, Fifty-second and Fifty-third streets, is a three-story structure, heavily constructed in Romanesque style covering a plot 200x100 feet. No alterations are planned excepting such minor changes as will be necessary to fit up dormitories which are calculated to accommodate approximately 1,000 men. It was leased at a nominal figure by the syndicate managers of the club.

Warehouse Leased.

Alexander A. Koswick leased for a term of years, to the American Chewing Gum Company, the warehouses formerly occupied by the Southern Trading Company on Eleventh avenue, near Thirty-second street, at an aggregate rental of \$150,000. Smith & McKee were the attorneys for the American Chewing Gum Company.

Waterfront Lease in Brooklyn.

Corwith Bros., of 851 Manhattan avenue, Brooklyn, have leased for period of years a parcel of land consisting of about 3½ acres located on the west side of Newtown Creek about two hundred and fifty (250) feet north of Greenpoint avenue, having a frontage of five hundred and fifty (550) feet on the creek, which includes the slip used in connection with the property, and about five hundred feet to the east side of Kingsland avenue, together with all the buildings erected, now thereon for the Rockland Rockport Lime Co., to the Harbor Stores Corporation, of 1 Broadway, New York City, who are to use the property for the storage of general merchandise, goods awaiting export.

Lease for Long Term.

The well known firm of Hornthal & Co., manufacturers and wholesalers of undertakers' supplies, over twenty years located at 10 East 22d street, have just taken a sixty-year lease from the Beekman Estate, of five buildings at the northeast corner of 52d street and Lexington avenue, covering a plot about 51 feet 7 inches by 90 feet, which will be completely remodeled for their own occupancy. Schwartz & Gross have been commissioned as architects for this improvement, which is expected to be completed and ready for occupancy by October 1, 1918. L. C. Cowen is the broker who negotiated the lease.

Manhattan.

ALBERT B. ASHFORTH, INC., leased space in the building at the southwest corner 5th av and 35th st to Rabinovich & Co., Inc.; the floor at 32 West 32d st to Edelsack Ladies' Garment Co.; the 1st loft at 142 West 29th st to George Block and Harry Schiller; and at 105 West 40th st to American Meter Co., H. & T. Construction Co., Inc., and Herbert E. Crocker.

ALBERT B. ASHFORTH, INC., leased apartments at 152 West 58th st to Dr. Lee S. Shoninger; at 27 West 67th st to Edith M. Prellwitz, Miss K. Barbour, Helene F. d'Almeida; at 124 West 55th st to Mrs. Sasha Tarnowska; and at 15 West 67th st to Lester Ralph.

ALBERT B. ASHFORTH, INC., leased space in the Brokaw Building, Broadway and 42d st, to Harry McRae Webster, Inc., Wilson Motor Truck Co.; and in the Frances Building, southeast corner 5th av and 53d st, to Bertha Heil, Katharine E. Fradkin, Martin and Aurel Carpp, Hilda Glettner.

CAMMANN, VOORHEES & FLOYD leased apartments at 126 to 130 East 24th st to F. B. Stockbridge, Miss Sarah M. Dean and Harold F. Deming; also at 121 Madison av to John W. Campbell and S. M. Marshall; and at 14 Central Park West to Dr. Ernest E. Tucker.

CROSS & BROWN CO. leased the store at 146 Broadway to Behrman Motors Corp.

CROSS & BROWN CO. leased the building at 629 to 633 East 16th st to Neptune Forwarding Co.; store at 52 East 34th st to Encyclopaedia Britannica Corp.; space at 22 West 17th st to Waterproof Garment Workers' Union; space at 9 East 59th st to Barney, Inc.; space at 8 and 10 West 45th st to George Luckhardt; space at 247 and 249 West 36th st to Scientific Glass Co.; entire building at 241 West 68th st to Motor Parts Co.; space at 1765 Broadway to Alsop Triple Ignition Co.; store at 25 and 27 West 36th st to Encyclopaedia Britannica Corp.; entire building at 218 West 48th st to Sunlight Arc Co., Inc.; space at 22 and 24 West 38th st to Abraham Heisch; space at 250 West 54th st to Dickinson Cord Tire Corp.; store and office

space at 251 West 57th st to Lobell Aborn Auto Co.; space at 247 and 249 West 36th st to Jacob Monsky; first floor and basement at 115 West Broadway to Rourke & Heishkowitz; and space at 224 West 57th st to Louis Bogman.

CUSHMAN & WAKEFIELD, INC., leased a suite of offices at 52 Vanderbilt av to De Waray Aircraft Corp.; also an office to William S. Moore.

DUFF & BROWN CO. leased for Martin Ungrich to James Butler the store at 1701 Amsterdam av.

DUROSS CO. leased 295 Pearl st the store to Block & Co. and the 3d and 4th lofts to J. C. Edgecombe Co., and the 1st and 2d lofts at 79 White st to William Mulholland.

DUROSS CO. leased for Hugh E. O'Reilly the store and basement at 206 West 20th st to Manhattan & Philadelphia Auto Express, Inc., and the 2d loft at 799 Greenwich st to Seligman Brothers.

DUROSS CO. leased for Leon Dryer the 5-sty stable at 228 West 20th st to Smith Brothers Trucking Co., Inc.; to Fair-Lennon & Co. the premises at 32 Gansevoort st, and to Bellanca & Co. the 5th loft at 797 and 799 Greenwich st.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment at 969 Park av for Randolph Walker Corp. to C. M. Crego; also an apartment at 122 East 82d st for David Dows & Co. to Thomas W. Whitall; at 45 East 62d st to Austin P. Kelly; at 106 East 85th st to Reginald E. Wigham; at 114 East 84th st for Henry K. Brent to Mrs. Colgate Hoyt, Jr.; at 157 East 81st st to Miss Constance P. Loomam.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Pierre Mali, wife of the Belgian Consul, 3 East 10th st, a 5-sty house, on lot 24.6x94.9, to Joseph E. Corrigan, and renewed the lease of 107 East 35th st, a 5-sty house, on lot 18x98, to Thomas Marshall.

DOUGLAS L. ELLIMAN & CO. renewed the lease for a large apartment at 635 Park av for Mrs. Robert S. Minturn to Clarence Westin; also renewed a lease at the Verona, 32 East 64th st, to Mrs. E. A. Goddard; also at 45 East 62d st to Chauncey A. Olcott, Dr. Ross McPherson and Mrs. Robert Waller; and for Mrs. J. Kremer 112 East 57th st, a 4-sty house, on lot 20x100, to W. D. Trueblood.

EWING, BACON & HENRY leased H. F. Huber & Co. a floor at 9 and 11 East 40th st.

J. ARTHUR FISCHER leased to John Solingas the store and basement at 671 6th av.

GOODALE, PERRY & DWIGHT, INC., leased for J. W. Ferguson the 7-sty loft building at 812 and 814 Greenwich st to G. J. Banker Corp.

GOODWIN & GOODWIN leased for Mrs. Elise Boyd to Charles W. Mark 1831, 1833 and 1835 3d av and 207 East 102d st.

HERBERT HECHT & CO. leased for Kaldenberg Lands Co., Inc., store and basement at 433 Broome st to St. Regis Restaurant for 10 years.

HERBERT HECHT & CO. leased for the Broadway-John Street Corp., Elias A. Cohen, president, the store at 146 Fulton st to Keesling Lunch Co.; and for 29th St. Construction Co. the 3d floor at 105 and 107 East 29th st to Flapper Coats, Inc.

HERBERT HECHT & CO., in conjunction with Frederick W. Sharp, leased for estate of Charles A. Baudoin the store and basement at the southwest corner of 29th st and 5th av to Goody Shops. The store was held at \$15,000 per annum.

HERBERT HECHT & CO. and Harris & Vaughan leased to Regal Shoe Co. for Albert B. Ashforth, Inc., as agent, store at 19 West 35th st.

HERBERT HECHT & CO. leased for Regal Shoe Co., represented by Harris & Vaughan, Inc., additional space in the building at the southwest corner of 50th st and Broadway to St. Regis Catering Co., Inc.

HEIL & STERN leased at 30 to 38 East 33d st the 11th floor to Drourr Pretzin & Co.; also at 40 to 46 West 25th st the 11th floor to Weinstein & Brecher, Inc.

M. & L. HESS, INC., leased for Montgomery Ward & Co. the 5th floor at 307 to 311 6th av to Lazarus Raincoat Co., who already occupy the 2d, 3d and 4th floors; also leased in the same building, and in conjunction with Spear & Co., the 6th floor to American Uniform Co.

HENRY HOF leased for Caroline Schwartz a floor at 217 East 38th st to Elizabeth B. Sommer.

HOUGHTON CO. leased for Clifford Van Schurman the 4-sty and basement dwelling at 145 West 70th st to Pierre Martin and Theodore Kissag.

HOUGHTON CO. leased, in conjunction with Louis Schrag, for estate of William C. Lesster the 5-sty dwelling at 312 West 107th st to Mildred D. Buckley.

HOUGHTON CO. leased to Mrs. O. Suau for Emma E. Osherhausen the 4-sty dwelling at 66 West 91st st.

CHARLES F. NOYES CO. leased for James A. Glover the building 100 John st, extending through to 19 Platt st, to John Duval Co., Inc.; also 50 Ferry st for Wm. H. Hoople to Andrew Levy; and for George Chris Realty Co. the building at 16 Platt st to Henri Izakson, at an increase of 25 per cent. over former rentals.

CHARLES F. NOYES CO. leased for Weiler & Knoche the 5th floor at 511 to 519 East 72d st to Franklin Knitting Mills for 5 years at an aggregate rental of about \$35,000; the 2d floor at 89 Fulton st to Carbondale Sponge Co., and space at 60 Stone st and 97 Pearl st to Carpenter & Baker.

CHARLES F. NOYES CO. leased for Civic Centre Co. the store and basement at 54 to 60 Lafayette st to Dale-Brewster Machinery Co., Inc., at an aggregate rental of about \$50,000; the store at 19 Fulton st to J. Witkin, Inc., and the store at 18 West 23d st to S. Rovinsky.

PEASE & ELLIMAN rented apartments at 11 East 68th st to H. T. Burnett; also at 116 East 58th st to C. Loring Brace, and a large apartment at 1 East 49th st, corner 5th av, to

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William Carpenter; also apartment at 515 Park av to Mrs. G. M. Studebaker; at 570 st to Dr. W. P. Healy; at 105 West 55th st to Kenneth Henderson; at 850 Park av to Francis F. Whitten; at 970 Park av to Dr. A. A. Epstein; at 405 Park av to Mrs. C. L. Hyllsted; at 100 West 59th st to Mrs. Russell Whelen, and at 1000 Park av to Dr. Edward Stillman.

PEASE & ELLIMAN and Douglas L. Elliman & Co. leased to James A. Stillman, the banker, an apartment of 17 rooms and 6 baths at 270 Park av, recently completed by Vanderbilt Avenue Corp., Charles V. Paterno, president.

WM. A. WHITE & SONS leased for estate of John Castree the 6-sty building at 361 and 363 Washington st, southeast corner of North Moore st, to Andrew Spada & Co.; also the store at 446 East 78th st to Meyer Grossman.

WM. A. WHITE & SONS leased an apartment at 44 West 10th st to W. Douglas Walker; at 19 West 54th st to Daniel P. Murphy; and at 134 East 22d st to Mrs. Lida M. McCord and Miss Lillian M. Whitfield.

REAL ESTATE NOTES.

MIRIAM ZUCKER is the buyer of 101 Avenue D.

BIELY REALTY CO. is the buyer of 91 to 99 Mercer st.

CHARLES MONEY has removed his offices to 228 West 36th st.

LOUIS COWAN and 250 West 103d Street Corp. have moved to 44 East 25th st.

ISIDOR ABRAHAM is the buyer of 311 West 145th st sold through Harry Sugarman.

SHAW & EBBITT have been appointed agents for 103, 105, 107 and 109 West 88th st.

NEHRING BROS., INC., have been appointed agents of 658, 660 and 662 West 189th st.

FAIRSITE REALTY CORP. is the buyer of the dwelling at 1320 Madison av, sold last week.

CLEMILT REALTY CO., M. M. S. Building Co. and Milton S. Silverman moved to 347 Madison av.

RUSSELL REALTY MORTGAGE CO. has moved its office from 198 Broadway to 171 Broadway, room 22, to larger quarters.

NEHRING CO. were the brokers in the sale by Robert Rankin to Max Natanson of 598 East 140th st, 618 East 140th st and 437 East 142d st.

MORRIS FLOREA is receiver of rents of 1672 Lexington av pending action by New York Life Insurance and Trust Co. to foreclose a \$12,000 mortgage.

VASA K. BRACHER has been appointed agent of the Minnewaska, at 2 West 88th st, and the Mohenk, at 275 Central Park West, both owned by Louis Stern.

POLICE COMMISSIONER ROBERT ENRIGHT addressed a meeting of the Upper Manhattan Property Owners' Association held Thursday evening at 702 West 189th st.

JAMES B. BUTLER has been appointed by Justice Guy receiver of 2261 7th av during an action by Excelsior Savings Bank of the City of New York to foreclose a \$29,500 mortgage.

DUFF & BROWN CO. have been appointed agents of the following dwellings: 308 East 68th st, 105 West 131st st, 531 West 145th st, 304 West 152d st, 1007 to 1013 Ogden av and 716 Fairmont pl.

RUSSELL REALTY MORTGAGE CO. placed a first mortgage loan of \$30,000 at 5 per cent. for 5 years on the southwest corner of St. Anns av and 150th st, Bronx, for the owners of 149th Street Garage Co.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918	1917
	May 3 to 9	May 4 to 10
Total No.....	141	186
Assessed Value.....	\$6,382,600	\$11,104,100
No. with consideration.....	15	23
Consideration.....	\$496,952	\$571,650
Assessed Value.....	\$574,100	\$711,700
	Jan. 1 to May 9	Jan. 1 to May 10
Total No.....	2,294	3,027
Assessed Value.....	\$119,434,080	\$215,440,125
No. with Consideration.....	365	397
Consideration.....	\$16,754,453	\$18,855,472
Assessed Value.....	\$18,169,300	\$27,088,250

Mortgages.

	1918	1917
	May 3 to 9	May 4 to 10
Total No.....	44	55
Amount.....	\$750,492	\$882,350
To Banks & Ins. Cos.....	6	10
Amount.....	\$200,500	\$189,800
No. at 6%.....	22	16
Amount.....	\$216,606	\$171,275
No. at 5½%.....	2	4
Amount.....	\$133,000	\$52,000
No. at 5%.....	7	12
Amount.....	\$154,000	\$207,500
No. at 4½%.....	3	3
Amount.....	.....	\$66,500
No. at 4%.....	1	.....
Amount.....	\$2,000	.....
Unusual Rates.....	.....	1
Amount.....	.....	\$27,000
Interest not given.....	12	19
Amount.....	\$244,886	\$358,075
	Jan. 1 to May 9	Jan. 1 to May 10
Total No.....	872	1,417
Amount.....	\$21,585,282	\$49,076,088
To Banks & Ins. Cos.....	157	316
Amount.....	\$12,927,543	\$26,135,300

Mortgage Extensions.

	1918	1917
	May 3 to 9	May 4 to 10
Total No.....	20	51
Amount.....	\$801,000	\$2,776,475
To Banks & Ins. Cos.....	9	34
Amount.....	\$617,500	\$1,991,500
	Jan 1 to May 9	Jan. 1 to May 10
Total No.....	491	836
Amount.....	\$41,248,575	\$56,317,450
To Banks & Ins. Cos.....	178	425
Amount.....	\$22,588,850	\$41,860,350

Building Permits.

	1918	1917
	May 4 to 10	May 5 to 11
New Buildings.....	5	5
Cost.....	\$140,000	\$121,500
Alterations.....	\$199,310	\$299,290

	Jan. 1 to May 10	Jan. 1 to May 1
New Buildings.....	80	148
Cost.....	\$4,621,700	\$19,909,100
Alterations.....	\$3,453,238	\$4,949,979

BRONX.

Conveyances.

	1918	1917
	May 3 to 9	May 4 to 10
Total No.....	93	116
No. with consideration.....	5	13
Consideration.....	\$9,195	\$44,929
	Jan. 1 to May 9	Jan. 1 to May 10
Total No.....	1,671	2,073
No. with consideration.....	238	245
Consideration.....	\$2,240,159	\$2,708,400

Mortgages.

	1918	1917
	May 3 to 9	May 4 to 10
Total No.....	36	37
Amount.....	\$247,330	\$160,738
To Banks & Ins Cos.....	2	.....
Amount.....	\$97,500	.....
No. at 6%.....	23	16
Amount.....	\$102,350	\$60,350
No. at 5½%.....	3	8
Amount.....	\$17,000	\$6,190
No. at 5%.....	4	.....
Amount.....	\$10,500	\$45,500
No. at 4½%.....	1	.....
Amount.....	\$87,500	.....
Unusual rates.....	.....	.....
Interest not given.....	5	12
Amount.....	\$29,980	\$48,698
	Jan. 1 to May 9	Jan. 1 to May 10
Total No.....	714	910
Amount.....	\$3,977,323	\$6,638,584
To Banks & Ins. Cos.....	30	80
Amount.....	\$620,942	\$1,206,000

Mortgage Extensions.

	1918	1917
	May 3 to 9	May 4 to 10
Total No.....	12	14
Amount.....	\$249,750	\$243,250
To Banks & Ins. Cos.....	2	2
Amount.....	\$9,000	\$29,000
	Jan. 1 to May 9	Jan. 1 to May 10
Total No.....	127	292
Amount.....	\$2,897,587	\$5,715,549
To Banks & Ins. Cos.....	38	79
Amount.....	\$1,049,000	\$1,959,100

Building Permits.

	1918	1917
	May 3 to 9	May 4 to 10
New Buildings.....	13	22
Cost.....	\$222,750	\$415,300
Alterations.....	\$33,200	\$6,500
	Jan. 1 to May 9	Jan. 1 to May 10
New Buildings.....	99	243
Cost.....	\$4,129,200	\$4,375,625
Alterations.....	\$1,001,171	\$538,900

BROOKLYN.

Conveyances.

	1918	1917
	May 2 to 8	May 3 to 9
Total No.....	568	400
No. with consideration.....	46	37
Consideration.....	\$267,819	\$336,725
	Jan. 1 to May 8	Jan. 1 to May 9
Total No.....	7,156	8,092
No. with consideration.....	541	753
Consideration.....	\$4,179,681	\$8,850,591

Mortgages.

	1918	1917
	May 2 to 8	May 3 to 9
Total No.....	343	306
Amount.....	\$958,229	\$1,100,908
To Banks & Ins. Cos.....	31	56
Amount.....	\$149,250	\$336,400
No. at 6%.....	230	171
Amount.....	\$468,545	\$460,468
No. at 5½%.....	66	78
Amount.....	\$262,600	\$358,100
No. at 5%.....	18	31
Amount.....	\$119,030	\$155,360
Unusual rates.....	5	2
Amount.....	\$11,204	\$2,700
Interest not given.....	24	24
Amount.....	\$96,850	\$124,280
	Jan. 1 to May 8	Jan. 1 to May 9
Total No.....	3,939	5,451
Amount.....	\$14,057,573	\$23,607,714
To Banks & Ins. Cos.....	475	1,072
Amount.....	\$2,550,390	\$8,187,939

Building Permits.

	1918	1917
	May 3 to 9	May 4 to 10
New Buildings.....	75	52
Cost.....	\$806,950	\$739,350
Alterations.....	\$140,350	\$88,185
	Jan. 1 to May 9	Jan. 1 to May 10
New Buildings.....	1,040	1,295
Cost.....	\$8,183,680	\$12,709,000
Alterations.....	\$1,533,220	\$1,914,069

QUEENS.

Building Permits.

	1918	1917
	May 3 to 9	May 4 to 10
New Buildings.....	61	104
Cost.....	\$134,309	\$252,598
Alterations.....	\$54,605	\$18,466
	Jan. 1 to May 9	Jan. 1 to May 10
New Buildings.....	777	1,552
Cost.....	\$3,069,498	\$5,720,615
Alterations.....	\$526,120	\$434,349

RICHMOND.

Building Permits.

	1918	1917
	May 2 to 9	May 4 to 10
New Buildings.....	7	10
Cost.....	\$50,360	\$31,063
Alterations.....	\$3,615	\$3,500
	Jan. 1 to May 9	Jan. 1 to May 10
New Buildings.....	181	198
Cost.....	\$496,134	\$701,892
Alterations.....	\$124,910	\$162,693

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EXTERMINATOR CO. INC.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

ALTHOUGH there is practically no possibility that private construction work on a large scale can be resumed until the present war is over, the announcement that a new hotel, claimed to be the largest in the world, will be erected in the Grand Central Terminal zone, has acted as a powerful stimulant to the building industry. This immense hotel project is a direct outcome of the merger of large hotel interests consummated early this week and involving some of the most prominent hostellers in this country. Reports that building projects of this character are now under consideration and that active construction will be started just as soon as circumstances and conditions permit is the tonic the building situation requires to restore vitality to the industry.

The drive for the Third Liberty Loan has ended and the building trades have every reason to be justly proud of the remarkable showing made by their craft, individually and collectively. The final results have clearly demonstrated that no matter how adverse the conditions may be the structural trades are to be depended upon. In the campaign just recently concluded the building industry has proved beyond peradventure of a doubt that whenever the call comes for patriotic service the reply will be most convincing.

Although there has been somewhat of a falling off in the number of large contracts placed during the past week there has been a continuation of activity where small building operations and alterations are concerned. This latter phase of construction is now of paramount importance and, with the exception of Government building projects is practically all that is being done to any extent. Buildings, a number of which were formerly thought ready for condemnation, are being remodeled along modern lines. Newer structures are being altered to meet the requirements of the present for both commercial and industrial occupancy. In this manner great quantities of building materials and supplies and labor are being conserved for the more important structural operations that come directly under the jurisdiction of the Federal Government.

New Government building projects continue to be announced to the trade with remarkable regularity and the end of the program of large operations is not yet in sight. Almost daily Government departments responsible for the prosecution of the war realize the necessity of erecting additional buildings and providing other structural facilities for the handling and shipment of men, munitions and sustenance stores to the fighting fronts in Europe. The plans to greatly increase the personnel of the military establishment require that existing cantonments and training stations be enlarged and additional ones built. The authorities at Washington are preparing for a long period of warfare, and in order that the army and navy be kept up to the highest point of military efficiency, the increased building program has become of vital importance.

With the exception of a few lines the market for building materials and supplies has been quiet throughout the past week, with prices generally steady and firm at the levels that have now maintained for some time. There is a strong feeling, however, that the market has not yet reached its highest point as concerns material prices and further advances are looked for. Some lines have already announced that advances from the existing levels may be anticipated. There are numerous reasons given out for the proposed advances, the principal ones being scarcity of supply, curtailment of production by Federal

orders and priorities, lack of adequate labor and fuel and generally advancing production costs. The demand is slow in the majority of lines.

Common Brick.—Business has been very slack in the market for Hudson River common brick. No new activity has developed and the inquiries for future requirements are extremely light. Although there have been persistent rumors of large Federal requirements in the brick line there has been no business reported from this source. The arrivals of new brick from up-river have been in fair volume and the sales have been slightly better than the number of barges arrived. Prices are firm at \$9 to \$9.50 a thousand, the level that has now maintained for some weeks. No particular activity in the Hudson River plants has been reported during the week. Brick manufacturers have not resumed production, although in normal seasons the yards start work early in April. The majority of the producers between Haverstraw and Mechanicsville have signified their intention of keeping their plants idle this season, owing to the inability of obtaining adequate labor and fuel and the low prices brick is now bringing in the open market. In almost every instance where the manufacturer has decided not to commence manufacturing the sheds are full of brick and shipments can be made as the demand requires. Some manufacturers are looking forward to export business and also to the possible large Governmental requirements.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, May 10, 1918. Condition of market: Demand, fair; prices unchanged. Quotations: Hudson Rivers, \$9.00 to \$9.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 12; sales, 18. Distribution: Manhattan, 4; Brooklyn, 4; New Jersey points, 8; Yonkers, 1; Flushing, 1.

Lumber.—Virtually there is no change in the lumber market situation in either the wholesale or retail branches of trade. The demand for practically all kinds and grades of lumber remains steady and the principal problem of the producing and selling interests is that of transportation. Deliveries, where possible, are slow and the market is depleted in certain lines. The demand for lumber for building purposes is somewhat better than it has been for many months owing largely to the increased volume of suburban building construction. This phase of structural activity is making a much better showing than was thought possible early this spring and according to present reports from widely scattered districts, this character of building bids fair to continue for the balance of the season. The intense demand for small dwellings in good localities has boomed activity of this type. The lumber situation would be most satisfactory if the problem of early and adequate deliveries to distributing points could be solved. Prices are firm in all lines with the certain grades indicating a marked tendency toward further advances.

Portland Cement.—Manufacturers of Portland cement are generally well satisfied with the present situation. The demand is fairly brisk and mill shipments on contracts are heavy and likely to continue so throughout the current month. The recent advance in price stimulated the market to some extent and the immense volume of Government building in progress is making heavy demands upon the manufacturers and dealers. At the present time cement prices are firm at \$2.55 a barrel, New York, but there is an undercurrent of feeling that this level is likely to be advanced.

Structural Steel.—The steel situation is now entirely dominated by the demands of the various Governmental

departments for material required for the successful prosecution of the war. Private business is negligible and the outlook for increased activity of this character is not bright for the next three or four months at least. Local steel contractors have small stocks on hand for miscellaneous requirements, but it is extremely doubtful if large requirements, such as those for steel-frame structures, will be obtained for months to come. The Government must come first and private demands will be subservient to the more important requirements of the nation. Prices remain unchanged.

Window Glass.—Dealers in plate and window glass report that the demand is extremely light and the outlook is for a continuation of the condition for some time to come. Manufacturers are generally operating on a greatly reduced schedule of output and are experiencing difficulties in turning out what they are producing owing to the inability to obtain raw materials, labor and the difficulties attendant upon shipments to jobbers. While there have been no changes in the schedule of discounts up to the present writing, there have been numerous rumors that advances are likely to be made and without further notice to the trade.

Hydrated Lime.—The market is practically without activity of any sort, current demand is negligible and inquiries for future deliveries are few and far between. According to prominent dealers there are no bright spots in the situation at present and the outlook for the coming months is anything but satisfactory. No improvement in the demand is anticipated until there is a greatly increased volume of private building prevalent. Prices at the present writing remain unchanged, but owing to the recent advance in freight rates there is every probability that hydrated lime prices will be increased proportionately.

Sand and Gravel.—The market situation as applied to these commodities is unchanged and business continues in practically the same volume as has maintained for the past month or more. The movement of these materials is generally free and considered as a whole the condition is satisfactory. Sand prices are firm at \$1.25 a cubic yard. The gravel situation is unchanged. Government demands, requiring approximately eighty per cent. of the output, takes precedence, but there is a fair amount now available for general building purposes. Gravel prices are strong at \$2.00 a cubic yard to dealers.

Trap Rock.—The demand is strong and the outlook for a continuation of excellent business is considered good by the local dealers. Prices are firm at \$1.95 a cubic yard, New York, for ¾ in. and \$1.85 for 1½ in. The steady growth in the popularity of reinforced concrete as a medium of construction and more particularly the immense requirements for the large Government projects in this locality have been of infinite benefit to this market.

Wire Products.—Manufacturers of both wire and wire nails have all the business they can possibly handle and many are behind in their deliveries on private contracts owing to the large volume of Federal business that has been placed with the mills and that takes precedence over orders for private consumption. The Quartermaster Department, New York Division, is in the market for 49,000 kegs of wire nails and 47,000 kegs in addition are desired for the general use of the army. These orders have not been placed at the present writing. Until further announcement, one hundred per cent. of the output of the wire mills will be devoted to Government requirements.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.
North River common.....\$9.00@ \$9.50
Raritation common.....No quotation
Second hand common, per load
of 1,500.....\$6.00@ —
Red face brick, rough or
smooth, car lots.....21.00@ —
Buff brick for light courts.....21.00@ —
Light colored for fronts.....25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....\$2.55@ —
Rebate on bags, returned, 10c. bag.
Rosendale Natural to dealers,
wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1½ in. (Nominal).....\$1.85@ —
Trap rock, ¾ in. (Nominal).....1.95@ —
Bluestone flagging, per sq. ft.. .17@ 0.18
Bluestone curbing, 5x16......40@ —

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in., per 1,000..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —
10x12x12 in., per 1,000..... —
12x12x12 in., per 1,000..... —
Interior—
3x12x12 in., per 1,000..... —
4x12x12 in., per 1,000..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$2.15@ —
Eastern finishing.....2.35@ —
Hydrated common (per ton).....15.00@ —
Hydrated finishing (per ton).....16.43@ —

LINSEED OIL—
City brands, oiled, 5 bbl. lots.....\$1.55@ —
Less than 5 bbls.....1.56@ —

GRAVEL (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):
1½ in. (nominal).....\$2.00@ —
¾ in.No quotation
Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

LUMBER (wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00
14 to 16 ft.....63.00@ 75.00
Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....33.50@ —
Hemlock, W. Va., base price
per M.....33.50@ —
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random car-
goes, narrow (delivered).....38.00@ 42.00
Wide cargoes.....38.00@ 56.00
Add \$1.00 per M. for each inch in width
over 12 ins. Add \$1.00 per M. for every 2
ft. over 20 ft. in length. Add \$1.00 per M.
for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in.....\$6.00@ —
Cypress shingles, 6x18, No. 1
Hearts.....10.00@ —
Cypress shingles, 6x18, No. 1
Prime.....8.50@ —
Quartered oak.....95.00@ 107.50
Plain oak.....75.50@ —

Flooring:
White oak, quartered, select.....\$51.50@ \$55.50
Red oak, quartered, select... 51.50@ 55.50
Maple No. 1.....47.00@ —
Yellow pine, No. 1, common
flat.....38.00@ —
N. C. Pine, flooring, Norfolk.....40.00@ —

PLASTER—(Basic prices to dealers at
yard, Manhattan):
Mason's finishing in 100 lbs.
bags, per ton.....\$17.00@ —
Dry Mortar, in bags, return-
able at 15c. each, per ton.. 8.25@ 8.75
Block, 2 in. (solid), per sq. ft.....\$0.08
Block, 2-in. (hollow), per sq. ft.... .09
Boards, ¼ in. x 8 ft......12½
Boards, ¾ in. x 8 ft......15½

SAND—
Screened and washed Cow Bay.
500 cu. yds. lots, wholesale.....\$1.25@ —

STRUCTURAL STEEL (Plain material
at tidewater, cents per lb.):
Beams & channels up to 14 in. 3.195@ —
Beams & channels over 14 in. 3.195@ —
Angles, 3x2 up to 6x8.....3.195@ —
Zees and tees.....3.195@ —
Steel bars, half extras.....3.195@ —

TURPENTINE:
Spot in yard, N. Y., per gal..\$0.43@ \$0.43½

WINDOW GLASS. Official discounts
from manufacturers' lists:
Single strength, A quality, first three
brackets.....80%
B grade, single strength, first three
brackets.....82%
Grades A and B, larger than the first
three brackets, single thick.....79%
Double strength, A quality.....80%
Double strength, B quality.....82%

MR. GOLDWIN STARRETT, PROMINENT
IN ARCHITECTURAL CIRCLES, DIES

ARCHITECTS and builders throughout the country as well as locally will feel keenly the loss of Goldwin Starrett, senior member of the firm of Starrett & Van Vleck, 8 West 40th street, who died after a brief illness of pneumonia, at his home in Glen Ridge, N. J., Thursday, May 9. He was forty-four years of age.

In architectural circles Mr. Starrett occupied a prominent position among the leaders of his profession, and among his friends and business associates was respected and loved for the many qualities that marked this man of unusual attainments.

While at dinner one evening at the Engineers' Club some gentlemen at the round table were discussing the apparent unwisdom of filling children's heads with fairy stories, because these filled

ough. Among other architectural works resulting from his genius are numbered the twenty-one story building at 8 West 40th street, where his firm maintained offices, the Lord & Taylor Building on Fifth avenue at 38th street, the apartment house at the northeast corner of Fifth avenue and 63d street, recognized as being one of the most beautiful structures of its type in the city, the Berkeley Building, in 44th street and a number of modern school buildings in various locations close to New York.

Goldwin Starrett was a member of a family widely noted for its structural accomplishments. He was the brother of Col. Wm. A. Starrett, Construction Quartermaster General of the United States Army, in charge of the construction of army cantonments and chairman of the Committee on Building Construction of the Council of National Defense. Col. Starrett resigned from the firm of Starrett & Van Vleck to take up this important work for the Government. Paul Starrett, another brother, is president of the George A. Fuller Co., builders of national repute, and his brother Ralph is a member of the firm of Starrett & Goss, building contractors. Theodore Starrett, who died last October, was the founder of the Thompson-Starrett Co., and a man of countrywide prominence in construction circles. He was a pioneer builder of skyscrapers.

Goldwin Starrett was a chapter and institute member of the American Institute of Architects, a member of the Architectural League of New York and the American Society of Mechanical Engineers. He is survived by his widow and two daughters.

Planning New Brooklyn Hospital.

Helmle & Corbett, architects, 190 Montague street, Brooklyn, are preparing the plans and specifications for the new building to be erected for the Williamsburgh Hospital, 342 Bedford avenue, James McGarvey, chairman of the Building Committee. The structure will occupy a plot approximately 126x150 feet at the southeast corner of Driggs avenue and South 9th street. The plans call for a building seven stories in height, fireproof throughout and constructed according to the most modern ideas of hospital convenience and sanitation. The cost of this project is estimated to be in the neighborhood of \$350,000.

PERSONAL AND TRADE
NOTES.

McMann Supply Co., Inc., plumbing supplies, has recently moved from 56 Gold street to 319 Pearl Street.

Harde & Hasselman, architects, have moved their offices from 56 West 45th street to 331 Madison avenue.

Goodwin, Gallagher Sand & Gravel Co., recently moved its offices from 61 Broadway to 21 East 40th street.

D. C. Newman Collins, architect and engineer, has lately moved his offices from 29 Broadway to 14 John street.

Frederick W. Eisenla, architect, has recently moved his offices from 571 77th street to 650 68th street, Brooklyn.

Harby, Abrons & Melius, Inc., general contractors, have moved their offices from 30 East 42d street to 15 East 40th street.

Architectural Metal Works, Inc., announce the removal of its office and plant from 1192 Second avenue to 158 East 85th street.

Hoffman Specialty Co., Chicago, Ill., has recently moved its New York office from 71 Fulton street to 512 Fifth avenue. E. S. Storm, vice-president of the company, is in charge of the local office.

Kings County Lighting Co. announces that its employees have a one hundred per cent. record for subscriptions to the Third Liberty Loan. Ralph Elsmen, general manager of the company, was most



GOLDWIN STARRETT, A. I. A.

their minds with unrealities and had a tendency to give them a disregard for truth.

Goldwin Starrett was sitting at the table and finally said that the reading of fairy stories to children developed their imaginations, and without imagination man could do nothing. Everything must be created in the mind and at the earliest moment a child must learn to make mental pictures, but whether or not the fairy story did take away temporarily the sense of truth, it certainly did build up the imagination, which was the most important working factor in the life of man.

The above is typical of the man—a sensitive, kindly, creative spirit—and made a lasting impression on all those sitting at the table.

Goldwin Starrett was born in Lawrence, Kansas, on September 29, 1874. He was a student of mechanical engineering at the University of Michigan and obtained his degree in 1898, after which he entered the employ of Daniel H. Burnham, architect, Chicago, who designed the buildings for the World's Fair in that city. During the time of his association with this noted architect, Mr. Starrett developed his talent for architecture to such a high degree that he became the intimate business associate of Mr. Burnham in the practice of his profession.

After leaving Chicago Mr. Starrett came to New York, where he became associated with his brother Theodore in the Thompson-Starrett Co., where he remained for five or six years. In 1908 he founded the architectural firm of Starrett & Van Vleck, and throughout his life continued as senior partner in that concern.

Prominent among the buildings designed and erected under the supervision of Mr. Starrett is the large office building, at the corner of Court and Remsen streets, Brooklyn, conceded to be the finest office building in the Bor-

enthusiastic when it was reported that the employees had demonstrated their Americanism in such concrete form.

Walter A. Fairervis has been appointed advertising manager of the Kings' County Lighting Co., Brooklyn, and has started an educational campaign in interest of the consumers. Mr. Fairervis was formerly associated with James A. Donnelly, New York, and before that was connected with the Theodore Presser Co., Philadelphia, Pa.

Col. John Joseph Carty, attached to the Signal Corps, United States Army, has been awarded the Edison medal, it was announced recently, by the American Institute of Electrical Engineers. The award was made for Col. Carty's work in the science and art of telephone engineering. The presentation will be made at the annual meeting of the institute on May 17.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY (SUB.).—Magoba Construction Co., 1178 Broadway, Manhattan, general contractor, is taking bids on sub-contracts for a 1½-sty brick or concrete smelting plant, 75x180, on Borden av, Haywood and 3d sts, for the Central Smelting & Refining Co., S. & J. Peymer, 220 Rider av, Bronx, owner, from plans by Louis Allen Abramson, 220 5th av, Manhattan, architect. Cost, \$51,000.

HALLS AND CLUBS.

HEMPSTEAD, L. I.—Town of Hempstead, Franklin C. Gilbert, Town Clerk, Town Hall, Hempstead, L. I., owner, is taking bids on the general contract, to close 3.15 p. m., May 15, for a 2-sty brick and marble Town Hall, 125x35, and a wing 30x45, on Harpens rd, from plans by Steward Wagner, 7 East 42d st, Manhattan architect. Park has an area of four acres and bldg will contain Municipal offices, court room, police headquarters and cells in basement. Cost, \$70,000.

BAYONNE, N. J.—United Industries, owner, c/o E. E. Tomlinson, Secy. Bldg. Commission, Bayonne, Y. M. C. A., 84 West 33d st, Bayonne, N. J., is taking bids on the general contract for a 3-sty brick and reinforced concrete Y. M. C. A. bldg, 91x190, on Av E, bet. 22d and 23d sts, from plans by Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., architects. Project will include gymnasium, swimming pool, auditorium and stage, cafeteria, club rooms, six bowling alleys, barber shop, billiard room and classroom. Cost, \$250,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—Board of Education of Jersey City, Thomas Loughran, pres., City Hall, Jersey City, owner, is taking bids on the general contract, to close about May 15, for a 3-sty brick and terra cotta school (No. 23), 166x229, at Pavonia and Romaine avs, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect. Frank Sutton, 80 Broadway, Manhattan, is the steam and ventilating engineer. Will contain 45 classrooms, gymnasium and swimming pool.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
RIVERSIDE DRIVE.—Lucania Realty Corp., 2875 Broadway, owner, contemplates erecting a 5-sty brick, stone and terra cotta apartment house on plot 102x58, at the southeast cor of Riverside dr and 146th st. Architect's name will be announced later.

11TH ST.—Frank Vitolo, 56 West 45th st, has plans in progress for a 6-sty apartment house, 25x103, at 11 East 11th st, for John L. Fogliasso, 197 Bleecker st, owner and builder. Cost, \$65,000.

61ST ST.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for the alteration of the 4-sty brick and marble dwelling at 50 East 61st st, into a bachelor apartment house, for Harold C. Mathews, owner. Architect will take bids on general contract about May 16. Cost, \$15,000.

CENTRAL PARK WEST.—Frederick G. Frost, 19 West 44th st, completed plans for interior alterations to the 7-sty brick apartment house, 50x100, at 478-480 Cen-

tral Park West, for the Albany Savings Bank, 20 North Pearl st, Albany, owner. If project goes ahead, H. Cahane, 305 West 150th st, will be awarded the general contract without competition. Cost, \$25,000.

DWELLINGS.

70TH ST.—Lord & Hewlett, 345 5th av, completed plans for alterations to the 5-sty dwelling, 26x90, at 5 East 70th st, for Mrs. Marian P. Brookman, on premises, owner. L. G. Fearon Co., 280 Madison av, has the general contract. Cost, \$9,000.

61ST ST.—Gronenberg & Leuchtag, 303 5th av, completed plans for alterations to the 4-sty brick dwelling, 19x50, at 50 East 61st st, for Harold C. Mathews, 1036 6th av, owner. Cost, \$9,500.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, completed plans for alterations and addition to the 4-sty brick, brownstone and granite dwelling, 25x90, at 933 5th av. Owner's name withheld. Architect is ready for bids on the general contract from a selected list of bidders.

STABLES AND GARAGES.

MACOMBS PL.—A. L. Libman, 112 West 46th st, completed plans for a 1-sty brick

garage, 228x irreg., on the west side of Macombs pl, bet. 153d and 154th sts, for August Oppenheimer, 170 Broadway, owner. Cost, \$80,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
JEROME AV.—Andrew J. Thomas, 137 East 45th st, has plans nearing completion for a 6-sty brick and stone apartment house, 50x90, with three stores, at the southwest cor of Jerome av and Clarke pl, for the Klee-Thomson Co., 327 East 40th st, owner and builder. Cost, \$70,000.

DWELLINGS.

RADCLIFFE AV.—Paul Langano, 309 West 42d st, completed plans for a 3-sty frame dwelling, 22x33, on the west side of Radcliffe av, 100 ft north of Amon av, for Alphonso Verderese, 408 South 2d st, Mt. Vernon, owner, in charge. Cost, \$3,000.

STABLES AND GARAGES.

FREEMAN ST.—Max Krendel, 1314 Prospect av, completed plans for a 1-sty brick garage, 100x100, in the south side of Freeman st, 334 ft west of Westchester av, for the L. & B. Construction Co., 700 Trinity av, owner and builder. Cost, \$15,000.

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STORES, OFFICES AND LOFTS.

SOUTHERN BLVD.—Frank S. Parker, 101 Park av, architect and consulting engineer, will draw plans for 1-sty brick taxpayer stores on plot 150x200, at Southern blvd and 163d st, for the City Estates Co., owner, c/o Bowie Dash, of J. Clarence Davies Co., 32 Nassau st. Architect will take bids.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN AV.—Shampan & Shampan, 772 Broadway, have plans in progress for alterations to the two 3 and 4-sty brick tenements at the cor of Manhattan av and Eagle st, for Mr. Miller, on premises, owner and builder. Total cost, \$5,000.

DWELLINGS.

BROOKLYN AV.—E. O. Holmgren, 371 Fulton st, completed plans for a 2-sty brick dwelling, 18x40, on the west side of Brooklyn av, 257 ft north of Av I, for Gustave Adolph Realty Co., 177 Remsen st, owner and builder. Cost, \$3,000.

56TH ST.—H. A. Weinstein, 32 Court st, completed plans for ten 2-sty dwellings, 19x55, in the south side of 56th st, 212 ft west of Fort Hamilton av, for Jonas Construction Co., 1609 46th st, owner. Total cost, \$65,000.

7TH AV.—J. F. Kennedy, 157 Remsen st, completed plans for an extension to the 3-sty brick dwelling and store on the east side of 7th av, 55 ft south of Carroll st, for the Realty Associates, 162 Remsen st, owner and builder. Cost, \$6,000.

WEST 29TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for two 2-sty brick dwellings, 20x58, in the east side of West 29th st, 330 ft west of Mermaid av, for Abraham Stambul, 2857 Coney Island av, owner and builder. Cost, \$10,000.

61ST ST.—S. Gardstein, 4820 14th av, completed plans for two 2-sty frame dwellings, 18x54, in the north side of 61st st, 220 ft west of 15th av, for Morris Wolsk, 1560 53d st, owner and builder. Total cost, \$8,000.

CHESTER ST.—M. Rothstein, 197 Snediker av, completed plans for eight 2-sty brick dwellings, 20x54, at the southeast cor of Chester st and Lott av, for the Slatrose Realty Co., 156 Glenmore av, owner and builder. Total cost, \$38,400.

EAST 19TH ST.—F. W. Eisenla, 571 77th st, completed plans for four 2-sty frame dwellings, 20x44, in the west side of East 19th st, 300 ft south of Av N, for Henry Marx, 1021 Ocean av, owner and builder. Total cost, \$20,000.

BAY 35TH ST.—Philip Caplan, 16 Court st, completed plans for four 3-sty frame and concrete block dwellings, 18x43, in the north side of Bay 35th st, 80 ft west of 86th st, for the Globe Construction Co., 215 Montague st, owner and builder. Total cost, \$20,000.

86TH ST.—S. Millman & Son, 1780 Pitkin av, completed plans for a 2-sty brick dwelling and store, 18x55, in the south side of 86th st, 40 ft west of 19th av, for Herbert Dann, 5223 12th av, owner and builder. Cost, \$7,500.

78TH ST.—Charles A. Olsen, 1649 69th st, completed plans for twenty-four 2-sty brick dwellings, 20x60 ft each, and twenty-four 1-sty garages, 18x23, in 78th st, bet. 16th and New Utrecht avs, for the Roth Morgan Co., 1727 77th st, owner and builder. Cost, \$5,500 each.

MAPLE ST.—Gordon M. Trautschild, architect, c/o general contractor, completed plans for a 2½-sty brick dwelling, 42x52, at 101 Maple st, for William H. Todd, 15 Whitehall st, Manhattan, owner. H. H. Vought & Co., Grand Central Terminal Bldg, Manhattan, has the general contract. Cost, \$50,000.

WEST 27TH ST.—John Burke, 119 Baltic st, completed plans for three 2-sty brick dwellings, 20x35, in the east side of West 27th st, 260 ft north of Mermaid av, for Desposito & Co., 2861 West 31st st, owner and builder. Total cost, \$10,000.

80TH ST.—Charles A. Olsen, 1649 69th st, completed plans for four 2-sty wood and stucco dwellings, 16x44, and eight cement block garages, 18x23, in the south side of 80th st, 200 ft west of 10th av, for Andsten Building Corp., 860 53d st, owner and builder. Cost, \$4,500 each.

FACTORIES AND WAREHOUSES.

DELEVAN ST.—International Composition Co., 18 Broadway, Manhattan, owner has had plans completed privately for a 2-sty brick storage bldg, 25x100, in the north side of Delevan st, 165 ft east of Van Brunt st. Gibbons Co., 318 Columbia st, has the general contract. Cost, \$9,500.

ATLANTIC AV.—William McCarthy, 16 Court st, completed plans for alterations to the 4-sty brick warehouse, 50x120, at 157-9 Atlantic av, for Joseph Reiter, 116

State st, owner. Architect builds by separate contracts. Cost, \$12,000.

STABLES AND GARAGES.

34TH ST.—F. W. Eisenla, 650 68th st, completed plans for a 1-sty brick public garage, 60x100, in the north side of 34th st, 100 ft east of 3d av, for John Sarine, 293 21st st, owner and builder. Cost, \$12,000.

PENN ST.—Henry J. Nurick, 957 Broadway, has plans in progress for a 2-sty brick and reinforced concrete public garage, 100x100, at the southwest cor of Penn st and Broadway, for Goldstein & Kaplan, on premises, owner. Cost, \$75,000.

FRANKLIN AV.—Tobias Goldstone, 50 Graham av, has plans in progress for a 1-sty brick and stone public garage, 50x158, on the west side of Franklin av, 236 ft south of Myrtle av, for Bessie Skolnick, owner and builder. Cost, \$15,000.

PRESIDENT ST.—F. P. Imperato, 237 Union st, completed plans for a 1-sty brick garage, 20x50, in the north side of President st, 99 ft east of Henry st, for Joseph Caruba, 202 Union st, owner. Cost, \$8,000.

4TH AV.—M. A. Cantor, 371 Fulton st, completed plans for a 1-sty brick garage, 100x100, at the northwest cor of 4th av and 5th st, for the Martin Garage Co., 4815 3d av, owner, in charge. Cost, \$40,000.

BRYANT ST.—Boyle & Kelly, 371 Fulton st, completed plans for a 2-sty brick stable, loft and garage, 25x100, at the southeast cor of Bryant and Clinton sts, for the Mutual Lumber Co., 207 Produce Exchange, Manhattan, owner. Architects will take bids on general contract at once. Cost, \$18,000.

FRANKLIN AV.—Tobias Goldstone, 50 Graham av, completed plans for a 1-sty brick garage, 50x57, on the west side of Franklin av, 236 ft south of Myrtle av, for Bessie Skolnick, 543 Greene av, owner. Owner will soon take bids on general contract. Cost, \$10,000.

34TH ST.—F. W. Eisenla, 650 68th st, completed plans for a 1-sty brick garage, 60x100, in the north side of 34th st, 100 ft east of 3d av, for John Farina, 293 21st st, owner and builder. Cost, \$12,000.

37TH ST.—George W. Springstein, 1344 Jefferson av, has plans in progress for a 1-sty brick garage, 185x100, in 37th st, bet. 3d and 4th avs, for which owner's name will be announced later. Cost, \$35,000.

BEDFORD AV.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick garage and stores, 100x230, on the west side of Bedford av, 120 ft south of Brevoort pl, for T. A. Clark, 122 Livingston st, owner and builder. Cost, \$35,000.

CHURCH AV.—Bly & Hamann, 833 St. Johns pl, completed plans for a 1-sty brick garage, 85x113, on the north side of Church av, 240 ft east of Flatbush av, for Samuel Barach, 44 Court st, owner and builder. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

3D AV.—William J. Conway, 400 Union st, completed plans for 1-sty brick stores, 25x60, on the west side of 3d av, 50 ft north of 21st st, for Augusta Johnson, 141 25th st, owner and builder. Cost, \$5,000.

HARWAY AV.—William J. Conway, 400 Union st, completed plans for 1-sty brick stores, 108x15, at the southeast cor of Harway av and Hubbard st, for Mateo Zarccone, 260 Harway av, owner and builder. Cost, \$4,000.

THEATRES.

MANHATTAN AV.—Shampan & Shampan, 772 Broadway, have plans in progress for a 1-sty brick moving picture theater, 50x100, with a seating capacity of 600, on Manhattan av near Eagle st, for Miller & Weiss, on premises, owners and builders. Cost, \$20,000.

MISCELLANEOUS.

8TH AV.—L. W. Morris, architect, c/o owner, Jamaica, completed plans for a 1-sty brick engine house, 38x102, at the northwest cor of 8th av and 64th st, for the Long Island Railroad Co., Penn Station, Manhattan, and Jamaica, L. I., owner and builder. Cost, \$15,000.

3D AV.—Albert Ulrich, 373 Fulton st, completed plans for alterations to the 2-sty brick dairy bldg, 50x100, at 90 3d av, for the Borden's Farm Products Co., 63 Vesey st, Manhattan, owner. Cost, \$3,000.

KENT AV.—Havemeyer & Elder, 129 Front st, Manhattan, owner, Mr. Kilpatrick in charge, have had plans completed privately for a 1-sty brick freight shed, 63x400, on the west side of Kent av, 66 ft south of North 6th St. Cost, \$30,000.

FLUSHING AV.—Max Hirsch, 215 Montague st, completed plans for a 1-sty extension, 15x24, to the 3-sty brick store, shop and storage, at the southwest cor of Flushing av and North Oxford st, for M. Giamonteri, 30 Flushing av, owner and builder. Cost, \$9,000.

Queens.

DWELLINGS.

CORONA, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, completed plans for a 2-sty brick dwelling, 27x45, in the west side of Steenwyck st, 314 ft south of Hayes av, for Louis Fagnant, 49 54th st, Corona, owner and builder. Cost, \$6,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for two 2-sty frame dwellings, 16x38, on the east side of Woodhaven av, 80 ft north of Fulton st, for the Gascoyne Realty Co., Woodhaven, owner and builder. Cost, \$7,000.

QUEENS, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for two 2½-sty frame dwellings, 16x38, on the west side of Lincoln av, 40 ft north of Langdon st, for William H. Wade, 434 Birch st, Richmond Hill, owner and builder. Cost, \$9,000.

WOODHAVEN, L. I.—Joseph Monda, 21 Park Row, Manhattan, completed plans for a 1-sty brick dwelling and store, 25x50, at the southeast cor of 3d st and Shoe and Leather sts, for Rosa Arelllo, on premises, owner. Cost, \$3,000.

JAMAICA, L. I.—Sim & Greig, Inc., 2d st, Union Course, L. I., owners and builders, have had plans completed privately for a 2½-sty frame dwelling, 22x35, on the west side of Kingston rd, 269 ft north of Henley rd. Cost, \$5,500.

EDGEMERE, L. I.—B. Schaupli, 1566 Thadford av, Ozone Park, L. I., completed plans for a 2½-sty frame dwelling, 26x46, on the west side of Hollis Park blvd, 300 ft north of School st, for Joseph Hopkins, Villard av, Hollis, L. I., owner and builder. Cost, \$7,000.

FLUSHING, L. I.—Edward A. Richardson, 100 Amity st, Flushing, will draw sketches for a 2½-sty stucco dwelling at Parsons and Myrtle avs for Seymour W. Taft, Flushing, L. I., and 110 1st av, Astoria, L. I., owner.

KEW GARDENS, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2½-sty frame and stucco with a brick front dwelling, 40x45, in the south side of Audley st, 100 ft west of Grenfield st, for J. F. Kendall, 1023 Beverly rd, Brooklyn, owner and builder. Cost, \$15,000.

STABLES AND GARAGES.

LONG ISLAND CITY—Henry J. Nurick, 957 Broadway, Brooklyn, completed plans for a 1-sty brick public garage, 14x101, at the southeast cor of 6th st and Jackson av, for Louis Gold, 44 Court st, Brooklyn, owner and builder. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY—Otto Thomas, 354 Fulton st, Jamaica, L. I., completed plans for a 2-sty brick office bldg, 25x100, at the northwest cor of Broadway and 8th av for Henry Von Mollen, 101 Beach st, Flushing, L. I., owner. Architect and owner will take bids shortly. Cost, \$14,500.

Richmond.

DWELLINGS.

CASTLETON CORNERS, S. I.—Francis Avercamp, 525 West 138th st, Manhattan, has plans in progress for three 2-sty hollow tile dwellings, 20x34, for a syndicate (incorporating), c/o architect. Architect will take figures.

RICHMOND TURNPIKE, S. I.—F. Avercamp, 525 West 138th st, Manhattan, has plans in progress for three 2-sty frame dwellings, 22x24, on the west side of Mountain View av, 80 ft west of Gannon pl, for Hakor Jacobsen, 655 54th, owner and builder. Cost, \$4,000 each.

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DWELLINGS.

GREAT NECK, L. I.—F. H. Briggs, Plan-dome, L. I., completed plans for a 2-sty frame dwelling, 36x34, in Elm st, at Great Neck Estates, for M. F. Hines, Great Neck Station, L. I., owner and builder. C. P. Carman, Great Neck Station, L. I., has the carpentry contract. Cost, \$9,000.

BALDWINS, L. I.—A. Rose, 1772 Highland blvd, Bklyn, completed plans for a 2-sty frame and shingle dwelling, 26x27, on the north side of Thomas av, for Joseph Twine, Ashford st, Bklyn, owner and builder. William Ilsemann, 18 Ormond st, Rockville Centre, L. I., has the carpentry contract. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

FREEPORT, L. I.—C. E. Kern, 55 East av, Freeport, has plans in progress for a 1-sty brick and concrete factory, 50x100, on the north side of Merrick rd, for the Testile Piston Ring Co., Freeport, owner. Frederick S. Howell, Pearsall av, Freeport, has the general contract and desires estimates on subs to close May 11. Cost, \$14,000.

HALLS AND CLUBS.

MINEOLA, L. I.—K. C. Budd, 527 5th av, Manhattan, completed plans for a 1 and 2-sty frame and stucco hostess house, 200 x100, at Camp Mills, for the War Work Council, National Board, Y. W. C. A. of U. S., 600 Lexington av, Manhattan, owner, and Mrs. James S. Cushman, pres. Architects will take bids on general contract at once. Cost, \$60,000.

Suffolk.

DWELLINGS.

LINDENHURST, L. I.—Louis Allen Abramson, 220 5th av, Manhattan, completed plans for twelve 2-sty brick dwellings and a boarding house, 16x32, for the Imperial Machine & Foundry Corp., 110 West 34th st, Manhattan, owner and builder. Cost, \$2,000 each.

Westchester.

SCHOOLS AND COLLEGES.

RYE, N. Y.—George W. Conable, 46 West 24th st, Manhattan, and W. A. Ward, Portchester, N. Y., associate architects, have plans in progress for a 1-sty addition containing 3 rooms, to the 2-sty brick school, 45x63, at Milton Point, for the Town of Rye, Board of Education, Milton Point, Rye, N. Y., owner.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

GARFIELD, N. J.—A. L. Vegliante, 42 Passaic st, Garfield, has plans in progress for two 2-sty brick apartments and a store, 22x44, on Harrison av, for Luigi Passannante, Garfield, owner. Cost, \$4,500.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment house, 36x34, at 299-301 Bergen av, for Henry C. Casper, 1926 Boulevard, Jersey City, owner. Cost, \$40,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment house, 60x100, at 341-343 Fairmount av, for Charles Levin, 35 West 46th st, Bayonne, N. J., owner. Cost, \$65,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment house, 50x90, at 168-170 Clinton av, for Isidor Ylinsky, 445-7 Bergen av, Jersey City, owner. Cost, \$50,000.

CHURCHES.

CLIFTON, N. J.—A. L. Vegliante, 42 Passaic st, Garfield, N. J., has plans in progress for a 1-sty brick and stone church, 36x100, with a seating capacity of about 350, on Randolph av, for the Sacred Heart R. C. Church, Rev. Father Felix Sandri, pastor, Cheever av, Clifton, N. J., owner. Cost, \$25,000.

PATERSON, N. J.—Van Vlandren & Culver, 140 Market st, Paterson, will draw plans for a 1-sty brick, stone and terra cotta church, about 60x80, with a seating capacity of 500, at North 8th st and Fairview av, for the Prospect Reformed Church, Rev. William P. Heeres, pastor, 262 North 7th st, Prospect Park, Paterson, owner. Cost, \$30,000.

DWELLINGS.

PATERSON, N. J.—Henry Barrett Crosby, First National Bank Bldg, Paterson, has plans in progress for a 2½-sty brick and stucco dwelling, 24x50, on Park av near Graham av, for Emil Mahl, 144-6 Washington st, Paterson, owner. Architect will be ready for bids on general contract about May 15. Cost, \$10,000.

TOWN OF LINDEN, N. J.—Industrial Development Co., 207 Broad st, Elizabeth, owner, has had plans completed privately for five 2½-sty frame and shingle dwell-

ings, 25x30, three of which will be located in Irene st, and two on Tudor av. Jacob Bass, Roselle, N. J., has the mason and carpentry contracts. Total cost, \$17,500.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, completed new plans for a 2½-sty frame dwelling, 30x30, at 67 Girard pl, for Harry Kolodin, 111 Washington av, Newark, owner and builder. Cost, \$8,000.

MORRISTOWN, N. J.—William E. Garbrants, 564 Main st, East Orange, N. J., completed plans for three 2½-sty frame dwellings, 32x50, 30x40 and 33x54, at Altamont Court, for the Altamont Realty Co., on premises, owner. Standard Construction Co., East Orange, N. J., has the general contract. Total cost, \$19,500.

FACTORIES AND WAREHOUSES.

BAYONNE, N. J.—Southern Cotton Oil Co., E. S. Parsons, in charge, 160 East 22d st, Bayonne, and 120 Broadway, Manhattan, owner, is having revised plans prepared privately for a 1-sty reinforced concrete and brick factory bldg, 40x150, adjoining present plant. Austin Co., 1319 Filbert st, Philadelphia, Pa., has the general contract.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, has plans in progress for a 1-sty brick warehouse, 100 x125, in 9th st, for B. H. T. Harvey, 15 Oak st, Far Rockaway, L. I., owner. Plans will be completed shortly and owner will take bids on the general and sub contracts. Cost, \$20,000.

MUNICIPAL.

PERTH AMBOY, N. J.—George A. Johnson, 150 Nassau st, Manhattan engineer, has plans in progress for constructing a covered distributing reservoir with a forty million gallon capacity of three units, for the City of Perth Amboy, Board of Water Commissioners, S. J. Mason, Supt., City Hall, Perth Amboy, owner. Plans will be ready to advertise for estimates about June 1. Cost, \$900,000.

SCHOOLS AND COLLEGES.

NORTH BERGEN, N. J.—Hensel & Weir, 809 Savoye st, West Hoboken, N. J., completed plans for a 2-sty brick and terra cotta public school (No. 3), 130x140, to contain 14 classrooms, for the Board of Education of the Township of North Bergen, Town Hall, North Bergen, owner. Cost, \$60,000.

STABLES AND GARAGES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 1-sty brick auto depot, 100x150, and ten stores, at the northeast cor of Orange and North 6th sts, for Gross & Gross, 800 Broad st, Newark, owners and builders. Owners will award subs. Cost, \$20,000.

MISCELLANEOUS.

NEWTON, N. J.—Andrew Kidd, Jr., architect and engineer, 95 Liberty st, Manhattan, will draw plans for a 1-sty brick engine house, 50x50, on Sparta av, for the Sussex Print Works, on premises, owner. Cost, \$10,000.

NEWARK, N. J.—R. G. Cory, 39 Cortlandt st, Manhattan, has revised plans in progress for a 1-sty reinforced concrete power house, 37x70, on Hamburg pl, for the Heller & Merz Co., on premises, owner. New bids from contractors who previously figured will be taken at once.

ELIZABETH, N. J.—W. Edmond Clum, 6 Elm st, Elizabeth, completed plans for an addition, 37x20, to the 1-sty brick and hollow tile machine shop, 25x100, at 1066-1070 East Grand st, for the American Marine Equipment Corp., owner, c/o Row & Davis, H. C. Davis, in charge, 90 West st, Manhattan, and on premises; Frank Schmieder, 514 Jersey av, and Charles A. Griffen, 611 Adams av, both of Elizabeth, N. J., have the mason and carpentry contracts respectively. Cost, \$10,000.

Other Cities.

DWELLINGS.

STAMFORD, CONN.—Emmens & Abbott, Washington Bldg., Stamford, Conn., completed plans for a frame dwelling, 27x40, at Shippin Point, for Mrs. B. A. Tooher, 98 William st, Stamford, Conn., owner. Residence will contain ten rooms.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

CHURCHES.

MANHATTAN.—Corrigan & Weis Construction Co., 2 Columbus Circle, has the general contract for the alteration of the 2-sty theatre, 25x75, at 2226 7th av, into a church, for the Shiloh Baptist Church, Rev. Edward W. Wainright, rector, 2 Columbus Circle, owner, from plans by Charles W. Mitchell and V. Hugo Koehler, associate architects, 2 Columbus Circle. Cost, \$10,000.

BROOKLYN, N. Y.—Thomas Drysdale, Inc., 26 Court st, has the general contract for a 1-sty brick and stone church, 41x86, in the north side of 72d st, 280 ft east of 10th av, for the Norwegian Lutheran Church, 1130 56th st, owner, from plans by E. O. Holmgren, 371 Fulton st, architect. The mason and carpentry work will be done by general contractor. Cost, \$20,000.

BROOKLYN, N. Y.—Thomas Drysdale, Inc., 26 Court st, has the general contract for a 1½-sty brick and stone church, 51x67, at the northeast cor of 8th av and 44th st, for the Finnish Evangelical Colgatha Cong. Church, Rev. J. J. Lillback, pastor, 671 41st st, owner, from plans by Axel H. Ekblom, 728 43d st, architect. General contractor will do mason and carpentry work. Cost, \$30,000.

DWELLINGS.

BROOKLYN, N. Y.—S. W. Stork, 7416 3d av, has the general contract for a 2½-sty brick dwelling, 44x54, and an extension, 22x23, at the northeast cor of 95th st and Shore rd, for John Moran, 9 2d pl, owner, from plans by Charles Werner, 316 Flatbush av, architect. Cost, \$30,000.

ENGLEWOOD, N. J.—James L. Bried, West st, Englewood, has the general contract for a 2½-sty brick and slate dwelling, 30x80, and a garage, 21x28, on Mountain rd, for H. Nelson Flanigan, 23 Union sq, West, Manhattan, and Liberty rd, Englewood, owner, from plans by Harde & Hasselman, 56 West 45th st, Manhattan, architects. Cost, \$40,000.

MANHASSET, L. I.—Robert Nash, 93 Amity st, Flushing, L. I., has the general contract for a 2½-sty hollow tile and stone dwelling and garage, 35x105, for Eugene Riotto, owner, c/o Standard Motor Construction Co., 172 Whiton st, Jersey City, owner, from plans by Sleg & Bryson, 154 Montague st, Brooklyn, architects. Cost, \$40,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Charles A. Cowen & Co., 30 East 42d st, has the general contract for alterations to the 7-sty brick warehouse, 100x100, at 36-38 Hudson st, for Wood & Selick, 36 Hudson st, owner, from plans by Townsend, Steinle & Haskell, 1328 Broadway, architects.

MANHATTAN.—Palet & Zucker, 331 7th av, have the general contract for the alteration of the two 3-sty brick dwellings, 50x98, at 326-8 West 11th st, into a storage warehouse, for the West 11th St. Warehouse, Inc., 75 Liberty st, owner, from plans by Rasmussen & Wayland, 1133 Broadway, architects. Cost, \$30,000.

MANHATTAN.—Charles A. Cowen Co., 30 East 42d st, has the general contract for alterations to the 7-sty brick warehouse, 100x100, at the cor of Duane and Hudson sts, for Wood & Selick, 36 Hudson st, owner, from plans by Townsend, Steinle & Haskell, 1328 Broadway, architects.

MANHATTAN.—Morris Wolf, 303 West 117th st, has the general contract for alterations to the 4-sty brick storage and store bldg, 19x60, at 441 4th av, for Max Solomowitz, 25 East 24th st, owner, from plans by Gronenberg & Leuchtag, 303 5th av, architects. Cost, \$6,000.

BROOKLYN, N. Y.—Gabler Construction Co., 402 Hudson st, Manhattan, has the general contract for a 3-sty reinforced concrete factory, 82x50, at the cor of Bridgewater st and Meeker av, for the Long Island Soap Co., on premises, owner, from plans by David M. Ach, 1 Madison av, architect. Cost, \$25,000.

JERSEY CITY, N. J.—J. E. Vroman Co., 138 4th st, Union Hill, has the general contract for a 2-sty brick and terra cotta warehouse, 1st sty 100x90, and 2d sty 40x100, at 532-540 Montgomery st, for the Jersey City Co-Operative Bakers' Assn., 123 Harrison st, Hoboken. N. J., owner, Frederick Frasch, pres., from plans by George A. Flagg, Spingarn Bldg, Jersey City, architect. Entire 1st floor will be used for storage purposes and 2d floor will be used for office and recreation. Cost, \$40,000.

NEWARK, N. J. (Sub.).—Josef Christenson, 270 Tremont av, Orange, N. J., has the mason contract for the 1-sty brick and steel foundry, 50x150, on Frelinghuysen av, for C. A. Goldsmith, 42 Cutler st, Newark, owner, from privately prepared plans. Cost, between \$18,000 and \$20,000.

NEWARK, N. J.—Henry M. Doremus Co., 36 Orange st, Newark, has the general contract for alterations and a small addition to the 4-sty brick factory, 40x154, at Central av and Duryea st, for the Gerhard Mennen Chemical Co., 46 Orange st, Newark, owner, from plans by Frederick A. Phelps, Union Bldg, Newark, architect and engineer. Consists of alteration to present bldg, and the erection of an additional story on present boiler and engine room, 28x52, for locker and wash rooms,

and also the construction of new stair walls. General contractor will do the mason and carpentry work. Cost, \$40,000.

HOBOKEN, N. J.—Industrial Engineering Co., 30 Church st, Manhattan, has the general contract for a reinforced concrete and brick warehouse at 15th st and Park av for Robert H. McCarter, 572 West 141st st, Manhattan, owner, from plans by R. G. Cory, 39 Cortlandt st, Manhattan, engineer. Details are undecided.

JERSEY CITY, N. J.—James Mitchell, 76 Montgomery st, Jersey City, has the general contract for a 5-sty concrete warehouse, 100x100, adjoining the present plant, for the Nagle Packing Co., on premises, owner, from plans by David M. Ach, 1 Madison av, Manhattan, architect. Stillman-Delehanty-Ferris Co., 26 Exchange pl, Jersey City, has the contract for foundation work.

NEWARK, N. J.—Henry M. Doremus Co., 36 Orange st, Newark, has the general contract and will do mason and carpentry work for the 1-sty manufacturing bldg, 56x216, and a 1-sty nitrating room, 56x128, along the Passaic River, for the Maas & Waldstein Co., J. C. Devlin, supt., on premises, owner, from privately prepared plans. Cost, \$40,000.

HALLS AND CLUBS.

JERSEY CITY, N. J.—De Riso Bros., 17 Bergenline av, Town of Union, N. J., have the general contract, and will do the mason and carpentry work, for the 5-sty brick, granite, marble and stone clubhouse, 63x124, on the Boulevard, near tube station, for the B. P. O. Elks, No. 211, of Jersey City, Henderson st, Jersey City, owner, from plans by William Neumann, 314 Palisade av, Jersey City, architect. Cost, \$300,000.

MINEOLA, L. I.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for a 1-sty and mezzanine frame Red Cross bldg, 100x104, at the Aviation Camp, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans. Cost, \$25,000.

CLIFTON, S. I.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for a 2-sty frame Red Cross bldg, 100x100, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the 6 and 7-sty hospital bldg, 61x105, at 321 East 15th st, for the New York Infirmary for Women & Children, Edward C. Henderson, pres., on premises, owner, from plans by Butler & Rodman, 56 West 45th st, architects. Cost, \$12,000.

LONG BRANCH, N. J.—I. R. Taylor, Railroad av, Asbury Park, N. J., has the general contract for an addition to the 4-sty brick hospital, 30x70, opposite the station, for the Monmouth Memorial Hospital, Mrs. W. D. Harper, pres., 350 West 71st st, Manhattan, owner, from plans by Edward Necarsulmer, 507 5th av, Manhattan, architect.

STABLES AND GARAGES.

BROOKLYN, N. Y.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for a 1-sty brick and steel garage, 132x121, at Flushing and Waverly avs, for the Lannon-King Realty Co., owner. Cost, \$45,000.

BROOKLYN, N. Y.—Frank Richards, 160 Jamaica av, has the general contract for alterations and extension to the brick garage, 50x85, on the east side of Van Sicklen av, 125 ft north of Liberty av, for Brownsville Coal & Ice Co., 20 Dresden st, owner, from plans by Louis Schillinger, 167 Van Sicklen av, architect. Cost, \$6,000.

BROOKLYN, N. Y.—Peter Donnellan, 146 Bond st, has the general contract for a 1-sty brick garage, 25x100, in the south side of State st, 75 ft west of Hoyt st, for Patrick H. Quinn, 44 Court st, owner, from plans by Abraham Brook, 215 Montague st, architect. Cost, \$5,000.

BROOKLYN, N. Y.—L. L. Peter, 858 Hopkinson av, Brooklyn, has the general contract for a 2-sty brick garage and shop, 40x90, on the south side of Newport av, 70 ft west of Thatford av, for Morris and Hyman Rosen, 47 Watkins st, owner, from plans by E. M. Adelson, 1776 Pitkin av, architect. Cost, \$10,000.

MANHATTAN.—A. J. Schlesinger, 776 Prospect av, has the general contract for alterations to the 2-sty brick stable, 46x130, at 97-101 Greenwich av, and 238 West 12th st, for Clarence S. Nathan, 241-245 West 37th st, owner, from plans by George M. McCabe, 96 5th av, architect.

MANHATTAN.—F. A. Brady Construction Co., 328 East 23d st, has the general contract for the alteration of the 4-sty brick stable, 75x100, at 510-514 West 53d

st, into a garage, for the 510 West 53d St. Realty Co., Frank A. Brady, pres. and treas., 328 East 23d st, owner, from plans by B. Robert Swarthburg, 328 East 23d st, architect. Consists of new skylights, stairs, fireproof partitions, concrete floors and ceiling. Cost, \$20,000.

LONG ISLAND CITY.—Thomas Borgia, 63 Mills st, Astoria, L. I., has the general contract for a 1-sty brick and concrete garage, 50x100, on Van Alst av, 155 ft east of 14th st, for Joseph Galati, 614 East 83d st, Manhattan, owner, from plans by De Rose & Cavalieri, 148th st and 3d av, Bronx, architects. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—John T. Brady, 103 Park av, has the general contract for alterations to the 6-sty brick office bldg, 41x86, at 132-134 Front st, for A. H. Lamborn Co., 98 Wall st, owner, from plans by Theodore A. Meyer, 114 East 28th st, architect. Facade will be torn out and rebuilt of artificial stone; also includes new entrance. Cost, \$30,000.

MANHATTAN.—Whitney Co., 101 Park av, has the general contract for alterations to the 17-sty fireproof office bldg, 92x124, at 64-70 Broadway, for the Manhattan Life Insurance Co., Thomas Lovejoy, pres., on premises, owner, from plans by Jardine, Hill & Murdock, 50 East 42d st, architects. Cost, \$9,000.

MANHATTAN.—H. P. Wright Co., 25 West 42d st, has the general contract for alterations to the 6-sty brick and stone office bldg, 48x76x37, at 103-105 William st, for the Maryland Casualty Co., Eugene F. Hord, resident manager, 100 William st, owner, from plans by Bertram Cunningham, 120 Broadway, architect.

THEATRES.

MANHATTAN.—Louis Abramson, 1311 East New York av, Brooklyn, has the general contract for a 2-sty brick theatre, 50 x140, at 80-82 Clinton st, and 97-103 Attorney st, for Blinderman & Cohen Amusement Co., 132 Delancey st, owner, from plans by Lorenz F. J. Weiher, 271 West 125th st, architect. Cost, \$70,000.

MANHATTAN.—Grant Contracting Co., 5 East 42d st, has the general contract for a 1-sty brick rear addition, 10x83, in back of stage to the Belasco theatre, at 115 West 44th st, for David Belasco, Hotel Marie Antoinette, and on premises, owner, from plans by George Keister, 56 West 45th st, architect. Cost, \$4,000.

MISCELLANEOUS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, has the general contract for alterations and additions to the 4-sty brick bldg at 104 West 52d st. Project includes demolition of interior; rough and finished carpenter work and framing, plastering, etc.

MANHATTAN.—Pershing Construction Co., 309 Broadway, has the general contract for an 8-sty reinforced concrete storage battery bldg in the east side of Hudson st, bet. Broome and Dominick sts, for B. B. Davis Co., 250 Hudson st, owner, from plans by Gross & Kleinberger, Bible House, architects.

MANHATTAN.—J. D. Deisler, 105 West 40th st, has the general contract for alterations to the laboratory at 113 West 18th st for W. R. Warner & Co., on premises, owner, from plans by G. A. & H. Boehm, 7 West 42d st, architect, and Eadie, Freund & Campbell, 7 West 45th st, engineers. Goertz Bros., 325 East 64th st, have the carpentry contract. Cost, \$20,000.

MANHATTAN.—Champion & Levien, 48 East 10th st, have the general contract for repairing fire damage to building at 54 East 8th st.

MANHATTAN.—Champion & Levien, Inc., 48 East 10th st, have the general contract for alterations of the 3-sty brick mission bldg, 25x42, at 81 West 3d st, into studios, for the New York City Baptist Mission Society, 56 Washington sq, owner, from plans by Harry Bevin, architect, c/o Pease & Elliman, 340 Madison av. Cost, \$6,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4th to 6th. A. A. Zertanna, St. Louis, National secretary.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred. K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 187th st and 2d av, the Bronx. Charles E. Reid, secretary.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 15th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary. Woolworth Building, N. Y. City.

BUILDING OFFICIALS' CONFERENCE OF 1918 will be held at the La Salle Hotel, Chicago, Ill., May 9 to 11, in connection with the annual meeting of the National Fire Protection Association. A program of addresses and papers on subjects of vital interest has been prepared.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys—Refuge System; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Or); O—Obstructions; Rub—Rubbish; EXS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; StP—Standpipes; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; FHSY—Approved Filtering and Distilling Systems; OS—Oil Separator; RD—Reduce Quantities; StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, StP, Tel, WSS, FHSY, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending May 4.

MANHATTAN ORDERS SERVED.

Ainslie st, 33-7—Hillis Cereal Co., GE-El-FP(R)
Barclay st, 34—Acme Bldg Co., ExS-FE(R)-St(R)
Barclay st, 50—John Depausset, WSS(R)
Beekman st, 22—Gardner Est., ExS-Ex(R)-WSS(R)-GE
Bleecker st, 111-3—Henry Sidenberg, StP(R)
Bond st, 31—Est Chas A Chesebrough, 33 Howard, A
Bowery, 215—Germania Bank, 192-4 Bowery, A
Broadway, 320-4—Central Syndicate Bldg Co., Spr(R)
Broadway, 373-5—Est Mathew H Beers, care W H Birdsall, 320 Bway, A
Broadway, 381-3—Est Richard S Clark, care J M Knox, 19 Liberty, A
Broadway, 543—Windham Realization Corp., A
Broadway, 849-53—Bway Impvt Co, 841 Bway, WSS-ExS-Ex(R)
Broadway, 1189-95—Morewood Realty Holding Co, 61 Bway, TD-A
Broome st, 438—Est Emily M Major, care Maria T, 147 2 av, A
Carmine st, 78—Henrietta Berger, FP(R)-St(R)-FE(R)-A
Centre st, 176-9—Loring P Hewes, A
Chatham sq, 1-4—Busy Lunch Co., DC
Cherry st, 87—Mrs Afrodia Dorman, DC-FA
Church st, 324-6—Est Jacob Gottgen, FE(R)-St(R)-ExS-Ex(R)
Duane st, 25—James M Shaw & Co., Rec
East Broadway, 91—Lazarus Realty Co., FP(R)
8 st, 21 E—Angelo LoBue, FA
8 st, 21 E—Julius L Klein, FA(R)-GE-Rec
8 st, 21 E—Max Goldman, GE-FA(R)-Rec
8 st, 21 E—Samuel Saqui Co., FA-GE
8 st, 32 E—Reich & Josephberg, Rec
9 st, 32 E—Mrs Caroline Drescher, Ex(R)-FE(R)-ExS
10 st, 77 E—J Blackburn Miller, A
13 st, 6-10 E—Fairchild Press, A
13 st, 337 E—Julian G Buckley, DC
15 st, 113-5 E—James A Kenny, Rec
15 st, 537-543 E (rear)—L Baldosky & Co., FA-Rec
17 st, 17 E—Abe Katz, Rec
22 st, 26 E—Michael Kennedy, 1133 Bway, StP(R)
25 st, 137-9 E—Bralea Realty Corp, 367 W 52, StP(R)
32 st, 31-3 E—Meany Realty Co., St(R)-ExS
32 st, 31-3 E—Joseph C Luntz, Rec
32 st, 31-3 E—N Levine & Co., GE-El-Rec
32 st, 31-3 E—Bauman-Basch, Inc., Rec
32 st, 31-3 E—Oslas Schaner, GE
42 st, 148-50 E—VanAllen Military Equipment Co., Rec
48 st, 420-2 E—Maurice J Engle, St-Ex(R)
49 st, 11-3 E—Est Jacob & Wm Schoile, care Albert W, 5 Nassau, A
79 st, 541 E—Bloomingdale Bros, Rec-FA-O-St
104 st, 404-12 E—Hauptmann Realty Co., A
118 st, 114-22 E—St Paul's R C Church, 112 E 118, FA-ExS
127 st, 230 E—Christian Dage, FA-GE-El
129 st, 101 E—Adelbert S Nichols, FP(R)-WSS(R)-ExS
129 st, 101 E—Roth & Williams, Ex-GE
12 st, 101 E—Emil Kaufmann, Ex
129 st, 101 E—Dalton Mahing Co., El
129 st, 101 E—David W Mertz, Rec
129 st, 101 E—Kruse & Murphy, GE
131 st, 66 E—Celia Hyman, 346 Bway, DC
131 st, 66 E—Non-Sectarian Pentecostal Mission & Rescue Workers' Home, GE-FA
Fulton st, 149—Est Pauline A Morgan, care Wm Oothout, Santa Barbara, Cal., WSS(R)
5 av, 258-60—Est Eugene A Hoffman, 258 Bway, FE(R)-WSS(R)-ExS-FP(R)-Ex(R)
5 av, 258-60—Wm H Lent & Co., O
5 av, 312—Annie L Merriam, St(R)-ExS
4 av, 432—432 4th Av Corp., StP(R)
Grand st, 33—Mildren Combs, A
Henry st, 86-8—Igoud Realty Co., A(R)
John st, 1-10—Julius Bulzore, Ex(R)
Lafayette st, 100—Helen H Jenkins, StP(R)
Lafayette st, 439-41—Inland Realty Corp, DC-FP(R)-A-WSS(R)-ExS
Leonard st, 159-63—Artistic Polishing & Plating Co., Rec-O
Lispenard st, 44—Mary J French, O-ExS-FE(R)-St(R)-Ex(R)-El
Lispenard st, 41—Nicholas E Marcolan, Ex(R)-GE-El-Rec
Lispenard st, 41—Ezra Levy, Ex(R)-DC-Rec

Madison av, 105-17—Charles Kayl, StP(R)
Murray st, 72—Est John Schiuter, ExS-Ex(R)-FE(R)-St(R)
Park av, 1901-9—Carton S Welsh, Ex
Pearl st, 338-340—Est Richard K Fox, ExS
Pearl st, 338-340—Timothy O'Toole, GE-FA-Rec-O
Pearl st, 435-7—Michael J Mahoney, 37 City Hall pl., FE(R)-St(R)-ExS-Ex(R)-WSS(R)
Reade st, 6—Max E Butler, FP(R)
Rose st, 35-7—John Bracebridge, Rec-O
2 av, 162—Baptist City Mission, FP(R)-FA
2 av, 2137—Frederick W Reinhauser, DC
7 av, 161—Pauline H Drew, GE-FE(R)-ExS
7 av, 279—Hornstein, Cotter & Schor, Rec
7 av, 279—Samuel Brodi, FA
7 av, 291-3—Renew Realty Corp, 25 Broad, A(R)
6 av, 388-90—Abraham Lewis, DC
6 av, 484-6—Karpel & Cohen, Rec
6 av, 484-6—Thomas Morgan, A
South st, 173—William Lenken, GE
Sullivan st, 23-7—Peter Roberts Realty Co., A
University pl, 40-56—Est Henry Iden, WSS(R)-FP(R)-ExS-Ex(R)
Walker st, 104—Frank Socias, DC
Walker st, 104—Banyer Clarkson, WSS(R)
Warren st, 57—Pauline Weiss, ExS-O-Ex(R)
Washington st, 481-7—John J Radley, A
Wooster st, 3—Est Samuel Cohen, Ocean av, Far Rockaway, L I., WSS(R)
West Broadway, 392-4—John C Schmieder, Rec
West Broadway, 392-4—Minnie Schmieder, A-FP(R)
4 st, 186-192 W—Michael Hallanan, StP(R)
23 st, 115-7 W—Elmer A Darling, FE(R)-St(R)-ExS-Ex(R)-WSS(R)
23 st, 115-7 W—David Van Bler Kom, O-FA
24 st, 130-4 W—Elmer A Darling, St(R)-ExS-FP(R)-Ex(R)-WSS(R)
24 st, 140 W—Vanity Fair Dress Co., FA
24 st, 140 W—Louis H Schlesinger, FA-O
24 st, 140 W—142 West 24th St Corp, FE(R)-ExS
24 st, 508 W—Harris H Uris, DC
25 st, 119-25 W—Est Godfrey Knoch, StP(R)
26 st, 122-6 W—Glenbrook Co., ExS-Ex(R)-St(R)
26 st, 128 W—Bogeslow & Rosenberg, FA
26 st, 128 W—Anshen & Feldman, FA
26 st, 128 W—Gerstein & Post, Rec
28 st, 47 W—Frank Queen Publishing Co, ExS-Ex(R)-FE(R)-St(R)
30 st, 24-6 W—Est Walden Pell, 122 E 25, A
34 st, 126 W—Fashion Embroidery Co., El
35 st, 154-6 W—W & E Realty Co, FP(R)-DC-TD-A-ExS-FA-GE

BROOKLYN ORDERS SERVED.

St Marks av, 900—Froebel School, GE

RICHMOND ORDERS SERVED.

Bush av, 105—Charles Griffiths, DC
Wright st, 123—Charles J Farr, DC

CALENDAR.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, May 14, at 10 A. M.

Under Building Zone Resolution.

8-5-18—Southeast corner 4th av and 6th st, Brooklyn.
8-8-18—South side Powers st, 94 ft. 1 1/2 in. east of Union av, Brooklyn.
9-26-18—323-325 West 96th st, Manhattan.
9-24-18—203 West 90th st, Manhattan.
8-9-18—112-116 East 32d st, Manhattan.
Appeals from Administrative Orders.
2-400-17—519 Broadway and 92-94 Mercer st, Manhattan.
5-1-18—118 East 28th st and 121-123 East 27th st, Manhattan.
6-6-18—20-30 Morton st, Brooklyn.
7-6-18—34 East 20th st, Manhattan.
6-24-18—40-42 Elizabeth st, Manhattan.
2-463-17—201-13 East 36th st and 208 East 37th st, Manhattan.
6-25-18—49-51 West 33d st, Manhattan.
7-6-18—Glenwood rd, north side, 165 ft. west of East 17th st, Brooklyn.
8-7-18—339-341 Lenox av, Manhattan.
8-7-18—West side Sedgwick av, 77.11 ft. south West Tremont av, the Bronx.
8-8-18—215 11th av, Manhattan.
8-8-18—200 West Houston st, Manhattan.
8-8-18—400-406 West End av and 267-269 West 79th st, Manhattan.
8-9-18—South side 110th st, 95 ft. east of 1st av, Manhattan.
8-8-18—306-308 West 143d st, Manhattan.
8-5-18—11-21 William st, Manhattan.
5-7-18—50-52 Pine st, Manhattan.
4-7-18—84-90 Beekman st, Manhattan.
4-1-18—392 Broadway, Manhattan.
7-8-18—400-408 Amsterdam av, Manhattan.
5-5-18—250 West 99th st, Manhattan.
2-380-17—5 East 13th st, Manhattan.
9-9-18—1218 Carroll st, Brooklyn.

BOARD OF STANDARDS AND APPEALS.

Thursday, May 16, at 10 A. M.

Petitions for Variations.

1-63-18-S—159 Varet st, Brooklyn.
4-26-18-S—436-38 East 19th st, Manhattan.
4-30-18-S—83-91 Scholes st, Brooklyn.
6-8-18-S—3-5 East st, Manhattan.
7-11-18-S—643-5 West 49th st, Manhattan.
7-51-18-S—862 Broadway, Manhattan.
7-96-18-S—2-6 West 45th st, Manhattan.
8-9-18-S—N. S. Borden av, 150 East Hayward st, Long Island City.
8-9-18-S—195-97 Canal st, Manhattan.
9-49-17-S—568-578 Broadway, Manhattan.
1-14-17-S—200-210 East 125th st and 2283-2297 3d av, Manhattan.
9-23-18-S—157-161 Goerick st, Manhattan.
9-23-18-S—Gerry st and Flushing av, Brooklyn (Building No. 11).
4-30-18-S—S. W. cor. Harrison av and Bartlett st, Brooklyn.
9-31-18-S—328 Wallabout st and 27 Gerry st, Brooklyn (Building 12B).
9-32-18-S—Bartlett st, n.e. 45 ft. w. of Harrison av, Brooklyn (Building 1).
9-36-18-S—Hunters Point av, Long Island City.

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REAL ESTATE RECORD AND BUILDERS GUIDE

NEW YORK, MAY 18, 1918.

Experts Tell How New Torrens Law Will Work

Registrars of Counties in Greater New York Preparing a Form for Registration of Titles.

THE Registrars of the five counties in New York City have agreed on a uniform fee and a standard form of petition for the search of titles under the Torrens law, recently enacted.

The scale of fees and form of petition have been submitted to the Supreme Court for adjudication. On property valued at \$50,000 the fees would be as follows: Filing notice of petition, \$1; publishing, mailing, and

posting notice, \$15; examination fee, \$1 a thousand of assessed valuation, plus \$10 expenses; assurance premium, \$1 a thousand; first certificate, \$5, resulting in a cost of \$131 for establishing the original search on property valued at \$50,000.

Every additional certificate of title issued on that property thereafter will cost \$3, no matter how often title changes hands.

BY CYRIL H. BURDETT,

Vice-President New York Title & Mortgage Co.

THE Governor has signed the bill amending the Torrens Law of this State, and the public officials of the counties composing Greater New York, as well as the officers of the so-called Torrens Title League, are hailing the fact with elation, as paving the way for a general use of the Torrens Registration proceeding in passing titles in the ordinary course of buying and selling, and loaning upon, real estate. These gentlemen are the extreme advocates of the Torrens Title Registration System and are constantly attacking the good faith of everyone who fails to agree with them, although the latter are quite as good friends of this law as such self-elected advocates.

The Real Estate Board, through the chairman of its Torrens Title Committee, Professor Alfred G. Reeves, has always asserted a friendship with the law and sought to make it workable along practical lines and within constitutional limitations, as well as to popularize it among real estate owners, and the officers of title insurance companies on this committee have co-operated in all sincerity with the other members of the committee in acting for the best interests of those affected by the law.

The title insurance companies, being perhaps more familiar than anyone else with the workings of the law and its limitations, practical and constitutional, have given to the law of 1916 their approval, but have opposed the amendments now adopted because of the constitutional objections and because of the complete overturn of the method of service.

Assemblyman Youker is quoted as saying that the amendments were passed "over the united and persistent opposition of all the title companies of New York City, who succeeded in eliminating from the bill only one proposed amendment to the present law." This is hardly correct, because of the fact that we were able to eliminate from the bill, not only the very dangerous provision which put the county back of the Assurance Fund, irrespective of the amount paid in by the registered owners—which the Attorney-General held to be clearly unconstitutional, and were successful also in preventing the adoption of the amendment framed by the Assembly Committee, which extended recourse to the fund to all persons who should

(Continued on page 641)

By WALTER FAIRCHILD

Secretary of the Torrens Title League.

THE governor, on May 9, 1918, signed the Youker bill, amending the New York Torrens Registration law. The amendments constitute Chapter 572 of the Laws of 1918. By these amendments the New York law becomes very similar to the law of Massachusetts.

For the first registration the title is examined under order of court. This official examination is done by an examiner in the registrar's office, although the court may, in its discretion, if the applicant so requests, accept a report from a title company in lieu of the official examiner's report. A survey must be furnished by the petitioner.

The court sets a day when the petition will be heard and notices of the hearing are sent out by the registrar. On the return day, if no objections are found, the title is ordered registered. An assurance premium is then paid to the registrar and the owner receives his certificate of title. No appeal from the final order of registration can be taken after thirty days, when the certificate becomes conclusive.

To make application a petition must be made out, giving all the facts about the title known to the applicant.

The petition must be filed with the county clerk, who is the clerk of the Supreme Court, and at the same time a notice, stating that the petition has been filed, must be filed with the county clerk and also with the registrar. The court immediately enters an order, referring the petition to the official examiner to examine the title. The order also fixes the return day, and directs the registrar to give notice of the hearing. A form of notice of hearing is given in Section 386 of the law. At least twenty days' notice is required, and it is given by the registrar, who publishes the notice in a newspaper and within seven days send a copy of the notice by registered mail to each person interested and also posts it on the land at least fourteen days before the return day. From twenty to thirty days is required to put the proceeding through in an ordinary case.

(Continued on page 632)

Experts Tell How New Torrens Law Will Work

BY EDWARD POLAK,
Registrar of the County of Bronx.

THE three principal amendments to the Torrens law put forward at this year's session of the Legislature, by the County Officials Committee, were:

First: Making official examinations of title exclusively official.

Second: Provision to shorten the time and lessen the expense of the initial proceedings; which includes service by registered mail.

Third: The placing of the State (County) in back of the Assurance Fund.

While it is agreed that the law would work better as a business measure if all the proposed amendments had been adopted, certain improvements contained in the Youker bill, now enacted into law, when properly understood, will go a long way toward making the law workable and useful.

Most of the provision contained in the first proposed amendment to make the examinations of title really official, has been adopted.

The relation of the official examiner to the court and county officials has been established on a more logical basis. Under the old law, the so-called official examiner was selected and paid by the applicant, and his report upon the condition of the title had all the weakness which attaches to an ex-parte statement. Under the newly enacted law, the official examiner is appointed by the Registrar, after first having passed an examination given by the Court of Appeals and being admitted as an examiner by the Appellate Division. He reports directly to the court without private employment by the petitioner. Matters in question may be referred by the court to such an official examiner and he occupies a relation independent of any private interest, similar to that of a referee named by the court. The only exception is that of allowing title and abstract company reports to be accepted in lieu of referring the matter to an official examiner where the court, in its discretion, may permit it, upon the request of the petitioner. This latter provision is not as bad in its effect as under the old law which permitted the title company to be employed at any time. The companies must give guarantee bonds to the county insuring their work.

But that which is of greatest importance and which is the real basis of a workable law, is now accomplished, and that is a simple, shorter and inexpensive procedure is provided. The high cost of the duplicate action at law and

the length of time required for the first registration was the chief reason for the failure of the law in the past.

The effect will be to make the proceedings approach more closely to the examination and certification of a title by an attorney or title company; while at the same time preserving the jurisdiction of the court over every detail and giving to the court the duty of finally passing upon all matters and adjudicating that the title is in the person to whom it is found upon examination to belong. Under this new law an ordinary title can be registered in time enough to permit a person holding a thirty-day contract to purchase land, to have his title registered.

After the petition has been filed and the matter referred to the official examiner, all the routine matters are attended to by the registrar's office, and the expense of mailing, service and publication of the notices, which should be between \$20 and \$30, is paid by the petitioner. He also pays the examiner's fee, which is \$10 plus one-tenth of one per cent. of the assessed value of the property, which must be paid in advance to the Registrar. After the decree registering the title has been signed, the petitioner pays an assurance premium of one-tenth of one per cent. on the assessed value of the property, to the Registrar at the time the decree is presented to him for entry, together with a fee of \$5 for the certificate of title.

Title company and Torrens fees follow:

Amount	(Original Issues)		(Re-Issues)	
	Title Co. fees.	Torrens fees.	Title Co. fees.	Torrens fees.
\$5,000	\$85.00	\$41.00	\$51.00	\$3.00
\$10,000	115.00	51.00	69.00	3.00
\$25,000	205.00	81.00	123.00	3.00
\$50,000	320.00	131.00	189.50	3.00
\$75,000	382.50	181.00	220.75	3.00
\$100,000	445.00	231.00	252.00	3.00

This table will enable any person to figure the approximate cost on a valuation within the above amounts.

The above cost does not include the expense of a survey which must be furnished by the petitioner, nor the fee of an attorney, if the petitioner should employ one. This fee, however, should be nominal, as the work involved for the attorney would not be great.

Full particulars may be obtained by applying to the Registrar's Office in Bronx, New York, and Kings, and the County Clerk's Office, in Queens and Richmond.

By Walter Fairchild, Secretary of the Torrens Title League.

(Continued from page 531)

Examination of title, \$10, plus 1/10 of 1 per cent. on the assessed value of the property; assurance premium, 1/10 of 1 per cent. of the assessed value; first certificate, \$5; filing fees, advertising and serving notices, between \$15 and \$20.

Formula: For easy calculation take \$2 per thousand on the assessed value of the property and add \$31 and you will get the approximate cost of the initial registration. This is in addition to the cost of the survey, which the petitioner must furnish. These expenses are paid once only. Subsequent transfers cost \$3, and to register a mortgage costs \$1. All fees are paid to the registrar, who turns them into the city treasury. No assurance premium is required on transfers. The initial payment covers all future dealings.

Under the new law (Sec. 434) the registrar is authorized to have the necessary forms prepared and printed,

to be furnished to applicants free of charge or at a reasonable cost. It is understood that these forms are now in process of preparation. The Torrens Title League, J. Clarence Davies, president; John J. Hopper, treasurer; Walter Fairchild, secretary and counsel, which has been active in passing the amended law, will advise and assist, without charge, any one who desires to register his title. Application for information may be made to the league at its office, 215 West 125th street, or to Walter Fairchild, attorney, 1 Liberty street.

The registrars are perfecting a form of application, the basis of which is the digest and form prepared by Walter Fairchild, which was offered by him to the registrars of the five counties in Greater New York. It is expected that this form will be ready for use next week.

World's Largest Building To Be Built Here

Government Signs Contract with Turner Construction Company for Big Army Supply Base

VERTOPPING, in both size and cost, all other active Government building operations within the boundaries of the Metropolitan district is the new Army Supply Base, to be erected at the southern extremity of the Bush Terminal area, in Brooklyn, at a cost exceeding \$40,000,000.

Contracts for the work involved in this gigantic project have just been signed between the Turner Construction Company, 244 Madison avenue, Manhattan, and the War Department, Washington, D. C. The contract calls for the construction of a supply base for over-seas transportation to be erected on the property located between Second avenue and the pier head line, from 58th to 65th streets, South Brooklyn. Construction will be of reinforced concrete throughout, and will conform in general to other structures on the property.

The plans and specifications have been prepared by Cass Gilbert, architect, 244 Madison avenue, Manhattan, under the direction of Major-General Goethals, Director of Storage, Transportation and Purchase. The complete plans for this operation contemplate the erection of the largest building ever constructed in the world so far as any available information is concerned. Altogether in the neighborhood of 6,000,000 square feet of fireproof floor space will be accommodated under one roof. The building is to be approximately 1,000 feet square and from eight to nine stories in height, lighted on one street and three large courts.

In addition to the building, the plans include the erection of three double-decked steel, concrete and timber piers, 1,300 feet long and 150 feet wide, together

with a lighterage pier of 1,350 feet by 70 feet wide, one story high. About thirteen miles of railroad track will be installed to serve this supply base, and one hundred and fifty elevators will be included to handle about 1,000,000 tons of goods to be stored. It is estimated that twelve eight-ton ships can be loaded in one day when the plant is working at its maximum of service.

The following comparisons will give a more definite idea of the magnitude of this operation: The building will have a floor area five times as large as that in the Equitable Building and will contain seven times the cubical contents of the Woolworth Building. The piers are larger than any built in New York Harbor at the present time and will accommodate the greatest ships in existence. The main warehouse will cover a space equal to the entire space occupied by the Natural History Museum Park, 77th to 81st street, Central Park West and Columbus avenue and will be eight stories in height, with basement over the entire area.

The contractors for this task expect to give the Government partial use of the building by the end of the current year and the entire project will be completed early next spring. About seven thousand mechanics and laborers will be engaged on this work when the job is progressing at full speed. Work has already been started.

In connection with the announcement of this most important Government building operation in this territory we print a table of other Federal building operations, both active and contemplated, located in Greater New York or in close proximity to this city.

Statement Showing Government Building in Metropolitan Zone.

Project.	Location.	Cost.	Contractor.	Condition.
Naval Supply Base.....	Brooklyn	\$5,000,000	Turner Construction Co.....	Underway
Structural Shop	Brooklyn	1,000,000	Norcross Bros.	Not Started
Barracks	Brooklyn	60,000	William Crawford	Underway
Hospital Buildings	Brooklyn	1,400,000	Not Let	Contemplated
Barracks, etc.	Brooklyn	1,400,000	Not Let	Contemplated
Warehouses, etc.	Brooklyn	40,000,000	Turner Construction Co.....	Underway
Hospital Additions	Manhattan	1,000,000	Not Let	Contemplated
Hospital Additions	Manhattan	25,000	William Crawford	Underway
Hospital	Wards Island	1,250,000	Not Let	Contemplated
Warehouses	Governors Island	2,000,000	Foundation Co.	Underway
Warehouse	Governors Island	250,000	Whitney Co.	Underway
Storehouse	Bedloes Island	400,000	Not Let	Contemplated
Barracks, etc.	Fts. Terry & Wright.....	300,000	Sperry Engineering Co.....	Underway
Hospital	Stapleton, S. I.....	301,500	Not Let	Contemplated
Hospital	Staten Island	1,000,000	Foundation Co.	Underway
Hospital	Pelham Bay Park.....	900,000	Not Let	Contemplated
Swimming Pool	Pelham Bay Park.....	125,000	Not Let	Plans Complete
Community House	Yaphank, L. I.....	100,000	M. C. Tredennick Co.....	Not Started
Hospital Additions	Yaphank, L. I.....	500,000	C. H. & R. C. Peckworth....	Underway
Storehouses	Mineola, L. I.....	250,000	Not Let	Contemplated
Officers' Hotel	Long Beach, L. I.....	500,000	Not Let	Contemplated
Barracks, etc.	Long Island Sound.....	2,000,000	Not Let	Contemplated
Wharf and Dock.....	Ft. Lafayette	40,000	Not Let	Contemplated
Barracks, etc.	Eastern New York.....	500,000	Norman Ker Co.....	Underway
Drydocks	Weehawken, N. J.....	10,000,000	Not Let	Contemplated
Hospital Additions	Tenafly, N. J.....	250,000	W. H. Fissel Co.....	Underway
Hospital	Tenafly, N. J.....	2,000,000	W. H. Fissel Co.....	Underway
Warehouses	Sandy Hook, N. J.....	200,000	Amsterdam Building Co....	Underway
Barracks, etc.	Sandy Hook, N. J.....	200,000	Amsterdam Building Co....	Underway
Storehouse	Paterson, N. J.....	500,000	Not Let	Contemplated
Storehouses	Newark, N. J.....	4,600,000	Not Let	Contemplated
Storehouses	Lake Denmark, N. J.....	500,000	Austin Co.	Underway
Magazines	Lake Denmark, N. J.....	300,000	Not Let	Figuring
Training Station	Lakehurst, N. J.....	1,500,000	C. R. Hedden Co.....	Underway
Testing Field	Elizabeth, N. J.....	200,000	Not Let	Contemplated
Total		\$80,951,500		

National Organization For Building Industries

American Institute of Architects Issues Call For Convention on
June 7 to Form Federation

SINCE April, 1917, when the United States entered the World War as an active belligerent on the side of the Allies, there has been a marked movement toward the federation and coordination of great industrial bodies. Almost every branch of industrial and commercial endeavor has combined its forces under centralized national organizations, thus placing their industries upon a sound war basis and arranging their affairs in such an orderly manner as to be promptly available to the Government when particular service or special advice is required for the successful prosecution of the military program.

Up to a few months ago, the building trades, one of the basic industries of the country, were unable to boast of no coordinated national body to safeguard their interests or to be of assistance to the Federal authorities in solving the numerous structural problems involved in the military preparations. Definite action has now been taken, however, and the American Institute of Architects has fittingly assumed the leadership in this movement that will undoubtedly have a far-reaching effect upon the welfare of the building interests throughout the United States.

A call for a national conference, having as its objective the coordination of building interests and the establishment of a national organization, has been sent by the Institute to the representatives of prominent national and local organizations affiliated with the building industry, the text of which follows and is self-explanatory:

"May 14, 1918.

"The American Institute of Architects believes the time has come when steps should be taken toward federating the whole building industry of the United States, in order that the Government may have the most intelligent support and powerful cooperation of all the interests involved.

"The war-time need of such action appears to be immediately imperative and it would seem that the first and paramount duty of the building industry is to place its knowledge, skill and equipment unreservedly at the service of the nation, involving as it does elements and factors of the widest diversification. That service can only reach its maximum of efficiency through intelligent adjustment of all the vital parts. The building industry also owes it to itself seriously to study from the broadest possible viewpoint the inevitable disorganizing influences of war which have already been felt, and through such study to determine what steps can be taken toward bettering conditions and minimizing any further unnecessary disorganization.

"With a view to the possible formation of a national

organization, which might assume the burden of this tremendous undertaking, the American Institute of Architects accepts the patriotic duty of initiating the movement. To this task the whole building industry should subscribe. As a first step the Institute invites you to send a duly authorized and accredited representative to a conference to be held at the Engineering Societies Building, 25 West 39th street, New York City, beginning at 10 a. m. on June 7, 1918, for the purpose of discussing the situation and determining the method and providing the means whereby such an organization may be created. This invitation is being issued to national and important local organizations which represent the building industry, whether technical, manufacturing, contracting or labor.

"We will greatly appreciate your prompt notification of acceptance of this invitation and, at the earliest possible moment, the receipt of the name of the representative whom you will send.

"Please address all communications to the Executive Secretary, The American Institute of Architects, the Octagon, Washington, D. C.

"Cordially yours,

"The Officers and Directors of the American Institute of Architects.

"By Thomas R. Kimball, President.

"Charles A. Favrot, 1st Vice-President, Title Guar-
antee Building, New Orleans, La.

"George S. Mills, 2d Vice-President, Ohio Building,
Toledo, Ohio.

"William Stanley Parker, Secretary, 120 Boylston
Street, Boston, Mass.

"D. Everett Waid, Treasurer, 604 F Street, Wash-
ington, D. C.

"Edwin H. Brown, Director, Camp Cody, Deming,
New Mexico.

"Ben J. Lubschez, Director, 601 West 177th Street,
New York.

"Horace Wells Sellers, Director, Stephen-Girard
Building, Philadelphia, Pa.

"William B. Faville, Director, Balboa Building, San
Francisco, Cal.

"Burt L. Fenner, Director, 612 G Street, Washing-
ton, D. C.

"Ellis F. Lawrence, Director, Chamber of Commerce,
Portland, Ore.

"Edward D. Kohn, Director, 612 F Street, Washing-
ton, D. C.

"Richard E. Schmidt, Director, 104 S. Michigan Ave-
nue, Chicago, Ill.

"Edward W. Donn, Jr., Director, 808 17th Street,
Washington, D. C."

Organization For Realty Red Cross Drive

ARRANGEMENTS are practically completed for the campaign in aid of the Red Cross to be carried on by the Real Estate Board through a committee appointed by President Laurence McGuire and of which William L. DeBost is Chairman.

The headquarters of the committee will be at the rooms of the Real Estate Board and daily meetings will be held to receive the reports of the division chairmen and their teams and to discuss such matters connected with the drive as may be brought to the attention of the meetings. Mr. DeBost has named as his co-workers on the committee, division chairmen William Schackford of Daniel Birdsall & Company, Francis Guerrich of Horace S. Ely & Company, and there will be thirty men working under these division chairmen.

Assisting Mr. DeBost in the detail work of the drive will be Francis Bancroft of Pease & Elliman, who will serve in the capacity of vice-chairman and act for Mr. DeBost in his absence.

The committee will cover only the Borough of Man-

hattan and will conduct a thorough canvass of every real estate office and property managed by the various brokers in the Borough, including all the employees of such offices and buildings. The daily report of the workers will be tabulated as received and a report submitted to the committee at the close of each day.

Chairman DeBost said yesterday:

"We have planned to conduct a very strenuous campaign and will find the experience gained in the recent Liberty Loan campaign of particular advantage. Our teams will canvass thoroughly the entire Borough and will leave no stone unturned. The record made by the Realty Division in the Third Liberty Loan drive was a splendid one and we will use that as our guide in making this campaign.

"Every man on the several teams has been requested to get after subscriptions from the smallest to the highest amount and we are confident that our committee will make a very creditable showing."

Health Department's Heavy Cost To Taxpayers

Has Spent Thirty-six Millions in Twelve Years—Expenses Increasing More Rapidly Than Population

THE controversy which has recently arisen between Mayor Hylan and the officials of the Board of Health has served to draw public attention to the many activities of this department of the city administration, and to the rapidly increasing cost of these functions which the taxpayers are called upon to meet. The figures in the financial statements of the Board to the Comptroller's office for a number of years disclose the astounding fact that in the last twelve years the expenditures of the department have more than doubled.

In the same period of time the population of the city has increased about 42 per cent., which proves that the cost of running the Health Department has more than kept pace with the additions to the inhabitants of the city.

With the total budget of the municipality now considerably over two hundred millions a year and rapidly mounting, real estate owners are particularly interested in any light which can be thrown on the causes for the constantly growing burden which realty is forced to bear.

The last published report of the Comptroller shows that the budget has increased from \$163,128,700 in 1910 to \$211,114,136 in 1917. In eight years the increased expense of running the city rose nearly fifty millions of dollars, which gives some indication of why the tax rate went up from \$1.75 to \$2.02 per \$1,000 in the same period. Every department of the city had a share in running up the enormous budget, and the increases in the Health Department have been especially striking.

The Comptroller's statements show that the expenditures of the Health Department since 1905 have totaled over thirty-six millions. By years the figures are as follows:

1905	\$1,763,873
1906	1,889,189
1907	2,079,413
1908	2,507,212
1909	2,584,603
1910	2,804,976
1911	2,780,022
1912	3,073,242
1913	3,329,240
1914	3,223,820
1915	3,322,426
1916	3,645,735
1917	3,327,541*
	<hr/>
	\$36,331,297

*Appropriation in Budget.

In the last complete available statement of the Department, that for 1916, showing just show the expenditure of the large sums of money turned over to it by the administration is apportioned among its various bureaus there are nine general subdivisions of its activities, as follows:

General Administration	\$320,333
Public Health Education	17,424
Keeping of Records	65,593
Child Hygiene	642,301
Preventable Diseases	588,646
Sanitary Inspection	347,439
Food and Drug Inspection	247,564
Laboratory Service	239,151
Hospital Service	1,177,280
	<hr/>
	\$3,645,735

In classifying the expenditures for the same year, 1916, the Department shows that \$956,030 was applied to inspection service, and reference to preceding reports shows that the number of inspectors has increased rapidly in the last few years. Practically one-third of the total cost of the Department is for payments to inspectors. For the year 1916, according to the official reports, over a million dollars was expended for inspection service, largely in salaries. These figures are as follows:

Of this total nearly \$600,000 was spent in the Borough of Manhattan alone. The number of inspectors is constantly increasing and the number of inspections is also growing larger every year. The total number of medical

inspections in 1916 was 434,516, compared with 423,629, for the previous year, or an increase in twelve months of 10,887.

The figures for Greater New York are:

Inspection of school children	\$375,330
General medical inspection	292,662
Inspection of institutions	27,442
Industrial hygiene, field inspections	5,816
Animal inspection	12,680
General sanitary inspection	173,546
General food and drug inspection	129,156
Milk inspection	68,554

Total\$1,085,186

The activities of the Board of Health have been immensely extended since the consolidation of the five boroughs into Greater New York. Among the many new undertakings of the Department have been the extension of the system of school medical inspection; a more rigorous enforcement of the birth registration law; the establishment of sanatoriums for the treatment of tuberculosis; surveys of lodging houses for insanitary conditions and investigations of respiratory diseases.

Staten Island marsh lands have been drained in order to eradicate mosquitoes; milk supervision has been instituted, including the sanitary supervision of farms and dairies; tuberculosis clinics have been established, stereopticon exhibitions given in the parks, and the streets cleaned during a strike of the Municipal Street Cleaning Department.

During the four years from 1910 to 1914 eight bureaus were established by Dr. Lederle. The entire Department was reorganized and the following were formed: Bureau of General Administration; Bureau of Records; Sanitary Bureau; Bureau of Child Hygiene; Bureau of Infectious Diseases; Bureau of Food and Drugs; Bureau of Hospitals; Bureau of Laboratories.

The next administration, under Dr. S. S. Goldwater, added to the number of bureaus the following: Bureau of Public Health Education; Division of Industrial Hygiene; Division of Statistical Research.

This makes a total of eleven bureaus established in the five years from 1910 to 1915, each of which has a highly paid official in charge and a considerable staff of clerks and employees, thus adding greatly to the overhead charges of the Department.

Discussing the increased running expenses of the Department, Mr. Laurence McGuire, President of the Real Estate Board, in an address delivered before the Society of Medical Jurisprudence at the Academy of Medicine, December 14, 1914, said:

"It is the largest employer of physicians, surgeons and nurses in the city, and I am informed employs over 1,200 physicians. In the Bureau of Public Health there are 154 medical inspectors; in the Bureau of Infants' Milk Stations there are 23 medical inspectors; Bureau of Infectious Diseases, 74; and in the Bureau of Sanitary Inspection, 11.

"There are in addition 11 dentists, 15 veterinarians, two surgeons, 588 nurses, a great number of sanitary and food inspectors, chemists, bacteriologists, bacteriological diagnosticians and a pathologist, many clerks and stenographers.

"There are three captains of boats, 7 boatmen and deckhands, a number of pharmacists, 6 laboratory assistants and a dietitian. All these are in addition to the forces required in the regular hospitals.

"The justification for this enormous expense is the claim and popular belief that the Department has succeeded entirely by itself in reducing the death rate in the city. Credit unfortunately is not given the advance of modern science, or skill of outside physicians or to better housing facilities or the greatly improved means of living, all of which in some measure must be responsible for the lengthening of life, though I am informed that there is no betterment as to human life above the age of 40."

Since Mr. McGuire made these statements the number
(Continued on page 638)

Plans To Complete Queens Barge Terminals

Borough Officials and Chamber of Commerce Active in Preparation to Secure Benefits of New Waterway

IN the original plans for Barge Canal terminals within the territory of Greater New York, no provision was made for the establishment of terminals in the Borough of Queens. The Queens Chamber of Commerce called a special meeting to discuss the subject and a committee was appointed to confer with the State Engineer and with the Barge Canal Board with a view to having Queens included in the terminal area, and after persistent and consistent effort, during which numerous conferences were held, plans submitted, and locations discussed, the Board finally decided that Queens should have three terminals.

The first of these is located directly north of the Queensboro Bridge, having a frontage along the river of 681 feet, and a depth of 150 feet. To provide for this terminal it was necessary to amend the Map of the City of New York by extending North Jane street from Vernon avenue to the bulkhead line of the East River, and to acquire title thereto.

The Newtown Local Board passed a resolution to open North Jane street, and a map providing for this change is now before the Board of Estimate and Apportionment for approval and the proceeding cannot be advanced until this map is so approved.

The second terminal is located at Hallett's Cove, Astoria, and has a frontage of 450 feet in Hallett's Cove, extending back 50 feet to the Boulevard. The third terminal is in the Flushing River northwest of the Flushing Bridge with a frontage of 550 feet in Flushing Bay and extending back 450 feet to a public highway. The three terminals within the confines of Queens Borough cover an area of approximately ten acres.

Queens will benefit particularly by the opening of the Barge Canal. Each of the terminals is so located that any section of the Borough is easily within trucking distance.

Queens Borough is essentially a center of commercial activity and within a few years a large number of industrial enterprises have located there. Its extended water frontage affords commercial facilities of vast value, and the establishment of the three Barge Canal terminals opens up a new line of water communication at once economical and expeditious.

The three Queens terminals will provide distributing points for goods for manufacturers and shippers to all parts of the country, north, south, east and west, and provide employment for a great number of Queens residents in the handling of this vast tonnage.

Desiring to cooperate in every way with the State in hastening the construction of the terminals, the Borough officials have given much thought and effort to the matter of laying out the approaches to the terminals, the opening of the proposed new streets, the acquisition by the State of land needed, the drafting of plans and the drawing of maps so that the whole project was expedited in the minimum of time.

Pending action by the State Engineer on the construction of warehouses, and superstructures, cranes and other necessary equipment for these terminals, it is probable that arrangements will be made for the temporary use of suitable docks and warehouses pending the completion of the terminals themselves.

Edward Auderberg, Senior Assistant State Engineer, in charge of the New York City office, who has jurisdiction over Barge Canal terminals, buildings and the preliminary work thereof, said yesterday:

"The plans and specifications for Terminal Contract 42, which is the Bradley site, Long Island City, will be completed and ready for advertising about July 15; the plans and specifications for Contract 43, which is the Flushing Bay terminal, are now being prepared, and those for Contract 45, the Hallett's Bay terminal, will be advertised late in the fall.

"The action of the Board of Estimate on the proposed change of the Map of the City of New York, by the opening of the street leading to the Queensboro Bridge terminal, does not interfere in any way with the work of preparing the necessary plans and specifications for

the advertising and letting of contracts for the construction of warehouses and other buildings. The title to the land is already vested in the State and it is only a matter of formality on the part of the Board of Estimate to approve of the proposed change."

The terminals in other parts of the city are in various stages of completion. At Pier 6, East River, the terminal is about 98 per cent. completed. This work is in the nature of reconstruction. The contract for construction of a superstructure and sheds at this pier will be given out in July. Pier 5, East River, is being used now, but there are some repairs to be made to the existing buildings and bids for the work will be opened on June 4. At the Greenpoint terminal the work is about fifty per cent. completed; at the Mott Haven, Bronx, terminal the work was about 57 per cent. completed on May 1st; at West 53d street the work is about 15 per cent. completed, and at the Gowanus Pier the work is about 20 per cent. completed.

Walter I. Willis, Secretary of the Queens Borough Chamber of Commerce, said yesterday:

"The location of three Barge Canal terminals in the Borough of Queens means much to this Borough. Naturally we expect great things as a result of the opening of these terminals, and what it will mean to the manufacturing interests of Queens can only be estimated. Aside from the economical feature of this Barge Canal with terminals in this Borough, the saving of time and labor are of considerable importance.

"We have figured that in some instances a saving of as much as twenty per cent. will be effected by the shipping of merchandise by way of the Barge Canal. It affords direct communication between Queens and all parts of the United States, a considerable part of the route being all water. We have plenty of vacant land here and expect that the opening of the canal will bring a great demand for sites here from manufacturing interests who will recognize, in addition to the other natural advantages of Queens as a manufacturing center, the economical and expeditious shipping and receiving of freight, which are the two essential points in favor of any manufacturing community."

The opening on Wednesday of the Barge Canal was effected without formality of any kind, but a more elaborate observance of the event will take place later, probably on July 4, the Legislature having made an appropriation for a celebration and authorized the Governor to appoint a commission to have charge of the affair.

On this commission the Chamber of Commerce of Queens will urge the appointment of a resident of that Borough and will take an active part in the celebration of the opening as a great State event generally and because of the location of three Barge Canal terminals in Queens, especially.

Traffic experts and engineers estimate the capacity of the new Barge Canal at ten million tons of freight annually, equivalent to half a million freight carloads. Control of the canal traffic was taken over by the Federal Government on April 17, in connection with the administration of all transportation lines.

Facts About Industrial Brooklyn.

THE following statement is issued by the Brooklyn Chamber of Commerce:

Brooklyn, in its more than 870 plants, large and small, employs a total of over 200,000 horse power.

Brooklyn has invested in manufacturing business over \$450,000,000.

Brooklyn industrial products are valued at \$417,000,000 annually.

Brooklyn has nearly 900 miles of paved streets.

Brooklyn receives 165 new residents every day, 20 per cent. of whom engage in industrial occupations.

Brooklyn each week adds four new manufacturing plants to those already established and increases industrial investment at the rate of \$25,000 per day.

Real Estate Board To Enlarge Its Organization

Plans Drive for New Membership to Strengthen It in Fight for Relief from Excessive Taxation.

THE Real Estate Board of New York is about to begin a campaign which should result in increasing greatly its value and usefulness and its capacity for serving the taxpayers of Greater New York. In response to an inquiry made by the Record and Guide an outline of the plan was given yesterday by Richard O. Chittick, Executive Secretary of the Board. Mr. Chittick said:

"It is true that the Real Estate Board is working out a plan for increasing its membership. All of the details of the plan, however, cannot yet be given. It is more important for the present to state briefly the reasons for the plan. If these are properly understood and appreciated by real estate owners the success of the plan will follow automatically.

"Real estate owners do not need to be reminded of the burden of taxation and other carrying charges which have hit real estate with cumulative force in recent years. A budget of \$240,000,000 in 1918 and a tax rate ranging from 2.36 in Manhattan up to 2.46 in Richmond compels them to think very seriously.

"It is unnecessary to go into details about the cost of construction, the expenditures necessary under the building regulations and factory laws, increasing cost of insurance, etc.

"Another phase of the situation which is disconcerting to a degree is the pronounced tendency of some of our state and local officials to regard as subjects for governmental enterprise functions that are not properly so. Both in the State Legislature and nearer home the attempt is made with increasing frequency to saddle upon part of the community costs which should be assessed upon all of the community. Real estate carries practically all of this burden, both the legitimate and the ill-advised.

"All of this is entirely aside from the extraordinary direct and indirect costs of whatever kind which the war makes necessary and which, as just evidenced by a subscription of approximately \$4,000,000 by the Real Estate Division to the third Liberty Loan, and in many other ways, are all cheerfully met.

"The carrying charges, which we can estimate fairly accurately, will increase next year; and there is no reason to believe that the other annoying features already referred to will not also be in evidence.

"Without piling up reasons it is plain that real estate owners have a colossal task before them if their holdings are to be much longer considered as assets instead of liabilities.

"The Real Estate Board has undoubtedly done a large service in the past four years. It has increased its membership from about 150 in 1913 to nearly 1,500 at the present time. It has expanded its machinery and increased its efficiency all along the line. Its policies are established. It occupies a secure place.

"But the demands are far greater than it can meet without adequate support. Already it is doing more for the real estate community than conditions warrant, for there are approximately 200,000 property owners paying taxes in New York City, which means that less than 1 per cent. are, through membership in the Real Estate Board, carrying the burdens of the whole. Real estate in Greater New York represents an assessed value of about eight billion dollars. The net revenue of the Real Estate Board should properly be regarded as the annual premium paid for securing the proper treatment of real estate. Looked upon in this light the premium is pitifully small considering the bulk and value of the property needing this form of insurance.

"In all seriousness the gravity of the conditions here referred to should secure cheerful acquiescence in almost any plan the Real Estate Board might present. The necessity is immediate for building up and supplying an adequate plant and machinery to do the work that it is imperative should be done—for analyzing local budgets; making proper investigations; protecting and promoting the welfare and interest of the Board's members; promoting and encouraging the enactment

of proper laws; opposing and taking necessary steps to prevent the enactment of unjust and obnoxious legislation; securing an equitable and uniform system of taxation; advocating necessary public improvements and opposing unnecessary, extravagant and wasteful expenditures of public funds.

"These are the reasons for the Board's proposed plan. The plan itself may, for the moment, be summarized briefly. It embraces two features:

"First—The establishment of a Complaint Bureau to deal more particularly with all matters relating to departmental orders, to be equipped so as to investigate thoroughly conditions in specific buildings upon which orders are issued, and to make recommendations for the most economical carrying out of these orders where the orders are legitimate. For this special service a fee will be charged commensurate with the value of the services rendered.

"Second—The establishment of a class of Sustaining Members. There are hundreds of large corporations, estates and individuals whose holdings are numerous and represent large money value. Such corporations, estates and individuals are to be requested to make a specific annual contribution, bearing a proper relation to the interests which they have at stake. To repeat the simile of an insurance premium these contributions should be cheerfully made.

"This plan is being undertaken by the Real Estate Board in the full assurance that nothing short of a deliberate refusal to be forewarned or to appreciate the imperative necessity for guarding against the future will prevent its meeting with immediate success.

"It is perfectly obvious that if the work is not undertaken by the Real Estate Board it will not be undertaken at all, and it is quite as obvious that if the Real Estate Board is not properly supported by those who have so much at stake the Board cannot do the work.

"The plan here suggested has been presented to the Board of Governors and authorized by it at a recent meeting, and the work will proceed under the direction of Mr. A. C. MacNulty, Mr. E. P. Doyle and myself."

Conference by Taxpayers Called.

THERE will be a conference of the Presidents of Taxpayers' organizations at the rooms of the Real Estate Board next Thursday at 3 P. M.

The object of the conference, as stated by Edward P. Doyle, who has called it, is to consider proposed remedial legislation and to arrange for concerted action on the part of the taxpaying interests of the city to keep New York Safe for Life and Property.

Advocates Five Per Cent. Commission.

Editor of the RECORD AND GUIDE:

Will you please advocate in your columns the advisability of real estate agents in this city maintaining a standard rate of commission of five per cent. for the general management of properties?

As it is now, some agents will take over the management of real estate holdings at a commission as low as two per cent., while others accept the responsibility at two and one-half and three per cent., whereas if they would all cooperate with the one view in mind, that of charging the owners the maximum rate of five per cent., there would then be a chance for the agents to cover expenses and to make a small profit in their efforts in the owners' best interests.

With the shortage of help, and the necessary increases of salary, the agent of today is barely covering overhead expenses; hence the making of a demand for a standard rate of five per cent. commission for the general management of all real estate would relieve and better the condition of all agents, as well as rendering the greatest efficiency for the owner.

A SUBSCRIBER.

Peckham and Scott Tie for the President's Cup

Real Estate Golfers in Fine Contest at Annual Tournament for Benefit of Red Cross.

THE second annual golf tournament of the Real Estate Board of New York for the benefit of its Red Cross Fund was held on Thursday, May 16th, at the links of the Greenwich Country Club, Greenwich, Conn. The day was an ideal one for golf and there was a large attendance. Play started at 9 a. m. Buffet luncheon was served during the day.

The winners of the several classes, who may procure their prizes at the Board Rooms, 217 Broadway, are as follows:

The President's Cup, 18 holes net, all classes competing, resulted in the tie between W. H. Peckham, 101-20-81, and D. G. Scott, 97-16-81.

Class A—A. B. Ashforth's Cup, for the best 36 holes net, won by A. E. Taylor, 190-28-162.

Best gross 18 holes won by F. F. Turrell, 90.

Best net 18 holes tie between R. H. Macdonald, 95-13-82, and A. E. Taylor, 96-14-82, but as Mr. Taylor won the net selected the prize was given to R. H. Macdonald.

Best net selected 36 holes won by A. E. Taylor, 85-7-78.

Class B—Harold C. Richard's Cup, for the best 36 holes net, won by W. H. Peckham, 202-40-162.

Best gross 18 holes won by D. G. Scott, 97.

Best net 18 holes won by W. H. Peckham, 101-20-81.

Best gross selected 36 holes won by George F. Handel, 89.

Best net selected 36 holes resulted in the tie between E. Bass, 93-10-83, M. P. Collins, 91-8-83, and F. M. Zittel, 91-8-83.

Class C—Edward D. McManus Memorial Cup, for the best 36 holes net, won by B. M. Fellows, 209-48-161.

Best gross 18 holes won by J. J. Cavanaugh, 105.

Best net 18 holes won by B. M. Fellows, 107-24-83.

Best gross selected 36 holes won by W. W. Pellet, 96.

Best net selected 36 holes won by T. W. Wasson, 97-15-82.

The guest prize for 18 holes net was won by Morgan R. Howe, 92-23-69.

Health Department's Heavy Cost to Taxpayer.

(Continued from page 635)

of employees in the departments mentioned by him has been materially increased. Critics of the work of the Department have pointed out that in many instances people who are able to pay a physician have taken advantage of the services rendered by the Department and thus saved their pocketbooks at the expense of the public, and that one of the chief reasons why taxpayers have had their burden increased is on account of this indiscriminate use of the Department's medical staff, rather than the services of the family physician.

Adenoids have been removed, tonsils taken out, defective teeth attended to, weak ankles and fallen insteps rejuvenated and hair and scalp treatments given to any and all alike who applied, without, it is alleged, proper discrimination as to who was and who was not able to pay. Drugs, it is also declared, have been issued without charge, and examinations of blood corpuscles and sputa made, as a basis for physicians' treatment, at the expense of the taxpayers.

How much these activities of the Department have cost the citizens generally it is impossible to easily determine. Naturally, figures on the question are not obtainable at the Department except on an official investigation. It is evident, however, that the services of the Department which are most likely to be abused are the ones which are most indiscriminately distributed.

One of the characteristics of the Department of Health is its independence of the general administration of the city. In the first place it has the power to spend \$80,000 more than its annual appropriation at any time and by a declaration of imminent peril adopted without the ap-

proval of the Mayor can, without special appropriation, spend any sums deemed by it necessary. The Board cannot be enjoined, as other departments of the city government can be, and no suit can be brought against it or its officials.

Even its membership is so divided that neither city nor State entirely controls it. One member of the Board is Health Officer of the Port of New York, appointed by the Governor; another, the Police Commissioner, and the third and executive member is the City Commissioner of Health.

New York is the most healthful large city in the world, and its citizens are justly proud of that fact. They are also exceedingly pleased with the location of the city at the mouth of the Hudson, on a low ridge of land which, with the river, gives the city an ideal drainage system; they revel in the ocean breezes which daily and nightly sweep over the city and purge its atmosphere of deadly gases and microbes; they admire its well paved streets and finely appointed buildings, which lend fewer lurking places for disease germs than is general in cities with millions of inhabitants, and they are born and grow up and thrive in a climate that is conducive to health and long life.

The question taxpayers ask is whether the low death rate is due to the tremendous expenditures of the Health Department, about which they know little or nothing except that they are increasing at a much more rapid rate than the population, or whether, under the disguise of a public benefactor, the Board of Health is spending money needlessly in salaries to doctors and nurses and wages to inspectors and in drug bills that should come out of the pockets of those directly benefited.

Annual Meeting of Society for Electrical Development.

THE annual meeting of the Society for Electrical Development, Inc., was held on Tuesday, May 14, at the offices of the Society in New York. James R. Strong presided at the meeting.

The election of directors resulted as follows:

For directors to represent central station interests, J. E. Montague, four years; W. W. Freeman, two years; E. N. Sanderson, one year.

For director to represent jobbing interests, Fred Bissell, four years.

For director to represent contracting interests, G. M. Sanborn, four years.

At the Board of Directors' meeting which followed the annual meeting, with J. E. Montague presiding, it was decided to continue the work of the society for another year upon the present basis and to conduct a "Convenience Outlet" campaign as suggested by the general manager.

The society will issue broadsides, booklets, folders, lithographed posters, etc., and will ask local committees to procure the co-operation of the entire electrical industry in educating the public to an appreciation of "Convenience Outlets" of all kinds, such outlets to be preferably on a separate circuit from the lighting. It is felt that the time is opportune for such a campaign when domestic servants are scarce and people have money to spend upon appliances, the proper use of which plays an important part in fuel conservation.

The following officers were elected:

Mr. Henry L. Doherty, President; Mr. Joseph E. Montague, Vice-President and member of the Executive Committee; Mr. Gerard Swope, Chairman of the Executive Committee. Mr. James M. Wakeman was reappointed General Manager and Mr. James Smieton, Jr., Secretary-Treasurer for the ensuing year.

Governor Clears Up Last of Legislative Bills

Signs Measure to Modify Pay-As-You-Go Policy and Vetoes Several Tax Measures.

(Special to the Record and Guide)

ALBANY, May 16.—Moved by the appeal of City Comptroller Craig that the Wagner bill, permitting New York City to issue, not exceeding \$15,000,000, serial bonds or corporate stock annually during the war and for a year thereafter for certain public improvements is of vital importance to the city, Governor Whitman signed this measure, which is a modification of the so-called pay-as-you-go law. The governor acted in the closing hours of the thirty-day period, following a hearing upon the bill, at which Comptroller Craig and Senator Robert F. Wagner made strong appeals for its approval.

Opinion of the Governor follows:

"Concededly the city is free at the present time to provide for its rapid transit, its docks and its water supply without reference to the pay-as-you-go policy. These improvements can now be financed by the issuance of fifty-year corporate stock so far as its water supply is concerned, and so far as rapid transit and docks are concerned, to the extent that the borrowing capacity of the city permits.

"As to the construction of new schools, objections to the bill are urged upon the ground that on December 31, 1917, corporate stock or serial bonds had theretofore been authorized but unused for such purpose amounting to \$13,936,438.64.

"Under the pay-as-you-go law the cost incurred for all non-revenue producing improvements authorized after January 1, 1918, must be met by budget appropriations and included in annual tax levies. This bill provides that the cost of such improvements shall be paid for during the life thereof, and extends such principle, in so far as the issuance of stock and bonds under this bill is concerned, to revenue producing as well as to non-revenue producing improvements.

"In the four years from January 1, 1910, to December 31, 1913, corporate stock and bonds amounting to \$127,633,257 were issued for non-revenue producing purposes, making an annual average of \$31,908,314. During the three years from January 1, 1914, to December 31, 1916, the annual average was \$19,687,236. The minimum of \$15,000,000 specified in the bill was suggested by the Legislature after an extended examination of all of the available information upon the subject. The city authorities claim, therefore, that this bill is a modification and improvement rather than a repeal of the pay-as-you-go policy.

"Authorizations under the existing law appear in the budget only after the contractor has performed the work for which the authorizations were made. Accord-

ingly the budget part of outstanding authorizations, which on December 31, 1917, were \$30,379,160.74, might be spread over a number of years.

"It is urged, however, that these authorizations are largely for purposes which require substantial modification or an entire substitution of new plans or location for the improvements for which they were issued, and that the present law precludes such substitution or new location and holds everything in check. The comptroller of the city, in a memorandum submitted in favor of the bill, states: 'That the debt-incurring power of the city on April 1, 1918, was \$26,529,168.34; that if the present bill is signed this amount will be considerably increased by the rescindment of prior authorizations largely for public schools, which cannot be used for their original purposes because those purposes have been somewhat changed; that such appropriations will be rescinded, and that under the present law new appropriations could not be authorized, although it is desired to erect these schools in slightly different localities and of somewhat different style than heretofore specified.'

"This bill is endorsed by the bankers who supported the enactment of the pay-as-you-go law.

"For the foregoing reasons the bill is approved.

"(Signed) CHARLES S. WHITMAN."

Several bills of interest to real property owners in New York City were embraced in the governor's omnibus veto message. Among these were:

Senator Farrenkopf, providing that the holder of a tax lien may foreclose the same in the County Court of the county where the property is situated as well as in the Supreme Court.

Senator Farrenkopf, providing that the people of the state may be made a party defendant in an action to compel the determination of real property in the same manner as a private person when the real estate affected is situated wholly within first and second class cities.

Senator Knight, abolishing the distinction between tangible and intangible property for transfer tax purposes and providing that securities not otherwise taxable and kept within the state and cash on deposit or kept within the state by non-residents shall be construed as property within the state.

Senator Gibbs, amending the lien law by giving material furnishers and labor a preference over all other lienors on contract work outside of New York City.

First Mortgages On Real Estate as Investments

THE Advisory Council of Real Estate Interests has issued the following statement:

Secured incomes and speculative investments should not be confused even in war time.

We here refer to a distinction which is very clear and yet which is too often overlooked. Thus, although many of the transactions which make up the real estate market are investments of the speculative variety, the principal units of real property have been acquired for permanent income, and it has been estimated that over 60 per cent. of all real estate values in New York City are mortgages held by institutions and persons who desire an absolutely safe and permanent investment with a dependable return in interest. The speculative element in real estate is confined to equities, and the same condition exists with intangible securities as the value of stocks depends upon the equity above the bonds, and the stockholder takes his chances on business conditions and the ability of those who happen to control the respective corporations.

In the "American" of last Monday we find an interview with an unnamed banker, who advises that in order to participate in the speculative stocks at present

quotations all permanent investments should be thrown over. Such advice naturally comes from a stock broker who overlooks his professional responsibilities. He fails to appreciate—first, that a mortgage investor is just the person who should be advised to keep out of the stock market because he is not equipped by experience or inclination for a speculative trader; second, mortgages cannot be paid without withdrawing capital from some other source, and therefore the amount available for stock exchange transactions is not increased; third, such private conversion of funds will directly conflict with the alleged desire of some institutions to enlarge their liquid capital by realizing on their real estate mortgages at par instead of recognizing the depreciation now common with other securities.

The Advisory Council of Real Estate Interests, through its representative membership in banking, as well as other lines of activity, has given this entire subject a large amount of study from the viewpoint of the general welfare, as well as that of the borrowers and lenders on mortgage security. The Council has discouraged every tendency to accept the short-sighted advice as given by the broker quoted.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor

W. D. HADSELL . . . Vice-President

J. W. FRANK . . . Secretary-Treasurer

S. A. PAXSON . . . Business Manager

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Judgments, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

Back Up the Real Estate Board.

Real estate owners and operators of the city should be greatly interested in the announcement made by the Real Estate Board, printed elsewhere in the Record and Guide, of the institution of a campaign for increased membership in this active organization, which is constantly and successfully working to advance realty interests under circumstances that have been growing more trying every year.

The Real Estate Board in four years has grown from a new and untried organization to a strong and vigorous one, and its record in support of measures benefiting real property and its activity in fighting inimical legislation and municipal extravagance is too well known to require more than passing reference.

It was one of the chief advocates of the Zoning Law and strongly backed the Save New York Movement. Under the able leadership of the present president of the organization—Mr. Laurence McGuire—it bore the brunt of the campaign to secure the passage by the Legislature of the Boylan Bill, which, if enacted into law, would have relieved real estate of a considerable part of the constantly increasing burden it has had to carry. The Board was nearly successful in getting this measure enacted into law. The fight must be renewed at the next session of the Legislature, and there is no other organization which can so successfully "carry on" in this matter as the Real Estate Board. It is of vital interest to every one of the more

than 200,000 property owners in New York that the Board should be supported, and supported fully and whole-heartedly by personal contact with it and in money backing. The full plans of the organization for its drive will be awaited with interest, and the Record and Guide will gladly do its share in making it successful.

Mighty Poor Advice.

A great deal of adverse comment has been caused by an article in the New York "American" last Monday, which urged investors to keep out of mortgages during the war. Some anonymous banker, "head of a well-known firm," was given by the newspaper as authority for the article.

It is not surprising that the anonymous banker kept his identity a secret. The stupid advice offered in the article would make any level-headed man anxious to avoid responsibility for it.

Asserting the belief that no funds whatever should be invested in real estate at this time, the "head of a well-known firm" is quoted as making the astonishing statement that "it would appear that this is one time in the world's history when a renewal of mortgages can be considered bad business." Investment in speculative stocks was urged in the article as wiser.

How illadvised is such talk must be apparent upon even the slightest reflection. Nothing could be safer than good mortgage investments. Less money has been lost in that than in any other form of investment.

Mr. William P. Rae, President of the Brooklyn Board of Real Estate Brokers, expresses the resentment of that body in a letter to Mayor Hylan, declaring: "That portion of the said article referring to mortgages is prejudicial to every interest supporting our Government; against public policy logically, and in fact untrue, false and misleading." In the letter to the mayor the article also is condemned as unpatriotic, "an evident effort to disturb the public mind and unsettle established conservative investments."

Whoever was responsible for the "American" article offered some mighty poor advice. Most investors are too sensible to heed it, and the others should hesitate before deciding to follow it.

Convention of the Building Industries.

The American Institute of Architects has called a meeting of the various professions, trades and industries identified with the building business, to be held at the Engineering Societies' Building, New York, June 7.

The immediate purpose of the meeting is a conference to consider what can be done to organize the entire building industry and adapt its operations to war-time conditions.

It is essential that the industry shall have a definite understanding of the needs and the purposes of the Government in order that it may co-operate with the Government to supply those needs to the full extent of its ability.

It is also desirable that it may make clear to the Government the needs of the industry and to gain its co-operation—as far as the exigencies of war may permit—in the conservation of the industry.

The building industry is most fortunate in having within its ranks a body like the American Institute of Architects, thoroughly neutral and entirely competent to arrange the preliminaries for whatever organization may be deemed suitable.

The importance of making the gathering a thoroughly representative one is accepted by all parties in interest. It should include both national and large local associations—

architectural and engineering professions, material manufacturers and distributors, contractors and labor interests—so that the industry may profit by a complete interchange of views. As whatever action may be taken will affect all, it should spring from united council.

Active co-operation of many interests is already pledged, giving assurance of a meeting truly representative of

every section of the country and of every branch of the industry.

Such a meeting gives promise of such a complete interchange of opinions and statements of facts and conditions as clearly to warrant the attendance of every man interested in getting a nationwide view of the conditions affecting building industry.

Experts Tell How New Torrens Law Will Work.

(Continued from page 631)

fail to receive actual notice of the pendency of the action, but the Legislature also considered it only justice to the real estate public that, in the administration of the Torrens law, they should have the privilege of obtaining the very best service available, which was through the assistance of title insurance companies, so that under the bill as passed, upon request of the applicant, the Court may appoint a title company as official examiner in a Torrens proceeding.

It should be very carefully noted, in the memorandum which the Governor filed with his approval of the bill, that he quotes the opinion of the Attorney-General, to the effect that, although in his opinion, "there is sufficient notice and hearing provided by the bill to constitute due process of law, yet, where a minimum of notice is being approached, *the court should take the burden of deciding* just the length of notice and nature of notice which divides adequate and reasonable notice from inadequate notice." The advocates of these amendments have approached dangerously near the line of adequate notice, if they have not actually gone beyond the line, and no careful or conservative attorney will accept a Torrens title under this Act until the Court of Appeals has finally decided the question.

The Governor himself also had some doubt as to the constitutionality of the Act, as he uses the following language in the memorandum just quoted:

"It is urged by those favoring the bill that the present system of registering titles is cumbersome, and, although this bill may contain some objectionable features, it will, *if it is held constitutional by the Court of Appeals*, give great relief to the owners of real estate."

It will thus be seen that both the Attorney-General and the Governor, at the very outset, in the approval of the bill, throw doubts upon its constitutionality.

Under the Act of 1916, four of the five title insurance companies of Greater New York stood ready to guarantee titles coming through a registration certificate. Until the present Act, as amended, is construed by the Court of Appeals, it is doubtful if any of these companies will so guarantee.

A great deal has been said about the rapidity with which proceedings can now be brought and the small expense to the real estate owner. Attention has heretofore been directed to the inadequate equipment of the offices of the various county clerks and registers of this city for making such searches. This inadequacy will be a very important factor in the expeditious examination of titles and the correctness of the abstract. Personally, I do not see how anyone would be justified in relying upon the work which the registrars' and county clerks' offices will turn out. In most of these offices, searches would have to be made by the old method of digging out the chain of title, which, as every one knows, is a long and cumbersome procedure. The registrar's office of New York County, although it has what is called a "locality plant," in a test which was made as to 25 blocks, selected at random, failed to return an average of 38 per cent. of the instruments affecting the parcels in question and constituting a necessary part of the chain of title—hardly a reliable foundation upon which to base a Torrens title proceeding. Inasmuch as the Supreme Court of the State of Minnesota, in the case of Baart vs. Martin, reported in 99 Minn. 197, ruled that: "When a name of a claimant is known to applicant, he must be summoned, and an order of publication does not bind him," it undoubtedly would be held that a deed actually on the record constituted notice, which would require the making of the grantee in such deed a party to the proceeding, or the proceeding would be null as against him.

It therefore will be necessary on the part of any one called upon to pass a Torrens title to make an entirely separate examination and obtain a search by a title insurance

company, in order to determine whether the Torrens proceeding is regular and valid.

In connection with the claim made as to the small expense incident to the initial registration of a title under a Torrens proceeding, there are a number of features which have been overlooked. In addition to making a search in his own office, the Registrar will be required to search in the County Clerk's office, in the United States Courts, in the office of the United States Loan Commissioners and in the offices of the Tax Collector, Comptroller and County Treasurer. He also will be required to make an inspection of the property to determine all existing easements which can be disclosed only by actual observation, and parties possessing such easements must be included in the proceeding, or it will be a question whether their rights are cut off. Who is to pay the expense of all this work? In connection with title examination by a title insurance company, this constitutes a very important part of the service, and makes up a considerable proportion of the expense. If this amount should be included in the charge of 1/10 of 1 per cent. of the assessed valuation plus \$10, which is provided in the law, in many cases it will consume a very large proportion of the registrar's fee and the additional expense for examination and registration will be paid by the taxpayers of the City.

No one who is not thoroughly familiar with the work of title examination has any idea of the great amount of detail involved and the large number of persons who must be employed to investigate and attend to these details. All this takes time to correlate and prepare, so that all the information may be embodied in an abstract of title, the proper parties ascertained for the making of service, besides the preparation of the returns, making up the judgment roll and the passing upon the same by the Court. The mechanical work involved is a matter of no small moment, and the simplest title will require the work of a number of men many days to complete. Those who seriously believe that the registration of a title under the Torrens system can be accomplished in thirty days will be grievously disappointed when the actual results appear.

Assemblyman Youker is quoted as stating that this law will enable property owners in New York City to free themselves from the grip of title insurance companies, as though the people of this city were suffering in some way from the fact that they were dependent upon title insurance companies, and that title insurance companies were taking an unfair advantage of them. It is important that the City of New York should appreciate the fact that it is dependent upon title insurance companies—and will be so dependent for some years to come—for proper examination of titles and the making of accurate, guaranteed searches. This service cannot be performed by the public officials of New York City, and any legal proceeding brought to supplement the inaccuracies of such examination and searches will be futile.

The title insurance companies are great lending institutions and clearing houses by which the investor in mortgages on real estate is brought into contact with the real estate owners desiring loans. The title insurance companies, with their affiliated mortgage guarantee companies, have outstanding in guaranteed mortgages, at the present time, over \$500,000,000. *Practically all loans made on real estate in New York City are made either by title insurance companies directly, or are made by lenders who obtain policies of title insurance issued by these companies.* All mortgages, whether purchased from title insurance companies or made under title insurance policies, are received by the lenders with full confidence that the titles are perfect, or, if found to be defective, that the title insurance companies will make good any loss. It will be some years before the same confidence is manifested by lenders toward loans upon Torrens title certificates.

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REAL ESTATE REVIEW OF THE WEEK

Apartment Houses Figure in Sales and Exchanges—Leasing
Continues Good—Taxes Slow Coming In—Other Reports

THE past week was not marked by the great number of sales recorded or the amount involved to any great extent, although there were several important sales consummated affecting property in Manhattan and the Bronx. Apartment houses figured in these transactions and several deals were involved.

The sale by the Mutual Life Insurance Company to Sonn Brothers, operators of the two eight-story apartment houses at the southwest corner of Central Park West and Eighty-eighth street was the largest in point of momentary consideration, while the sale of Fern Cliff and Fern Court, two apartment houses on Franklin avenue by the Ferncliff Building Corporation to Frederick Brown, operator, was another evidence of the activity of operators during these more or less dull times in realty.

Another sale involving apartment house property on West End avenue represented \$550,000, the holding price, but the selling price has not been divulged. The Schuyler Realty Company, Harry Schiff, president, sold to D. Rush Stoddard the twelve-story apartment house at 947 West End avenue, facing Straus Square. This sale involved an exchange of a five-story apartment house at 110 East 116th street. Nassoit & Lansing were the brokers in the transaction.

A sale in which Manhattan and Bronx properties figured was consummated when Joseph Schwartz, president of the S. B. Building Corporation, sold to Adolph and Minnie Wolff the five-story apartment house with four stores, at the southeast corner of St. Nicholas avenue

and 192d street, giving in exchange a five-story apartment house at 492 East Seventy-third street. This deal, which was negotiated by M. I. Strunsky & Company and H. F. Byrnes, involved about \$260,000.

The sale of a Barclay street building to the tenant again demonstrated the trend toward the acquisition of commercial properties by business men, a development which has been one of the strongest features of the real estate market of late. George C. Engel bought the four-story building at 123 Barclay street, now occupied by him as a cold storage house and will continue to occupy it. Cruikshank & Company was the broker in the deal. Leasing continues good, however, and this department of the various brokers is kept busy. The demand far exceeds the supply of available space and several important leases consummated of late involved complexity of detail which, however, were adjusted to the satisfaction of all concerned.

The Liberty Loan and other war financing of late is given as the reason for the slowness of taxpayers in making their payments for the first half of the year. Comparison with other years show the falling off.

Of a total levy of \$205,159,598, only \$22,532,385 has been paid in since May 1, according to the Receiver of Taxes. Of the amount received only \$14,096,634 was in payment for taxes due for the first half year under the option permitting payment in installments. This left \$88,483,165 for the first half year's taxes, which must be paid by May 31.

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Necessity for Reformation.

A CONTRACT provided that the party of the first part agreed to sell and convey to the party of the second part certain described property, to be valued at a price therein specified and to be free and clear of all incumbrances except a specified mortgage, and that the party of the second part agreed to give in payment \$1 in cash and property therein described, and also the sum of \$1,740 on a specified date; the described property to be valued at a price therein fixed and to be free and clear of all incumbrances. In an action for damages for breach of contract of sale the defendant by cross-bill asked reformation of the contract. The Iowa Supreme Court holds, *Lewis v. Woodbine Savings Bank*, 165 N. W. 410, that the contract by its terms was a contract of exchange with an agreed difference in value to be paid, as distinguished from a contract of sale, and did not need to be reformed to show that it was a contract of exchange.

Covenants Running with the Land.

A covenant running with the land is usually, though not always, some covenant or promise of the grantor of the land, and inures, not only to the benefit of the grantee, but also to subsequent grantees or assignees of the title which passes by virtue of the conveyance in which the covenant is made. A covenant which does not so inure to the benefit of subsequent grantees and assignees is personal in its character, and no right to enforce it passes to a subsequent grantee by virtue of the conveyance of the property to him.—*Iowa Implement Co. v. Aetna Explosives Co.*, *Iowa Supreme Court*, 165 N. W. 408.

Mortgagee in Possession—Accounting.

The Iowa Supreme Court holds, *McQuire v. Halloran*, 165 N. W. 405, that where a mortgagee in good faith entered into possession, he is, on an accounting, entitled to compensation for improvements placed on the land in good faith before suit. Interest should not be al-

lowed for the period during which he himself was in possession of the land, but he should be charged with the annual rent thereof.

Misrepresentation.

The Iowa Supreme Court holds, *Dimond v. Place River Land, Etc., Co.*, 165 N. W. 1032, that a purchaser may rescind for fraudulent representations and recover back the purchase price even if the land were of the value the purchaser contracted to pay for it.

Broker's Commissions.

A broker sought to recover for services performed in obtaining a lease of a building for the defendants and in securing tenants for it. The declaration was in two counts, the first on the account annexed and the second upon a quantum meruit. There was a verdict for the plaintiff, and the defendants excepted. There was some evidence that the plaintiff contracted with the defendants to procure for them a lease for a commission of \$1,116.72, and two other leases to other tenants, one for a commission of \$839.38 and one for a commission of \$160; that these leases were obtained; that the plaintiff performed his part of the contract, and the defendant refused to pay him. Upon establishing these facts, the Massachusetts Supreme Judicial Courts held, *Wheelock v. Zenitas*, 118 N. E. 279, that the plaintiff could recover on the account annexed. There was also evidence to show that the plaintiff agreed to secure the first mentioned lease for the defendants, but was not to receive the agreed commission of \$1,116.72 until the premises were rented for "as much or more than you pay" the owner of the building, and that the plaintiff was to assist in securing a sublease for the defendants without compensation. It was the plaintiffs' contention that he fully performed his agreement and that the defendants refused and neglected to cooperate with him; that "if he had been let alone in the management of the estate and had a little cooperation from the defendants," the premises could have been rented for \$25,000 a year. There was other evi-

dence tending to show that the defendants, by their lack of diligence and failure to aid the plaintiff, prevented the estate from returning the amount stated. Upon these facts the plaintiff had the right to go to the jury on the quantum meruit and recover the value of his services. It was held that there was no error in refusing to order the plaintiff to elect upon which count he would proceed. The counts were not inconsistent and with the conflicting evidence on each count, it could not be known which view of the case the jury would accept. The defendants' exceptions were, therefore, overruled.

Surrender of Interest.

In action to determine the right in certain real estate the Utah Supreme Court holds, *Budge v. Barron*, 169 Pac. 745, that the defendant effectually surrendered and divested himself of his interest under his contract for the purchase of the land when, being in default in interest thereon, entitling the vendor to invoke its foreclosure clause, the plaintiff agreed to take it off his hands, reimbursing him for his payments thereon if the vendor would agree to eliminate a building restriction clause, and the defendant reported this to the vendor, and got him to issue a contract therefor to the plaintiff; writing not being necessary for surrender of the interest.

Party Walls—Repairs or Alterations.

Defendant removed soil supporting the party wall of plaintiff's building without plaintiff's consent and excavated to a depth of more than ten feet, causing the wall to become unsafe and dangerous, by reason whereof the superintendent of buildings obtained an order from the court, commanding that the wall be made safe, and pursuant thereto and by direction of the building department defendant entered on plaintiff's premises, but did the work in an unnecessary method, causing damage to plaintiff. The New York Appellate Division held, *Wilson v. New York Telephone Company*, 167 N. Y. Supp. 833, that its acts were not justified by the order of the court, or the authority given it by the building department, as its own act was the cause of the order that the building be made safe.

Specific Performance of Contract.

The Georgia Supreme Court holds, *Barnes v. Cowan*, 94 S. E. 564, that specific performance of a contract for the sale of land will not be decreed unless the land, which is the subject matter of the alleged sale, is clearly identified in the contract. A description in the instrument will be sufficient if by the aid of extrinsic evidence it can be definitely applied to particular land. As a corollary to this rule a description of land will not be sufficient if the instrument does not definitely describe the land or express data by which it might be definitely located by the aid of extrinsic evidence. A bond for title bound the obligor, on payment of described purchase money notes, to convey a definitely described body of land of irregular shape to the obligee or his assigns. It also contained a provision: "Seller of above described property agrees to give a deed to any number of acres on the payment of full pro rata part still due on said acres except frontage on Peachtree Road, which shall be 15 per cent. more per acre than the price being paid per acre for the whole tract." It is held that the stipulation "to give a deed to any number of acres" refers to the quantity of land for which the purchaser might demand a deed upon complying with the conditions as to payment, but does not describe any particular fraction of the land to which a deed should be made, or give any data from which any particular land might be located by the aid of extrinsic evidence. The writing did not purport to authorize the purchaser to designate particular portions of the land and demand deeds therefor upon complying with conditions as to payment, and no question was presented as to the effect of such a provision if it had been made. Applying the principles of law promulgated above it is held that the special provision quoted above from the bond for title is too indefinite for enforcement by specific performance.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 29 as against 33 last week and 31 a year ago.

The number of sales south of 59th street was 10 as compared with 11 last week and 12 a year ago.

The sales north of 59th street aggregate 19 as compared with 22 last week and 19 a year ago.

From the Bronx 22 sales at private contract were reported as against 18 last week and 9 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 650 of this issue.

Sales and Resales.

Frederick Brown resold the six-story remodeled dwelling at 13 East 67th street, known as the Hevers Chambers, to Mrs. Jessica E. Smith. Mr. Brown took over the property at foreclosure on Wednesday on a bid of \$108,302. The property covers a lot 22x100.2, about 128 feet east of the Astor home, at Fifth avenue and 67th street. In exchange Mrs. Smith gave the four-story dwelling at 16 West 68th street, on a lot 18x100.5, and the three-story house at 129 East 47th street, on a lot 20x100. The 68th street property has been resold by Mr. Brown to a client of Henry E. Mowen, understood to be Misha Appelbaum, leader of the Humanitarian Cult. Mr. Brown also resold the 29th street house to Morris Wetzler. The various transactions were negotiated by Pease & Elliman.

Sale in Barclay Street.

The sale of a Barclay street building to the tenant, this week, showed the continued trend toward the acquisition of commercial properties by business men, a development which has been one of the strongest features of the real estate market within recent months. George C. Engel bought from the Almy Realty Corporation the four-story building at 123 Barclay street, on a lot 22.10x100, between Washington and West streets. The purchaser, who is the present tenant, will continue to occupy the premises with his cold storage business. The Cruikshank Company was the broker in the transaction.

Resale of Property Taken in Exchange.

The five-story building at 991 Third avenue, at the northeast corner of Fifty-ninth street, on a lot 20.1x80, opposite the big department store of Bloomingdale Brothers and which figured in a large exchange transaction recently has again changed hands; this time the buyer is Alfred L. Anderson, who bought from Gross & Herbener. The property is leased to one tenant until May, 1929, at \$5,500 per annum. It was taken by the selling company recently in part payment for the block front on the east side of Broadway from 157th to 158th streets as published in the Record and Guide at the time. Negotiations are now pending for the resale of the parcel at the northwest corner of Greenwich and Duane streets, another of the properties taken by the Gross & Herbener Company in the same transaction. Byrne & Baumann were the brokers in all these deals.

Operators Acquire Apartments.

The Mutual Life Insurance Company sold to Sonn Brothers, operators, two eight-story apartments at the south corner of Central Park West and 88th street on plot 125x125 and assessed for \$460,000, which will be altered and continued as apartments. The Douglas Robinson, Charles S. Brown Company was the broker.

Apartments Traded.

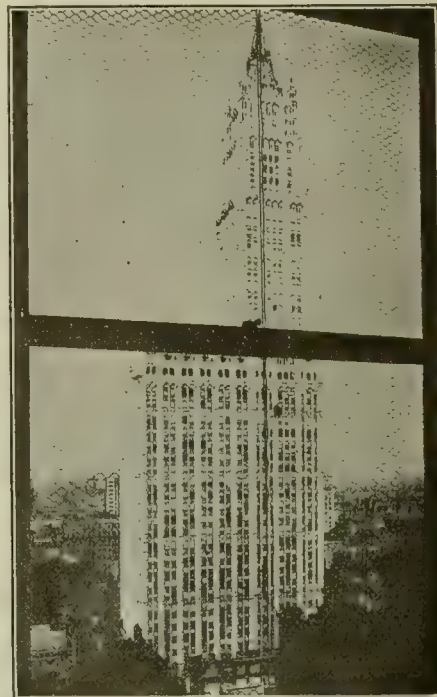
A small element of trade entered into the deal whereby a West End avenue apartment house passed into new ownership. The Schuyler Square Realty Company, Harry Schiff, president, sold to D. Rush Stoddard, who is in the ship-

building business, the twelve-story apartment house known as the San Domingo, at 947 West End avenue, on a plot 75x100, facing Straus Square. The house, which stands on the site of the old Bloomingdale Church, is entirely rented, and has been held at \$550,000. In part payment Mr. Stoddard gave the five-story apartment house at 110 East 116th street, on a lot 25x100. Nassoit & Lanning were the brokers in the transaction, Charles H. Bellows representing Mr. Stoddard as attorney.

Manhattan-Bronx Trade.

An exchange involving properties in Manhattan and the Bronx was affected on Tuesday when Joseph Schwartz, president of the S. B. Building Corporation, sold to Adolph and Minnie Wolff the five-story apartment house with four stores, on a plot 57.6x100, at the southeast corner of St. Nicholas avenue and 192d street.

The buyers gave in exchange 1520 St.



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Nicholas avenue, a five-story apartment house, on a plot 40x100; 402 East Seventy-third street, a five-story tenement, on a lot 25x100, and the five-story flat, on a plot 40x100, at the northeast corner of Davidson avenue and North street. The deal, which was consummated by M. I. Strunsky and H. F. Nyrnes, involved about \$260,000.

Second Sale to Outsider.

Bernhard Freund, a Maiden Lane jeweler, was the successful bidder and secured a decided bargain at the auction stand of the M. Morgenthau, Jr., Company in the Vesey street salesroom Monday. He purchased 2137 Fifth avenue, a three-story and basement dwelling on lot 16.6x75, between 130th and 131st streets, for \$3,850. The property is assessed by the city at \$6,200 and rents for \$600 per annum. This is the second sale to an outsider scored by the M. Morgenthau, Jr., Company within a week.

Operator Buys in Bronx.

Frederick Brown, operator, purchased from the Ferncliff Building Corporation, Dominick Lordi, President, the two five-story apartment houses known as Fern Court and Cliff Court, at 1103 and 1109 Franklin avenue, at the southwest corner of 166th street, on a plot 109.11x120.2 by irregular. The houses were completed about three months ago and were held at \$160,000. Alfred D. Sanna was the broker in the deal.

Manhattan.

South—of 59th Street.

FRONT ST.—Wm. A. White & Sons sold for Henry R. Taylor 62 and 64 Front st, two 5-sty buildings, on plot 45.7x85.9.

WASHINGTON ST.—Charles F. Noyes Co. sold for John J. Burton to the Coastwise Warehouses, for about \$175,000, 466 to 470 Washington st, an 8-sty semi-fireproof building, covering plot 70x124xirreg., and containing about 65,000 sq. ft. of space.

6TH ST.—Joseph Day, in conjunction with George F. Mahnen, sold for Marie E. Schleiermacher the 4-sty tenement, with stores, at 421 6th st, on lot 20.10x90.10.

35TH ST.—J. Arthur Fischer sold for the Methodist Church the church property at 456 West 35th st.

38TH ST.—Wm. A. White & Sons sold for Lowenfeld & Prager 156 East 38th st, a 3-sty dwelling, on plot 21.6x98.9. The sellers were represented by Lind & Pfeiffer, attorneys. The purchaser, the John C. Hart Realty Corp., was represented by John C. Travis, attorney. The property was held at \$30,000.

40TH ST.—Harry Sugarman sold for Ortus Realty Co. to Charles Wynne 316 East 40th st, near 2d av, a 5-sty tenement, on lot 25x100.

3D AV.—Byrne & Baumann resold to Alfred L. Anderson 991 3d av, a 5-sty structure, on plot 20.1x80, at the northeast corner of 59th st, for Gross & Herberner Co., which acquired it recently in trade for the east side of Broadway from 157th st to 158th st. Negotiations for the resale of 322 Greenwich st, which was included in that trade, are pending.

North of 59th Street.

75TH ST.—Pease & Elliman sold for Lionel M. Strous, 41 West 75th st, a 4-sty dwelling, on plot 20x102.2.

77TH ST.—Clayton Realty Co. purchased from Bond and Mortgage Guarantee Co. 307 West 77th st, a 4-sty dwelling, on lot 18.6x102.2, between West End av and Riverside dr. John R. and Oscar L. Foley negotiated the sale.

88TH ST.—Shaw & Ebbitt sold for estate of O. P. Atterbury and Melissa D. Mesny 103-105-107 and 109 West 88th st, four 20-ft. single apartments, forming a plot of 80x100. This property has been in the hands of the estate for 23 years, and is assessed at \$100,000. Shaw & Ebbitt will continue the management.

90TH ST.—William J. Carroll purchased from Lawyers Mortgage Co. the 4-sty dwelling at 47 West 90th st, on lot 16.8x100.

91ST ST.—Hugh J. O'Kane, of Houghton Co., sold the 3-sty dwelling at 47 West 91st st for Julia Warmstadt.

97TH ST.—Joseph P. Day sold for Harry Friedman 119 West 97th st, a 4-sty private house, on plot 15x100.

100TH ST.—Estate of Jackson S. Schultz sold to Morris Brockovecho 206 East 100th st, a 6-sty tenement, on lot 25x100.

118TH ST.—James H. Cruikshank purchased from Alfred F. Hess the 4-sty single flat at 215 East 118th st, on plot 18.9x100.11, assessed at \$9,000. Francis B. Robert was the broker.

118TH ST.—Pershing Realty Co. sold to Abraham Lipshitz 238 and 240 East 118th st, a 6-sty tenement, on plot 50x100.10. The buyer gave in exchange 68 East 112th st, a 5-sty tenement, on plot 26.3x100.11, and 1828 Marmion av, Bronx, a private dwelling.

119TH ST.—James H. Cruikshank purchased from S. & L. Building Corp. the 5-sty double flat, with stores, size 25x100, at 72 East 119th st, near Madison av. Harry Sugarman was the broker.

120TH ST.—Marcus L. Osk purchased from Joseph R. Guttenberg 118 West 120th st, a 3-sty dwelling, on lot 19x100.11.

122D ST.—Gilbert A. Wright sold to George A. Fisher Co. the 3-sty dwelling at 13 West 122d st, between Mount Morris and Lenox avs. The property was given in part payment for the Bonnetol apartment at the southwest corner of Audubon av and 170th st, sold Tuesday. Shaw & Ebbitt negotiated the deal.

137TH ST.—Fred L. Scribner purchased from Alfred Kuhlke, 475 East 137th st, a 3-sty dwelling.

143D ST.—Ella Burguine sold 420 East 143d st, a 3-sty frame dwelling, on lot 16.7x100.

148TH ST.—A. Papa purchased from Samuel Galb 236 East 148th st, a 4-sty tenement, on lot 25x100.

158TH ST.—Charles Wynne purchased from Land Estates, Inc., 651 to 655 East 158th st, three 3-fam. houses, on plot 55x74.11, assessed at \$22,300. Harry Sugarman negotiated the sale.

5TH AV.—Marcus L. Osk, operator, resold 2121 5th av, a dwelling, on lot 16.8x75.

Bronx.

MONROE ST.—Hahnemann Hospital sold to Charles Wynne, through Harry Sugarman, 168 Monroe st, a 5-sty tenement, with stores, on lot 23.4x98.5, located near Montgomery st.

143D ST.—Ella Burguine sold 420 East 143d st, a frame house, on plot 16.7x100, near Willis av.

163D ST.—Nehring Brothers sold to Malex Realty Co., Max N. Natanson, president, the Wallingford and the Woodstock apartment houses at 533-37-39-41 West 163d st, two 5-sty 30-fam. apartment houses, on plot 155x100, between St. Nicholas av and Broadway, and held at \$250,000. The two houses bring a rental of \$26,000.

164TH ST.—Samuel Cowen sold the northeast corner of 164th st and Prospect av, a 6-sty elevator apartment known as the "St. Cloud," on plot 75x100, for W. R. White.

167TH ST.—Benenson Realty Co. resold to a client of S. Rosen 846 and 848 East 167th st, a 5-sty 30-fam. apartment, held at \$60,000.

190TH ST.—William R. Lowe sold for Briggs estate the 2½-sty dwelling, on plot 43x168, in south side of 190th st, 76 ft. east of Morris av.

192D ST.—Weissman & Kendall purchased from George W. Short the 2-sty dwelling, with stable, occupying the entire block front in the south side of 192d st, between Creston av and Concourse. The plot was held at \$80,000. It was acquired by the seller last month for \$69,000 in foreclosure proceedings.

AUDUBON AV.—Shaw & Ebbitt sold for Geo. A. Fisher Co. the Bonnetol, at the southwest corner of Audubon av and 170th st, a 5-sty apartment with stores, on plot 50x100.

BAILEY AV.—Cahn & Pittman sold to Patrick and Johanna Dillon the 3-sty brick 3-fam. dwelling at 2876 Bailey av, on lot 25x100.

BROOK AV.—Annie Bernstein purchased from S. Rosenfeld 1251 and 1253 Brook av, a 5-sty new-law tenement, on plot 42x90.

BROOK AV.—Thomas E. Mulligan sold to Hermine C. Melneke 441 Brook av, a 2-sty dwelling, on plot 24.1x90, for \$7,600.

CAULDWELL AV.—Richard Dickson and J. G. Breunich sold for Mary Ann Dietsch the plot on the west side of Cauldwell av, 53 ft. south of East 158th st, on plot 116x130.

CROTONA AV.—Frank Zebro & Co. sold to Anthony Av Realty Co. 1401 Crotona av, northwest corner of 170th st, a 5-sty tenement, on plot, 40.5x100.2. The buyers gave in exchange the plot 70x100 at 351 Ford st, near Webster av.

EAGLE AV.—Richard Dickson and J. G. Breunich sold for Caroline Brown and Mary McMillan the two frame dwellings, on plot 50x100, at 780 and 782 Eagle av to John O'Leary.

GRAND AV.—Ennis & Sinnott bought from Rose M. Butler 2543 Grand av, a 3-sty dwelling, on plot 75x106, adjoining the southwest corner of 192d st. George E. and Charles Buckbee negotiated the sale.

MORRIS AV.—Alotto Realities, Inc., sold 1254 Morris av, a 6-sty new-law tenement, on plot 39.6x100, near 168th st. William H. Mehlich negotiated the sale.

POWERS AV.—William F. Devine sold to Benenson Realty Co. the 6-sty apartment house at the southeast corner of Powers av and 142d st, covering a plot 50x100. The property was held at \$55,000. A. Blumenthal was the broker.

UNIVERSITY AV.—William R. Lowe sold for Frederick A. Budde 2202 University av, a 2½-sty dwelling, on lot 27x100, near 181st st.

WEBB AV.—Fanyer Building Corp., composed of John C. and P. J. Dwyer, sold to Frederick Brown, operator, 2436 to 2440 Webb av, two 5-sty apartment houses, on plot 100x100. Richard A. Scobia negotiated the sale.

WESTCHESTER AV.—William R. Lowe purchased for a client the vacant plot, 60x100, at the southeast corner of Westchester and White Plains avs.

Brooklyn.

CLARKSON ST.—Realty Associates sold 27 Clarkson st, a 2-sty 1-fam. dwelling, to Edward C. Finkbeiner.

COOPER ST.—Friday & Lehmann, brokers, sold 278 Cooper st, a 3-sty double brick, 6-fam. flat for Emma W. Dunwell.

HALSEY ST.—Friday & Lehmann, brokers, sold 1003 Halsey st, a 2-sty 2-fam. frame dwelling for Louis Schick.

MENAHAN ST.—R. A. Schlesing, as broker, sold for Michael Kramer the 3-fam. brick house at 302 Menahan st to Henry Bellmann.

PRESIDENT ST.—John Backus bought from Carol C. Doecker the 3-sty dwelling at 690 President st, on lot 20x100, through John Pullman Real Estate Co.

ST. JAMES PL.—Realty Associates sold 94 St. James pl, a 3-sty 1-fam. dwelling to Mrs. Selma M. Hitchcock.

STERLING PL.—Realty Associates sold 364 Sterling pl, a 3-sty 1-fam. dwelling, with 1-sty extension, to Juan Traviesas y Gonzalez through C. E. Rickerson, broker.

3D ST.—Jerome Property Corp. sold 384 3d st, a 3-sty private house, on lot 22x190, running through to 4th st, for David Walker. This is the first sale made on this property since May 1, 1868.

7TH ST.—J. D. Ranck & Samuel Galitzka sold for Kensington Bldg. Co., a 1-fam. house on plot 30x100, at 970 East 7th st.

9TH ST.—Realty Associates sold 488 9th st, a 3-sty brick 1-fam. dwelling, to Mrs. Mary Wilson through F. C. Sauter, broker.

9TH ST.—J. D. Ranck & Samuel Galitzka sold for Louis Gold, 940 East 9th st, a 1-fam. house with garage, on plot 34x100.

9TH ST.—Mrs. Mary Wilson has purchased from Realty Associates the 3-sty dwelling at 488 9th st. F. C. Sauter was the broker in the sale.

9TH ST.—J. D. Ranck & Samuel Galitzka sold for Louis Gold 1928 East 9th st, a 1-fam. house with garage, on plot 40x100.

19TH ST.—J. D. Ranck & Samuel Galitzka sold for Mable Holmes, 1931 East 19th st, a 1-fam. dwelling on plot 25x100, to James P. Ellenberger.

19TH ST.—J. D. Ranck & Samuel Galitzka sold for Mable Holmes to Mr. Richmond of Manhattan 1931 East 19th st, a 1-fam. house, on plot 20x100.

19TH ST.—J. D. Ranck & Samuel Galitzka sold for William Holmes 1937 East 19th st, a 2-sty house, on plot 25x100, to Mr. Snep of Manhattan.

36TH ST.—J. D. Ranck & Samuel Galitzka sold for Realty Sales Co. 1423 36th st, a 2-fam. house, on plot 20x100.

38TH ST.—M. Rosenthal Co. sold for various owners a plot containing 12,600 sq. ft. in the south side of 38th st, 180 ft. east of 12th av, to Potdevin Machine Co.

45TH ST.—Tutino & Cerny sold for Patrick J. Green to John Heavey the 2-sty brownstone dwelling at 446 45th st.

55TH ST.—Frank A. Seaver & Co. sold the frame detached house at 174 55th st for J. Schaeffer.

68TH ST.—Frank A. Seaver & Co. sold the 6-fam. brick flat at 272 68th st for David Ciulla.

89TH ST.—Bulkley & Horton Co. sold two 2-fam. brick houses, on plot 20x100, at 245 and 247 89th st, between Ridge blvd and 3d av, for Palmer Lime & Cement Co.

FLATBUSH AV.—McInerney Klinck Realty Co. sold for Molly Greenwald the 3-sty brick and limestone business and apartment building on the west side of Flatbush av, on plot 20x 102.

JEFFERSON AV.—Realty Associates sold 1 Jefferson av, corner Ormond pl, a 3-sty 1-fam. dwelling, to Mrs. Sarah E. Grimes through Samuel F. Edmead, broker.

6TH AV.—F. C. Sauter sold a plot at 6th av and 65th st, near the Long Island Railroad freight yards.

10TH AV.—Frank A. Seaver & Co. sold the 2-fam. brick house at 6902 10th av, corner of Bay Ridge av, to P. A. Meeker.

11TH AV.—B. J. Sforza sold for estate of P. G. Bergen and for Peerless Land Co. the plot, 60x100, on the west side of 11th av, 40 ft north of 66th st.

Queens.

ARVERNE.—Bond and Mortgage Guarantees Co. sold to H. Prince a plot, 110x466, on the west side of Remington av, 594 ft. south of Arverne blvd.

BAYSIDE.—W. H. Haskell purchased through the J. Wilson Dayton Agency a dwelling in 8th st, in the Lawrence Manor section.

BAYSIDE.—C. Lee sold to H. M. McDowell the dwelling and plot, 40x100, at the southeast corner of Warburton av and Bismark av.

CORONA.—E. V. Wild sold to R. A. Wedge the dwelling, plot 42x100, on the south side of Prometcha av, 32 ft. west of Benjamin st.

CORONA.—J. L. Drummond sold to F. B. Carland the dwelling at the northeast corner of Park av and McKinley st.

FLUSHING.—J. P. Cooke sold to M. Moretti the dwelling and plot, 46x150, on the south side of Franklin pl, 447 ft. east of Jamaica av.

GLENDALE.—Meade Construction Co. sold to P. H. Donohue the dwelling in the east side of Meade st, 300 ft. south of Central av.

HOLLIS.—C. Miller sold to Evangelical Lutheran Church of Holy Trinity a plot, 40x 100, adjacent to its present property on the west side of Palantina av, 182 ft. north of Hempstead and Jamaica Plank rd.

JAMAICA.—R. F. Mellon sold to E. F. Halligan the dwelling at 65 Warwick st.

JAMAICA.—Cranston Construction Corp. sold to C. D. Mawer two dwellings on the south side of Jamaica av, 24 ft. east of Bedford av.

KEW.—F. D. Wetterall of Manhattan purchased a dwelling in Audley st.

LONG ISLAND CITY.—Cross & Brown Co. sold the plot 76x90, at the northeast corner of Harris av and Sherman st. The purchaser, The Transport Service, Inc., will improve the plot with a garage and service station for its own occupancy. The same broker also sold the plot, 90x115, at the northeast corner of Harris av and Hancock st, for Nelson Forester Realty Co. The purchaser, the Racich Asbestos Co., contemplates improving the property with a 4-sty factory.

MIDDLE VILLAGE.—H. J. Robinson sold to Interbay Land Corp. a plot 310x142 on the west side of Van Dine av, 927 ft. south of the old road running from Dry Harbor rd.

NEPONSIT.—Neponsit Realty Co. sold to E. C. Morris 60x100 ft. southwest side of Saratoga st, 202 ft. southeast of Washington av.

OZONE PARK.—G. Sternberg sold to A. Mahnke the dwelling and plot, 31x100, on the north side of Bell pl, 63 ft. west of 96th st.

RICHMOND HILL.—E. M. De Ronde sold to H. E. Winnee the dwelling and plot, 80x100, at the northeast corner of Chestnut st and Kimball av.

RIDGEWOOD.—Stier-Bauer, Inc., sold to C. Koch the dwelling in the north side of Linden

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Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Laundry Building and Equipment; Construction; Heating Work; Sanitary Work; Electric Work; Laundry Equipment; Heating Work and Sanitary Work for Underground Service Connections for Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., Wednesday, May 22d, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty days (30) after official notice of award of contract and in accordance with the terms of Specifications Nos. 2949, 2957, 2956, 2958, 2959, 2980, 2981. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD,

Secretary,

State Hospital Commission.

Dated, April 26, 1918.

NOTICE TO CONTRACTORS. ENGINE AND GENERATOR, ELECTRIC ELEVATORS, ADDITIONAL REFRIGERATION AND UNDERGROUND SERVICE CONNECTIONS.

Sealed proposals for Engine and Generator, Additional Power House Equipment, Electric Elevators (Chronic Hospital and Dining Room Building, West, Reception Hospital), and Additional Refrigeration Equipment and Underground Service Connections, (Storehouse and Cold Storage Building) at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, May 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractors to whom awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2989, 2990 and 2996. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Archi-

ture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD, Secretary,
State Hospital Commission.

Dated: May 8, 1918.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 2, 1918.—Proposals will be opened in this office at 3 p. m., May 31, 1918, for the construction complete of six additional buildings, water tank, and well house at the United States Quarantine Station, Savannah, Ga. Drawings and specifications may be obtained from the custodian at the station, or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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st, 370 ft. east of Fresh Pond rd; to Josephine V. Hunter the dwelling at 2517 Linden st; and to M. A. Lepold the dwelling at 2560 Linden st.

RIDGEWOOD.—R. A. Schlesinger, as broker, sold for Victor A. Werner the 4-fam. house at 2382 Cornelia st to John Diemer.

ROCKAWAY.—P. Hartung sold to J. Hagerly a plot, 60x140, on the west side of Division av. 601 ft. south of the Boulevard.

WINFIELD.—A. P. Hanson sold to A. Atkinson the dwelling at 17 Garfield st.

WINFIELD.—J. Hipp sold to M. Halleran 80x80 ft. in the west side of Burroughs av, 227 ft. north of Woodside av.

WHITESTONE.—W. Chobot sold to W. Heil the dwelling and plot, 50x100, at the northeast corner of Beekman st and Kinney av.

WOODHAVEN.—Gascoyne Realty Co. sold to A. J. Brancanier the dwelling on the west side of Bigelow av, 353 ft. north of Atlantic av; and to W. T. Probert the dwelling on the west side of Bigelow av, 376 ft. north of Atlantic av.

WOODHAVEN.—G. W. Drucker sold to M. Thomas the dwelling at the southeast corner of Napier av and Poplar st.

WOODHAVEN.—A. L. Palmer sold to M. Berman, who immediately conveyed it to J. W. Levingson, a plot, 100x225, at the southeast corner of University pl and Thrall pl.

Richmond.

MARINERS HARBOR.—Samuel Ginsberg sold for John Tamilton to Adolph Flashner 59 Van Pelt av, a private residence on plot 50x160.

MARINERS HARBOR.—M. James Hughes sold a large waterfront and upland tract on Richmond ter at the foot of Nicholas av for Alice V. Jones to Alexander McDonald, the shipbuilder. The purchaser is preparing plans for the erection of a large machine shop and other buildings, including the development of the yards; sold for Kinsey-Decker estate a plot of 33 lots at the corner of South and Washington avs to M. E. Smith, and for David Decker estate 31 lots fronting on Richmond ter and Holland av to Peter Larsen.

STAPLETON.—Moffatt & Schwab, in conjunction with Ernst Cossman, sold for Mrs. Elsa Bechtel to Mrs. Louis DeJonge, Jr., a strip of land adjoining the DeJonge Homestead on St. Pauls av, containing about five lots.

ST. GEORGE.—W. S. E. Hall sold for James E. Mulligan estate and property 115 St. Marks pl, consisting of a dwelling and a plot of land.

TOMPKINSVILLE.—Moffatt & Schwab sold the business property at 204 Bay st to George L. Egbert for estate of Philip Ard.

Nassau.

GREAT NECK.—James L. Dowsey purchased the estate of the late James M. Clark, comprising 50 acres, and having a frontage of 1,600 ft. on the north Hempstead turnpike.

GREAT NECK.—Colonial residence near the links of the Great Neck Golf Course belonging to Emma Cooley Easton has been sold by Baker Crowell, Inc., to Gratton T. Stanford at the reported price of \$35,000.

Westchester.

CHAPPAQUA.—George Howe sold to Ezra Winter, decorative artist, the Conklin estate, comprising a fine old house and six acres of land.

HARRISON, N. Y.—J. H. Mayers sold at auction at Harrison, N. Y., last Saturday afternoon for estate of William Cuyler about 3 acres with an 11-room house and outbuildings fronting on Harrison av to William J. Kuder of Geo. R. Read & Co., for \$7,750.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for N. Ogden Woodruff his residence at 47 Elizabeth av, opposite Miller st, on plot 50x150, to Dr. Maurice Teitelbaum.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Edith B. Corey and Herbert H. Corey to Mrs. Sarah Stern the property 744 South 10th st, near Avon av, a 2-fam. residence, on plot 55x112.

NEWCASTLE.—Frederick Brown resold through H. H. Goodwin to A. K. Barker, of W. R. Grace & Co., the "Whitson" property, between Ossining and Chappaqua, containing 126 acres, with 3-sty Colonial residence and outbuildings, including farmer's cottage and garage. The place is fully stocked, comprises fine meadows, about 10 acres in woods, and a peach orchard numbering 3,600 trees and producing over 10,000 baskets annually. The purchaser gave in exchange 426 and 428 Bedford st, Brooklyn, a 4-sty building, with store, on plot 25x80.

SCARSDALE.—Griffen, Prince & Ripley, Inc., sold for George R. Hohl Co. the dwelling on Brite rd, in the Greenacres section, to B. C. McClure of the firm of H. W. Johns-Manville Co. The property was held for \$15,000.

SCARSDALE.—Fish & Marvin sold for Gerard Fountain his property on Garden rd, consisting of one acre of land, residence and garage, to H. I. Wagner.

SCARSDALE.—Scarsdale Estates, Robert E. Farley, president, sold a large plot on Cooper rd, in the Murray Hill section, to Hugh I. Young.

SCARSDALE.—Robert E. Farley Organization sold a house in the Edgemont section to H. Albert Millard, of New York City.

SCARSDALE.—Fish & Marvin sold for Gerard Fountain his property on Garden rd, consisting of one acre of land, residence and outbuildings, to H. I. Wagner.

Out of Town.

EAST ORANGE, N. J.—J. K. Moors sold the dwelling, on plot 50x150, at 44 South parkway to Albert E. Windsor and resold the same for him to Lillian Donahue.

HARRISON, N. J.—Standard Wire Co. purchased from Mrs. Elizabeth J. Reid the 3-sty brick factory building, formerly the plant of the Federal Wire Cloth Co., on plot 111x202, on the west side of Passaic av. The sale also included all the riparian rights in the Passaic River in front of the plot.

VIVIAN GREEN, Pres. ABR. I. LEVY, Vice-Pres. RICH'D. A. KENNEDY, Treas. DAVID L. KRAKOWER, Secy.

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MONTECLAIR, N. J.—Louis Schlesinger, Inc., sold to Coles A. Seeley the residence at the southeast corner of Harrison and Gates av, on plot 104x160.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Howell G. Lord to Francesco Pistolesse the property at 274 and 276 South 20th st, between 11th and 12th avs.

NEWARK, N. J.—New Jersey Optical Co., manufacturer of jewelers' optical supplies, purchased, through Louis Kamm, Inc., the property at the southwest corner of Runyon st and Jeliff av, which is being improved with a 3-sty factory building.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Beatrix D. L. Dodd and Philip S. Dodd to Nicholas Gianaras the business building at 197 and 199 Bank st, on plot 32½x101, consisting of a 3-sty building, with stores and apartments above.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Mrs. H. E. Reeve the 2½-sty frame stuccoed residence at 314 South 13th st, north of Madison av, to Louis Dornbusch.

NEWARK, N. J.—Feist & Feist, Inc., sold the property at 359 and 361 Plane st, which runs through to Arlington st. Last week this property was sold to Fred Kilgus, of the Elgin Realty Co., and during the past week the Feist & Feist offices were again successful in reselling this property for the Elgin Realty Co. to Frank Eichhorn. The property has a frontage on Plane st of 40 ft., on Augusta st of 105 ft. and in Arlington st, of 22 ft., with a depth of 57 ft.

NEWARK, N. J.—Feist & Feist, Inc., sold the property at the southwest corner of Orange and Hecker sts, a 3-sty building, on plot 25x100, for Franklin Savings Institution to Michael Clark.

RECENT LEASES.

Louis Sherry Renews Lease.

Pease & Elliman, as agents for Mrs. H. Mortimer Brooks, obtained for Louis Sherry a renewal of the lease of 522 Fifth avenue, on a lot 22x125, for a further term of twenty-one years, with two additional renewal privileges for similar periods. The old lease, also for a twenty-one year term, expires October 1, 1918, and Mr. Sherry has the right during the new term of removing the present building on the site and erecting a modern commercial structure. The building is now used as a candy shop in conjunction with Mr. Sherry's larger establishment held under a lease from the Brokaw Estate.

Sale of Warehouses.

Charles F. Noyes Company has sold for John J. Burton to the Coastwise Warehouses for about \$175,000, 466 to 470 Washington street, an eight-story and basement semi-fireproof building covering plot 70x124 x irregular, and containing about 65,000 square feet of space. The building is regarded as one of the best warehouses in the city, with automatic sprinklers, elevators and especially adapted for the storage business. In announcing the deal, one of the officers of the Coastwise Warehouses stated: "We have made this investment because we believe that there is a great scarcity of warehouse space. The property we have just purchased is within one block of the river and close to many of the important piers. It is one of the finest of the eight warehouses that we occupy, with carrying capacity of 350 lbs. to the square foot. The policy of our company will be to gradually purchase buildings suitable for our business, or take long-term leases under favorable conditions.

Manhattan.

AMES & CO. and Duross Co. leased to Girard Warehouse Co. the 4-sty and basement building at 132 West 31st st for Robert W. Tailer Estate, Frederick T. Barry & Co., representing the owners. The present building is used as a stable and will be occupied as a warehouse after extensive alterations by the tenant.

ALBERT B. ASHFORTH, INC., leased 13,500 sq. ft. on the 7th floor of the Grand Central Palace, Lexington av, 46th to 47th sts; also store at 167 Madison av, southeast corner, for Madison Grant to John Goldbard; at 50 Broad st space to J. H. White Engineering Corp., U. S. & Cuban Allied Works, Equitable Export Co. and store at 138 West 68th st to Fellsen Tire Co.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased an apartment at 805 and 807 Lexington av to J. McClellan; at 611 West 136th st to Mrs. F. Hovey and Constantine Branais, secretary to the Greek Consul in New York City; the entire building at 40 6th av to Israel Sagovitz; and the 1st loft at 48 West 21st st to New York Novelty Works.

CHARLES BUERMANN & CO. leased the property at the southwest corner of Rivington and East st for the owner, Mr. Champion, to Mosson Lumber Co.

CAMMANN, VOORHEES & FLOYD, in conjunction with E. S. Willard & Co., leased at 33 to 37 South William st and 31 to 35 Stone st a large portion of the ground floor to American and European Trading Co.

JOSEPH P. DAY leased for Farmers Loan & Trust Co. 117 and 119 Mercer st to Mutual Gas Light Co. This property was sold recently at auction by Mr. Day.

DUROSS CO. leased for Richard Fitzpatrick the 5-sty warehouse at 452 and 454 West 29th st, at an aggregate rental of about \$100,000 to Wilbur Stores, Inc., Samuel Grosner, president, and Samuel K. Ellenbogen, vice president.

DUROSS CO. leased the 5th loft of the Wing Building at 13th and Hudson sts to Austrian Bnet Wood Furniture Co.

DOUGLAS L. ELLIMAN & CO. leased a large apartment, consisting of 15 rooms and 5 baths, at 270 Park av for Dr. Charles V. Paterno, president of the Vanderbilt Avenue Realty Corp., to Mrs. Samuel Hill, of Washington, D. C.; also a large apartment of 13 rooms and 5 baths at 525 Park av for Park Avenue Operating Co. (William Ziegler) to Mrs. Frederic P. Humphreys; at 993 Park av for Bing & Bing to the Hon. Francis P. Delehanty; at 106 East 85th st for John Primrose to Mrs. Dave H. Coddington, and they have secured an extension of this lease from the owner for a further term; and at 103 East 86th st for State Construction Co. to Mrs. H. McC. Knox.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 15 rooms and 5 baths at 270 Park av for Vanderbilt Avenue Realty Corp. to Gustaf Stromberg; also at 112 East 74th st for Banner-Mittler, Inc., to Geoffrey Konta; also at 840 Park av to E. H. Hedden; and at 901 Lexington av to Mrs. Artemus H. Holmes.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. William C. Sheldon her 5-sty residence at 38 East 40th st, on lot 25x100, to Dexter Blagden.

HORACE S. ELY & CO. rented the stone and basement at 148 Reade st for estate of Myer Finn to Blanton Manufacturing Co.

HORACE S. ELY & CO. rented for Arguimbau-Ramee the building at 78 and 80 Beach st to Robert Wilson Stores.

BENJ. ERLANGER leased the westerly store and basement to Philip Rothenberg & Bro.; the 3d floor to J. J. Ludwig & Co.; the 9th floor

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to Louis Gersten & Co. at 138 to 144 West 25th st.; also the 1st loft at 137 and 139 West 25th st. to B. J. Grossman; the store and basement at 134 and 140 West 26th st. to Otto Wagner; and the 6th floor at 135 and 140 West 17th st. to Trinity Waist Co.

ESTATE OF L. & M. GOLDSTICKER leased to R. E. Corey Co. 201 Fulton st.

EWING, BACON & HENRY leased at 110 and 112 West 40th st space to Brown Advertising Agency, Composite Metal Lath Co., Truscon Steel Co., De Rosa & Pererira, David Feinberg Co., Mario Morun, Theo. Kuntz Co., Curran & McDermott, National Assn. of Electrical Contractors & Dealers, T. Richard Gaffney, Knill-Burke, Inc., Phoneasy Mig. Co., Larkin G. Mead, Guarantee Electric Products Co., L. Waterbury, Alexander Brodner, Newspaper Enterprise Assoc., Jos. T. Kelly, Committee on Public Information, Division of Films, Ruder Bros., C. L. Marles, M. A. Gollobin; in conjunction with Cross & Brown space to General Accident Fire & Life Assurance Corp., Wayne Lumber Co., through Hodgson Buying Corp.; and through Cushman O. Wakefield space to American Steam Conveyor Corp. and Murray's Advertising Service, also through Frederick Fox & Co. space to B-G-Footwear Co., and through George Bowman space to L. A. Van Dyk.

J. ARTHUR FISCHER leased to Leo Bayman and W. T. Smith studio apartments at 61 West 37th st.

J. ARTHUR FISCHER leased to Samuel Gruber for estate of Sarah A. Tileston the 4-sty building at 610 6th av, adjoining the south-east corner of 36th st, at an aggregate rental of \$70,000; also the 1st loft at 629 6th av to Odell's Helps Service Bureau; and to Edward J. Gill an apartment at 215 West 108th st.

GOODWIN & GOODWIN rented for Mary B. Hopper to Eleanor St. Clair the 3-sty private dwelling at 121 West 123d st.

HELL & STERN leased at 33 to 43 East 33d st the 4th floor to M. Stern & Co. at an aggregate rental of \$45,000.

M. & L. HESS, INC. leased the 6th floor at 122 to 130 West 27th st, containing 10,000 sq. ft., to H. Frost, Inc., also space at 17 to 21 East 22d st to American Trading Manufacturing Co.; also 6th floor and half of 7th at 20 to 24 North Moore st to Roessler & Hasslacher Chemical Co.; also the 2d floor at 71 to 73 Grand st to David Polak, diamond cutter; also the 2d floor at 129 West 30th st to J. Sandberg, furrier; also the 2d floor at 131 West 30th st to Herzog & Windish, furriers; also 2d floor at 133 West 30th st to L. Sansone, dresses; also the 6th floor at 34 Union sq to Adolph Gund, toys.

HOUGHTON CO. leased for Walter Lutten the 4-sty dwelling at 55 West 75th st to Edwin A. De Hay.

WM. PIERRE JOCKIN leased offices at 21 East 40th st to Andre Citrean, engineers and ammunition makers of Paris, France. Mr. Jockin was also the broker in the lease of the 12th, 13th and 14th floors in the same building at a yearly rental of approximately \$25,000 to Union Tank Line Co., and also the 20th floor at a rental of nearly \$10,000 per annum to Schnieder et Cie, ammunition manufacturers of Creusot, Havre and Paris, France, which were recently reported by Harris & Vaughan, Inc., as agents.

A. KANE CO. rented for Abraham Roseman 145 West 120th st to Ine Lamond; for Orrin S. Trall 223 West 122d st to Louis Torress; for Robert Miller 146 West 128th st to William B. Miller; and for Jacob Mendlowitch 214 West 122d st to Henry L. Heureux.

KEMPE & CO. leased for Charles Gahren the two 6-sty apartment houses at 547 and 549 West 129th st, near Broadway; also for Miss Emma Gahren the two 6-sty houses at 500 and 502 West 213th st, southwest corner of 10th av. The four houses have been rented to Chatham Realty Co.

LAKIN & DINKELSPIEL leased offices at 101 West 43d st to Mrs. B. Walters.

LAKIN & DINKELSPIEL leased the mezzanine store at 122 West 44th st to Philip Roman.

MANNING & TRUNK leased for Columbia Corrugated Co. to Dubois Refrigerator Co., a subsidiary company of Duparquet, Huot & Moneuse, the store and basement, containing 20,000 sq. ft., adjoining the northwest corner of 6th av and 18th st.

SAMUEL H. MARTIN sublet for George C. Cole space in the building at the southeast corner of Broadway and 63d st to Simons Co.

PAYSON McL. MERRILL CO., INC., leased for Albert Herter 2042 Madison av to William R. Dehnhoff.

PAYSON McL. MERRILL CO., INC., leased for John V. Van Pelt to Bernhard Hoffmann the 5-sty dwelling at 126 East 80th st.

PAYSON McL. MERRILL CO., INC., leased for Douglas L. Elliman & Co. an apartment at 122 East 76th st to William Brewster Valentine; also at 925 Park av to John Russell Hastings and Miss Lucy Knight, and at 257 West 86th st to Charles H. Talbott, Miss Madeleine Walther and Miss Charlotte Lund.

MOORE, SCHUTTE & CO. rented 489 West 145th st, a 3-sty private dwelling, for Miss Sue Van Riper to Mr. A. Sugerman; also 520 West 143d st, a 3-sty private dwelling, for Misses Mary and Sarah Price to Mrs. Anne Carlson.

J. K. MOORS leased the building at 343 West 57th st for A. T. Hoffman to Gertrude L. Heyward.

J. K. MOORS leased the entire building at 853 9th av for Lillie K. Lippmann to I. Wiesenthal.

CHARLES F. NOYES CO. leased, at an aggregate rental of about \$75,000, for estate of Edward G. Hewitt to a prominent warehouse concern the four connecting 5-sty buildings at 25-27-29-31 Rose st, with an aggregate floor area of 60,000 sq. ft.

CHARLES F. NOYES CO. leased for Joseph F. Culham to Leitz Friedman, dealer in leather, the 5 upper floors of the building at 35 and 37 Frankfort st, containing about 40,000 sq. ft.

CHARLES F. NOYES & CO. leased for White-Goodman to T. Gordon the store, basement and 1st loft at 8 and 10 West 19th st at an aggregate rental of about \$50,000.

CHARLES F. NOYES CO. leased to Maurice Mendel, retailer of gowns and dresses, the store at 24 East 34th st. The lease is for a term of years and includes the store front and 1st loft. The property is owned by William Waldorf Astor.

CHARLES F. NOYES CO. leased for Seig Goldstein the ground floor and basement at 15 Gold st and 28 Platt st to Mallinckrodt Chemical Works; also the four lofts at 28 Platt st to Chemical Company of America and the three upper floors at 15 Gold st to Thomas Prosser & Son. These leases aggregate about \$60,000.

CHARLES F. NOYES CO. leased for Lawyers Realty Co. the building at 68 South st to Traders Motor Trucking & Storage Co.; the store and basement at 182 Washington st to Otto Reinert; the store at 99 Pine st to Edward Maurer Co., and the store and basement at 179 Pearl st to Trench & Foundation Pump Co.

CHARLES F. NOYES CO. leased offices at 42 Broadway to Chauncey H. Crocker, John F. Cleaveland, W. H. Gahagan, Inc., and Jordy & Co., Inc.; space at 50 Pine st to J. N. S. Brewster & Co., Inc., and Willibald Beyer; 55 John st to Ocean Accident & Guarantee Corp.; at 45 John st to B. M. Crosthwaite Co., and at 170 Broadway to Alexander C. Chase.

CHARLES F. NOYES CO. leased offices at 42 Broadway to Chauncey H. Crocker, John F. Cleaveland, W. H. Gahagan, Inc., and Jordy & Co., Inc.; space at 50 Pine st to J. N. S. Brewster & Co., Inc., and Willibald Beyer; subleased a portion of the 3d floor at 55 John st for General Accident, Fire & Life Assurance Corp. to Ocean Accident & Guarantee Corp.; a large portion of the 5th floor at 45 John st to B. M. Crosthwaite Co.; and has leased space on the 16th floor of 170 Broadway for the Broadway-Maiden Lane Corp. to Alexander C. Chase.

PEASE & ELLIMAN leased to D. A. Schulte of the Schulte Cigar Stores a store at the southeast corner of 59th st and Madison av for the Fifty-ninth Street and Madison Avenue Corp.

PEASE & ELLIMAN leased for Vanderbilt Avenue Realty Co., Dr. Charles V. Paterno, president, represented by D. L. Elliman & Co., one of the large apartments at 270 Park av to Mrs. James Byrne. This apartment consists of 19 rooms and 7 baths.

PEASE & ELLIMAN leased for C. S. Guggenheimer to Mrs. W. M. Fleitmann the 5-sty dwelling at 129 East 73d st, between Park and Lexington avs; an apartment at 215 West 91st st for A. J. Leonard to Thomas J. Preston, Jr.; one at 305 West 72d st for Switzerland Realty Co. to Miss Emilia Ros; one at 345 West 85th st for Mrs. E. C. Cole to James C. Temple; and one in 344 West 72d st for Edward P. Holden, Jr., to George A. Stebbins; to D. A. Schulte of the Schulte Cigar Stores a store in the property at the southeast corner of 59th st and Madison av, the store being 629 Madison av, for 59th St. & Madison Av. Corp.

PEASE & ELLIMAN leased for estate of George De Witt to Sinclair Richardson the 5-sty dwelling at 37 West 51st st, between 5th and 6th avs.

PEASE & ELLIMAN rented an apartment at 850 Park av to A. E. Smylie, president of the National Licorice Co.; also a large apartment at 399 Park av to W. A. McVitie; at 161 East 79th st to Francis L. Pruyn; at 100 West 59th st to Mrs. J. C. Osgood; at 145 East 35th st to Augustus H. Sands; at 45 East 82d st to Robert K. Stafford; at 40 East 83d st to Conrad Prehs; at 114 East 84th st to Alfred A. Gardener; at 57 West 58th st to Ricardo R. Bertelli; at 960 Park av to Edwin P. Holter; at 11 East 68th st to Mrs. E. G. Anthony; at 969 Park av to J. Henry Harper; and at 123 East 53d st to Mrs. Joseph F. Boylan.

PEASE & ELLIMAN rented to Mrs. Isaac L. Rice, widow of the late Isaac L. Rice of the Submarine Boat Co., a large apartment occupying the entire floor, together with the roof, at 12 East 87th st.

PEASE & ELLIMAN leased apartments at 310 West 86th st for Melville D. Martin to George H. Taylor; at 320 West 86th st to Henry Kur-niker; at 265 Central Park West for Edward W. Buckhout to Mrs. A. H. Bacot; at 250 West 91st st for the agents, Wood-Dolson Co., to Finn Sandberg; at 320 West 86th st to Joel B. Rovira; at 167 West 72d st to Mrs. E. A. Whit-neone; at 50 West 67th st, furnished, for Mrs. M. Stone to T. F. Aspden, and furnished, at 12 West 92d st, for Mrs. A. Fogg to Mrs. L. M. Hewson.

L. J. PHILLIPS & CO. leased to James Butler, Inc., a store at the southwest corner of Hudson and King sts for Trinity Church Corp.

L. J. PHILLIPS & CO. leased the store at 1701 Amsterdam av, near 145th st, for Martin Ungrich to James Butler, Inc.

GEO. R. READ & CO. subleased for Fuhr Wall Paper Co. to Michael M. Oganessoff the store and basement at 2178 Broadway, at the southeast corner of 77th st.

ROWANTREE-SCHLEY CO. leased in conjunction with Spear & Co. the store, basement, 1st and 2d lofts at 155 and 157 Wooster st, containing 20,000 sq. ft., to M. Bermas & Bro.

LOUIS SCHRAG leased for Linda S. Rau the stable building at 128 West 18th to Rebelano Gerolana.

LOUIS SCHRAG leased for the estate of G. Willett Van Nest the store at 159 West 23d st to Morris Schiff; and for Mary E. Jones the 3d loft at 506 6th av to J. Jalon.

LOUIS SCHRAG rented for Catherine Brenen the building at 352 West 16th st to Acme Varnish & Shellac Co.

SCHULTE CIGAR STORES CO. leased from the 59th Street & Madison Avenue Corp. in the property at 59th st, southeast corner of Madison av, the ground floor corner store.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., leased apartments at 130 to 134 East 67th st to Mrs. Henry S. Lake, Dr. Walter G. Lough and Mrs. Lottie K. Shaw.

LOTON H. SLAWSON CO. leased an office at 171 Madison av to Wright Stewart Specialty Co.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., leased apartments at 130 East 67th st to Gaston Liebert, French Consul General; Miss Marion Hosmer and C. Montagu Ward, and at 131 East 66th st to Herman Behr.

EVERETT M. SEIXAS leased for Holworthy Chambers, Inc., the mezzanine store at the corner of Madison av and 32d st to Lyonette Silks, Inc.

FRED'K SOUTHACK & ALWYN BALL, JR., in conjunction with L. B. May & Co., leased the store and basement at 2 West 33d st to Hotel Resort Corp. at an aggregate rental of \$30,000; also to Jack Warshawer 4,000 sq. ft. at 387 4th av.

SUB-CONTRACTORS BULLETIN leased new quarters at 213 West 40th st.

TRAUTS REALTY CORP. rented an apartment at 815 Park av to Le Duc de Richelieu.

E. K. VAN WINKLE rented apartments for I. Randolph Jacobs at 230 West 70th st to Benj. T. B. Hyde; for R. H. Fuller at 236 West 70th st to R. Hoadley; for Guido Cicelene at 370 Central Park West to Frank H. Crane; for Mrs. M. Foster at 106 Central Park West to F. Parkinson.

CHARLES B. WALKER leased for D. Schwartz the store and basement at 39 Grand st to H. Ryan; for P. Murphy loft at 86 Walker st to A. C. Penn, Inc.; for Emil Reuff space at 128 to 138 Mott st to Henry Abrahams; for M. Hayes et al additional space at 174 Wooster st to Rabinowitz Bros. & Brown; and for estate of John R. Graham space at 300 Canal st to Boxner Medicine Co.

CHARLES B. WALKER leased for P. Murphy the store and basement at 86 Walker st to Nathan Klein; for Placid Mori five upper floors of the building at 44 Watts st to Fencas Warehouse and Trucking Co.; for David Schwartz loft at 207 and 209 1/2 Wooster st to Chatham Electric Motor Corp.; for M. Hayes et al loft at 174 Wooster st to United States Toy and Novelty Co.; and for estate of John R. Graham loft at 206 and 208 Canal st to Morris Cecil.

EUGENE A. WALSH leased to Robert Grant the entire ground floor at 8 and 10 East 135th st.

WHITE-GOODMAN leased the 10th floor, containing 7,500 sq. ft., at 30 to 34 West 26th st to Samuel N. Brimberg.

WHITE-GOODMAN leased for Round Robin Realty Co. the store, basement and 1st loft at 8 and 10 West 19th st to T. Gordon, manufacturer.

WM. A. WHITE & SONS leased the 4th floor at 26 West 58th st to Mark Norwick.

WM. A. WHITE & SONS leased the 2d loft at 136 Prince st to Charles M. Rose Co.

WM. A. WHITE & SONS leased the 3d loft at 128 Bleecker st to Salwen Brothers.

WHITE-GOODMAN leased with Bastine & Co. the 4th floor at 115 and 117 East 29th st to Newton Cigar Co.; also the 3d loft at 38 East 21st st to Sehan & Tabolsky; also space at 1123 Broadway to Scheer & Berger for Cruikshank Co.

WM. A. WHITE & SONS leased space at 43 to 49 Exchange pl to Chester Merchant & Marine Corp.; at 100 Hudson st to E. J. Herter & Co., and Alfred E. Kitt; and at 21 and 23 Maiden la to Jacob E. and Harry A. Solky and to Joseph Schisano.

WM. A. WHITE & SONS leased to T. J. McGunnigle the store and part of the basement at 588 Park av.

WM. A. WHITE & SONS leased the 4th loft at 620 Broadway to American Hat Co.; also the 4th loft at 102 Beekman st and 287 Pearl st to Meyer H. Wolfson.

WM. A. WHITE & SONS leased space at 10 and 12 Old Slip to Harriss, Irby & Vose, for cotton sampling, and at 48 West 27th st to Benjamin Hausknecht and Herman Lokes.

WM. H. WHITING & CO. leased the building at 231 William st to Mitsui & Co.; the building at 176 William st to W. F. Sykes & Co.; 5,000 sq. ft. at 7 to 11 Spruce st to C. F. Bally, Ltd., and the store and basement at 86 Fulton st to Kullman, Salz & Co.

Bronx.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased for Catherine Furcht the dwelling at 138 Alexander av to James Ryan.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased to James Ryan for Catharine Furcht the dwelling at 138 Alexander av.

GEORGE E. AND CHARLES BUCKHEE leased for Prof. Gould H. Bull his residence at 2489 Sedgwick av to Alonzo W. Letts; also for Mrs. Grace A. Baird 2186 Loring pl to Dr. Edward R. Morris.

MCDOWELL & McMAHON rented for Lillian P. Webb to George Hyams the dwelling at 576 West 183d st.

Queens.

LEWIS H. MAY & CO. leased as follows: at Far Rockaway for E. B. Corey cottage on Franklin av to Mary L. Regensburg; for Mrs. J. DeGrasse cottage on Trist pl to Moe Levy; for Joseph A. Kean cottage on Grandview av to M. E. Greenfield; for Nellie Brame cottage on Jarvis la to Marjorie W. Stewart; at Edgemere for Simon Hatch cottage on Grandview av to Maurice Bandler; for estate of Augustin Walsh cottage on Ocean av to Jacob L. Cohen; for W. P. Ward cottage on Beach av to A. V. Morgenstern; cottage on Rochester av to James Jacobson.

LEWIS H. MAY CO. leased at Far Rockaway for Dorothy Gilroy cottage on Ocean av to Muhlbach estate; for I. G. Billard cottage on Sheridan blvd to Louis Stream; for Paul Rueff cottage on Ocean av to W. W. Meyers; for Simon Hatch cottage on Atlantic av to F. E. Drucker. At Edgemere Lewis H. May Co. leased

for Jacob Strauss cottage on Beach av to Samuel Kauffman; for Edgemere Crest Co. cottage on Harriman av to J. Sineoff; for S. & L. Construction Co. cottage on Harriman av to S. W. Borgenicht; for I. & M. Phillips on Rochester av to Morris Kullman.

MERRICK.—Thomas J. O'Reilly rented for A. W. B. Wood on Norshon rd to Mrs. George Houston for the summer season.

Richmond.

MOFFATT & SCHWAB rented, furnished, for the summer for former School Commissioner John Martin his residence on Grymes Hill to Thomas G. Evans, of Manhattan; also for Nicholas A. McManus his home at 507 Broadway, West New Brighton, to William N. Dawkin, of Rosebank.

Westchester.

BRIARCLIFF.—Fish & Marvin rented, furnished, for the summer for Franklin Dumond his property, comprising one acre of land, residence and outbuildings. The tenant is Mrs. R. B. Palmer, of New York City.

MT. KISCO.—Julia Beverley Higgen's leased for Mrs. Morgan Dix her place to Mrs. Wm. A. M. Burden of New York, and for Frederick T. Blakeman his place to Reginald L. Sweet of New York.

PORTCHESTER.—Fish & Marvin rented for A. V. Whiteman his estate on King st to Adolph Wimpfheimer, of New York City. The property has been rented furnished for the summer and comprises 25 acres, large house and outbuildings.

RYE.—Blakeman Quintard Meyer rented the following places: Stuyvesant Wainwright house on Stuyvesant av to Alfred M. Botsford; the Richard Carley Hunt house on Central av to J. Lawrence Pool; and the James H. Brewster property in Loudon Park to Ralph C. Carroll.

RYE.—Blakeman Quintard Meyer rented for Mrs. Oliver Barnewall her property to Gavin Milroy, and for Henry U. Halsted his property, on Forest av to Edgar Bloxham.

RYE.—Blakeman Quintard Meyer rented for Mrs. Mary H. Steel her property to P. A. Drew, and for Mrs. Minnie A. Glasgow her place at Ryegate to Mrs. Renee Bouicault.

SCARSDALE.—Robert E. Farley Organization leased for the summer season, furnished property on Old Mamaroneck rd to George Baker; also to F. B. Fredericks of New York City, a house in the Greenacres section.

WHITE PLAINS.—Robert E. Farley Organization rented a house to J. A. Coler; an apartment at Hartsdale to J. Drake.

WHITE PLAINS.—Robert E. Farley Organization rented a house to E. S. James of New York City for a year; also to L. L. Mann a house in Prospect Park for the summer season.

WHITE PLAINS.—Fish & Marvin rented for A. H. Boltmann his residence on Sterling av, furnished, to H. B. Stern, of New York City; for Waldemar Van Claussen his house on Nyack av, Pelham Heights, to M. P. Ryan, of New Rochelle; for Charles B. Gunn his residence on Walworth av, Greenacres, furnished, for the summer to George J. Engle, of New York City; also rented, unfurnished, a house owned by the Model House Co. to E. M. Brunn.

Nassau.

GREAT NECK.—Worthington Whitehouse, Inc., leased for Mrs. P. M. Lanehart her country estate at Elm Point, consisting of large house with extensive water front, to Mrs. Foster Crampton of New York City. Douglas L. Elliman & Co. represented Mrs. Crampton. This house was occupied two years ago by Mr. Reginald C. Vanderbilt and was formerly owned by Mrs. William Astor Chanler.

Suffolk.

SOUTHAMPTON.—Alfred E. Schermerhorn leased for the summer for Mrs. Henry G. Trevor her "Meadowmere," on the west side of Cooper's Neck la, to Andrew W. Mellon; for Mrs. D. H. Burnett her cottage corner of Main st and Toilsome la to F. Peter Dunne; for Mrs. Mary A. Henderson her cottage north side of Herrick rd to Beverly Bogert; for Samuel L. Parrish his cottage west side of First Neck la to William Ross Proctor; for Mrs. Robert J. Turnbull her cottage corner Great Plains rd and Halsey's Neck la to Mrs. Lounsbury Perry; for Henry W. Sage Mr. James C. Parrish's "Roe-en-Ruin," on the ocean, to Frederic Byers; and for himself "North Cottage," west side of Main st, to Mrs. Henry W. Sage.

Out of Town.

NEWARK, N. J.—Feist & Feist, Inc., leased to McGann Co. for Newark Lime & Cement Manufacturing Co. their buildings on Front and Bridge sts.

NEWARK, N. J.—Charles F. Kraemer leased for Solomon Jones the brick building at 325 and 327 Plane st, on plot 49x79.10, to James Argerakas and James Spyropoulos of Bath Beach, L. I., at an aggregate rental amounting to \$20,000.

NEWARK, N. J.—Charles F. Kraemer leased for Ellis B. Powers estate to H. E. Schwartz & Co. of New York City the store and basement at 315 Market st, opposite the Pennsylvania Railroad station, on plot 30x75.

NEWARK, N. J.—Louis Schlesinger, Inc., leased for Mrs. Adrianna Barnard the building at 266 Plane st to the W. B. Wood Co.

NEWARK, N. J.—Louis Schlesinger, Inc., leased to E. V. Connnett & Co. the 2d story loft at 38 Littleton av.

NEWARK, N. J.—Louis Schlesinger, Inc., leased to Nitrogen Electric Co., manufacturers of nitrogen filled electric lamps, the 1st loft and basement at 50 Spring st for estate of George L. Smith.

ORANGE, N. J.—Thomas J. O'Reilly leased for Mrs. Lambert Smith the furnished cottage at 163 Centre st to Edward Hirschhorn for the summer season.

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REAL ESTATE NOTES.

HENRY C. OPITZ is the buyer of the dwelling at 8 West 95th st.

CHARLES J. ADAMS & SONS, INC., has removed its office to 228 West 36th st.

J. ARTHUR FISCHER has been appointed agent for the property at 102 West 40th st.

J. K. MOORS has been appointed agent for the "Kenmore Apartments," at 353 West 57th st.

JOHN L. TRAVIS of Dobb's Ferry is now associated with Duross Co. as manager of their country department.

FRANK O. WALTHER is the buyer of the residence at 21 East 76th st, sold by Farmers Loan and Trust Co., as trustee.

McDOWELL & McMAHON have been appointed agents for the "Rockville," situated at the northeast corner of 177th st and Audubon av.

EWING, BACON & HENRY have discontinued as the managing agents of 110 and 112 West 40th st, known as the World's Tower Buildings.

WM. A. WHITE & SONS placed for the owner a loan of \$115,000 on 334 and 336 West 95th st, a 7-story apartment, on plot 75x100, rented for \$26,000 per annum.

210 WEST 56TH ST CO. is the buyer of the 5-story building, at 20 South st, sold recently through Cammann, Voorhees & Floyd for the Calvary Protestant Episcopal Church.

J. CLARENCE DAVIES, P. T. Edson of the Fred F. French Corp. and the Hollywood Hotel and Cottage Co. have been elected to membership in the New York Building Managers' Association.

WM. A. WHITE & SONS placed a building and permanent loan of \$200,000 at 6 per cent. interest for 5 years for Freel Investing Co., Philip A. Curran, president, on property in Fulton st, Brooklyn.

FREDERICK FOX & CO., INC., have taken over the management of the 12-story commercial building at 243 to 247 West 17th st, running through the block to 232 and 234 West 18th st, which was owned by the late Philip Lewisohn.

DOUGLAS L. ELLIMAN & CO. and HERMAN A. WILDMAN have formed a new corporation to be known as Douglas L. Elliman Brokerage Corp., for the handling of all lines of insurance here and abroad.

BOARD OF GOVERNORS of the Real Estate Board at the regular monthly meeting held Tuesday, May 14, 1918, unanimously elected active-associate members of the Board Jacob Fradus, of 441 East 53d st, and Bradish Johnston, of 39 Cortlandt st.

WM. A. WHITE & SONS placed a first mortgage loan of \$15,000 at 6 per cent. for two years on 133 West 51st st, plot 25x120. Also a first mortgage loan of \$8,000 at 6 per cent. interest for three years on 625 and 627 East 15th st for H. Putnam Allen.

JOHN E. BERWIN, vice-president of the Berwind-White Coal Mining Co., is the buyer of the dwelling at 43 Park av, near 36th st, sold recently by Douglas Robinson, Charles S. Brown Co., for William A. Street. The property is assessed at \$86,000.

NORTH KENSINGTON REFINERY, manufacturers of food products, are the purchasers of the 4-story building at 214 to 224 East 22d st, sold recently for \$175,000 by Thomas J. O'Reilly, George V. S. Williams and Francis S. Hotchkiss, as trustees for bankrupt Mutual-McDermott Dairy Corp.

WM. A. WHITE & SONS placed for the owner, a loan of \$115,000 on 334 and 336 West 95th st, a 7-story apartment on plot 75x100, rented for \$26,000 per annum; also \$55,000 at 5½ per cent. for 5 years, on 4-story garage at 302 and 304 West 68th st, leased for 21 years at \$9,100 net a year.

WM. A. WHITE & SONS have placed a loan of \$55,000 at 5½ per cent. interest for five years for John Bittner on his new garage, 302 and 304 West 68th st, which cost \$100,000, and has been leased by the Ford Agency for 21 years. This building was just completed and is located in the garage district between West End av and 12th av.

REAL ESTATE FIRM of Ketcham & Reis, Kingston av and St. Johns pl, has been dissolved and will hereafter be conducted by

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 May 10 to 16	1917 May 11 to 17
Total No.....	122	184
Assessed Value.....	\$5,013,500	\$14,067,800
No. with consideration.....	17	17
Consideration.....	\$534,950	\$690,500
Assessed Value.....	\$497,700	\$694,000

	Jan. 1 to May 16	Jan. 1 to May 17
Total No.....	2,416	3,211
Assessed Value.....	\$124,447,580	\$229,507,925
No. with Consideration.....	382	414
Consideration.....	\$17,289,403	\$19,575,972
Assessed Value.....	\$18,667,000	\$27,782,250

Mortgages.

	1918 May 10 to 16	1917 May 11 to 17
Total No.....	49	77
Amount.....	\$518,397	\$1,550,140
To Banks & Ins. Cos.....	11	18
Amount.....	\$188,000	\$409,000
No. at 6%.....	15	16
Amount.....	\$78,347	\$133,550
No. at 5½%.....	7	5
Amount.....	\$90,500	\$35,000
No. at 5%.....	11	30
Amount.....	\$217,600	\$447,696
No. at 4½%.....	.....	2
Amount.....	.....	\$8,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	1	.....
Amount.....	\$14,800	.....
Interest not given.....	15	24
Amount.....	\$117,150	\$925,900

	Jan 1 to May 16	Jan 1 to May 17
Total No.....	921	1,494
Amount.....	\$25,103,679	\$50,626,228
To Banks & Ins. Cos.....	168	334
Amount.....	\$13,115,543	\$26,544,300

Mortgage Extensions

	1918 May 10 to 16	1917 May 11 to 17
Total No.....	21	42
Amount.....	\$703,500	\$1,830,750
To Banks & Ins. Cos.....	5	18
Amount.....	\$377,000	\$1,390,500

	Jan 1 to May 16	Jan. 1 to May 17
Total No.....	512	878
Amount.....	\$41,952,075	\$58,148,200
To Banks & Ins. Cos.....	183	443
Amount.....	\$22,965,850	\$43,250,850

Building Permits.

	1918 May 11 to 17	1917 May 12 to 18
New Buildings.....	4	8
Cost.....	\$52,850	\$227,000
Alterations.....	153	115
Cost.....	\$153,115	\$255,990

	Jan 1 to May 17	Jan 1 to May 18
New Buildings.....	73	156
Cost.....	\$4,674,550	\$20,136,100
Alterations.....	\$3,606,353	\$5,205,969

Andrew Reis, for the past two years Mr. Ketcham's partner. The firm in the future will be known as the Andrew Reis Co. Mr. Reis has been in the real estate business for many years, being well known as a developer of large properties on Long Island. He plans to enlarge the scope of the business by making several important improvements to the office by the addition of new departments, which will enable him to handle every detail of the real estate business.

BRONX.
Conveyances.

	1918 May 10 to 16	1917 May 11 to 17
Total No.....	82	87
No. with consideration.....	6	6
Consideration.....	\$73,750	\$65,300

	Jan. 1 to May 16	Jan. 1 to May 17
Total No.....	1,753	2,160
No. with consideration.....	244	251
Consideration.....	\$2,313,909	\$2,773,700

Mortgages.

	1918 May 10 to 16	1917 May 11 to 17
Total No.....	35	50
Amount.....	\$120,341	\$350,835
To Banks & Ins Cos.....	2	9
Amount.....	\$28,500	\$55,000
No. at 6%.....	25	23
Amount.....	\$73,541	\$245,935
No. at 5½%.....	15	3
Amount.....	\$12,500	\$15,000
No. at 5%.....	2	10
Amount.....	\$5,500	\$50,450
Unusual rates.....	1	.....
Amount.....	\$300	.....
Interest not given.....	2	14
Amount.....	\$28,500	\$39,450

	Jan. 1 to May 16	Jan. 1 to May 17
Total No.....	749	960
Amount.....	\$4,097,664	\$6,989,419
To Banks & Ins. Cos.....	32	89
Amount.....	\$649,442	\$1,261,000

Mortgage Extensions.

	1918 May 10 to 16	1917 May 11 to 17
Total No.....	14	14
Amount.....	\$360,750	\$207,000
To Banks & Ins. Cos.....	1	4
Amount.....	\$45,000	\$103,000

	Jan. 1 to May 16	Jan. 1 to May 17
Total No.....	141	306
Amount.....	\$3,258,337	\$5,922,549
To Banks & Ins. Cos.....	39	83
Amount.....	\$1,094,000	\$2,062,100

Building Permits.

	1918 May 10 to 16	1917 May 11 to 17
New Buildings.....	6	65
Cost.....	\$42,500	\$732,500
Alterations.....	157,700	\$22,300
Cost.....	\$4,171,700	\$5,108,125
Alterations.....	\$1,016,871	\$561,200

BROOKLYN.

Conveyances.

	1918 May 9 to 15	1917 May 10 to 16
Total No.....	469	485
No. with consideration.....	33	21
Consideration.....	\$213,125	\$255,415

	Jan. 1 to May 15	Jan. 1 to May 16
Total No.....	7,625	8,577
No. with consideration.....	574	774
Consideration.....	\$4,392,806	\$9,106,006

Mortgages.

	1918 May 9 to 15	1917 May 10 to 16
Total No.....	304	262
Amount.....	\$1,205,996	\$1,095,376
To Banks & Ins. Cos.....	36	45
Amount.....	\$145,475	\$412,830
No. at 6%.....	202	154
Amount.....	\$867,441	\$348,430
No. at 5½%.....	64	48
Amount.....	\$250,375	\$326,750
No. at 5%.....	15	30
Amount.....	\$36,725	\$293,016
Unusual rates.....	1	.....
Amount.....	\$500	.....
Interest not given.....	22	30
Amount.....	\$50,955	\$127,180

	Jan. 1 to May 15	Jan 1 to May 16
Total No.....	4,243	5,713
Amount.....	\$15,263,569	\$24,703,090
To Banks & Ins. Cos.....	511	1,117
Amount.....	\$2,695,865	\$8,600,76

Building Permits.

	1918 May 10 to 16	1917 May 11 to 17
New Buildings.....	98	46
Cost.....	\$376,681	\$473,250
Alterations.....	\$61,900	\$75,825
Cost.....	\$8,560,361	\$13,182,250
Alterations.....	\$1,595,120	\$1,989,894

QUEENS.

Building Permits.

	1918 May 10 to 16	1917 May 11 to 17
New Buildings.....	63	88
Cost.....	\$93,852	\$174,171
Alterations.....	\$76,439	\$23,680
Cost.....	\$3,163,350	\$5,894,786
Alterations.....	\$602,559	\$458,029

RICHMOND.

Building Permits.

	1918 May 10 to 16	1917 May 11 to 17
New Buildings.....	24	26
Cost.....	\$78,669	\$34,450
Alterations.....	\$13,225	\$2,190
Cost.....	\$574,803	\$736,342
Alterations.....	\$138,135	\$164,883

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

DURING the past week new building projects of any description, other than those designed to supply Federal requirements, have been comparatively few throughout the Metropolitan district. Reports from authentic sources in suburban sections, and localities distant from the metropolis, however, indicate a continuation of building activity, which, while not comparable to that of normal times, is at least of sufficient volume to keep the structural trades at work. Owing to the recent rulings in regard to non-essential structural projects during the remainder of the war, private building operations are a negligible quantity. The only activity of this nature is in projects that were started some time ago and which are now approaching the finishing stages.

At the present writing there is more new activity in industrial construction than has been noticeable for some time, although this phase of building has for many months been second only to the immense structural operations under Federal direction. Recently the Governmental departments have been most active in the award of large orders and contracts for buildings, munitions, supplies and sustenance stores for the army and navy, and many of the producers of these commodities have found it expedient to expand their facilities and enlarge their plants to accommodate business of this character. Many of those concerns that, upon the commencement of hostilities in Europe, added materially to their manufacturing facilities to handle the orders emanating from the belligerents now realize that they have insufficient room to efficiently handle the immense contracts being placed by this country for war materials. These manufacturers are arranging for further extensions to existing factories and plants, and in a number of instances are preparing plans for entirely new structures, designed in such a manner as to be readily turned over to the production of commodities of peaceful times as soon as the present emergency is passed.

There has been no intermission in the announcements of large Government building operations. During the past week a number of gigantic projects have been brought out and others are being planned that will most likely keep the building trades at a high pitch of activity for months to come. Congress recently made available many millions of dollars for the rapid extension of the military and naval program. This will involve the extension of cantonments, training camps and stations, additional storage and warehouse facilities at a number of sea-coast ports, hospitals, and practically all of the buildings and equipment of a military establishment such as the United States is now engaged in perfecting. Contracts for the construction of many of these buildings, totalling millions of dollars, have been awarded within the past week or ten days, and the appropriation bills now before Congress will release additional funds for the furtherance of this important work.

One of the most important phases of building activity, particularly in the Borough of Manhattan, is the number of alteration projects, now underway or contemplated, that will transform old-fashioned private dwellings into bachelor apartments and studios or small apartments. During the past week or two projects of this character have been steadily growing in number, and it is an excellent sign of progress. Additional housing facilities have been sadly needed in this community, but the prohibitive cost of construction has effectively barred the speculative builders

from starting projects they had planned. The number of additional housing accommodations that will be provided by the alterations of old houses into modern, small apartments will be greatly appreciated and rapidly leased by tenants who have been seeking homes, but who have despaired of acquiring them owing to the scarcity of apartment house construction during the past two years.

There has been practically no new activity in the markets for building materials and supplies. The slowing down of private construction has shut off orders from that source, and what business is current or in prospect is traceable to Government building operations or to the industrial construction that is indirectly a part of the war activity. Prices are generally firm and indicating added strength in some lines. Further advances are generally anticipated by the dealers in this market.

Common Brick.—The wholesale market for Hudson River common brick has passed through a relatively quiet week. Sales have been light and arrivals from up-river points somewhat below the average of the last three or four weeks. At the present writing prices are holding at \$9 to \$9.50 a thousand, with the top figure strong. According to a prominent manufacturer the producers are unsatisfied with the current price situation and there is a growing feeling that Hudson River common brick will shortly be advanced to \$10 in the wholesale market. Inquiries are dull and the selling interests are looking forward to contemplated business from Federal sources. This business is expected to develop between June 15 and July 1, but there is no definite information now available as to the volume of demand. Manufacturing operations along the Hudson are almost negligible. One manufacturer stated that in his estimation only about five per cent. of all the brick-making machines in the territory were in operation. This means a very small production for this season, but with the reserves in the yards will be sufficient for all demands. The Raritan situation is unchanged and no quotations are being made for New York delivery.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, May 17, 1918. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$9.00 to \$9.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 11; sales, 11. Distribution: Manhattan, 4; Brooklyn, 6; New Jersey points, 1.

Face Brick.—Notwithstanding the decreased volume of private building construction the manufacturers of face brick report trade conditions as fair. The fuel situation is somewhat improved and production is steadily progressing. Many of the face brick manufacturers have turned their plants over to the production of fire brick and acid brick, as the demand for both of these materials is steadily increasing. The rapid growth of the chemical industry has required an immense quantity of acid brick for lining retorts, and the steel industry is using a large amount of fire brick. The outlook for continued business from these sources is considered good at this time.

Lumber.—During the past week or so there have been practically no change in the conditions in any branch of the lumber trade in the Metropolitan district. There is a satisfactory demand both at wholesale and retail, but the transportation embargoes made effective recently have held up shipments from mill points and greatly reduced the stocks held in this territory. This condition has been responsible for the steady upward price trend noticed in this market and the general impression in the trade is that the top level

of prices has not yet been reached and further advances are to be looked for at almost any time. Some of the local dealers are optimistic that transportation conditions will shortly improve and that it will be easier to replenish the stocks now sadly depleted. Although there is no present lumber famine it is no secret that the consumption of lumber at the present time is considerably in excess of the volume of receipts.

Structural Steel.—Practically no structural steel is available for private building projects because of the recent action of the fabricators in pledging their entire output for Government needs. There is a steadily growing demand for steel for Federal use both in manufacturing and in the erection of buildings in various part of the country. The only steel tonnage commitments of the past week were for Government projects located at some distance from the Metropolitan district. Quotations on mill shipments of fabricated steel are unchanged from the 3.195c. level that has now maintained for some months.

Cast Iron Pipe.—The fundamental difficulty of the manufacturers of cast iron pipe is in obtaining a sufficient quantity of pig iron to maintain their plants in anything like full operation. There is a considerable volume of Government business in the market and private demands have also been growing in importance. The City of New York is in the market for 400 tons of 8 in. and 12 in. pipe, bids for which will be opened May 20. Other municipalities are completing their plants for local improvements that will include a large quantity of pipe. Prices are unchanged at the Federal control figure.

White Lead.—The National Lead Company has announced a new schedule of prices for white lead and oxides. Only one price is now quoted. On purchases of 500 pounds and up to one ton the price of white lead is placed at \$11.02½ per 100 pounds. On purchases of 2,000 pounds or more an additional 2½ per cent. will be allowed, which brings the price down to \$10.75 per 100 pounds. These discounts take the place of the extra ¼c. per pound formerly allowed to buyers of round lots. However, there is no change in the manner of payment, this continuing on the basis of 60 days net, 2 per cent. on payments within 15 days.

Linseed Oil.—The scarcity of this commodity is steadily growing and the crushers are way behind in their orders. The prime reason for the condition is the difficulty of obtaining deliveries of seed from Argentine owing to the restricted use of tonnage for the transportation of this crop. There is sufficient flaxseed available but not enough ships to bring it into the country owing to the demands for vessels to transport foodstuffs from South America. The labor question is also a matter of extreme difficulty to the oil producers. Linseed oil prices are slightly advanced and other increases are likely before long.

Window Glass.—Conditions in this line are practically unchanged. There is a very slow demand for current building purposes and the future requirements are uncertain. Jobbers are buying only for immediate needs. Manufacturers are operating on a greatly reduced schedule of operations and it is more than likely that the blast will be brought to an end earlier this season than for many years past. Owing to the existing scarcity of glass in the local market there are firm predictions that prices will be considerably advanced. At the present writing, however, no change in the manufacturers' schedule of discounts has been announced.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$9.00@ \$9.50
Raritation common.....No quotation
Second hand common, per load
of 1,500.....\$6.00@ —
Red face brick, rough or
smooth, car lots.....21.00@ —
Buff brick for light courts.....21.00@ —
Light colored for fronts.....25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....\$2.55@ —
Rebate on bags, returned, 10c. bag.
Rosendale Natural to dealers,
wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1½ in. (Nominal).....\$1.85@ —
Trap rock, ¾ in. (Nominal).....1.95@ —
Crushed limestone, 1½ in.....1.50@ 1.60
Crushed limestone, ¾ in.....1.70@ 1.80
Bluestone flagging, per sq. ft......17@ 0.18
Bluestone curbing, 5x16......40@ —

HOLLOW TILE (fireproofing, Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in., per 1,000.....
6x12x12 in., per 1,000.....
8x12x12 in., per 1,000.....
10x12x12 in., per 1,000.....
12x12x12 in., per 1,000.....

Interior—
3x12x12 in., per 1,000.....
4x12x12 in., per 1,000.....
6x12x12 in., per 1,000.....
8x12x12 in., per 1,000.....

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$2.15@ —
Eastern finishing.....2.35@ —
Hydrated common (per ton).....15.00@ —
Hydrated finishing (per ton).....16.43@ —

LINSEED OIL—
City brands, oiled, 5 bbl. lots.....\$1.57@ —
Less than 5 bbls.....1.58@ —

GRAVEL (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):
1½ in. (nominal).....\$2.00@ —
¾ in.No quotation
Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

LUMBER (wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00
14 to 16 ft.....63.00@ 75.00
Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....33.50@ —
Hemlock, W. Va., base price
per M.....33.50@ —
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random car-
goes, narrow (delivered).....38.00@ 42.00
Wide cargoes.....38.00@ 56.00
Add \$1.00 per M. for each inch in width
over 12 ins. Add \$1.00 per M. for every 2
ft. over 20 ft. in length. Add \$1.00 per M.
for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in.....\$66.00@ —
Cypress shingles, 6x18, No. 1
Hearts.....10.00@ —
Cypress shingles, 6x18, No. 1
Prime.....8.50@ —
Quartered oak.....95.00@ 107.50
Plain oak.....75.50@ —
Flooring:
White oak, quartered, select.....\$51.50@ \$55.50
Red oak, quartered, select.....51.50@ 55.50
Maple No. 1.....47.00@ —
Yellow pine, No. 1, common
flat.....38.00@ —
N. C. Pine, flooring, Norfolk.....40.00@ —

PLASTER—(Basic prices to dealers at
yard, Manhattan):
Mason's finishing in 100 lbs.
bags, per ton.....\$17.00@ —
Dry Mortar, in bags, return-
able at 15c. each, per ton.....8.25@ 8.75
Block, 2 in. (solid), per sq. ft.....\$0.08
Block, 2-in. (hollow), per sq. ft......09
Boards, ¾ in. x 8 ft......12½
Boards, ¾ in. x 8 ft......15½

SAND—
Screened and washed Cow Bay.
500 cu. yds. lots, wholesale.....\$1.25@ —

STRUCTURAL STEEL (Plain material
at tidewater, cents per lb.):
Beams & channels up to 14 in. 3.195@ —
Beams & channels over 14 in. 3.195@ —
Angles, 3x2 up to 6x8.....3.195@ —
Zeas and tees.....3.195@ —
Steel bars, half extras.....3.195@ —

TURPENTINE:
Spot in yard, N. Y., per gal.....\$0.48½ @ \$0.49

WINDOW GLASS. Official discounts
from manufacturers' lists:
Single strength, A quality, first three
brackets.....80%
B grade, single strength, first three
brackets.....82%
Grades A and B, larger than the first
three brackets, single thick.....79%
Double strength, A quality.....80%
Double strength, B quality.....82%

Contract for City Residence.

William Crawford, 7 East 42d street, has obtained the general contract for the construction of a handsome five-story private residence at 21 East 70th street for Gustav Pagenstecher, 30 East 42d street, owner. The building will have ground dimensions of 22 x 76 feet, and will have a facade of brick, marble and granite, and will cost about \$50,000. The plans and specifications were prepared by William J. Rogers, architect, 50 East 42d street, and the engineers for steam heating and electric installation are Clark, MacMullen & Riley, 101 Park avenue.

Plans for Large Garage.

Frank E. Vitolo, 56 West 45th street, is preparing the plans and specifications for a six-story fireproof brick and concrete garage, 100 x 129 feet, to be erected at 541 to 551 West Broadway. The owners are Cunco & Podesta, 73 Washington Square. This building will cost approximately \$100,000. Plans will be completed soon, and the architect will call for estimates on separate contracts.

PERSONAL AND TRADE NOTES.

Frank J. McCabe, architect, has recently moved his offices from 461 Eighth avenue to 303 Fifth avenue.

George F. Pelham, Inc., architect, has moved his offices from 30 East 42d street to 200 West 72d street.

S. B. Eisendrath and B. Horowitz, architects, have moved their offices from 500 Fifth avenue to 18 East 41st street.

Young & Egan, Inc., lighting fixtures, have moved their offices and show rooms from 489 Fifth avenue to 21 East 40th street.

Henry Ives Cobb, architect, has moved his offices from 527 Fifth avenue to the Heidelberg Tower Building, Broadway and 42d street.

Robert L. Pryor, architect, has recently established offices for the general practice of his profession at 859 Broad street, Newark, N. J.

Charles Money, general contractor, has recently removed his office from the Vanderbilt Concourse Building, 52 Vanderbilt avenue, to 228 West 36th street.

Asbestos Protected Metal Company, Pittsburgh, Pa., has changed its name to the Aspromet Company. When this concern was established in 1905 its sole product was asbestos protected metal. At the present time the line handled by this firm includes a number of other building material specialties.

The Revolver Company has recently been organized, with offices at 387 Garfield avenue, Jersey City, N. J., to act as the sole selling agent for the New York Revolving Portable Elevator Company. The latter concern manufactures a line of portable and revolving elevators, tiering and case-lifting machines.

Carl W. Haefner, formerly associated with the Turner Construction Company, 244 Madison avenue, is now connected with Fay, Spofford & Thorndike, consulting engineers, Boston, Mass., as engineer in charge of the lines and grades in the construction of the new Government shipping terminal at South Boston.

H. F. Huber & Company, interior decorators, who occupy their own building at 13 East 40th street, have been forced to seek additional space in the adjoining Yale & Towne Building, 9 and 11 East 40th street, and at present occupy two entire floors in this structure. The rapid growth of their business has forced them to take a third entire floor in the Yale & Towne Building. Their previous location for over twenty years was on Fifth avenue, but they were the first to see the advantage of this new business location, and were followed by other large business firms like Arnold Constable, Sterling Bronze Company, etc. Messrs. Ewing, Bacon & Henry were the brokers in the above transaction.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for a sprinkler system at the Medical Supply Depot. Cost, \$10,000.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for additional freight elevators at the general storehouse. Cost, \$135,000.

CHARLESTON, S. C.—U. S. Government, Commandant, Naval Training Station, Charleston, S. C., owner and builder, contemplates erecting an addition to the 1 and 2-sty frame Naval training station, from privately prepared plans. Cost, \$1,000,000.

PARIS ISLAND, S. C.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is having plans prepared privately for an addition to the 1 and 2-sty frame Naval Training Camp. Owner will take bids on general contract about June 1. Cost, \$1,000,000.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for fire protection work. Cost, \$50,000.

LAKEHURST, N. J.—U. S. Government, Col. Walker, Commandant, and Lieut. R. C. Marshall, Jr., Construction Division, U. S. N. A., 7th and B sts, S. W., Washington, D. C., owner, contemplates proving ground. Engineer's name will be announced later. Cost, \$2,000,000.

MIAMI, FLA.—St. Johns Construction Co., Miami, Fla., has the general contract for a 1 and 2-sty frame gunners' school for the U. S. Government, Col. R. C. Marshall, Jr., Construction Division, U. S. N. A., 7th and B sts, S. W., Washington, D. C., owner, from privately prepared plans. Cost, \$300,000.

DELAWARE BAY COAST DEFENSE.—R. G. Collins, Jr., 52 Vanderbilt av, Manhattan, has the general contract for erection of barracks and quarters for the U. S. Government, Lieut. Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, N. W., Washington, D. C., owner, from plans by Lieut. Col. F. B. Wheaton, 7th and B sts, N. W., Washington, D. C., advisory architect.

NO ARCHITECTS SELECTED.

Advance information regarding projects where architects have not as yet been selected.

CLINTON, N. Y.—Village of Clinton, W. T. Brockway, clerk, Trustees Room, Clinton, owner, contemplates erecting a 2-sty brick Municipal Hall, to contain village offices and post office, in Utica st, for which no architect has been retained. The Estate of Ralph S. Lumbard, Clinton, N. Y., is the donor. Cost, \$40,000.

JAMAICA, L. I.—First Baptist Church, Rev. Wilfred G. C. Sebey, pastor, 143 Grove st, Jamaica, is raising funds for constructing a church. No architect has been selected and it is probable that construction will not be commenced until next year. Cost, \$50,000.

STAMFORD, CONN.—Stamford Foundry Co., owner, c/o W. T. Andrews, treas., 117-149 Canal st, Stamford, Conn., contemplates rebuilding the 1-sty foundry, probably brick and steel, in Canal st, for which no architect has been retained. Owner will make temporary repairs and later erect new bldg. Cost, \$20,000.

LYNBROOK, L. I.—Lynbrook National Bank, Joseph F. Felton, pres., Lynbrook, owner, has purchased the former Simonson property (plot 40x120), on Merrick rd, and contemplates erecting a bank bldg. No building committee has been formed and no architect has been selected. Details will be available later.

VERONA, N. J.—Verona National Bank, 360 Bloomfield av, Verona, owner, has purchased a site for a bank on Bloomfield av, for which no architect has been selected. A directors' meeting is to be held during the first week in July, at which a decision will probably be reached as to architect, preliminary construction and other details.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

CHURCHES.

WHITE PLAINS, N. Y.—Gross & Kleiberger, Bible House, Manhattan, architects, are taking bids on the general contract for a 1-sty brick synagogue, 40x70, for the White Plains Hebrew Institute, on premises, owner. Frederick's Construction Co., 17 West 42d st, Manhattan, is figuring the general contract and desires bids on all subs. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Thomas Connolly, architect, c/o Carnegie Steel Co., Widener Bldg, Philadelphia, Pa., is taking bids on the general contract for alterations to the 6-sty brick warehouse, 36x94, at 343-345 West 36th st, for Ida A. Poth, 1 West 104th st, owner. Cost, \$16,000.

HOBOKEN, N. J.—Ballinger & Perrot, architects and engineers, 17th and Arch sts, Philadelphia, Pa., are taking bids on the general contract to close 12 m. May 22, for a 5-sty reinforced concrete factory, 113x100, at the southeast cor of 12th and Clinton sts, for the Chocolate Menier Co., 1123 Clinton st, Hoboken, owner, and J. Van Lierde, resident manager. Cramp & Co., 25 East 26th st; Isaac A. Hopper's Sons, 15 East 40th st, and the White Fireproofing Const. Co., 286 5th av, all of Manhattan, are figuring the general contract.

MISCELLANEOUS.

GLEN FALLS, N. Y.—Charles A. Platt, 101 Park av, Manhattan, architect, is taking bids on the general contract, to close May 20, for a 1-sty brick and stone library and park improvement in Glen st, for the Crandall Trust, Orville G. Smith, 178 Glen st, Glen Falls, trustee, owner. Stevenson & Cameron, 37 West 25th st, Manhattan, are figuring the general contract and desire estimates on all subs by May 18. Cost, \$75,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.**APARTMENTS, FLATS & TENEMENTS.**

86TH ST.—Samuel Cohen, 32 Union sq East, completed plans for the alteration of the 5-sty brick dwelling, 20x65, at 330 West 86th st, into bachelor apartments, for Florence Cohen, 327 Central Park West, owner, represented by G. M. Karpas, at site, and 10 West 107th st, who is in charge of project and will take estimates. Cost, \$6,500.

70TH ST.—Schwartz & Gross, 345 5th av, have plans in progress for the alteration of the 4-sty brick dwelling, 25x60, at 58 West 70th st, into an apartment house, for S. L. Hyman, owner. Architect will take bids on general contract about June 1. Cost, \$13,000.

BANKS.

5TH AV.—Starrett & Van Vleck, 8 West 40th st, will draw plans for alterations to the brick and stone store and banking offices at the southwest cor of 5th av and 43d st, for the Park Av Operating Co., 527 5th av, owner, and the National City Co., 55 Wall st, lessee.

DWELLINGS.

32D ST.—J. M. Felson, 1133 Broadway, completed plans for a 2½-sty brick dwelling and garage, 54x98, in the south side of 32d st, 206 ft west of 1st av, for Henry H. Jackson, 106 Lexington av, owner. Owner will take bids on general contract when plans are approved by the Building Dept., and T. J. Fanning, 19 East 127th st, and Jones & Tresselt, 7 Broadway alley, will figure the general contract. Cost, \$20,000.

70TH ST.—Harry Allen Jacobs, 320 5th av, is preparing sketches for alterations to the 4-sty brick dwelling, 25x60, at 17 East 70th st, for Dr. Stafford McLean, 776 Madison av, owner. Details are undecided.

FACTORIES AND WAREHOUSES.

THOMPSON ST.—John H. Knubel, 305 West 43d st, completed plans for alterations to the 7-sty brick storage bldg, 50x90, at 91-3 Thompson st, for Louis Harburger, 37 Liberty st, owner. Consists of alteration to elevator shaft and pent house. Cost, \$5,000.

PEARL ST.—John Caggiano, 2470 Hoffman st, completed plans for alterations to the 5-sty storage bldg and printing office, 25x100, at 534 Pearl st, and 42 Elm st, for Charles Barsotti, 42 Duane st, owner. Owner and architect will take bids on the general contract. Cost, \$3,000.

BROAD ST.—Townsend, Steinle & Haskell, Inc., 1328 Broadway, completed plans for alterations to the 5-sty brick storage and factory bldg and restaurant, 27x96, at 86 Broad st, for the S. M. Robins Co., 54 Broad st, owner. Cost, \$10,000.

HOTELS.

34TH ST.—Buchman & Kahn, 56 West 45th st, have plans in progress for alterations to the 5 and 7-sty brick hotel and store, 50x76, and 40x90, at 25-27 West 34th st, and 36-38 West 35th st, for Charles E. Johnson, 1333 Broadway, owner, of 34th st bldg, and the New York Life Insurance Co., 346 Broadway, owner of 35th st bldg. J. B. Orkin, 25-27 West 34th st, is the lessee. Cost, \$20,000.

BOWERY.—Charles B. Meyers, 1 Union sq, completed plans for alterations to the 5-sty brick lodging house and store, 50x75, at 125-7 Bowery, for Pauline Myers, Leah King and Louis Brush, 10 East 43d st, owners. Owners will take bids on the general contract. Cost, \$3,000.

STABLES AND GARAGES.

131ST ST.—J. M. Felson, 1133 Broadway, completed plans for a 4-sty garage, 75x99, at 641-5 West 131st st, for Weber Mc-

Loughlin Co., 131st st and North River, owner. Cost, \$50,000.

130TH ST.—Charles B. Meyers, 1 Union sq, will draw plans for a 1-sty brick garage, 50x100, at 73-75 East 130th st, for the Benson Realty Co., owner, c/o Jackson & Stern, 31 Nassau st. Architect will take bids on the general contract.

124TH ST.—Leonidas Denslow, 44 West 18th st, completed plans for alterations to the 2-sty brick garage, 50x100, at 263-265 West 124th st, for Sarah L. & Frederick K. Johnston, 1534 Anacapa st, Santa Barbara, Cal., owners, and the United Cigars Stores, 44 West 18th st, lessee. Cost, \$8,000.

BROADWAY.—Louis A. Sheinart, 194 Bowery, completed plans for a 1-sty brick garage, 50x100, on the west side of Broadway, 145 ft south of 190th st, for the Lawrence Park Realty Co., 172 Fulton st, owner, and Henry Hennenfeld, 1395 Madison av, lessee. Lessee is taking bids on the general contract. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

52D ST.—Schwartz & Gross, 345 5th av, have plans in progress for alterations to the 4-sty brick store and loft bldg, 51x85,

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at the northeast cor of 52d st and Lexington av, for the Beekman Estate, 7 East 42d st, owner, and Hornthal & Co., 10 East 22d st, lessee. Architects will take bids on the general contract about June 1. Cost, \$50,000.

MISCELLANEOUS.

59TH ST.—Roosevelt Hospital Corp., Charles B. Grimshaw, supt., in charge, on premises, owner, has had plans completed privately for a 1-sty addition to the 1-sty brick carpenter shop, 29x47, at 438 West 59th st. Lewis P. Fluhrer Co., 220 West 42d st, has the general contract. Cost, \$7,500.

Bronx.

DWELLINGS.

VIRIS AV.—Lewis V. LaVelle, 261 East 201st st, completed plans for a 2-sty frame dwelling, 27x31, on the west side of Viris av, 56 ft north of 236th st, for J. & P. O'Hara, 2873 Webster av, owner. Cost, \$5,000.

MUNICIPAL.

BRONX—Brinley & Holbrook, 156 5th av, Manhattan, will draw plans for a 1-sty concrete, glass and steel greenhouse, 40x90, at the Bronx Park Botanical Gardens, for the City of New York, Dept. of Parks, William F. Groll, pres., Bronx, owner. Cost, \$40,000.

MISCELLANEOUS.

SEDGWICK AV.—Day & Klauder, 925 Chestnut st, Philadelphia, Pa., completed plans for a 1-sty brick laboratory, 60x105, on the east side of Sedgwick av, 446 ft north of 180th st, for the New York University, on premises, owner, and C. Bliss, of New York University Campaign Com., interested, Metropolitan Tower, Manhattan. Cost, \$20,000.

Brooklyn.

CHURCHES.

63D ST.—Robert J. Reiley, 477 5th av, Manhattan, completed plans for an extension to the 1-sty church at the southeast cor of 63d st and 14th av, for St. Theresa's R. C. Church, Rev. Father Charles E. McDonald, pastor, 367 Clermont av, owner. Cost, \$30,000.

BLAKE AV.—Charles Infanger & Son, 2634 Atlantic av, completed plans for a 1-sty brick synagogue, 25x90, at the northwest cor of Blake av and Berriman st, for Cherve Aushel Zedeck, 973 Dumont av, owner. Cost, \$8,000.

DWELLINGS.

47TH ST.—M. A. Cantor, 371 Fulton st, has plans in progress for a 2½-sty frame and stucco dwelling, 45x45, at the northeast cor of 47th st and 14th av, for William Goldman, owner. Architect will take bids on the general contract. Cost, \$18,000.

PRESIDENT ST.—Cohn Bros., 361 Stone av, have plans in progress for a 2½-sty brick dwelling, 24x70, and a 1-sty garage 20x20, in President st, bet. Brooklyn and New York avs, for Rudolph Nurick, 1102 Eastern Parkway, owner and builder. Cost, \$30,000.

51ST ST.—Alexander Kirschner, 4812 12th av, completed plans for a 2½-sty frame, stucco and concrete block dwelling, 26x56, in the north side of 51st st, 180 ft west of 15th av, for the Armor Construction Co., 1334 48th st, owner and builder. Cost, \$10,000.

BROOKLYN, N. Y.—Slee & Bryson, 154 Montague st, have plans in progress for a 2-sty brick dwelling, 28x50, for Frederick Seifter, owner. Cost, \$15,000.

WEST 9TH ST.—George H. Suess, 2926 Railroad av, completed plans for a 2-sty brick dwelling, 20x35, in the east side of West 9th st, 177 ft south of 86th st, for Vincenzo Bruno, on premises, owner. Cost, \$4,000.

LAUREL AV.—George H. Suess, 2920 Railroad av, completed plans for two 2-sty frame dwellings, 18x38, on the north side of Laurel av, 220 ft west of Sea Gate av, for the Sea Gate Development Co., 194 South Oxford st, owner and builder. Cost, \$6,000.

SANDS ST.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick dwelling and store, 25x95, in the east side of Sands st, 144 ft west of Gold st, for Nathaniel Miller, 144 Sands st, owner and builder. Cost, \$5,000.

WILLOUGHBY AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for alterations to the 3-sty brick dwelling, 40x100, at 707 Willoughby av, for Anne Ahenkn, 373 Floyd st, owner and builder. Includes a 1-sty brick garage, 20x25. Cost, \$6,000.

21ST AV.—Kallich & Lubroth, 1819 85th st, completed plans for a 2-sty brick dwelling, 20x45, at the northwest cor of

21st av and 81st st, for Kathleen Building Corp., 1819 85th st, owner and builder. Cost, \$12,000.

55TH ST.—M. A. Cantor, 371 Fulton st, has plans in progress for a 2½-sty frame and stucco dwelling, 45x50, at the northeast cor of 55th st and 15th av, for Tillie Neimkel, 1472 56th st, owner. Architect will take bids on general contract May 22. Cost, \$18,000.

64TH ST.—M. A. Cantor, 371 Fulton st, completed plans for eight 2-sty brick dwellings, 30x45, in 64th st, east of 21st st, for the Leon Holding Co., 99 Nassau st, Brooklyn, owner and builder. Owner is taking bids on subs and materials. Total cost, \$50,000.

WEST 35TH ST.—H. J. Nurick, 957 Broadway, Brooklyn, completed plans for a 2-sty frame dwelling, 21x62, in the west side of West 35th st, 220 ft north of Mermaid av, for Harry Strassler, 2854 West 35th st, owner. Architect will take bids on general contract about May 22-25. Cost, \$10,000.

14TH AV.—M. A. Cantor, 371 Fulton st, completed plans for a 2½-sty frame and stucco dwelling, 44x42, at the northeast cor of 14th av and 47th st, for Abraham Goldman, 1449 47th st, owner. Cost, \$18,000.

EAST 14TH ST.—C. G. Wessell, 1399 East 4th st, completed plans for a 2½-sty frame dwelling, 18x18, in the west side of East 14th st, 280 ft south of Av N, for Glen H. Frost, 1819 Av K, owner. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

PACIFIC ST.—E. M. Adelsohn, 1776 Pitkin av, completed plans for a 2-sty brick storage bldg, 25x75, in the south side of Pacific st, 75 ft west of Underhill av, for A. & J. Haber, 849 Atlantic av, owner. Cost, \$7,000.

HOSPITALS AND ASYLUMS.

SCHERMERHORN ST.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, completed plans for a 5-sty brick hospital bldg, 35x100, in the north side of Schermerhorn st, 222 ft east of Court st, for the Brooklyn Eye and Ear Hospital, 121 Madison av, Manhattan, owner. Architects will take bids on general contract about May 31. Cost, \$200,000.

STABLES AND GARAGES.

ADAMS ST.—Boris W. Bordman, 26 Court, has plans in progress for a 1-sty brick garage, 47x103, at 103-5 Adams st, for Plant Bros., on premises, owners. Cost, \$6,000.

BROADWAY—Benjamin Dreisler, 153 Remsen st, completed plans for a 1-sty brick public garage, 119x109, at the southwest cor of Broadway and Rutledge st, for the Realty Associates, 162 Remsen st, owners and builders. Cost, \$25,000.

48TH ST.—S. Millman & Son, 1780 Pitkin av, completed plans for a 1-sty brick garage, 200x100, in the south side of 48th st, 250 ft west of 3d av, for the Lebona Realty Co., 44 Court st, owner. Cost, \$45,000.

56TH ST.—H. A. Weinstein, 32 Court st, has plans in progress for twelve 1-sty brick garages, 16x18, in the south side of 56th st, 189 ft west of Ft. Hamilton av, for the Jonas Construction Co., 1609 46th st, owner and builder. Cost, \$8,500.

THEATRES.

MYRTLE AV.—George J. Lobenstein, 230 Martense av, has plans in progress for a 1-sty brick moving picture theatre, 28x130, with a seating capacity of 550, at the northeast cor of Myrtle and Hudson avs, for Alphonse J. Palumbo, on premises, owner and builder. Cost, \$10,000.

Queens.

DWELLINGS.

EDGEMERE, L. I.—Gustave M. Stark, 2724 Clarendon rd, owner and builder, has had plans completed privately for four 1-sty frame dwellings, 17x30, at the northeast cor of Ocean av and Beach 56th st. Cost, \$3,500.

ELMHURST, L. I.—Frederick Page Construction Co., 115 Broadway, Manhattan, owner and builder, has had plans completed privately for a 2-sty brick dwelling, 21x50, at the southwest cor of Manila st and Maurice av. Cost, \$5,000.

WINFIELD, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., completed plans for a 2-sty frame dwelling, 20x44, on the north side of Maurice av, 25 ft west of Burroughs av, for Babetta Rudolph, 49 Columbia av, Winfield, owner. Cost, \$4,500.

EDGEMERE, L. I.—Howard & Howard, 2117 Mott av, Far Rockaway, completed plans for eight 1-sty frame dwellings, 14x37, in the west side of Beach 58th st, 300 ft south of the Boulevard, for Mordecai P. Springer, 299 Broadway, Manhattan, owner and builder. Cost, \$7,000.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, completed plans for a 2½-sty frame dwelling, 19x41, on the north side of Lamont av, 25 ft west of Elbertson st, for C. Johnston, Elmhurst, owner and builder. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

GLENDALÉ, L. I.—Adam E. Fischer, 373 Fulton st, Brooklyn, completed plans for a 1-sty brick factory, 35x100, at the southwest cor of Edsall av and Ridgewood pl, for Gustav F. Richter, 581 Manor av, Brooklyn Manor, L. I., owner. Architect will take bids immediately. Cost, \$8,500.

LONG ISLAND CITY—A. Edward Richardson, 100 Amity st, Flushing, L. I., is preparing plans for a brick factory, 3 stys in front, and 2 stys in rear, 90x115, at the northeast cor of Harris av and Hancock st, for the Racich Asbestos Mfg. Co., Jacob Racich, pres., in charge, 609 West 55th st, Manhattan, owner and builder.

LONG ISLAND CITY.—L. Allmendinger, 20 Palmetto st, Brooklyn, has plans in progress for rebuilding the 1 and 2-sty brick factory, 200x255, at 3d and Oliver sts, for the Meurer Steel Barrel Co., 575 Flushing av, owner. Includes welding bldg, 100x200; barrel shop, 75x100, and storage bldg, 50x200.

FAR ROCKAWAY, L. I.—Morrel Smith, Far Rockaway, L. I., completed plans for a 2-sty brick water softening plant, 30x12, in the west side of Clinton st, 96 ft southwest of Union st, for the Queens Borough Gas & Electric Co., Far Rockaway, owner and builder. Cost, \$3,000.

GLENDALÉ, L. I.—Adam E. Fischer, 373 Fulton st, Brooklyn, completed plans for a 1-sty brick factory, 35x100, at the southwest cor of Edsall av and Ridgewood pl, for Gustav F. Richter, 855 De Kalb av, Brooklyn, owner. Cost, \$8,500.

STORES, OFFICES AND LOFTS.

RICHMOND HILL, L. I.—R. Thomas Short, 370 Macon st, Brooklyn, has plans nearing completion for a 1-sty brick and stone post office, 50x73, in Church st, for T. A. Clarke, 122 Livingston st, Brooklyn, owner and builder, and the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., lessee.

MISCELLANEOUS.

LONG ISLAND CITY—McWilliams Bros., Front st, Long Island City, owner, have had plans completed privately for a 1-sty brick machine shop, 25x75, in the south side of Front st, 200 ft west of Newtown Creek. Cost, \$4,000.

Richmond.

DWELLINGS.

ANNANDALE, S. I.—Thomas Bennett, 7826 5th av, Bklyn, completed plans for a 1½-sty frame dwelling, 20x34, on the west side of Annandale rd, 140 ft north of Washington av, for Karl Westerlund, 838 42d st, Bklyn, owner. Cost, \$3,000.

MISCELLANEOUS.

SHOOTERS ISLAND, S. I.—Staten Island Ship Building Corp., S. Goroy, plant mgr., and E. N. Scott, in charge of construction, Shooters Island, S. I., and 44 Whitehall st, Manhattan, owner, has had plans completed privately for a 1-sty brick compressing bldg, 40x184. Cost, \$7,500.

Nassau.

APARTMENTS, FLATS & TENEMENTS.

LONG BEACH, L. I.—Augustus Allen, 2 West 45th st, Manhattan, completed plans for a 3-sty brick apartment, for the Atmir Realty Co., Long Beach, owner. G. Aarvig, Fulton st, Long Beach, has the general contract. Cost, \$22,000.

LONG BEACH, L. I.—C. W. Fuller, Long Beach, L. I., owner, has had plans completed privately for rebuilding the 1-sty brick apartment and store, 30x60, at Riverside blvd and the Boardwalk. G. Aarvig, Long Beach, has the general contract, and A. Catapano, Long Beach, has mason contract. Cost, \$10,000.

Westchester.

SCHOOLS AND COLLEGES.

POUGHKEEPSIE, N. Y.—Allen & Col-lens, 40 Central st, Boston, Mass., have plans in progress for fire repairs to the 4-sty brick and marble college bldg, 200x300, for Vassar College, Raymond av, Poughkeepsie, owner, and Henry N. McCracken, pres., 26 Broadway, Manhattan.

New Jersey.

DWELLINGS.

ELMORA, N. J.—Herman Fritz, 637 Main av, Passaic, completed plans for a 2½-sty frame dwelling, 36x40, for H. Heinrich, Elmora, owner. Mr. Weigam, of Elizabeth Sash, Door & Supply Co., 663 Livingston st, Elizabeth, is taking bids on separate contracts for owner. Cost, \$7,500.

FACTORIES AND WAREHOUSES.

HARRISON, N. J.—John H. & Wilson C. Ely, Firemen's Bldg, Newark, N. J., architects, completed plans for a 3 and 1-sty brick producer house, about 50x100, in Cross st, for the General Electric Co., River rd, Schenectady, N. Y., and 417 Sussex st, Harrison, N. J., owner, Charles Scales, in charge, at site. R. H. Canfield, c/o Corning Glass Works, Walnut st, Corning, N. Y., is the engineer, and Edward M. Waldron, Inc., 665 Broad st, Newark, N. J., has the general contract and will do the mason and carpentry work. Project will be used for producing gas to provide heat for making glass.

JERSEY CITY, N. J.—W. Neuman, 314 Palisade av, Jersey City, completed plans for alterations and addition to the 1-sty brick factory at 75-81 Hancock av, for

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NEWARK, N. J.—William J. Fitzsimons, 207 Market st, Newark, is revising plans for a 1-sty brick factory, 22x80, at 298 8th av, for the Sanders Mfg. Co., 294 8th av, Newark, owner. Cost, \$12,000.

RIDGEFIELD PARK, N. J.—British-American Chemical Co., owner, and C. F. Blackmore, purchasing agent, in charge, 52 Vanderbilt av, Manhattan, contemplates erecting several additions to the brick plant on the site of the Old Tennessee Copper plant, from privately prepared plans. Eastwick Engineering Co., 82 Beaver st, Manhattan, are the consulting engineers.

NEWARK, N. J.—Newark Wire Cloth Mfg. Co., owner, and A. A. Campbell, supt., in charge of construction, on premises, contemplates erecting a 2 or 3-sty brick factory, about 40x60, at 222-8 Verona av, from privately prepared plans. Owner builds and will purchase materials.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, has plans in progress for a 1-sty brick warehouse, 100 x125, in 9th st, for Anna Van Horn and T. Hervey, 15 Oak st, Far Rockaway, L. I., owners, and Swift & Co., H. M. Stevens, purchasing agent, 154 9th st, Jersey City, lessee. Cost, \$20,000.

HOSPITALS AND ASYLUMS.

ATHENIA, N. J.—John F. Kelly, Post Office Bldg, Passaic, N. J., completed plans for a Home for Incurables, probably brick, on the Alms House site, for the City of Passaic, N. J., Board of Commissioners, George Seger, Mayor, City Hall, Passaic, owner. Cost, \$25,000.

STABLES AND GARAGES.

NEWARK, N. J.—J. B. Acocella, Union Bldg, Newark, completed plans for a 1-sty brick garage, 50x38, at 29-31 Calumet st, for Tony Paduano, 31 Delancey st, Newark, owner. Cost, \$3,500.

BLOOMFIELD, N. J.—John F. Capen, 207 Market st, Newark, has plans in progress for a 1-sty brick private garage, 22x24, in the rear of 415 Franklin st, for the Westminster Presbyterian Church, cor Franklin and Fremont sts, Bloomfield, N. J., owner.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, completed plans for three 1-sty brick stores, 53x53, at 795-797 Mt. Prospect av, for Herman & Co., 800 Broad st, and 73 Bank st, Newark, owner and builder. Cost, \$5,000.

MISCELLANEOUS.

POMPTON LAKES, N. J.—S. Firestone, Granite Bldg, Rochester, N. Y., engineer, completed plans for a 2-sty brick hydro-electric plant, 40x67, at Corning Lake, for the Borough Council of Pompton Lakes, Board of Public Works, Pompton Lakes, N. J., owner. Cost, \$45,000.

Other Cities.

HOSPITALS AND ASYLUMS.

PHILMONT, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, will draw plans for a 2-sty frame tuberculosis hospital, to contain accommodations for 44 patients, for the Board of Supervisors of Columbia County, Wesley Ten Broeck, chairman, Court House, Hudson, N. Y., owner. Details will be available later. Cost, \$50,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

RIDGEWOOD, L. I.—A. J. Robinson Co., 123 East 23d st, Manhattan, has the general contract for a 2-sty brick and terra cotta bank, 27x98, at the southeast cor of Hancock and Seneca sts, for the Bank of Long Island, S. R. Smith, pres., 359 Fulton st, Jamaica, L. I., owner, from plans by Morrell Smith, Bank Bldg, Far Rockaway, L. I., architect. C. J. Jeppesen, Inc., 56 West 34th st, Manhattan, is the steel engineer. Martin P. Carey, 200 Cooper av, Brooklyn, has the excavating contract. Cost, \$55,000.

CHURCHES.

BROOKLYN, N. Y.—Thomas Drysdale, Inc., 26 Court st, Brooklyn, has the general contract and will do the mason and carpentry work for the 1-sty brick and stone church, 41x86, in the north side of 72d st, 280 ft east of 10th av, for the Norwegian Lutheran Church, 1130 56th st, owner, from plans by E. O. Holmgren, 371 Fulton st, architect. Only basement is being built at present. Cost, \$20,000.

DWELLINGS.

MANHATTAN.—John K. Turton, 101 Park av, has the general contract for alterations to the 3-sty brick dwelling, 16x

55, at 149 East 78th st, for Harris R. Childs, on premises, owner, from plans by Arthur C. Nash, 345 5th av, architect. R. D. Kimball Co., 15 West 38th st, are the steam engineers. Cost, \$25,000.

BROOKLYN, N. Y.—William Sawkins, 1804 Av N, has the general contract for a 3-sty frame dwelling, 26x40, on the west side of Bedford av, 160 ft north of Av F, for Charles S. Somers, 183 3d av, owner, from plans by Slee & Bryson, 154 Montague st, architects. Cost, \$6,000.

RYE, N. Y.—Elsworth & Marshall, Rye, N. Y., have the general contract for alterations to the 2½-sty frame and shingle dwelling, 80x30, on Highside rd, for Mr. Berker, owner, from plans by Lewis Colt Albro, 2 West 47th st, Manhattan, architect. Cost, \$10,000.

NEWARK, N. J. (SUBS.).—Theodore Wunder, 111 Long av, Hillside Township, N. J., and Zwigard & Schwoerer, 139 Schley st, Newark, N. J., have the mason and carpentry contracts respectively for the 2½-sty frame and shingle dwelling, 26x28, with an extension, in Hedden st, for John W. Broderick, 71 Chadwick av, Newark, owner, from plans by Strombach & Mertens, 1091 Clinton av, Irvington, architects. Cost, \$5,000.

NEWARK, N. J.—Altieri Construction Co., 25 Park av, Branch Brook, N. J., has the general contract for a 3-sty brick and stone rectory, 25x55, in Ferry st, near McWhorter st, for Our Lady of Mt. Carmel R. C. Church, Rev. Father Ernest D'Aquila, Ferry and McWhorter sts, Newark, owner, from plans by Alfonso Del Guercio, 300 Broad st, Newark, architect. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Paletz & Zucker, 331 7th av, have the general contract for the alteration of the 3-sty brick dwelling, 50x98, at 326-328 West 11th st, into a storage warehouse, for the West 11th st Warehouse, Inc., 75 Liberty st, owner, from plans by Rasmussen & Wayland, 1133 Broadway, architects. Cost, \$30,000.

BROOKLYN, N. Y.—Warwick & Collins, 108 South 8th st, have the general contract for a 1-sty brick factory and offices, 100x70, at the northwest cor of Irving av and Troutman st, for Dessart Bros., 503 Metropolitan av, Brooklyn, owner, from plans by Mott B. Schmidt, 19 West 40th st, Manhattan, architect. Cost, \$20,000.

NEWARK, N. J.—Henry Doremus, 26 Orange st, Newark, has the general contract for erecting additional bldgs at the manufacturing plant on the meadows along the Passaic River, for the Maas & Waldstein Co., J. O. Devlin, supt., on premises, owner, from privately prepared plans. Cost, \$40,000.

HOBOKEN, N. J.—Austin Co., 1319 Filbert st, Philadelphia, Pa., has the general contract for a 1-sty brick, concrete and steel manufacturing bldg, 82x180, for the Remington Arms & Ammunition Co., 233 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$30,000.

BAYONNE, N. J.—Austin Co., 1319 Filbert st, Philadelphia, Pa., has the general contract for a 1-sty brick factory, adjoining present plant, for the Southern Cotton Oil Co., C. E. Leavitt, in charge, 160 East 22d st, Bayonne, and 120 Broadway, Manhattan, owner, from privately prepared plans.

KEARNY, N. J.—Ruggles-Robinson Co., 331 Madison av, Manhattan, has the general contract for a 1-sty reinforced concrete addition to the glue factory and power house for Swift & Co., 154 9th st, Jersey City, owner, from privately prepared plans. Cost, \$65,000.

HALLS AND CLUBS.

FORT SCHUYLER, N. Y.—Lythic Contracting Co., 103 Park av, Manhattan, has the general contract for a 1-sty frame Y. M. C. A. bldg, 55x120, near Pelham, for the Y. M. C. A., A. M. Allen, in charge, 347 Madison av, Manhattan, owner, from privately prepared plans.

SCHOOLS AND COLLEGES.

KEW GARDENS, L. I.—S. Hansen, Kew Gardens, has the general contract for a 1-sty brick school house, 30x104, with a wing, 30x60 (area of ground 125x100), on the north side of Union Turnpike, 116 ft east of Austin st, for Catlin & Marriott, Garden City, L. I., owner, from plans by D. W. Terwilliger, 1 West 34th st, Manhattan, architect. Cost, \$28,000.

STABLES AND GARAGES.

NEWARK, N. J.—Gunn-Van Dale Co., 31 Clinton st, Newark, has the general contract for a 1-sty brick garage, 54x32, at 65 Passaic st, for Tomkins Bros., 74 Passaic st, Newark, owners, from plans by P. B. Taylor, Essex Bldg, Newark, architect and engineer. General contractor will do the mason and carpentry work. Cost, \$6,000.

CLIFTON, S. I.—Barney-Ahlers Construction Corp., 110 West 40th st, Manhattan, has the general contract for a 2-sty frame fumigating plant, 60x98, in the east side of Edgewater st, 50 ft south of Simonson av, for the Vacuum Co., 166 49th st, Brooklyn, owner, from privately prepared plans. Cost, \$15,000.

PATERSON, N. J.—John W. Ferguson Co., 152 Market st, Paterson, has the general contract and will also do the mason and carpentry work for the 1-sty brick garage, 50x75, for Weidmann Silk Dyeing Co., 5th av, Paterson, owner, from privately prepared plans.

NEWARK, N. J.—Meyer Krasner, 800 Broad st, Newark, has the general contract for a 1-sty brick garage, 60x100, at the cor of Adams and Clifford sts, for the National Box & Lumber Co., 354 South st, Newark, owner, from plans by William E. Lehman, 738 Broad st, Newark, architect and engineer. Cost, \$13,500.

NEWARK, N. J.—Becker Construction Co., 361 Grove st, Newark, has the general contract and will do the mason and carpentry work, for the 1-sty brick garage, 52x100, at 280 South 12th st, for the Columbian Laundry, 278-292 South 12th st, Newark, owner, from plans by C. F. Zachau, 437 Highland av, Arlington, N. J., architect. Cost, \$18,000.

HOBOKEN, N. J. (SUBS.)—Holzberg & Son, 4th st, Hoboken, have the mason and carpentry contracts for a 1-sty brick garage, 47x100, at 93-5 Jackson st, for Israel Kleinberg, 351 1st st, Hoboken, owner, from plans by George Flagg, 665 Newark av, Jersey City, N. J., architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Valentine Lynch & Co., 13 Park Row, Manhattan, has the general contract for a 1-sty extension to the 21-sty brick and stone office bldg, 116x175, at 42 Broadway, for the Lower Broadway Realty Corp. (temporary office), 111 Broadway, and 42 Broadway, owner, from plans by Henry Ives Cobb, 527 5th av, architect. Cost, \$15,000.

MANHATTAN.—Harris Mankin, 132 Bleecker st, has the general contract for the alteration of the 4-sty brick dwelling on lot 24x100, at 158 West 44th st, into a restaurant, for the Estate of John and Michael J. O'Connor, owner, c/o James A. Lynch, 51 Chambers st, and the St. Regis Pure Food, Inc., 298 5th av, lessee, from plans by B. H. & C. N. Whinston, 509 Willis av, architects. Cost, \$15,000.

MANHATTAN.—Charles A. Cowen & Co., 30 East 42d st, has the general contract for alterations to the 21-sty brick and stone office bldg, 144x270, at 306-314 Madison av, and 30 East 42d st, for the 42d St & Madison Av Co., Fredk Johnson, pres., 30 East 42d st, owner, and the Union Carbide Co., lessee (18th floor), from plans by Jay R. Marsh, architect, c/o owner. Cost, \$10,000.

MANHATTAN.—Stern & Miller, 215 Rochester av, Brooklyn, have the general contract for alterations to the fifteen 1 and 2-sty brick stores and a garage, 160x202, at Fulton, Beekman, Front and South sts, for Francis B. Riggs, 141 Broadway, owner, from plans by Friedmann, Robertson & Keeler, 90 West st, architects and engineers. Cost, \$20,000.

MANHATTAN.—Ridgewood Operating Co., 470 Grant av, Bklyn, has the general contract for alterations to the two 5-sty brick stores, 20x50, at 666 6th av, for Adnes Wolfe Peck owner, c/o A. R. Fisher, 690 6th av, from plans by Frank A. Rooke, 489 5th av, architect. Cost, \$3,000.

MANHATTAN.—Valentine Lynch, 21 Park Row, has the general contract for alterations to the 5-sty brick and stone loft bldg, 40x91, at 46-8 Front st, for John Curtiss, Inc., 3 South st, owner, from privately prepared plans. Cost, \$6,000.

BROOKLYN, N. Y.—Asher Dann, 5223 12th av, has the general contract for a 2-sty brick post office station, 40x100, at the southwest cor of 86th st and 19th av, for Herbert L. Dann, 5223 12th av, owner, from plans by Samuel Millman & Sons, 1780 Pitkin av, architects. Cost, \$20,000.

RICHMOND HILL, L. I.—Meyer & Sweeney, 384 Crown st, Brooklyn, have the general contract for a 2-sty brick office bldg and garage, 50x65, in the west side of Vine st, 275 ft north of Ridgewood av, for Keiner-Williams Stamping Co., Henry H. Keiner, Sr., in charge, Vine st, Richmond Hill, L. I., owner, from plans by Henry Kolb, 1083 Fox st, Bronx, architect. Cost, \$20,000.

NEW BRUNSWICK, N. J.—John Lowry, Jr., 8 East 40th st, Manhattan, has the general contract and is taking estimates on all subs for a 1-sty top addition to be used as office, to the 1-sty brick, steel and reinforced concrete office bldg., 80x100, for the Wright-Martin Aircraft Corp.,

George W. Goethals, pres., 60 Broadway, Manhattan, owner, from plans by Alexander Merchant, 360 George st, New Brunswick, architect. Cost, \$25,000.

MANHATTAN.—E. D. Broderick, 110 West 40th st, has the general contract for a 1-sty addition to the brick office bldg, 20x25, at 3 West 36th st, for John Proctor, on premises, owner, from privately prepared plans. Cost, \$4,000.

MANHATTAN.—William McKean & Sons, 200 East 37th st, have the general contract for alterations to the loft bldg, 60x100, at 13-17 West 38th st, for the Douglas Robinson-Charles S. Brown Co., 14 Wall st, owner, from plans by A. E. Nast, 546 5th av, architect. Alteration consists of removing street encroachment.

MANHATTAN.—Valentine Lynch & Co., 13 Park Row, has the general contract for alterations to the 5-sty brick store and office bldg, 25x80, at 177 Broadway, for Crouch & Fitzgerald, on premises, owner, from plans by Frederick P. Platt, 1123 Broadway, architect. Cost, \$15,000.

NEWARK, N. J.—Nicolo Bannullo, 266 Van Buren st, Newark, has the general contract for a 2-sty brick and limestone store and two apartments, 25x36, at 69 Malvern st, for Francesco and Giovanna Popolo, 65 Malvern st, Newark, owners, from privately prepared plans. Cost, \$5,500.

MISCELLANEOUS.

STAMFORD, CONN.—Vuono Construction Co., Bank Bldg, Stamford, Conn., has the general contract for a brick pump and screen house, and a valve house, for the Stamford Gas & Electric Co., 11-17 Bank st, Stamford, owner, from privately prepared plans. Cost, \$10,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4 to 6. A. A. Zertanna, St. Louis, National secretary.

AMERICAN IRON, STEEL AND HEAVY HARDWARE ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., May 21-23, 1918. A. H. Chamberlain, Marbridge Building, 1328 Broadway, New York City, Secretary-Treasurer.

AMERICAN IRON AND STEEL INSTITUTE will hold its fourteenth general meeting at the Waldorf-Astoria, New York, Friday and Saturday, May 24 and 25. Details of the program will be announced later.



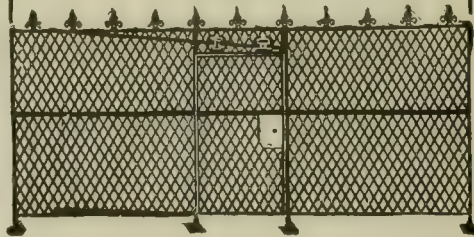
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DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; EX—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; FS—Fireproofing System Repair; GE—Gas Equipment and Appliances; GC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; StP—Standpipes; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; FHS—Approved Filtering and Distilling Systems; OS—Oil Separator; RQ—Reduce Quantities; StSys—Storage System; T.H.O.—Tenant House Order.

*NOTE—The symbols A, FE, FP, Spr, St, StP, Tel, WSS, FHS, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending May 11.

MANHATTAN ORDERS SERVED.

Av B, 60—Saml Klar, 36 W 20.....DC
Beekman st, 23-5—Saml Rosenfeld.....DC
Bleecker st, 2—Herman Woog, 50 W 77.....FP(R)-St-ExS
Bowery, 108—M Propp & Co.....FA-DC-Rec
Bowery, 108—Louis Unterman.....Rec-Ex(R)
Broadway, 1185-95—Jacob Goldberg.....FA
Broadway, 912-920—Bearman & Harris.....Rec
Broadway, 2189—E Louise Sheaffer, Pottsville, Pa.....DC
Division st, 18—Saml Blecher, St-Ex-ExS-Ex(R)
7 st, 128 E—Abr Abramowitz.....FA-Rec
9 st, 34 E—Miller & Levine.....EI
10 st, 56 E—Trustees of Sailors Snug Harbor, 61 Bway.....St(R)-FE(R)-WSS(R)-ExS

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

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Works, Maurer, N. J. NEW YORK

12 st, 8 E—Hyman Satchik.....FA
12 st, 8 E—J A Riley & Co.....FA
12 st, 8 E—Herman Lakin.....FA-El-Rec
12 st, 8 E—M Gettinger & Son.....FA-El-Rec
12 st, 8 E—Lefy Bros.....EI
12 st, 8 E—Carl Austern.....FA-Rec
12 st, 8 E—Myer H. Cohen.....FA-Rec
12 st, 8 E—William Wurm.....FA-Rec
12 st, 8 E—Schneiderman & Kastenbergl.....FA-Rec
35 st, 5 E—Edith T Martin, 111 E 79.....St(R)-FE-ExS

61st, 136 E—Elizabeth C Pike, care M L, 17
New England ter, Orange, N J.....DC
79 st, 185 E—Jacob Wertheim.....St(R)
4 av, 83—J Blackburn Miller, 246 Central Pk
W.....FE-St(R)-ExS
Greene st, 121-3—Otto Doll Supply Co.....Rec-El
Greene st, 162-4—Gerhard Foreman.....A-ExS
Grand st, 72—Harry Mintz.....Rub
Grand st, 72—Jacob Rosenberg.....Rec
Grand st, 75—Em & Es Corp.....EI
Hudson st, 84—Jas Rowland & Co.....GE-DC-Rec
Jane st, 21-3—Caroline Guerin.....ExS
Lexington av, 161-3—Stephen H Jackson.....St(R)-FP-DC-ExS-Rec-TD
Lispemard st, 60-2—Amer Shirt Co.....Rec
Madison st, 141—Isaac Gevetzman.....FA-DC-Rec
Madison st, 141—Saml Levine.....DC
Madison st, 141—Congregation Baur Scheer.....DC-FA-GE

Pearl st, 307—Ruby Press Co.....EI-Rec
Rivington st, 3—West Mercer Corp.....FE(R)-FE-ExS-Ex(R)-DC-O-DL
2 av, 2074—Eisen & Mangalamin.....DC-Rec
6 av, 421—Sternberg & Schneider.....EI-Rec
10 av, 794-8—Wm Mott Est.....ExS
10 av, 794-8—Edgar Metal Decorating Co.....O
3 av, 1554-6—Henry D Greenwald, 177 E 87.....FE(R)-ExS-WSS(R)-DL-Spr(R)-WSS
3 av, 1554-6—Faultless Knitting Mills, FA-D&R-El-Rec-O
3d av, 1554-6—Frank's Dept Store.....O-DC
3 av, 1554-6—Nathan Wisnys.....DL-Ex-GE
3 av, 2009—Pullman Furniture Co.....O
3 av, 2009—Payne Estate, Inc, 158 E 126.....ExS-FE(R)-St(R)

Walker st, 112-6—Moses Levy.....A
Washington sq S, 60—Mrs Geo M Bayne.....GE
Watts st, 94-6—Est Jas T Pyle.....O
Wooster st, 197—Louis Jacobs.....FE(R)-St(R)
4 st, 134 W—Edgar Franklin.....DC
14 st, 3 W—Wirth Clock House.....Rec
19 st, 21 W—M & D Rosenberg.....FA
23 st, 161 W—M & M Embroidery Wks.....FA
25 st, 100 W—Moredz Schwartz.....FA
25 st, 615-24 W—Emil H Finckinger.....FE(R)-ExS

27 st, 418-20 W—Evangeline Rockhill, care
Rockhill & Victor, 22 Cliff.....ExS-Ex(R)-WSS(R)-St(R)-St
28 st, 526-532 W—Donnelly Blanthorn & Co, GE-D&R-FA

43 st, 210 W—Wm Harris.....GE
44 st, 154 W—Louis Steckler, 261 Bway.....GE
45 st, 55 W—Dorf Realty Corp, 15 W 45.....St(R)-DL-ExS

49 st, 48 W—Est Elise E Rice.....DC
50 st, 557 W—Auguste Schoenrock.....DC
57 st, 44 W—Rhea Brummer.....FA-Rec
Beekman st, 59—Zimmer & Egidy.....EI-DC
Beekman st, 61—Jno J Burton, 28 N Moore, Rec-FP(R)

Broadway, 1151—Louis Haims, DC-FA-GE-Rec
Broadway, 1876-80—Albert T Otto.....A
Chrystie st, 131—Leher Realty Co, 220 Broome, A(R)

Av D, 152-60—D H McAlpin & Co, WSS(R)-StP(R)
Division st, 10-12—Morris Friedland.....GE-O
Division st, 10-16—Modern Cloak & Suit Co, St(R)-ExS-DC
Division st, 18—Saml Blecher.....GE-Rec
8 av, 2317-27—Owner.....TD(R)
8 st, 21 E—Stephino Cavinato, FE(R)-FP(R)-WSS(R)-Ex(R)-ExS

63 st, 137 E—Anna M Golbraith.....DC
5 av, 424-434—Frank V Burton.....StP(R)
5 av, 619-21—Geo Kemp Real Estate Co, 615
5 av.....A(R)

Forsythe st, 84—Saml Lubinsky.....GE-El
Fulton st, 86-8—Est Daniel E Seybel, care F
W, 1 E 33.....A

Fulton st, 141—Second Lease Holding Co, ExS
Grand st, 270—Harry Greenberg, DC-D&R-Rec
Great Jones st, 35—John J Radley.....A
Greene st, 162-4—Morris A Barg.....Rec
Jacob st, 14-22—Mary B Harmon est, care W
O Morse, 85 Wall, ExS-FP(R)-WSS(R)-GE

Jefferson st, 80—Bertha Grossman, GE-A-FE(R)-FP(R)-ExS-Ex(R)
Mercer st, 177-85—Est Elliott P Gleason, care
E. P. Albee, Stewart av & Townsend, Bklyn, FP(R)-WSS(R)

Prince st, 130—Est Wm Hubbard White, 85
Neperan rd, Tarrytown, N Y.....FE(R)-ExS
2 av, 293-40—Hebrew Technical School for
Girls.....FP(R)-ExS-Rec-FA-Spr(R)

2 av, 2074—Jacob Heistein, FE(R)-ExS-Ex(R)
2 av, 2074—John Deranze.....DC
6 av, 683—Robert Currie, care Chas A O'Neil,
293 Bway.....ExS-FP(R)-FD

3 av, 247-51—Mary G Barth.....St(R)
3 av, 1554-6—P A Butter Market.....FA
3 av, 1554-6—Julius Pezenik.....Rec

Thompson st, 129—B Geronimo & Co, DC-Rec
Washington st, 386-8—Est Joseph Fahys, 54
Maiden la.....GE

West Broadway, 101-7—John H Haaran, ExS-FE(R)-St(R)
West Broadway, 359—Union Paper Card Co, St
West Broadway, 359—Union Paper Card Co, FA-El-GE-Rec

14 st, 4-6 W—Est Lefferts Strebeigh, 149
Bway.....DC
17 st, 26-32 W—Morgenstein & Brill.....EI
17 st, 26-32 W—Herbert Mandelbaum.....Rec

17 st, 26-32 W—Standard Ladies Tailoring Co, Rec
17 st, 26-32 W—Harry Nightingale.....Rec
17 st, 26-32 W—Bernstein & Glikish.....Rec

17 st, 26-32 W—M Diamond & Co.....EI-Rec
17 st, 26-32 W—Saml E Price.....Rec
17 st, 26-32 W—Lamode Novelty Wks.....EI-Rec
17 st, 26-32 W—Schur & Lauer.....EI-Rec

17 st, 26-32 W—Jacob Bernbaum.....Rec
17 st, 26-32 W—Cohen Bros.....Rec
17 st, 26-32 W—C Bernstein & Son.....EI-Rec
17 st, 26-32 W—Schlossel & Locer.....Rec
17 st, 26-32 W—Charles G Bluh.....EI

17 st, 44 W—Max Resnik.....O-Rec
17 st, 243—Est Philip Lewisohn, 119 W 40, WSS(R)-StP(R)-ExS

23 st, 71-9 W—N Y Uniform Mfg Co, D&R-El-Rec-Ex(R)-O
24 st, 43-7 W—Metropolitan Life Ins Co, 1
Mad av.....StP(R)-Ex(R)-FP(R)-ExS
24 st, 508 W—Fred Koberlein.....DC-Rec
27 st, 520-8 W—I W Lyons & Sons, D&R-El-Rec-O-FE(R)-Ex(R)

28 st, 34 W—Volunteers of America.....A
31 st, 56-8 W—Balkin, Pelzman, Suslow &
Schwind Co.....FA
31 st, 56-8 W—Russueon, Giniger & Berler, Rec
32 st, 106-8 W—Louis Pincus, FE(R)-FP(R)-ExS-GE

36 st, 609-11 W—Fredericka Radle Est, FE(R)-WSS(R)
38 st, 26 W—Bader Fur Co.....FA-O
37 st, 48 W—Herbert C Pell, 829 Park av, St(R)-FE(R)-Ex(R)-WSS(R)-ExS-GE-DC

38 st, 22-4 W—Arthur Frankenstein, 514 Bway, St(R)-Ex(R)
38 st, 26 W—William H Wheeler, 66 W 51, Ex(R)-FE(R)-FP(R)

38 st, 26 W—Ackerman & Gordon.....O
46 st, 67-9 W—Frederick Malito.....FA-Rec
46 st, 73 W—Thos H Kelly, FE-St(R)-Ex(R)-ExS

47 st, 38 W—Est Minnie Kraus, St(R)-FE-ExS-Ex(R)
47 st, 38 W—Edward Lauritano.....Rec
47 st, 38 W—Herman Metznar.....Rec
49 st, 220-2 W—Edendale Constn Co, 505 5 av, TD-A-A(R)

55 st, 26-30 W—Spence School Co.....StP(R)
77 st, 203 W—Geo Crawford, 7 E 42.....GE-FA
107 st, 322-4 W—Wm R Colletti.....Rec
57 st, 154 W—Carnegie Hall, Inc.....Spr(R)

BRONX ORDERS SERVED.

Prospect av, 851—Madison Av Amusement Co, Spr(R)

Southern blvd, 168-172—Ludwig & Co.....Ex
Topping av, 1685—Federation of Bronx Jew-
ish Charities.....ExS

Grand av, 10-34—Pathe Freres Phonograph Co, FP-Rec
Hamilton av, 544-50—James J Sullivan, NoS-FA-Rec

Hendrix st, 288—Harry Wallace.....NoS-FA-Rec
Kosciusko st, 153—Dugan Bros.....FP
Lexington av, 421—John J Bedson.....NoS-FA
Metropolitan av, 1301—Borough Asphalt Co, OS-CF

Montauk av, 13-25—S Welsglass & Co, CF-NoS-FA-Rec-CO
19 st, 206—Charles Muller.....NoS-FA-Rec
9 st, 87-91—4th St Basin Storage Co.....CF

QUEENS ORDERS SERVED.

Vernon av, 142—Tanner-Shea Amusement Co..O

CALENDAR.

The listing of an appeal or petition in this
Calendar is full and sufficient notice to all
persons interested that such case will be heard
on the date set and no adjournment will be
allowed on the ground of ignorance of the date
or of lack of due notice.

All hearings are held in Room 919, Municipal
Building, Manhattan.

BOARD OF APPEALS.

Tuesday, May 21, 1918, at 10 A. M.

Under Building Zone Resolution.

309-18—1057-1059 68th st, Brooklyn.
448-18—1935-1937 Eastern Parkway and 92-
100 Somers st, Brooklyn.
504-18—138-142 East 25th st, Manhattan.
881-18—4892-4894 Broadway, Manhattan.
468-18—256-262 West 117th st, Manhattan.
882-18—636 Flatbush av, Brooklyn.
454-18—163-5 East 84th st, Manhattan.
891-18—214 East 9th st, Manhattan.
892-18—251-53 Hicks st, Brooklyn.
893-18—106 Sherman av, Manhattan.
894-18—802-8 Sterling pl, Brooklyn.
900-18—240-42 East 20th st, Manhattan.
902-18—Broadway, 75 ft west Bell av, Bay-
side, Queens.

945-18—Hancock st, n s, 175 feet 8 inches west
of Myrtle av, Ridgewood.

Appeals from Administrative Orders.

579-18—50-52 Pine st, Manhattan.
475-18—84-90 Beekman st, Manhattan.
41-18—392 Broadway, Manhattan.
786-18—400-408 Amsterdam av, Manhattan.
2380-17-5 East 13th st, Manhattan.
949-18—1218 Carroll st, Brooklyn.
903-18—35-7 Fifth av, Manhattan.
912-18—South side 90th st, 89 ft east of 1st av,
Manhattan.

914-18—245 Montauk av, Brooklyn.
933-18—1 West 68th st, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Thursday, May 23, at 10 A. M.

Petitions for Variations.

476-18-S—105 Madison av, Manhattan.
1416-17-S—542-544 Fifth av, Manhattan.
1250-17-S—78-80 Greenwich st, Manhattan.
1976-17-S—38 West 28th st, Manhattan.
2425-17-S—12 West 40th st, Manhattan.
2462-17-S—29 West 17th st, Manhattan.
2472-17-S—12 West 40th st, Manhattan.
2533-17-S—34 West 15th st, Manhattan.
99-18-S—256 Fifth av, Manhattan.
268-18-S—438 Broome st, Manhattan.
349-18-S—202 West Houston st, Manhattan.
583-18-S—304 East 4th st, Manhattan.
613-18-S—149-51 West 23d st, Manhattan.
619-18-S—9 Washington pl, Manhattan.
713-18-S—34 East 20th st, Manhattan.
796-18-S—2-6 West 45th st, Manhattan.
919-18-S—386-88 Second av, Manhattan.
921-18-S—78-80 Cortlandt st, Manhattan.
920-18-S—401-25 East 163d st, The Bronx.
897-18-S—2042 Hewes st and 689-697 Kent av,
Brooklyn.

2-18-S—28-30 Green st, Manhattan.
69-18-S—506 West Broadway, Manhattan.
939-18-S—186 Bowery, Manhattan.

943-18-S—247 West 46th st, Manhattan.
163-18-S—159 Varet st, Brooklyn.
929-18-S—Gerry st and Flushing av, Brooklyn
(Building No. 11).

930-18-S—S w cor Harrison av and Bartlett st,
Brooklyn.
931-18-S—328 Wallabout st and 27 Gerry st,
Brooklyn (Building 12B).

932-18-S—Bartlett st, n s, 45 ft west of Har-
rison av, Brooklyn (Building 1).

New Yorker Who Handles Federal Housing

Otto M. Eidlitz and What Led to His Appointment as Director of the Government's Immense Task

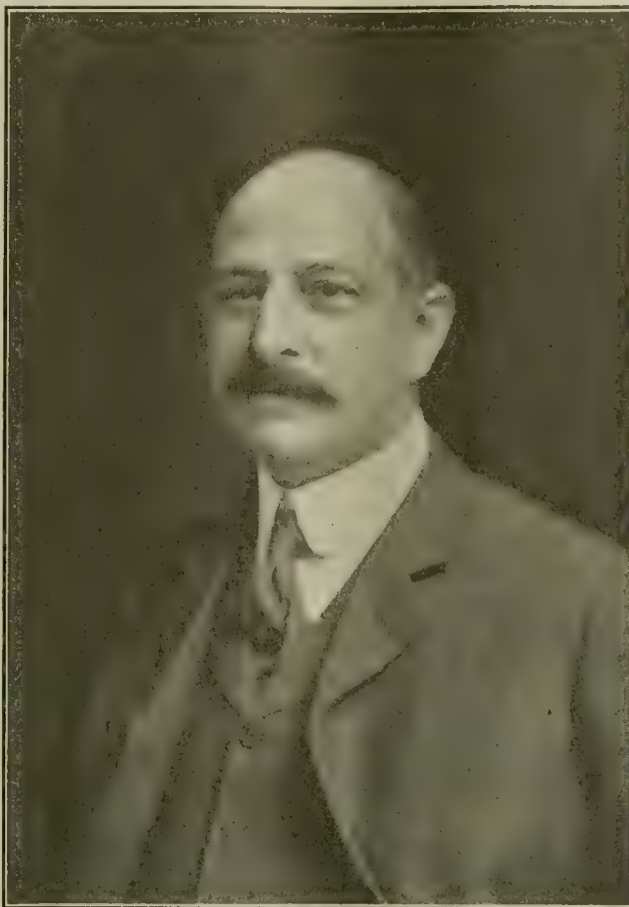
THE enormous extent of the Federal building operations in the Metropolitan district, reaching into hundreds of millions of dollars, and exceeding in number and value anything in the previous history of the country, naturally directs public attention to the manager of these huge building projects. Confidence of builders and others interested in these large contracts has been inspired by the selection by the Government of Otto M. Eidlitz as director of Housing and Transportation of the Department of Labor, through which channel the national housing program is operated.

It will be generally conceded that the firm of which Mr. Eidlitz is the head, is one of the leading concerns, if not the foremost, in the building line in this city, as is proved by the importance of the structures erected under its management during the last few years.

Although the appointment of Mr. Eidlitz was made some time ago, the results of his labors at Washington are only now becoming apparent in the constantly increasing number of large government projects that are being announced daily. His activity at the National Capital preceded his appointment to his present position.

In October, 1917, Mr. Eidlitz was called to Washington by Daniel Willard, Chairman of the Advisory Council of National Defense and headed a committee of five appointed by Secretary of War Newton D. Baker to investigate the restriction of output of war materials, due to the lack of housing for industrial workers. After the report was handed in, on November 12, 1917, the Secretary of War asked him to take up the question with the various departments of the Government and to see whether the lack of housing could be remedied through existing laws or through existing contracts. On February 12, the matter having been referred to the Secretary of Labor, Mr. Eidlitz was appointed Director of Housing and Transportation of the Department of Labor to investigate and provide the necessary housing for industrial workers producing materials and supplies for the army and navy.

This appointment made him at once the most prominent



OTTO MARC EIDLITZ, C. E.

man in the building fraternity in the United States. Mr. Eidlitz attained the enviable position he now occupies by the studious application of his talents for organization and his sustained efforts to improve the welfare of the building interests, which he has served faithfully for many years. In these efforts he has been assisted by his knowledge of human nature.

The son of Marc and Mathilde (Sohr) Eidlitz, Mr. Otto Marc Eidlitz was born in New York City, September 18, 1860. He received his early education in the public schools of this city and in the College of the City of New York. Later he entered Cornell University, from which he was graduated in 1881 with the degree of B.C.E. His degree of C.E. was awarded in 1890. He married Miss Anna May Thomas, of Youngstown, Ohio.

Mr. Eidlitz became associated with his father in the building business in 1881 and was included in a partnership in 1884, under the firm name of Marc Eidlitz & Son. In 1888, upon the withdrawal of his father from active participation in the affairs of the business, Mr. Eidlitz became the head of the organization which has consistently developed and expanded in scope and influence.

For many years the career of Mr. Eidlitz has been marked by the recognition of his diligent and faithful service to the industry of which he is a part. His wide experience and capability and his reputation for fair-minded justice has brought him into unusual prominence upon numerous occasions when expert opinion and matured advice were required to settle some question of importance to the building industry.

Mr. Eidlitz is one of the important factors in many of the controversies that are constantly arising between the employers and workers in the building trades, and frequently has been called upon to settle debated points that have stood in the way of an agreement being reached. His advice and counsel have been taken without question by either side.

(Continued on page 673.)

Drafting Form For Torrens Law Application

Committee of Recording Officials Will Define Procedure Under New Statute

AT a conference of the five recording officers representing New York, Bronx, Brooklyn, Queens and Richmond counties held at the office of Register James J. Donegan to discuss the Torrens law the question of a method of procedure under the new law was discussed at length and also the matter of a uniform form of application for registration.

Register Polak of Bronx county presided at the conference and because of his familiarity with the law, having been active in having it introduced in the State Legislature and finally passed in both Houses, was able to outline the workings of the new law and to make valuable suggestions to the members of the conference.

It was finally decided to leave to a sub-committee the task of drafting a form of application for registration and this draft, when completed, will be submitted to the five recording officers for approval and then to the Appellate Division of the Supreme Court for adjudication as provided in Section 434 of the law.

The sub-committees having the drafting of the forms in

charge is composed of James P. Davenport, representing the Registrar of New York County; A. E. Crowley, representing the Registrar of Bronx county, and E. Weaver representing the County Clerk of Queens county. This sub-committee has held several sessions this week and expect to complete their draft by the first part of next week and present it to their superiors for examination and approval. The draft will then be submitted to the court and an early opinion asked for, as applications for registration under the Torrens law are already being filed in the various counties.

The first instrument filed under the new law was that of Walter Fairchild of No. 1 Liberty street, who is secretary of the Torrens League. Mr. Fairchild acted as attorney for former Register John J. Hopper in a lis pendens against Edson P. Gilson, John N. Woodfin, Charles A. O'Donoghue, Charlotte A. Hopper and the People of the State of New York. This lis pendens was filed in both the County Clerk's office and that of the Register, and covers property in 134th street, 125 feet east of 12th avenue.

New York Architects in Annual Convention

APATRIOTIC enthusiasm was the keynote of the eleventh annual convention of the New York Society of Architects, held last Tuesday afternoon in the Engineering Societies Building, 29 West 39th street. A large number of members were present to greet the president at the opening of the session. Owing to the war-time conditions, the annual banquet and theatre party, usually important functions in connection with this convention, were dispensed with but the omission of the social features failed to detract interest from the meeting.

It was quite evident that the war and the Red Cross drive were of paramount interest to all present and almost all of the speakers alluded to the present conditions and the great part the architects and builders of the nation were playing. The society as a unit pledged its services to the Government "to be used in any manner deemed most effective for the successful prosecution of the war." The society also voted to give the sum of \$100 from its treasury

funds to the National Red Cross drive.

Among those who spoke at the convention were Hon. John P. Leo, Chairman of the Board of Standards and Appeals; Hon. T. J. Drennan, Fire Commissioner; Hon. W. E. Walsh, Superintendent of Buildings, Manhattan; Hon. P. J. Reville, Superintendent of Buildings, the Bronx; Hon. Albert E. Kleinert, Superintendent of Buildings, Brooklyn; Hon. Frank Mann, Tenement House Commissioner; Dr. William F. Doyle, Chief of the Fire Prevention Bureau; Major John P. Everett, counsel of the society, Mr. John H. Scheier, and Mr. Edward W. Loth, architect, of Troy, N. Y.

Officers for the ensuing year were elected as follows: Mr. James Reily Gordon, president; Mr. Adam E. Fisher, first vice-president; Mr. Edward W. Loth, second vice-president; Mr. Henry Holder, Jr., treasurer; Mr. Frederick C. Zobel, secretary, and Mr. Henry Werhlin, financial secretary. Mr. John H. Scheier was re-elected a director.

Contractors Figuring on Big Federal Projects

FEDERAL building projects continue to occupy a prominent place in the structural news of the week.

There are a number of important operations now out for estimates for which contracts will shortly be awarded. These buildings will all be erected within the territory adjacent to Greater New York and will undoubtedly have considerable effect upon the general building situation in this district.

Bids are being taken to close 11 a. m. Monday, May 27, for a coaling station to be erected at Constable Hook, N. J., at a cost of approximately \$130,000. This structure will be for the use of the Navy Department and will be erected under the direction of C. W. Parks, Chief of the Bureau of Yards and Docks. Estimates are also being taken to close June 10, for the construction of ten hollow tile and concrete magazine buildings at Lake Denmark, N. J., for the same department. This work will cost in the neighborhood of \$300,000.

May 31, at 11 a. m., bids will close for the construction

of a swimming pool, to cost about \$125,000, at Pelham Bay Park, and to be used by the naval men in training at that station. All of these projects will be erected from plans prepared in the Navy Department.

General contractors have been invited to submit estimates for the construction of nurses' homes at Fort Hamilton, N. Y., Yaphank, L. I., and Tenaflly, N. J., respectively. These structures will be built under the jurisdiction of the National Red Cross Society from privately prepared plans. The buildings are to be erected from a standardized plan and will be of frame, one story and mezzanine, 30x85 feet.

Numerous large operations have been announced within the past week for which the plans and specifications are now being prepared. Among these are numbered the contemplated loading plant to be built in New Jersey, the exact location of which will be announced later. This structure will be constructed under the direction of Lieutenant Col. R. C. Marshall, Jr., U. S. N. A., and will cost in the neighborhood of \$2,000,000.

Effect of Salary Increases for City Employes

Board of Aldermen Proposes Measure That Will Send Tax Rate Above Constitutional Limit

ALDERMAN MULLEN has introduced in the Board of Aldermen a resolution providing for the following increases in salaries:

For employees receiving \$1,000 yearly, or less, 20 per cent. increase.

For all employees receiving over \$1,000 yearly and not over \$2,000 yearly, 10 per cent. increase.

In the preamble to this resolution, attention is called to the fact that Governor Whitman has just signed a bill automatically increasing the salaries of all State employees receiving \$2,000 yearly, or less. With reference to salaries of city employes the practice generally in past years has been for the Board of Aldermen to originate the matter and for the Board of Estimate and Apportionment to agree to the proposal, thus letting the responsibility for the additional cost to the taxpayers rest upon the shoulders of the Aldermen.

The following statement has been prepared by the Budget Committee of the Real Estate Board, of which Laurence McGuire is president:

"As New York City pays 71 per cent. of any direct State tax this automatic increase of State salaries will add largely to next year's city budget.

"The Governor approved twenty-one bills increasing the salaries of county officials in the City of New York, or providing new pension funds, although he was requested not to do so by the Mayor. These increases being mandatory will also add to next year's budget.

"Last year while the budget for 1918 was being prepared the Real Estate Board directed the chairman of its budget committee to say that the Board would not object to any increase of salary where the recipient received less than \$2,500, and had earned an increase for efficient and honest service. The Board, therefore, is not opposing this contemplated increase, realizing the great increase in the cost of living, but suggests that the method proposed is unfair and impolitic.

"Horizontal increases of salaries are always detrimental to discipline and good service, as the worthy and faithful employee sees the unworthy and faithless employee receiving the same consideration that he does.

"This question of increases of salary, where deserved, and to which no objection is made, is not, however, the important question.

"The City budget of 1918 was nearly \$240,000,000, necessitating a tax rate of from 2.36 to 2.46. We are told by the Comptroller that there must be an increase next year of 32 points, because of certain items left out of last year's budget, by the previous administration, and because of the deficit in the operating expenses of transportation lines in which the City is a partner.

"This addition of 32 points alone would make the tax rate in the Borough of Richmond, next year, 2.78 or a few points beyond the constitutional limit of taxation, which is 2 per cent., exclusive of the debt service, allowing 70 points for debt service.

"The credit of the City is already overstrained and there are many who are well informed who believe the City has exceeded its debt limit. What would be the effect of any attempt by the City to levy and collect a tax in excess of the constitutional limit? What would be the result if the City should find itself unable to meet its budget obligations?

"No new sources of revenue have been provided and the city cannot increase assessed valuations of real estate. Last winter when the Real Estate Board introduced a bill

which would have permitted the taxation of the billions of personal property in this city, the administration opposed it.

"It is in consequence absolutely certain that there must be radical economies in the expense of City government, although such economies cannot be in the line of reducing salaries. Useless and unnecessary functions of government must be abolished or held in abeyance until after the war, and unnecessary places be abolished, such as secretaries to commissioners or to deputy commissioners. Needless deputies should be dismissed. Unnecessary exempt positions should either be abolished or their incumbents be given the work now done by civil service employees.

"The Mayor's Committee on Taxation has recommended the abolition of the Court House Board and the consolidation of city departments affecting real estate, and the transfer of the Building Department of the Board of Education to the City Building Department. All of this would result in saving a great deal of money for the City. Desirable economies in the Department of Health and the Department of Charities have been effected and the activities of both of these departments could be materially lessened without in any way affecting the really valuable work they are capable of accomplishing.

"Such economies should be accomplished before radical increases are made. A horizontal increase such as is contemplated would add at least \$10,000,000 to the budget and 13 points to the tax levy.

"The personal service item in the budget amounts to \$120,000,000. This, of course, includes street cleaners, firemen, police and employees of the Board of Education. The budget of 1918 provided for increases to 35,802 city employes in amount \$3,094,173.22.

"If the resolution of Alderman Mullen, who is a member of the majority, became a law 26,746 employees receiving less than \$1,000 yearly and about 30,000 receiving between \$1,000 and \$2,000 yearly would receive increases. Most of these employees received an increase last year. We would then have a budget for 1919 approximately:

Present budget	\$240,000,000
Items left out by previous administration....	9,000,000
Subway deficit	15,000,000
Increase in debt service through increased rates of interest and normal growth.....	2,500,000
Increase in State tax—estimated.....	2,000,000
Increase in salaries.....	10,000,000
	<hr/>
	\$278,500,000

"If there is no increase in the assessed valuation of real estate this would mean an increase in the tax rate of 45 points, making the tax rate for 1919 at least 2.91 in the Borough of Richmond, the highest, and 2.81 in the Borough of Manhattan, the lowest. Such a tax rate would not only be confiscatory but would be beyond the constitutional limit of taxation.

"The Board realizes thoroughly the present condition of affairs, the great increase in the cost of living, and the tremendous competition for capable and efficient men. It is unfortunately true, however, that municipal salaries once raised are extremely difficult to reduce and the burdens now imposed might continue long after the war. Is it, therefore, too much to ask that some temporary sacrifice be made by municipal employees at this time? All other citizens are compelled to make similar sacrifices.

"This whole matter must emphasize the fact that new sources of revenue are imperatively needed and that the Real Estate Board's position last winter was right."

Planning to Relieve Real Estate Taxpayers

Financial Needs of the City Being Investigated and Additional Sources of Revenue Sought

ARE public credit and private property being injured by the chaos in the methods of providing city and State revenue? What is the extent and kind of relief which should be granted by the Legislature?

These questions indicate in a general way the field of work recently undertaken by the Committee on Taxation of the Advisory Council of Real Estate Interests. The committee includes: Albert G. Milbank, Chairman; Alfred E. Marling, President of the Chamber of Commerce and Chairman of the Advisory Council, also Chairman of the 1916 Mayor's Committee on Taxation; John J. Pulleyn, President of the Emigrant Industrial Savings Bank; Robert E. Simon, President of the Henry Morgenthau Company; Robert Walton Goelet, Walter Lindner, Esq., counsel of the Title Guarantee & Trust Company, and Leo Day Woodworth, Secretary of the Advisory Council.

Yesterday Mr. Milbank stated that the financial needs of the city and State governments were being compiled; that the tax burden of the community is being investigated according to present plans of administration; that the steps for providing additional revenue and generally revising the tax law are being considered both for the city and for the State at large.

The attitude of this tax committee, and also of the Council, on the question of new sources of revenue is indicated by the following memorandum just submitted by Mr. Milbank:

"Aside from real estate taxation, it is assumed that there are only three other general sources of revenue: Personal property; a State income tax, and the so-called Abilities Tax. For the reason that experience in New York and elsewhere has repeatedly shown the futility of the personal property tax, it was decided to eliminate this possible source of revenue from the proposed scheme of taxation. Every attempt at personal property taxation has either defeated its own purpose by driving this form of property out of the tax jurisdiction or has been allowed to become wholly ineffective through non-enforcement. Also there is such a widespread objection to the listing feature that there is no likelihood that the New York Legislature would adopt it.

"A State income tax on general lines indicated in the bill prepared but not introduced by Senator Mills would effectively reach the income from personal property and in a much fairer way. The chief objection to a State income tax is based on the idea that no State should under existing conditions interfere with the Federal Government's dependence upon this source of revenue. In view of the relation of real property to city credit, and in view of the fact that the constitutional limit on real estate taxes will shortly be reached, and in view of the further fact that the income tax rate under the Mills plan is so low as to be almost negligible as contrasted with the Federal rates, it would seem as if this idea should be favorably considered.

"The remaining major source of revenue, the Abilities Tax, was tentatively approved on the basis outlined in the report of the Marling Committee as a measure peculiarly adapted to conditions existing in New York City.

"We do not propose to overlook the fact that our lawmaking bodies must be given sufficient income to cover necessary expenses. We hope to evolve a program which will include a proper limitation of the tax rate on realty, believing that the public interest will be served thereby. To meet these two points and yet to compel the utmost economy on the part of public officers presents an intricate problem for which the answer must be found.

"Owners and lenders, both individuals and corporations, must take a new and deep interest in these questions of government and of public finance. Piecemeal legislation can no longer be tolerated, and the Advisory Council has undertaken to frame a revenue plan which will be both reasonable, adequate and equitable as to all citizens and property interests, and which will warrant their hearty support."

Should mortgage investments be made or continued during the war?

"Most certainly," was the reply yesterday by a well-known member of the Advisory Council of Real Estate Interests.

"Your question cannot be answered in the negative. A negative reply would be weak because too general. Without discussing the subject in detail, I would mention that large numbers of investors who do not have entire latitude in the choice of their investments. Thus, a trustee, or, a fiduciary institution, does not and may not seek investments with a speculative feature. He is, under the law, compelled to observe 'safety first' and is restricted in his choice of securities. For him the mortgage, for say from three to five years, at the rate now obtainable on conservative valuations based on the present market prices of New York realty, it seems to me is the wisest kind of investment. Whether the war lasts a year, or two or three years, he is assured at least of the safety of his principal, even though dollar value be influenced by inflation. That is to say the value of the dollar he receives at the due date of his mortgage may not be as great as the value of his dollar at the time he lends, but in all events he receives in return, almost certainly, the number of dollars he invested."

The general attitude of investors is that the value of mortgage investments has not even been challenged and that war conditions make them all the more necessary.

"We cannot accept the advice of a stock market operator for investors who desire safety and a reasonable return on their money," says Cyrus C. Miller, Chairman of the Executive Committee of the Advisory Council.

New York's Great Red Cross Drive

NEW YORK City's contributions to the Red Cross war fund at two o'clock yesterday had reached a total of \$23,600,334, it was announced at that hour at the close of the luncheon of the Teams Committee of the local campaign at the Chamber of Commerce.

One of the first announcements made at the noon luncheon, and one that aroused a great demonstration, was that of John D. Rockefeller, Jr., who reported to the corporation team that the contribution of the Rockefeller Foundation to the war fund of the American Red Cross would be \$3,000,000.

This gift carried the total of pledges secured in New York well over the \$20,000,000 mark, even before the day's reports from the team captains had been received.

This city's contributions have been rolling in at the rate of almost \$5,500,000 a day, and if this average is maintained throughout the remaining days of the campaign, which ends next Monday, it will mean a total at the end of from five to ten millions in excess of the \$25,000,000 which was apportioned to this city as its share of the whole fund of \$100,000,000 sought from the entire country.

Brooklyn has the most complete terminal plants in existence.

Brooklyn has 56 miles of improved water front and 144 miles to be completed.

Brooklyn, in one year, produces more manufactured goods than Pittsburgh and Minneapolis added together.

Smaller Net Returns From Apartment Houses

Higher Taxes and Greater Operating Costs Reduce Profits from High Class Buildings

RECENTLY there was presented to readers of the Record and Guide the statistics for ten office buildings in the financial district of the city which showed conclusively that while gross rentals of these buildings have been increased 5.32 per cent. for the eleven months ending March 31, 1918, over the same period in 1917, the net income had declined 3.38 per cent., due to the large increase in operating expenses and taxes. The figures were given to justify the contention of real estate men during the last session of the Legislature that realty was being unduly burdened and that unless relief from the constantly mounting taxes was granted by the passage of the Boylan bill limiting taxes on real estate to \$1.75 per \$1,000 the chief asset of the city would suffer severely.

In furtherance of the same cause there are given below the figures relating to the income and expenses of typical apartment houses of the best class on the East and West Sides of the city in the exclusive residence portions. Five of the apartments are on the West Side and three are on the East Side. As in the article on office buildings only new and high class apartments were taken for the purpose of analysis. And as before the figures are exact, obtained from the owners or managers of the properties, and can be relied on in every particular. The names and locations of the buildings are not given for obvious reasons, but could be obtained by officials of the State or City governments if an investigation was set under way for the purpose of thoroughly establishing the facts.

The statements turned over to the Record and Guide by apartment house managers disclose the identical condition of affairs that was shown existed in the financial status of office buildings. While rentals have advanced the net incomes have declined. The operating expenses of apartment buildings has not increased quite so much as was shown to be true of office buildings. The expense of the latter class of structures had advanced 28.4 per cent. in the last year, while the cost of running the apartments has advanced on the average about 16 per cent. in two years.

But rentals of apartments have gone up about seven per cent. in two years to an increase in office rents of five and a quarter per cent. The greatest difference exists in the net income, the apartments showing up with greater reductions in this item than do the office buildings. It was shown that the net income of these latter had declined 3.38 per cent. but the West Side apartments show a loss in net of 17.4 per cent. and on the East Side of 6.8 per cent.

The statistics are the best answer to the recently inaugurated crusade against landlords, who are unjustly accused of profiteering by people who have not taken the trouble to get the facts bearing on the question of the justice of increased rents.

The following are the figures for five West Side apartments:

Comparative statement of Rentals, Operating Expenses and Net Income of Five Apartment Buildings on the West Side—1914-15 vs. 1916-17.

	October 1 to September 30.			Increase or Decrease*	Per Cent.
	1914-15	1915-16	1916-17	in two years	
Coal	\$7,690	\$7,780	\$14,205	\$6,515	84.7
Electric light, power, etc.	6,090	4,890	4,490	*1,600	*26.2
Insurance	3,805	1,530	2,190	*615	*16.2
Painting, papering and supplies ..	5,825	8,510	10,855	5,030	86.3
General supplies ..	1,050	595	625	*425	40.5
Pay roll	21,565	21,110	22,330	765	3.5
Taxes	25,305	46,905	50,385	25,080	100.0
Misc.	139,965	136,550	141,025	1,060	0.7
Total expense....	\$211,295	\$277,870	\$246,105	\$34,810	16.4
Total rentals	276,865	300,560	300,250	23,385	8.4
Net income.....	\$65,570	\$72,690	\$54,145	*\$11,435	*17.4

*Decrease.

It will be noticed that several items of expense show decreases over two years ago indicating that a great effort was made to keep down the outlay in anticipation of an unfavorable showing.

It was not possible to carry all the items of expense

separately owing to the different systems of bookkeeping, and a number of items are grouped under the head of miscellaneous, which also includes interest payments.

The statement for the three buildings on the East Side follows:

Comparative statement of Rentals, Operating Expenses, and Net Income of Three Apartment Buildings on the East Side—1914-15 vs. 1916-17.

	October 1 to September 30.			Increase or Decrease*	Per Cent.
	1914-15	1915-16	1916-17	in two years	
Coal	\$23,100	\$16,800	\$36,000	\$13,000	56.2
Electric light, power, etc.	14,700	17,700	18,000	3,500	23.8
Insurance	6,000	6,300	8,250	2,250	37.5
Painting, papering and supplies....	24,000	29,400	31,500	7,500	31.2
General supplies..	1,701	1,380	2,610	909	53.4
Payroll	86,000	84,600	91,500	5,500	6.2
Taxes	140,000	160,000	173,565	23,165	16.4
Misc.	357,999	370,020	394,575	36,576	10.2
Total expense ..	\$654,000	\$687,000	\$756,000	\$102,000	15.6
Total rentals ...	1,131,000	1,197,000	1,200,000	69,000	6.1
Net income	\$477,000	\$510,000	\$444,000	*\$33,000	*6.8

*Decrease.

One of the interesting factors in any survey of this question of the inability of the landlord to shift the constantly increasing expense, due to higher taxes among other things, to the tenant is the fact that the average term of apartment house leases is three years.

In neither of the statements printed above does the very large increase of taxes this year show. The management of the East Side apartments included in their statements figures to show the increase in this item of taxes for the present year. In the table above the tax payment for last year is given as \$173,565, while for the present year at the rate of 2.36 the amount that will have to be paid will be \$201,780, an increase of \$28,215 or 16.2 per cent.

Returns of the East Side apartments for the five months from October 1 last year to February 28, 1918, indicate a considerable increase in other items of operating expenses. Coal payments for this period in 1917 aggregated \$12,276, while for the five months ending February 28 last, they were \$21,024. The payrolls also increased from \$36,903 during the first five months' period to \$44,079 during the last five months.

One of the interesting features of the analysis is that in the East Side buildings the coal used fell off in the number of tons but increased in actual cost. The figures are: Tons of coal used from April 1, 1916, to April 1, 1917, 6,156 tons, costing \$30,693, while from April 1, 1917, to April 1, 1918, there were used only 5,088 tons at a cost of \$35,481.

The figures as a whole present an eloquent argument in favor of remedial legislation to enable real estate owners to receive a fair return on their investments.

Realty Board's Tennis Tournament.

THE Real Estate Board's spring tennis tournament will be held at the West Side courts, Forest Hills, Long Island, on Tuesday, June 11, at nine o'clock. This hour has been set in order that the tournament may be completed in one day. The events will be singles classes A and B, and doubles classes A and B. Entries will close on Friday, June 7.

Members of the Real Estate Board of New York and their office associates are eligible for competition in the tournament and the entrance fee will be \$2, including singles and doubles. A luncheon may be obtained at the West Side club house on the grounds at a nominal cost.

The committee in charge is composed of Herbert R. Houghton, chairman; Vasa K. Bracher, Wallace J. Hardgrave, E. K. Van Winkle and E. A. Tredwell.

To reach the courts take the Long Island Railroad from Pennsylvania station, 7th avenue and 33d street, to Forest Hills. Trains leave 8.17, 8.36 and 9.00, or motor by way of Queensboro Bridge.

Realty Men and Builders in Red Cross Drive

Teams Organized Under Chairman William L. De Bost, Paul Starrett and John I. Downey

THE Real Estate Division of the Red Cross campaign, working directly under the Chairman of the Industrial Division, started on Monday morning to raise not less than \$50,000 as realty's addition to the \$25,000,000 fund to be raised in the Metropolitan district as its quota of the total amount.

Chairman William L. DeBost and Vice-Chairman Francis Bancroft were at headquarters, the rooms of the Real Estate Board at No. 217 Broadway, bright and early Monday morning to instruct the members of the two teams organized to canvass the Borough of Manhattan. To the team of which Mr. Francis Guerlich of Horace S. Ely & Company is the division chairman, was assigned the task of canvassing the employees of every real estate office in the borough. Mr. Guerlich selected as his assistants or division committeemen F. M. Perry, W. S. Dennison, T. Foster Gaines, L. P. Wood, J. L. Tonnelle, Jr., H. G. Derby, Hugh H. Rainey, F. G. Sherrill, C. B. Best, Guy P. Murray, Fred Stuart, Edw. M. Livingston, W. C. Steinkamp, George C. Ponter, Benjamin Mordecai, W. C. Speers and E. Bert Brady.

Division Chairman William Schackford of Daniel Bird-sall & Company selected as his aides Frank Lord, A. C. Mitchell, Chester Byrnes, J. S. Maxwell, W. C. Lusher, A. E. Ashley, W. H. Class, R. D. Whiting, H. A. Frey, J. Irving Walsh, W. S. Redelsheimer, C. R. Schlies, Edwin Zittel, J. W. Hahner, C. T. Coley and E. C. Ohl.

Mr. Schackford's team was assigned to collections from employees in buildings managed by the various real estate offices. Very little cash was handled except in cases where subscribers ordained to pay their full subscription at once.

Vice Chairman Bancroft said: "With a desire to have a definite goal toward which to work we fixed our quota at \$50,000 and I am confident that we will not only reach this figure but go far over it. The men are all working faithfully and conscientiously, giving their entire time to the work of canvassing, neglecting their personal interests in doing so."

The total amount pledged up to yesterday afternoon was \$12,360, representing 775 individual subscriptions or pledges.

DURING the drive for the Third Liberty Loan the building industry of Greater New York established a record for patriotism and efficiency that it is trying to equal in the present campaign for funds to be used in extending the work of the American Red Cross Society. Following as it does the recent loan campaign the difficulties encountered by the committees in charge have been numerous, but the hopes of the building fraternity are high and their will determined to make the best possible showing for this most worthy purpose.

As in the Liberty Loan drive the building trades have been thoroughly canvassed by Red Cross committees. Two general committees are in the field, the first, under the leadership of Mr. Paul Starrett, president of the George A. Fuller Company, is soliciting subscriptions from the office employees and the workmen on the jobs. The Board of Business Agents has notified all unions affiliated with the building industry that it is desirable for the mechanics and laborers to make their contributions to their respective paymasters, this afternoon, immediately upon receipt of their wages. A large sum is anticipated from this source.

The second committee is canvassing the corporations and firms connected with the building industry and is working under the chairmanship of Mr. John I. Downey, who is the representative of the American Red Cross Society for the building trades. The committee under Mr. Downey has been making calls all week upon the employers and the outlook is for a large total subscription.

The first Red Cross drive was highly successful from the standpoint of the building trades, the sum of \$111,000 being collected. Owing to the numerous recent demands for funds from various patriotic societies, coupled with the drain on the trade for the recent Liberty Loan, not quite such a large subscription is anticipated, but both committees are working to the utmost of their abilities to equal this figure if possible and the results to date justify the optimism of the respective chairmen.

Taxpayers Associations To Get Together

AN organization of business and taxpayers' associations was formed this week at the Real Estate Board rooms, 217 Broadway.

The following statement was given out:

The meeting was held for the purpose of organizing the 69 taxpayers' associations and the 123 business men's organizations of the city, that there might be concerted action toward keeping New York City safe for life and property.

The deficit in the operation of the transportation lines in which the city is a partner will this year reach the sum of \$15,000,000. The Public Service Commission and the operating companies think that this deficit should be met by a slight additional fare.

The city administration says it should be paid entirely by the property owners of the city, and should be included in the annual tax levy. The great city departments having to do with social service have doubled their expenses in seven years and now a department of foods markets has been established with almost unlimited power to spend money to buy and store food for the poor. This has been done in violation of the Federal prohibition against the hoarding of necessities of life by either individuals or corporations.

The tax rate in 1907 on a full valuation of real estate for the Borough of Manhattan was 1.48. In 1918 on the same valuation the rate is 2.36, and it cannot possibly be less than 2.73 in the same Borough in 1919 unless the most radical economies are effected. This rate would take almost fifty per cent. of the average net return on real estate.

This organization will oppose every demagogue who

for vote-getting purposes, supports socialistic measures, except such as are necessary for the Federal Government in the conduct of the war, and will resist with all its strength the doctrine that the community is obligated to the individual beyond giving him the protection necessary to make life and property safe, and to carry on capably and honestly such functions of government as can best be performed by the community as a whole. It will also teach with all its power and force the opposite direction that the individual owes everything, even life itself, to the community.

The following Committee was appointed to effect organization:

Max Just, Taxpayers' Alliance, Bronx.

G. F. H. Bohlen, 18th and 21st Wards Taxpayers' Association.

Henry Bloch, 12th and 19th Wards Taxpayers' Association.

Theo. F. Krekeler, United Property Owners' Association.

Peter P. Cappel, West Side Taxpayers' Association.

George H. Stege, Receivers' and Distributors' Association.

W. D. Carroll, Claremont Taxpayers' Association.

Frank Demuth, West Side Taxpayers' Association.

John W. Paris, Queens Real Estate Exchange.

Edward P. Doyle, Taxpayers' Alliance, North Shore, Borough of Richmond.

The following Committee was appointed to attend the conference of farmers' organizations at Albany, June 7 Edward P. Doyle, Frank Demuth, George H. Stege, G. F. H. Bohlen, Theo. F. Krekeler, Max Just.

Coney Island's Board Walk May Now Be Built

Will Make Resort Second Only to Atlantic City and Rapidly Improve Real Estate Values

WHAT is believed to be the last obstacle in the way of the realization of what has been for years the dream of property owners at Coney Island was removed when Chapter 506, of the Laws of 1918, was written into the statute books.

This chapter, known as Assembly bill Number 759, was accepted by the Mayor on April 25 last, and was approved by Governor Whitman on May 7, and became operative immediately. The act authorizes "the commissioners of the land office to grant and release to the City of New York certain lands under water in the Atlantic ocean in the boroughs of Brooklyn and Queens; to provide for the protection of adjacent uplands, the improvement of such lands under water and uplands and the acquisition of property for any such purpose, by such city, and to prescribe the method for defraying the cost."

The plan to transform Coney Island into a second Atlantic City had its inception in 1908, when the Local Board for the Bay Ridge district, Borough of Brooklyn, adopted a resolution, inspired by the West End Improvement League, in a petition reading: "As Coney Island is the playground of Greater New York and vicinity, the city should use the natural advantages of the place by conserving the rights not only of the property owners but of those who visit the resort in the summer months. It is impossible to reach the ocean front except at the foot of three streets, between Ocean Parkway and West 37th street, or even to Coney Island Point, a distance of about 1.5 miles."

This resolution was presented to the Board of Estimate and referred to the Chief Engineer of the Board, who reported back on November 6, 1908. A public hearing was held on December 4, 1908, at which a large number of property owners were present and favored the plan. The matter was then referred to a committee composed of the Comptroller, president of the Board of Aldermen, and the president of the Borough of Brooklyn. The committee was discharged on February 25, 1910. On May 13 of that year by resolution of the Board of Aldermen, the matter was again referred to the same committee with a recommendation that it be investigated.

The report of the Chief Engineer stated that such an improvement is not recognized by the charter as one within the city plan, unless considered a part of the street system. This would mean the laying out of a street for pedestrians well outside of the high water line. He stated further that the proposed walk would have a total length of 9,500 feet and would include within its lines portions of Steeplechase park, at West 17th street, Dreamland pier, and what is known as "Iron Pier."

He figured the cost if constructed of steel and concrete

at \$775,000, or if of timber about \$570,000 and recommended that the proposition be treated as a local improvement and the entire cost assessed on the locality, but suggested that a bigger and better improvement would be an ocean beach for the free use of the public to be paid for by the city as a whole.

In the plans submitted to the Board of Estimate provision was made for a walk beginning at the foot of Ocean parkway and skirting the beach at a distance of several hundred feet beyond high water, the street to be sixty feet wide, while West Fifth, West 21st, West 23d, West 25th, West 28th, West 30th, West 32nd, and West 35th streets were to be extended to it at a width of 30 feet, the outer walk itself turning into the beach on lines coincident with those of West 37th street as extended.

The Department of Docks and Ferries reported that land grants had been given affecting about one-half the total length of the proposed walk and the Tax Department reported that assessments covered the land under water with the upland.

Because of these conditions the Chief Engineer was unable to secure or make any estimate of the value of the property needed, and in transmitting this information to the Board of Estimate stated "its commercial value is probably small, but if acquired by condemnation the expense to the city might be as great as the estimated cost of construction."

The report further set forth that the effect of such a walk upon the bathing beaches would be serious, as the surf would be broken and would give a shut-in appearance. This would apply to the beach in front of the public bath houses built by the city. Such a walk would increase the value of property in its rear very much, since crowds would flock to the various resorts located on this property.

In urging the construction of the board walk by the city, the West End Improvement League, of which W. C. Canny is president and James A. McDonald secretary, set forth the fact that such a walk would prevent the construction of a private walk contemplated by certain property interests, and also the extension of buildings into the ocean to connect with the private boardwalk to the hindrance of the general public.

Because of the inability of the Chief Engineer to straighten out the tangle in the titles of property within the area needed for the improvement, and at the suggestion of the Corporation Counsel to whom the whole matter was referred for adjustment, legislation was decided upon as the only logical and expeditious solution of the problem. Now that the law has been written into the statutes, nothing remains but to await the time when conditions are again normal.

BY CHARLES R. WARD, M.M.E.N.Y.,

Chief Engineer, Topographical Bureau, Borough of Brooklyn.

The importance of the improvement of Coney Island shore for the benefit of the public must necessarily continue to attract attention until it shall have been improved, thereby transforming Coney Island into the finest and most popular summer resort in the world, which nature intended Coney Island to be. It has the advantage of being located within the limits of the metropolis of this country and is accessible by the new subways from every part of the Greater City.

Brooklyn is very fortunate in her location and has many water front advantages, including the ocean front at Coney Island. This beach is visited by millions of people each year. The white sandy beach should never be given up, for it can be maintained under the most adverse conditions. The people of this city, and particularly those of the borough of Brooklyn, would be remiss beyond expression were they to neglect or lose interest in the establishment of a public seaside park along this stretch of water front. It is difficult, therefore, to forecast the ultimate future of Coney Island shore, as anything short of a great, popular, public, seaside resort.

The preservation of the beach and its free use by the public for healthful recreation is obviously a consideration

of the first importance.

The most important proposition now pending for Coney Island is the proposed boardwalk. I believe that this improvement will undoubtedly do more to change the character of Coney Island and advance realty values than all other improvements combined. A boardwalk already extends for a considerable distance along the shore front of Coney Island. It was built at private expense by the property owners for the purpose of benefitting their property.

The proposed construction of the boardwalk dates back to the first year of consolidation, when the Board of Public Improvements took up the matter with considerable vigor, not only favoring the boardwalk, but also a water front park. In 1908 the matter was again favorably considered, but no action was taken other than referring it to a select committee for further investigation. On May 13, 1910, the Board of Estimate and Apportionment appointed a special committee, consisting of the Comptroller, president of the Board of Aldermen and the president of the Borough of Brooklyn, to report upon a proposed boardwalk, extending from Brighton Beach to Norton's Point.

Since then the project has been growing in popularity, and the committee appointed in 1910 held many confer-

ences with interested persons representing local associations and property holders. The adoption of the plan enlarging Seaside Park, including the "Dreamland" property, has given the boardwalk proposition increased impetus. It now seems a necessary part of the shore front development.

One of the greatest obstacles in the way of the boardwalk and seaside park has been the many buildings and other structures along the beach. Some of these now extend beyond high-water mark and others are even beyond low-water mark, with the water at all times under or around them. It is, however, only fair to state that some of these structures were erected on what was originally upland, but by erosion the water has come up to them.

The status of these buildings and other structures beyond the high-water line has been the subject of much controversy. The right to erect structures beyond the high-water line is based, largely, upon grants of land under water issued by the Commissioners of the Land Office of the State of New York. There are twenty-six of these grants, issued between the years 1881 and 1904; one-half of these were issued in 1897. It may be interesting to note that up to the year 1897 there were no obstructions to the free passage of the public along the beach, at least between high and low-water marks, from the Concourse lands to Norton's Point. It was soon after this date that the obstructions began to appear, in some places by the erection of new buildings and in others by the natural working back of the water line to the older structures. The grants of the land under water as issued by the Commissioners of the Land Office were for the purpose of commerce, by the erection of docks thereon, or for the beneficial enjoyment of the same by the adjacent owners. Also for the erection of jetties, bulkheads, etc., for the protection of the beach. A number of the grants reserved to the public the full and free right, liberty and privilege of entering upon and using so much of the lands granted as lie between high and low-water marks. There are also a number of grants which contain no reservation at all.

About six years ago the Attorney General, in the name of the People of the State of New York, brought action against the Steeplechase Park, Joseph Huber, and others, to determine the right of the people to the free and unobstructed use of the land between high and low-water marks. This case was carried through the State Court of Appeals. The final decision contains many points of interest to engineers having to do with the development of water front property. It is believed that this decision has helped clear the way for definite action in the matter of the proposed boardwalk and seaside park. Judgment was first obtained at the Supreme Court by which it was ordered that the defendants, the Steeplechase Company, Joseph Huber, and others, "are enjoined from maintaining certain structures, and also that suitable means be provided for the free passage under pier and walk, and over jetties, etc."

An appeal was taken from said judgment to the Appellate Division of the Supreme Court, where the judgment was unanimously affirmed on January 6, 1915. An appeal from the decision of the Appellate Division was carried to the State Court of Appeals, where the case was decided in July, 1916.

The Attorney General has had surveys made of the present high-water line and the location of the existing structures for the purpose of removing illegal encroachments. There are so many angles from which the subject of shore front improvement must be viewed that each angle must be solved in working out the correct solution of the problem.

The proposed boardwalk will be 60 feet wide, except between Ocean Parkway and Stillwell avenue, as proposed to be extended, where the width will be 120 feet. Its length, including the approaches to the recreation piers as planned, will be 11,360 feet. It will be supported on creosote piles not less than twelve inches in diameter at the cap and sunk in the sand at least twenty feet, located nine feet center to center transversely and about twenty feet longitudinally. The superstructure is to be of selected yellow pine, properly creosoted, with twelve-inch by twelve-inch transverse girders, supporting four-inch by twelve-inch longitudinal floor beams, spaced on two centers, upon which will be laid two-inch by six-inch floorings.

A suitable galvanized iron pipe railing will be provided for both sides of the walk. The approaches from the streets on the north and to the beach on the south will be made by easy inclined ways and stairways. The elevation

of the floor of the boardwalk will be fourteen feet above mean high water level.

At Ocean Parkway and West Fifth street it is proposed to build recreation piers six hundred feet long and sixty feet wide on top. They are to be built six inches higher at the center than at the sides. The outside slopes are two to one, and are protected at the footing with piles. The top of the piers will be twelve feet above mean high-water mark and will be connected with the boardwalk by an approach of the same type of construction as the walk. Under the approach to the piers there will be timber groynes, and at the ends of the piers will be arranged three landings for large boats.

At the time of the original application for this improvement I figured that the entire improvement, exclusive of the acquisition of land not already vested in the City, could be accomplished for less than \$1,300,000, the estimated cost thereof being as follows:

3,210,000 cubic yards of sand fill @ \$0.10.....	\$321,000
11,360 linear feet of boardwalk and approaches to recreation piers @ \$23.70.....	269,232
12 stone jetties @ \$26,500.....	318,000
1 sea-wall and stone jetty at West 37th street..	30,000
1 sea-wall and stone jetty at East 5th street....	73,000
2 recreation piers (Ocean Parkway and West 5th street) @ \$110,500.....	221,000
5,120 linear feet of timber groynes @ \$10.....	51,200

Total \$1,283,432

Under present conditions material and labor prices would be considerably increased, but as there is little likelihood of the work being started at least until after the war conditions may again be normal and these prices be something near right. It is likely that the property owners at Coney Island will take the initiative and begin the preliminary work now that the law permits the city to acquire the titles.

Assuming a value of \$4,000 per lot, the 84 acres of reclaimed and new beach, amounting to about 1,830 city lots, will have a land valuation of \$7,320,000; 16 acres, or about 349 city lots, controlled by private interests, will have a valuation of \$1,396,000, and will add materially to the tax revenue. It will, therefore, be seen that the value of the land thus reclaimed will be more than five times the estimated cost.

One of the questions upon which it has been difficult to reach an agreement with the various interests has been the location of the boardwalk—whether inland of the present high-water line, or over the water at a sufficient distance out to avoid interference with any of the present structures along the shore. This difficulty has been overcome in the present plans by locating the boardwalk outside the present high-water line and by the system of groynes to build out the beach, thus avoiding taking any valuable buildings. The entire scheme will tend to a general increase in the value of Coney Island realty, which means a corresponding increase in tax revenue, and the city, the public generally and the property owners will reap untold benefits through the completion of the improvements.

The city will profit by the increase of about 68 acres in its park land and beach, by additional tax revenues from the 16 acres of beach controlled privately, by the general increase of the taxable values throughout the entire section, by revenue from concessions along the beach and walk, and by rentals for the boat landings on the recreation piers.

The public generally, numbering millions of people, who visit the resort every year will have superior and adequate accommodations for bathing and recreation. The piers and boardwalk will afford a magnificent promenade along the ocean front without any obstruction to its views and breezes.

The property owners of Coney Island will then have a legitimate chance to emulate the example of the municipality by the erection of better and more permanent structures on their land, and the transient population, which must surely increase when the five-cent fare rate to the seashore becomes effective, will make their investments at once lucrative and productive.

The encroachments of the ocean upon the shore have wrought havoc in the past at each succeeding storm. Protection from its ravages becomes a public necessity. I believe that now is the proper time to take a definite stand on this proposition, that a bigger, a brighter and a better Coney Island may be assured to the people of the city.

New York's Importance in Ship Building Industry

Survey Suggested to Disclose the Resources and Requirements of the Port—Post-Bellum Work of Great Magnitude

BY WILLARD REED MESSENGER.

THE shipbuilding industry of the United States, on both the Atlantic and Pacific coasts and on the Great Lakes, including metal and wooden vessels and composite metal and wooden ships and concrete ships, has been stimulated to great activity at naval shipyards in the construction of war vessels and at the shipbuilding plants of private companies in producing freight carriers, oil tankers, mine sweepers, submarines and submarine destroyers, etc., with a few bulk freighters, lumber steamers and passenger vessels on the lakes.

At the outbreak of the war there were only about 20,000 skilled ship builders in the United States, producing but a few hundred thousand tons of shipping annually. The total gross registered tonnage of the United States was 8,600,000, with 3,000,000 of this on the lakes and 4,000,000 in the coastwise and gulf service, leaving only about 1,600,000 tons engaged in foreign trade as against the 22,000,000 gross tons of British shipping engaged almost entirely in foreign trade.

In order to meet our new requirements enormous forces of workers have been called from all sections of the United States—from the structural steel trades and the carpentry trades and allied industries—to join the growing army of ship builders, which is fast approaching a quarter of a million men, striving to produce an average of 500,000 tons of shipping per month, or 6,000,000 tons per year. Great Britain, by far the largest shipbuilding nation in the world, before the war was producing less than 2,000,000 gross tons annually, and considerably less since the war, so that the standard of production set for the United States is three times that of the greatest shipbuilding nation of the world in time of peace.

The necessity for speed in ship construction has created some difficult problems for the United States, in addition to the actual work of building vessels. One of these has been the problem of construction of entirely new shipyards, and another the construction of adequate housing facilities for the ship builders, and still another the problem of local transportation to and from the shipyards by trolley or special train or ferry night and morning in localities where the yards are not adjacent to housing facilities.

In connection with the construction of new shipyards it is important to note this involves many new problems, first and foremost being the most desirable location with respect to desirable water depth for launching; the assembling of materials, labor market, housing facilities, climate, etc. The character of materials and of labor required influence or should influence the location of shipbuilding plants. Thus from about 1800 to 1850, when the world's ships were wooden sailing vessels, the pine forests of New England and oak supplies of the middle Atlantic states enabled Maine to produce the best and cheapest vessels in the world. About 1850 the new type of iron ship and later the steel ship began to give England world leadership in ship construction, and shifted the shipbuilding industry in the United States to the middle Atlantic states, adjacent to iron and steel supply; but all during this period, from 1850 down to the present, when most American industries were increasing many fold, the shipbuilding industry increased slowly and amounted to only about one-tenth that of the British output.

Thus for half a century prior to 1905 there was no increase in the number of shipbuilding plants in the United States, but the existing plants were enlarged so that the output was increased gradually about four-fold and the invested capital about twenty-fold during that period. The waters of New York Harbor, through the natural evolution of the industry up to the outbreak of the war, had become the greatest single shipbuilding center in America, and today an enormous

new drydock is being built in New York to accommodate the largest vessels afloat.

Since the outbreak of the war great stimulus has been given to the industry of the Delaware River. More than 40 per cent. of the vessels being ordered by the Emergency Fleet Corporation for our new merchant marine are being constructed on the Delaware, which now has eleven plants, with fifty-three ship ways being increased to 113. These plants have orders for 382 vessels, valued at half a billion dollars, with a total dead weight tonnage of 3,200,000 tons, 60,000 men being employed in their construction, with a payroll of \$2,000,000 per week.

It is therefore apparent that shipbuilding is one of the industries which tend to concentrate in large units in order to produce the greatest economy in construction. Thus one of England's advantages in ship construction has been the fact that English yards on the Clyde, the Tyne and at Belfast construct five or ten steamers all alike, built at one time, whereas in the United States and also among European countries it has commonly been the practice to build one or two vessels at a time.

Thus England, through a gradual process of many years, developed what we have been called upon to create almost at once. For instance, Newcastle on the Tyne, prior to the war, built more shipping in a single year than the entire United States in the same time. Now that the United States is forced to engage in shipbuilding upon such a gigantic scale it is desirable that the entire subject be viewed from every standpoint and that the requirements and opportunities of the reconstruction period and world commerce after the war be considered.

Building Industries of New York is one of the organizations which has urged the importance of this subject, advocating that new shipyards be located in localities favorably situated for the supply of both material and labor and general economical construction of vessels in order that the United States after the war may be in a favorable position to compete in the shipbuilding industry of the world.

It should be borne in mind that while the shipbuilding industry of the United States is being tremendously increased, England's output has been greatly reduced and also that millions of tons of shipping are lost owing to the war and the outputs of other plants have been greatly reduced. Thus in Austria-Hungary, at the ports of Trieste and Fiume, British engineers who had assisted in the newer plants left at the outbreak of war. In Belgium after the war began shipyards and engine shops were used by the Germans for the manufacture of munitions of war. The shipyards of Italy, at Genoa, Naples and Venice, are insufficient to meet the requirements, and even in peace times produce but 5 per cent. of the British output. In France the yards of Marseilles, Havre and Bordeaux can be looked to for but a small contribution to the world's shipping tonnage requirements. Russia has naval stations at Sebastopol, on the Baltic Sea, and at Cronstadt, near Petrograd; but most of the merchant ships that have carried the commerce of Russia, Spain, Australia, all of South America and most of the foreign commerce of the United States have been built in the English towns of Glasgow, Donbartin, Sunderland, Newcastle and Dublin and the German port of Stettin.

With a constant view to producing the maximum tonnage in the shortest possible time and subordinating this to nothing else it will nevertheless be desirable for New York City, as well as the United States, to make a pretty careful survey and analysis of the entire shipbuilding resources and requirements of the world, not only to meet the present urgent and most important demands of war, but to co-ordinate this work with post-bellum requirements of the coming reconstruction period.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor

W. D. HADSELL . . . Vice-President

J. W. FRANK . . . Secretary-Treasurer

S. A. PAXSON . . . Business Manager

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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Section II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Judgments, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.
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Landlords, As Well As Tenants, Entitled to a Square Deal

Spring house-cleaning has been accompanied again this year by that other customary spring outbreak, a demand by tenants for lower rents.

This year, as usual, the complaints of tenants are being aided and abetted by some of the more sensational of the metropolitan newspapers, which continue to show their unfortunate disregard for the interests of any except the complaining classes.

To judge from some of these complaints, one would get the impression that New York landlords as a whole are growing rich at the expense of their tenants, and that every time there is an increase in rentals the hard-hearted landlords are merely taking advantage of changing conditions to fatten their own bank accounts without justification.

It is human nature for tenants, no matter what may be their station in life, to get the best surroundings possible at the lowest rental they can find. But it is neither fair nor just for tenants, nor for newspapers, to assume that every time rents go up the landlords pocket the increase.

A good many who take a prominent part in discussing public questions have the utmost disdain for facts, and this seems to be the case again this year with many who have joined in attacking the landlords of this city because rentals are not lower than they are. Yet, every person who wants to be fair, either in discussing the question of rentals or any other important subject, should get the facts on

both sides of the controversy before reaching a conclusion.

Tenants in this city do not have all of the arguments on their side, although many of them seem to assume that such is the case. Only recently the Record and Guide published an article showing that enterprising landlords who have invested their money in modern office buildings downtown are receiving a totally inadequate return from their investments. This fact was clearly demonstrated. The Record and Guide in this issue presents another article showing that what is true of many modern office buildings downtown also is true of new high-class apartments on the East and West sides of Manhattan.

A study of the article in this issue will show that, despite the efforts of landlords to hold down the expenses of their apartment properties, there has been an appreciable increase in the cost of maintaining these properties. It also will show that the rentals of these apartments have been increased by a much smaller percentage than have the expenses of operating them.

One does not have to be a profound student of current conditions to know the tendency toward increasing costs in all directions. To the constantly increasing cost of government, especially of city government, is due in a large measure the inability of many landlords to make their properties produce a fair revenue, even in the face of such increases in rentals as have been made during the last few years.

Landlords, as well as tenants, are entitled to a square deal, and the Record and Guide takes pleasure in calling attention to the fact that in this controversy there is much to be said on the side of the landlords as well as of the tenants.

Opening of the Barge Canal.

In the rush of war news, too little attention has been given to the recent opening of the Barge Canal which links, on a highly important scale, the Great Lakes and the railroads of the West with the Port of New York. It is proposed, perhaps on July 4, to have a formal celebration of this auspicious event. If the celebration is in keeping with the importance of this great new waterway, it will be an impressive affair.

New York City has shown, in favoring the construction of the Barge Canal, the broad scope of its vision. To provincial minds the Erie Canal has always been known merely as "Clinton's Ditch," an inefficient result of faddists' dreams, but this narrow view, be it said to the credit of our people, has never been held by New Yorkers. They have always realized the usefulness even of the old Erie Canal, and naturally they are wideawake to the importance of the new waterway just opened from the Great Lakes to the Port of New York.

The Federal authorities, sharing this broad view, have been prompt to take control of New York's fine new canal, and if they utilize it to its full capacity this waterway will be of vital aid in winning the war, and of tremendous utility in the years which will follow.

Can Always Count on New York.

Secretary McAdoo announced the other day that in response to the Treasury's invitation for subscriptions to three billion dollars of United States 4¼ per cent. gold bonds of the Third Liberty Loan there had been received subscriptions to the amount of \$4,170,019,650 from about 17,000,000 subscribers. The Secretary expressed gratification over the fact that it proved the most successful loan the United States ever has offered, both in the number of subscribers and in the amount realized.

This splendid result, as Secretary McAdoo pointed out, was achieved notwithstanding the fact that the country has been called upon to pay since the Second Liberty Loan and

including the month of June income and excess profits taxes to the amount of approximately three billion dollars, which will make a total amount turned into the Treasury of the United States from such taxes and the Third Liberty Loan of about seven billion dollars within that short period.

New York has furnished a very large proportion of the income and excess profits taxes, and yet the official figures on the Third Liberty Loan show that the New York district, which was asked to subscribe \$900,000,000, turned in about \$1,115,000,000 of the total subscriptions

throughout the nation. The New York district responded with subscriptions exceeding a quarter of the total in the entire United States, and the percentage of its quota was 124.

The Record and Guide likes to emphasize these figures, because they demonstrate once again how splendidly New Yorkers always respond to the nation's call, and because they refute so effectively the criticisms of the metropolis which people in other sections of the country are so prone to make without justification.

Readers' Comment on Current Subjects

May 20, 1918.

Editor of the RECORD AND GUIDE:

Will you kindly inform me upon what principle you understand that appraisers now make their valuation of New York City property.

Are they supposed to value at what the property would now bring at forced sale, or at auction? Or at what the property ought to be worth between a willing buyer and a willing seller?

Is it your judgment that the chief appraisers in New York are at present undervaluing property?

M. BERKELEY.

[The law requires that property shall be assessed at its "full value." The rules of the Tax Department, printed practically in full in the Record and Guide of May 4 last, for the guidance of assessors, provides that the value of any piece of property shall never exceed the value of the land plus the cost of reproduction of the building—in arriving at the value of adequately improved property the gross income and operating expenses should be taken into consideration and the net return should be capitalized at a fair rate of interest. Records of the Tax Department in recent years show that the assessed valuation of a large number of plots disposed of at foreclosure sales was about 103 per cent. of the prices obtained at the sales.—Ed.]

May 21, 1918.

Editor of the RECORD AND GUIDE:

The casualty insurance companies are busily circularizing real estate offices, and the offices of lawyers, doctors, etc., with printed statements to the following effect: "The law of New York State, under the bill signed by Governor Whitman, May 14, 1918, makes it compulsory for any one employing more than three people in any business—lawyers, doctors, banks, architects, commission men, all kinds of stores and all professional and commercial offices, etc—to insure their employees under the Workmen's Compensation law, or suffer arrest for misdemeanor, be required to pay a fine, and be deprived of the usual legal defenses."

Before the real estate men accept the insurance agents' statements as undistorted and conclusive—before they hand over hard-earned cash for unrequired policies—let your paper call attention to the opinion of Merton E. Lewis, Attorney General of the State of New York, rendered at the request of Governor Whitman, before he signed the bill, i. e.: "Workmen or operatives" specified in Group 45, added to Section 2 of the Workmen's Compensation law by Senate bill Int. No. 602, Prt. No. 1608, refers to employees who do manual labor, or are mechanics or artisans, and does not mean clerks or those engaged in professional work.

HAVILAND & SONS.

New Yorker Who Handles Federal Housing

(Continued from page 663)

In the organizations affiliated with the building industry Mr. Eidlitz has been marked for especial honors at various times. He was the president of the Mason Builders' Association of New York, 1900-1904; and was the Chairman of the Board of Governors of the Building Trades Employers' Association, 1903-1905.

Governor Roosevelt appointed him a member of the Tenement House Commission in 1900, and in 1909 he was designated by Governor Hughes as a member of the Commission for Investigating Employers' Liability, Workmen's Compensation and Safety Appliances and the Cause and Effect of Unemployment in the United States.

Hon. Edward B. White, Chief Justice of the United States, Hon. Martin A. Knapp, Presiding Judge of the Commerce Court and Hon. Charles P. Neil, in 1912 combined in appointing Mr. Eidlitz as a member of the Board of Arbitration to settle the controversy between fifty-two railroads, east of Chicago, and the Brotherhood of Locomotive Engineers. In 1917-1918 he served as chairman of Liberty Loan Committees for the building industry.

During the period of his building career Mr. Eidlitz has been connected with the construction of some of the leading structures in this city. Among the notable buildings that have been erected under the direction of the firm of Marc Eidlitz & Son are included the following: The New York Clearing House, the office and banking buildings for J. P. Morgan & Co., Brown Brothers, the Chemical National, National Park, American Exchange National, Com-

monwealth, Bowery, Mutual and New York Savings Banks; the buildings for the Bankers Trust, Guaranty Trust and Brooklyn Trust; the Presbyterian, Orthopaedic, Roosevelt, Rockefeller and Ruptured and Crippled Hospitals.

The St. Regis, Belmont and Manhattan Hotels were also erected by this firm, as were the residences for Henry P. Davidson, Theodore N. Vail, Henry Phipps, Thomas F. Ryan, A. D. Juilliard, Bradley Martin, William J. Curtis and Sidney Dillon. Among the clubs and other public and semi-public structures erected under his direction are included the New York Yacht, Racquet and Tennis, Lotos and Yale; the Metropolitan Opera House, the New Theatre, the Ethical Culture School, the Institute of Musical Art, St. Bartholomew's Church, Madison Avenue Presbyterian Church, and St. George's Chapel.

Mr. Otto M. Eidlitz is a Fellow of the Fine Arts Society and a member of the American Society of Civil Engineers and the American Society for Testing Materials. He is a member of the Executive Committee of the Civic Federation and of the New York Chamber of Commerce. He is also a member of the National Geographical Society, Metropolitan Museum of Art and the American Museum of Natural History.

He belongs to the Cornell University, Delta Upsilon, Lotos, Engineers, Transportation and New York Athletic Clubs and the Chelsea Plantation, South Carolina, and the Laurentian of Canada.

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LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Regulation of Buildings.

RELYING on a charter provision conferring upon it the power "to regulate the height, construction and inspection of all new buildings" thereafter to be erected within its territory, the City of Bluefield, West Virginia, refused to give a lot owner a permit to erect a building on his lot, situated in the business section of the city, and fronting on one of its principal thoroughfares, on the sole ground of its character as to height, his purpose being the erection of a one-story building. By some regulation not fully disclosed in the pleadings the city endeavored to enforce its policy of prevention of the erection of buildings less than three stories high in that section, and refused the permit in pursuance thereof. The owner sought a writ of mandamus to compel issuance thereof.

Ordinarily such charter provisions confer power to limit or restrict the height of buildings, not to require it, as a means of promotion or conservation of the value of adjacent property or attainment of aesthetic ideals or purposes of the community or municipal authorities, and their justification and validity rests upon the police power of the state, under which the Legislature may directly or indirectly provide for the public health, morals, safety, convenience and prosperity.

Public safety from the danger of fire was the only ground upon which the city endeavored to justify and sustain its regulatory policy, and its position was held by the West Virginia Supreme Court, *State v. Stahlman*, 94 S. E. 497, to be well founded if the regulation had any reasonable and substantial tendency to promote safety in that respect. The exercise of the police power must have a substantial basis. The power cannot be made a mere pretext for legislation that does not fall within it. Classification of property and rights for rate regulation, taxation and the like cannot be made upon a mere arbitrary and groundless distinction between subjects. The same principle governs in the test of validity, applied to statutes and ordinances ostensibly passed and adopted for promotion of the public health, comfort and convenience. Its effect and its professed object must substantially agree and coincide.

"Artistic, civic and economic views of a one-story building between three or four story buildings, in a section in which, as a rule, only the higher structures are put up, severely condemn it; but certain obvious laws of physics effectually exclude the assumption that it is substantially conducive to danger from fire. Of course an open fire between tall buildings may be more dangerous, in the absence of resistance, than a smothered one; but a fire in a one-story building would not be an open one. It would be subject to the restraining influence of the roof and walls in a manner similar to that exerted by the walls, floors and roof of a higher structure. Besides a low building is more accessible to firemen than a high one. The combustible matter on which the fire feeds is all near the ground and within easy reach. Water may be poured directly upon it from the windows and roofs of the adjacent and neighboring buildings. Its low altitude decreases the danger to firemen and facilitates their work. There is nothing by which the fire can spread directly upwards—the direction in which it runs most rapidly—and the volume of combustible matter is smaller than that of a higher building. Any slight tendency of a one-story building situated between higher ones to danger by fire is manifestly outweighed and reduced to nothing by these obvious and commonly known principles."

The court held that the power and authority over the owner's property claimed by the city, if allowed by law, would be a serious restraint upon his

right of use and enjoyment. It could not be imposed for the benefit of adjacent or neighboring property owners, nor could it be imposed to effect symmetry of the city, street or section, otherwise than under the power of eminent domain, allowing compensation, if at all. A peremptory writ of mandamus was therefore granted.

Mistake as to Boundary.

Where the owners of adjoining lots fell into error with respect to the true lines of one lot so that a building on the other lot was erected so as to encroach on it the New York Appellate Division holds, *Belotti vs. Bickhardt*, 167 N. Y. Supp. 19, that the doctrine of the practical location of boundary had no application to vest the encroaching owner with title to the land encroached upon; the parties not intending to have settled a doubtful boundary line as they did not know there was any question as to where the true line was. When the mistake was discovered the owner of the lot encroached upon, in a suit to recover possession of his land and compel the removal of the building, was held entitled to the rental value of the land considered as vacant property, and to no more. Even in an ejectment action he would not be entitled to the rental value of the building. Code Civ. Proc., §1533, provides that, in an action to recover real property, the plaintiff is entitled to recover as damages the rents or profits of the realty recovered for not exceeding six years, but the damages shall not include the value of the use of any improvements made by the defendant or those under whom he claims.

Dividing Broker's Commissions.

In an action for commissions it appeared that the owner of property contracted to pay the plaintiffs' 5 per cent. commissions for the sale of the property. The plaintiffs engaged the defendant to assist them, agreeing to give him three-fourths of such commission. The New York Appellate Division holds, *Smith v. Goldsborough*, 167 N. Y. Supp. 297, that the plaintiffs are not entitled to share in the further commission which the owner agreed to give the defendant, there being no partnership or joint adventure as between the plaintiffs and the defendant. Any attempted alteration after a sale of the contract between the plaintiffs and the defendant, fixing the proportion in which they should divide the commission for the sale being without consideration, would be ineffectual.

Building Restrictions.

The New Jersey Court of Errors and Appeals holds, *Heyniger v. Levinsohn*, 102 Atl. 631, that under charter authorizing and investing a company with power to incorporate into any deed made by it a clause forbidding the sale of intoxicants on the premises conveyed and to require any grantee to make and maintain such style and character of improvement as to the company might seem most expedient, the company could pass a general resolution or by-law containing the restrictions as to the use of the premises conveyed by it, and insert a covenant in the deed merely binding the grantee in general terms to abide by the by-laws, it not being necessary to insert the restrictions in the deed.

Agent's Liability to Principal.

A real estate agent was employed to procure an exchange of land for other real property. The agent had listed with him certain town property for exchange. He offered the town property to his principal in exchange for the land, and falsely represented that the town property was worth \$1,500. That representation was believed and relied on by the principal, and the exchange was made. The Kansas Supreme Court holds, *Luderman v. Koch*, 168 Pac. 906, that the agent was liable to the principal for the damages sustained by him.

REAL ESTATE REVIEW OF THE WEEK

Several Important Sales Reported by Brokers—
Grand Central Palace Leasehold Sold—Other Reports

A REVIEW of the real estate market for the week shows several unusually large sales, and a healthy market in spite of the Red Cross drive, which is taking up the time and attention of many realty brokers and the people generally.

Paramount among the sales of the week is the purchase by a new organization of which Alfred I. DuPont is a stockholder, of the leasehold of the Grand Central Palace, occupying the westerly block on Lexington avenue, between Forty-sixth and Forty-seventh streets. The new organization takes over the Merchants' and Manufacturers' Exchange, which holds the lease of the building, and in the plan to provide a great market in New York for goods of foreign manufacture, the leasehold held by the exchange is particularly attractive since an act of Congress in 1912, makes the building a free port in itself.

In the Bronx the well known Eichler mansion at the southwest corner of Fulton avenue and 169th street, has been purchased by the Bronx Hospital to be converted into a high class hospital and dispensary to be occupied as such within two months.

One of the largest sales of waterfront property reported in some time was closed on Monday when the Ramberg Iron Works by its attorney Rodney T. Martinsen, purchased through the office of Joseph P. Day, a tract of land consisting of eight and three-quarter acres fronting on Buttermilk Channel (East River) at the foot of Coffey, Dykman, Sullivan and Walcott streets, in the Red Hook section of Brooklyn. The property was sold by Mr. Day for the receivers of the Atlantic Dock Company, and was held at \$650,000. It is understood that the new owners will improve the property with dry docks, and other structures at a cost of over one million dollars.

Bronx taxpayers figured in the sales of the week when Alfred E. Marling and Walter C. Noyes as receivers of the American Real Estate Company sold to Frederick Brown, the operator, the two-story building at the southeast corner of Third avenue and 180th street, on a plot 96x126, and the one-story building containing eleven stores, adjoining the above property in 180th street. The S. Brenner Company negotiated this sale. Charles E. Rushmore added to his holdings by purchasing the five-story American basement dwelling at 44 East Sixtieth street. Mr. Rushmore owns the two adjoining dwellings at 46 and 48, thus giving him a plottage of 60x100. Pease & Elliman were the brokers in

Ennis & Sinnott figured in another transaction involving a west side parcel. The five-story building at 443 West Thirty-third street on a lot 25x100 was purchased from Joseph Schwartz, who acquired the property last week from Jacob Hirsch in part payment for the apartment 1520 St. Nicholas avenue.

What may eventually prove to be a great shipbuilding project was the sale on Tuesday to the Federal Shipbuilding Company, of a tract of twenty acres on the west side of the Morris Canal, extending to the Hackensack River in the West Bergen section of Jersey City. The same company also purchased a tract adjoining, from George F. Gantz, of New York, for \$36,000. The first parcel was purchased from the Jersey City authorities.

Options have been secured on eighty acres lying northerly of the above parcels and owned by various interests. When these titles are closed the Federal Shipbuilding Company will have one hundred acres comprising all the lands lying between the Newark and New Jersey railroad on the south, extending northerly to the Lincoln highway and from the west bank of the Morris Canal to the Hackensack river, together with the land under water.

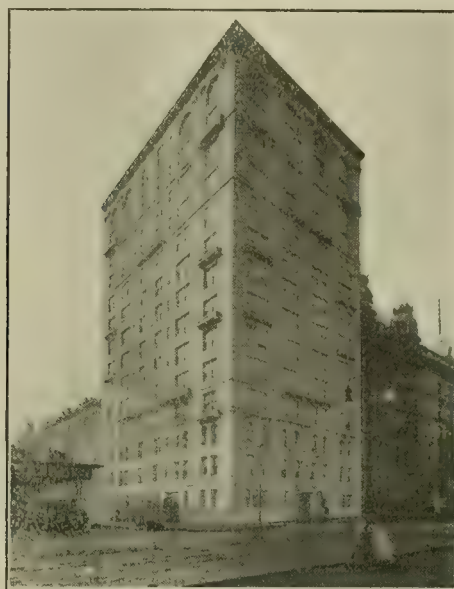
Leasing continued good during the

week and several important deals were put through. As usual there was a greater demand for apartments than there is a supply, but some high class apartments in new buildings were leased at attractive figures and for long terms. In the downtown section a lease of especial interest was that of Snows Limited, exporters and importers, of the entire six-story building at 236 and 238 Spring street, from the Trinity Church Corporation. The lease is for a term of years and represents an aggregate rental of about \$100,000. William A. White & Sons negotiated the deal.

Another lease of interest was that of the entire ground floor in the Builders' Exchange Building at 29 to 35 West Thirty-second street to the United States government for use as mid-

town ticket offices by the Pennsylvania, New York Central, Lackawanna, Baltimore & Ohio, Lehigh Valley and Erie Railroads. Edmond J. Loughran negotiated the deal and he also leased the entire ground floor in the Manhattan Life building at 64 Broadway, to the railroads for their downtown offices in the financial district.

In the Borough of Brooklyn selling has been very active, the three-story and basement houses being in great demand. The brokers of the borough report an unusually active market for such buildings and attribute the cause to the recent advance in rents "which is always followed," they say, "by a good market for such dwellings." In Richmond there has been a very active market for the sale of dwellings and several good sales are reported. The shipbuilding activity in this borough has created a demand for dwellings and the brokers have been unable, in many instances, to supply houses within the area covered by the shipyards.



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PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 31 as against 29 last week and 24 a year ago.

The number of sales south of 59th street was 13 as compared with 10 last week and 10 a year ago.

The sales north of 59th street aggregate 18 as compared with 19 last week and 14 a year ago.

From the Bronx 22 sales at private contract were reported as against 22 last week and 10 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 682 of this issue.

Grand Central Palace Leasehold Sold.

An organization in which Alfred I. du Pont is a stockholder has purchased the leasehold of the Grand Central Palace, occupying the westerly block on Lexington avenue, between Forty-sixth and Forty-seventh streets, to provide a great market place in New York for goods of foreign manufacture. The new organization has taken over the Merchants' and Manufacturers' Exchange of New York, which holds the lease of the building, because the exchange, under an act of congress in 1912, possesses rights which practically make buildings which it controls free ports in themselves. The Grand Central Palace is a thirteen-story building, erected about eight years ago by the New York Central Railroad. It has a frontage 200 feet on Lexington avenue and about 400 feet on each street. In the present transaction the du Pont interests purchased the

controlling stock in the association which controls the building, with a view to extending the buying organization's commercial interests for the stimulation of trade between the United States and the allied powers of Europe, Latin America, and the Far East. In addition to the Merchants and Manufacturers' Exchange and the New York Furniture Exchange, which are already tenants, the organizations to occupy the palace include the Allied Industries Corporation, the All-Americas Association, and the All-Americas Publishing Company. A large portion of the building will be devoted to a permanent exhibition and two upper floors are to be converted into club quarters. Eventually it is intended to use the Grand Central Palace as an international bazaar, but the reconstruction will be done floor by floor so that the present tenants may remain until the du Pont corporation requires the room. It was reported that other important properties would be taken over by the same interests.

Shipbuilding Company Buys Waterfront.

Title was passed Tuesday whereby the Federal Shipbuilding Company acquired from the Jersey City authorities a tract of twenty acres on the west side of the Morris Canal, extending to the Hackensack River, in the West Bergen section of Jersey City, and directly opposite its shipbuilding plant, which is located on the west shore of the Hackensack. The company also purchased a tract adjoining, 419 by 420, from George F. Gantz of New York for \$36,000. Options have been secured on the remaining eighty acres lying northerly of the above parcels, which were obtained from Mrs. R. Louise Flaacke, the Vredenburg estate,

the Standard Oil Company, and the Robert Davis estate. When these titles are closed the Shipbuilding Company will have 100 acres, comprising all the lands lying between the Newark and New York Railroad on the south, extending northerly to the Lincoln Highway and from the west bank of the Morris Canal to the Hackensack River, together with the land under water.

Sale of Waterfront Property.

One of the largest sales of waterfront properties closed for some time past in New York Harbor was announced on Monday by Joseph P. Day, who sold for the receivers of the Atlantic Dock Company a large tract of land consisting of eight and three-quarter acres fronting on Buttermilk Channel (East River) at the foot of Coffey, Dykman, Sullivan and Walcott streets, in the Red Hook section of Brooklyn. The property fronts 900 feet on the channel, opposite Governor's Island, and has an additional frontage of about 380 feet on a private slip of about 1,280 feet. In the immediate vicinity are the Erie Basin and the State Barge Canal. It is within the free lighterage limits and was one of the few remaining large waterfront plots in New York Harbor. The property was held at \$650,000 by the receivers of the Atlantic Dock Company. The property was purchased by Mr. Rodney T. Martinsen, an attorney, who acted for the Ramberg Iron Works, which company operates a large ship repair plant at Imlay and Pioneer streets, Brooklyn. Mr. Day stated that it is the purpose of the purchaser to improve the property at a cost of \$1,000,000 within the current year and it is to be used for drydocking, ship repairing and shipbuilding.

Syndicate Buys Opera House.

A syndicate in which George D. Grundy is the principal figure, has taken under a contract of purchase the Lexington Avenue Opera House erected by Oscar Hammerstein several years ago to share the operatic stage of New York with the Metropolitan Opera Company. The contracts were signed on Wednesday and unless something unforeseen happens the opera house will be taken over by the syndicate from the Manhattan Life Insurance Company, which had to take it over several months ago to protect a mortgage on the property. It is the intention of the purchasers to use the theatre for concerts, song recitals and orchestral performances, similar to those given at Carnegie Hall. A lease for a period of years has been made with the Chicago Opera Association for their season of grand opera in New York. It is the plan of the purchasers to give Sunday evening concerts with the leading artists in the country as soloists. Identity of the members of the syndicate other than Mr. Grundy could not be learned from Lewis & Kelsey, attorneys for the syndicate, who arranged for the purchase of the opera house property.

Investor Increases Holdings.

By the purchase of the five-story American basement dwelling at 44 East Sixtieth street, on a lot 20x100, Charles E. Rushmore, who owns the two adjoining dwellings at 46 and 48, including the southwest corner of Park avenue and Sixtieth street, now controls a plot 60x100 which he is holding for investment. The property has been held at \$100,000. Pease & Elliman negotiated the deal.

Eichler Mansion Sold.

Jacob Siegel and Minnie Siegel Fahs sold to the Bronx Hospital the premises at the southwest corner Fulton avenue and 169th street, having a frontage of 218 feet on Fulton avenue and 145 feet in 169th street, on which is erected a large brick residence and frame residence. The brick mansion was built in 1888 by Marie Eichler, who occupied the same as her residence until 1899. This residence has been occupied by Jacob Siegel. Prior to the building of the mansion the frame house on the south end of the lot was occupied by

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Marie Eichler for years, and subsequently by Minnie Fahs. The purchasers of this property intend to use premises as a high class hospital and dispensary. They are at present located in the neighborhood and have been for years back and will move into the new premises within the next sixty days. The brokers in this transaction are Richard Dickson and Alexander Selkin.

West Side Parcels Involved in Deal.

Ennis & Sinnott purchased from Joseph Schwartz the five-story building at 443 West Thirty-third street, on a lot 25x100, and later resold the property. Mr. Schwartz took the property last week from Jacob Hirsch in part payment for the apartment at 1,520 St. Nicholas avenue. The latter parcel was secured by him the day before together with the flat at the northeast corner of Davidson avenue and North street, and the tenement at 402 East Seventy-third street, in exchange for the southeast corner of St. Nicholas avenue and 192d street. It is reported that Mr. Schwartz has also sold the Davidson avenue and Seventy-third street property.

Bronx Taxpayers Change Hands.

Two valuable Bronx taxpayers were sold on Tuesday by Alfred E. Marling and Walter C. Noyes as receivers of the American Real Estate Company, to Frederick Brown the operator, in a cash transaction. The properties in the deal include the two-story building at the southeast corner of Third avenue and 180th street, on a plot 96x126 by irregular, containing seven stories on the grade floor and also the adjoining property in East 180th street, a one-story building on a plot 78x144, containing eleven stories. The combined parcels were held at \$160,000. The S. Brenner Company negotiated the transaction.

To Build Cottage Colony.

What is regarded by realty interests as one of the largest transactions in vacant property in this city in many years is the sale of the old Schiefflin homestead property consisting of 113 acres of land, bounded by Laconia avenue, 231st street, Baychester avenue and Boston road, Bronx. The buyer is the Hebrew Orphan Asylum and it is understood that more than \$2,000,000 will be expended in the development of a cottage colony. It was necessary to obtain the permission of the Board of Estimate to close at least twelve thoroughfares to consummate this deal. This permission was given. The property is one of the oldest holdings in the Bronx and was developed when that section was occupied by large estates. It was held at \$200,000. J. Clarence Davies was the broker in the transaction.

Site for Hotel Commonwealth.

Announcement is made of the completion of the contracts to purchase from Robert E. Dowling and Franklin Pettit the entire block bounded by Broadway, 56th street, 7th avenue and 55th street, for the purpose of erecting one of the largest hotels in the world, to be known as the Commonwealth Hotel. The site consists of about thirty city lots, fronting approximately 200 feet in Broadway, 300 feet in 55th street, 350 feet in 56th street and 200 feet in 7th avenue. Plans have been completed by Starrett & Van Vleck and King & Campbell to erect a building thirty-four stories high and to contain 2,500 rooms. Robert H. Jones negotiated the transaction.

Manhattan.

South-of 59th Street.

FRONT ST.—Wm. A. White & Sons sold to William E. Williams, one of the tenants, 62 and 64 Front st.

FRONT ST.—Cammann, Voorhees & Floyd sold for Caroline S. Fellowes the 5-sty building on lot 38x55 at 71 and 73 Front st, adjoining the corner of Old Slip, to the Markham Realty Corp., Clarence W. Eckhardt, pres. This property has been owned by the seller since 1861, and was represented by Anderson, Iselin & Anderson as attorneys.

GREENE ST.—Markham Realty Corp., Clarence W. Eckhardt, president, sold to Frederick Brown the 5-sty store and loft building at 52 Greene st. O. G. Manss negotiated the sale.

GREENWICH ST.—John Ruffner purchased from Gross & Herbener, 322 Greenwich st, a 3-sty building occupying lot 20x50, at the northwest corner of Duane st. The property was recently taken in trade by the sellers. Byrne and Baumann negotiated the sale of the property, which is leased for a term of years.

MONROE ST.—Harry Tincorn purchased from Bachs estate the 6-sty tenement at 257 Monroe st, on lot 25x93.

13TH ST.—Dimick estate sold through I. B. Wakeman the 11-sty mercantile building at 8 to 10 West 13th st, covering a plot 40x103.3, adjoining the southwest corner of 5th av.

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No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Remodeling Present Laundry for Meat Storage and Refrigeration Purposes, New York State Reformatory for Women, Bedford Hills, N. Y., will be received by Hon. William G. Barrett, President of the Board of Managers, New York State Reformatory for Women, Bedford Hills, N. Y., until 10:30 o'clock A. M. on Friday, May 31st, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of the contract, and in accordance with the terms of Specification No. 2868 and Addenda No. 1 dated May 21st, 1918. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York State Reformatory for Women, Bedford Hills, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposals may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: May 21st, 1918.

NOTICE TO CONTRACTORS. ENGINE AND GENERATOR, ELECTRIC ELEVATORS, ADDITIONAL REFRIG- ERATION AND UNDERGROUND SERVICE CONNECTIONS.

Sealed proposals for Engine and Generator, Additional Power House Equipment, Electric Elevators (Chronic Hospital and Dining Room Building, West Reception Hospital), and Additional Refrigeration Equipment and Underground Service Connections, (Storehouse and Cold Storage Building) at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, May 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractors to whom awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2989, 2990 and 2996. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD, Secretary,
State Hospital Commission.

Dated: May 8, 1918.

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40TH ST.—Ortus Realty Co. sold to Charles Wynne 316 East 40th st, a 5-sty tenement, 25x100.

48TH ST.—Charlotte Weatherley purchased from Ennis & Sinnot the 5-sty residence at 10 West 48th st, on lot 25x100.5, at the southwest corner of 5th av. Thomas A. Weatherley was the broker in the deal. The property, which is assessed at \$93,000, was acquired recently by the sellers from Phillips B. Thompson.

55TH ST.—Henry Hencken purchased from Central Trust Co., as trustee of the estate of Hugh J. Grant, the two 5-sty flats at 309 and 311 West 55th st, each on a lot 25x100.11, between 8th and 9th avs. The houses have remained in the same ownership since 1877 and are assessed at \$66,000.

AVENUE B.—Forty Avenue B. Corp., Herman Frankel, president, sold 40 Avenue B, a 5-sty tenement, on lot 24x80, adjoining the northwest corner of 3d st.

BOWERY.—Ignatz P. Fleischer purchased from West Mercer Corp., James MacMurray, president, the 5-sty structure at 209 Bowery, on lot 25x100, 50 ft. south of Rivington st. Jacob Finkelstein & Son negotiated the sale. The property shows an annual rent return of \$4,600.

1ST AV.—S. Soraci sold to A. Sorge 2055 1st av, a 5-sty tenement, on plot 25x74.

North of 59th Street.

60TH ST.—Pease & Elliman sold for William E. Silvertone the 5-sty dwelling at 44 East 60th st, on lot 20x100.5. The property has been held at \$100,000, but the sales figure was considerably less than this amount. The purchaser, Charles E. Rushmore, owns the adjoining 40-ft. plot at the southwest corner of Park av.

62D ST.—James P. Eadie and John B. Robinson sold to Lena Weissberg 210 West 62d st, a 5-sty tenement, on lot 25x100.5.

76TH ST.—James H. Cruikshank purchased from Anna E. Wooster the 4-sty dwelling at 247 West 76th st, on plot 19x102, assessed by the city at \$26,500. This is the first sale of this property in over 20 years. William R. Ware was the broker.

97TH ST.—Joseph P. Day sold for Harry Friedman 119 West 97th st, a 4-sty dwelling, on plot 15x100.

120TH ST.—Harry Sugarman sold for Gertrude Rubin 36 West 120th st, a 3-sty dwelling, on lot 18.4x100.11, facing Mount Morris Park.

122D ST.—Gilbert A. Wright resold to George A. Fisher Co. the 3-sty dwelling, on plot 18.7x100.11, at 13 West 122d st, taken in part payment for the Bonnefoi apartment, Audubon av and 170th st, reported sold last week. Shaw & Ebbitt negotiated the exchange and resale.

127TH ST.—Robert Levers sold the 3-sty dwelling, on plot 18x100, at 51 West 127th st for Dr. Emily Charles.

130TH ST.—Lawyers Mortgage Co. sold, through A. M. Kirtland, 266 West 130th st, a 3-sty dwelling on lot 18.6x99.11.

132D ST.—David Garstenfeld sold for State Superintendent of Insurance to Hudson P. Rose Co. 268 West 132d st, a 4-sty dwelling, on plot 17x100.

134TH ST.—Hudwilk Corp., Hudson P. Rose, president, sold to a Mr. Russell the dwelling at 217 West 134th st, on plot 17x99.11, between 7th and 8th avs.

137TH ST.—Marco Realty Co. sold to Anthony Avenue Realty Co. 626 East 137th st, a 5½-sty flat, on plot 37.6x100, near Cypress av.

139TH ST.—Hudson P. Rose Co. bought from Mrs. Alice Curtis the dwelling at 239 West 139th st, on plot 182x99.11, between 7th and 8th avs.

140TH ST.—Jaysil Realty Co. sold to Frederick Brown, operator, 491, 493 and 495 East 140th st, two 5-sty tenements on plot 37.6x100. H. J. Rogers and Phelps & Damiane negotiated the sale.

145TH ST.—Nagel & Balsam bought from J. Ollar the garage at 28 West 145th st, on plot 40x100, between 5th and Lenox avs. Dahnke Brothers and E. A. Polak were the brokers.

163D ST.—Nehring Brothers sold through O'Reilly & Dahn to Malex Realty Co., Max N. Natanson, president, the Wallingford and the Woodstock, 5-sty 30-fm. apartment houses, at 533-537-539-541 West 163d st, on plot 165x100, between St. Nicholas av and Broadway, and held at \$250,000. The houses are now rented for \$26,000.

AVENUE H.—New York Homeopathic Medical College and Flower Hospital has further enlarged its site at Avenue H, 63d and 64th sts, by purchase from Crimmins Operating Co. of the 6-sty factory building at 423 and 425 East 63d st, adjoining. The property just acquired is 50x100, and increases the frontage on 63d st to 331.6 ft. It is reported that the nurses' home and dispensary will be extended over this plot.

PARK AV.—Sidney L. Warsawer sold for Carrie L. Jacobs the 5-sty tenement at 1488 and 1490 Park av, southwest corner of Park av and 109th st.

Bronx.

ARDEN ST.—C. S. Kobler sold for Bromberg Realty Co. to Frederick Brown 15 Arden st, a 5-sty apartment house, on plot 27x100. In part payment Mr. Brown gave 102 Edgcomb av, a 3-sty private residence. The entire transaction involved over \$55,000.

KELLY ST.—Arthur Seidman sold, through Harry Sugarman, the 4-sty flat at 1044 Kelly st, on lot 25x100, near 165th st.

158TH ST.—J. Clarence Davies sold for Sarah F. Byrnes 650 and 652 East 158th st, southeast corner of Cauldwell av, two 3-sty frame single flats, on plot 39x81.

190TH ST.—Briggs estate sold the dwelling, plot 43x163, south side of 190th st, 76 ft. east of Morris av, to a client of W. R. Lowe.

ANTHONY AV.—Frederick Brown resold to Joseph Thomas the 4-sty flat, on plot 35x100, at the northwest corner of Anthony av and 175th st.

BAILEY AV.—John C. Mead sold through Kurz & Uren the two 2-sty 3-fam. dwellings at 2872 and 2890 Bailey av, each on lot 25x100, between 220th and 230th sts.

BRADHURST AV.—James H. Cruikshank sold the two 5-sty single flats at 6 and 8 Bradhurst av, between 142d and 143d sts, on plot 45.5x55, assessed by the city at \$22,000.

CLAY AV.—Frederick Brown resold to Samuel H. Kahn the 5-sty apartment house at the southeast corner of Clay av and 176th st, on plot 65x95. The house was held at \$85,000 and was acquired by the seller several weeks ago from C. and C. Construction Co. In part payment the buyer gave the 5-sty flat at 108 West 115th st, on plot 31.3x100, between Lenox and St. Nicholas avs, valued at \$35,000.

DECATUR AV.—Kurz & Uren, Inc., sold for Benenson Realty Co. 2649 Decatur av, near 194th st, a 5-sty new-law apartment house, on plot 50x152, having four families on a floor.

DECATUR AV.—Gross & Herbener resold to I. & S. Co., Isidor Teitelbaum, president, 262 and 264 Decatur av, corner of 204th st, a 1-sty business building, on plot 50x100. In part payment the buyer gave 566 Courtlandt av, a 3-sty business building, on lot 25x100, between 149th and 150th sts. Eugene J. Busher and Byrne & Baumann were the brokers in the transaction.

GRAND BOULEVARD.—J. Clarence Davies sold to Raymond L. Dittmars, curator of the Bronx Park Zoological Gardens, purchased for Burnside-Jerome Lot Corp. the vacant plot, 100x100, at the southwest corner of Grand Boulevard and Concourse and 180th st, one block north of Burnside av.

SEDGWICK AV.—J. Clarence Davies sold for Catherine C. Giles the vacant plot, 26x114, on the north side of Giles pl, about 260 ft. west of Sedgwick av. The purchaser is M. S. Eyler, owner of the property adjoining on the south.

SEDGWICK AV.—Elsie B. McNutt sold to De Forest Telephone and Telegraph Co. a lot, 25x95, on the west side of Sedgwick av, 100 ft. south of 171st st.

SOUTHERN BLVD.—Louis Schrag sold for Chas. A. Schrag, his private dwelling at 2135 Southern blvd, on plot 66x150, to Gottlob Brenzinger.

UNION AV.—A. Cahn sold for W. & I. Dickert the dwelling at 1230 Union av.

UNIVERSITY AV.—William R. Lowe sold for Frederick A. Budde 2202 University av, a dwelling, on lot 27x100.

WASHINGTON AV.—Benenson Realty Co. purchased through Phelps & Damlane the 6-sty apartment house at 1186 and 1188 Washington av, on plot 51.10x126.5. The house is located between 167th and 168th sts.

WEBSTER AV.—Benenson Realty Co. sold the 1-sty garage in course of construction on the east side of Webster av, 250 ft. north of 167th st, on plot 208x98x irreg. running through to Brook av. Alexander Selkin and David Mintz were the brokers. The property was held at \$75,000.

WESTCHESTER AV.—William R. Lowe sold the southeast corner of Westchester av and White Plains rd, a vacant plot, 60x110.

Brooklyn.

DEGRAW ST.—John Pullman Real Estate Co. sold 687 Degraw st, a 3-sty flat, on lot 20x100, for Isidore Levy to Frank Dent.

HARMAN ST.—R. A. Schlesing sold for Emil Wiederhold the 2-fam. house at 94 Harman st to Fred. von der Gesst and wife for occupancy.

STERLING PL.—Charles E. Rickerson sold for Realty Association, 364 Sterling pl a 3-sty dwelling, between Vanderbilt and Underhill av.

1ST ST.—B. J. Sforza sold for Christine DeFalce the lot, 20x100, in the west side of East 1st st, 100 ft. north of Avenue X.

5TH ST.—F. C. Sauter sold to Mrs. Margaret J. Slavin the 2-sty dwelling at 366 5th st, for Mrs. Margaret E. Norman.

EAST 10TH ST.—J. D. Ranck and Samuel Galitzka sold for a Mr. Young to a client for occupancy 927 East 10th st, a 2-fam. dwelling on a plot 40x100.

EAST 12TH ST.—J. D. Ranck and Samuel Galitzka sold for G. Frost to a client for occupancy 921 East 12th st, a 2-sty bungalow, on a plot 20x100.

51ST ST.—Tutino & Cerny sold for Thomas P. Hayes to Mrs. Johnson the 2-sty brownstone dwelling at 441 51st st.

65TH ST.—Julius D. Kalisch sold for Mary E. Thornton the 1-fam. semi-detached dwelling at 1902 65th st, corner of 19th av, on lot 25x100, to Dr. William Siegmeister.

66TH ST.—B. J. Sforza sold lot, 20x100, in the north side of 66th st, 300 ft. east of 11th av.

76TH ST.—Frank A. Seaver & Co. sold the brick house at 272 76th st for L. K. Neville.

85TH ST.—Frank A. Seaver & Co. sold the 1-fam. frame detached house at 1022 85th st, on plot 50x100, for John Fitzpatrick to a client for occupancy.

AVENUE J.—J. D. Ranck and Samuel Galitzka sold for a Mr. McGurn a plot 40x100 on the south side of Av J, about 100 ft. east of East 7th st.

BAY RIDGE AV.—Mechanics' National Bank sold through E. J. Hollahan the 2-sty 2-fam. house at 157 Bay Ridge av.

12TH AV.—B. J. Sforza sold for estate of T. G. Bergen the plot, 40x80x40x105, at the northwest corner of 12th av and 65th st.

20TH AV.—Alco Building Co., associated with Realty Trust, sold to Hyman Sales of Manhattan the 1-fam., semi-detached brick dwelling at 6320 20th av, in the Mapleton district.

Queens.

ARVERNE.—E. R. Wood Realty Co. sold to I. Zaret a plot, 164x383, at the southeast corner of Far Rockaway blvd and Beach 53d st, and a large plot at the northeast corner of

Ocean av and Beach 57th st. The company also sold to G. W. Craft a plot, 166x383, on the south side of Far Rockaway blvd, 382 ft. east of Beach 53d st.

ARVERNE.—Bond and Mortgage Guarantee Co. sold to Julius Strauss Realty Corp. the plot, 125x176, at the northeast corner of Ocean av and Meredith av.

BAYSIDE.—Harnden Realty Corp. sold to N. H. White a plot 70x151, in the east side of 9th st, 125 ft. south of Lawrence blvd.

BAYSIDE.—Bayside Homes Co. sold to B. Kenyon, of Auburn, N. Y., a plot, 60x100, in the west side of Gardiner st, 125 ft. north of Warburton av, and two plots each 26x100 in the east side of 3d st, 100 and 153 ft. north of Warburton av.

COLLEGE POINT.—J. Sykora sold to R. F. Hallen a plot, 80x174, at the northeast corner of 28th st and 3d av.

FLUSHING.—Thrift sold to T. F. Woods the dwelling and plot, 40x100., at the southeast corner of Delaware st and Murray st.

FLUSHING.—Bayside Homes Co. sold to E. K. Laing the dwelling in the east side of 28th st, 160 ft. south of State st.

FLUSHING.—P. J. Bang sold to C. Sarranowicz the dwelling at the northeast corner of Prince st and Washington st.

HOLLIS.—J. Jaeged sold to F. Thomas the dwelling and plot, 80x100, in the east side of Garrison st, 100 ft. north of Beaufort av.

JAMAICA.—Hayford Realty Co. sold to J. Matheis, Jr., the dwelling and plot, 40x95, in the east side of Church st, 350 ft. north of Metropolis av.

LAURELTON.—Laurelton Development Co. sold to A. E. Middleton a plot, 100x100, at the north corner of Westminster blvd and Essex st.

ST. ALBANS.—St. Albans Heights Realty Co. sold to J. H. Boeschen a plot, 100x140, in the west side of Decatur st, 180 ft. north of St. Marks av.

SPRINGFIELD.—Decker Realty Co. sold to M. C. Rosenbaum its development consisting of 275 lots.

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RECENT LEASES.

Leases Oakdale Hotel.

J. B. Orkin, dealer in cloaks and suits, at 25 and 27 West Thirty-fourth street, has taken a long term lease of the seven-story Oakdale apartment hotel, abutting, at 36 and 38 West Thirty-fifth street, and plans an important alteration to both properties. The lease, which was made with the New York Life Insurance Company, owner, is for a term of ten years at a total rental of about \$250,000. The Oakdale is a seven-story building on plot 40x100. It is planned to connect the Thirty-fourth street building with the one on Thirty-fifth street, and establish in the latter the buying, receiving and delivery departments of the lessee in order to provide necessary traffic relief on the main thoroughfare. Mr. Orkin said that he will occupy the first two floors and store of the Oakdale and sublet the upper portion for apartments. Plans for the proposed changes are being made by Buchman & Kahn, architects. It is estimated that the changes will cost upward of \$50,000.

Consolidate Ticket Offices.

A consolidation of mid-town railroad ticket offices was effected Tuesday through the lease of the entire ground floor in the Builders Exchange Building at 29 to 35 West Thirty-second street. The companies to occupy this space include the Pennsylvania, New York Central, Lackawanna, Baltimore & Ohio, the Lehigh Valley and the Erie Railroads. The floor is now occupied by the Brunswick-Balke-Callender Company, which recently renewed its lease, but consented to give up the space for the use of the Government. This company has leased for a term the ground floor at 39 West Thirty-second street. Edmond J. Loughran negotiated both transactions. The same broker leased the entire ground floor in the Manhattan Life Building, 64 Broadway, to the railroads for their downtown offices in the financial district. Jardine, Hill & Murdock, architects, have charge of alterations at both locations.

Trinity Church in Warehouse Lease.

Snows, Ltd., exporters and importers, having their principal offices at 17 Battery Place, have leased from Converse & Company for a term from Trinity Church the entire six-story and basement building at 236-238 Spring street running through to No. 27 Clark street. The lease is for a term of years and represents the total outlay in rent of almost \$100,000. The tenants will alter the building to adapt it for a warehouse to take care of their rapidly increasing business. William A. White & Sons negotiated the deal.

Home for Russian Leader.

Wealthy Russians have taken a lease, with an option of purchase, of the four-story twenty-five-foot residence of Mrs. August E. Knopf, at 99 Riverside Drive, south corner of 82d street. According to an unconfirmed report, the house, which will be altered and furnished as a club, is to be the home of Alexander F. Kerensky, Russian revolutionary leader, during his stay in America. The residence has fifteen rooms and occupies a lot, 22.2x76.5.

Ticket Offices Closed.

By orders of the United States Railroad Administration the following offices, heretofore occupied as ticket offices by the various railroad companies, have been closed or will soon be closed, and the leasing of the several stores placed in the hands of a sub-committee consisting of H. A. Howarth, Real Estate Agent of the Long Island R. R. Co.; H. M. Andrews, General Land & Tax Agent of the Erie R. R. Co.; H. R. Wilson, Assistant General Land & Tax Agent of the New York Central R. R. Co.; F. A. Von Moschizker, Agent Real Estate Department, Pennsylvania R. R. Co., and R. D. Van Duzer, General Land & Tax Agent of the Lehigh Valley R. R. Co., who have opened a rental

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office at 1244 Broadway. The office is in charge of Francis M. Valk, as Secretary. 84 Broadway, 171 Broadway, 377 Broadway, 1182-4 Broadway, 1236 Broadway, 1245 Broadway, 1282 Broadway, 501 Fifth avenue, 94 Broadway, 172 Broadway, 398 Broadway, 1198 Broadway, 1238 Broadway, 1270 Broadway, 1354 Broadway, 501 Fifth avenue (office), 149 Broadway, 236 Broadway, 399 Broadway, 1200 Broadway, 1244 Broadway, 1276 Broadway, 1465 Broadway, 487 Fifth avenue, 24 Court street, Brooklyn; 170 Broadway, 237 Broadway, 1183 Broadway, 1232 Broadway, 1246 Broadway, 1280 Broadway, 140 West 42d street, 2094 Seventh avenue; 505 Fulton street, Brooklyn. In lieu of the above offices abolished, joint offices will be opened at the following locations: 64 Broadway, 280 Broadway, 31-33 West 32d street, 112 West 42d street.

Manhattan.

ALBERT B. ASHFORTH (INC.) leased the front half of the top floor studio at 520 5th av to Porres Palomar; 6th floor at 362 5th av to Simon Ascher & Co.; entire 7th floor at 355 and 357 West 36th st to the Cordinforced Co., and space at 50 Broad st to the United States Commerce Corp, National Importing & Trading Co. and Pustan & Co.

LUDWIG BAUMANN & CO. leased for ten years the 4-sty building, on plot 50x100, at the northwest corner of 11th av and 36th st, owned by Acalia Realty Co. The lessee will pay \$7,000 a year, beginning June 1.

EDWIN J. BIRLEY of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased an apartment at 109-111 East 56th st to Dr. Howard C. Hanscom.

GEORGE A. BOWMAN leased for James McCreery Realty Corp. the store at 114 West 42d st, running through to 107 to 119 West 41st st, to the Consolidated Railway & Steamboat Ticket Offices, to take care of the Times sq and 42d st section.

VASA K. BRACHER sublet for Dr. John D. Quackenbos and leased for A. L. Mordecai & Son the 4-sty dwelling at 127 West 73d st to Catherine Coyle.

CUSHMAN & WAKEFIELD (INC.) leased a suite of offices at 50 East 42d st to the Industrial Advertising Corp, and at 110 and 112 West 40th st to Murrays Advertising Service.

CUSHMAN & WAKEFIELD, INC., leased offices at 52 Vanderbilt av to General Devices and Fittings Co. of Chicago, and offices in the same building to Brassard & Co.

PETER DONOHUE leased the five 4-sty tenements at 415 to 419 9th av and 304 and 306 West 31st st, southwest corner, from Howard C. Warren for 10 years from Oct. 1 at a reported yearly net rental of \$6,500. The properties occupy combined site 59x100 ft. and are opposite the Postoffice Building and the Pennsylvania Railroad station.

DUROSS CO. leased the store at 805 Washington st to Kirkham Co.; also the store and basement at 803 Washington st to Cahn & Co.

DUROSS CO. leased the store and basement at 132-4-6 West 14th st to Ernst Bocker, and the 4th and 5th lofts at 412-14 West 26th st to the National Biscuit Co.

DUROSS CO. leased for Charles H. Van Aken Co. the garage at 3 Vandam st, to Camica Brothers; also for N. A. Flannery the 1st loft at 125 8th av to I. Rosner.

DUROSS CO. leased 437 and 439 West 16th st, a 5-sty building, on plot 50x92, for estate of John J. Hannon to International Express & Trucking Co. at an aggregate rental of about \$90,000; also for Sharlow Brothers Co. to James C. Hoe's Sons, Inc., a loft at 442 West 42d st, through to 439 and 441 West 41st st.

DUROSS CO. leased for Richard Fitzpatrick the 5-sty warehouse at 452 and 454 West 19th st, at an aggregate rental of \$100,000, to Wilbur Stores, Inc., Samuel Grosner, president, and Samuel K. Ellenbogen, vice-president. The building will be used as a warehouse after extensive alterations have been made.

DUROSS CO. leased for Edward F. Jackman the 5-sty building, 75x100, 45,000 sq. ft., 324, 326 and 328 Pearl st, near Beekman st, to Champion Coated Paper Co., of Hamilton, Ohio, for 10 years.

DUROSS CO. leased for M. V. Houghton the store at 445 West 13th st to Western Union Telegraph Co.; for Wm. S. Devery the store and basement at the junction of 13th st and Greenwich av to Lauricelli & Paino Brothers; to R. Grimes the 2d loft to Arnold D. Owens; the 1st loft and the store at 152 West 14th st to N. Y. Organ & Piano Repair Co.; the top loft at 103 West 14th st to George Christ; the 4-sty building at 120 West 17th st to Louis Miller; the 3-sty house at 203 West 16th st to John Griffin; and the 3-sty house at 207 West 17th st to Rose Hackett.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 615 5th av for George Kempe Real Estate Co. to Mrs. G. E. Vail; also an apartment at 30 East 55th st, corner Madison av, for Henry S. Van Duzer to J. H. Clement; and have renewed the following leases from next October: at 383 Park av to Miss Lavina R. Graves; at 45 East 62d st to Mrs. J. H. Lawrence and Mrs. D. W. Campbell.

DOUGLAS L. ELLIMAN & CO. leased the 5-sty dwelling at 173 East 71st st for Mrs. Ransom H. Hooker to Mrs. Grant B. Schley, Jr.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 1155 Park av to Mrs. Elihu Root, Jr.; at 270 Park av a large apartment consisting of 14 rooms and 5 baths to Joseph G. Brenner; also an apartment at 157 East 81st st to

Thomas C. Curtis, Jr.; and have renewed the following leases from October: at 383 Park av to John R. Ogden and D. W. McCord; at 45 East 62d st to Montague L. Montaigne and Mrs. Thomas Hall; at 40 Central Park South to Charles X. Cordier, and at 48 Central Park South to Mrs. G. Lee Randall.

DOUGLAS L. ELLIMAN & CO. as agents for the owners, renewed the lease of the parlor floor at 274 Madison av with Charles E. Heney; and for Mrs. Alexander Konta 42 West 47th st to Miss Elizabeth Briers.

DOUGLAS L. ELLIMAN & CO. leased a large apartment, consisting of 15 rooms and 5 baths, in the building at 270 Park av for Vanderbilt Avenue Realty Corp., Dr. Charles V. Paterno, president, to Mrs. John A. Logan, Jr.; at 815 Park av for Trauts Realty Corp. to Mrs. G. I. Wales; also at 840 Park av to Ovide De St. Aubin; at 930 Park av to Mrs. L. H. Bigelow; at 1155 Park av for Bing & Bing to Mrs. Charles H. Tweed; at 116 East 58th st to Dr. William G. Lyle; also a large duplex apartment at 128 East 60th st to John A. McVickar; at 157 East 81st st to Reuben J. Ross and also Herbert A. Trebing; and at 68 East 86th st for W. Emlen Roosevelt to Henry H. Knox.

HORACE S. ELY & CO. leased for Alexander B. Halliday the entire building at 17 Harrison st to Joseph Herold.

HORACE S. ELY & CO. rented for Catharine Dreyer the 6-sty building at 385 and 387 Washington st to Arguimbau & Ramee, Inc.

GOODWIN & GOODWIN rented the 4-sty building at 131 West 128th st to A. Finkenberg's Sons.

GOODWIN & GOODWIN rented for Albert L. Hanscom estate to J. A. Dolgoff and A. Migdall 17 West 125th st, formerly the Drury Lane Theatre. The lease aggregates about \$30,000.

A. A. HAGEMAN leased the store at 414 West st to Louis Wiesser.

HEIL & STERN leased at 112 and 116 Madison av, southwest corner of 30th st, a loft to Samuels & Levene.

M. & L. HESS, INC., leased space on the 11th floor at 1107 Broadway, northwest corner of 24th st, to New York District, Ordnance Department Production Division; and space on the 12th floor to the Ordnance Department.

MANNING & TRUNK leased for Columbia Corrugated Co. to Dubois Refrigerator Co., a subsidiary company of Duparquet, Huot & Moneuse, the store and basement, containing 20,000

sq. ft. of space, adjoining the northwest corner of 6th av and 18th st.

SAMUEL H. MARTIN leased for Mary Bradley the 4-sty dwelling at 138 West 77th st to Agnes Kerwick.

SAMUEL H. MARTIN sublet the salesroom at 1922 Broadway for De Lon Rubber & Tire Co. to Quality Auto Exchange Co., Inc.

MOORE, SCHUTTE & CO. rented for Mary S. Donnelly the corner store at the southwest corner of 146th st and Amsterdam av for five years to Vincent Volence; also for Katherine C. Herne the 3-sty dwelling at 347 Convent av to M. Linn Bruce.

CHARLES F. NOYES CO. leased the store and basement at 6 Platt st to Manhattan Stove Co., and the store and basement at 31 Cleveland pl to D. Vaccaro.

CHARLES F. NOYES CO. leased for Kiggins & Tooker Co. the 2d floor at 39 and 41 Park pl to Ward & Gow; three entire floors at 231 Pearl st to Wilfred Baker, and the top floor at 214 Fulton st to Ye Little Print Shop.

CHARLES F. NOYES CO. leased offices at 42 Broadway to Stewart, Saunders Co., Inc., Almon L. Bailey and Charles E. Udall; additional offices at 81 and 83 Fulton st for Irving Trust Co. to Binney & Smith; a suite of offices at 37 and 39 Maiden la to Edward J. Knobloch; and offices at 72 and 74 Beaver st to Jose L. Requena, Jr.

CHARLES F. NOYES CO. leased for Markham Realty Corp. (Clarence W. Eckardt, president) the 5th floor at 128 Water st and 81 and 83 Pine st to Chronical Co., Ltd., and a portion of the 3d floor in the same building to the Corporation Trust Co.; also a floor at 99 Pine st to Losee & Bunker; a floor at 162 William st to Ransom-Parker Co., and a floor at 19 Fulton st to J. Witkin, Inc.

CHARLES F. NOYES CO. leased for Joseph F. Cullman the basements at 35 and 37 Frankfort st to Behrer & Co. for storage. This lease completes the rental of the building.

CHARLES F. NOYES CO. leased a portion of the 4th floor at 25 rine st to Interstate Appraisal Co. and New York Lignolithic Corp.; a suite of offices on the 5th floor at 42 Broadway to Leon Bock; and offices at 46 West 24th st to Frederick W. Brooker.

THOMAS J. O'REILLY rented the following furnished apartments: for Mrs. E. P. Schmerhorn at 529 West 111th st to DeRoy Smith Fero; for George A. Spear at 227 Riverside dr to Edward H. Cranwell.

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34 Berkeley Place

(Bet. 5th and 6th Aves.)

BROOKLYN, N. Y.

A 3-story and basement brownstone and brick
Dwelling; size 20x95.

221 Tenth Street

(Bet. 3d and 4th Aves.)

BROOKLYN, N. Y.

A 2½-story and cellar brick and frame Dwelling;
size 12.6x100.

JAMES F. BRADY, Esq., Atty., 25 Liberty St., N. Y. City

809-811-815-817 Knickerbocker Ave.

(Being the N. E. Corner of Eldert St.), BROOKLYN, N. Y.

TO BE SOLD AS ONE PARCEL

Four 3 story and cellar brick Flats, 22x96.11½, on corner; other three are 26x96.11½ each.

ROUNDS, HATCH, DILLINGHAM & DEBEVOISE, Esqs., Attys., 62 Cedar St., N. Y. C.

WRITE FOR BOOKLET

Executive Offices

31 Nassau St., N. Y. C.

Telephone

744—Cortlandt

Auctioneer.

PEASE & ELLIMAN leased for E. Dimond Bird to Frederic Tilney the 5-sty dwelling at 22 East 63d st, adjoining the southwest corner of Madison av.

PEASE & ELLIMAN leased for Dr. H. H. M. Lyle to Dr. H. J. Schwartz the 4-sty dwelling at 50 East 53d st, between Madison and Park avs.

PEASE & ELLIMAN rented apartments at 1000 Park av to Julian Rice; at 875 Park av to Mrs. G. F. Gifford; at 130 East 67th st large duplex apartment to Roger D. Lapham; at 21 East 54th st to Miss Ann Parker; and at 100 West 59th st apartments to C. E. Clapp and A. C. Hastings.

PEASE & ELLIMAN leased for Mrs. Marie N. Davis to City Leasehold Corp. 52 West 57th st, a 4-sty dwelling, on lot 25x100.

PEASE & ELLIMAN leased for William C. Reick, managing editor of the "Sun," his 5-sty dwelling at 1014 Madison av, adjoining the northwest corner of 78th st, to Mrs. E. B. Hopkins.

PEASE & ELLIMAN rented for estate of C. H. Meyer the building at 214 Franklin st to George C. Carnegie.

PEASE & ELLIMAN leased to National Quotation Bureau, Inc., the 5th floor at 173 Broadway.

L. J. PHILLIPS & CO. leased the following apartments: at 57 West 75th st for William Hewson, furnished, to Capt. Dibowsky; for Klein & Jackson at 345 West 88th st to L. Milius and P. B. Philipp; for Bing & Bing at 1 West 68th st to Mrs. William B. Reilly; for A. L. Mordecai & Sons at 161 West 86th st to Edward Davis; for Almira Knopf a furnished private dwelling at 99 Riverside dr to A. D. Semenovskiy; also at 611 West 111th st to Robert H. Mansley; also at 63 West 70th st to K. K. Mussey; and at 135 Central Park West to B. L. Harned.

GEO. R. READ & CO. leased 32½ Stone st to Joseph LoCasto; the 3d floor at 155 Chambers st to Charles E. Gerhold, and the 3d floor at 101 Water st to Shari Supply Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to A. Mitchell Palmer, Alien Property Custodian, the 5th floor, with 12,000 sq. ft. of space, at 110 West 42d st.

M. ROSENTHAL CO. leased the 3d floor at 22 and 26 West 32d st to Harry A. Roman & Co.

EVERETT M. SEIXAS CO. leased the dwellings at 558 and 560 West 160th st for 3½ years.

JAMES A. SHEERAN leased to Mrs. Morton Taylor the 3-sty dwelling at 134 East 95th st and to Elizabeth Kovacs the 3-sty dwelling at 205 East 82d st.

James A. Sheeran leased for Walter J. M. Donovan to James F. Ring the 3-sty garage at 265 West 87th st.

SPEAR & CO. rented for the 6th Av and 23d St Corp. the two stores at 369 and 371 6th av to Littman & Pikely; for the Land Map Realty Co. the 1st loft at 6 and 8 West 18th st to J. Goldwasser; for the Metropolitan Life Insurance Co. the 2d, 6th and 7th lofts at 149 and 153 Wooster st to the Thaddeus Davids Ink Co., and R. Gangemi & Co., with Douglas Robinson, Charles S. Brown Co., the 3d loft at 127 and 133 West 17th st to the Supreme Cloak Co.

CHARLES B. WALKER leased to Wheelwright Paper Co. of Boston the store and basement at 174 Wooster st for M. Hayes et al; for estate of John R. Graham loft at 124 Baxter st to John Loyd Co.; for Woehr Bros. loft at 180 Lafayette st to Charles Elterich; and for W. Bleyer space at 498 Broome st to Frank Gelevich.

SIDNEY L. WARSAWER leased for Mary O. Gieger the store at 615 9th av to A. Reiser.

WHITE-GOODMAN leased to Harris Rubber Co. the 6th and 7th lofts at 207 and 209 Wooster st, containing about 15,000 sq. ft.; also the store and basement at 35 and 37 East 13th st to Abraham Abramson.

WHITE-GOODMAN leased the store and basement at 35 to 37 East 13th st to Abraham Abramson.

WM. A. WHITE & SONS. leased additional space at 21 and 23 Maiden la to United States agency of Omega Watch Co., and offices at 100 Hudson st to Edward W. Murphy and to Consolidated Manufacturing Corp.

WM. A. WHITE & SONS leased to Isaac Schullman loft space at 90 and 92 University pl.

WM. A. WHITE & SONS leased to Snows, Ltd., exporters and importers, the 6-sty building at 236 and 238 Spring st for \$100,000 total rent.

WORTHINGTON WHITEHOUSE, INC., leased an apartment at 1067 5th av to James L. Putnam; also at 960 Park av an apartment to Mrs. James A. Roosevelt; and at 103 East 86th st to Mrs. Paul Renshaw.

REAL ESTATE NOTES.

JOHN J. FENTON is the buyer of the 5-sty building at 592 Water st.

ELIZA WOLFF is the buyer of the dwelling at 47 West 91st st sold recently by Houghton Co.

A. A. HAGEMAN has been appointed agent for the property at 686 10th av and 455 West 48th st.

DUROSS CO. have been appointed managing agents to lease the stable and warehouse property at 214 and 216 West 17th st.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 May 17 to 23	1917 May 18 to 24
Total No.	120	154
Assessed Value.	\$10,222,200	\$6,995,500
No. with consideration.	20	22
Consideration.	\$1,320,450	\$775,650
Assessed Value.	\$2,340,700	\$682,000

	Jan 1 to May 23	Jan 1 to May 24
Total No.	2,536	3,365
Assessed Value.	\$134,669,780	\$236,503,425
No. with Consideration	402	436
Consideration	\$18,609,853	\$20,351,622
Assessed Value.	\$21,007,700	\$28,464,250

Mortgages.

	1918 May 17 to 23	1917 May 18 to 24
Total No.	55	58
Amount.	\$1,059,782	\$1,333,792
To Banks & Ins. Cos.	12	14
Amount.	\$293,000	\$744,500
No. at 6%.	23	16
Amount.	\$502,582	\$171,762
No. at 5½%.	9	.....
Amount.	\$95,500	.....
No. at 5%.	11	18
Amount.	\$332,000	\$304,630
No. at 4½%.	.....	3
Amount.	.....	\$235,000
No. at 4%.	.....	.....
Amount.	.....	.....
Unusual Rates.	.....	.....
Amount.	.....	.....
Interest not given.	12	21
Amount.	\$129,700	\$622,400

	Jan. 1 to May 23	Jan. 1 to May 24
Total No.	976	1,552
Amount.	\$26,163,461	\$51,960,020
To Banks & Ins. Cos.	180	348
Amount.	\$13,408,543	\$27,288,800

Mortgage Extensions.

	1918 May 17 to 23	1917 May 18 to 24
Total No.	28	54
Amount.	\$631,900	\$3,537,150
To Banks & Ins. Cos.	23	26
Amount.	\$546,900	\$2,994,500

	Jan 1 to May 23	Jan 1 to May 24
Total No.	540	932
Amount.	\$42,583,975	\$61,685,350
To Banks & Ins. Cos.	206	469
Amount.	\$23,512,750	\$46,245,350

Building Permits.

	1918 May 18 to 24	1917 May 19 to 25
New Buildings.	4	11
Cost.	\$650,000	\$586,000
Alterations.	\$294,400	\$273,690

	Jan. 1 to May 24	Jan. 1 to May 25
New Buildings.	77	167
Cost.	\$5,324,550	\$20,722,100
Alterations.	\$3,900,753	\$5,479,659

WURTS BROTHERS, expert general photographers, have removed their studios to 1358 Broadway, at the northeast corner of 36th st. DUROSS CO. have been appointed agents for the properties at 135 West 22d st, 120 West 17th st, 276 West Broadway and 210 and 212 West 11th st.

RALJAN HOLDING CO., with a directorate of A. J. White, A. Balgley and H. Lesser, is the buyer of 66 West 12th st. The company has just been organized.

SEABOARD TRADING CO., which bought the property at the southeast corner of Front and Moore sts, last January, is the buyer of 20 South st, recently reported sold.

BOARD OF APPEALS at its meeting on Tuesday had a calendar of 43 cases and disposed of them as follows: Withdrawn, 4; dismissed, 13; laid over, 2; granted, 17; denied, 7.

MORGANSTERN BROTHERS SYNDICATE and Harris Maran & Son are the buyers of the 5-sty tenement at the southwest corner of Daly av and 181st st, sold recently at auction in a foreclosure for \$19,300.

NEW YORK STATE LEAGUE of Savings and Loan Associations will hold its thirty-first annual convention at Saratoga Springs on June 20 and 21. The programme will include: "The Question Box" and addresses by Walter Scott, Anning S. Prall, secretary of the North Shore Association of Richmond Borough and member of the New York City Board of Education; Sydney W. Stern and John G. Farwell. Mr. Farwell will speak on "The Relation of the Banker to the Savings and Loan Associations."

BRONX.

Conveyances.

	1918 May 17 to 23	1917 May 18 to 24
Total No.	107	123
No. with consideration.	5	11
Consideration.	\$18,050	\$131,775

	Jan. 1 to May 23	Jan. 1 to May 24
Total No.	1,860	2,283
No. with consideration.	249	262
Consideration.	\$2,331,959	\$2,905,475

Mortgages.

	1918 May 17 to 23	1917 May 18 to 24
Total No.	28	47
Amount.	\$193,375	\$455,812
To Banks & Ins Cos	1	4
Amount.	\$1,000	\$32,000
No. at 6%.	14	21
Amount.	\$48,025	\$90,770
No. at 5½%.	1	2
Amount.	\$13,000	\$16,800
No. at 5%.	2	2
Amount.	\$69,350	\$130,500
No. at 4½%.	.....	.....
Amount.	.....	.....
Unusual rates.	.....	2
Amount.	.....	\$1,342
Interest not given.	11	19
Amount.	\$63,000	\$216,400

	Jan. 1 to May 23	Jan. 1 to May 24
Total No.	777	1,007
Amount.	\$4,291,039	\$7,445,231
To Banks & Ins. Cos.	33	93
Amount.	\$650,442	\$1,293,000

Mortgage Extensions.

	1918 May 17 to 23	1917 May 18 to 24
Total No.	3	18
Amount.	\$73,500	\$260,900
To Banks & Ins. Cos.	.....	5
Amount.	.....	\$119,000

	Jan. 1 to May 23	Jan. 1 to May 24
Total No.	144	324
Amount.	\$3,331,837	\$6,183,449
To Banks & Ins. Cos.	39	88
Amount.	\$1,094,000	\$2,181,100

Building Permits.

	1918 May 17 to 23	1917 May 18 to 24
New Buildings.	2	9
Cost.	\$1,600	\$192,100
Alterations.	\$20,650	\$18,800

	Jan. 1 to May 23	Jan. 1 to May 24
New Buildings.	107	317
Cost.	\$4,173,300	\$5,300,225
Alterations.	\$1,037,521	\$580,000

BROOKLYN.

Conveyances.

	1918 May 16 to 22	1917 May 17 to 23
Total No.	564	452
No. with consideration.	44	34
Consideration.	\$856,830	\$1,495,782

	Jan. 1 to May 22	Jan. 1 to May 23
Total No.	8,189	9,029
No. with consideration.	618	808
Consideration.	\$5,249,636	\$10,601,788

Mortgages.

	1918 May 16 to 22	1917 May 17 to 23
Total No.	298	319
Amount.	\$1,634,422	\$1,671,811
To Banks & Ins. Cos.	26	76
Amount.	\$90,000	\$942,250
No. at 6%.	204	158
Amount.	\$934,353	\$418,472
No. at 5½%.	62	91
Amount.	\$273,625	\$498,800
No. at 5%.	12	29
Amount.	\$356,169	\$604,450
Unusual rates.	3	2
Amount.	\$3,275	\$4,000
Interest not given.	17	39
Amount.	\$67,000	\$146,089

	Jan. 1 to May 22	Jan. 1 to May 23
Total No.	4,541	6,032
Amount.	\$16,897,991	\$26,374,901
To Banks & Ins. Cos.	537	1,193
Amount.	\$2,785,865	\$9,543,019

Building Permits.

	1918 May 17 to 23	1917 May 18 to 24
New Buildings.	91	74
Cost.	\$394,100	\$453,950
Alterations.	\$73,348	\$93,880

	Jan. 1 to May 23	Jan. 1 to May 24
New Buildings.	1,229	1,415
Cost.	\$8,945,461	\$13,636,200
Alterations.	\$1,668,468	\$2,083,774

QUEENS.

Building Permits.

	1918 May 17 to 23	1917 May 18 to 24
New Buildings.	95	50
Cost.	\$201,380	\$161,250
Alterations.	\$17,400	\$19,000

	Jan 1 to May 23	Jan. 1 to May 24
New Buildings.	935	1,690
Cost.	\$3,364,730	\$6,056,036
Alterations.	\$619,959	\$477,089

RICHMOND.

Building Permits.

	1918 May 17 to 23	1917 May 18 to 24
New Buildings.	2	13
Cost.	\$1,275	\$24,590
Alterations.	\$19,020	\$2,083

	Jan. 1 to May 23	Jan. 1 to May 24
New Buildings.	207	240
Cost.	\$576,078	\$760,932
Alterations.	\$157,155	\$166,966

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

CONDITIONS in the local building situation have undergone but slight change during the past week. Private building operations, other than alteration projects, are a negligible quantity and the most important factor at the present time involves those structures under way or contemplated for Government occupancy, and those being erected for industrial and commercial interests requiring additional facilities for handling war contracts, foodstuffs, or other purely essential construction.

There is an enlivened interest manifest in speculative construction which is most gratifying to the building industry. For many months this phase of construction has been neglected owing to the difficulty of securing adequate building loans and also by the high cost of materials and supplies. From the latter influence it is now conceded that no relief is possible for a long time, at least not until the war is ended and perhaps not for years afterward. With this fact in mind, and recognizing the great need for living accommodations in this city and surrounding sections, speculative builders have matured their plans and some have already started their buildings. Those who complete their structures during the summer will reap large benefits next autumn as their will be an unusually heavy demand for apartments in modern multi-family houses and the rentals to be obtained will be greater than those ever paid in the past.

The most important phase of purely private building construction at the present time is the alteration work now in progress, not only in Manhattan, but throughout the entire greater city. The fact that but comparatively few structures of any description have been erected during the past year has created a demand for space that is far in excess of the supply, and the owners of properties that might be improved by the expenditure of relatively small sums for alterations and repairs will be substantially repaid for any outlay they make in modernizing their buildings. Rentals are steadily advancing for almost every type of rentable space and the city abounds in properties that now only pay the carrying charges but which could be made to return excellent dividends if the owners could be made to realize the advantage of improving them.

The building material markets have demonstrated no unusual activity during the past week. The general volume of business is considered satisfactory under the circumstances and few lines, notably those supplying commodities for Federal building operations, are reporting good trade. Prices are firm in all branches and in some instances increases have been announced. The undercurrent of feeling still exists that the material price situation has not reached its high level and that before the summer is past structural commodity prices will be considerably higher than they are today in those lines that are not subject to Federal control.

Common Brick. Although the volume of sales is about similar to that of last week the situation in the market for Hudson River common brick is slightly improved. As predicted recently the wholesale prices of common brick have been advanced and the market is now firm at \$10 to \$10.25 a thousand, to dealers, in cargo lots, with manufacturers asking \$10.50 for top grades. Although the latter price has not been obtained as yet, there is every likelihood that the market will soon advance to this as its level. Practically no new demand for general building purposes has developed during the week, but there is a feeling of confidence owing to the fact that some important Government contracts

have recently been placed and which will utilize common brick in good quantity. No definite orders have been placed, but there is a feeling that before long orders from Federal sources will be coming into the market. The manufacturing situation in the Hudson Valley is very quiet, only a small percentage of the plants are operating and those which have started machines are working upon an extremely limited scale. The production in this section will be lighter than for many years past. The Raritan district is also almost inactive and what little brick is being made is going to New Jersey points. No quotations are being made on Raritan brick for New York delivery.

SUMMARY—Transactions in the North River brick market for the week ending Friday, May 24, 1918. Condition of market: Demand fair; prices advanced. Quotations: Hudson Rivers, \$10 to \$10.25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 18; sales, 17. Distribution: Manhattan, 4; Brooklyn, 3; New Jersey points, 7; Staten Island, 1; outside, 2.

Structural Steel.—Aside from a few miscellaneous inquiries for small amounts of fabricated steel for building purposes there is practically no activity current in this line. All of the mills have pledged their entire output to Federal uses for the time being and local dealers and contractors are out of the market at this time. The condition has effectually held up a number of important building projects in the Metropolitan district for which plans have been completed for some time and which were fully expected to proceed. Owing to the present situation in the steel industry these structures are likely to be held in abeyance for some time, at least until the present emergency is passed and, as a matter of fact, they might not now be started until the war is finally ended. At the present writing the fabricating mills of the country have all of the business they are able to handle in the Government orders which are daily becoming heavier. The various departments of the administration engaged in constructive war work are steadily increasing their requirements and the full volume of demand is yet unknown. According to the report of the Bridge Builders and Structural Society for the month of April, sixty-four per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. The total was approximately 115,000 tons or 30,000 tons more than the previous month. Mill shipments of fabricated materials are nominally quoted at the Federal control figure of 3.195c., New York.

Lumber.—Every effort is being made by the producers of lumber designed for Government uses to speed up their cutting to the greatest possible degree. Demands for ship timbers and other lumber required in the shipbuilding program are steadily increasing and other Federal requirements are also daily growing more insistent. One of the prime difficulties of the producers is the inability to obtain the labor needed in the woods and relief in this direction would be of the greatest benefit to both producer and Government. There is a slight local demand for lumber to be used in private construction, but the suburban districts report a fairly active demand from activity of this character. Manufacturing consumers in this territory are factors in the market and their wants are heavy, particularly for the production of materials and supplies designed for war usage. Lumber prices are well sustained in all branches of trade and there is a constant tendency toward further increases as stocks are depleted and dealers unable to replenish owing to the Federal priorities and other factors that enter into the local situation.

Window Glass.—Business in this line is practically dead, the manufacturers feeling the effects of the shortage of fuel and raw materials and the jobbers the lack of demand from building sources. Large building projects are extremely scarce and the bulk of the work now in progress is not consuming glass in any material volume. Orders for glass are only for immediate requirements or specific orders, but the low volume of production this season will have a tendency to keep glass prices at their existing high levels. With the advent of summer weather the factories that have been working will cease their operations for the season and it is generally considered that within the coming week or two the manufacturing for this year will be brought to an end. At the present writing the schedule of manufacturers' discounts remain unchanged but there is no guarantee as to the length of time existing prices will maintain.

Portland Cement.—The market for Portland cement is fairly active, and while Government demands largely dominate the situation there is a continued activity from private building sources that is most gratifying to the manufacturers. One of the most interesting operations recently announced was the mammoth structure of reinforced concrete to be erected for the Quartermaster's Department, in Brooklyn, by the Turner Construction Co. It has been estimated that this operation will require upward of half a million barrels of Portland cement. Other Federal projects are daily being announced that will likely tax the producing capacity of the cement mills for some time to come.

Wire Products.—All of the manufacturers of wire and wire products have pledged one hundred per cent. of their output to the Government as long as it is required and recently notified their sales managers not to accept new orders for either wire or wire nails while the present emergency maintains. The Railroad Administration is in the market for about 18,000 kegs of wire nails to be used in the construction of the wooden cars recently ordered. Stocks of both wire and wire nails in the hands of the jobbers are extremely light and the dealers are daily experiencing greater difficulty in obtaining renewal stocks from the mills. Practically all orders are subject to delays until Federal requirements are filled. Government control prices dominate all trade.

Cast Iron Pipe.—The market for this commodity is fairly active and there is considerable new business in prospect that will undoubtedly develop during the summer, but the manufacturers are hesitating somewhat about seeking trade in any great volume owing to the problems incident to obtaining pig iron for the production of pipe. Also the question as to whether the Government will put cast iron pipe on the preferred list is still unsettled. Plans for a large amount of municipal work have lately been perfected, but bids have not been called for owing to the uncertainty of delivery. Prices are unchanged from the Government control figures of \$55.35 for 6 in., 8 in. and heavier and \$58.35 for 4 in., New York.

Linseed Oil.—Crushers throughout the country are short of seed and are considerably behind in their deliveries on contracts. Dealers' stocks are low and there is likely to be a scarcity of this commodity for some time to come. Prices are firm and with an advancing tendency. The top of the market has not yet been reached according to the best informed.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices.

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.00@ \$10.25

Raritation common.....No quotation

Second hand common, per load

of 1,500.....\$6.00@ —

Red face brick, rough or

smooth, car lots.....21.00@ —

Buff brick for light courts.....21.00@ —

Light colored for fronts.....25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and

over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.59 @ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,

wood or duck bags.....\$1.15 @ —

Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o.

b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal).....\$1.85 @ —

Trap rock, ¾ in. (Nominal).....1.95 @ —

Crushed limestone, 1½ in.....1.50 @ 1.60

Crushed limestone, ¾ in.....1.70 @ 1.80

Bluestone flagging, per sq. ft......17 @ 0.18

Bluestone curbing, 5x16......40 @ —

HOLLOW TILE (fireproofing. Prices f.

o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

10x12x12 in., per 1,000..... —

12x12x12 in., per 1,000..... —

Interior—

3x12x12 in., per 1,000..... —

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$2.15 @ —

Eastern finishing.....2.35 @ —

Hydrated common (per ton).....15.00 @ —

Hydrated finishing (per ton).....16.43 @ —

LINSEED OIL—

City brands, oiled, 5 bbl. lots.....\$1.57 @ —

Less than 5 bbls.....1.58 @ —

GRAVEL (500 cu. yd. lots f. o. b. along-

side dock N. Y., wholesale):

1½ in. (nominal).....\$2.00 @ —

¾ in.No quotation

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

LUMBER (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00

14 to 16 ft.....63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....33.50 @ —

Hemlock, W. Va., base price

per M.....33.50 @ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered).....38.00 @ 42.00

Wide cargoes.....38.00 @ 56.00

Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2

ft. over 20 ft. in length. Add \$1.00 per M.

for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$5.00 @ \$5.25

Cypress lumber (by car, f. o. b. N. Y.):

First and seconds, 1-in.....\$66.00 @ —

Cypress shingles, 6x18, No. 1

Hearts.....10.00 @ —

Cypress shingles, 6x18, No. 1

Prime.....8.50 @ —

Quartered oak.....95.00 @ 107.50

Plain oak.....75.50 @ —

Flooring:

White oak, quartered, select.....\$51.50 @ \$55.50

Red oak, quartered, select.....51.50 @ 55.50

Maple No. 1.....47.00 @ —

Yellow pine, No. 1, common

flat.....38.00 @ —

N. C. Pine, flooring, Norfolk.....40.00 @ —

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Mason's finishing in 100 lbs.

bags, per ton.....\$17.00 @ —

Dry Mortar, in bags, return-

able at 15c. each, per ton.....8.25 @ 8.75

Block, 2 in. (solid), per sq. ft.....\$0.08

Block, 2 in. (hollow), per sq. ft......09

Boards, ¾ in. x 8 ft.....12½

Boards, ¾ in. x 8 ft.....15½

SAND—

Screened and washed Cow Bay.

500 cu. yds. lots, wholesale.....\$1.25 @ —

STRUCTURAL STEEL (Plain material

at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195 @ —

Beams & channels over 14 in. 3.195 @ —

Angles, 3x2 up to 6x8.....3.195 @ —

Zeels and tees.....3.195 @ —

Steel bars, half extras.....3.195 @ —

TURPENTINE:

Spot in yard, N. Y., per gal. \$0.52½ @ \$0.51

WINDOW GLASS. Official discounts

from manufacturers' lists:

Single strength, A quality, first three

brackets.....80%

B grade, single strength, first three

brackets.....82%

Grades A and B, larger than the first

three brackets, single thick.....79%

Double strength, A quality.....80%

Double strength, B quality.....82%

Planning Hotel for Havana, Cuba.

Warren & Wetmore, architects, 16 East 47th street, Manhattan, are preparing the preliminary plans and specifications for a modern fireproof hotel to be erected on the Malacon, Havana, Cuba, at a cost placed approximately at \$2,500,000. The structure will be located on a triangular plot and will be constructed of reinforced concrete, probably four stories in height. The project is backed by a syndicate of Havana and New York capitalists, care of Walton H. Marshall, Hotel Vanderbilt, Park avenue and 34th street, Manhattan. This proposed hostelry will be known as the Hotel Vanderbilt-Moro.

Contemplated Apartment Project.

The Absar Realty Co., Abraham Weismann, president, 919 Fox street, has recently purchased a large plot containing approximately sixteen lots in the south side of 192d street, between the Grand Boulevard and Concourse and Crescent avenue, the Bronx, and contemplates the improvement of the same by the erection of six high-class multifamily dwellings. The plans will probably be prepared by Charles Kreymborg, architect, 2240 Quimby street. This operation will involve the expenditure of about \$625,000. Further details of this project will be available later.

Contract for Department Store.

R. S. Pollock, 118 East 28th street, Manhattan, has obtained a general contract for the construction of a four-story, fireproof brick and terra cotta department store building in West Front street, Plainfield, N. J., for Tepper Brothers, owners, 113 West Front street. The plans and specifications for this project were prepared by Wilder & White, architects, 50 Church street, Manhattan. The building will have ground dimensions of approximately 60 x169 feet and will be equipped with modern store conveniences. The cost is placed at \$100,000.

Important Bronx Theatre Project.

Plans and specifications have recently been completed in the office of Wm. H. McElpatrick, architect, 701 Seventh avenue, for a four-story fireproof structure, 100x200 feet, to contain a theatre and stores. This operation is for F. B. Keith's N. Y. Theatre Corporation, Inc., Paul Keith, president, 1564 Broadway, and will cost approximately \$400,000 to build. It is undecided when estimates will be called for.

Plans for Model Tenements.

Grosvenor Atterbury, architect, 20 West 43d street, Manhattan, is preparing the plans and specifications for two model tenements to be erected in West 22d street, Bayonne, N. J., by the Bayonne Housing Co., a corporation now being formed under the auspices of the Bayonne Chamber of Commerce. The details of construction are not available at this time and will be announced later. This project will cost in the neighborhood of \$200,000.

PERSONAL AND TRADE NOTES.

Frank A. Rooke, architect, formerly at 489 Fifth avenue, has moved his offices to 15 East 40th street.

Fanning & Quinn, general contractors, have recently moved their offices from 104 West 42d street to 105 West 40th street.

Sidney F. Ross, architect, formerly located at 15 East 40th street, has moved his office to the Vanderbilt Concourse Building, 52 Vanderbilt avenue.

McLean Long, consulting engineer, has recently moved his offices from the Park Row Building, 13-21 Park Row, to the Equitable Building, 120 Broadway.

Electric Hoist Manufacturers' Association at its recent annual meeting elected the following officers for the ensuing year: F. W. Hall, Sprague Electric Works, General Electric Co., New York, chairman; C. W. Beaver, Yale &

Towne Mfg. Co., New York, vice-chairman; R. T. Turner, of the Shepherd Electric Crane & Hoist Co.'s New York office, secretary and treasurer.

Edward De V. Tompkins, consulting and constructing engineer, who has for the past seven years had offices at 17 East 38th street, has moved to Chicago to take the general agency of the Cement Gun Co., Inc., of Allentown, Pa., in charge of their Midwest Territory, with headquarters in the Fisher Bldg., Chicago, Ill. During the past twenty-five years Mr. Tompkins has designed and built many important water front developments, including bulkheads, piers, power houses, factory buildings, conveyor systems, etc. He has also executed many contracts of magnitude for the Federal and Municipal Governments, including piers, bridges and sewers. He was Bridge Engineer in Charge of Construction for the City of New York for six years, and during the past administration was Deputy Commissioner of Department of Docks and Ferries of New York City. His previous commercial experience was as manager of the New York office of the Trussed Concrete Steel Co., manager of the Philadelphia office of the Columbian Fireproofing Co., and manager of the New York office of the Main Electric Co.

GOVERNMENT WORK.

Advance Information relative to operations for Federal Authorities.

ROCKAWAY, L. I.—Williams-Gerstle Engineering Co., 193 Broadway, Manhattan, has the general contract for a 1-sty concrete magazine bldg, for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$25,000.

BAY SHORE, L. I.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, has had plans completed privately for an extension to the seaplane hangar, No. 3. Cost, \$25,000.

PELHAM PARK, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract to close 11 a m, May 31, for erection of swimming pools, from privately prepared plans. The following are figuring the general contract: M. F. Hasbrouck, 29 Broadway; Carleton Co., Longacre Bldg; George Colon Construction Co., 81 East 125th st, and G. T. M. Construction Co., 103 Park av, all of Manhattan; also King Lumber Co., Charlottesville, Va.; Austin Co., 1313 H st, N. W., Washington, D. C.; R. U. V. Co., 41 South 15th st, Philadelphia, Pa., and Coleman Bros., 1 Marginal st, Chelsea, Mass. Cost, \$125,000.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract to close June 10, for ten 2-sty hollow tile and concrete magazine bldgs, 50x150, from privately prepared plans. The following are figuring the general contract: Norman Ker Co., 1123 Broadway; Berlin Construction Co., 220 Broadway; North Eastern Const. Co., 225 5th av; Frymier & Hanna Co., 25 West 45th st; G. T. M. Const. Co., 103 Park av; Levering & Garrigues, 552 West 23d st; O'Rourke Engineering Const. Co., 17 Battery pl; Charles Mead & Co., 38 Park Row; W. G. Cooper, Inc., 220 Broadway; Hamilton & Chambers, 29 Broadway; Warren Bros. Co., 50 Church st; W. J. Taylor, 7 East 42d st; 7th Ave. Const. Co., 277 Broadway, and George Colon Const. Co., 81 East 125th st, all of Manhattan; also DeKlime Construction Co., 70 Hudson st, Hoboken, N. J.; King Lumber Co., Charlottesville, Va.; King Const. Co., North Tonawanda, N. Y.; Freeman-Sweet Co., 608 S. Dearborn st, Chicago, Ill.; McClintic Marshall Co., Munsey Bldg, Washington, D. C.; Penn Bridge Co., Beaver Falls, Pa.; New Jersey Cement Const. Co., 116 Market st, Newark, N. J.; C. M. Beach, P. O. Box 2285, Boston, Mass.; Weiss Const. Co., 40 Court st, Boston, Mass., and the Austin Co., 1313 H st, N. W., Washington, D. C. Cost, \$300,000.

ELIZABETH, N. J.—E. M. Waldron, Inc., 665 Broad st, Newark, N. J., has the general contract for a testing field No. 4, for the U. S. Government, Lieut. Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, S. W., Washington, D. C., owner, from plans by Lieut. Col. F. B. Wheaton, advisory architect, and Lieut. Col. F. M.

Gunby, advisory engineer, both of 7th and B sts, S. W., Washington, D. C.

MONTAUK, L. I.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is taking bids on the general contract, to close May 27, for foundation work for gas holders, from privately prepared plans. Plans and specifications may be seen on application at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan. Cost, \$8,000.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

DWELLINGS.

STAMFORD, CONN.—Frank Uso, 453 Main st, Stamford, architect, is taking bids on the general contract for a 2-sty dwelling, 36x68, in Hawthorne st, for which owner's name is withheld. Cost, \$12,000.

HALLS AND CLUBS.

WOODBIDGE, N. J.—Township Committee of Woodbridge, Andrew Keyes, Township Clerk, Town Hall, Woodbridge, N. J., owner, is taking bids on the general contract, to close 8.30 p. m., June 3, for a 2-sty brick and terra cotta Town Hall, adjoining the present Town Hall, from plans by J. N. Pierson & Son, 175 Smith st, Perth Amboy, N. J., architects. Cost, between \$15,000 and \$20,000.

HOSPITALS AND ASYLUMS.

PHILMONT, N. Y.—Board of Supervisors of Columbia County, owner, Wesley Ten Broeck, chairman, Court House, Hudson, N. Y., is taking bids on the general and separate contracts for the 2-sty frame tuberculosis hospital, to contain accommodations for 44 patients, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, \$50,000.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Board of Education of the City of Newark, Frank H. Sommer, pres., City Hall, Newark, owner, is taking bids on the general contract to close June 3, for a 3-sty addition to the brick and stone public school in Hawkins st, from plans by Louis Sonntag, school architect, and George W. Knight, school engineer, both of City Hall, Newark. Addition will be about 275x50 feet, and will provide 15 classrooms, assembly room, kindergarden and two gymnasiums. Cost, \$225,000.

CONTEMPLATED CONSTRUCTION.

APARTMENTS, FLATS & TENEMENTS.

71ST ST.—W. F. Staab, 30 East 42d st, has plans nearing completion for the alteration of the 4-sty brick and stone dwelling, on lot 20x100, at 136 West 71st st, into bachelor apartments, for A. L. Mordecai, 30 East 42d st, owner and builder. Owner is ready for bids on subs and materials. Cost, \$8,000.

57TH ST.—Schwartz & Gross, 345 5th av, have plans in progress for the alteration of the 4-sty brick dwelling, 25x100, at 52 West 57th st, into apartments and store, for Mrs. Marie N. Davis, owner, and the City Leasehold Corp., 1 East 53d st, lessee. Architects will take bids on the general contract about June 1. Cost, \$25,000.

BANKS.

CHAMBERS ST.—B. Cunningham, 120 Broadway, has plans in progress for addition and interior alterations to the 5-sty brick and stone bank annex, 50x75, at 85-86 Chambers st, for the Chemical National Bank, 270 Broadway, owner. Marc Eidlitz & Sons, 30 East 42d st, have the general contract. Cost, \$50,000.

DWELLINGS.

59TH ST.—Starrett & VanVleck, 8 West 40th st, completed plans for alterations to the 6-sty brick dwelling and store, 25x100, at 22 West 59th st, for the U. S. Realty & Improvement Co., 115 Broadway, owner. Owner will take bids on general contract shortly. Cost, \$5,000.

BOWERY.—Edward Morrison, 430 West 23d st, completed plans for a 3-sty brick dwelling and store, 25x52, at 116 Bowery, for Paul Whitcomb, 110 West 40th st, owner. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

SPRING ST.—Snows, Ltd., 17 Battery pl, lessee, and F. H. Sawyer, pres., in charge, have leased the 6-sty brick and iron loft bldg, on lot 40x100, at 236-238 Spring st, through to 27 Clark st, for a long term, and will alter same for a warehouse. Trinity Corporation, 187 Fulton st, is the owner. Details will be available later.

HOSPITALS AND ASYLUMS.

63D ST.—A. W. Place, 79 Wall st, completed plans for the alteration of the 6-sty brick tenements, 50x100, at 423-5 East 63d st, into a hospital annex, for the Flower Hospital, Dr. Royal S. Copeland, resident physician, Eastern Boulevard and 63d st, owner, and Charles M. Warner, 79 Wall st, donor. Cost, \$25,000.

STABLES AND GARAGES.

104TH ST.—De Rose & Cavalieri, 509 Willis av, have plans nearing completion for alterations to the 2-sty brick garage, 129x100, at 427 East 104th st, for Frank De Rosa, on premises, owner. Architect will take bids on the general contract. Cost, \$18,000.

30TH ST.—William H. Rahmann & Sons, 96 Liberty st, completed plans for a 4-sty brick garage and stable, 40x98, at 628 West 30th st, for the John T. Stanley Co., 642 West 30th st, owner. Cost, \$7,000.

FRONT ST.—W. B. Wills, 1181 Myrtle av, Bklyn, has plans in progress for a 2-sty brick and steel public garage, 140x100, at the cor of Front and South sts. Owner's name will be announced later. Cost, \$50,000.

10TH ST.—Walther Wandke, 45 West 34th st, completed plans for the altera-

tion of the 1-sty brick dwelling and factory, 40x97, at 229-235 East 10th st and 98-104 Charles st, into a garage, for Mrs. Nancy Hall, 72 West 120th st, owner, and the Village Garage, Inc., 27 Perry st, lessee. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

15TH ST.—Randolph H. Almirotty, 220 5th av, has plans in progress for a 2-sty brick store and loft bldg, 25x206, at 317 West 15th st, through to 314 West 16th st, for Ransom J. Parker Estate, owner. James M. Simpson & Co., 316 West 30th st, has the general contract. Cost, \$15,000.

MISCELLANEOUS.

BLEECKER ST.—George B. Post & Sons, 101 Park av, have plans in progress for a 4-sty brick and stucco chapel, day nursery, gymnasium and meeting room, 50x91, at 196-8 Bleecker st, for the Bethlehem Chapel Memorial Nursery, 198 Bleecker st, owner. Architect will take bids on general contract about June 5. Cost, \$50,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

192D ST.—Irving Margon, 355 East 149th st, completed plans for a 5-sty brick tenement, 78x97, at the northeast cor of 192d

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st and University av, for William M. Moore Holding Co., northeast cor of University av and 190th st, owner and builder. Owner desires bids on all subs and materials. Cost, \$78,000.

DWELLINGS.

VIREO AV.—Lewis V. LaVelle, 261 East 201st st, completed plans for three 2-sty frame dwellings, 27x31, on the west side of Vireo av, 56 ft north of 236th st, for J. & P. O'Hara, 2873 Webster av, owners and builders. Cost, \$5,000.

MUNICIPAL.

BRONX PARK.—Brinley & Holbrook, 156 5th av, architects, will draw plans for a 1-sty concrete, steel and glass economic plant greenhouse, 40x100, at the Bronx Park Botanical Gardens, for the City of New York, Dept of Parks, William F. Brell, pres. Zbrowski Mansion and Claremont Park, owner. Cost, \$24,000.

SCHOOLS AND COLLEGES.

EAGLE AV.—Greek American Institute, 909 Eagle av, owner, and Vasilius Georgopoulos, treas., in charge, contemplates erecting a 3 or 4-sty children's school, on a plot 40x100, at 911-913 Eagle av. Architect's name and details will be announced later.

Brooklyn.

CHURCHES.

63D ST.—Robert J. Reilly, 477 5th av, Manhattan, completed plans for an extension to the brick and stone church, at the southeast cor of 63d st and 14th av, for St. Theresa's R. C. Church, Rev. Father Charles E. McDonald, pastor, 367 Clermont av, Bklyn, owner. Architect will take bids on the general contract about May 25. Cost, \$30,000.

AV. R.—Blook & Hesse, 18 East 41st st, Manhattan, completed plans for a 1-sty brick synagogue, 42x95, on the north side of Av R, 90 ft west of East 17th st, for the Temple of Ahavath Fholon, on premises, owner. Cost, \$20,000.

DWELLINGS.

52D ST.—William T. McCarthy, 16 Court st, completed plans for a 2-sty frame dwelling, 22x41, in the north side of 52d st, 239 ft east of 16th av, for the Ramel Building Co., 3907 Av D, owner and builder. Cost, \$7,000.

BROOKLYN, N. Y.—Cohn Bros., 361 Stone av, has plans in progress for a 3-sty brick dwelling and bakery, 40x90, for Joseph Klein, 465 Rockaway av, owner and builder. Exact location will be announced later. Cost, \$25,000.

JOHNSON AV.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for a 2-sty brick dwelling and stable, 25x100, on the south side of Johnson av, 25 ft east of Bogart st, for Frederick Hamburger, on premises, owner and builder. Cost, \$8,000.

32D ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 2-sty brick dwelling and store, 20x60, at the northeast cor of 32d st and Railroad av, for Max Steckler, 2309 Mermaid av, owner and builder. Cost, \$6,000.

MERMAID AV.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for two 2-sty brick dwellings, 22x58, on the south side of Mermaid av, 37 ft west of West 29th st, for Paul Hudus, 515 Park av, owner and builder. Total cost, \$11,000.

49TH ST.—M. A. Cantor, 371 Fulton st, has plans in progress for a 2½-sty frame and stucco dwelling and garage, 40x40 (area of ground 50x100), at the southeast cor of 49th st and 15th av, for Morris Seid, 355 Jay st, owner. Architect will take bids on general contract June 1. Cost, \$12,000.

EMMONS AV.—R. T. Short, 370 Macon st, completed plans for ten 1-sty frame dwellings, 18x24, at the southeast cor of Emmons av and Coyle st, for the Boyd Realty Co., Flatiron Bldg, owner and builder. Cost, \$10,000.

53D ST.—Charles A. Olsen, 1649 69th st, completed plans for a 2½-sty frame and stucco dwelling, 17x35, in 53d st, for Salvatore Ghesari, 1548 59th st, owner and builder. Cost, \$4,000.

13TH ST.—Max Hirsch, 215 Montague st, has plans in progress for a 2½-sty frame and stucco dwelling, 23x42, in the west side of 13th st, 300 ft north of Av R, for Vincent Ingulia, 24 State st, Manhattan, owner. Architect is taking bids on the general contract. Cost, \$5,500.

BELMONT AV.—Charles A. Paff, 673 Enfield st, completed plans for a 1-sty brick dwelling, 20x50, on the south side of Belmont av, 120 ft west of Grant av, for Charles Ancato, 223 Sheridan av, owner. Cost, \$3,000.

82D ST.—O. L. Perfect, 2125 81st st, completed plans for four 2-sty frame dwellings, 20x42, at the southwest cor of 82d st and 23d av, for the Stucco

House Building Co., 22d av and 80th st, owner and builder. Cost, \$20,000.

HANCOCK ST.—Louis Allmendinger, 20 Palmetto st, has plans in progress for fourteen 2-sty brick dwellings, 19x38, for Anthony Meyer and George Doreham, 1015 Hancock st, owners and builders. Exact location will be announced later. Total cost, \$42,000.

23D AV.—O. L. Perfect, 2125 81st st, completed plans for four 2-sty frame dwellings, 20x42, at the southwest cor of 23d av and 83d st, for the Stucco House Building Co., 22d av and 80th st, owner and builder. Total cost, \$20,000.

68TH ST.—S. Millman & Son, 26 Court st, completed plans for fourteen 2-sty brick dwellings, 20x65, in the south side of 68th st, 180 ft west of 4th av, for the G. C. Building Corp., 5305 5th av, owner and builder. Total cost, \$13,300.

84TH ST.—M. W. Del Gaudio, 401 East Tremont av, Bronx, completed plans for a 2-sty frame dwelling, 26x45, at the northeast cor of 84th st and 12th av, for Pasquale Setcia, 1375 64th st, owner. Cost, \$8,000.

75TH ST.—Gregory B. Webb, 104 West 42d st, Manhattan, has plans in progress for eight 2-sty shingle or stucco dwellings, 16x40 ft each, at 75th st and 18th av, for Mainard B. Schill, 1701 77th st, owner and builder. Cost, \$4,000 each.

EAST 18TH ST.—B. F. Hudson, 503 Church av, completed plans for a 2-sty frame dwelling, 20x35, in the east side of East 18th st, 185 ft north of Av R, for Malborn Lucas, 2121 Bay av, owner and builder. Owner is taking bids on subs. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

10TH ST.—James B. Whiskerman, 30 East 42d st, Manhattan, completed plans for a 3-sty brick storage bldg, 100x75, in the south side of 10th st, 96 ft east of 2d av, for the Hauck Mfg Co., 103 11th st, owner. Owner will take bids on the general contract. Cost, \$25,000.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 2-sty brick public garage, 105x127, for which owner's name and exact location will be announced later. Cost, \$30,000.

NORTH 1ST ST.—Shampan & Shampan, 772 Broadway, have had plans approved by the Fire Dept. for a public garage on plot 200x100 in the north side of North 1st st, 55 ft west of Driggs av, for the Lurwall Realty Co., owner.

CHARLES ST.—Thomas Lantry, 214 Carroll st, completed plans for a 2-sty brick garage, 25x100, in the north side of Charles st, 104 ft west of Henry st, for Thomas A. O'Neill, 433 3d st, owner. Cost, \$12,000.

DEGRAW ST.—Boyle & Kelly, 367 Fulton st, completed plans for a 1-sty brick garage, 55x100, in the south side of Degraw st, 215 ft west of 4th av, for Charlotte Brown, 412 41st st, owner. Cost, \$12,000.

BERRY ST.—Max Cohn, 189 Grand st, completed plans for a 1-sty brick garage, 50x75, in the west side of Berry st, 50 ft south of North 8th st, for Jacob Woloshem, 286 Wythe av, owner. Cost, \$5,000.

44TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for an extension and interior alterations to the 1-sty garage, 37x100, in the south side of 44th st, 325 ft east of 13th av, for the Borough Park Garage, Inc., 116 29th st, owner. Owner will take bids on the general contract. Cost, \$10,000.

ADELPHI ST.—Boyle & Kelly, 367 Fulton st, Brooklyn, completed plans for a 1-sty brick garage, 55x100, in the east side of Adelphi st, 100 ft south of Park av, for William J. Smith, 63 Adelphi st, owner. Architect will take bids on general contract when plans are approved. Cost, \$12,000.

PROSPECT AV.—Samuel Millman, 26 Court st, has plans in progress for a 1-sty brick public garage, 100x200, at the southeast cor of Prospect av and Seeley st for Rechnitz Bros., 44 Court st, owners and builders. Cost, \$50,000.

THEATRES.

CHURCH AV.—Charles M. Straub, 147 4th av, Manhattan, has revised plans in progress for a 1 and 2-sty brick theatre and store bldg, 75x135, on the north side of Church av and east side of Gravesend av, 108 ft north of Church st, for the Beverly Amusement Corp., 220 Broadway, Manhattan, owner. Theatre will have a seating capacity of 1,600, and includes a 2-sty extension with an entrance and stores on the Church av side. Cost, \$75,000.

MISCELLANEOUS.

JOHNSON AV.—American Packing Engineering Co., 126 Liberty st, Manhattan, completed plans for an extension to the

brick abattoir, at the southwest cor of Johnson av and Vogart st, for Louis and Jacob Weill, on premises, owners. Owners will take bids on general contract shortly. Cost, \$8,000.

Queens.

DWELLINGS.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for six 2-sty frame dwellings, 16x38, on the west side of Diamond av, 743 ft north of Jamaica av, for Gatehouse Bros., 57 Chestnut st, Bklyn, owners. Cost, \$18,000.

KEW GARDENS, L. I.—Slee & Bryson, 154 Montague st, Bklyn, completed plans for a 2½-sty frame dwelling, 17x42, in the south side of Audley st, 100 ft west of Greenfield av, for John F. Kendall, 1023 Beverly rd, Bklyn, owner. Owner will take bids on general contract shortly. Cost, \$15,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for seven 2-sty frame dwellings, 16x40, at the southeast cor of Bigelow av and Hopkins Court, for the Gascoyne Realty Co., Woodhaven, L. I., owner and builder. Total cost, \$21,000.

QUEENS, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for a 2-sty frame dwelling, 25x26, on the west side of Lincoln av, 240 ft north of Langdon st, for William H. Wade, 434 Birch st, Richmond Hill, L. I., owner and builder. Cost, \$4,500.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for two 2-sty frame dwellings, 26x31, on the east side of Clinton av, 40 ft south of Chatin st, for the Startan Realty Co., 66 Orange st, Bklyn, owner and builder. Owner will take bids on subs. Cost, \$7,000.

ELMHURST, L. I.—John Simpkin, 24 Elmhurst av, Elmhurst, completed plans for a 2½-sty frame dwelling, 25x32, at the southeast cor of Geery and Toledo avs, for F. Woods, Geery av, Elmhurst, owner. Cost, \$5,000.

JAMAICA, L. I.—Charles Infanger, 2634 Atlantic av, Brooklyn, completed plans for a 2½-sty frame dwelling, 16x48, at the southeast cor of Hillside and Husson avs, for Willmot Losee, 726 Hatch av, Woodhaven, L. I., owner and builder. Owner will take bids on sub contracts. Cost, \$4,000.

JAMAICA, L. I.—Sim & Greig Corp., 165 2d st, Union Course, L. I., owner, has had plans completed privately for four 2½-sty frame dwellings, 16x37, at the northeast cor of 87th av and 144th st. Total cost, \$24,000.

Factories and Warehouses.

LONG ISLAND CITY.—Stines & Ludwig, 9 Jackson av, L. I. City, completed plans for a 1-sty brick extension, 75x51, to side and rear; also interior alterations to the factory in the east side of Hamilton st, 125 ft north of Graham av, for Willard F. Meyers, on premises, owner. Architect will soon take bids on the general contract. Cost, \$10,000.

Stables and Garages.

HAMELS, L. I.—Philip Caplan, 16 Court st, Bklyn, has plans in progress for twenty-six 1-sty reinforced concrete garages, 134x50, in North Division st, for R. Rehm & Co., 11 S. Chase av, Hammeis, owner and builder. Separate contracts will be awarded. Cost, \$7,000.

Miscellaneous.

ARVERNE, L. I.—Henry Meyer, Jr., Rockaway Beach, L. I., completed plans for a 1-sty frame bath house, 45x96, on the east side of Jerome av, 654 ft south of Ocean av, for Moe Levy, 119 Walker st, Manhattan, owner. Owner and architect will take bids shortly. Cost, \$5,000.

NORTH BEACH, L. I.—Fougnier Concrete Ship Building Co., 50 Pine st, Manhattan, owner and builder, contemplates erecting frame bulkheads for shipyard, to be 2,000 feet long on Bowery Bay, from privately prepared plans.

Richmond.

Dwellings.

GRANT CITY, S. I.—Paul R. Delille, 62 Fairview av, West New Brighton, S. I., owner, has had plans completed privately

for a 2-sty frame dwelling, 24x34, on the south side of Greely av, 25 ft east of Kruser st. Frank Davenport, Dongan Hills, S. I., has the general contract and Louis Tobat, Dongan Hills, has the mason contract. Cost, \$4,000.

Factories and Warehouses.

CLIFTON, S. I.—Rene Inenok, architect, completed plans for the alteration of the 2-sty brick brewery on the north side of Maple av and on the south side of Willow av, into a warehouse, for the Bachman

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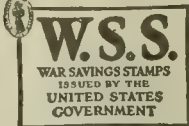
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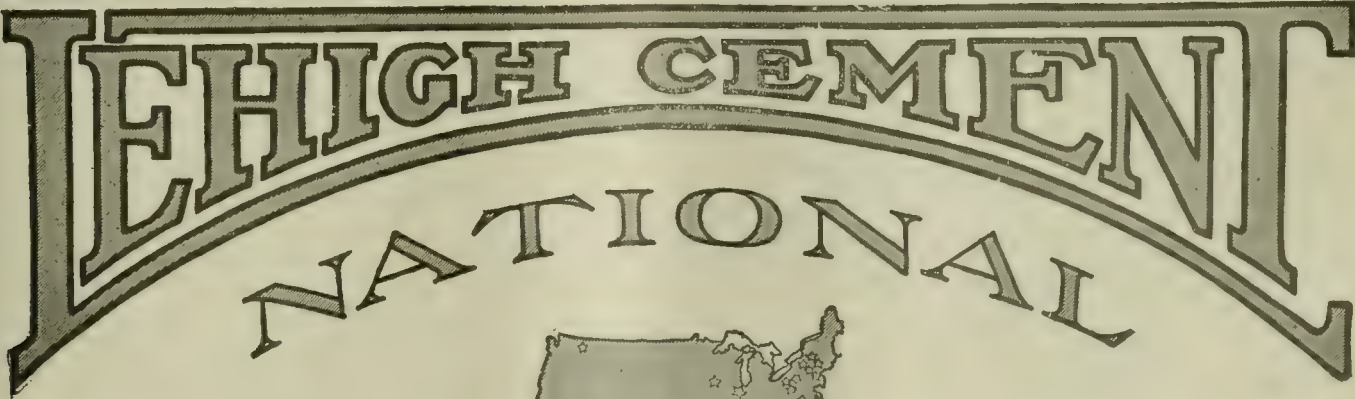
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Bechtel Brewery Co., on premises, owner. Andrew Greis Co., 335 West 19th st, has the general contract. Cost, \$12,000.

Nassau.

DWELLINGS.

SANDS POINT, L. I.—Sidney F. Ross, 52 Vanderbilt av, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, 42x128, for Albert Freeman, 120 Broadway, owner. Architect will take bids on the general contract about June 15.

Westchester.

DWELLINGS.

NEW ROCHELLE, N. Y.—August Sundberg, 78 North av, New Rochelle, owner and builder, is having plans prepared privately for a 2½-sty frame dwelling, 36x27, on Brookdale av. Owner will take bids on subs June 1. Cost, \$10,000.

PELHAM, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, has plans in progress for interior alterations to the 2½-sty frame and stucco dwelling, on the Boulevard, for J. W. McAuliffe, 501 5th av, Manhattan, owner.

YONKERS, N. Y.—G. Howard Chamberlain, 18 South Broadway, Yonkers, has plans in progress for a 3-sty brick nurses home, 95x40, for the Yonkers Homeopathic Hospital & Maternity, 127 Ashburton av, Yonkers, owner.

SCHOOLS AND COLLEGES.

MAMARONECK, N. Y.—John H. Jackson, 1328 Broadway, Manhattan, has plans in progress for an addition to the 2 and 3-sty brick and frame school for Mrs. Merrill's School, Mrs. Merrill, pres., Mamaroneck, N. Y., owner.

HAWTHORNE, N. Y.—Frederick Schwarz, Colt Bldg, Paterson, N. J., has about completed plans for a 4-sty brick and stone or terra cotta trim college bldg, 144x56, for Columbus Institute of Hawthorne, owner. Will contain class rooms, chapel, dormitory, study hall, gymnasium, kitchen, laundry and dining room. Architect will soon be ready for bids on the general and separate contracts. Cost, \$90,000.

STABLES AND GARAGES.

YONKERS, N. Y.—G. Howard Chamberlain, 18 South Broadway, Yonkers, completed plans for a 1-sty stone garage, 65x52, at 24 Ashburton av, for Felix Spisito, on premises, owner and builder.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans nearing completion for two 4-sty brick and limestone apartments, 56x117 ft each, at the northeast cor of Park av and Walnut st, for Louis Koppelon, 290 Belmont av, Newark, owner and builder. Owner will award sub-contracts. Cost, \$90,000 each.

PATERSON, N. J.—F. B. Grosso, 126 Market st, Paterson, has new plans in progress for two 2-sty brick and stone apartments and stores, 50x100; also a 1-sty brick garage, 30x30, at the cor of Market and Madison sts, for U. Botta & Co., 290 Straight st, Paterson, owner. Bids will probably be taken about May 27.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing plans for a 4-sty brick and limestone apartment house, 96x50, at the southwest cor of Lincoln and Delevan avs, for Joseph Mayzel, 187 1st st, Elizabeth, N. J., and Joseph Kruvant, 31 Walnut st, Newark, owners and builders. Owner will do the mason and carpentry work and will award subs. Cost, \$80,000.

DWELLINGS.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, completed plans for a 2½-sty brick and limestone dwelling, 27x42, with two 1-sty extensions, 13x27 and 9x26, and a 1-sty brick garage, 20x20, at 60 Baldwin av, for S. Levin, 214 Harrison av, Harrison, N. J., owner. Architect will soon be ready for bids on general and separate contracts.

NEWARK, N. J.—Raphael Calabrese, 97 Duncan st, North Arlington, N. J., completed plans for a 2-sty brick and limestone dwelling, 22x38, at 21 Tiffany blvd, for Ludovico Gesuelli, 70 Garside st, Newark, owner. Owner will take bids on the general contract. Cost, \$4,500.

EAST ORANGE, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., has plans in progress for a 2½-sty frame dwelling, 34x27, with a kitchen extension, 14x12, for which owner's name and exact location will be announced later. Cost, between \$5,000 and \$6,000.

NEWARK, N. J.—Alfonso Del Guercio, 800 Broad st, Newark, has plans nearing completion for a 3-sty brick and stone rectory, 25x55, in Ferry st, near McWhorter st, for Our Lady of Mt. Carmel R. C. Church, Rev. Father Ernest D'Aquila, Ferry and McWhorter sts, Newark, owner. Architect will take bids on the general contract about May 27. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Terminal Transit Co., J. P. O'Connor, mgr., 1 Broadway, Manhattan, contemplates erecting a ship-building plant which will include the construction of four ways at Doyer's Point on Newark Bay Shore, for which plans will be prepared privately. Details will be available later.

IRVINGTON, N. J.—Nobbe & Klemmer, 142 Market st, Newark, completed plans for a 1-sty concrete block warehouse, 20x200, in Coit st, west of Cottage st, for the Pierce, Butler & Pierce Mfg. Corp., 437 East 162d st, Bronx, owner. The National Concrete Block Co., 180 Coit st, Irvington, has the general contract, will do the mason work, and is taking estimates on sub-contracts. Cost, \$15,000.

NEWARK, N. J.—Ballinger & Perrot, northwest cor of 17th and Arch sts, Philadelphia, Pa., have plans in progress for an addition to the brick and concrete factory. Owner's name is withheld, and exact location will be announced later. Cost, \$25,000.

JERSEY CITY, N. J.—Christopher Ziegler, 75 Montgomery st, Jersey City, completed plans for a 1-sty steel, frame skeleton and common brick warehouse, 100x100, at 91 Cambridge av, for R. Tonn, on premises, owner, and the New Jersey Tobacco Co., lessee. August Kleinke, 383 Clinton av, West Hoboken, N. J., has the general contract and desires bids on subs. Cost, between \$20,000 and \$25,000.

STABLES AND GARAGES.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, completed plans for a 1-sty addition, 25x115 and wing, 54x44, to the public garage, at 66-70 High st, for Abram Satz, 156 8th av, Newark, owner. Cost, \$10,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has plans in progress for a 2-sty brick public garage, 30x96, in Newark st, near Central av, for B. Gerber, 253 Warren st, Newark, owner. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Matthias Plum, Inc., S. Haines Plum, 2d Secy, in charge, 114 Loantaka Way, Madison, N. J., contemplates rebuilding the 4-sty brick and terra cotta store and loft bldg, 75x100, at 19 Clinton st, recently destroyed by fire. Cost, \$75,000.

MISCELLANEOUS.

WEST ORANGE, N. J.—W. F. Bower, 44 Harrison st, East Orange, has plans in progress for a 1-sty frame cow barn, 20x35, in the Eagle Rock section for which owner's name will be announced later. Includes a frame silo about 26-ton capacity. Cost between \$4,000 and \$5,000.

MORRIS PLAINS, N. J.—F. H. Bent, State House, Trenton, N. J., State Architect, completed plans for a 1 and 2-sty hollow tile milk house, 26x55, at the New Jersey State Hospital for Insane, owner, c/o C. M. Bowen, warden, on premises. Architect will take bids on general contract soon. Cost, \$5,000.

PATERSON, N. J.—Amnos Silk Dyeing Works, owner, has had plans completed privately for a 1 and 2-sty brick dye house, 60x100, at 118-120 Burhans av, cor Oxford st, Haenichen-Bogertman Co., 126 Market st, Paterson, has the general contract. Cost, \$11,000.

Other Cities.

BANKS.

DARIEN, CONN.—Frederick P. Hill, 299 Madison av, Manhattan, is revising plans for a 3-sty brick and stone bank and apartments, 40x75, at Main and Centre sts, for the Home Bank & Trust Co., owner, c/o Henry M. Baker, pres., Darien, Conn. Cost, \$50,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN (SUBS) — Rheinhardt Bros., 645 5th st, and M. Davis & Son, 1048 Morris av, Bronx, have the mason and carpentry contracts respectively, for the alteration of the 5-sty brick tenement, 25x100, at 2261 7th av, for the Excelsior Savings Bank, 79 West 23d st, owner, from plans by Randolph H. Almirot, 220 5th av, architect. Cost, \$6,000.

MANHATTAN—A. L. Mordecai & Son, 30 East 42d st, have the general contract for the alteration of the 4-sty brick dwelling at 10 East 53d st, into bachelor apartments, for the Farmers Loan & Trust Co., owner, from plans by Walter Schmidt, architect.

MANHATTAN—H. Cahane, 305 West 150th st, has the general contract for alterations to the 7-sty brick apartments, 50x100, at 478-480 Central Park West, for the Albany Savings Bank, 20 North Pearl st, Albany, N. Y., owner, from plans by Frederick G. Frost, 19 West 44th st, architect. Cost, \$25,000.

DWELLINGS.

MANHATTAN—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the 5-sty brick dwelling, 25x75, at 5 West 54th st, for Dr. Allen Starr, on premises, owner, from privately prepared plans. Cost, \$3,000.

FREEHOLD, N. J.—Henry F. Pierce, 6th av, Belmar, N. J., has the general contract and will do the carpentry work, for alterations and addition to the 2½-sty frame dwelling, at 84 West Main st, for Dr. W. T. Robinson, Main st, Freehold, N. J., owner, from plans by Warren H. Conover, 114 Liberty st, Manhattan, architect. Cost between \$6,000 and \$7,000.

PATERSON, N. J. (SUBS)—Cornelius Tanis, 137 Franklin st, and Barnet Kock, 49 North York st, both of Paterson, N. J., have the mason and carpentry contracts respectively for the 2½-sty frame stucco and shingle dwelling, 34x36, and a 1-sty frame garage, at Graham av and Lawrence st, for Louis Berman, 301-3 River st, Paterson, owner, from plans by Albert E. Sleight, Romaine Bldg, Paterson, architect. Cost, \$12,000.

ELMSFORD, N. Y.—L. G. Barnhard, 109 Saratoga av, Yonkers, N. Y., has the general contract and will do the carpentry work for a 2½-sty terra cotta blocks and stucco dwelling, 110x40, for Herman Yunker, 303 5th av, Manhattan, owner, from plans by Buchman & Kahn, 56 West 45th st, Manhattan, architects. Includes one outbuilding, a terra cotta block and stucco garage, gardner's cottage and chauffeur's quarters, 2 stys, 75x30. The ground has an area of ten acres. Chauncey Matlock, 30 East 42d st, Manhattan, is the steam engineer, and J. Haag, 109 Park av, Mt. Vernon, N. Y., has the mason contract. Cost, \$75,000.

PORTCHESTER, N. Y.—Allison Coe, 47 Park av, Portchester, has the general contract for a 2½-sty frame and shingle dwelling, 24x45, on Colonial Ridge, for Ernest Parker, Irving av, Portchester, owner, from plans by W. Stanley Wetmore, Liberty sq, Portchester, architect. Cost, \$7,000.

PELHAMWOOD, N. Y.—Isaac A. Hopper's Sons, Inc., 15 East 40th st, Manhattan, have the general contract for a 2-sty frame and stucco dwelling and garage for John Young, owner, from plans by Bloodgood Tuttle, 44 West 34th st, Manhattan, architect.

IRVINGTON, N. J.—Vincenzo Altieri, 25 Park av, Newark, has the general contract and will do the mason and carpentry work for the six 2-sty hollow tile and stucco dwellings, 120x30 over all, in Grace st, for Mario Caruso, 18 Prospect av, Irvington, owner, from plans by A. Del Guericio, 800 Broad st, Newark, architect. Total cost, \$21,000.

WEST NEW BRIGHTON, S. I.—Ole Koenick, 91 Dubois av, West New Brighton, has the general contract for a 2-sty frame dwelling, 20x46, on the west side of Burger av, 200 ft east of Delafield av, for John Kane, 885 Columbus av, Manhattan, owner, from privately prepared plans. Cost, \$5,000.

NEWARK, N. J.—Henry M. Doremus Co., 36 Orange st, Newark, has the general contract and will do mason and carpentry work, for the 1-sty brick and marble trim addition to the dwelling at 191 Ballantine Parkway, for Dr. H. V. Walker, 437 Riverside av, Newark, owner, from plans by F. S. & S. E. Sutton, Union Bldg, Newark, architects. Cost, \$9,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—William H. Henry, 316 Flatbush av, has the general contract for an extension to the 3-sty storage bldg, in the west side of VanBrunt st, 200 ft south of Summit st, for the Atlantic Basin Iron Works, Imlay and VanBrunt sts, owner, from plans by Charles Werner, 316 Flatbush av, architect. Cost, \$25,000.

LONG ISLAND CITY—Industrial Steel & Concrete Co., 342 5th av, Manhattan, has the general contract for a 4-sty reinforced concrete macaroni factory, 60x100, on the south side of Jackson av, 416 ft west of Buckley st, for Emanuele Ronzoni, 798 Broadway, Flushing, L. I., owner, from plans by Adolph Martin, 34 West 28th st, Manhattan, architect.

NEWARK, N. J.—Halsey Construction Co., Elmwood av, near Summit st, South Orange, N. J., has the general contract and will do the carpentry work, for the 1-sty brick foundry, 50x150, at the south-

west cor of Thomas st and Av D, for C. A. Goldsmith, 42 Cutler st, Newark, owner, from plans by J. Frederick Cook, West End av, Newark, architect. Josef Christenson, 270 Tremont av, Orange, N. J., has the mason contract. Cost, \$25,500.

HOSPITALS AND ASYLUMS.

YONKERS, N. Y.—William L. Crow Co., 103 Park av, Manhattan, has the general contract for a 2-sty brick and steel convalescents home, 85x176, at the northeast cor of Jerome and McLean avs, for the Neustadter Foundation, owner, c/o William R. Rose, 128 Broadway, Manhattan, from plans by York & Sawyer, 50 East 41st st, Manhattan, architects. Cost, \$250,000.

STABLES AND GARAGES.

MANHATTAN—Joseph Paterno, 601 West 115th st, has the general contract for a 4-sty brick garage, on a plot 75x100, at 641-5 West 131st st, for the Weber McLoughlin Co., 131st st and North River, owner, from plans by J. M. Felson, 1133 Broadway, architect. Cost, \$50,000.

BROOKLYN, N. Y.—John Farina, 293 21st st, has the general contract for a 1-sty brick garage, 25x100, in the south side of State st, 75 ft west of Hoyt st, for Patrick H. Quinn, 44 Court st, owner, from plans by Abraham Brook, 215 Montague st, architect. Cost, \$5,000.

BROOKLYN, N. Y.—Greenwald & Pollack, 215 Montague st, have the general contract for a 1 and 2-sty brick public garage and lodge room, 25x100, in the north side of Varet st, 250 ft east of Graham av, for the Hebrew Burial Society, 101 Varet st, owner, from plans by Tobias Goldstone, 50 Graham av, architect. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

MANHATTAN—Charles A. Cowen Co., 30 East 42d st, has the general contract for alterations to the 9-sty brick, stone and steel office bldg, 85x106, at 90-96 Wall st, for Louis Ettlinger, owner, c/o Cadwalader, Wickersham & Taft, 40 Wall st, and G. Amsinck & Co., 6 Hanover st, lessee, from plans by Frederick Putnam Platt, 1123 Broadway, architect.

MANHATTAN—H. Kart, 87 Sunswick st, L. I. City, has the general contract for alterations to the 5-sty brick store and office bldg, 20x70, at 740 Lexington av, for the Commission Merchants Assn., 151 East 59th st, owner, from plans by M. Joseph Harrison, World Bldg., architect. Cost, \$20,000.

MANHATTAN—Milton Veisler, 54 Beaver st, has the general contract and is taking bids on subs for remodeling the 5-sty brick and stone store and loft bldg at 48-54 Beaver st, for Zabriskie Estate, owner, c/o R. A. Carroon, 68 William st, owner, and the Eastern Marine Underwriters, Inc., 111 Broadway, lessee, from privately prepared plans. Cost, \$25,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—Curtis C. Woodruff & Co., 213 10th st, L. I. City, has the general contract for a 1-sty freight shed and platform, 63x400, at the southwest cor of Kent av and North 6th st, for Havemeyer & Elder, 129 Front st, Manhattan, owners, from privately prepared plans. Cost, \$38,000.

VALHALLA, N. Y.—Isaac Hopper's Sons, Inc., 15 East 40th st, Manhattan, have the general contract for the construction of a granite and limestone gateway and arch, north of Valhalla, adjoining Kensico Cemetery, for the Trustees of St. Patrick's Cathedral, Cardinal John Farley, Madison av and 50th st, Manhattan, owner, and Bryan L. Kennelly, chairman of Bldg Com., 156 Broadway, Manhattan, from plans by Charles Wallford Leavitt, 220 Broadway, Manhattan. Project includes an iron gate.

JERSEY CITY, N. J.—J. Gronan Co., 138 4th st, Union Hill, N. J., has the general contract for an addition to the brick and steel baking plant, 90x195, at the southwest cor of Mercer and Meserole sts, for the National Grocery Co., 480 Montgomery st, Jersey City, owner, from plans by Rudolph W. Sailor, 76 Montgomery st, Jersey City, architect. Cost, \$66,144.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

The Value of a Name

Every business man seeks to establish his product, his trade-mark or the quality of his services, and uses publicity to create a demand for them, recognizing the demand thus created as a valuable and very definite asset of his business.

He also understands that after this demand is created, competition obliges him to constantly defend this asset and perpetuate this demand aside from his desire to increase it.

In some lines the name or trade-mark thus established is regarded as equivalent in value to the total capital investment and good will of the business.

In these times, manufacturers are apt to overlook the necessity of constantly maintaining this value, on account of their inability to keep up normal conditions, and their failure to consider the high rate of depreciation that occurs due to the forgetfulness of the public in all matters that are not vital to their own interests.

The following emphasizes the same point in another way:

"One of the best things that has come to my attention recently was the statement that Henry Ford, a rather well-known and comfortably-fixed citizen of Detroit—now that he is embarking in the Tractor business—finds himself legally restrained from calling it the 'Ford Tractor' because a small municipal concern was smart enough to copyright that name."

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4 to 6. A. A. Zertanna, St. Louis, National secretary.

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DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances; Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; EXS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; Stp—Standpipes; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; FLSY—Approved Filtering and Distilling Systems; OS—Oil Separator; RQ—Reduction Quantities; StSys—Storage System; T.M.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FLSY, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending May 18.

MANHATTAN ORDERS SERVED.

Bleecker st, 2—Drod-ky & Friedberg...El-Rec
Bleecker st, 2—Silverthorn & Kaufman...FA-Rec
Bleecker st, 2—Jacob Shefsky...GE-DC-Rec
Bleecker st, 2—Nathan Cohen...GE-DC-Rec
Broadway, 175-62 Doan Realty Co...St(R)-Stp
Broome st, 344-6 David Block...FA
Broome st, 344-6 Jacob Levine...FA
Broome st, 426 Est William H White, 85
Neperan rd, Tarrytown, N. Y.
St(R)-ExS-WSS(R)
Canal st, 368—Leonard Weill, 128 Bway...ExS-O
Centre st, 120—David S. Grey...O
Cliff st, 18-20—Mitchel Rand Mfg Co...D&R
Cliff st, 18-20—Perle's Book Binding Co...D&R
8 st, 21 E—Maurice W. Grinnell...GE-FA
9 st, 59 E—Morris Carter...El
10 st, 439 E—Modern Picture Co...Rec
11 st, 58 E—Morduck & Herman...El
17 st, 21 E—Simons Waist Co...Rec
24 st, 243 E—F. F. Norton Goddard, c Alice
273 Lexington av...Ex-DC
34 st, 243 E—United Club...FA
Forsyth st, 170 Barbara Porges, c M J, 168
Forsyth...DC
Hudson st, 55-61—Endicott, Johnson & Co...D&R-Rec-FA
Hudson st, 84 Est Robert Golet, 9 W 17,
FE(R)-St(R)-ExSWSS(R)-A-FD
Madison st, 141 Jaclin Realty Co, 162
Greene...ExS-DL-O-FE(R)
Mercer st, 237—Fencliffe Realty Co, 74 Bway,
A(R)
Nassau st, 110-6—Levi P. Morton, 400 Park
av...Stp
New st, 18-28—August Oest...FA-Rec
9 av, 281-91—Kmy Scheerer Corp...D&R-El-Rec
Pearl st, 374-6—Solon Palmer Est...Ex-St(R)
Pearl st, 243-5—Kaiser Mfg Co...GE-DC-Rec
Pelham st, 3-5—Meyer Nadler...El
Pelham st, 3-5—Isaac Presin...DC
Pier 97, North River—Commanding Officer
U S A...Spr
2 av, 1615-7—Est Patrick Sheehy, 1374 Lex-
ington av...ExS-WSS(R)-Ex-O
2 st, 274-280 E—Austrian Hebrew Free
Burial Assn...DC-Ex(R)
2 st, 274-280 E—Israel Orphan Asylum...FA-ExS
7 av, 220½-222—Cooperstein Cloak & Suit Co,
FA-GE-DC-Rec-O
6 av, 126-8—Brick & Ballerstein...Rec
6 av, 211—Marie L. Fanshawe...DC
6 av, 416-8—Spiegel & Co...Rec
3 av, 986-8—Charles Blank...O
3 av, 984—Walter Blum...FA-GE-Rec-O
Thomas st, 68—Louis Dethoff...FA
4 st, 142-4 W—Helen Page...FA
16 st, 410 W—George H. Corey...Spr(R)
17 st, 26-32 W—Philip Braender Est, 315 4
av...ExS-Ex(R)-Stp(R)
17 st, 26-32 W—A. A. Vantine & Co...Rec-Ex
17 st, 26-32 W—Abraham Bauman...O-Rec
18 st, 6-8 W—Land Map Realty Corp...A(R)-GE-FD-St(R)-ExS-St-O
21 st, 132-4 W—Rexton Realty Co...St(R)-ExS
23 st, 71-9 W—N Y Uniform Co...El
23 st, 215 W—Young Men's Christian Assn,
Stp(R)-Ex
24 st, 14-8 W—Est Caroline Field,
St(R)-Stp(R)
24 st, 27 W—G & M Dress Co...Rec
24 st, 27 W—Podell & Solomon...FA-El-GE
24 st, 27 W—D. A. Juffet, Inc...FA-El-Rec
24 st, 27-35 W—Jeffery Realty Co, c A J Ker-
win, 1133 Bway...Stp
25 st, 122-6 W—Levine & Neiman...Rec
27 st, 61 W—Hyman Steinberg...Rec
27 st, 61 W—Saul Aaron...Rec
28 st, 111-3 W—Charles A. Dunne, Washington
av, Bergenfield, N. J...St(R)-FE(R)-ExS
31 st, 113-7 W—Jane F. Duffy, 215 W 71...Ex
41 st, 129 W—Margaret A. Shayne, 126 W 42
Ex-Ex(R)
15 st, 25-33 W—Eugene Rosemond...Rec
16 st, 22 W—Hermin Gurvitch...Rec
16 st, 22 W—Wm. C. Coggins...Rec
46 st, 22 W—Elsie Auvray...Rec
46 st, 34-6 W—Robert P. Bowler, 2 Rector...ExS
16 st, 34 W—Stella Schwarz...O
46 st, 440 W—Sidonia Weiss, 329 W 28,
FE(R)-ExS-Ex(R)
46 st, 410 W—Jacob Lahn...FA-Rec-D&R-O
37 st, 4 W—Philip Nelson...Rec(R)-GE-FA-Rec
101 st, 19-21 W—N Y Medical College & Hos-
pital for Women...TD

BRONX ORDERS SERVED.

133 st, 570-580 E—Schiefflin & Co...ExS-Ex(R)-Ex
137 st, 801-7 E—Fordham Laundry Co...FA
142 st, 781-3 E—Josephine Priemer, 250 E 52,
FD-Ex(R)
Jerome av, 1898—Owner...O
9 st, 221-3—George Kishner...FA-Rec-NoS-CF
North 1 st, 106-8—Berry St Garage,
CO-OS-StSys-CF
Nostrand av, 744—Isidore Gingold...NoS-FA-Rec
Pacific st, west of Schenectady av—Wichert &
Gardiner...CF-OS
Penn av, 73—Reliable Auto Service Co,
NoS-FA-Rec-El-FP
Pacific st, 193—Peter P. Minitti...NoS-FA-Rec
Powell st, 271—Solomon Hirschfeld...FA-CF-StSys
President st, 1227-33—President St Garage...OS
Rutledge st, 92-8—Rutledge Garage...CF
St Marks av, 233—Court Garage...OS
Shepherd av, 343—Bartholomew Confessore,
NoS-FA
Stagg st, 130—Joseph G. Frolick...OS-CF
Underhill av, 105—Underhill Garage...OS
Washington av, 60—Bklyn Standard Paper Co,
FA-NoS
Av O and East 13 st, swc—Bklyn Borough Gas
Co...GE
DeKalb av, 812—Philip Feder...FA-ExS-Ex(R)-O

BROOKLYN ORDERS SERVED.

Fulton st, 49-51—Presto Chemical Co...Rec

QUEENS ORDERS SERVED.

Jackson av, 404—J. T. Buckley, Jr...NoS-FA
New York av, 34—Alex F. Baylis...NoS-FA-Rec
Washington av—General Chemical Co...CF-StSys
Woodside and Meyers avs—George C. Hubbs,
FA-Rec-NoS
Bergen av, 22-8—Metropolitan Tobacco Co...CF-OS
Bridge Plaza and Riddle st—Anthony B. Rede-
meyer...CF
Corona av, 219—Max Posner...NoS-FA-Rec
Fulton st, 646—Long Island Drug Co...CF
Jamaica av, 2806—Isaac Rakowitz...OS
Nassau av, bet Albert and Purdy sts—Henry
Schaureit...Rec
Ocean av, 40—Thomas Wakefield...NoS-FA-Rec
Oxford av, 219—H. Freyknechts...NoS-FA-Rec
Ridgewood av, 4354—Rosner Jacobs...CF-OS
Rockaway blvd, 3862—Carl E. Dansmore...CF
Woolsey av, 3—Joseph Oetzel...FA(R)-Ex(R)
Astoria av and Hall st, nec—Max Gruber,
FA(R)-FA
Myrtle and Woodhaven avs—Julia Boettcher,
FA-Rub

CALENDAR

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, May 28, 10 A. M.

Under Building Zone Resolution.

618-18—South side Robinson st, 76 ft 3½ in west of Nostrand av, Brooklyn.
457-18—111 West 122d st, Manhattan.
788-18—307-11 East 115th st, Manhattan.
906-18—1620-32 Church av, Brooklyn.
909-18—2017-19 Grove st, Ridgewood.
910-18—117-19 West 46th st, Manhattan.
911-18—2723 Cortelyou rd, Brooklyn.
913-18—351-53 Atlantic av, Brooklyn.
915-18—1246-58 Rogers av, Brooklyn.
916-18—1046-54 Myrtle av, Brooklyn.
855-18—S e cor 4th av and 6th st, Brooklyn.
Appeals from Administrative Orders.
572-17—82-86 Rutgers Slip and 515-517 Water st, Manhattan.
2286-17—3 Maiden la, Manhattan.
2143-17—1943-1945 Pitkin av, Brooklyn.
2198-17—317-23 Kent av & 23-30 South 3d st, Brooklyn.
2536-17—20-30 Morton st, Brooklyn.
877-18—339-341 Lenox av, Manhattan.
24-18—34 East 12th st, Manhattan.
826-18—811 6th st, Manhattan.
686-18—W s McCombs pl, extending from West 153d to West 154th sts, Manhattan.
941-18—163 Hamburg av, Brooklyn.
942-18—5 Siney st, Jamaica, Queens.
951-18—257-9 West 129th st, Manhattan.
953-18—203-7 East 16th st, Manhattan.
957-18—90 Nassau st, Manhattan.
958-18—151-9 West 140th st, Manhattan.
960-18—68 New Chambers st, Manhattan.
964-18—300-304 West 124th st, Manhattan.
959-18—145 Chester st, Brooklyn.
967-18—452 Ft. Washington av, Manhattan.
968-18—341-9 Troy av, Brooklyn.
1016-18—238-244 Sixth av, Manhattan.
1017-18—238-244 Sixth av, Manhattan.
1018-18—223-225 East 17th st, Manhattan.
1019-18—111-131 West 19th st, Manhattan.
1020-18—22 West 30th st, Manhattan.
1021-18—49-51 West 33d st, Manhattan.
1022-18—903-907 Broadway, Manhattan.
1023-18—257-259 West 129th st, Manhattan.
1024-18—1801-1805 Seventh av, Manhattan.
BOARD OF STANDARDS AND APPEALS.
Thursdays, May 30, at 10 A. M.
MEMORIAL DAY—No meeting.

HENRY MAURER & SON Manufacturer of
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Realty Board Ready to Put Down Profiteering Offers Aid in Any Investigation Made by Board of Aldermen of Oppressive Rental Conditions.

VICE-CHAIRMAN MORAN of the Board of Aldermen has introduced a resolution which reads as follows:

WHEREAS, Statements and complaints are being made to the effect that the rents of apartments and flats in this city are being unduly increased, with a resulting hardship in many cases to an already overburdened citizenship; Therefore be it

RESOLVED, That the Board of Aldermen hereby requests every member of this body to inquire into these conditions in his respective district, and also calls upon the citizens of the city to communicate any information they may have concerning rent profiteering to the Aldermen of their district to the end that this board may be in a position to determine the necessity of an official investigation by the Board of Aldermen into this important subject.

Several persons have expressed concern over this proposal, and have coupled it with a more or less sensational campaign being made by an afternoon newspaper against so-called rent profiteering.

The resolution was considered at a meeting of the Board of Governors of the Real Estate Board of New York, held on Tuesday, May 28, and it was decided to notify the Board of Aldermen that if a committee should be appointed to investigate rent conditions the Real Estate Board of New York would be glad to co-operate to the fullest extent.

In relation to this matter the following statement was issued by Richard O. Chittick, Executive Secretary of the Real Estate Board of New York:

"The Real Estate Board of New York in offering its co-operation to the Board of Aldermen had a very definite object in view. Rents have increased in the past few months. In some cases the increase is slight; in many it represents only a return to the rates obtainable at an earlier period; in some cases the increase has been considerable. There may, of course, be individual cases where the increase has been too great.

"But well informed persons do not believe that rent profiteering exists to any appreciable extent. It is well to know that the operating expenses of buildings, just as in other lines of enterprises, have increased greatly. Recent investigations, applying to office buildings and apartment houses, have shown that while gross incomes have increased the increase in operating expenses has left a margin of profit about what it was before the rents were raised.

"What the Real Estate Board of New York wishes to make sure of is that any investigation should be thorough and impartial so that the resulting report may be based on actual facts. If there is any extensive rent profiteering the Real Estate Board of New York is as anxious as any one else to bring it to light. If there is not, the impression already created in the public mind that there is should be removed."

Vice-Chairman Robert L. Moran, of the Board of Alder-

men, said yesterday: "I was inspired to introduce this resolution in the board because of the many complaints received by President Smith, myself and other members of the board from people in all parts of the city who charged landlords with profiteering and demanding an official investigation.

"I am in the real estate business myself and therefore know just what the condition is as regards realty. Of course some landlords have raised rents for the purpose of profit. I know of an instance where a man had his furniture in storage because he was unable to secure an apartment in which to live. Apartments are mighty scarce these days and tenants know this. The man in question approached a certain landlord and offered him fifteen dollars more for one of his apartments than the landlord was receiving. The latter by various means succeeded in compelling the tenant of the apartment to vacate and at once leased it to his friend at the increased rental. The landlord then went among his other tenants, told them that he was receiving forty dollars for the apartment just leased as against twenty-five previously and demanded and received increases from the other tenants of from five to twelve dollars an apartment.

"As a real estate man myself I know pretty well what it costs to own and maintain property these days, so that I would hesitate to bring about an investigation of a charge of profiteering which is too broad in its scope, but after consultation with President Smith it was decided to put the matter up to the individual aldermen, let them make investigations in their own districts, receive complaints and affidavits and then present them to the Rules Committee for action if such complaints warrant such action."

A representative of the real estate firm of Cruikshank & Company of 141 Broadway, which manages many estates, said: "Profiteering? Why owners are lucky nowadays if they are able to keep their properties going at all. Take the cost of coal. It is hard to get and when we do succeed in getting any we must pay an increased price and pay extra for hauling it from the yard to the property. Where it used to cost seventy-five-cents for a pane of glass it costs today nearly four dollars by the time it is in, and it is hard to get at any price. Labor is high and the class of labor we are compelled to accept is far below the standard.

"Wages were never higher for elevator operators, engineers, firemen, janitors and others, and it is mighty hard to procure help at all.

"Everything pertaining to the maintenance and upkeep of property has advanced, and if the landlord asks the tenant to bear just a little bit of the increased cost he is accused of profiteering. We are not brokers, we manage estates and are in a position to say authoritatively that landlords are facing each month a deficit and the increase in rentals is only to help keep this deficit down."

Chairman John P. Leo of the Board of Standards and Appeals who has built many apartments and tenements in New York City, said: "I own twelve apartment

houses on Washington Heights and any man who will take them off my hands will forever have my gratitude. My income from these houses do not begin to meet the expenses of maintenance. The cost of everything entering into the upkeep of a house today is higher by several hundred per cent. what it was two years ago. Help is hard to get and when we do get it we must pay high wages. The man who owns property today is up against it. Taxes are the least of our troubles. I know a man who owns an apartment house with twelve families in it and last year he had a deficit of two hundred dollars. That doesn't look like profiteering, does it? I raised the rents in my houses last fall and I expect to raise them again next fall, but not to increase my profit but to keep down the deficit."

Albert T. Ashforth of Ashforth & Company said: "Tenants nowadays are aware of the cost of maintaining a building. In their own business they know that everything has gone by and so they realize that the landlord must ask higher rents. For this reason many tenants are buying the buildings in which they are located. Then they will know just what their overhead is going to be, and however business is they will have the assurance of a home and not be concerned about increased rentals."

Charles W. SchutENDORF of the real estate firm of The Cornell Real Estate and Auction Agency, Stapleton, Staten Island, the oldest real estate firm on Staten Island, said: "Staten Island property was never so popular as it is today. We have few houses to rent and little to sell. The demand for houses and apartments far exceeds the supply, and even where we have increased the rentals the tenants have willingly paid, knowing that they could not better themselves. Increased income does not mean increased profit or any profit at all. Where we have increased rents

it was because of the tremendous increase in operating expenses and houses that rented two years ago for twenty-five dollars a month are now bringing in forty and fifty, but the owner's profit has not increased in proportion."

M. Just, who is the owner of considerable property on Washington Heights, as well as a real estate broker, said: "I will give you one specific instance. I have a building at 5000 Broadway with eighty-four families in it. I had to raise the salary of the superintendent from \$65 to \$90 a month, the fireman from \$18 to \$45, the porter from \$20 to \$40 and three elevator men receive \$45 instead of \$30 as heretofore. The mortgage on the property fell due this year and I had to pay off \$10,000 and the new mortgage makes it conditional that I pay off \$2,500 every six months.

"We haven't raised the rents very much, so far only from \$2 to \$5. Coal that used to cost us \$4.25 a ton now costs us as high as \$10 a ton. When it was scarce last winter we had to pay for hauling it and very often it was dumped on the sidewalk in front of the property and we had to pay men to shovel it into the cellar. Seventy-five tons a month is the consumption in many of my houses. Taxes show an increase of 32 points on an investment of \$235,000 or about \$900 increase.

"The only advantage we now enjoy in owning property is that we manage to keep our houses rented and there is less space to rent. All material has increased in price, shellac that we paid ninety cents a gallon for now costs \$3.30, painters who received \$3.50 a day now receive \$5, plumbers receive \$8 instead of \$5.50 and carpenters receive \$6 instead of \$4.50 a day."

The figures given by Mr. Just are supplementary to and confirmatory of statistics already printed in the Record and Guide.

What Realty Men and Builders Did for Red Cross

WITH over \$35,000 cash already in hand the Red Cross Committee of the Real Estate Board, of which Mr. William L. DeBost is the chairman, is confident that the staff imposed quota of \$50,000 will not only be reached but exceeded.

Many of the members of the two division teams have not yet turned in their subscriptions although they have reported their pledges.

The reason for the delay in making returns is that in many instances subscribers expressed a desire to pay their pledges in full. Many of these subscribers are employees of buildings managed by the realty firms which act as collectors and received their salaries monthly.

It is gratifying to the members of the teams, the chairman and vice-chairman and the two division chairmen, that nearly one hundred real estate firms returned subscriptions from every member of the firm, employees and others, putting such firms in the one hundred per cent. class.

While the chairman, vice-chairman, division chairmen and members of the teams worked hard in this drive soliciting the real estate offices and buildings under their charge, special credit for energetic and efficient work should be given to Miss Clarisse Spencer DeBost, daughter of Mr. W. L. DeBost, who volunteered her services as secretary to the committee and has been at the headquarters, the Board rooms of the Real Estate Board, 217 Broadway, every day since the opening day, receiving returns, answering telephone calls, tabulating the reports and counting the money turned in. The total amount received up to four o'clock yesterday afternoon was \$35,799.25, representing 4,100 pledges,

DISPITE the numerous recent calls for the expenditure of funds in the purchase of Liberty Bonds and for welfare work in connection with the part the United States is playing in the world war the recent campaign to provide a war chest for the National Red Cross fully demonstrated that Americans are to be thoroughly depended upon at all times to do their utmost for a worthy cause.

The building fraternity, notwithstanding the existing low status of structural activity, came to the fore again in a manner most gratifying to the chairmen of the two committees in charge of Red Cross collections from the building trades.

Mr. Paul Starrett, president of the George A. Fuller Company, and chairman of the committee which solicited subscriptions from the office employees and mechanics and laborers, engaged in the construction of buildings, reports a collection that totals approximately \$25,000. The final returns have not all been made to date, and the total may possibly exceed this figure.

Mr. John I. Downey, chairman of the committee soliciting subscriptions from the firms and corporations identified with the building business, was able to report a total of \$67,000 collected from the building trades. The showing made by both divisions of the building industry is considered quite remarkable under the circumstances, and exceeded by a considerable amount the predictions of the early days of the campaign. The net result is most satisfactory, and proves again the patriotism and spirit of the building industry and the individuals affiliated with it.

Zoning Law Should Pave Way for Other Reforms

Robert E. Simon Points Out Advantage of Restricting Population in Overcrowded Neighborhoods

By ROBERT E. SIMON.

THE situation arising out of the attempt to change the Zoning Law on Madison Avenue, affecting the property of Baron Astor, has renewed attention to the value of this law affecting properties in Greater New York. Never before in the history of this City has a restrictive measure of so radical a nature, affecting real estate, received so nearly the unanimous approval of the real estate interests of this City as did this law. Now that it has been in effect sufficiently long to give it an opportunity to be thoroughly tested, it still has the approval of a vast majority.

It is impossible to enact constructive legislation of this character without hurting some individuals, but when a law is for the best interests of the greatest number, the interests of the individual must be submerged, and if necessary brushed aside for the good of the many.

It is obvious to the close observer of the trend of values, that much of the depreciation which has taken place in the past decade has been due entirely to the lack of proper restrictive protection as to the character of improvements. Individual owners have completely ignored their civic duty and the rights of their neighbors, and have ruthlessly destroyed values by erecting stables, factory buildings or business buildings in the heart of residential neighborhoods, or have stolen the light by erecting tall buildings and depending upon their neighbor to provide it for them.

People who have erected or purchased homes with the hope that they could live there in peace and quiet for the rest of their days, have been driven out for no other reason than that buildings have been erected and occupied for purposes which have made the neighborhood undesirable for residential purposes. Owners of property on business thoroughfares have seen their values melt away, due to the needless over-production of stores, either by original construction or alteration of existing buildings on side streets and places where the only apparent incentive to a merchant to occupy the store is the low rent which the owner is compelled to accept in order to have his premises occupied, after having created an over production or constructed in an illogical place.

All of these conditions should be obviated by the Zoning Law, which now specifies the class of occupancy for the neighborhood and the light and area conditions, and to all intents and purposes guarantees such conditions for all time, unless it should be to the benefit of the majority to change the zoning, in which case the power rests with the Board of Standards and Appeals and the Board of Estimate and Apportionment.

In fact, the law as it stands is merely a step in the right direction; its scope should be enlarged; it should go still further. Not only should the character of the neighborhood be maintained, but the number of people permitted to live in any particular area should be limited in order, in the future, to prevent disastrous overcrowding which has taken place because of lack of restrictive laws in the down of buildings to make way for buildings of another past. The waste must be prevented; continued tearing type, while there is still unlimited vacant land available for improvement, is absolute waste.

Overcrowded neighborhoods are an expense to the community; they increase the cost of every branch of government and produce a lower type of citizenship. Given proper conditions under which to live in one's home, work in one's place of business, or to find healthful amusement in the open air, are absolute essentials to a happy and contented existence on the part of the masses. Whereas the function of the Government is not to interfere with legitimate private enterprises, a Government based on the foundation of the people, for the people and by the people, must necessarily have proper control of all phases of housing conditions for the benefit of the majority.

Even the most ardent enemy of this law, who is undoubtedly inspired by personal motives because of the effect that the law has on some particular piece of property which he owns, must admit that notwithstanding the fact that the individual may be caused to sustain a loss, the law is of a nature that is so obviously for the benefit of the many, that it justifies all public-spirited citizens to do all in their power to see that it is maintained, and to fight to the bitter end any attempt to break its spirit.

Plans for Alleviating Housing Shortage.

DEFINITE action toward the alleviation of the industrial housing shortage is now being taken by the Emergency Housing Committee of which Mr. Otto M. Eidlitz is the chairman. Government funds for the purpose are now available.

New York and the territory adjacent are to be materially favored in the respect of additional housing accommodations for the workers in the shipyards and the factories and plants making munitions and supplies under Government contract. At distant points in New York State and in commonwealths adjoining numerous housing projects are being planned for and there is every likelihood that the majority of these will be the work of prominent Metropolitan architects, and erected by building concerns with headquarters in this city. Furthermore, a large number of the contracts for materials and supplies to be used in connection with the prosecution of this construction will be purchased through the New York markets.

Among the projects that are now being considered by the Emergency Housing Committee are included those at Phillipsburgh, N. J., and Elizabeth, N. J. One million dollars will be the sum expended in each instance. The

details of these projects are not yet available and the name of the architects who will prepare the plans have not been announced.

The Bay Ridge section of Brooklyn is badly congested by workmen from the shipyards and munition plants located in the Bush Terminal area and relief is requested from the Government. At Port Jefferson, L. I., similar conditions exist owing to the rapid growth of the ship-building industry at that location and it is expected that some steps will be taken to provide funds for the construction of necessary dwellings at that point.

According to the present schedule of the Emergency Housing Committee \$1,000,000 will be expended at Watertown, N. Y.; \$1,000,000 at Niagara Falls, N. Y.; \$500,000 at Utica, N. Y.; and \$250,000 at West Troy, N. Y., for the construction of workmen's houses. The architects for these projects have not been announced although some tentative plans have been prepared. The City of Buffalo has requested the assistance of the Government in caring for its workers and it is anticipated that before long the Housing Committee will add this city to its list of locations of housing projects.

Official Procedure Under the Torrens Law

Register Donegan Gives the Departmental Regulations Fixed By the Five County Registrars.

By JAMES A. DONEGAN,
Register of New York County.

AN examination of the first land title to be registered under the amended Torrens act in this state has been in progress this week. The petition was filed by John J. Hopper on May 20, and the matter was referred by Justice M. Warley Platzek to Michael H. Wolfe, official examiner of titles, attached to the registrar's office.

The property described in the petition is on the south side of West 134th street, beginning 125 feet east of Twelfth avenue, and has a street frontage of fifty feet. It has been owned by Mr. Hopper for about thirteen years. Service of the notices of hearing has already been begun by the Registrar. The hearing is set afor June 21.

The Land Registration Act is included in the Real Property Law, many sections of which were amended this year. Under the laws existing for ten years it was necessary for a person desiring to register the title to his land to make an application to the court for leave to begin a suit. That preliminary application might be contested and the questions involved litigated to such an extent that in at least one proceeding nearly two years elapsed without the suit having been brought to issue. After leave has been obtained from the court to begin the action for registration the matter proceeded with all the deliberateness attached to an equity suit, so that it was impossible to obtain the registration of a land title within a time anywhere near that usually allowed for the closing of a title in ordinary real estate transactions.

Under the present law the procedure has been so far simplified that a title which is not complicated by conflicting claims may be registered within one or two months.

THE PROCEDURE.

The proceeding for registering a title to land is begun by the preparation and filing of a petition by the owner of a fee estate or of some right in land, by the person who is in possession, or who has a contract with the owner of the fee for the purchase of the land. A person who has the power of appointing or disposing of a legal estate of land may also begin the proceeding. The fact that a mortgage or other lien upon the land exists is not an objection to bringing real property under the title registration system.

A summary of the contents of the petition is to be found in Section 379 of the Real Property Law as amended by Chapter 572 of the Laws of 1918. The recording officers of the five counties of Greater New York have taken up the matter of preparing a uniform form of petition. The statute provides—Section 434—that the registrar of any county is authorized to have forms prepared and printed for various papers required by the law. It has been the design of the recording officers that a form should be secured which might be used in any county so as to prevent confusion among owners desiring to register their titles. With the form of the petition carefully prepared an owner might be able to fill out, without the aid of an attorney, the blank spaces in the petition, or if he desires the services of an attorney the attorney's charge would not be great.

The petition, when completed, is to be verified by the petitioner in the same way as the complaint in an action. It is then presented to the Supreme Court, which is required immediately to refer the matter to one of the official examiners of the county, appointed by the registrar of the county from among those who have been licensed after examination under the rules of the Court of Appeals. If no official examiner has been appointed in any county the court may name an attorney to act as official examiner of title, or, if the petitioner desires, the court may accept a report of title made and certified to by a title insurance company, accompanied by a guarantee policy.

At the time of the filing of the petition the petitioner should present a survey of the property, made by a competent surveyor, or he may present such a survey, after the filing of the petition, to the official examiner of title to whom the registration matter has been referred. The requirements as to a survey are contained in Section 381 of the Real Property Law as amended in 1918. It is suggested that it would be well to have the survey in all cases filed with the petition in order to prevent uncertainty or delay in the action of the examiner of title, who is required to refer to this survey.

There should be filed, at the same time with the filing of the petition, a notice of its filing and of the pendency of the proceeding. The notice of pendency should be filed both with the county clerk and with the registrar of the county when the registrar is not at the same time the county clerk.

The order of the court referring the matter to an official examiner of title will direct the registrar to give notice of the hearing upon the petition to the parties named therein, and to such additional persons as are named in the preliminary report of the official examiner of title. There is provision for a waiver of service in certain cases, but as there seems to be some uncertainty as to the extent of the application of the waiver provision the recording officers have not recommended its use.

Upon the entry of the order referring the matter to an official examiner and giving directions to the registrar the duties of the recording officer and of the official examiner begin at once. The official examiner has first to prepare a preliminary report, giving the names of the persons who should be made parties to the proceeding, in addition to those named in the petition, if any such additional parties are found. The preliminary report is designed to establish the sufficiency of the parties who are to be served by the registrar. The official examiner proceeds forthwith to examine the title and investigate the facts stated in the petition or otherwise brought to his notice. Meanwhile the registrar has duties to perform in giving notice of the hearing on the petition for title registration to all the persons who appear from the petition and from the preliminary report of the examiner of title to have any interest whatever in the property and the owners of the surrounding contiguous properties. The people of the State of New York must also be served through the attorney-general; any persons who have filed cautions against the registration of the property are also among those on whom service is required, and there must be a general service by publication on "all other persons, if any, having any right or interest in or lien upon the property affected by this proceeding or any part thereof."

The notice which the registrar is required to give is of three kinds: (1) There must be actual notice to all owners who appear to have any interest in or claim to land included in the petition and to all adjoining owners, as well as to every party to the proceeding whose address is known. The service on such persons is by registered letter mail, demanding a return. The service by mail must be made by the registrar within seven days after the publication of the notice in the newspaper. (2) A notice of hearing, fixing the time and place at which the petition will be heard, is to be published by the registrar in a newspaper published in the county in which the land is situated. (3) The registrar must also cause a notice of the proceeding and hearing to be posted at least fourteen days before the return day in a conspicuous place on each parcel of land affected by the proceeding. The return day of the notice must be not less than twenty days nor more than sixty days after the date of the publication. The registrar is required to certify to the court

Registrars of Titles Under the Torrens Law.

EDWARD POLAK.



RICHARDSON WEBSTER.



JAMES A. DONEGAN.



ALEXANDER DUJAT.



C. LIVINGSTON BOSTWICK.

on or before the return day that he has served the notice as directed by the court by publishing, mailing and posting upon the land. The expense of publishing, posting and mailing is to be borne by the petitioner.

Upon the return day, named in the notice of hearing, there should be presented the examiner's report of title. The requirements as to that report are contained in several sections of the amended Real Property Law. A form of examiner's report was included in Section 434 of the Real Property Law until the amendments of 1918 were adopted. The new provision is that the examiner's report shall be in a form to set forth the matters required by the Real Property Law. A form of the examiner's report may be prepared by the registrar subject to revision by the court. A form for the examiner's report of title has been prepared, designed to be uniform in all the counties of Greater New York, and upon its approval by the court copies will be open for inspection at the offices of the various registrars.

The application for a guardian ad litem for any infant defendant must be made upon or after the return day of the notice. Default of any persons who have failed to appear in answer to a service of a notice of hearing may be noted on the return day, and upon a report from the guardian ad litem an order may be entered immediately upon the examination of the official examiner's report of title. The court is not bound by the examiner's report of title, but may make any further examination or give further directions to the official examiner.

If any objection is made by any person claiming an interest in the property the case must be tried at a special term. If there is no objection the court enters the final order, directing that the title be registered in accordance with the facts found by the official examiner or by the court upon consideration of the official examiner's report.

The registrar, upon receiving the final order of the court, enters upon books in his office prepared for that purpose a statement of the ownership of the property as decreed by the court. The owner receives a duplicate of the certificate of title, which is a copy of the original entered on the books of the registrar, showing the ownership of the property, with any statement of the mortgages or liens to which the title is subject. The owner's duplicate certificate or a certified copy of the certificate may be received in evidence in the courts

of the state, and is prima facie evidence that the provisions of the law have been complied with. No action or proceeding can be commenced to set aside any final order or judgment of registration after thirty days after the final order was entered. The owner who receives the registered title, unless he has committed fraud or was cognizant of fraud by another in the registration, cannot be deprived of the ownership of the registered property, even if it should subsequently appear that some person had a valid claim to some interest in the property. The claimant must have recourse to the insurance fund while the registered owner remains in undisputed possession of the property.

A transfer of registered property may be made by the act of the owner in bringing his duplicate certificate to the registrar's office with a deed to the new owner. There need be no delay in new owners receiving a certificate, as it is not necessary to record the deed, but only to file it; and the new owner may be assured that there are no liens or charges against the property except those which are entered upon the original certificate. Any judgment against the former owner in a state court does not affect the title to the registered property unless a transcript of the judgment has been filed with the registrar and entered against the particular property to be charged.

The giving of a mortgage upon registered property is equally easy with the transfer, and the whole transaction may take place in a few hours.

One of those who has inquired recently at the registrar's office concerning proposed registration of title is the owner of a contract of purchase of a piece of property. The amended law makes it easier for a person intending to purchase a piece of property to have it registered than was the case under the old law.

Among those who may apply for the registration of a title is the owner of a contract for the purchase of land, and he may file such contract, properly acknowledged, with his petition, and the proceeding will progress as if he were already the owner of the property. He should, however, receive his deed before the final order registering the title is entered and then registration will be in the name of the holder of the contract.

Under the old law a person having a contract to purchase land could not proceed with the registration of the title without the consent of the owner of the

fee. Under the law as it stands at present a person intending to purchase land upon making the usual contract will not have to wait until he becomes the full owner of the property, but may arrange for the closing of the contract at a certain date and immediately receive a registration certificate, thus obviating the necessity of a search by a title company or private attorney. The present provision will probably frequently be taken advantage of by those desiring to purchase and wishing to avoid the expense of a title policy.

In the case of a recent inquiry at the registrar's office it was found that the cost of the examination of the title and its registry under the Land Title Registration Law would only be about one-half of the fee asked by the title company. The title company charge was said to be \$115.00, while the cost of registration, exclusive of a survey, would be less than \$60.00. The cost of a survey would have to be added to the charge either in the case of a title company or a title registration.

The Torrens act provides that some one part of the Supreme Court and some one judge of the court shall be especially assigned to take charge of land registration matters. The justice of that part is made the adviser of the official examiner of the title in matters which may require advice or direction. The Supreme Court rule as to the designation of a title part and of a judge who is to act in title registration matters is not generally known to the profession, as few registrations have been had in recent years. A part of Rule 16 of the Special Term rules of the First Department affecting the "Title Part" is as follows:

"An application for registration of title to real property made under the Real Property Law (Chapter 52 of the Laws of 1909) must be made at Special Term, Part 2, of the Supreme Court, which is hereby designated the "Title Part" of the said court under Section 371 of the said act, and the justice of the Supreme Court, from time to time assigned to Part 2 of the Special Term, is hereby designated as the justice to have general supervision and control of the business coming under the said act in the County of New York, and all applications to register title to real property under said act must be returnable at said Title Part, Special Term, Part 2, of the Supreme Court."

Inquiry at Part 2 of the Supreme Court disclosed that there was no such part as the "Title Part," but a perusal of the rules revealed that provision had been made for such part but had never been put in force. Men who are familiar with realty and the various methods of procedure customary in the recording of instruments, when asked about the section above referred to, admitted that they were not familiar with it, and were surprised to learn that provision is made for the designation of a justice to preside over the "Title Part."

In a communication to the Record and Guide Mr. Walter Fairchild, of the Torrens Law League, says:

"In your issue of May 24 appeared a letter from Cyril H. Burdett, vice-president of the New York Title & Mortgage Company, warning the public against using the amended Torrens Law. The letter may mislead persons not familiar with the subject that I ask the privilege of your space to point out a few of the points as to which Mr. Burdett is in error.

"Mr. Burdett is wrong when he says that the attorney-general preferred not to pass upon the question of the constitutionality of the law. As a matter of fact the attorney-general took up specifically four or five questions raised by the title company opponents and gave his opinion in support of the law in every case. I enclose a full copy of the attorney-general's opinion.

"Mr. Burdett fails to state that the procedure in the law as amended is the same as Massachusetts has had for twenty years without loss. The United States Government adopted the same procedure for the Philippine Islands and Hawaii fifteen years ago. Thousands of cases have been tried and no criticism even has ever been brought forward by any one.

"Mr. Burdett repeats an old slander of his that the locality plant at the register's office is 'unreliable.' He fails to state that his own company for four years last past has discontinued keeping up its own plant

and uses the register's office plant exclusively for searches continued after May 1, 1914.

"Mr. Burdett says that a 'judgment in a Torrens proceeding is not conclusive.' In this Mr. Burdett sets himself against the law of the state and against the decisions of the highest courts of Massachusetts, as well as the decisions of the Supreme Court of the United States.

The main points in Attorney-General Merton E. Lewis' opinion, which was addressed to Franklin B. Lord, counsel to Governor Whitman, follow:

"The more important of the amendments are opposed as unconstitutional. For instance, that amendment which seemingly provides for a default judgment to be entered without any investigation of the title by the court. Lines 12-16 on page 33 read:

"Default shall be noted on the failure to appear of any of those on whom the notice of hearing has been served, and upon petition to the court a final order of registration may be entered at once on the failure to appear and object of all persons so served."

"I think the above provision does not intend that titles be registered without judicial investigation. If all parties default a petition for the final order registration must still be made to the court, and §391 (page 40, line 21) provides with reference to this final order of registration:

"No final order or judgment of registration shall be made unless the court is satisfied that the title to be registered accordingly is free from reasonable doubt."

"Furthermore it is the duty of the court to find in whom the title or any interest in the property is vested. It might find the title vested in one of the defaulting parties, in which event, of course, the title could not be registered in the name of the petitioner. Note the language of §390 (page 38, line 15, etc.):

"In any proceeding under this article the court may find and decree in whom the title to or any right or interest in the property or any part thereof is vested, whether in the petitioner or in any other person, and may remove clouds from the title, and may determine whether or not the same is subject to any lien or incumbrance, estate, right, trust or interest, and may declare and fix the same, and may direct the registrar to register such title, right or interest, and in case the same is subject to any lien, incumbrances, estate, trust or interest may give directions as to the manner and order in which the same shall appear upon the certificate of title to be issued by the registrar, and generally in such a proceeding the court may make any and all such orders and directions as shall be according to equity in the premises and in conformity to the principles of this article."

"The above provisions necessitate, in my opinion, an examination of the title in every case by the court and prevent a registration in the name of a petitioner who is not the owner, even should all parties served with notice default in appearance.

"The second objection pertains to the substitution of service by registered mail in place of personal service and the publication of the notice of hearing in a newspaper, a provision which might be complied with by the publication of the notice but once in one newspaper.

"It is true that the bill does provide for service of notice by registered mail, but it is unnecessary to decide whether the use of such form of service only is constitutional (though I believe it is) for the reason that the question whether all necessary parties have received actual notice, so far as possible, is for the court, and it may require personal service of the notice if it deems such service desirable (page 20, lines 11-23; page 14, lines 24-26; page 19, lines 13-26; page 20, lines 1-10; page 32, lines 9-15). On page 32 last referred to appears the following language:

"The registrar shall also, within seven days of the publication of said notice in a newspaper, cause a copy of said notice to be sent by registered letter, demanding a return, to every party to the proceeding whose address is known. The court may also cause other or further notice of the petition to be given. The court shall, so far as it considers it possible, require proof of actual notice to all adjoining owners and to all owners who appear to have any interest in or claim to the land included in the petition. Notice to such persons by mail shall be by registered letter, demanding a return. The registrar shall also cause the notice of such proceeding and hearing to be posted, at least fourteen days before the return day, in a conspicuous place on each parcel of land affected by the proceeding."

"The word 'owners' (line 12) seems to have been

(Continued on Page 703)

Hospital Building Survey by Realty Board Men

Committee Appointed to Help Government Officials in Providing Accommodations for Wounded

OUR soldiers have been in action in the trenches in France, and wounded men are being sent back to America to be cared for. In order that this work may be carried on with the greatest efficiency it has been deemed necessary to acquire, as soon as possible, hospital space within the boundaries of Greater New York or in close proximity to this city for the accommodation of at least fifty thousand wounded soldiers and the doctors, nurses and orderlies who will have charge of the work.

For some time Colonel H. H. Rutherford and Major E. J. Barrett, of the Medical Department, United States Army, have been in this city making a survey of available buildings and sites for hospitals. In order that these officers might have the assistance of men most competent to advise there has been formed an unofficial committee of members of the Real Estate Board of New York, under the chairmanship of Mr. Pell Thompson, who will conduct a survey covering every part of the city and will make recommendations as to the suitability of the buildings offered.

The committee that will make the survey comprises a number of prominent real estate and brokerage firms in the city. These firms will act as district captains and will become the clearing houses for information obtained within the districts they serve. The committee comprises: Pell Thompson, chairman; F. R. Wood, secretary; Goodwin & Goodwin, Cross & Brown, Pease & Elliman, J. Clarence Davies, William P. Rae, Duross Company, Douglas Robinson, Charles S. Brown Company, Spear & Company, Charles F. Noyes Company, Joseph P. Day, H. J. Sparks, Porter & Company, Thomas P. Graham and H. H. Murdock.

In order that no available structures may be omitted from the survey the entire city has been districted and will be thoroughly canvassed. The individuals and firms in charge of the canvass will act as team captains and will make their reports to Mr. Richard O. Chittick, executive secretary of the Real Estate Board of New York. All real estate brokers within these various districts, or individual property owners who have buildings that might be converted for hospital use are strongly urged to report to the respective captains with complete data regarding the buildings without delay.

Following are the boundaries of the districts and the captains of each: Douglas Robinson, Charles S. Brown Company, Broadway to the North River, Battery to 14th street; Duross Company, Broadway to North River, 14th street to 34th street; Cross & Brown, 34th street to 59th street, Fifth avenue to North River, and also Queens Borough and Williamsburgh; F. R. Wood, W. H. Dolson Company, 59th street to Harlem River, Eighth avenue to North River; Charles F. Noyes Company, Battery to Grand street, Broadway to East River; Spear & Company, Grand street to 14th street, Broadway to East River; H. J. Sparks, 14th street to 34th street, Broadway to East River; Pease & Elliman, 34th street to 96th street, Fifth avenue to East River; J. Clarence Davies, the Bronx; William P. Rae, Brooklyn, and Joseph P. Day, outlying sections of the city, New Jersey, etc. Thomas

P. Graham and H. H. Murdock are serving in an advisory capacity.

Structures considered most adaptable to use as military hospitals are large loft buildings of modern fire-proof construction and equipped with all of the latest improvements and conveniences. They must be supplied with ample elevator service and also means of fire protection. Automatic sprinkler systems are not mandatory, but are highly desirable as adjuncts to the fire protective and fighting apparatus.

Preferably the buildings should be so located that two or three may be acquired in close proximity to each other, and they should also be within easy distance from the waterfront in order that wounded soldiers may be cared for with the minimum of re-handling in transportation. The space required for the care of a single patient, including all necessary equipment and nursing facilities, is approximately two hundred square feet, and this fact should be borne in mind when consideration of available structures is being undertaken.

The Medical Department of the United States Army for some time has had under consideration the acquisition of large structures, such as hotels, apartment houses, office buildings, or any other similar type of building wherein the partitions may readily be removed and the floors thrown into large open spaces designed for use as wards, the prime idea back of the present requirements being to handle just as many patients as is possible with the minimum amount of obstruction and confusion.

In selecting and listing properties for military hospital purposes the real estate brokers and individual owners of available structures must bear in mind the fundamental physical requirements of a modern military hospital unit. There must be easily available buildings or quarters for nurses, doctors and orderlies. There must be sufficient space adaptable for kitchens, pantries, operating rooms, laboratories, dispensaries, pharmacies and also room for the storage of equipment and supplies. The ambulances must be housed in nearby garages and quarters will be required for ambulance drivers. These auxiliary buildings may not be required for these specific purposes, but their convertibility must be taken into consideration when listing available properties.

It is manifestly not the intention of the Federal Government to disturb any existing industry or business in locating its hospitals in this city, particularly those that are executing contracts for the Government or working for the welfare and health of the community or nation. It is most essential, however, that the Medical Department obtain its full requirement of hospital space within the shortest possible time so that no unnecessary suffering and transportation of wounded American soldiers be entailed.

The authorities have no desire to use harsh measures in obtaining the needed facilities. They fully expect every individual owner of property that could be converted to hospital usage to come forward loyally and make the offer. This is a patriotic service of the highest calibre.

Real Estate Men Volunteer for National Service.

THE National Association of Real Estate Boards, composed of "Realtors"—men possessed of an expert knowledge of handling all realty problems—and numbering on its rolls some nine thousand business men, have volunteered to serve all departments of the Government without charge during the war.

William M. Garland, of Los Angeles, Cal., is president of the association, and is now in Washington completing the work of the organization and will remain until every detail is completed. In the several departments where the service of this association has already been utilized, notably the office of the Alien Property

Custodian, the Quartermaster's Department of the army, the Shipping Board and the Bureau of Housing and Transportation of the Department of Labor, these men have saved hundred of thousands of dollars in appraisements on realty and space desired by the Government. Committees of "Realtors" will be stationed throughout the country, ready to serve all departments of the Government, by saving millions of dollars of excess profits in the sale or leasing of property.

An invitation to become affiliated with the association has been extended to the Real Estate Board of New York, but no action has yet been taken.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor

W. D. HADSELL . . . Vice-President

J. W. FRANK . . . Secretary-Treasurer

S. A. PAXSON . . . Business Manager

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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Section II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

Real Estate Must Have Relief.

In the various suggestions that are being made to provide additional revenue for the city so that real estate may be relieved of part of its excessive burden the attitude of the Real Estate Board of New York that the surest way of providing new sources of revenue lies in the taxation of personal property is worthy of most serious consideration.

The steady decline in the tax receipts from this class of property from over thirteen million dollars the first year of the consolidation of Greater New York to less than six millions for the tax year of 1918 is not proof of the falling off in the amount of personal property in the city, but of lax methods in its listing for purposes of taxation.

In the same period of time the assessments on real estate in the consolidated city have increased until they are practically four times as great as twenty years ago. It is unreasonable to believe that personal property has not also increased correspondingly in value.

Real estate interests believe that if a systematic effort should be made to tax the great amount of personal property that now undoubtedly escapes the vision of the assessors a large amount of revenue could be derived from this source instead of a constantly diminishing fraction of the receipts of the city treasury, provided that the tax be kept at a low rate.

There need be little fear that owners of taxable personal property will remove their residences or their holdings from the state to evade such a tax. In the first place they live in New York because it is the metropolis of the country and affords them business

and social connections they cannot get anywhere else, and any removal of personal property to other locations would subject it to taxation at a much higher rate than is proposed by New York real estate men.

The success of the federal income tax is neither an argument that this method of taxation is a better way of securing revenue than the taxing of personal property nor decisive proof that the income tax can be successfully applied to the problems confronting the tax officials of the five counties making up this city.

There will probably be no objection to a state income tax to cover state expenses; but if this kind of taxation were extended to cover the expenditures of this city there would arise the difficulty of adjusting the share of the income derived by the state to be awarded to the city to cover its budget. It is easily conceivable that continual disagreement and consequent instability in the city's revenue from this source would result. With a state income tax, however, to cover state expenses there would be considerable relief extended to real estate in this city because nearly 70 per cent. of state taxes are paid by this city.

But economists and tax experts have frequently pointed out that while in most other countries the income tax has superseded attempts to collect personal property taxes this form of tax is not particularly adaptable to state or local governments in the United States. To be effective an income tax must necessarily reach every source of income so that there can be no dodging. This is only possible when the tax officials have country-wide authority, as they do under the federal law, but could not possibly have if the system were applied to the state or county. Nor can the federal officials give to local tax assessors any information that would guide them in getting at taxable incomes.

What is necessary at the present time is not the projection of many theories into the field of desultory discussion, but the coming together of all those vitally interested in the tax questions that must be solved in the near future, and the resolving upon a definite program for action. In only this way can real estate be freed from the heavy incubus now resting on it.

Can't Be the City's Iceman.

Believers in orderly government will note with general satisfaction the decision of Corporation Counsel Burr terminating the ice controversy between former Governor Odell, the State Ice Comptroller, and Dr. Day, Commissioner of Public Markets. The corporation counsel holds that Dr. Day has no authority to purchase ice in Massachusetts and sell it to dealers in this city at four dollars a ton.

Where the ice comes from which Dr. Day proposed to sell, as also the price per ton, are beside the question. A broader issue than that was involved in the controversy.

A good many level-headed citizens are watching the progress of the plan to put the City of New York into the marketing business. The question of supplying ice is merely one of many phases of this plan. How far the city should go in the capacity of butcher, baker and candlestick maker for the inhabitants of the metropolis is a very serious question.

The cost of conducting the city government has been increasing by leaps and bounds, and hundreds of thousands of dollars of this increase can be traced to the assumption by the city of functions it formerly did not exercise. The proposition of having all the taxpayers act as marketmen for a part of the citizens

undoubtedly appeals to a large class who contribute nothing to the city treasury, out of which the bills are paid; but the time has come when serious citizens must give greater thought to this questionable use of public authority.

Corporation Counsel Burr unquestionably is right in his interpretation of the law as it applies to Dr. Day's activities in regard to ice. It doubtless would be a good thing for the city at large if the corporation counsel's ruling in this instance could be extended to other commodities.

Landlords and Profiteering.

The prompt action of the Real Estate Board in offering its hearty co-operation in any investigation which the Board of Aldermen may desire to make into alleged profiteering of landlords is in line with what naturally would be expected from any representative body of business men with reference to similar charges reflecting on the commercial integrity of that particular business.

The building of apartment houses and renting them out to individual tenants is a business proposition pure and simple, and as such depends for its success upon the same principles that prevail in and control business generally.

Tenants are the landlord's customers and in common with men in other lines of business he must treat his customers honestly or his business will suffer.

There is no question that rents have been advanced, but that they have been unfairly increased is not borne out by the facts. Recent investigations made by the Record and Guide and printed in this newspaper with reference to the net returns of office buildings and apartment houses, show conclusively that the increased rents have not anywhere near kept pace with the greater operating expenses, including payments for coal, taxes and wages, all of which items are much higher than a year ago and considerably greater than before the war.

There are at least one hundred thousand real estate owners in this city, and some estimates have placed the total at double that number. A large part of these

owners are also landlords, and their interests are affected by the same natural regulations that affect other business, notably the law of supply and demand. At the present time the demand for housing accommodations is greater than the supply, owing to the enforced falling off in building construction, and the landlords have the temporary advantage of being able to fill their buildings with tenants at fair rentals. This is not always, nor even generally, the case, as anyone with even a limited knowledge of conditions in the real estate world knows. Many buildings in both the financial and the residence districts have been carried at a loss for years, previous to the war, or paid only a very low rate of interest.

This factor of the large number of landlords makes "profiteering" practically impossible, because there is the same law of competition to regulate prices in the real estate business that there is in other commercial propositions. Landlords have formed no trust to boost prices, but they are competing with each other to get honest tenants, who will pay promptly and use the property leased to them with the same care that they would take if it was their own.

It is likely that in the great number of landlords throughout the city there are some who have taken advantage of the prevailing conditions to get larger profits out of their buildings than are justifiable, as there have been men in other lines of business who have been found out and punished for their undesirable practices. They should be brought to a realization of the fact that the people of the country generally, and of New York City particularly, are in no mood to put up with profiteering. The country is at war and every man should not only do his part, but is expected not to prevent any other man from doing his.

A profiteering landlord is not only not "doing his bit," but he is a deterrent to others who want to serve the flag, and is a delinquent of whom all in this patriotic city will be glad to be rid of.

The action of the Real Estate Board in offering to help unearth any of this ilk is in accordance with the high purposes for which it was organized.

Official Procedure Under the Torrens Law.

(Continued from page 700)

inadvertently used for the word 'persons,' but the meaning is not materially affected.

"While the wording of the statute, 'the registrar shall cause a notice, fixing the time and place at which the petition shall be heard, to be published in a newspaper published in the county in which the land is situated' (page 32, line 1), would sanction the publication of notice but once in one newspaper, the court, as hereinbefore indicated, supervises the necessity for further notice, and may order the same. I am of the opinion that this power of the court over the matter of notice removes all legal objection to the proceeding as offending due process of law.

"The third objection runs to the provision in §380 (page 17, line 23, et seq.), reading as follows:

"The order shall also direct the registrar to give such notice to such additional persons as the preliminary report of the official examiner of title shows should be made parties to the proceeding unless the petitioner shall file with the registrar a waiver of the requirement that any such additional persons be made parties to the proceeding and a request that such notice be given forthwith to the parties named in the petition. In case such waiver and request is filed the registrar shall give such notice only to the persons named in the petition as parties to the proceeding. In any event, however, the determination of the question as to sufficiency of parties and as to due service of notice shall be for the court, as herein provided."

"This, I am confident, in view of all the other provisions of the statute, does not mean that a petitioner will be able to have his title registered without notice to the proper parties. It is rather a method of saving time. The petitioner states whom he believes to be

proper parties and asks that notice be immediately sent them. The petitioner does not await the examination of the title, taking the chance that all proper parties have been included in his petition. If the final examination of the title by the official examiner and by the court shows that the petitioner has omitted to state all the proper parties his papers must be amended, for the court will require the service of such persons; and the petitioner has not gained the time he expected. The court at all times has complete control over the subject of service of the proper parties (§380, page 20, line 11):

"By the statements of facts contained in said report of title, or by separate accompanying affidavits, or by any other additional evidence, if necessary; or by any or all of these, sufficient facts must be shown to satisfy the court that all owners and claimants of the property sought to be registered, or of any right or interest in or lien upon the same or any part thereof, who could be found by diligent inquiry, are duly and specifically named and made parties to the proceeding. The question of the sufficiency of the proof that all such owners and claimants who could be found by diligent inquiry are duly and specifically named and made parties to the proceeding and that they have been duly served with notice of hearing shall be for the court."

"Altogether, in my opinion, there is sufficient notice and hearing provided by the bill to constitute due process of law. At least the court and not myself, where a minimum of notice is being approached, should take the burden of deciding just the length of notice and nature of notice which divides adequate and reasonable notice from inadequate notice."

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LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Broker's Right to Commission.

IN an action against the agent of a land company which contracted to sell lands to the plaintiff, the petition alleged that at the time it contracted and received part payment the land company had no title to the land. It appeared that the contract declared that in the event the land described had been previously sold or was not then owned and controlled by the land company it should be void, and the advance payment returned. The Iowa Supreme Court holds, *Johnson v. Shea*, 166 N. W. 531, that the petition did not state a cause of action entitling the plaintiff, the purchaser, to recover from the agent the amount of the commission paid him by the land company out of the part payment, for under the circumstances, the land company, by entering into the contract and receiving a part payment, was not guilty of fraud, notwithstanding there was a failure of consideration entitling the plaintiff to recover the part payment.

Absolute Deed as Mortgage.

The New York Appellate Division holds, *Thompson v. Lewis*, 169 N. Y. Supp. 501, that a deed absolute in form, reciting indebtedness, conveying to two persons as joint tenants, as a part of the consideration for which the grantees delivered to the grantor an instrument reciting the conveyance and the indebtedness and reciting that the grantees would hold in trust until a certain date, and providing that, if the indebtedness were not then paid, the trustees should convey to the grantee at a certain valuation, which should not extinguish the debt, was a mortgage under Real Property Law (Consol. Laws, c. 50), §320, stating what instruments shall be deemed mortgages. The mere fact that the deed was not made to the creditor direct, but to her representatives, did not detract from its character of a mortgage.

A mortgagor cannot, as part of the transaction, make any agreement which will prevent a court of equity from recognizing and enforcing his right to redeem. And since the personal lien of a mortgage cannot be changed into a legal estate by any agreement that such result shall follow default in payment of the debt, a conveyance to the creditor by her representatives operated solely as an assignment of the mortgage. It was incompetent, in an action by the mortgagor to have the deed declared to be a mortgage, for the court to limit his right to 30 days after the signing of the judgment.

Fire Insurance—Recovery by Mortgagee.

A mortgagee sued to recover on an insurance policy issued to his mortgagor. The mortgage clause merely constituted the mortgagee an appointee to receive the proceeds of the policy for and on account of the assured, subject to all the terms and conditions of the policy. The mortgagor sold and conveyed the property, which act, by the terms of the policy, rendered it void. Application was made to the insurance company to substitute the purchaser of the property as the assured in the policy. The insurance company imposed reasonable conditions, which were not complied with until after loss had occurred, when the insurance company cancelled the policy, and returned the unearned premium to the mortgagor. The Kansas Supreme Court, in an action by the mortgagee on the policy, *Longfellow v. National Fire Ins. Co.*, 170 Pac. 813, held that he could not recover. There is a clear distinction between the form of mortgage clause here used and the more modern form known as the union mortgage clause.

Possibility of Specific Performance.

The duty of specific performance, which courts of equity enforce, is a reciprocal one, and the maxim, "He who seeks equity must do equity," is peculiarly applicable; therefore specific performance will ordinarily be refused

in favor of a party against whom specific performance of his obligations under a contract is for any reason impossible. Specific performance of a contract to exchange lands for certain other property, which obligated the defendants to assume mortgages on the lands they were to receive, will not be granted, where at the time of the rendition of the decree mortgages on the lands, which the complainant was to transfer, had been foreclosed and he had lost all rights therein; it being purely a question of surmise whether, if the defendants had complied with their agreement to pay interest on the mortgages, foreclosure could have been avoided.—*Winston v. Brown*, 247 Fed. 948.

Mutual Mistakes in Description.

It is well settled that where a deed describes the land conveyed by metes and bounds, and by mutual mistake of the parties covers land which the vendor did not intend to sell, nor the vendee to buy, the mistake will be corrected. Mutual mistakes occur generally in the description of property conveyed. To ascertain whether a mistake has been made in describing property in a deed, it is essential to know the intent of the parties, the one in selling and the other in buying, respecting the subject-matter of the conveyance, and, if the deed fails to express their intention, there is a mutual mistake, relievable in equity by way of reformation, where the proof is clear, convincing, and satisfactory.—*Maxwell v. Wayne Nat. Bank*, North Carolina Supreme Court, 95 S. E. 147.

Damages in Condemnation Proceedings.

In a railroad's proceeding to condemn land the petitioner produced seven witnesses, six of them farmers who, for farming purposes, valued one parcel of land at \$400 an acre, and another parcel at from \$200 to \$250 an acre. The defendants' witnesses, mostly real estate men, placed the value of the land for subdividing and platting at from \$1,000 to \$1,200 or \$1,500 an acre. The Michigan Supreme Court held, *Chicago, D. & C. Grand Trunk Junction R. Co. v. Simons*, 166 N. W. 960, that awards by the jury of \$400 an acre for one parcel and \$350 for the other were based solely on the value of the parcels for farming purposes, and that the owners had the right to have their damages assessed on the more valuable basis.

Rights of Vendor in Foreclosure.

Where time was not specifically made of the essence of contracts for the sale of land, after demand made by the vendor the purchaser should have been paid within a reasonable time, and, in the vendor's action for foreclosure of the contracts of sale, it is held, *Potter v. Pigg (Cal.)*, 170 Pac. 1066, that he was entitled only to have foreclosure ordered conditionally on the failure of the assignee of the purchasers to make full payment in accordance with the contracts.

Actionable Misrepresentation.

The Washington Supreme Court holds, *Starwich v. Ernst*, 170 Pac. 584, that a statement that a two-story building was upon the lot, although not willfully false or made with intent to deceive the plaintiff vendee, amounted to actionable misrepresentation where part of the building extended into the street and the building gave rise to the major part of the purchase price and could not be used elsewhere without demolition or reconstruction.

Land Sold for Improvement.

The Washington Supreme Court holds, *Vera Land Co. v. Metcalf*, 170 Pac. 1012, that where a land company sold land to a promoter who agreed to make improvements, subdivide the land and reimburse the company from payments made to him by purchasers, and he defaulted, the land company, in the absence of collusion with him, was not liable for the fulfillment of his contracts with the purchasers.

REAL ESTATE REVIEW OF THE WEEK

Active Market in Spite of Short Business Week—Several Big Deals Consummated—Leasing Continues Good

IN spite of the fact that the present has been a four and a half day business week, brokers report a healthy market and some important deals were put through both in sales and in leases. Important in the sales of the week was that by the Randolph Walker Corporation of the twelve-story apartment house at 969 Park avenue to a New York City investor. The structure was built about two years ago and is fully leased. It was held at \$1,150,000. Jesse C. Bennett was the broker in this deal.

Frederick Brown, the operator, purchased from the Estate of Louis A. Koelsch the six-story apartment house at the northwest corner of Broadway and 125th street on a plot 55x100. The house has accommodations for twenty-seven families and is assessed by the city at \$110,000. Jesse C. Bennett was also the broker in this deal.

A sale of property on Washington Heights was consummated whereby the Mose Goodman Corporation sold the new five-story apartment containing stores to Frank Hilman. This deal represented about \$200,000. The purchaser gave in part payment the flats and stores at the northwest corner of Houston and Goerck streets.

The sale by Pease and Elliman as brokers, acting for the Estate of Joseph W. Ogden, of the four-story and basement house at 33 West 57th street between Fifth and Sixth avenues, is another operation involving the conversion of an old residence into a business building. Within a short time not less than four other old residences on this block have been leased by the same brokers for trade purposes.

To meet demands occasioned by Government orders, the 233 West 25th Street Corporation has acquired from Ruth A. Wallace, the northeast corner of 54th

street and Eleventh avenue, now occupied by a group of old frame tenements, and the same company has taken title to the adjoining five-story factory at 549 to 557 West 54th street. The new owners will improve the corner with a two-story fireproof factory, which has been leased from the plans for twenty-one years to the George W. Copp Company, manufacturers of automobile equipment, who have a Government contract. Cross & Brown negotiated this deal and also a recent sale of property at 233 to 243 West 25th street for the Title Guarantee and Trust Company to the same purchaser. These transactions involved about \$450,000.

Leasing throughout the city continued good this week and several important transactions were closed. Probably the most important lease was that of the old Greenhut building known as "The Big Store" on Sixth avenue between 18th and 19th streets to the Medical Department of the United States, represented by Surgeon-General William C. Gorgas, for the duration of the war and one year thereafter, for use as a medical base for wounded soldiers from the front landed at Ellis Island. Only medical cases will be treated here, surgical patients being assigned to the more elaborately equipped hospitals at Lakewood, N. J., and on Staten Island. Joseph P. Day obtained the property for the Government from J. B. Greenhut, Inc.

The lease of a Greenwich street warehouse by Goodale, Perry and Dwight, acting for the Henry-William Company to Jarvis Stores, Inc., represented by William A. White & Sons, is another evidence of the recent activity in the sale and leasing of downtown property by large concerns. This property is a seven-story structure at 726 to 736 Greenwich street, southwest corner of Perry

street, occupied for many years by Austin, Nichols & Company before their removal to Williamsburgh. A very gratifying feature of this lease is that it is for a long term of years and at a greatly increased rental over the previous lease.

REPORT TO STOCKHOLDERS.

Creditable Showing Made Despite War Conditions.

The annual report of the U. S. Realty and Improvement Company, which is printed herewith, will doubtless prove very satisfactory to the stockholders in that organization, and be a source of gratification to the president of the company, Mr. Laurence McGuire, under whose management during the trying period since this country entered the war, the company has made such a good showing. The report follows.

May 29, 1918.

To the Stockholders of the United States Realty and Improvement Company:

In accordance with the provisions of the by-laws, I submit herewith a report on the condition of the affairs of your company for the year ended April 30, 1918, together with a Consolidated Balance Sheet at April 30, 1918, and Consolidated Income Account for the year, these latter bearing the certificate of Lingley, Baird and Dixon, the company's auditors.

SUBWAY CONTRACTS.—Your company's contracts with the City of New York for the building of three sections of the dual subway system are practically completed. The estimated loss on these contracts at April 30, 1917, included in last year's report, was \$2,954,000.00. With the work substantially finished and the greater part of property damage and other claims adjusted, the total loss is now estimated to be well within the amount heretofore set aside for completion. As an offset to this loss the company has substantial claims which will be duly submitted for settlement to the proper authorities repre-

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WE DO NOT PRETEND TO FORETELL NEXT WINTER'S WEATHER. IT MAY EQUAL THE SEVERITY OF LAST WINTER'S AND IT MAY NOT.

LANDLORDS CANNOT TAKE CHANCES

The Fuel Administrator has apprised you of the coal situation. Will you have a sufficient supply to take care of yourself and your tenants? Perhaps not. Then you will look to gas for heating, as many thousands did last winter.

See that you have adequate gas piping to which Gas Heaters, Radiators and Gas Steam Radiators may be attached. Gas pipes should run to every room. Those gas pipes that caused trouble last winter should be put in good condition now, before there is a greater scarcity of labor than at present.

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All builders of modern apartments and residences wire for electric light; but he who sells or rents first usually has some especially attractive feature to offer.

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senting the City of New York.

INCOME FOR YEAR.—The net income for the year amounts to \$775,421.29, an increase of \$282,029.52 over the preceding year.

PRODUCTIVE REAL ESTATE.—While the gross income from productive real estate shows an increase, taxes, operating and general maintenance cost have increased so rapidly that the net income has not increased.

Leases expiring at April 30, 1918, have been renewed at an increased rental, which will, in part, tend to relieve the constantly increasing cost of taxes and other operating expenses. Each year brings an increased real estate tax and it is generally conceded that some definite action must be taken in the near future to secure sources of revenue other than from real estate to meet the growing cost of State and municipal governments. When State and city taxation is more equitably distributed and cost of operating returns to a normal basis, rental values may be properly adjusted and the net income from productive real estate become much more stable.

UNPRODUCTIVE REAL ESTATE.—The cost of carrying the unproductive real estate reflects the abnormal increase in taxes, and were it not for the fact that one large property had been leased, the cost of carrying unproductive properties would have shown a further material increase. Owing to the unprecedented conditions it has not been possible to dispose of, or improve, any of these properties.

INVESTMENTS IN OTHER COMPANIES.—The return from investments in securities of other companies has been on the whole satisfactory.

GEORGE A. FULLER COMPANY.—The following is a summary of the activities of the George A. Fuller Company for the year:

Summary.

Unfinished Business, April 30, 1917.

Government.. \$100,000.00

Others 24,285,276.93

\$24,385,276.93

New Business taken in during year ended April 30, 1918:

Government.. \$15,638,240.00

Carolina Shipbuilding Co. 20,514,000.00

Others 12,449,723.62

48,601,963.62

\$72,987,240.55

Work Executed:

Government.. \$14,672,185.15

Others 19,693,684.97

34,365,870.12

\$38,621,370.43

Unfinished Business, April 30, 1918.

Carolina Ship-

bldg. Corp.. \$20,514,000.00

Government.. 1,066,054.85

Others 17,041,315.58

\$38,621,370.43

Included in the above were contracts for the United States Government in connection with the war programme, amounting in all to \$15,738,240.00. All of this work was done under a close margin. A similar amount of work for private interests would have undoubtedly resulted in a much larger net return to your company. Included in these contracts was one for the buildings of Camp Funston at Fort Riley, Kansas, which cost \$7,843,000, including a fixed fee of \$250,000.00.

I believe this to be the largest cantonment constructed for the Government, and cost the least per capita. It has been the purpose and desire of your company to execute for the Government all work at the least possible cost, and this policy of lending assistance to the Government will be continued.

I am pleased to report that the Government has evidenced in many ways its satisfaction with the results accomplished for it by your company.

The completion of the contracts for the Commodore and the Pennsylvania Hotels in New York City has been somewhat delayed because of Government war priorities covering structural material. The work, however, on these two contracts is now progressing favorably

and no further serious delays are anticipated.

CAROLINA SHIPBUILDING CORPORATION.—In April the Carolina Shipbuilding Corporation, a new subsidiary company, organized for the purpose of building ships entered into an agency contract with the United States Shipping Board Emergency Fleet Corporation for the construction and equipment of plant, and building twelve 9,500-ton steel ships. The yard is at Wilmington, North Carolina, work on which is now under way. The contract price is \$20,514,000.00, which includes a fixed fee and in addition a participation in any saving realized.

GENERAL.—With the completion of the contract for three sections of the dual subway system, that portion of the company's income which has of necessity been applied to meet the unfortunate losses occasioned will now be applicable to the betterment of the com-



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City.

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pany's working assets and the reduction of its liabilities.

It is estimated that the income from the company's improved properties and investments for the current year will be sufficient to meet all charges, including interest on its debenture bonds.

With the additional work which may reasonably be expected to come to the George A. Fuller Company, your company should achieve a satisfactory result for the current year.

LAURENCE MCGUIRE, President.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 22 as against 31 last week and 18 a year ago.

The number of sales south of 59th street was 12 as compared with 13 last week and 9 a year ago.

The sales north of 59th street aggregate 12, as compared with 18 last week and 9 a year ago.

From the Bronx 14 sales at private contract were reported as against 22 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 711 of this issue.

Federal Reserve Bank Buys.

The Federal Reserve Bank of New York is going to have a building of its own. The bank has acquired property of approximately 33,000 square feet, comprising the entire block front in the easterly side of Nassau street from Liberty street to Maiden Lane. The cost of the property will be slightly less than \$3,100,000, or about \$93 a square foot, the price agreed upon being nearly \$200,000 less than the tax valuation. The plans have not yet been drawn, and according to bank officials work on the new building will not start until after the conclusion of the war. At the present time the Federal Reserve Bank is housed in the Equitable Building, where it occupies a corner of the main floor, the whole of the twenty-fourth and twenty-fifth floors, half of the fifth floor, and a quarter of the fourth. The bank also occupies the entire building at 50 Wall street. The quarters of the bank have been greatly increased for the accommodation of the clerical forces required for Liberty Loan activities. The property acquired by the Reserve Bank has a frontage in Nassau street of 164¾ feet, in Liberty street of 235 feet, and on Maiden Lane of 269 1-6 feet. The street numbers of the properties are 28-50 Maiden Lane, 40-52 Nassau street, and 33-51 Liberty street. The previous owners of the property were the Mutual Life Insurance Company, the Lawyers Title and Trust Company, the Estate of William Ziegler, the Estate of William Ruhnstruck, and Joseph L. Delafield. The contracts were closed through the real estate firm of Horace S. Ely & Co. Messrs. George R. Read & Co. were associated with that firm as brokers in the acquisition of the Ziegler and Ruhnstruck parcels, the Ziegler Estate being represented by William Curtis Demarest and J. Curry Watson. The law firm of White & Case and the Title Guarantee and Trust Company represented the Reserve Bank in connection with the title examinations.

Sale on Eleventh Avenue.

The sale and lease of an Eleventh avenue corner were reported Friday, which will result in the undertaking of a large building operation to meet demands occasioned by Government orders. Ruth A. Wallace has conveyed to the 233 West Twenty-fifth Street Company title to the northeast corner of Fifty-fourth street and Eleventh avenue, 100 by 100.5, now occupied by a group of old frame tenements; also to the adjoining five-story factory at 549 to 557 West Fifty-fourth street, now used by the Henry Bosch Company.

The new owners will improve the corner with a two-story fireproof factory, which has been leased for a term of twenty-one years to the George W. Copp

Company, now on Fifty-second street, manufacturers of automobile equipment, who have a Government contract. The transfer and lease were arranged by the Cross & Brown Company. The same

broker recently sold the property at 233 to 243 West Twenty-fifth street to the same purchaser for the Title Guarantee and Trust Company. These transactions involved in the aggregate about \$450,000.

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In the great readjustment of prices that is bound to come when the war ends, you will be glad to own securities that do not fluctuate. Buy them now—our Guaranteed Mortgages—always worth par.

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Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

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INVESTMENT DEPT.

BROKERS ARE INVITED
to submit high-grade improved property which may be leased or purchased at attractive prices.

Sale on University Heights.

Lorington Court, at 2226 Loring place, Bronx, located at one of the highest points in the University Heights section, has been purchased by Frederick Brown from the Loring Construction Company. It is a well constructed five-story apartment house having accommodations for thirty families, on a plot 79x127, irregular. The building yields \$16,000 a year in rents and was held at \$130,000. J. A. Ulanov negotiated the sale.

Schieffelin Estate Title Passes.

Title passed Tuesday for the sale of 103 acres of the Schieffelin Estate to the Hebrew Orphan Asylum. The property is located in the Edenwald section of East Bronx and has large frontages on the Boston Road, Laconia avenue, Baychester avenue and 231st street. The location is an ideal one for the purpose it is to be put to and was selected after the Site Committee of the Orphan Asylum had examined a large number of other properties in the Bronx. There is an elevation of 140 feet and an unobstructed view of the surrounding country; natural drainage; well wooded with fine old trees. Accessible to the Baychester avenue station of the New York, Westchester & Boston Railroad and the 225th Street Station of the White Plains Avenue Division of the subway. In order to consummate the sale and carry out the terms of the contract, some ten streets and avenues were closed by the City of New York, affording a plottage of about 90 acres in one parcel intact, so that the cottage plan contemplated can be carried out without streets intersecting and cutting through. Building operations will not begin until after the War. The Schieffelin home-

stead still stands on the property, but has not been occupied for some years. A farm of 193 acres was purchased in 1842 by Effingham Schieffelin, grandfather of the present sellers, Effingham L. Schieffelin, Clara B. Schieffelin and Lucy F. Schieffelin. The price paid was \$350,000, all cash. J. Clarence Davies negotiated the sale.

Operator Adds to Holdings.

Frederick Brown, operator, purchased from William F. Connor the two five-story apartment houses at 558 and 562 West 189th street, covering a plot 100 by 100, between Audubon and St. Nicholas avenues. The properties have been held at \$140,000. Nehring Brothers were the brokers in the sale, which was made on an all-cash basis. In the Bronx, he bought from the Loring Construction Company the five-story apartment house at 2226 Loring Place, known as the Lorington, on a plot 79 by 127 by irregular. The house overlooks the Hall of Fame and has been held at \$130,000. J. A. Ulanov negotiated the sale.

Fifty-third Street Residence Sold.

W. B. May & Company sold for Francis L. Hine, the modern 25-foot, five-story residence at 38 West Fifty-third street. The property has been owned by Mr. Hine since 1907 and has only recently been offered for sale. The holding price was \$100,000. The new owner, it is understood, will occupy.

Heights Property in Exchange.

Samuel Grossman and Weschler & Kohn and Max Silverstein, attorneys, sold for the Mose Goodman Corporation, Mose Goodman president, the northeast

corner of St. Nicholas avenue and 191st street and 573 and 575 West 191st street, a new five-story apartment containing stores on plot 75x100, to Frank Hillman, who gave in part payment the northwest corner of Houston and Goerck streets, flats and stores on plot 50x68.86. The deal represented about \$200,000.

Sell Park Avenue Apartment.

A feature of the week's realty market was the sale of the twelve-story fireproof apartment house at 969 Park avenue, by the Randolph Walker Corporation to a New York City investor. The structure which occupies a plot 140x100 is on the northeast corner of Eighty-second street, and was built about two years ago and is fully leased. It was held at \$1,150,000. Jesse C. Bennett negotiated the sale.

Broadway Apartment Sold to Operator.

The six-story apartment house at the northwest corner of Broadway and 125th street, on a plot 55x100, has been sold by the estate of Louis A. Koelsch to Frederick Brown, the operator. The house has accommodations for twenty-seven families and contains three stores and is assessed by the city at \$110,000. Jesse C. Bennett was the broker in the deal.

To Convert Old Residence.

Another of the fine old residences on Fifty-seventh street is to be converted for business use. The newest deal in that direction has just been closed by Pease & Elliman, as brokers, who sold for the estate of Joseph W. Ogden the four-story and basement house at 33 West 57th street, midway between Fifth and Sixth avenues. The house occupies a lot 25x100.5, and has been acquired by a well-known New York man who plans to alter it for business and hold the property as an investment. A number of other houses on this block have been claimed for business, the above brokers having recently rented 36, 44, 46 and 52 for trade purposes.

Manhattan.

South of 59th Street.

COOPER SQ.—Morris Simon, the tenant, purchased from Emma F. Wyckoff and others 12 Cooper sq, a 4-sty altered building, on lot 25x76.11. Horace S. Ely & Co. were the brokers.

ORCHARD ST.—William Goldstone purchased for all cash from William Goldstone & Co. the 3-sty building at 86 Orchard st, on lot 21x60, which adjoins the northeast corner of Broome st. The property was held at \$20,000.

12TH ST.—Bond and Mortgage Guarantee Co. sold 607 East 12th st, a 5-sty tenement, on lot 25x103.3, acquired last month at foreclosure. Philip Schlachetzky was the broker.

53D ST.—Francis L. Hine, president of the First National Bank, sold his home at 38 West 53d st, between 5th and 6th avs, a 4-sty structure, on lot 25x100.5. A client of William B. May & Co. is the buyer.

57TH ST.—Pease & Elliman sold for estate of Joseph W. Ogden a 4-sty dwelling at 33 West 57th st, between 5th and 6th avs.

5TH AV.—Catherine Hamersley estate sold the 4-sty dwelling, converted for trade, at 255 5th av, about 48 ft. north of 28th st, on plot 24.7x100, assessor for \$128,000, to John J. Buckley.

North of 59th Street.

62D ST.—William B. May & Co. sold for Edmund L. Baylies the dwelling at 9 East 62d st, on plot 25x100, between 5th and Madison avs, held at \$220,000.

99TH ST.—Kurez & Uren, Inc., sold for Henry Morgenthau Co. 224 and 228 East 99th st, between 2d and 3d avs, two 6-sty walk-up apartments, each on plot 37.6x100.11, having five families on a floor, in part payment for which they take 827 and 829 Freeman st, two 3-sty brick 2-fam. dwellings.

121ST ST.—Porter & Co. sold for Frederic N. Gilbert the 3-sty brownstone dwelling at 351 West 121st st, on plot 17x55x100.

126TH ST.—Porter & Co. sold for Wells Holding Co. to Lucie Jeanprete the 3-sty dwelling 64 West 126th st, on plot 18.9x55x100.

127TH ST.—Porter & Co. sold to Edwin C. Worms for estate of Theodore Dieterlen the 3-sty brownstone dwelling at 41 West 127th st, on plot 18.9x55x100.

141ST ST.—Florence Nassolt sold 220 West 141st st, a 5-sty new-law house, on plot 37.6x100.11.

147TH ST.—Duff & Brown Co. sold for Emma Lockwood 614 West 147th st, a 3-sty dwelling, on lot 16.8x100.

PARK AV.—Sidney L. Warsawer sold for Carrie L. Jacobs the 5-sty tenement 1488-1490 Park av, at the southwest corner of Park av and 109th st.

ST. NICHOLAS AV.—Mose Goodman Corp. sold to Frank Hillman 1624 and 1628 St. Nicholas av, northeast corner of 191st st, a 5-sty apartment house, on plot 75x100.

Bronx.

MANIDA ST.—Gainsborg Estate sold to Moritz Kandel the vacant plot 83x100 in the east side of Manida st, 325 ft. north of Randall av. J. C. Davis and Dorsch & Co. negotiated the deal.

140TH ST.—Frederick Brown resold to Johanna Bloomfield 491 East 140th st, a 5-sty apartment house, on plot 37.6x100, near Brook av. This structure and 495, adjoining, a similar house, were acquired last week by Mr. Brown from Joysil Realty Co. Charles Kountze was the broker.

158TH ST.—J. Clarence Davies sold for Bankers Trust Co., trustee of George H. Moller estate, the vacant lot, 25x100, in the south side of 158th st, 173 ft. west of Courtlandt av.

168TH ST.—Ulster Court Corp, Joseph G. Abramson president, sold to Dr. William Whitney 288 East 168th st, corner of College av, a 5-sty new law apartment house, on plot 50x100. It has thirty apartments and three stores, and has an annual rental of over \$10,000. The property was held at \$70,000 and was acquired by the seller from J. C. Gaffney about a year ago. Dr. Whitney gave in part payment 7 West 120th st, a 4-sty dwelling, on lot 21x100.11, valued at \$25,000.

189TH ST.—Frederick Brown bought from William F. Connor the two 5-sty apartment houses at 558 and 562 West 189th st, on plot 100x100, between Audubon and St. Nicholas avs. The property was held at \$140,000. Nehring Brothers were the brokers in the sale, which was for cash.

BAILEY AV.—Kurz & Uren, Inc., sold through John C. Mead 2872 and 2890 Bailey av, between 229th and 230th sts, two 3-sty brick semi-detached 2-fam. dwellings, each on plot 25x101.

BRYANT AV.—A. Blumenthal sold for Bertha Sengrad 1429 Bryant av, a 5-sty apartment house, on plot 50x100, near Freeman st, to Morris Polsky. The same broker has resold the property for Mr. Polsky to Benenson Realty Co. Both were cash transactions.

FULTON AV.—H. T. Pfeiffer sold for the Will estate 1862 Fulton av, a 3-sty dwelling, on plot 25x206.

MORRIS AV.—William Sohmer, former State Controller, purchased from Catherine Hammer, through Pierre A. Geis, the northeast corner of Morris av and 193d st, a 3-sty brick dwelling, on lot 25x80, held at \$20,000. In part payment Mr. Sohmer gave the plot 175x100 at the northeast corner of Eastern blvd and Fairmont av, and a plot 80x100 on South Hampton av, Belle Harbor, L. I.

RIVER AV.—Richard Dickson and J. G. Breunich sold for Bond & Montgane Guarantee Co. the vacant plot on the east side of River av, 57 ft. north of East 149th st, 100x100.

TOWNSEND AV.—Gustav Holman sold the plot, 100x75, on the southwest corner of Townsend av and 174th st.

WALTON AV.—Kurz & Uren, Inc., sold for Mrs. Jennie Rudinsky 845 Walton av, near 161st st, a 5-sty new-law apartment, on plot 52x100.

Brooklyn.

CHESTNUT ST.—Friday & Lehmann, as brokers, sold the 2-sty frame 1-fam. dwelling at 445 Chestnut st for Frederick Rohwerder to Penella Johnson.

LINDEN ST.—R. A. Schlesing, as broker, sold for William Carsten the 3-fam. brick house at 292 Linden st to Charles Fuchs and wife.

KENMORE PL.—Calder's Real Estate Co. sold for Louis R. Paulson the new bungalow at 1211 Kenmore pl to L. Salinsky.

SHERMAN ST.—Anna Harvey sold to Morris Hanover, for occupancy, the 2-sty dwelling at 91 Sherman st. F. C. Sauter and William G. Rehbein were the brokers.

UNION ST.—John Pullman Real Estate Co. sold 722 Union st, a 2-sty brownstone dwelling, on lot 18x100, for John Keck to Sylvester Alliegro.

8TH ST.—R. S. Fisher, Inc., sold 375 East 8th st, private dwelling, for Thomas Henry.

14TH ST.—R. T. Fisher, Inc., sold East 14th st Lindens plot, 40x100, to Glen Frost.

15TH ST.—A. J. Shannon Co., Inc., sold in conjunction with Le Vino & English the two 16-fam. apartment buildings 423 and 427 15th st, near Prospect Park West. The buyer gave in part payment a plot of 19 lots located at 59th and 60th sts, on 18th av.

15TH ST.—J. D. Ranek and Samuel Galitzka sold for Ralph Joyce 1142 East 15th st, a 2-sty 1-fam. detached dwelling, on plot 20x100.

46TH ST.—I. Salzberg sold for H. Hasse to N. Levitt a plot, 40x100, in the south side of 46th st, 300 ft. east of 16th av.

46TH ST.—I. Salzberg sold for M. Walsk to Morris Bros. the 2-fam. stucco cottage, on plot 50x100, at the southeast corner of 46th st and 15th av, now in course of construction.

58TH ST.—B. J. Sforza sold for Charles Gahren to Oscar E. Olsen, for occupancy, the 2-sty brick 2-fam. house, on plot 20x100, at 1070 58th st.

71ST ST.—Frank H. Malone, as broker, sold the 2-fam. brick dwelling at 1025 71st st for Maria M. Krueger.

75TH ST.—Frank H. Malone, as broker, sold the 1-fam. dwelling at 462 75th st for John R. Murray.

76TH ST.—B. J. Sforza sold for Adeline Murray to Baldassare Di Giovanni the 2-sty brick 2-fam. house, on plot 80x100, at 1750 76th st.

76TH ST.—Walter S. Ross and C. C. Gretsinger sold for Charles Hurwitz the house at 328 76th st.

85TH ST.—William Carson sold the 1-fam. house at 265 85th st, on plot 40x100, for Mr. Laurie to a client for occupancy.

88TH ST.—Frank A. Seaver & Co. sold the 1-fam. brick house at 142 88th st for Amelia Pellegrino, the purchaser giving in part payment one lot on the south side of Bay Ridge av, 320 ft. West of 18th av.

RECENT LEASES.**Hotel Properties Leased.**

Two hotel properties also figured prominently in Tuesday's business. The 4 East Fifty-sixth Street Company, representing Klein & Jackson, leased from William Baumgarten & Co. the Fifty-sixth Stret "L" of their property at No. 4, consisting of a six-story building on plot 40 by 80.5. The lease is for a period of fifteen years. Klein & Jackson plan to extensively remodel the property and connect it with the Hotel Langdon at th southeast corner of Fifth avenue and Fifty-sixth street, erected by them on land leased from Woodbury G. Langdon, and which they rented to

Edward H. Chatillon. The addition will also be leased to Mr. Chatillon. It will provide forty additional rooms and the ground floor will be utilized for increasing the dining-room space. Baumgarten & Co. will continue to occupy the Fifth avenue portion of their property, next to the Langdon. In the other hotel deal it was learned that negotiations were pending for the long-term lease of the Hotel Glenmore, at the northeast corner of Seventh avenue and Fifty-fifth street, which is owned by the estate of John Hardy. The prospective lessee is understood to be the 859 Seventh Avenue Company, in which Alexander Pincus is interested. The Glenmore is an eight-story structure on a plot 50.5 by 100, which adjoins the Hotel Wellington.

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Shipping Board Leases on Fifth Avenue.

Cushman & Wakeneld, Inc., have leased for the Park Avenue Operating Company, Inc., a large suite of offices comprising nearly the whole of the seventh floor of the Ziegler Building, 512 Fifth Avenue, to the United States Shipping Board, National Service Section. This section, headed by the Rev. Dr. Charles A. Eaton, working in conjunction with Mr. Charles M. Schwab, the Director General, is obtaining great encouragement from the shipworkers of the country whom they are addressing. Dr. Eaton has just returned from an extended tour of the shipyards with Mr. Schwab and Mr. Charles Riez, vice-president of the Emergency Fleet Corporation. The rent of the boards new offices is approximately \$13,000 per annum. The Park Avenue Operating Company, Inc., were represented in the deal by Mr. J. Curry Watson.

Large Warehouse Leased.

Wm. A. White & Sons, in conjunction with Walter B. Olive, leased for the Henry-William Company, Edmund Coffin, president, represented by Goodale, Perry & Dwight, the seven-story fireproof warehouse at 126 to 136 Greenwich street, southwest corner of Perry street, to the Jarvis Stores, Inc. This building faces 136 feet in Greenwich street, and 122 feet in Perry street, and is one of the largest and most substantial warehouses in that section. It was occupied for a number of years by Austin, Nichols & Company, before their removal to Williamsburgh. The Jarvis Company about a year ago leased the seven-story warehouse at 610 to 612 Greenwich street, running through to 591-593 Washington street, and the acquiring of this new warehouse gives them two of the most desirable properties in the Greenwich section. The lease is for a long term, at a substantial increase over the former rental, and is but another indication of the activity in this general section.

Leases in Queens.

Kindel Bed Company of Chicago leased the entire building at Anabel avenue and Creek street, Long Island City, to Albert T. Otto & Sons, Inc., and it will be occupied for the manufacture of dress forms. The building covers a plot 100 by 254. The lease is for a long term of years at an aggregate rental of \$500,000. This building was erected by the Degnon Realty and Improvement Company in 1916, and is one of a similar group now occupied by the Defender Manufacturing Company, Ward Stationery Company, the Studebaker Company, Brett Lithographing Company, and Rome Metallic Bed Company. M. & L. Hess, Inc., negotiated the lease.

Lease in Greenwich Street.

The Jarvis Stores, Inc., leased through William A. White & Sons and Walter B. Olive, from the Henry-William Company, Edmund Coffin president, represented by Goodale, Perry & Dwight, the seven-story warehouse at 726 to 736 Greenwich street, southwest corner of Perry street. This building faces 136 feet on Perry street. It was occupied for a number of years by Austin, Nichols & Co. before their removal to Williamsburgh. The Jarvis Company, about a year ago, leased the seven-story warehouse at 610 and 612 Greenwich street, running through to 591 and 593 Washington street. The lease just closed is for a long term of years at a substantial increase over the former rental.

Lease Greenhut Building.

Surgeon-General William C. Gorgas has rented for the use of the Medical Department of the United States, with the approval of the Secretary of War, the "Big Store" at Sixth Avenue, 18th and 19th streets, for the duration of the war and one year thereafter. Joseph P. Day obtained the property under such a lease for the Government from J. B. Greenhut, Inc. The property involved is the former Siegel-Cooper & Co. store, later Greenhut's, which was recently vacated when that business was dissolved. It is a six-story building, cover-

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ing a plot 184x460 feet, and is to be converted into a hospital with a capacity of 4,000 beds. Approximately twenty-three acres of floor space will be devoted to the care of wounded soldiers from the front, landed at Ellis Island, and from there transported to a Chelsea dock in specially designed motor launches, built to prevent rocking. This base will be used only for medical cases, surgical patients being assigned to the more elaborately equipped hospitals maintained by the Government at Lakewood, N. J., and on Staten Island.

Manhattan.

AMES & Co. leased for estate of W. E. Fleming to Martin J. Potter, veterinary, the 4-sty building at 156 East 30th st.; also for Larkin Lumber Co. to P. D. Campbell & Co. the 1st loft at 630 and 632 1st av, northeast corner of 36th st.

ALBERT B. ASHFORTH, INC., leased the store and basement at 32 West 32d st to Cohen Brothers; space at 50 Broad st to Fellinger & Barnewall, Inc., Bodkin Teschke & Co., John P. Delaney; space at 366 5th av, southwest corner 25th st, to George S. Sweeney, Kay & Weiss, Walter E. F. Bradley; and space at 105 West 40th st to Schenck & Mead, J. J. O'Keefe & Co., Miss Daisy H. Andrews and Engineering Publicity.

DUFF & BROWN CO. leased for William F. Gartner to C. A. Content 26 Hamilton ter. a 3-sty dwelling.

DUROSS CO. leased for G. B. Raffetto the 5th and 6th lofts at 408 West 13th st to Stencil & Aylward; and the 6th loft at 124 West 18th st to Brinkerhoff & Co.

DUROSS CO., in conjunction with James M. Cooper, leased for Steinhardt Brothers Co. to Sunset Warehouse Co. the 6-sty building at 571 and 573 Hudson st, on plot 50x100.

DUROSS CO. leased for Mariani & Co. the 5-sty building at 52 West 15th st to National Storage Co.; the store and basement at 90 8th av to Atlantic & Pacific Tea Co.; and for Thomas Lynch the 5-sty stable at 9 and 11 Weehawken st to Conboy Trucking Co., Inc.

DUROSS CO. and James M. Cooper leased to Sunset Warehouse Co. the 6-sty building 571 and 573 Hudson st, between West 11th and Bank sts.

DOUGLAS L. ELLIMAN & CO. leased one of the largest apartments at 270 Park av for the Vanderbilt Avenue Realty Co., Dr. Charles V. Paterno, president, to Harry S. Harkness. Mr. Harkness' new apartment consists of 20 rooms and 6 baths. Others who have taken apartments in this group are James A. Stillman, Francis L. Hine, Edward C. Hoyt, Paul D. Cravath, James C. Colegate, C. A. Spreckles. This enormous building, the largest apartment house in the world, is now over 70 per cent. rented.

DOUGLAS L. ELLIMAN & CO. leased for Renaissance Realty Co. the 4-sty house, on lot 18.9x65, at 152 East 74th st to Dr. J. P. Hoguet for a term of years.

HORACE S. ELY & CO. rented 595 to 599 Washington st, southeast corner of Leroy st, on plot 75x86, to Standard Express and Trucking Co.; also the building at 138 Jane st to the same concern.

HORACE S. ELY & CO. leased the 2-sty stable at 568 and 570 Greenwich st, at King st, to John Fey.

HORACE S. ELY & CO. sublet for Joseph J. Herold the two upper floors at 127 Reade st to William Zepp & Son.

HORACE S. ELY & CO. leased for a client 561 Washington st, a 2-sty brick stable, on lot 25x71, to W. L. H. Gallin for a term of years. The tenant will make extensive alterations and use the premises for garage purposes. The same brokers also leased the building at 412 and 414 Lafayette st to Arrott & Faunce, Inc., hauling contractors of Philadelphia.

J. ARTHUR FISCHER leased to John Barnetti the 4-sty dwelling at 204 West 40th st; for the Arco Realty Co. the 5-sty building at 30 West 60th st to Mr. Falco; after extensive alterations Mr. Falco will utilize these premises as a first-class table d'hotel restaurant; also the 4-sty building at 105 West 38th st to the American-Hungarian Restaurant, Inc. The former tenant, procured through the same broker, was in occupation for 25 years.

ROBERT G. GRUNERT leased for D. A. Cushman Realty Corp. store at 47 West 32d st to U. S. Lunch Co.

HEIL & STERN leased to Henry Froelich & Co., Inc., a floor containing 11,500 ft. at 33 to 43 East 33d st.

M. & L. HESS, INC., leased the 5th floor, containing 10,000 sq. ft., at 160 5th av, northwest corner of 21st st, to Rothenberg Gown Co.; also to International Millinery Co., Inc., the 3d floor at 35 and 37 West 35th st.

M. & L. HESS (INC.) sublet for the Ostrich Feather Importing Co., Ltd., the entire 2d floor at 48-52 West 4th st; 30-41 West 3d st and 236-50 Wooster st, containing about 13,000 sq. ft., to Cohen, Goldman & Co., Inc., for the manufacture of clothing.

SAMUEL H. MARTIN leased offices at 1974 Broadway to American Rubber Corp.

ALICE MAYNARD, now at 546 5th av, has leased the store, basement & 2d floor at 16 and 18 West 46th st. The lease was made by Pease & Elliman for Silas E. Pearsall Co. and the Schneider Anderson Co. and will provide larger quarters for the lessee.

CHARLES F. NOYES CO. leased the entire 4th floor at 373 5th av for Joseph Fahys & Co. to A. L. Reed & Co. for 8 years; the 9th floor at 165 and 167 William st for Dr. R. Ralston Reed to New York Process Letter Co.; and space at 21 and 23 Ann st to Isidore Rosenberg.

REAL ESTATE NOTES.

CALDER'S REAL ESTATE CO. have been appointed managing agents of 279 Henry st, a 4-sty modern apartment house.

THOMAS J. O'REILLY has been appointed agent by Emigrant Industrial Savings Bank of the 4-sty building at 231 East 105th st.

MAX PANISH is the buyer of the 5-sty flat at 220 West 141st st, the sale of which by Florence Nassoit was reported last week. J. P. Finneran was the broker.

DUROSS CO. have been appointed agents for the property at 67 7th av, 70 7th av and the several houses at the northeast corner of Washington and Bethune sts.

ELIZABETH N. TODD, of Lake Mahopac, N. Y., is the buyer of 309 West 92d st, a 5-sty dwelling, reported sold recently by Slawson & Hobbs for Charles T. Root.

JOHN J. MACKIN has been appointed receiver of the rents of 234 and 240 West 39th st, pending a suit brought by Bowery Savings Bank to foreclose a mortgage of \$75,000.

JUSTICE PLATZEK of the Supreme Court has granted permission to the Congregation Sherith B'nai Israel to sell 22 East 113th st, on plot 20x100.11, to Beth David Anslei Wilna for \$14,000.

DUROSS CO. was the broker in the lease of the stables at 447 to 451 West 18th st to Max Bloch. They will be altered into a warehouse immediately for about \$8,000 from plans of Robert T. Lyons.

PEASE & ELLIMAN have been appointed by Mrs. Jessica M. Smith managing agents of the 6-sty elevator apartment house known as "Hever Chambers," at 13 East 65th st, which they recently sold to her.

ALBERT B. ASHFORTH, INC., and Bernard F. Martin were the brokers in the lease of the apartment at the northeast corner of 7th av and 55th st for \$500,000 total rent. The building will be altered into small apartments.

ARCHIBALD C. KAINS is the buyer of the dwelling at 10 West 10th st, sold recently by Mrs. J. P. Paulding. Mr. Kains procured from Bankers' Trust Co. as trustee a mortgage of \$12,000 for three years at 5½ per cent.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.			
Conveyances.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
Total No.....	122	162	
Assessed Value.....	\$18,456,600	\$20,080,700	
No. with consideration.....	19	21	
Consideration.....	\$767,360	\$768,525	
Assessed Value.....	\$723,090	\$901,700	
Mortgages.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
Total No.....	2,658	3,527	
Assessed Value.....	\$153,126,380	\$256,584,125	
No. with Consideration.....	421	457	
Consideration.....	\$19,377,213	\$21,120,147	
Assessed Value.....	\$21,730,700	\$29,365,950	
Mortgage Extensions.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
Total No.....	50	71	
Amount.....	\$804,750	\$10,610,001	
To Banks & Ins. Cos.....	6	19	
Amount.....	\$74,500	\$7,872,500	
No. at 6%.....	27	23	
Amount.....	\$379,700	\$472,866	
No. at 5½%.....	6	2	
Amount.....	\$70,000	\$447,500	
No. at 5%.....	9	19	
Amount.....	\$219,550	\$3,457,075	
No. at 4½%.....	1	4	
Amount.....	\$2,000	1,670,000	
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	7	23	
Amount.....	\$133,500	\$4,562,560	
Building Permits.			
	1918	1917	
	May 25 to 31	May 26 to June 1	May 26 to June 1
New Buildings.....	2	4	
Cost.....	\$50,000	\$288,300	
Alterations.....	\$249,300	\$322,950	
Mortgage Extensions.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
Total No.....	18	33	
Amount.....	\$875,000	\$4,483,000	
To Banks & Ins. Cos.....	5	17	
Amount.....	\$304,500	\$4,073,000	
Building Permits.			
	1918	1917	
	May 25 to 31	May 26 to June 1	May 26 to June 1
New Buildings.....	2	4	
Cost.....	\$50,000	\$288,300	
Alterations.....	\$249,300	\$322,950	
Mortgage Extensions.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
Total No.....	18	33	
Amount.....	\$875,000	\$4,483,000	
To Banks & Ins. Cos.....	5	17	
Amount.....	\$304,500	\$4,073,000	
Building Permits.			
	1918	1917	
	May 25 to 31	May 26 to June 1	May 26 to June 1
New Buildings.....	2	4	
Cost.....	\$50,000	\$288,300	
Alterations.....	\$249,300	\$322,950	

BRONX.			
Conveyances.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
Total No.....	83	102	
No. with consideration.....	12	13	
Consideration.....	\$138,600	\$79,700	
Mortgages.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
Total No.....	27	36	
Amount.....	\$165,097	\$323,601	
To Banks & Ins. Cos.....	.....	3	
Amount.....	.....	\$142,750	
No. at 6%.....	13	12	
Amount.....	\$47,950	\$31,400	
No. at 5½%.....	4	3	
Amount.....	\$65,175	\$11,000	
No. at 5%.....	6	9	
Amount.....	\$30,470	\$111,915	
No. at 4½%.....	1	.....
Amount.....	\$9,000	.....
Unusual rates.....	1	3	
Amount.....	\$502	\$132,476	
Interest not given.....	2	9	
Amount.....	\$12,000	\$36,810	
Mortgage Extensions.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
Total No.....	804	1,043	
Amount.....	\$4,456,136	\$7,765,832	
To Banks & Ins. Cos.....	33	96	
Amount.....	\$650,442	\$1,435,750	
Building Permits.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
New Buildings.....	5	3	
Cost.....	\$193,000	\$28,000	
Alterations.....	\$2,300	\$8,350	
BROOKLYN.			
Conveyances.			
	1918	1917	
	May 23 to 28	May 24 to 29	May 24 to 29
Total No.....	417	333	
No. with consideration.....	29	20	
Consideration.....	\$174,287	\$113,000	
Mortgages.			
	1918	1917	
	May 23 to 28	May 24 to 29	May 24 to 29
Total No.....	249	233	
Amount.....	\$822,028	\$788,023	
To Banks & Ins. Cos.....	23	37	
Amount.....	\$166,125	\$157,425	
No. at 6%.....	173	140	
Amount.....	\$476,398	\$437,067	
No. at 5½%.....	39	62	
Amount.....	\$170,550	\$246,816	
No. at 5%.....	15	17	
Amount.....	\$115,300	\$52,890	
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	22	14	
Amount.....	\$59,840	51,250	
Building Permits.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
New Buildings.....	75	33	
Cost.....	\$356,375	\$160,400	
Alterations.....	\$111,860	\$45,250	
QUEENS.			
Building Permits.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
New Buildings.....	53	48	
Cost.....	\$98,995	\$49,810	
Alterations.....	\$14,759	\$30,076	
RICHMOND.			
Building Permits.			
	1918	1917	
	May 24 to 29	May 25 to 31	May 25 to 31
New Buildings.....	15	9	
Cost.....	\$11,350	\$12,525	
Alterations.....	\$4,035	\$2,670	

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

DESPITE the fact that Federal mandate has made it at least difficult, if not altogether impossible, for non-essential building projects of importance to proceed during the remaining period of the war, there is a fair volume of new construction in progress at the present time and every likelihood that numerous small structural operations will continue to be started without interruption. There is no existing ruling to the effect that construction must not proceed, only that priorities for materials and supplies will be withheld for projects that are not considered essential to the successful prosecution of the war. Owners and builders must assume all of the risks of starting work on non-essential operations.

Structural projects for which funds are readily available and for which materials and supplies may be obtained locally may proceed without interruption. It is work of this character that is now being planned and for which contracts are being awarded.

Important building operations requiring a large steel tonnage, or stone, brick, lumber and other materials in great quantity, transported from distant localities, either by rail or water, are the ones experiencing the effect of the recent ruling of the War Industries Board. The smaller projects, for which materials are to be obtained in the local markets, are going ahead. There is quite a mass of this type of construction now in progress or contemplated for an early start, and from all accounts this phase of building will most likely be active through the summer and coming autumn months.

One of the most hopeful aspects of the existing building situation is the number of small dwellings that are being erected in the outlying parts of this city and in the nearby suburban sections. The recent demand for small houses in good neighborhoods has been intense, and with apartment house owners in the cities steadily increasing their rentals for living accommodations there is a constantly increasing demand for private dwellings, both for rent and for sale. The "own-your-own-home" idea is rapidly gaining in popularity and force among the flat dwellers of this city, and one of the results of the existing mania of apartment house owners to advance the scale of rents will surely be the ownership of private houses, in the suburbs, by families that have never dreamed of living in any structure other than a city apartment house.

Although construction costs are admittedly high the present is generally considered a good time to build. According to the statements of those competent to judge building materials and supplies, labor costs, and all of the numerous factors that enter into the final cost of a residence are still increasing, and there is no prospect of a recession for many years to come. Many there are who predict that the cost of structural materials will never again return to the levels of the pre-war period, and even if they should that it would not pay to wait the necessary length of time. At the present time values for unimproved property in suburban and rural districts are only slightly advanced from those prices that were in effect a year or two ago, but values will most assuredly increase within the current year, and thus add considerably to the ultimate cost of construction.

With comparatively few exceptions the markets for building materials and supplies have been quiet during the past week. The tone of the market is firm, however, and many look forward to substantially increased business from

federal building operations. Material prices are holding firmly at the high levels that have now maintained for a long time, and there is no disposition on the part of manufacturers or dealers to reduce them. On the contrary there is a strong effort to maintain the levels now in effect and, where possible, even to advance building commodity prices a notch or two. Current demand is almost uniformly quiet, and there are no immediate prospects of a revival of interest from sources other than those incidental to the vast federal building program.

Common Brick.—The wholesale market for Hudson River common brick has undergone but slight change since the last report. The demand is only fair and the inquiries comparatively light. Prices are firm, however, at the new levels established last week, \$10 to \$10.25 a thousand, with \$10.50 being asked for top grades. There is feeling that the market is likely to advance before long. Manufacturing up-river is extremely light and the rainy weather of the past week almost stopped what little was in progress. The arrivals are relatively few but are sufficient to cover the demand and leave a slight margin in reserve. There is no labor to speak of available along the river and producers would be severely handicapped if they desired to increase their output for this season. The Raritan situation is unchanged. Manufacturing is progressing, but on a small scale, and no quotations are being made for brick deliveries in New York. The entire output of the Raritan yards is going to New Jersey points.

SUMMARY Transactions in the North River brick market for the week ending Friday, May 31, 1918. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$10.00 to \$10.25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 17; sales, 15. Distribution: Manhattan, 7; Brooklyn, 1; New Jersey points, 4; outside, 3.

Structural Steel.—Commitments of steel for building purposes are confined to structures being erected by the Government or incidental to military usage. There is quite some industrial building underway or contemplated, but the major portion of this work involved reinforced concrete construction. Federal requirements of fabricated material are large and steadily growing in volume and the mills will have all they are able to do even devoting their entire output to Government use.

Lumber.—The requirements of the Government remains as the dominant feature of the lumber situation and the demands for this product are steadily increasing. Orders for a considerable quantity in addition to car material orders have recently been booked. The North Carolina Pine Bureau lately received orders for approximately 10,000,000 feet, nearly one-half of which is for delivery at Norfolk and vicinity and the balance to be distributed to the Charleston, S. C., Navy Yard, Brooklyn Navy Yard and the plant of the Submarine Boat Corporation, Port Newark Terminal, N. J. The Southern Pine Emergency Bureau also received orders totalling almost 10,000,000 feet for distribution to various points where warehouse construction is under way or contemplated. Retail lumbermen from the Eastern section of the country were recently in conference with the War Industries Board. As a result of this conference dealers in New York will be paid \$12.50, and in Philadelphia and Baltimore, \$11.50 for material required by the Government. This represents an increase of \$2 a thousand feet over former prices and is designed to cover all of the retailers' handling costs and allow a fair margin of profit. Locally the situation

is unchanged. Demand is fair and prices exceedingly firm. There is still considerable difficulty in replenishing stocks owing to the congested traffic conditions and the car shortage.

Wire Products.—Interest in these commodities centers in the orders emanating from Government departments for wire and wire nails to be used for military purposes. There is an inquiry from the British Government for 50,000 tons of barb wire to be shipped soon as possible. The Federal Government is now taking almost one hundred per cent. of the entire output of the wire mills of the country and this condition is likely to maintain for the balance of the current year at least. Private consumers are obtaining but slight consideration under the circumstances and are only getting what the Government has no use for. Stocks of wire and wire nails in the hands of the jobbers are extremely low and prices are strong.

Iron and Steel Bars.—The entire output of the mills is devoted either directly or indirectly to the war-essential industries and no further orders are to be taken from any source other than Federal utilization. From this time forth the market will be limited to the requirements of the Government at the current quotations. Steel bars rolled from billets, 2.90c.; from old steel rails, 3c. Refined iron bars, 3.50c. at mill.

Linseed Oil.—Shortage of flaxseed both domestic and imported has created a scarcity of linseed oil. Fortunately the demand is not heavy or there would be considerable difficulty. Prices are firm and on the increase and from the trend toward further advances there is no present possibility of relief. The condition will maintain while there is a shortage of bottoms for the transportation of seed from Argentina.

Window Glass.—Business in this line is exceptionally quiet and no improvement in the situation is anticipated until there is a marked revival of building construction throughout the country. Demand from building sources is extremely light. Prices are firm, however, and it would not be a surprise if the schedules of discounts were revised and prices advanced. The manufacturers have practically ceased operations for the season and there is only a small amount of glass being held in reserve at the mills.

Sand and Gravel.—The market for these commodities is steady and the prices firm. The influence of the trend toward reinforced concrete construction is marked and is one of the important factors in the present strength of the sand and gravel situation. Sand is still available in almost any desired quantity, but gravel for private construction work is scarce, the Government demands are taking nearly the entire output. Current quotations, New York, are as follows. Sand, \$1.25 a cubic yard and gravel, \$2.00 a yard.

Portland Cement.—Conditions are generally considered satisfactory by both manufacturers and dealers. The demand for this commodity is strong. Naturally the orders for material scheduled for use in Government building contracts are the most important features of the current business, but there is also a favorable demand from builders having new contracts for industrial work. Present prices are likely to hold for some time.

Cast Iron Pipe.—Business in this line is dull and what activity is current is coming from Federal sources. Municipal and private buying has slowed down materially and no improvement is looked for at this time. Revised Federal prices are now effective: 6 in., 8 in., and heavier, \$61.35 and 4 in., \$64.35, New York.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

BRICK (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.00@ \$10.25

Raritation common.....No quotation

Second hand common, per load

of 1,500.....\$6.00@ —

Red face brick, rough or

smooth, car lots.....21.00@ —

Buff brick for light courts.....21.00@ —

Light colored for fronts.....25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and

over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$2.59 @ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,

wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o.

b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal).....\$1.85@ —

Trap rock, ¾ in. (Nominal).....1.95@ —

Crushed limestone, 1½ in.....1.50@ 1.60

Crushed limestone, ¾ in.....1.70@ 1.80

Bluestone flagging, per sq. ft......17@ 0.18

Bluestone curbing, 5x16......40@ —

HOLLOW TILE (fireproofing. Prices f.

o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

10x12x12 in., per 1,000..... —

12x12x12 in., per 1,000..... —

Interior—

3x12x12 in., per 1,000..... —

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$2.15@ —

Eastern finishing.....2.35@ —

Hydrated common (per ton).....15.00@ —

Hydrated finishing (per ton).....16.43@ —

LINSEED OIL—

City brands, oiled, 5 bbl. lots.....\$1.57@ —

Less than 5 bbls.....1.58@ —

GRAVEL (500 cu. yd. lots f. o. b. along-

side dock N. Y., wholesale):

1½ in. (nominal).....\$2.00@ —

¾ in.No quotation

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

LUMBER (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00

14 to 16 ft.....63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....33.50@ —

Hemlock, W. Va., base price

per M.....33.50@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered).....38.00@ 42.00

Wide cargoes.....38.00@ 56.00

Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2

Wm. L. Crow Co. Obtains Contract.

A general contract has been awarded to the Wm. L. Crow Co., 103 Park avenue, Manhattan, for the construction of a convalescents' home at the northeast corner of Jerome and McLean avenues, Yonkers, N. Y. This building will be two stories in height, with basement, 85x176 feet, and will be fireproof throughout. The owner is the Neustadter Foundation, Sidney Borg, 175 West 58th street, Chairman of the Building Committee. The plans and specifications were prepared by York & Sawyer, architects, 50 East 41st street, Manhattan. The building will cost in the neighborhood of \$250,000.

New Building for Swift & Co.

The White Fireproof Construction Co., 286 Fifth avenue, Manhattan, has obtained the general contract for the construction of a five-story reinforced concrete cooerage shop and storage building to be located at the corner of Henderson and 9th streets, Jersey City, N. J., for Swift & Co. The structure will have ground dimensions of 100x150 feet, and will cost approximately \$205,000. The plans for the project were prepared under the direction of A. E. Bump, architect and engineer, 60 North Market street, Boston, Mass. The contract calls for the completion of this building within twelve weeks.

Police Station Plans Approved.

The Municipal Art Commission has recently approved plans as prepared by Hoppin & Koen, architects, 4 East 43d street, for a new police station house for the 61st Precinct, to be erected at the southwest corner of Brook avenue and 142d street, the Bronx. This structure will be four stories in height, with basement and will be constructed of brick and granite. The cost is approximately placed at \$125,000.

PERSONAL AND TRADE NOTES.

B. Hustace Simonson, architect, has recently moved his office from 315 Fifth avenue to 15 East 40th street.

Murphy Construction Company, general contracting, announces the removal of its offices to 10 Wall street.

Brunswick-Balke-Collender Co. have moved their showrooms from 29 West 32d street to 35 West 32d street.

Sussman & Sussman, electrical contractors, removed their factory and offices from 225 Lexington avenue to 8 East 31st street, New York City.

Chester H. Pennoyer recently became general sales manager of the National Conduit & Cable Company of New York City. He will devote much of his time to traveling in the Eastern States. Mr. Pennoyer is from Oakland, Cal.

Oliver E. Willis, formerly with the Vapor Heating Co., 597 Fifth avenue, has been commissioned first lieutenant in the Ordnance Reserve Corps and has been assigned to active duty with the American Ordnance Base Depot in France.

A. P. C. Schramm, for the last five years associated as chief engineer of the Klaxon Company, Newark, N. J., has established himself as a consulting engineer at 276 Canal street, New York City. His work embraces electrical, industrial and efficiency engineering.

Crane Packing Company has removed to larger quarters in the Park Row Building. Julian N. Walton has been appointed manager. A. W. Payne, connected for some time as manager of the New York district, has been made sales manager of the United States and Canada with headquarters at the home office in Chicago.

Hudson Iron Works, Inc., announce the removal of their plant and offices from 409 West 36th street to new headquarters at 33 East 12th street. Telephone, Stuyvesant 7751. This concern deals in structural and architectural ironwork and wire work of every description, and is in a position to give estimates and execute contracts upon short notice.

James R. McMann, formerly of McMann & Taylor, New York, has engaged in business, under his own name, as a dealer in pipe, fittings and steam supplies. Quarters have been opened at 56-60 Gold street, New York. Mr. McMann will have as associates Harry Muliken, formerly with McMann & Taylor for many years, and Philip Spiro, formerly manager of McMann & Taylor's export department.

Donald Morrison Campbell, for a number of years office manager for Hoppin & Koen, architects, and well known throughout the building fraternity of Greater New York, was married to Miss Adele E. Powers, Saturday, May 25, at the home of the bride, 24 West 84th street. Mr. Campbell has recently become associated with the Y. M. C. A. Overseas Service and will probably sail for France at an early date.

Vulcan Sheet Metal & Mfg. Co., Inc., 45 Fulton street, New York, has been organized to conduct a contracting business in sheet metal work of all kinds. The officers, who are well known in the heating trade, include C. A. Quirk, mechanical engineer for Howard & Morse, fan manufacturers, New York. Mr. Quirk is general manager and vice-president of the new concern. He is a member of The American Society of Heating and Ventilating Engineers.

Ralph W. E. Donges, president of the Board of Public Utility Commissioners of New Jersey, has been commissioned a lieutenant-colonel in the National Army. Governor Edge of New Jersey has requested Secretary of War Baker to permit the continuance of Mr. Donges' commissionership until pending important rate cases are decided. Lieutenant-Colonel Donges has been a commissioned officer in the New Jersey National Guard for the last seventeen years. He has been a member of the State board since 1913, when he was appointed by Woodrow Wilson, then Governor.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

NEW YORK CITY—U. S. Government, Lieut. Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, S. W., Washington, D. C., owner, has had plans completed privately for hospital bldgs, at No. 1 General Hospital. Owner will soon announce general contractor. Cost, \$50,000.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract, to close June 10, for ten 2-sty hollow tile and concrete magazine bldgs, 50x150, from privately prepared plans. The following are figuring the general contract: Norman Ker Co., 1123 Broadway; Berlin Construction Co., 220 Broadway; North Eastern Const. Co., 225 5th av; Frymire & Hanna Co., 25 West 45th st; G T M Const. Co., 103 Park av; Levering & Garrigues, 552 West 23d st; O'Rourke Engineering Const. Co., 17 Battery pl; Charles Mead & Co., 38 Park Row; W. G. Cooper, Inc., 220 Broadway; Hamilton & Chambers, 29 Broadway; Warren Bros. Co., 50 Church st; W. J. Taylor, 7 East 42d st; 7th Ave. Const. Co., 277 Broadway, and George Colon Const. Co., 81 East 125th st, all of Manhattan; also DeKlime Construction Co., 70 Hudson st, Hoboken, N. J.; King Lumber Co., Charlottesville, Va.; King Const. Co., North Tonawanda, N. Y.; Freeman-Sweet Co., 608 S. Dearborn st, Chicago, Ill.; McClintic Marshall Co., Munsey Bldg, Washington, D. D.; Penn Bridge Co., Beaver Falls, Pa.; New Jersey Cement Const. Co., 116 Market st, Newark, N. J.; C. M. Beach, P. O. Box 2285, Boston, Mass.; Weiss Const. Co., 40 Court st, Boston, Mass., and the Austin Co., 1313 H st, N. W., Washington, D. C.; also Altieri Const. Co., 101 Park av, Manhattan, and F. W. Mark Const. Co., Finance Bldg, Philadelphia, Pa. Cost, \$300,000.

KEY WEST, FLA.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract to close June 10, for an extension to the Naval Air Station, from privately prepared plans. Consists of barrack bldg., mess and recreation hall, durable storehouse, fabric shop, guard houses, and addition and alterations to officers' quarters. Specifications may be seen at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan. Cost, \$110,500.

PLASTER—(Basic prices to dealers at

yard, Manhattan):

Mason's finishing in 100 lbs.

bags, per ton.....\$17.00@ —

Dry Mortar, in bags, return-

able at 15c. each, per ton.....8.25@ 8.75

Block, 2 in. (solid), per sq. ft.....\$0.08

Block, 2-in. (hollow), per sq. ft......09

Boards, ¾ in. x 8 ft......12½

Boards, ¾ in. x 8 ft......16½

SAND—

Screened and washed Cow Bay.

500 cu. yds. lots, wholesale.....\$1.25@ —

STRUCTURAL STEEL (Plain material

at tidewater, cents per lb.):

Beams & channels up to 14 in.....3.195@ —

Beams & channels over 14 in.....3.195@ —

Angles, 3x2 up to 6x8.....3.195@ —

Zees and tees.....3.195@ —

Steel bars, half extras.....3.195@ —

TURPENTINE:

Spot in yard, N. Y., per gal.....\$0.52½@ \$0.51

WINDOW GLASS. Official discounts

from manufacturers' lists:

Single strength, A quality, first three

brackets.....80%

B grade, single strength, first three

brackets.....82%

Grades A and B, larger than the first

three brackets, single thick.....79%

Double strength, A quality.....80%

Double strength, B quality.....82%

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PLANS FIGURING.

Projects for which bids are being
taken by architects or owners.

APARTMENTS, FLATS & TENEMENTS.

WEST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, architect, is ready for bids on the general and separate contracts for the two 3-sty brick and limestone apartments, 25x68, at 6 Valley road, for Joseph Glick, 18 Valley rd, West Orange, N. J., owner. Cost, \$19,000.

DWELLINGS.

CHROME, N. J.—George Nolan, Chrome, N. J., owner, is taking bids on the general contract for a 2-sty frame dwelling, 24x30, in Atlantic st, from plans by J. B. Beatty, 15 N. Reid st, Elizabeth, N. J., architect. Cost, \$5,000.

LOCUST VALLEY, L. I.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids on the general contract, to close about June 5, for a 3-sty frame dwelling, 45x65, with an extension 30x33, for E. Jackson Reynolds, owner. W. I. Lawson, Maple st, Glen Cove, L. I., and L. H. McCauley, Oyster Bay, L. I., are figuring the general contract.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—R. W. Erler, 45 Clinton st, Newark, architect, is ready for bids on the general contract for a 1-sty brick factory, on New Jersey Railroad av, Miller and King sts, for the United Advertising Corp., 27 Treat pl, Newark, owner, and Star Fan & Motor Works, 245 New Jersey Railroad avs, Newark, lessee. Cost, \$25,000.

IRVINGTON, N. J.—William E. Lehman, 738 Broad st, Newark, architect, is taking bids on the general contract to close about June 5, for a 2-sty brick auto truck mfg plant, 125x450, at Clinton av and Coit st, for the Day-Elder Motor Corp., 167 Ogden st, Newark, owner. E. M. Waldron & Co., 84 South 6th st, and the Becker Const. Co., 361 Grove st, both of Newark, N. J., are figuring the general contract.

MUNICIPAL.

BLACKWELL'S ISLAND—City of New York, Dept. of Public Charities, Bird S. Coler, com'r, Municipal Bldg, Manhattan, owner, is taking bids on the general contract, to close 10:30 a. m., June 7, for the installation of new plaster ceilings in the female and male barracks at the New York City Home for the Aged & Infirm.

SCHOOLS AND COLLEGES.

MANHATTAN—City of New York, Board of Education, Arthur Somers, pres., and C. B. J. Snyder, Supt. of School Bldgs, Room 2800, Municipal Bldg., owner, is taking bids on the general contract, to close 11 a. m., June 7, for furnishing and delivering materials for use of mechanics (Heating Division, Building Bureau) in the public schools of the City of New York.

BROOKLYN, N. Y.—City of New York, Board of Education, Arthur Somers, pres., and C. B. J. Snyder, Supt. of School Bldgs, Room 2800, Municipal Bldg, Manhattan, owner, is taking bids on the general contract, to close 11 a. m., June 7, for alterations, repairs, etc., at Public Schools Nos. 19, 72, 120 and 166, and Eastern District High School.

VERONA, N. J.—Borough of Verona, Board of Education, John Culvert, District Clerk, Verona, owner, is taking bids on the general contract, to close June 4, for a 1-sty public school (No. 2), 142x34, with an extension, 24x48, on Laning av, west of Elmwood road, from plans by Guilbert & Betelle, 665 Broad st, Newark, architects. DeRiso Bros., 17 Bergenline av, Town of Union, N. J., are figuring the general contract. Cost, \$30,000.

NEWARK, N. J.—Board of Education of the City of Newark, Frank H. Sommer, pres., City Hall, Newark, owner, is taking bids on the general contract to close June 3, for a 3-sty addition to the brick and stone public school in Hawkins st, from plans by Louis Sonntag, school architect, and George W. Knight, school engineer, both of City Hall, Newark. Addition will be about 275x50 feet, and will provide 15 classrooms, assembly room, kindergarten and two gymnasiums. Cost, \$225,000. George Varley, 31 Hudson st, Newark, is figuring the carpentry contract.

STABLES AND GARAGES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, architect, is taking bids on the general contract for a 1-sty brick public garage, 56x107, at the northwest cor of South Orange and Munn avs, for P. Walsh, 735 South Orange av, Newark, owner. Architect is taking bids from a few selected bidders. Cost, \$15,000.

MISCELLANEOUS.

OLEAN, N. Y.—New York State Armory Commission, J. A. Coffey, Secy., Telephone Bldg, Albany, N. Y., owner, is taking bids on the general contract, to close 3 p. m., June 12, for erecting a State Armory on old site, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Cost, \$100,000.

HOBOKEN, N. J.—City of Hoboken, Daniel A. Haggerty, City Clerk, City Hall, Hoboken, owner, is taking bids on the general contract, to close 10 a. m., June 4, for grading, paving and reimpaving 4th st, 7th st, 14th st, Park av, etc.

NEW PROVIDENCE, N. J.—Board of Chosen Freeholders of Union County, Court House, Elizabeth, N. J., owner, is taking bids on the general contract, to close 2:30 p. m., June 5, for repairs on Springfield av, near Kuntz's Hotel, comprising about 1,250 sq. yds. of 4-inch stone and bituminous dress repairs.

NEWARK, N. J.—Public Service Railway Co., Terminal Bldg., Park Pl, Newark, owner, is taking bids on the general contract, to close about June 5, for a 1-sty brick car repair shop, 50x162, at the southeast cor of Bloomfield av and Lake st, from privately prepared plans. Martin Schreiber, in charge, c/o owner, is the engineer. Frederick Kilgus, 13 South 6th st, Newark, is figuring the general contract.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

UNIVERSITY PL.—Emilio Levy, 331 Madison av, has plans in progress for the alteration of the 3-sty brick and stone dwelling, 35x74, at 3 University pl, into apartments and studio, for Ely Bernays, Produce Exchange, owner. Architect will take figures on general contract.

70TH ST.—Schwartz & Gross, 345 5th av, completed plans for the alteration of the 4-sty brick dwelling, 23x65, at 58 West 70th st, into an apartment house, for S. L. Hyman, owner. Cost, \$6,000.

80TH ST.—Maximilian Zipkes, 405 Lexington av, completed plans for alterations to the 5-sty brick tenement, 72x102, at 171 West 80th st, for Samuel Harris, 250 West 103d st, owner. Owner will take bids on general contract. Cost, \$5,000.

CATHERINE ST.—Ferdinand Savignano, 6005 14th av, Bklyn, completed plans for the alteration and extension of the 4-sty brick tenement, 25x46, at 77 Catherine st, for Michael Stramiello, on premises, owner. Cost, \$8,000.

MADISON AV.—O. B. Smith, 25 Madison av, completed plans for alterations to the two 5-sty brick tenements, 20x60, at 1133-5 Madison av, for the County Holding Co., 100 Broadway, owner. Architect will take bids on the general contract. Cost, \$4,000 each.

72D ST.—Charles G. Grant, 15 West 38th st, completed plans for alterations to the apartments and store bldg, at 148 West 72d st, for Edward F. Hassey, on premises, owner. Frederick Winkler, 304 Columbus av, has the general contract. Consists of changing two apartments into three smaller ones, partitions and carpentry work.

FACTORIES AND WAREHOUSES.

40TH ST.—Jardine, Hill & Murdock, 50 East 42d st, have plans in progress for re-building the 5-sty brick storage bldg, 50 x100, at 323-5 East 40th st, for the Estate of James De W. Cutting, owner, c/o Farmers' Loan & Trust Co., 22 William st. Horace Waters & Co., 134 5th av, is the lessee. H. H. Vought Co., Grand Central Terminal Bldg, has the general contract.

68TH ST.—Mortensen & Co., 405 Lexington av, completed plans for alterations to the 7-sty brick storage bldg, 71x99, at 511 East 68th st, for the Central Brewing Co., 533 East 68th st, owner. Cost, \$3,000.

HOTELS.

BROADWAY.—Starrett & Van Vleck, 8 West 40th st, will draw plans for a 28-sty brick, granite and stone Hotel Commonwealth, 200x200, on the square block bounded by Broadway, 55th and 56th sts and 7th av, for the Commonwealth Hotel Construction Co., Jason Rogers, pres., 18 East 41st st, owner.

STORES, OFFICES AND LOFTS.

32D ST.—Jardine, Hill & Murdock, 50 East 42d st, completed plans for general alterations to the ground floor of railroad office for ticket offices, at 31-33 West 32d st, for the New York Central; Penn Baltimore & Ohio; New Haven; Lackawanna, and Lehigh Valley Railroad Co. lessee, c/o architects.

BROADWAY.—Herman Lee Meader, 2 West 33d st, completed plans for alterations to the 21-sty office bldg, 84x85, at 100 Broadway, for the American Surety Co., 100 Broadway, owner. Cost, \$25,000.

PARK ROW.—John B. Snook Sons, 261 Broadway, completed plans for alterations to the 5-sty brick store and loft bldg, 30x70, at 178 Park Row, for Louisa M. Gerry, Newport, R. I., owner. Architect will take bids on general contract about May 31. Cost, \$3,000.

5TH AV.—Starrett & Van Vleck, 8 West 40th st, will draw plans for alterations to the 6-sty brick store bldg, 25x100, at the northwest cor of 5th av and 45th st, for Adelaide S. Browning Estate, owner, c/o S. John, 16 Cooper sq. Consists of alterations to basement and 1st floor.

WEST BROADWAY.—John B. Snook Sons, 261 Broadway, completed plans for alterations to the 6-sty brick store and loft bldg, 25x90, at 537-9 West Broadway, for William Bruce Brown, owner, c/o Horace S. Ely & Co., 21 Liberty st. Cost, \$3,000.

43D ST.—Starrett & Van Vleck, 8 West 40th st, completed plans for alterations to the 8-sty brick and stone store and banking offices, 75x124, at the southwest cor of 43d st and 5th av, for William Zingler, 527 5th av, owner, and the National City Co., 55 Wall st, lessee. George A. Fuller Co., 949 Broadway, has the general contract. Cost, \$40,000.

MISCELLANEOUS.

5TH ST.—Richard Lamb, architect and engineer, c/o owner, completed plans for a 1-sty frame and asbestos metal freight shed, 60x191, at the foot of East 5th st, for the Pawtucket & New York Transportation Co., John A. Upshur, general manager, 90 West st, owner and builder. Owner desires estimates on materials as specified above. Cost, \$15,000.

BROAD ST.—Townsend, Steinle & Haskell, Inc., 1328 Broadway, completed plans for alterations to the 5-sty brick restaurant, storage and factory, 27x96, at 86 Broad st, for S. M. Robins, 54 Broad st, owner. Architects will take bids on general contract about May 31. Cost, \$10,000.

Bronx.

DWELLINGS.

214TH ST.—William Koppe, 830 Westchester av, completed plans for a 1-sty brick dwelling and stores, 19x27x100, at the southeast cor of 214th st and White Plains av, for the Sound Realty Co., 128 Broadway, owner and builder. Cost, \$9,000.

STABLES AND GARAGES.

EAGLE AV.—Dunnigan & Crumby, 3d av and 149th st, completed plans for a 1-sty stone garage, 110x100, on the east side of Eagle av, 102 ft south of 158th st, for John O'Leary, 991 East 167th st, owner. Architects will take bids shortly. Cost, \$20,000.

TINTON AV.—William Koppe, 830 Westchester av, completed plans for alterations to the 2-sty brick garage at 883 Tinton av, for Charles Hlawatsch, on premises, owner. Architect will take bids on general contract soon. Cost, \$5,000.

Brooklyn.

FACTORIES AND WAREHOUSES.

VAN DYKE ST.—George T. Sinclair, 237 East 41st st, Manhattan, completed plans for fire repairs to the 2-sty storage bldg, in the north side of Van Dyke st, 160 ft east of Van Brunt st, for the Estate of Margaret W. Knowles, 763 East 32d st, owner. Cost, \$9,000.

DWELLINGS.

HOOPER ST.—Elliott P. Lyncn, 345 5th av, Manhattan, completed plans for a 4-sty brick or stone convent, 50x100, at the cor of Hooper st and Marcy av, for the Roman Catholic Church of the Transfiguration, Hooper st, cor Marcy av, Bklyn, Rev. Father W. J. Maguire, pastor. Architect will soon take bids on general contract from a selected list of bidders.

EAST 18TH ST.—B. F. Hudson, 503 Church av, completed plans for a 2-sty frame dwelling, 20x35, in the east side of East 18th st, 185 ft north of Av R, for Malbone Lucas, 2121 Bay av, owner. Cost, \$4,500.

LAWRENCE AV.—F. W. Dorfman, 26 Court st, completed plans for a 2-sty brick dwelling and garage, 90x100, on the north side of Lawrence av, 600 ft east of East 3d st, for the Webster Holding Co., 26 Court st, owner. Cost, \$18,000.

86TH ST.—J. R. Edwards, 7616 Ridge Blvd, completed plans for a 2-sty brick dwelling and garage, 20x35, at the northeast cor of 86th st and Ridge Blvd, for Frank F. Bendelton, 84th st, owner. Architect will take bids on general contract shortly. Cost, \$4,000.

MERMAID AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for two 2-sty brick dwellings, 20x50, on the south side of Mermaid av, 37 ft west of West 29th st, for Paul Hindus, 515 Park av, owner and builder. Cost, \$10,000.

STABLES AND GARAGES.

TROY AV.—M. A. Cantor, 371 Fulton st, completed plans for a 1-sty brick public garage, 140x120, at the southeast cor of Troy av and Carroll st, for Isaac Miller, 1663 Union st, owner and builder. Cost, \$40,000.

MONTROSE AV.—Shampan & Shampan, 772 Broadway, completed plans for a 3-sty fireproof garage and service station, 100 x100, at the southeast cor of Montrose av and Leonard st, for the Lasky Motor Car Corp., owner.

17TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 1-sty brick public garage, 105x127, at the southwest cor of 17th st and Neptune av, for Charles Martino, 2911 West 30th st, owner and builder. Cost, \$15,000.

130TH ST.—Charles B. Meyers, 1 Union sq W, completed plans for a 1-sty brick garage, 50x99, at 73-5 East 130th st, for the Benson Realty Co., 31 Nassau st, owner. Cost, \$15,000.

EAST 12TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for eight brick garages, 13x18, in the east side of East 12th st, 32 ft south of Av J, for the East Inwood Corp., 614 West st, owner and builder. Total cost \$4,000.

HERZLE ST.—A. Farber, 1746 Pitkin av, has plans in progress for a 1-sty brick garage, 17x67, at 361-373 Herzle st, for the Independent Steam Laundry Co., on premises, owner and builder. Cost, \$3,500.

HALLS AND CLUBS.

TOMPKINS AV.—Gilbert I. Prowler, 167 Van Buren st, has plans in progress for alterations and extension to the 4-sty brick club, at 165-7 Tompkins av, for the Sixth A. D. Socialists Party Assn, Sam Mason, pres., on premises, owner. Consists of general interior alterations, and an extension, 38x40, to be used as dance hall. Cost, \$10,000.

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STORES, OFFICES AND LOFTS.

24TH ST.—A. E. Hullo, 140 Montague st, completed plans for a 1-sty brick shop, 50 x100, in the south side of 24th st, 125 ft east of 3d av, for Donegan & Meilson, 743 3d av, owner. Cost, \$6,000.

Queens.

DWELLINGS.

ROCKAWAY BEACH, L. I.—Albert C. Kunzi, 53 Elliot av, Middle Village, L. I., completed plans for a 2½-sty frame dwelling, 22x50, on the east side of Atlantic av, 350 ft south of the Boulevard, for Phillip Hartenstein, Rockaway Beach, owner. Cost, \$10,000.

ROCKAWAY BEACH, L. I.—Albert C. Kunzi, 53 Elliot av, Middle Village, L. I., completed plans for two 2½-sty frame dwellings, 22x58, on the east side of Atlantic av, 250 ft south of the Boulevard, for Emanuel and Jacob Streemeyer, Rockaway Beach, owners and builders. Cost, \$20,000.

LITTLE NECK, L. I.—Sid Greene, 601 West 156th st, Manhattan, owner, has had plans completed privately for a 2½-sty dwelling, 25x40, from privately prepared plans. Dwelling will be constructed of wood, F. Johnson, 416 Prospect av, Flushing, L. I., has the general contract. Cost, \$10,000.

RICHMOND HILL, L. I.—D. Stage, 1815 Walnut st, Glen Morris, N. J., completed plans for a 2½-sty frame dwelling, 19x58, at the northeast cor of Ridgewood and Lefferts avs, for Hyman Losken, 17 George st, Jamaica, L. I., owner. Cost, \$7,000.

JAMAICA HEIGHTS, L. I.—William Sprosser, 211 12th av, L. I. City, completed plans for a 2½-sty brick dwelling, 22x40, on the north side of Ferry av, 110 ft east of Schenectady av, for Louis Ontel, Flushing, L. I., owner. Cost, \$5,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Dwight Seabury, Pawtucket, R. I., completed revised plans for a 3-sty brick silk mill, 73x212, at the northwest cor of William st and Freeman av, for Aaron Cohen, 212 5th av, Manhattan, owner. Owner will be ready for estimates on general contract about May 31. Cost, \$60,000.

STABLES AND GARAGES.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for a 1-sty brick garage, 50x112, in the west side of Church st, 137 ft south of Fulton st, for the Leah Realty Co., 215 4th av, Manhattan, owner and builder. Cost, \$8,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing preliminary plans for a 4-sty brick apartment house, 94x82, on Summer av, near Chester av, for which owner's name will be announced later. Cost, \$90,000.

ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, has plans in progress for a 2-sty brick tenement, 50x42, at 3d av and High st, for Daniel Carro, 1197 East Grand st, Elizabeth, owner. Cost, \$10,000.

ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, has plans nearing completion for a 2-sty brick apartment and store, 25x40, at Bay Way and McKinley sts, for Adam Novitzkie, c/o architect, owner. Plans will be completed soon and architect will take bids on separate contracts. Cost, \$7,000.

DWELLINGS.

EAST ORANGE, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., has plans in progress for a 2½-sty frame dwelling, 34x27, with a kitchen extension, 14x12, for which owner's name and exact location will be announced later. Cost, between \$5,000 and \$6,000.

ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, N. J., has revised plans in progress for a 2½-sty frame shingle and stucco dwelling, 22x65, on 2d av, near 7th st, for Peter Buckley, 2d av and Amity st, Elizabeth, owner. Cost, \$5,000.

TOWNSHIP OF HILLSIDE, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, has plans in progress for a 2½-sty frame dwelling, 22x40, in Becker st, cor Boston st, for K. Richkus, owner. John Locust, Pine st, near 1st st, Elizabeth, has the general contract and will do the mason and carpentry work. Cost, \$4,500.

MAPLEWOOD, N. J.—Kenneth W. Daltzell, Depot pl, Maplewood, N. J., owner and builder, has had plans completed privately for a 2-sty frame and shingle dwelling, 22x35, on Salter pl, near South Mountain av. Cost, \$6,000.

ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, completed plans for a 2-sty brick dwelling, 26x40, at 648 1st av,

for Louis Rusciano, 325 Amity st, Elizabeth, owner. Owner is taking bids on separate contracts. Cost, \$7,000.



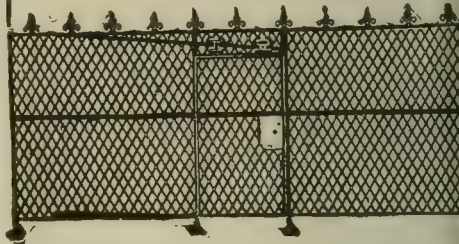
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CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

BANKS.

MANHATTAN—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the 1-sty brick bank, 20x72, at 2001 1st av, for Anna M. Simon Estate, owner, c/o Alwyn Stoss, 1103 Gates av, Bklyn, owner, and the New York Produce Exchange Bank, 10 Broadway, lessee, from plans by Samuel H. Baker, architect. Cost, \$4,000.

HARMON, N. C.—C. E. Castle, Ogdensburg, N. Y., has the general contract for a 1-sty brick, granite and terra cotta bank, 30x55, for the First National Bank of Harmon, G. M. Risley, cashier, Hermon, N. Y., owner, from plans by Holmes & Winslow, 110 West 40th st, Manhattan, architects. Cost, \$20,000.

CHURCHES.

BRONX—Borgia Building & Construction Co., 63 Mills st, Astoria, L. I., has the general contract for a 4-sty brick extension, 14x17, to the church and rectory in the south side of 151st st, 70 ft east of Morris av, for the R. C. Church of Our Lady of Pity, Rev. Father Francis Oppici, pastor, on premises, owner, from plans by Gustave E. Steinback, 15 East 40th st, architect.

DWELLINGS.

MANHATTAN—Isaac Maas, 79 1st av, has the general contract for alterations to the 3-sty brick dwelling and stores, 17 x45, at 164 West 48th st, for Maurice Herrman, 164 West 48th st, owner, from plans by John Knubel, 305 West 43d st, architect. Cost, \$3,000.

MANHATTAN—Gillies-Campbell Co., 101 Park av, has the general contract for alterations and extension to the 4-sty brick dwelling at 3 West 81st st, for Caleb O. Dula, Hotel Beresford, 81st st and Central Park West, owner, from plans by Walter D. Blair, 597 5th av, architect. Includes rear extension, 22x38, brick partitions and changes to entrance. Cost, \$8,000.

BROOKLYN, N. Y.—Kelso Construction Co., 4408 14th av, has the general contract for a 2½-sty frame dwelling, 26x60, in the north side of 48th st, 120 ft east of 12th av, for William Levin, 1229 48th st, owner, from plans by M. A. Cantor, 671 Fulton st, architect. Cost, \$10,000.

TENAFLY, N. J.—Harry Vought, Jr., Grand Central Terminal Bldg., Manhattan, has the general contract for a 2-sty frame and stucco hostess house, about 60x50, at Camp Merritt, for the War Work Council National Board, Y. W. C. A. of U. S., Mrs. James S. Cushman, pres., 600 Lexington av, Manhattan, owner.

STAMFORD, CONN.—Howard B. Kunes, 50 Park pl, Stamford, has the general contract for a frame dwelling, 27x40, to contain ten rooms, at Shippin Point, for Mrs. B. A. Tocher, 98 William st, Stamford, Conn., owner, from plans by Emmens & Abbott, Washington Bldg., Stamford, Conn., architects. Cost, \$5,000.

TOWNSHIP, OF LINDEN, N. J.—Frank Schiller, Linden, N. J., has the general contract for a 2-sty frame and stucco dwelling, 20x40, at Wood av and 14th st, for Stanislaus Wiczkoski, Linden, N. J., owner, from privately prepared plans. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—C. L. Dooley, Inc., 257 Adelphi st, has the general contract for alterations to the 3 and 5-sty brick factory, 76x74, in the north side of Bergen st, 83 ft west of Franklin av, for the Kemble Realty Co., 1042 Dean st, owner, from

plans by Boyle & Kelly, 367 Fulton st, architects. Consists of new windows, shaft and stair enclosures and new partitions. Cost, \$20,000.

LONG ISLAND CITY—Universal Steel & Concrete Co., 452 5th av, Manhattan, has the general contract for a 4-sty reinforced concrete macaroni factory, 60x100, on the south side of Jackson av, 416 ft west of Buckley st, for Emanuele Ronzoni, 798 Broadway, Flushing, L. I., owner, from plans by Adolph Mertin, 34 West 28th st, Manhattan, architect.

HALLS AND CLUBS.

MINEOLA, L. I.—Tullis & Blanchard, 326 East 42d st, Manhattan, have the general contract for a 1 and 2-sty frame and stucco hostess house, 200x100, at Camp Mills, for the War Work Council, National Board, Y. W. C. A. of U. S., 600 Lexington av, Manhattan, Mrs. James S. Cushman, pres., from plans by K. C. Budd, 527 5th av, Manhattan, architect. Cost, \$60,000.

HEMPSTEAD, L. I.—U. S. Portable Building Co., 115 Broadway, Manhattan, has the general contract for a 1-sty frame K. of C. bldg, 28x40, at Camp Mills, for the Knights of Columbus, owner, c/o Maurice Breen, in charge, Room 724, Municipal Bldg, Manhattan, from privately prepared plans.

HOSPITALS AND ASYLUMS.

MANHATTAN—D. Baake, 368 Columbus av, has the general contract for interior alterations to the 3-sty brick nursery, at 443 West 24th st, for the Haven Day Nursery, 445 West 24th st, owner, from plans by Herbert M. Baer, 665 5th av, architect.

STABLES AND GARAGES.

MANHATTAN—Fountain & Choate, 110 East 23d st, have the general contract for a 2-sty garage, probably reinforced concrete, 75x100, including a ramp, on the east side of Park av, from 130th to 131st sts, for the J. M. Horton Ice Cream Co., 205 East 24th st, owner, from privately prepared plans.

NEWARK, N. J.—Louis Gesuelli, 518 North 5th st, Newark, has the general contract for thirteen 1-sty brick individual garages, 80x20, with a wing, 41x20, at 215-217 North 6th st, for Vitale Cicienia, cor 5th st and Park av, Newark, owner, from plans by R. W. Erler, 45 Clinton st, Newark, architect. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

MANHATTAN—James S. Bush Co., 239 Broadway, has the general contract for alterations to the brick and stone railroad ticket office at 112 West 42d st, for the Penn., Long Island, Erie, Lehigh Valley and N. Y. C. & H. R. R. Co., George A. Cullen, in charge, Delaware & Lackawanna R. R., 90 West st, lessee, from privately prepared plans.

MANHATTAN—James S. Bush Co., 239 Broadway, has the general contract for alterations to the brick and stone railroad ticket office, at 280 Broadway, for the Penn., Long Island, Erie, Lehigh Valley and N. Y. C. & H. R. R. Co., George A. Cullen, in charge, Delaware & Lackawanna R. R., 90 West st, lessee, from privately prepared plans.

MANHATTAN—James S. Bush Co., 239 Broadway, has the general contract for alterations to the brick and stone railroad ticket office, at 31-33 West 32d st, for the Penn., Long Island, Erie, Lehigh Valley and N. Y. C. & H. R. R. Co., George A. Cullen, in charge, Delaware & Lackawanna R. R., 90 West st, lessee, from privately prepared plans.

MANHATTAN—Potterton Bros., 215 West 28th st, have the general contract for alterations and addition to the 4-sty brick and stone store and office bldg, 20x56, at 144 West 65th st, for Peter Sexton, 584 Park av, owner, from plans by James J. Gavigan, Grand Central Terminal Bldg, architect. Consists of a 2-sty brick and stucco extension, 8x23, and general interior alterations to present bldg to provide offices and apartments.

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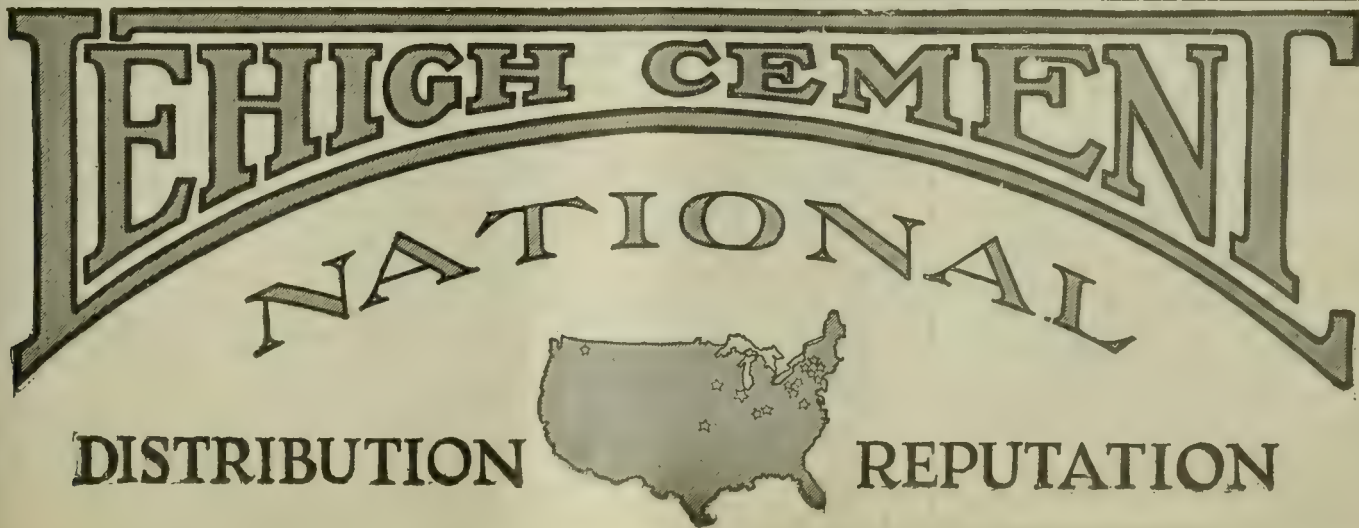
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MANHATTAN—Wharton Green & Co., 37 West 39th st, has the general contract for alterations to the 3-sty brick and limestone store and loft bldg, 25x90, at 71 Madison av, for Z. Korikoshi & Co., owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$20,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4 to 6. A. A. Zertanna, St. Louis, National secretary.

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its annual convention in Chicago, Ill., June 4 to 6. Headquarters will be located at the Hotel Sherman.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its mid-summer meeting in Buffalo, N. Y., June 26 to 28.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; FRSys(R)—Refrigerating System Repair; Rec—Fireproof Rectacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; StP—Standpipes; SA—Structural Alterations; T—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FHSY—Approved Filtering and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *StSYS—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, StP, Tel, WSS, FHSY, OS, StSYS, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending May 25.

MANHATTAN ORDERS SERVED.

Bedford st, 37-16 Daniel P Niro.....Rec
Bowery, 297—Florence E Smallwood, 42 E
81.....Ex(R)-ExS
Broadway, 394—Est Jno W Southack, Summit,
N. J.....A-FD
Broadway, 524-S—Geo E Miller.....Rub
Canal st, 202-4—Hoffman & Itken.....Rec
Canal st, 380-4—Diamond Point Pen Co.....O
Canal st, 505-11—Central Cigar Mfg Co.....A-FD
Cliff st, 18-20—Saml E Howard care N G Carman, 166 Montague, Bklyn.....Ex-St(R)-ExS-Ex(R)

10 st, 81 E—Lucchese Bros.....FA
18 st, 148 E—Est Rutherford Stuyvesant.....DC
32 st, 404-8 E—Arthur S Williams, Montclair,
N. J.....St(R)
32 st, 318-21 E—318-22 P, 32d St Corp, A-Spr(R)
34 st, 214-6 E—N Y Polyclinic Medical School
& Hosp, 345 W 50.....Ex-ExS-Ex(R)-St(R)-FE
46 st, 10 E—Jennie E Van Brunt, 116 W 73,
A-FD

51 st, 220 E—Adolph Bowsky.....FE(R)-St(R)
54 st, 22 E—Est Elizabeth H Jewett, care R
Dickinson Jewett, 30 E 42—ExS-WSS-FE(R)
102 st, 404 E—Gerarimos Potamianos.....Rec
5 av, 273—Pontaine, Inc.....Rec-FA
5 av, 520—Geo H Warren Est, care Thos C
Camp, 68 Broad.....FE(R)-ExS-Ex(R)
Front st, 215—Chas Kneeland Est, care Adele,
154 E 71.....DC
Fulton st, 195-7—South Publishing Press.....Rec
Greenwich st, 259—Welsh Est,
FE(R)-St(R)-ExS-Ex(R)-WSS(R)

Lafayette st, 245-7—N Y & Bklyn Paper Co, Rec
Lexington av, 1079—Abram Miller.....O
Mourree st, 303-7 Textile Paper Co.....Rec
9 av, 281-291—Est Henry Phipps, 787 5 av,
WSS-Ex-ExS-WSS(R)
Pearl st, 243-5—Saml E Howard, care N G
Carman, 166 Montague, Bklyn.....

FE(R)-St(R)-ExS-Ex(R)
Per 103 D North River—N Y Central R R,
Grand Central Term.....A
2 av, 2187—Lizzie L Ball.....DC
7 av, 269—Isadore Cooperman.....Rec
7 av, 243—Emil E Hortel.....ExS
6 av, 13—Anthony Di Mattia.....FA-El-Rec
6 av, 13—Linda M Frambach, FE(R)-ExS-Ex(R)
6 av, 171—Est Mary A Chisolm, care Geo E
44 William.....FE-St(R)-ExS-Ex(R)
6 av, 171—Albanes Inc.....FA-GE-DC-Rec
6 av, 402—Eagle Sign Co.....FA
8 st, 39 W—Sarah D Donovan.....FE(R)
22 st, 518-20 W—Daniel Mullin.....Rec
25 st, 45-51 W—Michael Coleman.....StP(R)
25 st, 127-31 W—Samuel Corn.....Ex-Rec
26 st, 30-4 W—Charles Kaye.....A-FD
26 st, 128 W—West 26th St Cafe.....Rec-DC-GE
28 st, 36 W—New York Skirt Co.....Rec
28 st, 137 W—Joseph Manheimer.....FE
28 st, 137 W—Benjamin Wildman.....Rec
28 st, 137 W—J H Stein & Co.....Rec
28 st, 137 W—Egnatz Weikowitz.....Rec
28 st, 137 W—Oriental Button Wks.....Rec
28 st, 137 W—Raw Fur & Skin Trading Co, Rec
28 st, 137 W—Joseph Manheimer.....ExS-Ex(R)
20 st, 513½-15 W—515 West 29th St Corp,
Ex(R)-WSS(R)

35 st, 46 W—North River Savs Bank,
FE-ExS-Ex(R)
40 st, 345-9 W—Est Geo B Leonard, care Thos
D Liberty.....GE-O-WSS(R)-ExS
42 st, 407-9 W—Clara Odell.....Ex(R)-SA-ExS
42 st, 407-9—John Odell.....GE-DC
45 st, 25-33 W—Century Holding Co.....ExS
45 st, 55 W—Conried & Kisch.....Rec
46 st, 34-6 W—Camas Bros.....Rec
46 st, 61 W—Charles Lazure.....Rec

BRONX ORDERS SERVED.

151 st, 345 E—Benenson Realty Co, 401 E
152.....DC
166 st, 435-7 E—Morrisania Silk Mills.....A-FD

BROOKLYN ORDERS SERVED.

Atlantic av, 388—Charles W Foster,
ExS-FP(R)-FP
Bedford av, 324—Bklyn Union Gas Co, 176
Remsen.....A-FD
Boerum st, 128 (rear)—Max Beckoff.....DC-FA
Broadway, 11-13 Louis Lark.....FA
Broadway, 107—Max Shub.....DC-GE-O
Broadway, 640-4—Arlington Knitting Mills, FP
Broome st, 19—Joseph Golutsky.....GE
Court st, 52—John Garvey.....DC

Montross av, 89—David Ludmer.....Rec
Montross av, 89—Genandes Antine & Zimmer-
man.....GE-FP(R)-Rec
Montross av, 89—Eagle Knitting Mills, FP-Rec
Ocean av, 657—Miss M Louise McCreary,
FA-ExS-Ex(R)
Park av, 120—Benj Schorfeinstein.....FP
Penn st, 306-10—Wilson Steam Laundry Co,
Rec-FA

CALENDAR

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, June 4, 1918, at 10 a. m.

Under Building Zone Resolution.

717-18—784-786 Hart st, Brooklyn.
901-18—191 West Houston st, Manhattan.
934-18—South side St. Johns pl, 332.2 ft. east of
Classon av, Brooklyn.
90-18—20 College pl, Brooklyn.
849-18—112-116 East 32d st, Manhattan.
937-18—534 Livonia av, Brooklyn.
938-18—215-23 E 36th st, Manhattan.
940-18—193-201 Nostrand av, Brooklyn.
946-18—1102-14 Kings Highway, Brooklyn.
947-18—604 Pacific st, Brooklyn.
948-18—472-82 Sterling pl, Brooklyn.
954-18—S. S. Archway pl, 125 ft. east of Con-
tinental av, Forest Hills, L. I.
956-18—357 87th st, Brooklyn.
961-18—1217-19 Gates av, Brooklyn.
962-18—N. E. cor. Rockaway blvd & Belmont
av, Woodhaven, Queens.
969-18—1306 Union av, The Bronx.
976-18—Glenwood rd, north side, 165 ft. west of
East 17th st, Brooklyn.
309-18—1057-1059 68th st, Brooklyn.
972-18—223-235 East 20th st, Manhattan.
457-18—111 West 122d st, Manhattan.

Appeals from Administrative Orders.

122-18—30 Verandah pl, Brooklyn.
798-18—302-304 Broadway, Manhattan.
922-18—16-18 Exchange pl, Manhattan.
917-18—42 Broadway & 55 New st, Manhattan.
918-18—42 Broadway & 55 New st, Manhattan.
927-18—149 West 23d st, Manhattan.
579-18—50-52 Pine st, Manhattan.
1021-18—1801-1805 7th av, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Thursday, June 6, at 10 a. m.

Rules.

1155-18-S—Revision of Rules of Procedure.
Petitions for Variations.
925-18-S—217 East 38th st, Manhattan.
944-18-S—37-41 East 12th st, Manhattan.
950-18-S—1337 Webster av, The Bronx.
952-18-S—5 Wooster st, Manhattan.
284-18-S—150 Nassau st, Manhattan.
1439-17-S—3 East 44th st, Manhattan.
1521-17-S—28 West st, Manhattan.
1525-17-S—154-56 Grand st, Manhattan.
1976-17-S—38 West 28th st, Manhattan.
408-18-S—125-7 Grand st, Manhattan.
732-18-S—203-5 Centre st, Manhattan.
898-18-S—195-197 Canal st, Manhattan.
85-18-S—494-496 Grand st, Manhattan.
300-18-S—42 John st, Manhattan.
975-18-S—103 Cook st, Brooklyn.
981-18-S—503-505 Rockaway av, Brooklyn.
983-18-S—95 Van Dam st, Manhattan.
988-18-S—16-26 Cooper sq, Manhattan.
989-18-S—16-26 Cooper sq, Manhattan.
997-18-S—305-307 Bergen st, & 87-91 3d av,
Brooklyn.
716-18-S—337 West 38th st, Manhattan.
897-18-S—20-42 Hewes st & 689-697 Kent av,
Brooklyn.
936-18-S—186 Bowery, Manhattan.
619-18-S—9 Washington pl, Manhattan.
1017-18-S—238-244 6th av, Manhattan.
1023-18-S—257-259 West 120th st, Manhattan.
1037-18-S—142 West 23d st, Manhattan.
1038-18-S—8 Lispenard st, Manhattan.
1039-18-S—398 Washington st, Manhattan.
1040-18-S—29 West 15th st, Manhattan.
1041-18-S—18 West 33d st, Manhattan.
1042-18-S—37 West 10th st, Manhattan.
1043-18-S—32-34 West 34th st, Manhattan.
1044-18-S—230-234 West 17th st, Manhattan.
1045-18-S—285 West Broadway, Manhattan.
1046-18-S—902-910 Broadway & 18-20 East 21st
st, Manhattan.
1047-18-S—48 West 27th st, Manhattan.
1049-18-S—71 Lighthouse st, Manhattan.
1050-18-S—267 West Broadway, Manhattan.
1051-18-S—729 Broadway, Manhattan.
1052-18-S—901 Broadway, Manhattan.
1053-18-S—105 Wooster st, Manhattan.
1054-18-S—21 Bond st, Manhattan.
1055-18-S—154 West 14th st, Manhattan.
1056-18-S—84-90 5th av, Manhattan.
1057-18-S—102-104 5th av, Manhattan.
1058-18-S—38-40 West 32d st, Manhattan.
1059-18-S—64-68 Fulton st, Manhattan.
1060-18-S—12 East 33d st, Manhattan.
1061-18-S—17-19 Walker st, Manhattan.
1062-18-S—200-204 William st, Manhattan.
1063-18-S—29-31 East 22d st, Manhattan.
1064-18-S—261-265 West 36th st, Manhattan.
1065-18-S—83 Canal st & 34 Eldridge st, Man-
hattan.
1066-18-S—Northwest corner Canal & Chrystie
sts, Manhattan.
1067-18-S—19 East 17th st, Manhattan.

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

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FRANKLIN 4166

Board of Appeals Has Power to Act in Zone Cases

Corporation Counsel Burr of Opinion Board of Estimate Has Delegated This Duty to It.

AN opinion rendered yesterday by Corporation Counsel William P. Burr may materially affect any action taken in the matter of the writ of certiorari directed to the Board of Appeals on the application of William Waldorf Astor for permission to erect a seven-story business building on his property, Madison avenue, 34th and 35th streets, which is returnable next Wednesday in Part 2 Supreme Court. Cadwalader, Wickersham & Taft, representing Baron Astor, have asked permission from Justice Platzek to intervene in the case when it comes up for argument.

The opinion just rendered by the Corporation Counsel is rendered at the request of the City Plan Committee at the time of handing down its decision reversing the action of the Board of Appeals. The writ was asked for in view of the decision of City Plan Committee by Carter, Ledyard and Milburn, representing J. P. Morgan and the residents of Murray Hill, and the application was based on the assumption of the Board of Estimate that the Board of Appeals has no authority in such matters and that the Board of Estimate is paramount to the Board of Appeals in such cases.

The Corporation Counsel yesterday rendered his opinion to the Board of Estimate and is as follows:

June 7, 1918.

BOARD OF ESTIMATE AND APPORTIONMENT OF THE CITY OF NEW YORK:

I have received a communication from the Secretary of your Board, under date of May 3, 1918, a copy of which follows:

"At the meeting of the Board of Estimate and Apportionment on May 3, 1918, a resolution was adopted denying the petition of William Waldorf Astor, through his attorney, for an amendment of the building zone resolution, so as to change from a residence to a business district the property on the west side of Madison avenue between East 35th and East 36th streets, Borough of Manhattan. A similar petition by the same parties had previously been denied by the Board on May 4, 1917.

"On April 30, 1918, while the renewed application was pending before the Board of Estimate and Apportionment, the Board of Appeals adopted a resolution, a copy of which is enclosed herewith, permitting the construction of a business building in this block, thus nullifying the action taken by this Board on May 4, 1917, and rendering the subsequent similar action of the Board of May 3, 1918, of no force or effect.

"At the meeting of the Board of Estimate and Apportionment on May 3, 1918, the Secretary was directed to request the Corporation Counsel to advise as to the validity of the action of the Board of Appeals, in view of the pendency before the Board of Estimate and Apportionment of the aforesaid ap-

plication for an amendment of the Building Zone Resolution, and the fact that this Board had, on May 4, 1917, denied a similar application presented to it by the same parties."

The Building Zone Resolution was adopted by your Board under the authority conferred by Sections 242-a and 242-b of the Charter. The latter section contains the provisions pertinent to the question submitted and under those provisions your Board

"may regulate and restrict the location of trades and industries and the location of buildings designed for specified uses, and may divide the city into districts of such number, shape and area as it may deem best to carry out the purposes of this section. For each such district regulations may be imposed designating the trades and industries that shall be excluded or subjected to special regulations and designating the uses for which buildings may not be erected or altered."

This action further empowers your Board to

"supplement or change said regulations or districts,"

but, as a whole, it contemplates the establishment of fixed zones and regulations applicable to each unit of territory so established.

The same section of the Charter, by amendment introduced by Chapter 601 of the Laws of 1917, expressly authorizes your Board to delegate to the Board of Appeals the power to "determine and vary" the application of the regulations of the Building Zone Resolution "in harmony with their general purpose and intent and in accordance with general or specific rules therein contained."

The Building Zone Resolution, in Section 20 thereof, provides that

"Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this resolution the Board of Appeals shall have power in a specific case to vary any such provision in harmony with its general purposes and intent, so that the public health, safety and general welfare may be secured and substantial justice done."

And Section 7, subdivision c, provides that the Board of Appeals may

"subject to appropriate conditions and safeguards, determine and vary the application of the use district regulations herein established in harmony with their general purpose and intent as follows:

Permit the extension of an existing or proposed building into a more restricted district under such conditions as will safeguard the character of the more restricted district."

I have examined the proceedings heretofore had before your Board upon the petition of William Waldorf Astor, for an amendment of the Use-District Map so as

to change from a residence to a business district the property mentioned in the foregoing communication, as well as the proceedings before the Board of Appeals on the appeal by said Astor from the refusal of the Superintendent of Buildings to approve plans for a proposed building on said land. The petition which was denied by your resolution of May 4, 1917, invoked your power to change the Use-District Map. The resolution is general in terms, merely denying the petition, but was adopted upon the report of the Committee on the City Plan, which report is significant not only of the intent and purpose of the Building Zone Resolution, but also of the conception of the Board of Estimate and Apportionment of the functions which it had delegated to the Board of Appeals. I quote the concluding paragraph of that report:

"There must be a boundary line between districts, and in a section like Murray Hill, where the difference in types of development is so great the determination of a boundary line between a residence and a business district presents peculiar difficulties. The petitioner asserts that he is the owner of a large plot of land in the block bounded by Fifth avenue, 36th street, Madison avenue and 37th street, and that the value of this plot is greatly reduced owing to the fact that the frontage on Madison avenue is placed in a residence district. Of course, in fixing boundary lines in carrying out a general zone plan it is impracticable to prevent such lines from cutting across the plottages of particular owners. In order that this should not work any unnecessary hardship in individual cases, the Building Zone Resolution provides in section 7, paragraph c, that the Board of Appeals may, in appropriate cases, after public notice and hearing, 'permit the extension of an existing or proposed building into a more restricted district under such condition as will safeguard the character of the more restricted district.' It would, therefore, be possible in case the petitioner desired to use his entire plot for a specific business use to request the Board of Appeals to authorize such use and such use could be so authorized if, in the judgment of the Board of Appeals, such specific use would not in fact injure the residential district.

"Your committee recommends that the petition be denied."

At that time the Committee on the City Plan was composed of the Mayor, and the Presidents of the five Boroughs, all of whom signed said report, and the resolution denying the petition was adopted by the concurring votes of all the members of the Board, except the Mayor, who does not appear to have voted.

It thus very clearly appears that the petitioner was remitted to his remedy before the Board of Appeals. This remedy he invoked by an appeal filed with the Board of Appeals on December 11, 1917, upon which he sought relief under subdivision c of Section 7 of the Building Zone Resolution. It appears that in February, 1918, the application to your Board for an amendment to the Use-District Map was renewed, and that thereafter the petitioner was pursuing two separate and distinct remedies, one before your Board and one before the Board of Appeals, up to the date of the disposition of the appeal before the latter Board.

Upon the renewed application before your Board, the Committee on City Plan and Public Improvements made a report upon which a general resolution was adopted denying the application. This report indicates that the Committee acted upon the same principle which governed the former Committee and was influenced by considerations which opposed the permanent change

in character of the district. Prior to the action of your Board on this renewal application, the Board of Appeals on April 30, 1918, by resolution, after due notice and a public hearing as recited in said resolution, granted the relief sought before it on condition,

"that the building shall not exceed seven stories nor one hundred and twelve feet in total height; that the three facades shall be faced, uniformly, with either limestone or marble; but there shall be but one entrance to the building on the Madison avenue front; that the balcony shown over the second story shall be constructed of material uniform with the rest of the facade; that the parapet wall above the main cornice of the building shall be designed to harmonize with the architecture of the three facades; and that during the occupancy of said building only the windows of the first story shall be used as show windows."

An analysis of the provisions of the Charter and the Building Zone Resolution, to which I have referred, satisfies me that the respective functions of your Board and of the Board of Appeals do not involve any necessary conflict of jurisdiction between the two bodies. The application for the amendment of the Use-District Map gave rise to the exercise of a power in your Board distinct from the power which your Board under the authority of the Charter had delegated to the Board of Appeals. An amendment of the Use-District Map by converting a residence district into a business district would establish what might be called a general provision of the Zoning Law and a zone of permanent character in which any kind of business authorized by the Building Zone Resolution might be conducted. By the amendment of the Charter in the act of 1917 the resolution seems to have recognized the wisdom and propriety of lodging somewhere, for the purposes of the administration and enforcement of the building zone resolution according to its spirit, the discretionary power to deal with specific cases surrounded by conditions under which a strict and literal application of rigid general rules might not comport with the spirit of the resolution and might work unreasonable hardship.

The Board of Appeals, by its action in the case in hand, did not change the use-district in any way. It permitted the owner of the land, part of which lies in a business district and part in a residence district, to extend into the residence district a business building proposed to be erected upon the whole plot; the land in the residence district consists of the block between 35th and 36th streets, fronting on Madison avenue; the blocks north and south are fixed by the building zone resolution as business districts, the Board of Appeals, in granting the appeal, annexed conditions to the extension which in its judgment are contemplated by the Charter and by the provisions of the building zone resolution. This action by the Board of Appeals came within the power delegated to it as already shown.

You will observe, therefore, that the Board of Appeals has not granted, in legal contemplation, what your Board had denied.

In view of these considerations I am of the opinion that the action of the Board of Appeals in granting the appeal in question is valid.

WILLIAM P. BURR, Corporation Counsel.

Queens' citizens in 1917 who bought tickets on the Brooklyn Rapid Transit numbered 9,548,808, and on the Interboro Rapid Transit, 13,404,566.

Queens is helping the Federal Government by producing food and war materials in 150 industrial establishments.

Assessed Valuations No Standard for Rentals

Taxes and Operating Expenses Have Increased, While Values Have Remained Stationary

IN view of the many proposals of city officials and others tending towards municipal ownership and operation of business enterprises now carried on with private capital realty men have been making an investigation into actual conditions of the finances of the city, which discloses the fact that while there is an apparent margin of eighteen or twenty millions of dollars available for additional obligations this margin is only apparent and not real.

In the list of bonds exempted from consideration in making up the debt limit there are securities amounting to millions of dollars which are not properly excluded.

If the city were confronted with a great calamity, such as fire or pestilence or any of the dangers consequent to war, it would have no debt borrowing capacity to provide for such contingency.

As far as taxation is concerned the city, in the Borough of Richmond, is already within twenty-four points of the constitutional limit of taxation, and is only to a small degree further removed in the other boroughs. The greatest economy is necessary in the management of the city's affairs and the utmost judgment exercised in expenditures of the city's moneys and in incurring any city debt for any purpose whatever.

This situation of affairs was clearly brought out in the investigation made by the Legislative Committee, of which Senator Brown was chairman, and the banking community insisted when loans were made in 1914 that the pay-as-you-go policy should be adopted. This was made part of the agreement with the city and was afterwards enacted into law. Last winter, at the request of the city administration, this was to some extent modified so that \$15,000,000 a year of securities could be issued for certain specific purposes.

It is clearly impossible to keep on piling up the taxes on real estate to cover the greatly increased cost of running the extravagant city government. Attention of the readers of the Record and Guide has already been called to the relation between the increase of taxes and the cost of operating office and apartment buildings. Below are printed the figures, showing the assessed valuations and taxes for several years of a number of buildings of these two classes.

The taxes show tremendous increases, and it must also be remembered that interest rates have also largely increased and there is no longer any money available at less than 5½ per cent. and that most renewals of mortgages are made at 6 per cent. The Department of Labor, in a report made recently, shows that while housing costs have only increased 2.6 per cent. in the shipbuilding zone, of which New York City is a part, other expenses have increased from 50 to 100 per cent., and wages have increased about 30 per cent.

Those who have been criticising the increase in rents forget that every item connected with a building or of the care and management of a building has increased greatly. A plumber and his helper at \$14 a day; carpenters at \$6.60 a day; painters at \$6.60 a day, are but a few of the instances which have gone to double the upkeep of all kinds of improved real estate. The wages of necessary employees, such as engineers, elevator men, cleaners, also show a much greater increase in proportion than almost any rent increase.

On a building assessed at \$100,000, within a few

years the taxes have increased from \$1,510 a year to \$2,840 a year. Interest has gone up from 4 to at least 5 per cent., which means an increase of \$1,000; while the ordinary expenses for repairs and for services in the building is just double.

The following table shows the assessed valuations and taxes for the years 1916 and 1918:

ASSESSED VALUATIONS AND TAXES.

Building	1916		1918	
	Assessment	Tax	Assessment	Tax
Washington	\$2,000,000	\$40,800	\$2,000,000	\$47,000
Bowling Green	3,250,000	66,300	3,250,000	76,700
Adams Express	6,500,000	132,600	6,625,000	156,350
American Express ..	2,025,000	41,310	1,975,000	45,492
Potter	4,100,000	83,640	4,100,000	96,760
Standard Oil	3,300,000	67,320	3,300,000	77,800
Exchange Court	2,600,000	53,040	2,600,000	61,360
Columbia Trust	3,000,000	61,200	3,000,000	70,800
Stock Exchange	5,300,000	108,120	5,200,000	122,720
Mills	4,175,000	85,170	4,150,000	97,940
Drexel	5,100,000	104,040	5,100,000	120,360
City Bank	5,500,000	112,200	5,500,000	129,800
111 Broadway	6,000,000	122,400	6,000,000	141,600
115 Broadway	5,200,000	106,080	5,200,000	122,720
U. S. Express	2,800,000	57,120	2,700,000	63,720
New York Tel. Co....	4,740,000	96,696	4,900,000	115,640
Havemeyer	1,915,000	40,076	1,915,000	45,189
City Investing	6,625,000	135,150	6,625,000	156,345
Singer	7,000,000	142,800	7,000,000	165,200
Whitehall	6,200,000	126,480	6,200,000	157,320
Equitable	*20,000,000	404,000	25,000,000	590,000

*1917.

The tremendous increase in taxes can be easily seen. The tax rate in 1916 was 2.04 and in 1917 was 2.02, but in 1918 it was 2.36.

The tax on the Washington Building, therefore, in that year was \$40,800. In 1918 the tax was \$47,200, and in 1919 it would be not less than \$55,600.

On the Bowling Green Building, assessed at \$3,250,000, the tax in 1916 was \$66,300; in 1917, \$65,650; in 1918, \$76,700, and will be in 1919 at least \$90,350.

On the Adams Express Building, assessed at \$6,625,000, the tax in 1916 was \$132,600; in 1917 it was \$133,825; in 1918 it was \$156,350, and in 1919 will be at least \$173,750.

The Equitable Building, assessed in 1917 at \$20,000,000, the tax was \$404,000; in 1918, assessed at \$25,000,000, the tax was \$590,000, and in 1919 the tax will be \$695,000.

There has been no material decrease in assessed valuations, although, as the tax rate increases and the net returns grow less, the real value of the property must also grow less. What has been said in regard to commercial buildings applies equally to apartment houses. The assessed valuations have remained the same or have been increased, while the tax rate has increased from 2.02 in 1917 to an estimated 2.78 in 1918. The tax rate this year is 2.36. The comptroller estimates that there will be an increase because of large amounts left out by the Fusion administration and because of the estimated deficit in subway operation of \$15,000,000 and because of the constantly yearly increases in the debt service, and this increase in the tax rate will amount to at least thirty-two points.

The apartment houses referred to above, like the one at 855-857 Seventh avenue, assessed in 1916 at \$1,150,000, were assessed the same in 1917 and 1918, and yet in 1919 the tax rate will be at least seventy-six points higher than in 1917. This is equally true of 1728 Broadway, assessed each year at \$680,000, and 249 West 44th street, assessed at \$870,000, and 917 Seventh avenue, assessed at \$1,100,000.

May Building Contracts in New York Territory

Principal Work Outside of Government Jobs, Which Totalled Over Forty Millions, Consisted of Alterations

NOTWITHSTANDING the fact that there has been a decided falling off in the number of new private building projects, there have been a considerable number of alterations, amounting in cost from \$2,500 to \$50,000 each. These have maintained a fair balance to the building industry. Federal building work, however, continues to be the most prolific source of business current at the present time and the program of military and naval building requirements is steadily growing in size and cost.

During May, contracts for building work involving a total of 1,239 separate operations and costing approximately \$23,461,000, were awarded in the New York territory. This comprises all of New York State, New Jersey, north of Trenton, and southeastern Connecticut. Within the boundaries of Greater New York contracts were let for 371 residences at a cost of \$2,110,000, 18 manufacturing buildings, costing \$807,000, and a total of 161 contracts for miscellaneous building projects involving an expenditure in the neighborhood of \$4,815,000.

During the month of May the building work on Long Island, exclusive of Brooklyn and Queens, included the award of contracts for eight dwellings costing about \$97,000, two manufacturing projects at a cost of \$164,000, and thirteen contracts for miscellaneous operations to cost approximately \$255,000. In Northern New Jersey 105 contracts for new residences were let at a cost of \$1,310,000, 26 manufacturing buildings costing \$1,206,000, and 96 miscellaneous projects to cost

about \$3,837,000. The contracts for New York State, exclusive of Greater New York, amounted to 236 residences, costing \$1,621,000, 50 manufacturing operations at a cost of \$1,899,000, and 153 miscellaneous at a cost of \$3,581,000.

In the New York territory military contracts to the number of 18 were awarded, costing \$1,759,000. At the same time new operations to be erected under the jurisdiction of various Federal departments were announced, the total cost of which will exceed \$42,636,000. The contracts for this work have not yet been awarded.

According to statistics compiled by the F. W. Dodge Company for April, 1918, it was shown that in the New York territory 34 contracts for multi-family dwellings were let, costing a total of \$445,000. There were 42 bank and office buildings placed under contract, representing an expenditure of more than \$586,000. The work of this month included 11 churches costing \$290,000; 17 clubhouses totaling \$874,500; 120 garages, \$1,062,000; 3 hotels costing \$84,000; 7 hospitals to cost about \$246,000; 100 manufacturing plants costing approximately \$2,668,000; 11 power plants costing \$141,000; 22 stores at \$129,000; 28 warehouses at a cost of more than \$660,000, and 12 school buildings representing a cost of \$133,500.

Government operations during April were heavy and included 64 contracts awarded and involving an expenditure of approximately \$40,906,000.

Elevator Women Prove Satisfactory Help

VACANCIES in business and industry caused by enlistments in war service are being filled by girls, women, or men who have passed the prime of their lives.

Uniformed girls or women of maturer age now deliver telegrams, and attractive girls in khaki have replaced the carriage men at the entrances of some of the large department stores. Conductorettes have already proved their worth on the traction lines of the city, and the managers of these lines are making preparations to add materially to the number now employed. Prominent hotels have joined the list of adding uniformed women employees to their house staffs, and in every instance to date the female of the species has proved as efficient as the male.

Already some of the most prominent buildings in the city have passed the experimental stage in the use of women elevator operators, and have decided to employ them permanently for work of this nature. Major Bleeker, manager of the Singer Building, is using a staff of twenty-one young women to operate the cars in that structure, and their work is in every way successful. Even the elevator starters in this building are women, four being employed.

The Waldorf-Astoria Hotel has recently released fifteen male elevator operators to military service and replaced them with women, and the Hotel Claridge has been using women to run their elevators for some time. Many of the new office buildings in the city have placed young women in charge of the operation of elevators, and their work in every case is giving complete success. Up to the present time the managers of none of the buildings in which girl operators have supplanted men have received complaints from patrons or tenants upon the elevator service rendered, and in all instances the management have agreed that women are superior to men for work of this nature.

Mr. Raymond P. Roberts, secretary of the Building Managers' Association, and who has direct charge of the management of a number of office buildings in the city, has made an exhaustive study of the help situation as it applies to building management and he has

come to the conclusion that for many kinds of work now almost exclusively in the hands of men women could be employed and men released for work urgently required to assist in winning the war.

In a recent statement to a representative of the Record and Guide Mr. Roberts made the assertion that in the buildings where he has tried women as elevator operators the experiment was entirely satisfactory, and that in future effort would be made to use only women for this work. Mr. Roberts said: "Women elevator operators are far superior to the ordinary run of male operators and appear to give satisfaction equal in every respect to the better class of men employed to run the cars in the highest class structures in the city."

As a general thing women who have replaced men in the operation of passenger elevators are subject to the same rules, discipline and conditions that apply to men doing the same kind of work. The hours of labor are identical and the relief periods of similar duration. Shifts are scheduled for overtime and holiday work, and the women have taken kindly to the conditions.

The rate of wages is also about the same. When starting the average building manager pays at the rate of \$13 a week for the first month or while the operator is breaking in. After proficiency in running the car is obtained the operator is automatically increased to \$14 a week. At the expiration of one year of satisfactory service the elevator operators are increased to \$15 a week, which becomes the maximum wage for this class of work. This is about the average; some of the highest type of buildings may pay higher wages and others less. Women elevator starters, with increased responsibilities, are paid proportionately higher wages.

Much of the dissatisfaction of tenants in office buildings has been due to careless elevator service. Discourtesy, ill-kept uniforms, passing signal lights and many other infringements of discipline on the part of male operators have been a universal source of complaint of tenants in high-class office buildings, and managers state that all can be eliminated by using women instead.

Taxpayers Want Dyckman Street Trolley Line

Washington Heights Realty Men Organize to Prevent Cancellation of Contract for Its Building

AN indignation mass meeting will be held at the Claremont Theatre, Broadway and 125th street, the latter part of next week, probably Friday, June 14, at 11 A. M., for the purpose of denouncing the attempt of the Union Railway to obtain a cancellation of the contract to build a crosstown line in Dyckman street from the Broadway subway to the Dyckman street ferry.

Plans for this meeting are now well under way by a committee composed of representatives of various civic organizations, individuals and public officials in that section of the city, with Harvey N. Bloomer, one of the leading real estate brokers in the Washington Heights section and active in civic matters in upper Manhattan and the Bronx, at its head.

The committee is composed of J. Gardiner Smith, F. W. Clinton, Edward Koch, Dr. Charles V. Paterno, Jacob Axelrod, W. P. Sheridan, Reginald Pelham Bolton, President of the Washington Heights Board of Trade; Senator Edward J. Dowling, George Slawson, Cyrus C. Miller, A. C. and H. M. Hall, George W. Loft, President of the Dyckman Street Ferry Company, and representatives of the Astor Estate, North Side Board of Trade, West End Taxpayers' Association, Harlem Board of Commerce, Paterno Brothers, Slawson & Hobbs, Duff & Brown, Frederick Zittel & Sons and other organizations and realty interests in the Borough of the Bronx.

The railway company asked the Board of Estimate and Apportionment last week for a cancellation of the franchise to operate a traction line through Dyckman street from the Broadway subway to the Dyckman street ferry at 207th street, giving as the reason the high price now asked for steel, which would cost at the present time about \$250,000. The company stated that it is not prepared at this time to spend so much money. It was further stated that steel rails now cost \$68.50 per ton, whereas in peace time the same rails cost but \$38.00 a ton.

Mayor Hylan referred the matter to the franchise committee of the Board of Estimate for investigation. This committee is composed of the Mayor, Comptroller Craig, President Smith of the Board of Aldermen, President Dowling of the Borough of Manhattan, and President Connolly of Queens.

At the time the railway company applied for this franchise the people of Washington Heights, the Third and Amsterdam Avenue Railway Company and the various civic bodies backed up the request, and were jubilant when the project was finally accepted by the traction company and they looked forward with anticipation to the day when the line would be opened, as it is of inestimable importance to persons living in the district or who desire to go from Dyckman street to the ferry, which runs to Interstate Park.

Former Borough President Cyrus C. Miller said yesterday: "This matter had been before the Board of Estimate and Apportionment for a long time, and the company was energetic in pressing for the franchise. My recollection is that the company stated that it had eighty-seven per cent. of the materials necessary for the work. This short line will be inexpensive to build, as the franchise permits the company to build and operate an overhead trolley for a period of years, instead of an underground trolley, which is more expensive. I joined with the company at the time in urging the granting of the franchise, and cannot see why the work should not proceed.

"I have favored the extension of trolley roads, as well as steam roads, in the Bronx, as we need more of them. This is a line which will be very useful to the Bronx, as it constitutes a line to the Dyckman street ferry. The Union Railway Company has a very valuable system in the Bronx, and it should be willing to take the lean with the fat.

Harvey N. Bloomer said: "We are determined that the railway company shall live up to its contract, and build the line under the terms which it has already

accepted. We will appear at all hearings on the subject before the Board of Estimate and vigorously oppose the application of the company for the cancellation or even the modification of the terms of the present franchise.

"At the time the company applied for the franchise property in Dyckman street was at a standstill, but as soon as the franchise was granted there was a decided boom and real estate brokers used this argument to influence sales. Their clients, relying on the assurance that the opening and operation of the road would increase the value of their holdings, bought property and have held it since, awaiting the coming of the railroad. Now they are up in arms over the whole proposition and are putting it up to the brokers to fight against the revocation or cancellation of the franchise.

"Anticipating increased business because of the connecting trolley line the Dyckman Street Ferry Company, of which former Congressman George W. Loft is the president, expended over \$30,000 improving its property, improvements that could well have been dispensed with if conditions are to remain as they are at present. In this fight we have the support of every taxpayer in the section, of every civic organization, realty interests and estates. We have been pledged all the money necessary to make a determined fight against what we consider a direct violation of our rights, and we propose to go the limit to compel the company to carry out to the letter the terms of the franchise they fought so hard to get and were so glad to receive at the time."

The construction and operation of this road will result in greatly increased realty values, owners will improve their properties and the City of New York will benefit by increased tax revenue. This argument will be advanced when the Franchise Committee of the Board of Estimate gives a hearing on the matter.

At the mass meeting to be held next week Harvey N. Bloomer will preside and addresses will be made by Senator Dowling, Arlington C. Hall, George L. Dawson and other prominent speakers, including members of the committee, representatives of civic bodies, public officials and representatives of realty interests, and it is hoped to have the members of the Franchise Committee of the Board of Estimate present and learn off hand just how the people in Washington Heights feel about this attempt to back down on a matter of vital importance to them.

Senator Dowling said yesterday:

"On December 8, 1916, I was present at a hearing before the then Board of Estimate of this city, which was attended by President Maher of the Union Railway Company, in connection with the application of the line for an extension of its route carrying the cars westward at 207th street and Dyckman street ferry. I recollect very well the argument then made, which in substance amounted to an appeal for an extended term so as to enable the Railway Company to earn sufficient money on its investment, and after the matter had been considered the Board of Estimate passed a resolution of considerable latitude which was thought at that time to be an unusual concession.

"Being within the precincts of my district, I am personally obligated to do everything in my power towards preventing the abandonment of the franchise, because I know that the extension is needed by the traveling public. To deprive those who seek the advantage of opportunity to go to the Palisades would inflict a hardship. What I cannot understand is why the Railway Company has waited as long as this without contracting for the necessary rails. It is, of course, generally known that the cost of steel has risen because of the great demands made by the Government. Yet I am of the belief that if the officials of the Third Avenue Railway Company and its associate line, the Union Railway Company, were disposed to go into the matter seriously means could be found so as to secure the needed steel and also at a price which would not be burdensome."

Methods of Taxation Studied by a Taxpayer

Senator Mills' Report Analyzed in an Effort to Arrive at a Solution of New York's Problem

By CLARKE G. DAILEY

Vice-President Alliance Realty Company.

THE State Auditor of Ohio in a letter to the Advisory Council of Real Estate Interests described New York's tax methods as "the most vicious form of single tax ever perpetrated on any people in America." He pointed out that in the census reports of 1916 New York obtained 73.6% of its revenue from taxes on property, whereas Chicago, Philadelphia, St. Louis, Cleveland, Baltimore, San Francisco, Cincinnati and Minneapolis derive but 60% of their income from property taxes. Business and license taxes were only 3.2% of the whole in New York, compared with 12.1% in Chicago; 8.4% in St. Louis, etc. Special assessments paid 11% of public revenue in St. Louis and Detroit, as compared with only 4.5% in New York.

The advancing tax rate has become such an onerous burden on real estate that real estate interests have been vigorously seeking for some relief. The writer attended a hearing at Albany on the proposed law to limit the real estate tax to a fixed rate. The legislators lent a sympathetic ear to all that was said by the representatives of real estate, but asked bluntly whence the revenue was to come if not from real estate. A revision of the personal tax was suggested, but the more this feature of the program was discussed the more hopeless it seemed. A low rate on personalty would not obtain sufficient revenue to be of any material help. A high rate on personal property has proven to be a failure and an abomination to all good citizens. It is evident that we must take steps either to cut down the size of the budget or introduce some constructive method of levying a tax which can be used to supplement the existing real estate tax.

It is hopeless to rely upon economies to save the real estate of New York. Economies must, of course, always be demanded and striven for, but in these war times we cannot expect any appreciable reduction in the total budget of the city and State and must indeed be prepared for further increases. The problem then becomes a search for other sources of revenue. Much has been written on this subject and innumerable suggestions made, but the most authoritative are those contained in the Mills Report made a couple of years ago. This report suggested either an income tax or a combination of personalty, business, license and habitation taxes. The writer believes the first named to be the simplest, most accurate and most equitable. The large income taxes levied and collected by the United States Government have opened our eyes to the fairness of this method of taxing and the practicability of its collection. Business and habitation taxes, based on rent paid at home or at the store or office, are crude and thumb-rule methods of arriving at a man's ability to pay. Much more accurate is the income tax bearing a positive sure relation to the actual net income of the corporation or man.

Simplicity in taxation is most important and a step can be taken in this direction by doing away with such taxes as the corporation, franchise and personalty taxes and levying only a real estate tax, an income tax and an inheritance tax and some minor taxes deemed desirable to retain. The people of this city would welcome some reduction in the number of reports now necessary to be made out during the year by corporations and individuals. If instead of the corporation report, personal tax report, franchise report, etc., the one income tax report made annually to the United States Government could be used as a basis upon which the State or city should levy its taxes, our citizens would be relieved from this multiplicity of reports. This does not mean that an attempt should be made to divert any of the taxes now going to the United States Government; but that the city or State should levy upon those living within or desiring the privilege of doing business within the State a tax based upon the report made to the Federal Government, which tax would be collected by

the city or State's own officials. It would have nothing to do with the United States tax except that a sworn copy of that report would be used as a basis to compute the amount of the tax. The rate would, of course, depend upon the amount of revenue necessary to be raised in this way, the idea of the tax being primarily to relieve real estate, and incidentally to do away with the personalty tax.

The amount raised by the Federal Government in income taxes aggregates a total of such magnitude that if an additional tax were collected from the same individuals and corporations equal in amount to only say one-tenth of the tax now paid by them to the Government, it might be sufficient to accomplish the purpose and would occasion no great hardship upon those taxed.

The State taxes on corporations would also be abolished, as it would be simpler and more equitable to levy in lieu thereof an income tax on corporations based on their actual earnings and profits. There is a special reason why the inheritance tax should not be abolished. It occupies a field not reached by either of the other two taxes, i. e., an effort to minimize the handing down of wealth from generation to generation. Many who believe that a man is entitled to the enjoyment of all the wealth he can accumulate are willing to see some fairness in causing the benefits of the accumulation to cease in some measure with his life, and substantial inheritance taxes meet this issue in a way that income taxes and real estate taxes do not.

There is no doubt that the above system of taxation will make for simplicity, will tend to relieve real estate from further burdens, and will tax the individual or corporation upon the ability to pay. It is a fair system, for in the long run income is the best appraisal of one's net worth. Whether there should also be an excess profits tax is a detail which need not be considered at the moment. There may be some who will think that the income tax suggested above will be but another invitation to the legislators to spend money. Any new form of tax is open to this objection and all efforts should be concentrated on securing a fixed limit to the real estate tax, the new form of tax being offered as a constructive suggestion to supply the needed revenue. The enormous budgets of today must be raised from some source, and if the large incomes and inheritances do not pay a substantial part, then real estate must give up all hopes of salvation from the steadily increasing burdens of taxation.

War Convention of Builders.

THE general convention of architects, engineers, builders and manufacturers affiliated with the building industry, as recently called under the auspices of the American Institute of Architects for June 7, at the Engineering Societies Building, 29 West 39th street, New York City, has been postponed until June 14.

The purpose of this convention is to make a determined effort to find some plan upon which the construction and building material interests of the entire country can meet to lend complete coordinated assistance to the Government in helping to fit the complex building material and construction interests of the country into the war-winning program.

Facts About Queens.

TRAFFIC on the Queensboro subway increased 886 per cent. in the first twenty-seven months of its operation.

Queens has a greater area than Brooklyn and the Bronx combined.

Queens has more population than New Orleans, Washington, Minneapolis or Louisville.

Straus Sounds Warning in Public Utility Cases

Says Franchise-Granting Powers Must Not Cripple Transportation Companies During War

OSCAR S. STRAUS, Chairman of the Public Service Commission, has rendered an opinion in the application of the Third Avenue Railroad Company for permission to charge two cents for transfers, which calls attention of the public authorities to the importance of maintaining the transportation service of the city on an efficient basis during the war through the granting where necessary of proper application for emergency relief. His opinion is of the utmost importance in view of the demand on the part of the street car companies for a six-cent fare, and points out the necessity of the proper officials taking steps to mitigate existing evils.

Mr. Straus says:

"The difficulties of these companies as to franchise terms are of their own seeking. It is a matter of public recollection and record that the franchises were not forced upon reluctant and unwilling companies by rapacious municipalities which overpowered their capacity for resistance.

"The companies, at the instance of their boards of directors and high officials, sought these and similar franchises, fare limitations and all; they plotted for them, schemed for them, dickered for them, gave concessions and gained advantages, got something which they thought they wanted, something which they could capitalize and overcapitalize, long term rights to use and occupy pivotal streets and avenues of the world's richest city. They gained favorable terms and for the sake of them accepted some terms which have now proved unfavorable, at least temporarily."

The companies have no right, Mr. Straus said, to ask the Commission to relieve them from the temporarily unprofitable terms caused by the inelasticity of a franchise that they sought in order to obtain street rights

deemed by them to be of "priceless value." He added:

"The city may be unqualifiedly willing that an increased fare on all surface and rapid transit lines shall be temporarily charged; it may be willing to consent to such an increase in return for terms and concessions of present or future public advantage, or it may not be willing to release the companies from their contract obligations at all. The matter of terms rests with the municipality, because the companies wanted the franchises so much that they bargained on the subject of fares and agreed to be ever bound by a five-cent limitation, at the city's option. When the franchise limitations no longer stand in the way the companies may come to the Commission for the fixation of a reasonable and adequate rate, notwithstanding statutory barriers."

As to the reasonableness of the request of the companies for increased revenues the Chairman of the Public Service Commission said:

"The public cannot afford to have public utility revenues so far depleted during an emergency period of several years that even after due allowance has been made for the fact that in times like these all individuals and corporations are having to bear a share of the common burdens. The conditions of public utility investment have become so unremunerative and unattractive as to make prohibitive the cost of money for new construction and to discourage capital from continuing in the public utility field.

"If transportation service in this city is to be continued on any efficient or enduring basis during the war and afterward the proper public authorities must squarely face and act upon their responsibilities for conserving the corporate income of essential utilities, even through the granting where necessary of proper applications for emergency relief during the war period."

"Practising Law" By Real Estate Brokers

CONSIDERABLE interest is being manifested by real estate brokers and persons affiliated with real interests, in the decision of the Court of Special Sessions, in the case of the People of the City of New York against the Title Guarantee and Trust Company, wherein it is charged by Charles L. Bowen, a member of the Bar Association of Brooklyn, that on January 24 the title company aforesaid "rendered and furnished legal advices and advice to deponent and to one Vincent L. Todaro, and furnished attorneys and counsel, and rendered legal services and assumed to be entitled to practice law in violation of the statute in such cases." The title company was held for trial at Special Sessions by Police Magistrate McGuire two weeks ago and the Court of Special Sessions after hearing the evidence in the case has reserved decision.

Magistrate McGuire in sending the case to Special Sessions held that any incorporated real estate agency or title insurance or mortgage company, or any other kind of corporation has drawn a contract or lease or mortgage deed, or other document required in the transfer, incumbering or letting of property, real or personal, has violated Section 280 of the Penal Law, and is liable to fine and imprisonment.

Numerous inquiries have been made by brokers and others to the Real Estate Board for advice in this matter, but in every instance the board has counselled the inquirer to consult his personal attorney. A similar case brought in 1915 against the same company and by the Bar Association of Brooklyn is now before the Court of Appeals for final decision, and this decision will determine whether the drawing of contracts, leases, mortgages, powers of attorneys, bonds, and other documents in common use in commercial, insurance, marine and all other brokerage transactions constitute violation of law if done by a corporation or any of its employees.

If it is, then the law has been violated thousands of

times in the past and is being violated many times every business day in this city, and in nearly every other city, town and village in the State, in hundreds of real estate insurance and other brokerage and agency offices. The police magistrate on the trial of the previous action was inclined to hold that these acts of conveyancing that had admittedly been performed by the accused title company did not constitute "practising law" within the meaning of the statute, but he said he felt bound by the decision of the Appellate Division of the Supreme Court in a previous prosecution of the same company for "practising law" in having prepared a bill of sale and a chattel mortgage. It is likely that at the next session of the legislature a bill will be introduced defining the meaning of "practising law" especially as applied to cases like the one at issue.

Realty Board's Tennis Tournament.

THE spring tennis tournament of the Real Estate Board will be held next Tuesday at the West Side Courts, Forest Hills, at nine o'clock. The events will be singles, classes A and B, and doubles, classes A and B.

The committee in charge is composed of Herbert R. Houghton, Chairman; Vasa K. Brascher, Wallace J. Hardgrave, E. K. VanWinkle and E. A. Tredwell. Entries closed yesterday and were as follows:

Laurence McGuire, H. Houghton, R. D. Richey, H. C. Forbes, H. S. Lewine, William R. Burling, Edward Blum, V. K. Bracher, G. L. C. Earl, Leo S. Herzog, C. Royse Hubert, A. M. Limburg, Percy R. Iseman, T. R. Robinson, L. P. Dowdney, E. K. VanWinkle, Frederic P. Fox, W. J. Hardgrave, E. A. Tredwell, (Son) Tredwell, H. J. Bastine, Granville J. Burr, James McWalters, F. H. Birch, Louis F. Levy, Marcus L. Osk, A. J. Pendeadon, Harold Swain.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor

W. D. HADSELL . . . Vice-President

J. W. FRANK . . . Secretary-Treasurer

S. A. PAXSON . . . Business Manager

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

Facts Highly Desirable, No Matter How Obtained

If the "Tenants' League of Greater New York" is successful in its proposed movement to get President Wilson to "intervene in the high rental question," no more important nor clarifying action could be wished for.

An investigation of the actual conditions governing the raising of rents in this city in the last two or three years by competent and unbiased authorities would be welcomed by every real estate owner, because the result of such inquiry would be to place the cause of the trouble where it properly belongs—on extravagant city administration, in which constant efforts seem to be directed to finding new and unnecessary ways to spend the people's money. This has resulted in higher taxes, and the burden has been increased by the mounting expenses of operation of buildings, due to higher wages and increased costs of materials.

It is not likely that the Chief Executive of the Nation will consider it to be a part of his duties to look into what is purely a local matter. The conditions in New York are widely different from those in Washington, which led to control of rentals there, and which action may have accelerated the outcry against landlords here.

Washington is, in the first place, a comparatively small city, devoted exclusively to the business of the National Government. It occupies a restricted area, not densely built upon, and the population is in normal times small, with no rapid increases in numbers. In a day, it was invaded by many thousands of additional office holders and by an additional horde of office-seekers, by crowds of men seeking contracts and a great

army of the merely curious. Naturally there was dense overcrowding, with all its attendant evils, which called for regulation that could only be enforced by the National Government, because it alone has authority in the Capital City.

In New York the stoppage of building operations has resulted in the taking up of the slack—the living quarters are fully occupied, but there is no overcrowding. Nobody is sleeping on the roofs or in cellars, or ten or a dozen in a room on camp cots, as is the nightly practice in Washington. There are accommodations even for the million outsiders who daily invade the city streets and dwelling places. They are paying war-time prices, but not extortionate rates, taking into consideration the true underlying causes. This fact is known to every well-informed man.

But if anybody wants to investigate the subject, well and good. And if President Wilson or anybody appointed by him can be induced to look into the question of rents, it may at least have the effect of getting before the rent-payers and voters the fact that until they compel real economy in city administration and abolish the notion that the municipality is an indulgent parent with cash to spare, rents will continue to go up.

Good News for Taxpayers

A ray of sunshine for the taxpayers of New York City is found in the news that Hon. Murray Hulbert, Commissioner of Docks and Ferries, has arranged to put an extra \$165,000 in the city treasury through better leases for dock privileges.

Mayor Hylan, in a letter to the commissioner of docks, expresses pride and pleasure in this development. But the mayor's pleasure cannot exceed, even if it equals, the pleasure which the average taxpayer is bound to feel. The mayor's satisfaction may be attributed in part to the feeling that this is an achievement by his administration, and even if that be so he is justified.

The average taxpayer, however, is apt to regard the news in neither a personal nor a political sense. The average taxpayer is so unaccustomed to reading of steps to aid the city treasury that when such an incident develops in the day's news he is apt to regard it as a modern wonder, albeit with satisfaction. Regardless of what official may have produced the surprising development most taxpayers will be primarily interested in knowing that it has been done.

Commissioner Hulbert's welcome news to the taxpayers of the city is full of possibilities. Mr. Hulbert has succeeded in increasing the city's revenues, through nine dock leases, by about \$150,000. It also appears that the commissioner has his eye on the newsstands, fruitstands and the bootblack privileges along the metropolitan waterfronts. In three of this latter class of leases he had increased the city's revenues by about \$13,000 a year.

This is a good beginning. Only a few of the city's valuable dock privileges are involved in this report; but when Commissioner Hulbert can put an extra \$165,000 into the city treasury through an even dozen of lease renewals, as he has done in this instance, he is pointing the way to much larger returns from many more of these dock privileges.

The Record and Guide hopes that Commissioner Hulbert will follow up his good work and will add many hundreds of thousands of dollars to the city's annual return from dock leases. This is a good way to meet a part of the enormous expenses of city government,

and each extra hundred thousand dollars obtained in this way will relieve the taxpayers of a similar amount of the burden they are now carrying.

The Trend to Higher Fares

Beginning on Monday, it is announced, the fare on the Hudson tubes will be increased to ten cents for a ride in either direction. The present rate is five cents for passengers to or from downtown in Manhattan and seven cents for passengers to or from the uptown stations.

This means that there is to be an increase of 100 per cent. for a very large proportion of the seventy odd million passengers who use the Hudson tubes between Manhattan and New Jersey points. This increase in tube fares follows the action of the Federal Government in taking over control of the Hudson tubes along with the steam railroads. Passenger fares have been increased on the trunk lines, as well as within the commuting zone, and the increase to the Hudson & Manhattan Railroad Company is in keeping with the Government's policy.

The establishment of higher fares on the Hudson

tubes should bring home to the members of the Board of Estimate and Apportionment the fact that there is a good deal of merit in the demand for higher fares on the transportation lines in Greater New York. Conditions of operation in the Hudson tunnels are no different than in the subways.

The cost of operating the Hudson tubes has undoubtedly increased in the same proportion as it has on the subway, elevated and surface lines. The subway deficit is mounting rapidly, and the one logical way to meet it is by authorizing higher fares on the transportation lines of the greater city. It is unfair to the taxpayers of New York to compel them to meet the subway deficit, and each week's delay in granting the relief to which they are entitled adds to the injustice.

No valid argument can be advanced in defense of the proposition that the taxpayers of this city should help pay the car fares of the millions who ride on the city's transportation lines. The people who ride should pay a fare high enough to meet the expense of hauling them. New York realty owners have too large a burden to bear without having this unjust charge added to their tax bills.

Readers' Comment on Current Subjects

June 6, 1918.

Editor of the Record and Guide:

In your last issue, following the article "Official Procedure Under the Torrens Law," is a communication from Mr. Walter Fairchild, Secretary of the Torrens Title League, in which he takes exception to the statements contained in my article appearing in the Record and Guide of May 24.

There is much in Mr. Fairchild's communication which needs no comment from me. There are three points, however, which I desire to clear up:

1. Constitutionality of the Torrens Law as amended. The governor, in his memorandum approving the Torrens Law amendments, quotes from the attorney-general's opinion as follows:

"Although in my opinion there is sufficient notice and hearing provided by the bill to constitute due process of law, yet where a minimum of notice is being approached *the court should take the burden of deciding* just the length of notice and nature of notice which divides adequate and reasonable notice from inadequate notice."

I leave it to the candid reader if this does not justify my statement that the attorney-general preferred to leave it to the courts rather than to make the final decision himself by advising the governor to veto the bill. Even the governor qualifies his own opinion in the words, "If it is held constitutional by the Court of Appeals."

The fact that similar amendments have been upheld in other localities is no indication of what the Court of Appeals of New York State will decide, inasmuch as the provisions of the amendments are so absolutely opposed to the Code of Civil Procedure and the spirit of the jurisprudence of this state.

2. Mr. Fairchild accuses me of repeating an old slander as to the unreliability of the locality plant in the New York Register's office, made up during his incumbency of the office of deputy register, and states that the New York Title & Mortgage Company has been using the same for four years. In answer to this I will state that my assertion that the plant is unreliable is borne out by an actual test of its workings. Ten blocks were taken at random, and the accuracy of the location of the instruments against certain lots in these blocks was tested from a search of the same

lots made by said title company in its own plant. It was found that 38 per cent. of the returns which actually affected these lots had not been located against them in the register's plant. The New York Title & Mortgage Company does *not* rely upon the reindexing portion of the register's plant, either in its current work or in any portion of its examination of a title, for every use which it makes is carefully checked and verified by its own searchers, and many mistakes are constantly being discovered in the course

3. In asserting that a judgment in a Torrens proceeding is not conclusive I am only following out the principle laid down in many of the jurisdictions where the Torrens Law is in force. Enunciated, however, most clearly in the state of Minnesota in the cases of

Riley v. Pearson, 120 Minn. 210;

Baart v. Martin, 99 Minn. 197;

Arnold v. Smith, 121 Minn. 116.

These cases are typical as illustrating the principle that where the name of a party in interest is known and he is not made a party defendant in the action the decree is void as against him, the party not being cut off by the designation "Unknown Persons." This means, if it means anything, that a title must be examined in all cases to see if all persons known to have an interest in the property have been made parties to the action. The necessity for this is recognized in Chicago, where, I am reliably informed, practically no important loans are made on Torrens certificates without the protection of an examination of title and a policy of title insurance.

The act also expressly provides (Sec. 392) that *any time within ten years* an action to set aside the final order or to recover the property may be brought where a registration has been obtained as the result of fraud.

The writer has never maintained that the title companies would guarantee a title coming under a Torrens certificate without an examination of the title. No one who has any knowledge of the legal principles involved in a Torrens registration suit and the attitude of the courts with reference thereto would for a moment consider himself safe in taking a Torrens certificate without such examination. The present amendments, even more than before, make necessary such a precaution.

CYRIL H. BURDETT,

Vice-President, New York Title & Mortgage Co.

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LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

A BROKER procured a lessee ready and willing to hire a building for use solely as a garage. The prospective lessee entered into an agreement as to the terms of lease with the owner, who at the last moment refused to execute the lease because the business could not be carried on in the zone by reason of the resolution adopted by the Board of Estimate and Apportionment, under Laws 1916, c. 497, restricting such zone to residential use. The New York Appellate Division holds, *Markovitz v. Arrow Const. Co.*, 169 N. Y. Supp. 159, that the broker was not entitled to a commission. Everyone is presumed to know of the Zoning Resolution. The owner was not called upon to attempt to get the Board to change the boundary of the residential zone where the building was situated just because it had the power to do so.

Reformation of Contract for Exchange.

In an action to reform a contract for the exchange of lots and for a specific performance of the contract as reformed, the New York Appellate Division holds, *Flinn Realty Corp. v. Charter Const. Co.*, 169 N. Y. Supp. 116, that the fact that the defendant's agent saw the plaintiff's lots before the contract of exchange was made would not be notice to the defendant that the plaintiff's lots were subject to building restrictions, although the lots were of a uniform size and the buildings thereon of a uniform distance from the road. Whether the parties to the exchange inadvertently omitted to mention in the contract that the plaintiff's lots were subject to building restrictions was held to be a question of actual intention, and any knowledge of the broker who acted for both parties could not be imputed to the defendant to ascertain his intention.

Rescission of Contract of Sale.

The Minnesota Supreme Court holds, *Nelson v. Berkner*, 166 N. W. 347, that evidence of fraudulent promissory representations made with no intention to keep them and solely for the purpose of inducing another to enter into a contract may be proven, though at variance with the written contract. But such representations are not grounds for rescission when the written contract, to the promisee's knowledge, reveals the falsity of the promise; for he cannot then be said to have relied thereon in entering into the contract. If, however, such a promise is based upon false representations in respect to existing facts made in connection with the promise it affords a ground for rescinding the contract induced thereby.

Breach of Covenant to Repair.

The Kansas Supreme Court holds that where a landlord has agreed to repair the porch of a dwelling house and fails to do so, a tenant who knows of the defective condition of the porch, and continues to use it for several months, cannot recover damages for a consequent injury, when by a slight outlay he might have remedied the defect and averted the injury, and could have charged such outlay to the landlord against the rent then due and unpaid.—*Murrell v. Crawford*, 169 Pac. 561.

Discharge of Antecedent Debt.

Although the courts are divided upon the question, the numerical weight of authority is to the effect that the complete satisfaction and discharge of an antecedent debt is a valuable consideration for the conveyance of real property. The Oklahoma Supreme Court, *Noe v. Smith*, 169 Pac. 1108, considers that the weight of reason is also with that holding. "For the one reason the courts give for holding that an antecedent debt is not a valuable consideration is that the purchaser is placed in no worse position than he was before; that he has parted with nothing of value. But where there is a complete satisfaction and discharge of the debt, that is not true. For there is a marked distinction between

taking property in complete satisfaction and discharge of an antecedent debt, and simply taking a mortgage on it to secure an antecedent debt. And a failure of some courts to bear in mind this distinction is responsible for much of the confusion on this question." The court holds that a complete satisfaction and discharge of a pre-existing debt to a partnership is a valuable consideration for the conveyance of real estate to a member of the firm, since the proportion of the sum credited upon the account owned by the other members of the firm is cast upon their member to whom the real estate is conveyed.

Broker's Right to Commissions.

A realty broker was authorized to sell at a minimum price of \$32.50 an acre, with the understanding that, if he sold for as much as \$35 an acre, he should get a commission of 5 per cent., and if he sold for not less than \$33.25 and not exceeding \$35 an acre, he should get all in excess of \$33.25 per acre. The broker sold for \$37.50 an acre, after having endeavored to get away from the original contract when sending his principal a telegram for permission to sell at \$32.50. The principal was not deceived into making a new contract, or relinquishing his rights, as he approved the contract of sale, which disclosed the real transaction, on its receipt, safeguarding himself by an accompanying letter, holding the broker to the original agreement as to compensation. The Alabama Supreme Court held, *Clay v. Cummins*, 77 So. 328, that the broker was entitled to a commission of 5 per cent. under the original agreement, and his principal, not having been misled, and having expressly ratified the sale on condition the broker should be paid as provided by the original agreement, cannot set up that the broker forfeited his right as intending to get from under the original agreement. It was held that the broker was entitled to the commission of 5 per cent. provided in the agreement.

Purchaser's Equitable Interest.

In an action for the specific performance of an oral contract of sale of real estate, with a prayer for relief, it appeared that the plaintiff, the vendee, took possession and made such part performance that the contract was taken out of the statute of frauds. He had an equitable interest. Certain installments of the purchase price were not due. The defendant could not be required to take them in advance of the due date. Therefore the plaintiff, though he had an equitable interest, could not call in the legal title. The defendant repudiated the contract, claimed that the plaintiff had no interest, and that he was the sole owner, free of any claim of the plaintiff. The Minnesota Supreme Court, *Porten v. Peterson*, 166 N. W. 184, reversing judgment for the defendant, holds that the trial court should have entered judgment, determining the rights of the plaintiff and the defendant in the property; that is, that it should have determined and adjudicated the equitable title of the plaintiff resting upon the defendant's legal title. The default of the plaintiff in making payments when due did not bar him of his equitable interest in the absence of laches or abandonment, or of forfeiture by the affirmative action of the defendant, and under the evidence none of these was present, and strict payment was waived.

Investing Another with Authority.

When an instrument which clothes another with the indicia of title to property is used by him, the equities of innocent purchasers are protected. For where the true owner holds out another or allows him to appear as the owner of, or as having full power of disposition over, the property, and thus leads a third person to do what he would not otherwise have done, the owner will not then be allowed to subject such third person to loss or injury by disappointing the expectations upon which he acted.—*Noe v. Smith* (Okla.), 169 Pac. 1108.

REAL ESTATE REVIEW OF THE WEEK

**Modern Priced Apartment Houses Figure in Sales Reported—
Leasing Good With Demand Greater Than Supply—Other Reports**

EFLECTING the confidence in the future of New York City real estate at a time when there is little activity in real estate circles is the tendency noted of late by tenants to purchase the buildings they occupy and thus insure themselves a home and a knowledge of just what their expenses are to be no matter how war conditions affect business.

Of late there has been several such transactions reported, and the sales have been made in the downtown section of the city. While there has not by any means been a boom in this direction there has been a healthy market, and it is a matter of record that some very attractive bargains have been acquired by tenants purchasing the buildings they occupy.

A sale reported this week having several interesting sides was that of the seven-story office building at 128 Water street, and 81 and 83 Pine street, covering a lot of 3,000 square feet, with frontages of 23 feet on Water street and 30 feet in Pine street. This property has been sold and resold four times within the past year. The buyer is Arthur H. O'Malley, who purchased it six years ago for \$120,000 and then resold it. The latest price is in the neighborhood of \$100,000, and the seller was the Markham Realty Company, Clarence W. Eckardt, president. Charles F. Noyes Company negotiated the sale and the two previous sales of the same property. Moderate priced west side apartment house properties figured in the sales of the week, and several such sales are reported. A sale of special interest to realty interests was consummated this week when the property at 217 West 33d street, opposite the Pennsylvania Terminal, converted a few years ago into a high-grade apartment property, was sold by the trustees of the William Lustgarten Company to Isidore Herz, who immediately resold it at a profit to Patrick O'Donnell.

Indicating the transformation from a suburban section into a metropolitan district is the sale this week by the Henry Morgenthau Company to Lappan & Jashnoff of the Hunt's Point Apartment, covering the entire block front on Southern Boulevard, 163d street to Simpson street. The buyers, appreciating the investment features of the property, heightened by the potential future of the surrounding plaza which, with its stations of city subways, the New Haven Railroad, the New York Connecting Railroad and the Westchester & Boston Railroad, become the owners of the largest six-story apartment house in the city of New York.

The house contains 521 rooms, divided into ninety-seven suites, and covers thirteen city lots, the property including a private park in the rear, making a total of twenty-four lots.

Leasing continued good this week, and the various brokers reported the usual number of leases. It is unfortunate but true that there are not enough places to lease to supply the demand, but tact and perseverance on the part of the renting agents resulted in a portion of the demands being complied with. The Charles F. Noyes Company leased to the Coastwise Warehouses, Inc., for the Henry-William Corporation, represented by Goodale, Perry & Dwight, the six-story and basement fire-proof building at 166 and 172 Perry street, running through the block to Charles Lane, and containing about 60,000 square feet of floor space. The aggregate rental is about \$150,000, and the lease is for a long term.

Concerning realty conditions in New York at the present time due to the war, Clarence W. Eckardt, president of the Markham Realty Company, said yesterday: "The man who has enough confidence in real estate to invest his money at a time when there is little, if any, demand for it is bound to benefit

later on. Real estate conditions today, due to the war, are very unsatisfactory, not because value is not just as good, but rather because there is a certain amount of unrest and, further, because there is no mortgage money to be had. The moneyed men who have been placing their money out on mortgage will not do so at present, and the banks and title companies are taking the same stand. I look for a decided reaction after the war, but at the present time we must be content with holding what we have, or if a bargain presents itself and we have the money to invest do so, realizing that the profit will come later on."

Real Estate interests will note with concern the opinion rendered yesterday

by Corporation Counsel Burr in the matter of the application of Baron As-tor for the changing of the zoning law to permit him to erect a business building in a restricted district.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 36 as against 22 last week and 26 a year ago.

The number of sales south of 59th street was 13 as compared with 12 last week and 5 a year ago.

The sales north of 59th street aggregate 23, as compared with 12 last week and 21 a year ago.

From the Bronx 16 sales at private contract were reported as against 14 last week and 13 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 739 of this issue.



Six-Story Office Building and Store, 110-112 West 42nd Street. Owners, McCreery Realty Corp. Alfred C. Bossom, Architect. Charles F. Wills, Inc., Builder. Albin Gustafson Co., Electrical Contractors.

United Service for This New Building

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Sold Four Times in One Year.

Charles F. Noyes Company has resold for all cash, for the Markham Realty Corporation (Clarence W. Eckardt, president), to Arthur H. O'Malley, 128 Water street and 81-83 Pine street, a seven-story office building, covering a lot of 3,000 square feet, with frontages of 23 feet on Water street and 30 feet on Pine street. The building was recently renovated throughout, is 100 per cent. rented, and at rentals of 25 per cent. greater than they were a few months ago. This sale is of particular interest because the property has been sold four times within the past twelve months and three of the sales have been made by the Charles F. Noyes Company. The property was held by the sellers at \$100,000, and the transaction is of additional interest because Mr. O'Malley purchased this same property about six years ago for \$120,000 and then resold it.

Buys New Dwelling.

Robert J. H. Schwarzenbach, senior member of the silk firm of Schwarzenbach, Huber & Company, purchased the six-story English basement residence at 9 East 62d street, which was sold by Edmund L. Baylies through William B. May & Company. The dwelling was recently built from plans by Harry Allan Jacobs, and is the fourth house in this block reconstructed by Mr. Baylies, all of which he profitably disposed of. The other properties developed by Mr. Baylies are: 12, sold to Malcolm Sloan; 14, sold to Charles H. Sabin, and 16, to Ambrose Monell.

Sale and Quick Resale.

The property at 217 West 33d street, opposite the Pennsylvania Terminal, converted a few years ago by the William Lustgarten Company into a high-grade apartment property, has just figured in two rapid changes of ownership. Trustees for the company sold the property to Isidor Herz, who immediately took a profit on his contract in a resale to Patrick D. McDonnell.

The building is four stories on a lot 20 x 100, containing apartment accommodations of one and two rooms and baths, and yields a yearly rental of \$3,500. It has been held at \$35,000.

This is the third sale arranged for the Lustgarten Company, whose president, William Lustgarten, disappeared last August, within the past ten days. The other sales were the tenement at 86 Orchard street to William Goldstone, and a similar building at 459 West 26th street to John Regressor.

Bronx Apartment Sold.

The newly completed five-story apartment building at 18 and 20 St. Nicholas Place, about 135 feet north of 150th street, has been sold by the builder, the Sonwil Holding Company, to the William S. Dempsey Realty Company, W. S. Dempsey, president. The building occupies a plot 90 x 100. It is fully tenanted and yields \$21,000 in rentals annually.

The Sonwil Holding Company bought the site, which was formerly occupied by dwellings, late in 1916 and subsequently erected the present structure. Samuel Katz, the architect, estimated the cost at \$100,000. The property was held at \$175,000.

Negotiations in the sale were conducted by the John P. Peel Company, which has been appointed agent of the building by the new owner.

Largest Apartment House Sold.

Hunt's Point Apartment, covering the entire block front on Southern Boulevard, 163d street to Simpson street, has been sold by the Henry Morgenthau Company to Lappan & Jashnoff, represented by Alexander Selkin, as broker, who acquired the property for its investment features, heightened by the potential future of the surrounding plaza, which, with its stations of city subways and the New Haven Railroad, the New York Connecting Railroad and the Westchester and Boston Railroad, gives promise of becoming one of the most important business districts of the borough.

The Hunt's Point, which is a creation of James F. Meehan, who built it under the direction of the Morgenthau company nearly ten years ago, is still the largest six-story elevator apartment house in Greater New York. It contains 521 rooms, divided into ninety-seven suites, and covers thirteen city lots, the property including a private park at the rear of the apartment house, making a total of twenty-four lots.

Bronx Property in Exchange.

Byrne & Baumann and Eugene J. Buscher resold for Gross & Herbener the three-story business building, 25 x 100, on the east side of Courtlandt avenue, 105 feet north of 149th street, to C. J. Carey Construction Company, who gave in part payment 1499 Boone avenue, a three-story, two-family dwelling, 25 x 100. Gross & Herbener acquired the Courtlandt avenue property recently in a trade involving the southwest corner of Decatur avenue and 204th street.

Operator Buys Mercantile Building.

The twelve-story mercantile building at 28 to 32 West 27th street, covering a plot 58.6 by 98.9, between Broadway and Sixth avenue, has been sold by the Sperry & Hutchinson Company to William L. Levy, operator. The property has been held at \$400,000. Burton Thompson & Company negotiated the transaction.

Manhattan.**South—of 59th Street.**

LEONARD ST.—William D. Kilpatrick, as president Nilton Realty Co., sold the former police station property at 19 to 21 Leonard st. on plot 50x91, near West Broadway. The plot contains a 4-sty building, with a small 2-sty house in the rear, and has been held at \$45,000.

PEARL ST.—Cammann, Voorhees & Floyd sold for estates of Uriah and Nathan Herrmann the two 5-sty buildings at 80½ and 82 Pearl st. on plot 40x72, near Coenties slip. The sellers have held title since 1872.

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See that you have adequate gas piping to which Gas Heaters, Radiators and Gas Steam Radiators may be attached. Gas pipes should run to every room. Those gas pipes that caused trouble last winter should be put in good condition now, before there is a greater scarcity of labor than at present.

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Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

FRANKLIN ST.—Estate of William L. Skidmore sold to Englewood Realty Co. the 5-sty building at 210 to 212 Franklin st, 50x100, with an L to 220 West st, 25x100. Horace S. Ely & Co. were the brokers in the transaction. It is understood that interests allied with the Fruit Auction Co., owning and occupying the adjoining property at the southwest corner of Washington and Franklin sts, are interested in the purchase.

FRONT ST.—Russell & Co. purchased from Henry Lewis Morris estate the 4-sty business building at 94 Front st, southwest corner of Gouverneur pl, 25x60.5, which they have occupied for a number of years. J. Edgar Leaycraft & Co. were the brokers in the deal. This is the first sale of the property in more than 100 years.

4TH ST.—Berger Long sold through V. A. Schutz 203 East 4th st, a 5-sty tenement, on lot 25x96.

11TH AV.—Jules Realty Co., Fisher and Irving I. Lewine, bought from trustees of William Lustgarten Co. four flats, 100x100.5, at 666 to 672 11th av, northeast corner of 48th st, held at \$60,000. Edward J. Crawford was the broker.

26TH ST.—Trustees of William Lustgarten & Co. sold 459 West 26th st, a 4-sty front and rear tenement, on plot 25x100, east of 10th av.

27TH ST.—William L. Levy bought from Sperry & Hutchinson Co. the 12-sty loft building, 58.6x98.9, at 28 to 32 West 27th st, between Broadway and 6th av. The property was held at \$400,000, and was sold through Burton Thompson & Co.

49TH ST.—Mrs Josephine Hogan sold to Mrs. Clara F. Mund 221 East 49th st, a 3-sty dwelling, on lot 19.6x74.

50TH ST.—E. A. Morgan sold the Columbia College leasehold at 21 West 50th st to Hyman Schroeder of Brookline, Mass., for a price approximating \$20,000.

North—of 59th Street.

61ST ST.—Major Myron S. Falk sold the dwelling on lot 17x100.5, at 217 East 61st st, between 2d and 3d avs.

92D ST.—James H. Cruikshank purchased from Trustees of the Fund for Aged and Infirm Clergymen of the Protestant Episcopal Church in the Diocese of New York the 3-sty residence at 39 West 92d st, between Columbus av and Central Park West, on plot 20x100.8½, and assessed by the city at \$17,000. E. H. Ludlow & Co. and T. Foster Gains were the brokers in the transaction.

93D ST.—Frederick Brown bought from Mortimer A. Bishop 175 East 93d st, a 5-sty double flat, on plot 30x100.8, between Lexington and 3d avs. Mr. Brown recently bought 177, adjoining, a similar house, and now controls a frontage of 60 ft.

102D ST.—S. Gousher purchased from S. Buchfurer 228 East 102d st, a 5-sty tenement, on lot 25x100.11.

114TH ST.—Thomas J. O'Reilly sold for Helen Webster Foster the 5-sty dwelling, on lot 20x100, at 554 West 114th st, adjoining the Broadway corner.

118TH ST.—A. Rubin sold 238 and 240 East 118th st, a 6-sty tenement, on plot 50x100, to A. Lipshitz, who gave in part payment the 5-sty tenement at 68 East 112th st, on plot 26x100. M. Goldberg was the broker in the deal.

119TH ST.—James H. Cruikshank resold to Jennie McBride 72 East 119th st, a 5-sty double flat, on plot 25x100, between Park and Madison avs. Plattsmouth Realty Co., Albert Rosenthal, president, were the brokers.

121ST ST.—Porter & Co. sold for Frederic N. Gilbert the 3-sty brownstone dwelling at 351 West 121st st, on lot 17x55x100.

126TH ST.—Porter & Co. sold for Wells Holding Co. to Lucie Jeanpretre the 3-sty dwelling, on plot 18.9x85x100, at 64 West 126th st.

127TH ST.—Porter & Co. sold for estate of Theodore Dieterlen to Edward C. Worns the 3-sty dwelling, on plot 18.9x55x100, at 41 West 127th st.

129TH ST.—James H. Cruikshank sold to J. Frank McDavitt the 5-sty double flat at 107 West 129th st, on plot 25x100, and has taken as part payment the free and clear 2-sty stucco residence at the northeast corner of Pennsylvania av and Central av, Massapequa, Long Island. Robert M. Bush & Co. were the brokers in this transaction.

128TH ST.—Shaw & Co. sold for Charles M. Porcher the 3-sty frame dwelling, on plot 25x48x99.11, at 65 West 128th st.

129TH ST.—James H. Cruikshank sold to J. Frank McDavitt the 5-sty double flat at 107 West 129th st, on lot 25x100, and has taken as part payment the free and clear 2-sty residence at the northeast corner of Pennsylvania av and Central av, Massapequa, L. I. Robert M. Bush & Co. were the brokers in the transaction.

135TH ST.—Karnack, a 6-sty elevator apartment house at 620 to 630 West 135th st, has been sold by Frank F. Schutte to John J. Bockar, president of Bockar-Ennis Drug Co. It occupies a plot 75x99.11 and sold for about \$115,000. Mr. Bockar gave in part payment a plot, 100x100, at the northwest corner of Post av and Academy st, valued at \$25,000. The apartment returns a rental of \$16,500 a year and is arranged in four, five and seven-room suites.

136TH ST.—Benenson Realty Co. bought 677 to 679 East 136th st, a 5-sty apartment house, on plot 50x105, from Buellsbach Construction Co., and gave in exchange the 2-fam. houses at 1169 and 1171 Fox st. The apartment was resold for the Benenson Realty Co. to Gustave J. Haase, who gave in part payment two dwellings at Bensonhurst, Brooklyn.

140TH ST.—Frederick Brown, operator, sold through Charles Kountze 495 East 140th st, a 5-sty new-law tenement, on plot 37.6x100. In exchange Mr. Brown took a free and clear residence at Teaneck, N. J., at the northwest corner of Forrest and Park avs, on plot 75x200.

131ST ST.—William R. Lowe has sold for Matthew McNamara 64 West 131st st, a 3-sty dwelling, on lot 16x100.

141ST ST.—Frederick Brown bought from William M. Moore Holding Co., 490 East 141st

st, a 5-sty apartment house, on plot 37.6x100. James Boyd was the broker.

147TH ST.—Duff & Brown Co. sold for Emma Lockwood 614 West 147th st, a 3-sty dwelling, 26.8x100.

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Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSALS

NOTICE TO CONTRACTORS: SEALED PROPOSALS FOR CONSTRUCTION WORK—OUTSIDE CELL BUILDING NO. 2, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, OUTSIDE CELL BUILDING NO. 7 AND PUMP HOUSE, RESERVOIR AND PIPE TUNNELS.

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at Sing Sing Prison, Ossining, N. Y., will be received by the Commission on New Prisons, Room 618, Hall of Records, New York City, until 2:30 o'clock P. M., on Thursday, June 27, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2972, 3000, 3001, 3002, 3010, 3003, 3005 and 3004. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Office of the Warden of Sing Sing Prison, Ossining, N. Y., at the Office of the Commission on New Prisons, Room 618, Hall of Records, New York City, at the New York Office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawing and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon deposit of a certified check in the sum of \$5.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

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142D ST.—Samuel Levitt bought from Mrs. M. Mahoney 235 West 142d st, a 5-sty apartment house, on lot 25x99.11. There was no element of trade in the deal, the buyer paying all cash above a mortgage of \$12,000. The property has been valued at \$15,500. Joseph N. Gittens was the broker in the deal.

172D ST.—Frederick Brown sold to Edgar L. Jackson the 5-sty apartment house at 570 West 172d st, on plot 62.6x95, between St. Nicholas and Audubon avs. The property was held at \$95,000. In part payment the buyer gave seventeen free and clear lots in the Dyker Heights section of Brooklyn. The deal was negotiated by the Frank L. Fisher Co.

MADISON AV.—Goodwin & Goodwin sold for Louis Finkelstein to Barnett Brodsky 1861 Madison av, a 3-sty private dwelling, at the southeast corner of 121st st, on lot 17.9x88.

Bronx.

ARDEN ST.—J. C. Hough & Co. sold to Frederick Brown for Henriques estate the apartment house, on plot 27x100, at 29 Arden st, between Nagle and Sherman avs.

BECK ST.—J. Lennstrom sold through Alexander Selkin 765 Beck st, a 3-sty 2-fam. dwelling, on lot 25x100.

MONROE ST.—Lawyers Mortgage Co. sold two 5-sty tenements, on plot 44.6x96, at 188 and 190 Monroe st, near Montgomery st, assessed at \$28,000.

SIMPSON ST.—Thomas Gladding sold through Samuel Bitterman, lawyer, the 5-sty apartment house at 1076 Simpson st, on plot 30x100, near Westchester av.

148TH ST.—T. O'Connell purchased from Grace S. O'Neil 531 West 148th st, a 3-sty dwelling, on lot 16.8x99.11.

156TH ST.—George Kitt sold to S. Simman the 5-sty apartment house at 1015 East 156th st, on plot 40x100.

163D ST.—Lappan & Jashnoff purchased from Henry Morgenthau Co. the 6-sty Hunts Point apartment house at 1018 East 163d st, covering the entire block in the south side of the street, between Simpson st and Southern blvd. The structure is one of the largest in the city, containing 97 apartments, with 521 rooms. Alexander Selkin was the broker in the deal.

189TH ST.—Nehring Brothers resold for Frederick Brown to H. & M. Building Co. (Murray & Hill) 558 and 562 West 189th st, two 5-sty 20-fam. new-law houses, on plot 100x100, near St. Nicholas av. They rent for \$20,000, and were held at \$140,000. It was a cash transaction. These houses were acquired by Mr. Brown a week ago through the same brokers.

COURTLANDT AV.—Gross & Herbener resold 566 Courtlandt av, a 3-sty business building, on plot 25x100, 105 ft. north of 149th st, to C. J. Carey Construction Co., which gave as part payment a 3-sty frame dwelling, on plot 25x100, at 1499 Boone av.

DAVIDSON AV.—William R. Lowe sold for Classic Realty Co. the northeast corner of Davidson av and North st, a 5-sty apartment house, on plot 40x100.

PROSPECT AV.—Lida Hanken sold 1819 Prospect av, a 2-sty dwelling, with stable, on plot 50x100, 125 ft. north of 175th st.

VYSE AV.—J. Edgar Leaycraft & Co. sold for Old Ladies' Home of Poughkeepsie, N. Y., the 3-sty 2-fam. house, on lot 18.9x100, at 1565 Vyse av, near 173d st.

3D AV.—Henry Morgenthau Co. resold to B. Benenson 3651 3d av, a 6-sty apartment, on plot 50x100, which it took in exchange recently for 1116 Woodcrest av.

Brooklyn.

CARROLL ST.—Charles Buermann & Co. and William Deterling sold for H. Remmers the 2-fam. brownstone house at 1208 Carroll st to Thomas Murcott.

CHARLOTTE ST.—Richard Muller sold to Mrs. Lena Nighthouser 1423 and 1425 Charlotte st, a 5-sty 20-fam. apartment, on plot 40x100, held at \$42,000.

ELMORE PL.—William H. Goldey sold for Mrs. E. O. Ely the detached house, on plot 40x100, at 756 Elmore pl.

HALSEY ST.—Harry M. Lewis, as broker, sold for Milton H. Anson to Lanor Realty Co. the plot, 50x106.6x irreg., in the north side of Halsey st, 275 ft. east of Summer av.

STERLING PL.—A. Peace & Son sold the 3-sty dwelling at 369 Sterling pl for F. W. Keller.

UNION ST.—John Pullman Real Estate Co. sold 883 Union st, a 3-sty brownstone dwelling, for Dr. James B. Brown to Louis Krisccheldorf for occupancy.

UNION ST.—James S. Gould bought from Shelbourne Construction Co. the 4-sty apartment house at 1275 Union st, adjoining the corner of Nostrand av.

5TH ST.—J. D. Ranck and Samuel Galitzka sold for Bella Werbel 1370 East 5th st, a 1-fam. semi-detached stucco dwelling, with garage, on plot 26x100.

10TH ST.—Harry M. Lewis, as broker, sold for Sadie Shure and Mollie Kaplan the 3-sty brick store and dwelling at the northeast corner of 10th st and 7th av, on lot 20x90.

18TH ST.—William H. Goldey sold for Albert A. Bennett the detached bungalow, on plot 40x100, at 595 East 18th st.

18TH ST.—William H. Goldey sold for Mrs. Lena Southman the detached dwelling at 967 East 18th st.

19TH ST.—William H. Goldey sold for Mrs. E. M. Findley the 2-fam. dwelling, on plot 40x120, at 453 East 19th st.

20TH AV.—Meister Builders, Inc., sold to A. Marks a 2-sty semi-detached dwelling, on plot 25x100, with garage, at 7605 20th av.

22D ST.—William H. Goldey sold for Mrs. L. H. Anthony the dwelling at 158 East 22d st.

23D ST.—William H. Goldey sold for Emma F. Stander the detached dwelling, on plot 50x100, at 648 East 23d st.

49TH ST.—Tutino & Cerny sold for Samuel J. Reid the 3-fam. brick apartment at 554 49th st.

65TH ST.—Walter S. Ross and C. C. Gretzinger sold for Carmela Bua the garage in the south side of 65th st, 100 ft. west of 6th av, to William P. Rourke and Dennis O'Connor.

72D ST.—Walter S. Ross and C. C. Gretzinger sold for Metta Numann the semi-detached house at 571 72d st.

72D ST.—Walter S. Ross and C. C. Gretzinger sold for Catharine F. Brown the 2-fam. house at 574 72d st.

85TH ST.—Frank A. Seaver & Co. sold the 1-fam. frame cottage at 1349 85th st for B. Gyer.

ALABAMA AV.—Meister Builders, Inc., resold to J. Cohen four 3-sty apartment houses at 661, 665, 685 and 689 Alabama av, on plot 104x100.

AVENUE T.—J. D. Ranck and Samuel Galitzka sold for S. Postrell Construction Co. 1311 Avenue T, a 1-fam. brick semi-detached house, on plot 23x100; also for Israel Postrell 1315 Avenue T, a 1-fam. brick semi-detached house, on plot 23x100.

BATH AV.—Meister Builders, Inc., purchased from Mr. Pichal five 1-fam. private dwellings, on plot 90x100, at 1501 to 1509 Bath av, near Bay 9th st.

BAY RIDGE PARKWAY.—F. C. Sauter sold for Charles E. Sayles to Sarah M. Beaver the 2-sty 2-fam. dwelling at 678 Bay Ridge Parkway.

BEVERLEY RD.—William H. Goldey sold for Samuel Hall the 2-fam. brick house at 2224 Beverley rd.

DE KALB AV.—Bulkley & Horton Co. sold the 3-sty brownstone dwelling and garage at 251 DeKalb av, northeast corner of Vanderbilt av, on lot 19.2x30x90, for estate of Mary Gimbernat.

PUTNAM AV.—R. A. Schlesing sold for Herman Wentzel the 2-fam. brick house at 1495 Putnam av to Michael Zimmer and wife.

ST. NICHOLAS AV.—R. A. Schlesing sold for Louise Dirkes the 3-fam. brick house at 186 St. Nicholas av to Charles Wolf and wife.

WAVERLY AV.—Bulkley & Horton Co. sold the 2-sty brick garage at 128 Waverly av, between Myrtle and Park avs, for estate of Henry Lewis Morris.

2D AV.—Frank A. Seaver & Co. sold the 3-sty brick store building at 5604 2d av to the Peerless Land Co.

Queens.

ARVERNE.—Lewis H. May & Co. resold the Boldin property at 65 Storm av, a 3-sty house, on plot 75x75, to Gertrude Resnick and Mary Orgel.

FAR ROCKAWAY.—Lewis H. May Co. sold for Chas. W. Smith the Jenkins property on the south side of Crescent st, consisting of a 2½-sty bungalow and garage, on plot 75x100, to Mrs. Hannah Blum for investment.

FLUSHING.—Daniel Sarli bought from Marie West her store and dwelling at 45 Union st through J. Albert Johntra.

FLUSHING.—F. N. Brandt sold to A. L. Rittierodt the dwelling on the northeast corner of Franconis av and 23d st.

FLUSHING.—G. M. Hendrickson sold to E. A. Quinn a plot of one acre on the old Flushing rd, adjacent to the Buhrman property.

JAMAICA.—E. L. Maeder sold to A. T. Nickerson the dwelling, on plot 40x100, at the northwest corner of De Graw av and Victoria st.

JAMAICA.—W. H. Wade sold to H. W. Spalding the dwelling west side of Lincoln av, 80 ft. north of Langdon st.

JAMAICA.—G. H. Higbie sold to L. A. Cornell 50x100 ft., northwest corner of 5th st and New York av.

JAMAICA.—H. Weiner sold to L. Beylich the dwelling on the east side of Thrall av, 165 ft. north of Fulton st.

MASPETH.—J. A. Schoenacker sold to A. Uhl the dwelling, 50x100, west side of Western av, 762 ft. north of Johnson av.

RICHMOND HILL.—W. C. Markham sold to M. F. Bertran the dwelling and plot, 40x79, on the north side of Abingdon rd, 392 ft. east of Willow st.

RIDGEWOOD.—M. Ohland sold to C. A. Heckman the dwelling in the southeast side of Foxall st, 220 ft. northeast of Buchman av.

ROCKAWAY.—Cato Realty Co. sold to M. J. Cox a plot, 60x114, at the southeast corner of Bay av and West End av.

ROCKAWAY.—Lewis H. May Co. sold for Charles W. Smith the Jenkins property, in the south side of Crescent st, consisting of bungalow and garage, on plot 75x100, to Mrs. Hannah Blum.

WHITESTONE.—F. J. Kirkwood sold to E. A. Keeler a plot, 95x165, in the south side of 26th st, 175 ft. east of 8th av.

WOODHAVEN.—Greater Cities Investing Co. sold to E. J. Cummins a plot, 60x120, on the north side of Atlantic av, 90 ft. west of Manor av.

WOODHAVEN.—M. J. Eckert sold to E. J. Cummins a plot, 110x140, on the north side of Grosjean court, 90 ft. west of Manor av, and a plot, 85x120, on the south side of Grosjean court, 90 ft. west of Manor av.

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Manufacturers Lease in Queens.

Rosenwasser Brothers of Long Island City, manufacturers of shoes and leggings, have leased for a five-year term, with an option to purchase for \$30,000 within a year, the old Bethlehem Orphanage Home, occupying the entire block front on Second avenue, from 3d to 4th streets, College Point, measuring 225 by 250 feet. After extensive alterations to the present building and the

providing of additional space for the employment of about 500 men the property will be occupied as a branch of the Rosenwasser Brothers' plant. Edwin E. Suydam and Jacob Weiss negotiated the transaction.

Manhattan.

AMES & CO. leased for Cornelia E. McCormack to Eberhart Service Corp., Charles Eberhart, president, the 4-sty building at 1501 3d av, between 84th and 85th sts, for 10 years.

HENRY BRADY leased the dwellings at 365 West 27th st to Mrs. J. Mason; 206 9th av to N. Conroy; 418 West 24th st to Miella E. Gibbons; 357 West 21st st to Frank Ferrad.

CROSS & BROWN CO. leased the garage building at 238 to 256 West 19th st for West 19th St. Garage Corp. to Manhattan Motors Corp.

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RECENT LEASES.

Hotel Belmont Lease Assigned.

The lease of the Hotel Belmont property on Park avenue between 41st and 42d streets was assigned Thursday by the August Belmont Hotel Company to John McE. Bowman and then re-assigned to the B. L. M. Bates Corporation, which will operate the five large hotels at the Grand Central Terminal figuring in the recently reported merger. The original lease made in November, 1906, by the Subway Realty Company to the August Belmont Hotel Company runs for a twenty-year term from Nov. 8 1906, and carried a renewal privilege for a similar period. The B. L. M. Bates Corporation has secured from the Guaranty Trust Company a loan for \$2,300,000 in the form of a bond issue on the Hotel Belmont. The mortgage covers the leasehold, furniture and chattels and is to run till 1936, bearing interest at the rate of 6 per cent.

Warehouse Lease in Perry Street.

Charles F. Noyes Company leased to Coastwise Warehouses, Inc., for the Henry-William Corporation, represented by Goodale, Perry & Wright, the six-story and basement fireproof building at 166-72 Perry street, running through the block to Charles Lane, and containing about 60,000 square feet of floor space. The lease is for a long term at an aggregate rental of about \$150,000. The Coastwise Warehouses, Inc., also leased, through Alfred J. Robertson, of 542 Fifth avenue, from the Salvation Army, for a long term, the seven-story and basement fireproof building at 533-537 West 48th street, on plot 75 by 100, and containing about 60,000 square feet of floor space. With these two properties the Coastwise Warehouses, Inc., control, by ownership or lease, twelve

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ALBERT B. ASHFORTH, INC., leased space in the Acker, Merrill & Condit Building, 5th av and 50th st, to Lewis M. Kane, Quaker Braid Co., Joel Feder, Robert Le C. Hovey and John W. Fox; at 50 Broad st to Allaire Paint Co. and Richard A. Rodger; in the Brokaw Building, Broadway and 42d st, to Wharton Releasing Corp., Wilson Motor Truck Co. and United Motor Transportation Co., Inc.

JOSEPH P. DAY, in conjunction with Alfred J. Robertson, leased for the Salvation Army to Coastwise Warehouses, Inc., the 7-sty building at 505 to 507 West 48th st. The property is within one and one-half blocks of the North River, and stands on a lot 100x100.

DUFF & BROWN CO. leased to C. A. Content the dwelling at 26 Hamilton ter.

DUFF & CONGER, INC., leased apartment at 1261 Madison av to Dr. Eugene Klein; also apartment at 120 East 86th st to Henry A. Tull.

DUFF & CONGER, INC., leased the dwelling at 1020 Madison av to Dr. C. P. Kornreich. This dwelling was sold by the same firm in the course of the past few weeks. Also in conjunction with Albert B. Ashforth Co. an apartment at 45 East 61st st to Miss Marguerite Spaulding.

DOROS CO. leased the store and basement at 182 Chambers st for Bonnell Electric Manufacturing Co. to Edward D. Depew & Co.; also the 4th lot at 45 Warren st to Mitchell Bosworth Co., and the 1st lot at 295 Pearl st to Henry Jacobs.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 500 Park av, corner 62d st, for Lomough Realty Co. to Commander Wilfrid A. V. Rowelson, at 65 East 50th st to Lieutenant John H. Acheson, also at 106 East 79th st to Archibald E. Stevenson; also at 122 East 82d st to Mrs. Thomas W. Whitall; and at 1032 Lexington av a 4-sty garage for Mrs. Eliza Guggenbier to Harris R. Childs.

DOUGLAS L. ELLIMAN & CO. leased for Vanderbilt Avenue Realty Corp., Dr. Charles V. Paterno, president, store at 41 East 47th st to Erskine-Daniorth Corp.; also an apartment at 540 Park av, corner 51st st to Miss R. A. Grosvenor; also an apartment at 45 East 62d st to Standish Chard; at 122 East 82 st for Lorne A. Scott to Miss Mary R. Hillard; and at 101 East 51st st to J. Horton Ljams.

DOUGLAS L. ELLIMAN & CO. leased apartments at 411 Park av to Mrs. Robert L. Moffett; also at 863 Park av to Mrs. E. de reyster Hooper; at 969 Park av to Xavier M. Audibert; also a large apartment at 777 Madison av, northeast corner of 66th st, for Barney Estate Co. to Carlisle J. Gleason; and at 156 East 69th st to Dr. William J. Maloney.

HORACE S. ELY & CO. leased 549 Washington st, an old brick blacksmith shop, southeast corner of King st, to Patrick Lynch.

HORACE S. ELY & CO. leased to National Cloak and Suit Co. for Warner-Hudnut Corp. the 3-sty fireproof building at 135 to 143 West 18th st, to be used as a storage warehouse. The structure is part of the former Altman store, acquired a few years ago by the Warner Corp. for its business.

HORACE S. ELY & CO. rented the property at 500 1/2 and 601 Washington st and 129 to 139 Leroy st, being the northeast corner, on plot 50x116.5. The tenant is the White Fuel Oil Co.

HORACE S. ELY & CO. leased an apartment at 123 and 125 Waverly pl, nearing completion.

J. ARTHUR FISCHER leased for William C. Crane the store at 362 9th av to W. Kobler; also to Picone Sisters the 1st lot at 642 6th av; and the store at 610 6th av to William Hawley.

HENRY HOF leased for Mrs. Farnan the building at 236 East 34th st to Mrs. L. Berger.

LAKIN & DINKELSPIEL leased for Central Brewing Co. to Edwin D. Dow a store at the northeast corner of 8th av and 50th st.

A. H. MATHEWS leased the building at 241 and 243 West Broadway for Erlich Manufacturing Co. to F. J. Smith & Co., Inc.; for B. Karp the 5-sty building at 398 Greenwich st to George S. Hart & Co.; for City of New York the 6-sty building at 32 City Hall pl to Bedell Co.

J. K. MOORS leased the dwelling at 327 West 55th st for S. E. Winternitz to John J. and Margaret Mahoney.

A. H. MATHEWS leased the 6-sty building at 241 and 243 West Broadway for Erlich Mfg. Co. to F. J. Smith & Co., Inc.; for B. Karp the 5-sty building 398 Greenwich st to George S. Hart & Co.; for City of New York the 6-sty building at 32 City Hall pl to Bedell Co.; for Shortland estate store and basement at 17 and 19 Walker st to Ajax Trucking Co.; and for Sarah Zabriskie store and basement at 52 and 54 White st to Lawrence & Co.

CHARLES F. NOYES CO. leased for Jane Holding Corp. the five upper floors at 124 Maiden lane to Robert Schubert for a long term; a floor at 256 Pearl st to David Kleckner; and space at 21 and 23 Ann st for the estate of I. Goff to William Gilks.

CHARLES F. NOYES CO. leased for Seth Sprague Terry and estate of Alfred L. White to Hammel, Riglander & Co., at an aggregate rental of about \$125,000, the building 57 Maiden la, between William and Nassau sts, and opposite the site purchased by the United States Government for the home of the Federal Reserve Bank.

OGDEN & CLARKSON CORP. leased the store and basement at 288 Greenwich st to Frank S. Strong, and the building at 214 and 215 West st, southeast corner of Franklin st to James Chieves & Co., Inc.; the building at 211 West st to James Peoples, and the building at 209 Franklin st to Associated Fruit Co.

PEASE & ELLIMAN leased two large apartments at 378 West End av for the Durham Realty Corp. to R. H. Mainzer and August Klipstein; renewed the lease of a loft at 31-33 East 32d st held by Millie and Bertha Montrose; and that of a store at 601 Madison av held by Mary B. Nicholson and D. Gambinossi; and renewed the lease of the 4 1/2-sty dwelling at 316 West 91st st held by William Fox.

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PEASE & ELLIMAN, as agents for the New York Genealogical and Biographical Society, leased to Mrs. A. M. Seery the 3-sty dwelling at 122 East 58th st, part of a plot sold to the society by the same brokers for a site for a new building for its own use; leased for Sidney W. Hughes the parlor floor at 128 East 57th st to Miss Lillias Piper; also made the following leases of West Side apartments: at 320 West 86th st to Sol. N. Serphos; at 309 West 99th st to Louis Pulitzer; at 167 West 72d st to Mrs. E. A. Whitney; at 316 West 79th st for W. J. Stitt to G. Parker Toms; at 50 West 67th st, one furnished, for Mrs. H. R. Tripp to Mrs. M. M. Weed; at 925 West End av for Auguste Thierey to Moses Samuels; and at 166 West 87th st for H. N. Brodie to Mrs. F. J. Miller.

PEASE & ELLIMAN made the following renewals of apartment leases: at 167 West 72d st to Mrs. Edythe Pierce; at 165 West 72d st to George H. Patten; at 150 West 80th st to George C. Thomas, Mrs. R. Michael, H. Hendricks Nathan, Miles R. Price, Lester Mendelson, John B. Dempster and Harold Townsend; in the "Lorington," at Central Park West and 70th st, to A. A. Brill, Walter E. Frow, Peter Tucker, Mrs. M. Gardner, Henry Wineburgh, Mrs. L. J. Taylor and Mrs. S. E. Gardner Magill; and at 320 West 86th st to H. S. Wisner, Joseph N. Pohly, A. D. McDonald, Howard P. Armstrong, Herbert B. Walker and William C. Mott.

PEASE & ELLIMAN have rented the following apartments: at 829 Park av to Mrs. Henry W. Farnum; at 1000 Park av to Julian Rice; at 875 Park av to G. F. Gifford; at 570 Park av to Mrs. E. J. Calloway, who recently sold her house at 21 East 76th st through the same brokers; also apartments at 144 East 36th st to Roy Mason; at 100 West 59th st to Mrs. Eugenie L. De Busch, and a large apartment at 130 East 67th st to Roger D. Lapham.

L. J. PHILLIPS & CO. leased apartments at 568 West 149th st to M. Volcan; at 385 Edgecombe av to E. D. Silver; at 48 St. Nicholas pl to A. J. Neale; at 625 West 156th st to S. Harra; at 568 West 149th st to Dr. G. Walters, and at 48 St. Nicholas pl to D. Uttal.

REAL ESTATE NOTES.

L. J. PHILLIPS & CO. have been appointed agents for 114 Bradhurst av.

THOMAS J. O'REILLY has been appointed agent of 983, 985, 987, 989 and 991 Ogden av.

NEHRING BROTHERS have been appointed agents for 558 and 562 West 189th st.

A. D. ROCKWELL, JR., has been appointed agent for the apartment house at 19 East 127th st.

LOTON H. SLAWSON CO. has been appointed managing agents of the building at 9 East 45th st.

DUFF & CONGER, INC., have been appointed agents for the apartment house at 1206, 1208 and 1210 5th av, also 1 East 101st st.

THOMAS J. O'REILLY has been appointed agent for Emigrant Industrial Savings Bank of the 4-sty building at 133 West 22d st.

MOORE, SCHUTTE & CO. have been appointed agents for the 5-sty apartment house at 315 West 143d st, at the northeast corner of Bradhurst av.

BOARD OF APPEALS, at its meeting on Tuesday, had a calendar of twenty cases, disposed of as follows: Laid over, 9; withdrawn, 4; granted, 6; dismissed, 1.

NEHRING CO., Jules Nehring, President, was an associate broker in the sale of the three 5-sty apartment houses, comprising a block front on Convent av, between 151st and 152d sts, to Frederick Brown.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.			
Conveyances.		1918	1917
		May 31 to June 6	June 1 to 7
Total No.	139	190	
Assessed Value	\$8,982,700	\$11,191,700	
No. with consideration	22	19	
Consideration	\$1,824,750	\$588,400	
Assessed Value	\$2,032,090	\$648,700	
Jan 1 to June 6	Jan. 1 to June 7		
Total No.	2,797	3,717	
Assessed Value	\$162,109,080	\$267,775,825	
No. with Consideration	443	476	
Consideration	\$21,201,963	\$21,708,547	
Assessed Value	\$23,762,700	\$30,014,650	

Mortgages.			
	1918	1917	
	May 31 to June 6	June 1 to 7	
Total No.	64	73	
Amount	\$3,306,441	\$3,815,737	
To Banks & Ins. Cos.	8	11	
Amount	\$2,780,000	\$1,650,000	
No. at 6%	25	18	
Amount	\$2,469,561	\$447,700	
No. at 5 1/4%	8	2	
Amount	\$136,500	\$51,600	
No. at 5%	15	20	
Amount	\$289,450	\$1,730,000	
No. at 4 1/4%	1	3	
Amount	\$16,500	\$972,000	
No. at 4%			
Amount			
Unusual Rates		2	
Amount		\$55,000	
Interest not given	15	28	
Amount	\$394,430	\$558,937	
Jan. 1 to June 6	Jan. 1 to June 7		
Total No.	1,090	1,696	
Amount	\$30,274,652	\$66,385,758	
To Banks & Ins. Cos.	194	378	
Amount	\$16,263,043	\$36,811,300	

Mortgage Extensions.			
	1918	1917	
	May 31 to June 6	June 1 to 7	
Total No.	34	43	
Amount	\$2,048,250	\$5,385,000	
To Banks & Ins. Cos.	14	24	
Amount	\$1,066,250	\$4,584,000	
Jan 1 to June 6	Jan. 1 to June 7		
Total No.	592	1,008	
Amount	\$45,507,225	\$71,553,350	
To Banks & Ins. Cos.	225	510	
Amount	\$24,883,500	\$54,902,350	

Building Permits.			
	1918	1917	
	June 1 to 7	June 2 to 8	
New Buildings	3	9	
Cost	\$195,000	\$161,425	
Alterations	\$218,334	\$475,833	
Jan. 1 to June 7	Jan. 1 to June 8		
New Buildings	82	180	
Cost	\$5,569,550	\$21,171,825	
Alterations	\$4,368,387	\$6,278,442	

BRONX.			
Conveyances.		1918	1917
		May 31 to June 6	June 1 to 7
Total No.	94	117	
No. with consideration	12	22	
Consideration	\$153,600	\$96,688	
Jan. 1 to June 6	Jan. 1 to June 7		
Total No.	2,037	2,502	
No. with consideration	273	297	
Consideration	\$2,624,159	\$3,081,863	

Mortgages.			
	1918	1917	
	May 31 to June 6	June 1 to 7	
Total No.	43	49	
Amount	\$263,560	\$360,350	
To Banks & Ins Cos	3	6	
Amount	\$24,500	\$50,000	
No. at 6%	27	20	
Amount	\$132,610	\$184,300	
No. at 5 1/4%	2	5	
Amount	\$44,500	\$31,000	
No. at 5%	6	8	
Amount	\$48,950	\$[59,850	
No. at 4 1/4%		1	
Amount		\$3,000	
Unusual rates		2	
Amount		\$4,240	
Interest not given	8	13	
Amount	\$37,500	\$77,960	
Jan. 1 to June 6	Jan. 1 to June 7		
Total No.	847	1,092	
Amount	\$4,719,696	\$8,129,182	
To Banks & Ins. Cos.	36	102	
Amount	\$674,942	\$1,485,750	

Mortgage Extensions.			
	1918	1917	
	May 31 to June 6	June 1 to 7	
Total No.	11	10	
Amount	\$119,675	\$197,150	
To Banks & Ins. Cos.		2	
Amount		\$12,400	
Jan. 1 to June 6	Jan. 1 to June 7		
Total No.	162	345	
Amount	\$3,537,362	\$6,671,299	
To Banks & Ins. Cos.	42	96	
Amount	\$1,109,750	\$2,430,500	

Building Permits.			
	1918	1917	
	May 31 to June 6	June 1 to 7	
New Buildings	5	3	
Cost	\$14,600	\$2,400	
Alterations	\$8,400	\$9,100	
Jan. 1 to June 6	Jan. 1 to June 7		
New Buildings	117	323	
Cost	\$4,380,900	\$5,330,625	
Alterations	\$1,048,221	\$597,450	

BROOKLYN.			
Conveyances.		1918	1917
		May 29 to June 5	May 31 to June 6
Total No.	717	630	
No. with consideration	41	59	
Consideration	\$216,750	\$521,243	
Jan. 1 to June 5	Jan. 1 to June 6		
Total No.	9,323	9,992	
No. with consideration	638	587	
Consideration	\$5,640,673	\$11,236,031	

Mortgages.			
	1918	1917	
	May 29 to June 5	May 31 to June 6	
Total No.	436	389	
Amount	\$1,159,753	\$1,470,937	
To Banks & Ins. Cos.	30	52	
Amount	\$178,250	\$331,450	
No. at 6%	316	240	
Amount	\$753,608	\$807,728	
No. at 5 1/4%	66	104	
Amount	\$244,800	\$472,200	
No. at 5%	27	24	
Amount	\$94,050	\$132,550	
Unusual rates	2	1	
Amount	2,150	\$2,000	
Interest not given	25	20	
Amount	\$65,145	\$55,959	
Jan. 1 to June 5	Jan. 1 to June 6		
Total No.	5,226	6,654	
Amount	\$18,879,772	\$28,633,361	
To Banks & Ins. Cos.	590	1,282	
Amount	\$3,130,240	\$10,031,894	

Building Permits.			
	1918	1917	
	May 31 to June 6	June 1 to 7	
New Buildings	82	27	
Cost	\$524,035	\$174,700	
Alterations	\$107,125	\$170,645	
Jan. 1 to June 6	Jan. 1 to June 7		
New Buildings	1,386	1,475	
Cost	\$9,825,871	\$13,971,300	
Alterations	\$1,887,453	\$2,299,669	

QUEENS.			
Building Permits.		1918	1917
		May 31 to June 6	June 1 to 7
New Buildings	53	59	
Cost	\$244,536	\$190,345	
Alterations	\$40,524	\$72,522	
Jan 1 to June 6	Jan. 1 to June 7		
New Buildings	1,041	1,797	
Cost	\$3,708,261	\$6,296,191	
Alterations	\$675,242	\$579,687	

RICHMOND.			
Building Permits.		1918	1917
		May 31 to June 6	June 1 to 7
New Buildings	30	11	
Cost	\$35,895	\$14,775	
Alterations	\$61,090	\$5,610	
Jan. 1 to June 6	Jan. 1 to June 3		
New Buildings	252	35	
Cost	\$623,323	\$788,225	
Alterations	\$222,280	\$175,200	

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In writing to us to the effect, Mr. Leitner evidently appreciates fully the handicap to renting apartments and to keeping tenants, the expense of repainting and repapering disfigured walls, and the unsanitary conditions inevitable when vermin are present. If a building is infested, Bliss Service will clear it. If it is temporarily free, it will keep it free indefinitely. In short, it has become an axiom among the Real Estate fraternity that “Bliss Service Satisfies.” May we give you a demonstration—without charge?



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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

ALTERATION projects grow in importance and as a type of construction may now be considered second only to the Government work in point of volume and cost. Throughout all parts of the city operations of this character are under way and the current reports from the offices of architects and builders indicate that this phase of building will be most active during the summer and coming autumn.

Structures of almost every description are being altered, modernized and enlarged. The kind of building is considered compatible with the policy of the War Industries Board, as it provides the accommodations that have been needed by business and industry and at the same time utilizes only a small percentage of the structural materials that would be required to construct an entirely new building of equal dimensions and cubic capacity.

Inasmuch as there has been extreme difficulty in obtaining adequate materials for large new operations, while at the same time the demand for office and manufacturing space has been steadily growing in volume and intensity, it is well that owners of old and dilapidated properties have come to a decision to remodel their structures. These owners are assuredly accomplishing an important work for the community in modernizing their properties. Concurrently they are increasing the potential values of their holdings, making them pay dividends instead of barely paying the carrying charges. The sums expended for alterations and repairs are in many instances insignificant when compared with the advanced rentals to be obtained by virtue of comparatively minor alterations and improvements.

Small house building in the outlying sections of the city and also in the suburban districts adjacent is progressing most favorably and while there is not as much of this character of construction current as might be desired, the volume is somewhat in excess of the predictions of last winter when it seemed as though building construction had slumped to a level from which it would require drastic measures to revive it.

The dwellings that are now under construction are sure to be readily disposed of either at rentals paying an excellent return upon the investment or at selling prices that should prove to be an incentive to builders to continue this form of activity just as long as it is possible to obtain materials and men to construct houses. At the present time the demand for living accommodations is strong and by the early autumn season will most likely be considerably in excess of the supply.

Within the boundaries of this city a number of speculative builders have apparently realized their opportunity and are making determined efforts to commence the construction of modern multi-family dwellings. There is an active renting market for all of the accommodations that will be provided between the present time and October 1, and the builders of apartment houses who are foresighted enough to start work now are sure to reap large benefits from their venture. It is now generally conceded by building material producers and dealers that material and construction costs will remain at their existing high level for a long time to come and real estate men are of the opinion that high rentals are likewise with us for an indefinite period.

The markets for building materials and supplies are generally quiet, with but little new business being registered, yet commodity prices are firm and with the advancing tendency that has now been

manifest for many months. Common brick from the Hudson River district has sustained a 50c. advance over the wholesale price of last week and the wholesale lumber market has recently announced further increases for a number of grades. Some building materials are almost out of the local market so far as private construction work is concerned, the entire output of the manufacturers being temporarily diverted to the Federal building program that is daily growing in volume, cost and importance to the building industry.

Common Brick.—The wholesale market for Hudson River common brick is dull, and no developments have occurred during the week to change the outlook of the situation. Prices have strengthened somewhat, and the ruling quotations are \$10.50 to \$11 a thousand. The bulk of sales has been made at the lower figure and the top price obtained for barges for delivery at distant points. At the present time the demand is light, with sales keeping pace with the arrivals from up-river points. Inquiries are infrequent, but the outlook for the future is not obscured by present conditions, and dealers are of the opinion that before long the situation will be materially improved. Manufacturing conditions are unchanged and it is now conceded that the output for the season will be the lightest for many years past.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, June 7, 1918. Condition of market: Demand fair. Prices firmer. Quotations: Hudson River, \$10.50 to \$11 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 11; sales, 13. Distribution: Manhattan, 5; Brooklyn, 3; New Jersey points, 5.

Face Brick.—Dealers and manufacturers report a fair volume of current business and excellent prospects for the coming months. The chief difficulties are in obtaining necessary fuel and labor to operate their plants and also in getting cars for delivery. Priorities for cars are not given unless commodities are consigned to Federal building operations. Almost all of the face brick producers have recently notified dealers of an increase in price of \$3 to \$5 a thousand, according to kind and grade.

Lumber.—Wholesale and retail dealers report that the past week has brought no material change in the lumber market situation. The bulk of the business transacted is in timber and lumber designed for Governmental use. Private demand for building purposes is almost negligible, although the outlying sections of the city and nearby suburban sections are demanding a good volume of lumber supplies for use in small dwelling construction. This phase of building activity at the present time is second in importance only to the Federal building program as far as the lumber market is concerned, and the business from this source is expected to hold for some months to come. Manufacturing consumers are in the market in force and undoubtedly would increase their orders if it were possible to be assured of deliveries. The transportation problem is one of paramount importance to the lumber interests and at the present time there seems to be no probability of early improvement. Prices are firm in all grades and with the rising tendency that has been a notable feature of the situation for months past.

Structural Steel.—For the present requirements of fabricated material for private construction are receiving no consideration, as the entire output of the steel mills is diverted to Government use. The demands from the Government for steel to be used for military construction, shipbuilding, munitions and other usages in connection

with the prosecution of the conflict will require 100 per cent. of the production for some time to come. To private interests who contemplate the construction of building projects in which structural steel is an important factor the outlook is not of the brightest, and there are quite a number of important structural operations scheduled for erection in the local territory that are being held in abeyance for this reason. According to the present prospects the starting time for these buildings is most indefinite, and it would surprise none if actual construction was postponed until the close of hostilities and the steel situation clarified. Manufacturers of commodities using steel in large quantities are also feeling the effects of the scarcity, and unless manufacturers are producing munitions or other articles essential to the health and welfare of the community their output for the balance of the war will undoubtedly be greatly reduced.

Crushed Limestone.—Although the market is quiet at the present time there is an undercurrent of feeling that activity will be renewed just as soon as the Government decides upon the prices to be paid for crushed stone. This matter is pending now, and as the Federal building operations will require a large percentage of the entire output, crushed stone prices are likely to stiffen. The Government will most likely decide to pay the existing price for its requirements, and if so private consumers will undoubtedly be taxed a price somewhat higher for the limited quantities they will be able to obtain.

Wire Products.—The Government recently distributed to the mills contracts for a total of 50,000 tons of barb wire wanted by England, and an order was also placed for 5,000 tons for France. The demand from private sources for wire and wire nails is heavy, but the mills are devoting their entire output to Government needs, and it will most likely be some time before these commodities are generally released for private consumption. Government control prices dominate all quotations.

Cast Iron Pipe.—The market for this commodity is dull, although there have been some bids recently taken for municipal requirements. Private demand is lacking, and the federal requirements are lighter than they have been for some time. Practically all of the cantonment extensions using this material are now completed. New Government control prices are the basis of current quotations. These are \$61.35 for 6-inch, 8-inch and heavier, and \$64.35 for 4-inch.

Window Glass.—Trade in both window and plate glass is very quiet, and there are no predictions of an early improvement in the market situation. Glass prices are unchanged, however, and are likely to hold firm for the balance of the season. Although the demand is light, production has been heavily curtailed, keeping a balance between the supply and demand. There is only a slight reserve in the hands of either manufacturers or jobbers.

Sand and Gravel.—The market for these commodities is dull, private business is lacking and Government orders are not up to the volume that was anticipated some time ago, but it is now thought that this phase of activity will shortly improve. Prices for both sand and gravel are unchanged. Gravel supplies are limited, however, to what the dealers have on hand in excess of federal requirements.

Cut Nails.—Although private demand is fairly heavy, the Government is taking approximately 75 per cent. of the mill output, and this percentage is likely to be increased.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

Brick (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.50@
Raritan common.....No quotation
Second hand common, per load

of 1,500.....\$6.00@
Red face brick, rough or smooth, car lots.....21.00@
Buff brick for light courts.....21.00@
Light colored for fronts.....25.00@

Cement (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....2.59@
Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers, wood or duck bags.....\$1.15@
Rebate on bags, returned, 10c. bag.

Crushed Stone (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal).....\$1.85@
Trap rock, ¾ in. (Nominal).....1.95@
Crushed limestone, 1½ in.....1.50@ 1.60
Crushed limestone, ¾ in.....1.70@ 1.80
Bluestone flagging, per sq. ft......17@ 0.18
Bluestone curbing, 5x16......40@

Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in., per 1,000.....
6x12x12 in., per 1,000.....
8x12x12 in., per 1,000.....
10x12x12 in., per 1,000.....
12x12x12 in., per 1,000.....

Interior—
3x12x12 in., per 1,000.....
4x12x12 in., per 1,000.....
6x12x12 in., per 1,000.....
8x12x12 in., per 1,000.....

Lime (standard 300-lb. bbls., wholesale):
Eastern common.....\$2.15@
Eastern finishing.....2.35@
Hydrated common (per ton).....15.00@
Hydrated finishing (per ton).....16.43@

Linseed Oil—
City brands, oiled, 5 bbl. lots.....\$1.57@
Less than 5 bbls.....1.58@

Gravel (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal).....\$2.00@
¾ in.....No quotation
Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

Lumber (wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00
14 to 16 ft.....63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....\$34.50@

Hemlock, W. Va., base price
per M.....\$34.50@

(To mixed cargo, price add freight \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered).....38.00@ 42.00

Wide cargoes.....38.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$5.00@ \$5.25

Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in.....\$68.00@

Cypress shingles, 6x18, No. 1
Hearts.....10.00@

Cypress shingles, 6x18, No. 1
Prime.....8.50@

Quartered oak.....95.00@ 107.50
Plain oak.....75.50@

Flooring:
White oak, quartered, select.....\$60.00@ \$64.00

Red oak, quartered, select.....60.00@ 64.00
Maple No. 1.....47.00@

Yellow pine, No. 1, common
flat.....38.00@

N. C. Pine, flooring, Norfolk.....40.00@

Plaster—(Basic prices to dealers at yard, Manhattan):
Mason's finishing in 100 lbs.

bags, per ton.....\$17.00@

Dry Mortar, in bags, returnable at 15c. each, per ton.....8.25@ 8.75

Block, 2 in. (solid), per sq. ft.....\$0.08

Block, 2-in. (hollow), per sq. ft......09

Boards, ¾ in. x 8 ft......12½

Boards, ¾ in. x 8 ft......15½

Sand—
Screened and washed Cow Bay.
500 cu. yds. lots, wholesale.....\$1.25@

Structural Steel (Plain material at tide-water, cents per lb.):

Beams & channels up to 14 in. 3.195@

Beams & channels over 14 in. 3.195@

Angles, 3x2 up to 6x8.....3.195@

Zeas and tees.....3.195@

Steel bars, half extras.....3.195@

Turpentine:
Spot in yard, N. Y., per gal.....\$0.52@ \$0.52½

Window Glass. Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets......80%

B grade, single strength, first three brackets......82%

Grades A and B, larger than the first three brackets, single thick......79%

Double strength, A quality......80%

Double strength, B quality......83%

Prominent New York Architect Dies.

James Barnes Baker, one of the leading members of the architectural profession in this city, who for a number of years maintained offices in the Presbyterian Building, 156 Fifth avenue, died suddenly at Roosevelt Hospital Monday, June 3. He was fifty-four years of age. Mr. Baker was born in Elizabeth, N. J., in 1864 the son of Henry Martyn and Susan Barnes Baker. After his early studies he entered Lafayette College, where he studied civil engineering, graduating in 1884. During his active career as an architect Mr. Baker designed many buildings of considerable note in this and other cities, among which are included the New York Chamber of Commerce Building, Presbyterian Building, Hanover National Bank, Presbyterian Hospital and others, as well as some of the later structures at Lafayette College. Mr. Baker was an ardent sportsman, and spent considerable of his time in the woods. He was a member of the American Institute of Architects, the Architectural League of New York and the New York Chamber of Commerce and of the Century and University Clubs.

Contract for Country Residence.

The Cauldwell-Wingate Company, 381 Fourth avenue, Manhattan, has obtained a general contract without competition for the erection of a handsome private residence at Oyster Bay, L. I., for William R. Coe, 49 Wall street, owner. The structure will replace the one destroyed by fire early this spring. The plans and specifications for the proposed dwelling will be prepared by Walker & Gillette, architects, 128 East 37th street. The cost of construction is estimated to be in the neighborhood of \$300,000. Details will be available later.

PERSONAL AND TRADE NOTES.

F. G. Lippert, architect, formerly at 132 Nassau street, has moved to 5 Beekman street.

William E. Garrabrant, architect, has moved from 564 Main street to 343 Main street, East Orange, N. J.

James L. Burley, architect, has recently moved his office from 345 Fifth avenue to 299 Madison avenue.

Mott B. Schmidt, architect, has recently moved his offices from 15 East 40th street to 347 Madison avenue.

William F. Henry, general contractor, has moved his office from 1287 East 10th street to 316 Flatbush avenue, Brooklyn.

Homer A. Reid, consulting engineer, has moved his offices from 345 Fifth avenue, Manhattan, to 103 Montague street, Brooklyn.

Joseph F. Rush, for twelve years connected with the Bureau of Buildings of the city of New York, died at his home, 71 East 90th street, Tuesday, June 4. He was forty-eight years of age.

George A. Fuller Company, New York, recently obtained the general contract for the construction of a pulp mill at Temiskaming, Canada, in the Cobalt district, for the Riordan Pulp & Paper Company. The structure will be built of reinforced concrete and will cost approximately \$1,000,000. The plans and specifications were prepared under the direction of the engineers for the Riordan Pulp & Paper Company.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—Neptune B. Smyth, 417 East 34th st. Manhattan, has the general contract for a 1-sty brick chipping bldg., 130x30, at the Navy Yard, for the U. S. Government, Navy Dept., C. W. Parks, Public Works Officer, Navy Yard, Bklyn, owner, from privately prepared plans. Cost, \$10,000.

MONTAUK, L. I.—Williams-Gerstle Engineering Co., 198 Broadway, Manhattan, has the general contract for gas holders (foundation), for the U. S. Government,

Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$8,000.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, has had plans completed privately for erecting a pier and basin. Cost, \$100,000.

ROCKAWAY, L. I.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, has had plans completed privately for an extension to the Naval Air Station. Cost, \$185,000.

ROCKAWAY, L. I.—Williams-Gerstle Engineering Co., 198 Broadway, Manhattan, has the general contract for gas holders (foundation), for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$8,000.

PENSACOLA, FLA.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract, to close 11 a. m., June 10, for erecting hangars.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract for ten 2-sty hollow tile and concrete magazine bldgs, 50x150, from privately prepared plans. Plans and specifications may be seen at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan. Cost, \$300,000.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

DWELLINGS.

SOUTH ORANGE, N. J.—William J. Fitzsimons, 207 Market st, Newark, architect, is taking bids on separate contracts, to close about June 10 for a 2½-sty frame dwelling, 35x32, on Montrose av, near Grove rd, for Maurice Hagerstrom, 85 Columbia st, Newark, owner. Cost, \$9,500.

GREAT NECK, L. I.—Otto Young, owner, c/o N. Y. Life Insurance Co., 115 Broadway, Manhattan, and Carl L. Otto, 15 Park Row, Manhattan, architect, are taking bids on the general contract, to close about June 10, for a 2½-sty wooder dwelling, 25x70. The following are figuring the general contract: F. H. Williams, Samuel H. Adams and Cornelius T. Carman, all of Great Neck; F. S. Howell, Pearsall av, Freeport, L. I.; Ansel Raynor, Seaford, L. I.; C. W. Klappert's Sons, 328 East 25th st, Manhattan; W. G. Miller, 24 South Grove st, Freeport, and E. A. Richardson, Flushing, L. I. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Abraham Ruth, 445 Audubon av, owner, is taking bids on separate contracts for a 3-sty fireproof storage bldg, 75x119, at 506-510 West 181st st, from plans by Sommerfeld & Steckler, 31 Union sq, architects. Cost, \$40,000.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, architect, is taking bids on the general and separate contracts, to close about June 10, for a 1-sty brick and limestone trim factory, 75x100, in 16th st, for the American Shoe Lace Co., owner. Cost, \$15,000.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects, are taking bids on the general contract for a 5-sty brick hospital bldg, 35x100, in the north side of Schermerhorn st, 222 ft east of Court st, for the Brooklyn Eye & Ear Hospital, 121 Madison av, Manhattan, owner. William Kennedy Const. Co., 215 Montague st, Brooklyn, is figuring the general contract. Cost, \$200,000.

TOWNSHIP OF WARWICK, N. Y.—Charles B. Meyers, 1 Union sq, Manhattan, architect, is taking preliminary estimates for an institution group for the City of New York, Board of Inebriety, 300 Mulberry st, Manhattan, Sylvan Levy, pres., owner. Chauncey Matlock, 30 East 42d st, Manhattan, is the steam and electrical engineer. Will contain two brick dormitory bldgs, administration, receiving and dormitory bldg, kitchen and mess bldg, recreation and educational bldg and two chapels, four inmate cottages, cow barn, dairy, supt's cottage, garage, industrial, laundry and storage bldg, power house freight depot, passenger station, horse barn, granary and tuberculosis hospital. Cost, \$200,000.

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PHILMONT, N. Y.—Board of Supervisors of Columbia County, Wesley Ten Broeck, chairman, Court House, Hudson, N. Y., owner, is taking bids on the general and separate contracts for a 2-sty frame tuberculosis hospital, to contain accommodations for 44 patients, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. The following are figuring the general contract: Campbell & Dempsey, Kingston, N. Y.; Lustig & Weil, 103 Park av; McKeown Const. Co., 103 Park av; F. G. Fearon, 280 Madison av; Altieri Construction Co., 101 Park av, and Joseph Benedetto, 147 East 125th st, all of Manhattan. Cost, \$50,000.

SCHOOLS AND COLLEGES.

BAYONNE, N. J.—City of Bayonne, Board of Education, James D. Boyd, Secy., City Hall, Av E and 30th st, Bayonne, owner, is taking bids on the general contract, to close 8 p. m., June 13, for retubing the boilers in School No. 9, in East 26th st, and at High School, Boulevard and West 31st st.

STABLES AND GARAGES.

MANHATTAN.—Charles B. Meyers, 1 Union sq, architect, is taking bids on the general contract for alterations to the 4-sty brick garage, 49x100, at 234-6 West 108th st, for Julia Bierman, on premises, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

BLOOMFIELD, N. J.—Owen A. Rogers, 150 Bloomfield av, Bloomfield, owner, is taking bids on the general contract for a 1-sty hollow tile and brick machine shop and two stores, 60x115, at 152 Bloomfield av, from plans by Frederick L. Pierson, 160 Bloomfield av, Bloomfield, architect.

THEATRES.

BROOKLYN, N. Y.—Freel Trust Co., Brooklyn Central Building Corp., E. S. Keogh, in charge, 38 Ashland pl, owner, is taking bids on subs for the 2-sty brick, concrete and terra cotta moving picture theatre, including a roof garden, at the northeast cor of Fulton st and Rockwell pl, for the Mark Strand Theatre Co., 1579 Broadway, Manhattan, lessee, from plans by Thomas W. Lamb, 644 8th av, Manhattan, architect. R. D. Kimball Co., 15 West 38th st, Manhattan, is the steam and ventilating engineer. Cost, \$225,000.

MISCELLANEOUS.

OLEAN, N. Y.—New York State Armory Commission, J. A. Coffey, secy., Telephone Bldg, 158 State st, Albany, N. Y., owner, is taking bids on the general contract to close 3 p. m., June 12, for erecting a State Armory on old site, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Plans and specifications may be seen at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan. Cost, \$100,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

77TH ST.—Rouse & Goldstone, 510 5th av, completed plans for alterations to the brick apartment house at the southeast cor of 77th st and Columbus av, for the No. 64 West 77th St. Co., Louis Cowan, 44 East 25th st, owner. Owner will take bids on separate contracts. Cost, \$40,000.

57TH ST.—Schwartz & Gross, 345 5th av, completed plans for the alteration of the 4-sty brick dwelling, 25x100, at 52 West 57th st, into apartments and store, for Mrs. Marie N. Davis, owner, and the City Leasehold Corp., 1 East 53d st, lessee and builder. Cost, \$25,000.

DWELLINGS.

52D ST.—James E. Casale, 569 5th av, completed plans for alterations to the 5-sty brick dwelling, 20x94, at 52 West 52d st, for Walter Watson, Hotel Plaza, 5th av and 59th st, owner. Architect will soon take bids on the general contract. Cost, \$8,000.

49TH ST.—E. S. Haynes, 10 East 43d st, completed plans for alterations to the 4-sty brick dwelling, 22x60, at 43 West 49th st, for Paul Baerwald, on premises, owner. Consists of a 1-sty addition, partitions, etc. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

102D ST.—John P. Walther, 147 East 125th st, completed plans for the alteration of the 4-sty brick stable, 35x100, at 202-4 East 102d st, into a warehouse, for Mamie Marks, 208 East 102d st, owner, and Samuel Kasper, lessee. Lessee will take bids. Cost, \$2,500.

STABLES AND GARAGES.

PEARL ST.—Phillip Morris Erickson, 645 East 31st st, Brooklyn, completed plans for a 1-sty brick garage, 47x126, at 122-134 Pearl st, for the Lower New York Realty Corp., 60 Wall st, owner and build-

er, and J. Pitman Co., 29 Front st, lessee. Cost, \$5,000.

65TH ST.—Elbridge G. Snow, 180 West 59th st, owner, has had plans completed privately for alterations to the 6-sty brick garage, 50x97, at 214-16 West 65th st, Robert Christie & Son, 308 West 20th st, have the general contract. Cost, \$9,000.

STORES, OFFICES AND LOFTS.

IRVING PL.—George Dress, 1931 Madison av, completed plans for alterations to the 5-sty brick store, office and hotel, 62x80, at 15-19 Irving pl, for the Kops Realty Co., 21 Irving pl, owner. Architect will take bids on general contract shortly. Cost, \$2,500.

4TH ST.—Louis A. Sheinart, 194 Bowery, completed plans for the alteration of the 4-sty brick store and tenement, 48x52, at 367-377 East 4th st, into a bakery and storage, for Horowitz Bros., Margarten, Inc., 367 East 4th st, owner. Owner will take bids on general contract. Cost, \$10,000.

116TH ST.—M. Joseph Harrison, World Bldg, completed plans for the alteration of the brick tenement at 66 West 116th st into a restaurant, for Ritter Restaurant, 20 Lenox av, owner. Owner will take bids on general contract shortly. Cost, \$6,500.

57TH ST.—B. H. & C. N. Whinston, 509 Willis av, completed plans for the alteration of the 4-sty brick and stone dwelling, 23x100, at 46 West 57th st, into a business bldg, for James C. Colgate, 36 Wall st, owner, and Mrs. Helena Rubinstein 15 East 49th st, lessee. Valentine-Lynch Co., 21 Park Row, is figuring the general contract. Cost, \$17,000.

17TH ST.—Seymour & Schoenwald, Grand Central Terminal, completed plans for alterations to the 11-sty fireproof office bldg, 50x82, at 33-5 West 17th st, for Bedell Co., on premises, owner. Architects will take bids on general contract shortly. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

6TH AV.—Sommerfeld & Steckler, 31 Union sq, have plans in progress for alterations to the 4-sty brick bakery and restaurant, 25x100, at 610 6th av, for Samuel Gruber, 86 West 113th st, owner. Owner will take bids on the general contract soon. Cost, \$6,000.

BROADWAY.—Severance & Van Alen, 4 West 37th st, have revised plans in progress for alterations to the 8-sty fireproof office bldg, 89x155, at 18 Broadway, for Elmer Smathers, 304 West 75th st, owner, and Felix Isman, Inc., 501 5th av, agent for owner. Bids will be taken about July 27. Cost, \$50,000.

THEATRES.

BROADWAY.—Herbert J. Krapp, 116 East 16th st, completed plans for a 2-sty fireproof theatre and store, 189x213, on Broadway, 160th st and Ft. Washington av, for the City Real Estate Co., 176 Broadway, owner. Cost, \$100,000.

Bronx.

STORES, OFFICES AND LOFTS.

TREMONT AV.—E. J. Jones, 414 Madison av, completed plans for alterations and a 1-sty brick extension, 20x124, to the 1-sty brick shop, on the south side of Tremont av, 75 ft east of West Farms road, for the Bronx Co., on premises, owner. Cost, \$3,500.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

POWELL ST.—Cohn Bros., 361 Stone av, completed plans for three 4-sty brick tenements and stores, 60x88, in the east side of Powell st, 100 ft north of Newport av, for William Max, 156 Broadway, Manhattan, owner and builder. Cost, \$120,000.

BEDFORD AV.—H. J. Nurick, 957 Broadway, has plans in progress for alterations to the 3-sty frame tenement and store at the southeast cor of Bedford and Lafayette avs, for Mrs. Driesler, 410 De Kalb av, owner and builder. Cost, \$3,000.

DWELLINGS.

51ST ST.—Alexander Kirschner, 4812 12th av, completed plans for four 2 and 2½-sty frame dwellings, 18x40, in the south side of 51st st, 240 ft and 120 ft east of 16th av, for Harris Willner, 4706 13th av, owner and builder. Cost, \$20,000.

HOMECREST AV.—William C. Winters, 106 Van Sicklen av, completed plans for three 2-sty brick dwellings, 18x47, on the west side of Homecrest av, 425 ft west of Av W, for Charles Rosiello, 1360 70th st, owner and builder. Cost, \$15,000.

EAST 7TH ST.—M. Joseph Harrison, World Bldg, Manhattan, completed plans for two 2½-sty frame and stucco cottages, 18x50, at East 7th and East 8th sts, north of Av I, for the Kensington Homes Corp., 614 West st, owner and builder. Owner is taking bids on subs and materials. Cost, \$7,000 each.

STILLWELL AV.—J. J. Galizia, 2845 West 23d st, completed plans for a 1-sty frame dwelling, 20x36, at the northeast cor of Stillwell av and Av Z, for Antoinette Lafame, 259 Av Z, owner. Cost, \$3,000.

WEST 29TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for five 2-sty brick dwellings, 20x65, in the west side of West 29th st, 340 ft south of Mermaid av, for Keap Construction Co., 150 Hart st, owner and builder. Total cost, \$27,500.

WEST 28TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for seven 2-sty brick dwellings, 20x55, in the west side of West 28th st, 270 ft north of Mermaid av, for the Paul Building Co., 515 Park av, owner and builder. Total cost, \$38,500.

48TH ST.—Alexander Kirschner, 4812 12th av, completed plans for a 2-sty frame dwelling, 26x56, in the west side of 48th st, 420 ft west of 14th av, for the Armor Construction Co., 1534 40th st, owner and builder. Cost, \$10,000.

RIDGE BLVD.—J. R. Edwards, 7616 Ridge Blvd, completed plans for a 2-sty brick dwelling and garage, at the northeast cor of Ridge Blvd and 86th st, for Frank S. Pendleton, 84th st, Bklyn, owner. Cost, \$4,000.

WEST 24TH ST.—George H. Suess, 2920 Railroad av, completed plans for a 1-sty frame dwelling, 24x50, in the west side of West 24th st, 370 ft north of Mermaid av, for Rose Sylvestre, 2853 West 15th st, owner. Cost, \$3,000.

EAST 18TH ST.—Slee & Bryson, 154 Montague st, completed plans for two 2½-sty frame dwellings, 22x42, in the west side of East 18th st, 160 ft north of Av H, for Edward T. Dickinson, 1139 East 19th st, owner and builder. Total cost, \$16,000.

EAST 19TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 2½-sty frame and stucco dwelling, 22x40, in the west side of East 19th st, 300 ft south of Av K, for Edward T. Dickinson, 1139 East 19th st, owner and builder. Cost, \$10,000.

14TH AV.—M. A. Cantor, 373 Fulton st, completed plans for an extension to the 2½-sty frame dwelling at the southwest cor of 14th av and 51st st, for Kelso Const. Co., 4408 14th av, owner and builder. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

41ST ST.—William Richter, 1028 East 2d st, completed plans for a 1-sty brick storage bldg, 200x340, at the southeast cor of 41st st and 2d av, for the Realty Associates, 162 Remsen st, owner and builder. Cost, \$30,000.

44TH ST.—F. R. Ashfield, 350 Fulton st, completed plans for an extension to the factory in the south side of 44th st, 100 ft east of 2d av, for Frederick H. Levey Co., on premises, owner. Cost, \$3,000.

SHEPHERD AV.—R. I. Dodge, 11 Broadway, Manhattan, completed plans for interior alterations to the 2-sty factory, on the west side of Shepherd av, 91 ft north of Atlantic av, for the American Numbering Machine Co., 224 Shepherd av, owner. Cost, \$6,000.

SCHOOLS AND COLLEGES.

DENSON AV.—H. M. Devoe, 131 Livingston st, completed plans for alterations to the 1 and 2-sty brick Public School No. 97, at the southwest cor of Denson and 25th avs, for the City of New York, Board of Education, Arthur S. Somers, pres., and C. B. J. Snyder, Supt. of School Bldgs, Room 2800, Municipal Bldg, Manhattan, owner. Owner will advertise for bids. Cost, \$7,000.

CONEY ISLAND.—Boris W. Dorfman, 26 Court st, has plans in progress for a 3-sty brick and limestone school and meeting hall, 50x100, for the Talmud Torah Assn, owner. Will also contain gymnasium and auditorium. Cost, \$30,000.

STABLES AND GARAGES.

EAST 4TH ST.—M. A. Cantor, 373 Fulton st, completed plans for six 1-sty brick garages, 18x18, in the east side of East 4th st, 140 ft south of Cortelyou rd, for Arene Homes Corp., 1077 East 12th st, owner and builder. Total cost, \$18,000.

BROADWAY.—H. A. Nurick, 957 Broadway, completed plans for a 2-sty brick garage, 69x102, at the southeast cor of Broadway and 10th st, for Herman Goldstein, on premises, owner. Architect will take bids on general contract shortly. Cost, \$75,000.

GRAND ST.—Cohn Bros., 361 Stone av, have plans in progress for a 1-sty brick public garage, 100x100, in the south side of Grand st, 175 ft east of Waterbury st, for Shokhoff & Fein, owners and builders. Cost, \$30,000.

79TH ST.—Carlson & Wiseman, 226 Henry st, completed plans for twelve 1-sty brick garages, 16x19, at the southwest cor of 79th st and 6th av, for the Johnson

Construction Co., 79th st and 5th av, owner and builder. Total cost, \$6,000.

THEATRES.

CONEY ISLAND.—Charles M. Straub, 147 4th av, Manhattan, has plans in progress for a 1-sty brick theatre, 80x113, with a seating capacity of 1,800, at the northeast cor of Surf av and West 31st st, for Max Splitzer, 46 Wooster st, Manhattan, owner. Architect will take bids on separate sub-contracts about June 12. Cost, \$40,000.

FLATBUSH AV.—M. A. Cantor, 371 Fulton st, completed plans for alterations to the 1-sty brick moving picture theatre, on the east side of Flatbush av, 30 ft north of Dean st, for the Dean Theatre Co., 201 Flatbush av, owner and builder. Consists of increasing seating capacity by 400 seats, new balcony and fireproof partitions. Cost, \$35,000.

Queens.

DWELLINGS.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, completed plans for a 2-sty frame dwelling, 33x22, in the east side of 23d st, 140 ft north of State st, for G. E. Watson, Flushing, owner. Cost, \$4,500.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for five 2-sty frame dwellings, 16x38, on the east side of Dakota av, 69 ft north of Rockaway rd, for the Gascoyne Realty Co., Manor av, Woodhaven, owner and builder. Total cost, \$15,000.

JAMAICA, L. I.—Charles Infanger & Son, 2634 Atlantic av, Bklyn, completed plans for two 2-sty frame dwellings, 16x38, on the north side of 87th av, 174 ft east of 139th st, for Eiermann Bros., 751 Thrall av, Woodhaven, L. I., owners and builders. Cost, \$6,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for eight 2-sty frame dwellings, 16x38, in the north side of Bailey Court, 90 ft east of Bigelow av, for the Gascoyne Realty Co., Woodhaven, L. I., owner and builder. Cost, \$24,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for two 2-sty frame dwellings, 52x19, on the east side of Diamond av, 991 ft north of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, owners and builders. Cost, \$10,000.

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MIDDLE VILLAGE, L. I.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for a 2-sty brick dwelling and bakery, 25x60, in the north side of Wayne st, 100 ft east of Hinman st, for Michael Getzky, 40 Wayne st, Middle Village, owner and builder. Cost, \$7,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for three 2-sty frame dwellings, 16x38, on the west side of Woodhaven av, 100 ft north of Fulton st, for Frederick Trump, 154 1st st, Woodhaven, owner and builder. Cost, \$12,000.

EDGEMERE, L. I.—Walter Verity, 12 North Division av, Rockaway Beach, L. I., owner, has had plans completed privately for four 1-sty frame dwellings, 16x28, at the northwest cor of Ocean av and Beach 49th st. Cost, \$4,000.

SOUTH OZONE PARK, L. I.—Frederick Brenig, South Ozone Park, completed plans for three 2-sty frame dwellings, 14x34, at the northwest cor of Walnut st and Sutter av, for Thomas F. Malone, South Ozone Park, owner and builder. Cost, \$7,500.

BEECHURST, L. I.—Harold E. Paddon, 120 Broadway, Manhattan, completed plans for a 2½-sty frame dwelling, 36x25, in the west side of 28th st, 260 ft east of 6th av, for Harry A. Benson, 229 West 109th st, Manhattan, owner. Cost, \$8,000.

MIDDLE VILLAGE, L. I.—William Von Felde, 2188 Metropolitan av, Middle Village, completed plans for a 2-sty brick dwelling and office, 20x52, on the south side of Metropolitan av, 131 ft west of Hinman st, for Dr. John F. Timmes, 2160 Metropolitan av, Middle Village, owner. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY—John M. Baker, 9 Jackson av, L. I. City, has plans in progress for a 1-sty brick storage bldg, 100x100, in 6th st, for J. W. Coulston & Co., West av and 6th st, L. I. City, owner. C. C. Woodruff & Co., 213 10th st, L. I. City, has the general contract, and Clark & Tunison, 17 Queens st, Astoria, L. I., has the carpentry contract. Cost, \$8,000.

STABLES AND GARAGES.

LONG ISLAND CITY—H. J. Nurick, 957 Broadway, Bklyn, has plans in progress for a 2-sty brick public garage, 95x105, at 5th and Webster avs, for the Triangle Holding Co., 44 Court st, Bklyn, owner and builder. Cost, \$75,000.

LONG ISLAND CITY—National Bridge Works, Review av, L. I. City, owner, has had plans completed privately for a 1-sty brick garage, 60x40, in the north side of Young st, 230 ft west of Star av. Owner will take bids on separate contracts from a selected list of bidders. Cost, \$6,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—E. A. Burke, New Brighton, S. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 26x28, in the north side of Park pl, 100 ft east of Franklin av. Ole O. Odegard, 210 Faber st, Port Richmond, has the general contract. Cost, \$4,000.

PORT RICHMOND, S. I.—Olaf Thompson, 134 Clinton av, Port Richmond, owner, has had plans completed privately for a 2½-sty frame dwelling, 20x45, on Hageman pl, cor Decker av. Ole O. Odegard, 210 Faber st, Port Richmond, has the general contract. Cost, \$4,000.

Nassau.

BANKS.

OYSTER BAY, L. I.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, completed plans for a 1-sty brick bank bldg, on Audrey av, for the Oyster Bay Bank, Audrey av, Oyster Bay, owner. Architects will soon take bids on general contract.

SCHOOLS AND COLLEGES.

ROSLYN, L. I.—William B. Tubby, 81 Fulton st, Manhattan, completed plans for a 2-sty brick addition containing six classrooms, to the Bull's Head School, for the Board of Education, Dr. J. H. Bogart, pres., opp. Clock Tower, Roslyn, L. I., owner. Cost, \$40,000.

ROSLYN, L. I.—William B. Tubby, 81 Fulton st, Manhattan, completed plans for a 2-sty brick addition containing eight classrooms and auditorium, to the Highland School, for the Board of Education, Dr. J. H. Bogart, pres., opp. Clock Tower, Roslyn, L. I., owner. Cost, \$60,000.

THEATRES.

KENSINGTON, L. I.—Walter L. Hopkins, 875 West 181st st, Manhattan, completed plans for a 1-sty wood and stucco casino, 27x58, at Waterside Park, for C. E. Jin Gay, Kensington, owner. W. E. Dodge, 711 Main st, Stamford, Conn., will figure the general contract. Cost, between \$8,000 and \$10,000.

Westchester.

BANKS.

YONKERS, N. Y.—W. F. Snyder, Flag Bldg, Yonkers, will draw plans for a 2-sty brick bank bldg, at 16 Palisade av, for the Yonkers Building & Loan Assn., William Hetherington, chairman Bldg Com., 22 South Broadway, Yonkers, owner. Details will be available later.

DWELLINGS.

PELHAM MANOR, N. Y.—F. T. Bacon, owner, c/o Cross & Brown, 18 East 41st St., Manhattan, owner, contemplates erecting a 3-sty brick dwelling, 55x36, on Monterey av. Architect will be announced later. Cost, \$20,000.

YONKERS, N. Y.—G. Howard Chamberlain, 18 South Broadway, Yonkers, and Kendall Taylor & Son, 93 Federal st, Boston, Mass., associate architects, have plans nearing completion for a 3-sty brick nurses' home, 95x40, for the Yonkers Homeopathic Hospital & Maternity, 137 Ashburton av, Yonkers, owner. Architects will take bids on general contract June 10.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Nathan Wellitoff, 76 Montgomery st, Jersey City, has plans in progress for a 4-sty brick apartment house, 57x110, at 156-158 Belmont av, for the Katz Building & Const. Co., 386 Baldwin av, Jersey City, owner and builder. Owner will take bids on separate contracts. Cost, \$65,000.

CHURCHES.

PATERSON, N. J.—Van Vlandren & Culver, 140 Market st, Paterson, have plans in progress for a 1-sty brick, stone and terra cotta church, about 60x80, at North 8th st and Fairview av, for the Prospect Park Reformed Church, Rev. William P. Heeres, pastor, 262 North 7th st, Prospect Park, Paterson, owner. Architects will take bids on general contract about June 10. Cost, \$30,000.

DWELLINGS.

RIDGEWOOD, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, has plans nearing completion for three 2½-sty dwellings, 28x30 and 30x32, in Oak st for William I. Platt, 152 Market st, Paterson, N. J., owner and builder. Owner will take bids on subs and materials shortly. Cost, \$5,000 each.

HAWTHORNE, N. J.—A. L. Vegliant, 42 Passaic st, Garfield, N. J., has plans in progress for a 2½-sty frame dwelling, 28x50, for Gaetano Granta, 149 Putnam st, Paterson, N. J., owner. Cost, \$5,000.

PASSAIC, N. J.—Herman Fritz, New Bldg, Passaic, has plans in progress for alterations and addition to the 2½-sty frame and shingle dwellings, at 221 Paulson av, for Benjamin Taylor, owner. Cost, between \$5,000 and \$6,000.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—J. E. Barbour Crooks av, Paterson, owner, has had plans completed privately for an addition, 50x105, to the brick factory in South 2d st, for John W. Ferguson Co., 152 Market st, Paterson, has the general contract and will also do the mason and carpentry work.

HALLS AND CLUBS.

JERSEY CITY, N. J.—Abraham Davis, Newark av, Jersey City, completed plans for alterations and addition to the 3-s frame Y. M. H. A. bldg., at 438 Sip av, for the Young Men's Hebrew Assn, owner, architect. Consists of altering the 3-s frame bldg and adding a new 3-sty brick addition, 50x60, to same. Architect will take bids on separate contracts about June 11.

SCHOOLS AND COLLEGES.

HACKENSACK, N. J.—Frank Eurich, J. 173 Main st, Hackensack, N. J., has plans in progress for the renovation of old high school bldg, at 1st st and Central av, in a 2-sty brick primary school, for the Board of Education of Hackensack, H. A. Berri pres., 331 State st, Hackensack, N. J., owner. Cost, between \$12,000 and \$15,000.

STABLES AND GARAGES.

EAST ORANGE, N. J.—Frank Grad, 2 Springfield av, Newark, has plans in progress for a 1-sty brick public garage, six stores, 150x100, in Main st, for Herm & Co., 73 Bank st, Newark, owner and builder. Owner will do the mason and carpentry work. Cost, \$20,000.

MISCELLANEOUS.

ASBURY PARK, N. J.—Joseph Rausch Kolb, 340 Madison av, Manhattan, owner and builder, contemplates erecting a 2-sty reinforced concrete officers' barracks and garage (block front 350x100) on the east side of Grand av, from Seaview to Franklin avs, for the U. S. Government, Dept. of U. S. A., Lieut. R. Marshall, Jr., Construction Division, 7 and B sts, N. W., Washington, D. C., lessee.

Other Cities.

CHURCHES.

CATTARAUGUS, N. Y.—William T. Towner, 100 Morningside dr, Manhattan, has plans in progress for a 1½-sty frame, stucco and half-timber church, 50x70, with a seating capacity of 300, for the Methodist Episcopal Church, A. M. Mowry, chairman Bldg Commission, Cattaraugus, owner. Plans will be ready for bids about June 24. Cost, \$30,000.

HALLS AND CLUBS.

HERKIMER, N. Y.—Stanley W. Cassidy, Herkimer, N. Y., completed plans for a 2-sty brick lodge bldg, 45x90, in the south side of Green st, east of Main st, for Bethel Lodge, I. O. O. F., Arthur Lansing, Dr. E. G. Kern, N. P. Sharp and Ralph Moore, of Bldg. Com., all of Herkimer, N. Y., owner. Architect will take estimates on general contract at once, to close about June 12. Cost, \$30,000.

SCHOOLS AND COLLEGES.

CATTARAUGUS, N. Y.—W. T. Towner, 100 Morningside dr, Manhattan, has plans in progress for a brick and stone high and grade school, to include a community hall seating 600, for the Board of Education at Cattaraugus, A. M. Mowry, chairman Bldg Commission, Cattaraugus, N. Y., owner. Plans may be seen after June 14 at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan; Iroquois Bldg, Buffalo, and Bessemer Bldg, Pittsburgh, Pa.

MISCELLANEOUS.

NEWBURGH, N. Y.—Newburgh Shipyards, Inc., owner and builder, E. D. Desmond, pres., and G. W. Burnham, supt., in charge, on premises, is having plans prepared privately for a 1 and 2-sty frame guard house, officers' quarters and barracks, 26x238, at the Newburgh Shipyards.

FREDONIA, N. Y.—Village of Fredonia, Temple st, Fredonia, N. Y., Henry Drake, pres., contemplates making improvements to the filtration plant, from plans by H. C. Kittredge, 704 German Insurance Bldg., Rochester, N. Y., engineer. Consists of stand pipe and cast-iron piping. Cost, \$100,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—H. H. Oddie, Inc., 251 4th av, has the general contract and is taking bids on all subs for alterations to the 4-sty brick and stone apartment, two stores and offices, at 38 West 5th st, for the Estate of George Arents, 511 5th av, owner, from plans by Lewis Colt Albro, 2 West 47th st, architect.

MANHATTAN.—John J. Hearn Const. Co., 1036 6th av, has the general contract for alterations to the 4-sty brick and stone studio apartments, 22x30, at 39 West 76th st, for Edward F. Curtis, 275 Water st, owner, from plans by Andrew J. Thomas, 137 East 45th st, architect. Cost, \$15,000.

BANKS.

DARIEN, CONN.—F. H. Wakeham, 4 West 47th st, Manhattan, has the general contract for a 3-sty brick and stone bank and apartments, 40x75, at Main and Centre sts, for the Home Bank & Trust Co., owner, c/o Henry M. Baker, pres., Darien, Conn., owner, from plans by Frederick P. Hill, 299 Madison av, Manhattan, architect. Cost, \$50,000.

DWELLINGS.

MANHATTAN.—Thomas J. McWalters, 225 5th av, has the general contract for alterations to the 4-sty brick dwelling, 25x55, at 125 East 39th st, for Dr. Roger H. Dennett, 125 East 39th st, owner, from privately prepared plans. Cost, \$4,500.

NEW ROCHELLE, N. Y.—J. Mulholland, 57 Lawton st, New Rochelle, has the general contract for a 2½-sty dwelling, 45x26x30, on Whitfield ter, for Mrs. Charles Benedict, owner, from plans by F. G. Frost, 19 West 44th st, Manhattan, architect. Cost, \$10,000.

MONTCLAIR, N. J.—George Engstrom Co., 251 Grove st, Montclair, N. J., has the general contract for alterations and addition to the 2½-sty frame dwelling at 13 James st, for Miss Caroline L. Law, on premises, owner, from plans by Christopher Myers, Crane Bldg, Montclair, architect. Cost, \$3,500.

YAPHANK, L. I.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for a 1-sty and mezzanine frame nurses' home, 30x85, at Camp Upton, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans.

STABLES AND GARAGES.

BROOKLYN, N. Y.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the

general contract for a 2-sty brick stable, loft and garage, 25x100, at the southeast cor of Bryant and Clinton sts, for the Mutual Lumber & Towing Co., 217 Produce Bldg, Manhattan, owner, Mr. Anderson in charge, from plans by James A. Boyle and F. E. Kelly, Arbuckle Bldg, Brooklyn, architects. Cost, \$18,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—P. S. Lane, 110 West 40th st, Manhattan, has the general contract for a 1-sty brick storage bin, 14x14, at the northwest cor of 55th st and 1st av, for the Kings County Lighting Co., on premises, owner, from plans by Ralph Henry, 110 West 40th st, Manhattan, architect. Cost, \$10,000.

BROOKLYN, N. Y.—William P. McGarry, 143 Noble st, has the general contract for a 3-sty brick factory, 60x100, at the northwest cor of Eagle and Franklin sts, for the Gotham Can Co., on premises, owner, from plans by Eisendrath & Horowitz, 18 East 41st st, Manhattan, architects. Cost, \$35,000.

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BROOKLYN, N. Y.—William McGarry, 306 Freeman st, Bklyn, has the general contract for a 3-sty brick factory, 60x100, at the northwest cor of Eagle st and Franklin av, for the Gotham Can Co., on premises, owner, from plans by S. B. Eisendrath, B. Horowitz and Block & Hesse, associate architects, 18 East 41st st, Manhattan. Cost, \$35,000.

LONG ISLAND CITY—Peter Guthy, 926 Broadway, Bklyn, has the general contract for rebuilding the 1 and 2-sty brick factory, 200x255, at 3d and Oliver sts, for the Meurer Steel Barrel Co., 575 Flushing av, Brooklyn, owner, from plans by L. Allmendinger, 20 Palmetto st, Bklyn, architect.

BROOKLYN, N. Y.—R. W. Smith, 638 Lexington av, Manhattan, has the general contract for a brick warehouse, 78x91, on the west side of 2d av, 290 ft west of Bond st, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from plans by C. A. Ellis, architect. Cost, \$45,000.

ST. GEORGE, S. I.—Youngstown Construction Co., 10 Maiden lane, Manhattan, has the general contract for a 1-sty frame ice plant, 26x250, for the Baltimore & Ohio Railroad Co., c/o D. A. Willard, pres., B. & O. Bldg, Baltimore, Md., owner, from plans by M. A. Long, architect and engineer, c/o owner.

WISNER, N. Y.—Carleton Co., 151 West 42d st, Manhattan, has the general contract for a 2-sty terra cotta block, steel and concrete factory, 48x102, for the Warwick Valley Milk Products Co., Wisner, N. Y., owner, from plans by Frederick L. Smith, 21 East 40th st, Manhattan, architect.

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DUMONT, N. J.—E. E. Paul Co., 101 Park av, Manhattan, has the general contract for a 2½-sty frame and stucco inn, 150x45, at Camp Merritt, for the Camp Merritt Inn, owner, from plans by Edward L. Tilton and Alfred M. Githens, 52 Vanderbilt av, Manhattan, architects. Includes two 1½-sty wings, 75x45 ft each. Will contain 1½ stores on 1st floor, arcade and restaurant.

MISCELLANEOUS.

JERSEY CITY, N. J.—Clinton Contracting Co., 306 Charles st, West Hoboken, N. J., has the general contract for repaving with asphalt pavement on Newark and Baldwin avs, for the Board of Commissioners of Jersey City, Frank A. Dolan, City Clerk, City Hall, Jersey City, owner.

JERSEY CITY, N. J.—W. T. S. Critchfield, 54 5th st, Hoboken, N. J., has the general contract for repairs to the asphalt pavements in Grove, Montgomery, Anderson, Mercer and Varick sts, etc., for the Board of Commissioners of Jersey City, Frank A. Dolan, City Clerk, City Hall, Jersey City, owner.

JERSEY CITY, N. J.—W. T. S. Critchfield, 54 5th st, Hoboken, N. J., has the general contract for repaving on present foundation on Bergen av, from Communi-paw to Fairmount avs, for the Board of Commissioners of Jersey City, Frank A. Dolan, City Hall, Jersey City, owner.

NEWARK, N. J.—E. M. Waldron, Inc., 665 Broad st, Newark, has the general contract for a 1-sty reinforced concrete power house, with hollow tile curtain walls, 37x70, on Hamburg pl, for the Heller & Merz Co., Eugene Merz, treas. and mgr., on premises, owner, from plans by R. G. Cory, 39 Cortlandt st, Manhattan, engineer.

PELHAM BAY, N. Y.—Stevenson & Cameron Co., 37 West 25th st, Manhattan, has the general contract for a 1-sty and mezzanine frame Red Cross Bldg, 100x100, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans. Cost, \$25,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its mid-summer meeting in Buffalo, N. Y., June 26 to 28.

EASTERN SUPPLY ASSOCIATION will hold its summer meeting at the Hotel Astor, June 12. There will be morning and afternoon sessions. A program of unusual excellence is being arranged.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will hold its annual convention in Chicago June 20 to 22. Headquarters will be at the Hotel La Salle.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at Atlantic City, N. J., June 27 to 29. Headquarters will be at the Hotel Traymore. An excellent program of addresses and papers has been prepared and all sessions of the convention will be of especial interest. Of particular moment will be the session devoted to the use of concrete and reinforced concrete in the preparation for and waging of war.

CALENDAR

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, June 11, 10 a. m.

Under Building Zone Resolution.

980-18—122-124 Kingsland av, Brooklyn.
963-18—2969-2973 West 28th st, Brooklyn.
1006-18—81 India st, Brooklyn.
1012-18—263-265 West 124th st, Manhattan.
1013-18—129 Carroll st, Brooklyn.
1154-18—224-226 Shepherd av, Brooklyn.
947-18—604 Pacific st, Brooklyn.
948-18—472-82 Sterling pl, Brooklyn.
954-18—S. S. Archway pl, 125 ft. E. of Continental av, Forest Hills, L. I.
937-18—534 Livonia av, Brooklyn.
901-18—191 West Houston st, Manhattan.
849-18—112-116 East 32d st, Manhattan.

Appeals from Administrative Orders.

352-18—92 Front st, Manhattan.
973-18—66 Myrtle av, Flushing, L. I.
974-18—697-701 Greenwich st, Manhattan.
979-18—226-230 West 59th st, Manhattan.
978-18—11-17 Fifth av, Manhattan.
977-18—3327 Decatur av, The Bronx.
985-18—121-131 West 19th st, Manhattan.
999-18—2201-2211 Tilden av, Brooklyn.
998-18—664-86 Coney Island av, Brooklyn.
1000-18—498 St. Marks av, Brooklyn.
2143-17—1943-1945 Pitkin av, Brooklyn.
2198-17—317-23 Kent av and 23-30 South 3d st, Brooklyn.

941-18—163 Hamburg av, Brooklyn.
968-18—341-349 Troy av, Brooklyn.
1010-18—South side 125th st, 313 feet east of First av, Manhattan.
1029-18—26-32 Lispenard st, Manhattan.
1031-18—Central and Cornaga avs, Far Rockaway, N. Y.
1028-18—28 East 85th st, Manhattan.
790-18—117 Hopkins st, Brooklyn.
1007-18—81 India st, Brooklyn.
452-18—63-65 Wall st, Manhattan.
1171-18—401-7 Seventh av, 137-9 West 32d st and 128-70 West 33d st, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Thursday, June 13, at 10 a. m.

Petitions for Variations.

965-18-S—958-964 University av, The Bronx.
408-18-S—125-127 Grand st, Manhattan.
976-18-S—233-235 Pearl st and 118-120 John st, Manhattan.
1506-17-S—240 East 153d st, The Bronx.
1660-17-S—401 West Broadway, 162 Spring st, Manhattan.
2092-17-S—16-18 Reade st, Manhattan.
2282-17-S—84 Bowers, Manhattan.
2159-17-S—110-112 Fifth av, Manhattan.
1659-17-S—21 Bond st, Manhattan.
1002-18-S—360 Seventh av, Manhattan.
1009-18-S—134 West 23d st, Manhattan.
622-18-S—132 West 23d st, Manhattan.
1004-18-S—627-629 West 50th st and 622-632 West 51st st, Manhattan.
1005-18-S—614-618 West 51st st, Manhattan.
702-18-S—6-10 Wooster st, Manhattan.
1261-17-S—17-19 West 17th st, Manhattan.
690-18-S—48 Sheriff st, Manhattan.
1011-18-S—36 East 23d st, Manhattan.
833-18-S—36 East 23d st, Manhattan.
1014-18-S—397 Sixth av, Manhattan.
1015-18-S—10 East 57th st, Manhattan.
1025-18-S—714 Fifth avenue, Manhattan.
1068-18-S—107-9 Bleecker st, Manhattan.
1069-18-S—58 West 15th st, Manhattan.
1070-18-S—45-51 Lispenard st, Manhattan.
1071-18-S—74 Leonard st, Manhattan.
1072-18-S—51-3 Maiden lane, Manhattan.
1073-18-S—139-41 Spring st, Manhattan.
1074-18-S—159 West 25th st, Manhattan.
1075-18-S—151-5 West 25th st, Manhattan.
1076-18-S—48 Leonard st, Manhattan.
1077-18-S—56 East 13th st, Manhattan.
1078-18-S—58 East 11th st, Manhattan.
1079-18-S—28-30 Waverly pl, Manhattan.
1080-18-S—17-19 Washington pl, Manhattan.
1081-18-S—32-4 West 20th st, Manhattan.
1082-18-S—60 West 15th st, Manhattan.
1083-18-S—17-19 White st, Manhattan.
1084-18-S—27-9 West 4th st, Manhattan.
1085-18-S—41 Leonard st, Manhattan.
1086-18-S—74 Leonard st, Manhattan.
1087-18-S—23-5 Lispenard st, Manhattan.
1088-18-S—514-16 Broadway and 60-4 Crosby st, Manhattan.
1089-18-S—60-2 Lispenard st, Manhattan.
1090-18-S—18 East 14th st, Manhattan.
1091-18-S—35-7 White st, Manhattan.
1092-18-S—345-9 West 40th st, Manhattan.
1093-18-S—133-37 East 16th st, Manhattan.
1094-18-S—85-9 Bleecker st and 214 Mercer st, Manhattan.
1095-18-S—48 West 22d st, Manhattan.
1096-18-S—31-5 West 15th st, Manhattan.
1097-18-S—654 Broadway, Manhattan.
1099-18-S—32-4 East 31st st, Manhattan.

Joint Conference on Subway Strike Today

Board of Estimate and Public Service Commission Will Attempt
to Adjust Differences Between Them

THE Board of Estimate and Apportionment yesterday again took up the matter of adjusting, if possible, the situation created by the strike of the subway workers and which has been the subject of numerous communications, conferences and arguments on the part of the Board and the Public Service Commission. A resolution disapproving of the suggestions set forth in a letter from Chairman Straus of the Public Service Commission under date of June 7, and showing a way out of the difficulty was presented for the benefit of the Board and adopted by a unanimous vote.

Comptroller Craig then reiterated his assertion made several times before that the strike is founded on an attempt by the contractors to coerce a cancellation of the contracts now held by the contractors and who seek relief from the city treasury.

Judge Ransom, counsel for the Public Service Commission, refused to go into this phase of the matter, but said that the plan submitted by the Commission under the Lockwood law is the only plan to meet the situation.

"The Board cannot relieve any contractor without invoking the Lockwood law," said Mr. Ransom. "We have submitted propositions which you can call cancellations, modifications or new obligations; they will, if adopted, give relief."

Comptroller Craig stated that he is opposed to the cost-plus plan of completing the subway work and said that he had been informed by a prominent Federal official that the work being done for the Government on the cost-plus basis requires the services of a regiment of inspectors to check up and protect the Government from being mulcted.

President Smith of the Board of Aldermen, replying to a statement by Judge Ransom that a conference between the members of the Board of Estimate and the Public Service Commission could not be arranged, although every effort had been made to bring about such a conference, said:

"If this Board will appoint a committee of three to confer with the Public Service Commission as to the best way to bring about a resumption of the subway work at the earliest possible moment I am sure the problem will be solved. I move that such a committee be appointed and that this Board take a recess until Monday morning to give the committee a chance to report back. There hasn't been a proper spirit of co-operation between the Board of Estimate and the Public Service Commission and that is why we are so situated. I believe we can agree if we will only try."

Judge Ransom replied: "When you can send a committee of this Board to confer with the Public Service Commission you can lock the doors and out of that conference will come a cooperation that will solve the

problem and send those men back to work to complete the subways."

President Dowling of the Borough of Manhattan suggested that instead of a committee of three the entire Board go into conference with the members of the Public Service Commission, and this suggestion met the approval of the other members and it was so decided.

The question of holding the conference in public or in executive session was debated, and Mayor Hylan and Comptroller Craig both went on record as opposed to executive sessions, but when Mr. Ransom and Borough President Connelly suggested that the contractors might not like the idea of publicly confessing their financial straits it was finally decided to hold the conference in private and if an agreement was reached then to hold a public hearing.

The conference will take place this morning at 9:30 and at a conference held yesterday afternoon between Corporation Counsel Burr and Judge Ransom the legal aspects of the case were gone into and will be presented at the conference today.

The Board then passed the following:

Resolved, That the Board of Estimate and Apportionment hereby reiterates its approval of the plan presented in the opinion of the Corporation Counsel on June 7, 1918, for the relief of the contractors of subway construction by a speedy settlement and payment of their just claims by the Comptroller; and it is suggested that the Public Service Commission be requested to cooperate with this Board to that end; and that such relief shall be without prejudice to any application that may be made by any contractor under the Lockwood law.

Resolved, That this Board does not favor a general cancellation and annulment of existing subway construction contracts and the release of the sureties on the bonds of such contractors, but that it will consider the claim of any particular contractor for relief because of war conditions when presented by the Public Service Commission with the necessary facts and particulars in the manner heretofore outlined by this Board.

Resolved, That it being the earnest desire of this Board to secure the speedy completion of the subways, that the workmen employed thereon receive just compensation and that the interest of the people should be fully protected, the Board submits this statement of its policy to the earnest consideration of the Public Service Commission and the contractors and invite their cooperation to carry it into effect.

A tie-up of work on the subway costs the city \$41,000 a day in interest charges in addition to loss by deterioration of materials and tools.

National Organization of Building Industry

At Informal Meeting of Allied Interests Committee is Appointed to Effect Permanent Organization.

IN an effort to find some plane upon which the construction and building industries of the entire country may lend co-ordinate assistance to the Government during the period of the war, forty representatives of organizations within the industries held an informal meeting, preceded by a luncheon, yesterday in the Engineers' Club, 32 West 40th street.

The gathering was the result of a spontaneous understanding between the business men who have the building industry at heart to assist in an organized way the Government at Washington, in solving the problems which has arisen since the Nation's entry into war.

The meeting was opened by H. H. Murdock, chairman of the Building Industries of New York, who then introduced Allen Walker, of the Chamber of Commerce of the United States, who acted as chairman of the meeting. The latter announced at the outset that the meeting was to be entirely informal and that those present came as individuals and not as accredited representatives of the organizations of the building industry to which they are attached.

The keynote of the meeting was to the effect that "the industry must be adjusted to the Government and not the Government to the industry." The sentiment was voiced that in the past the various organizations represented in the building industries had been obliged to act singly in matters affecting their particular interests, and that now the time had arrived when united effort should be made in order that the best results might be accomplished.

At the outset of the meeting a letter was read from Harry A. Wheeler, president of the Chamber of Commerce of the United States, in which he expressed himself as being in hearty accord with the aims and purposes outlined by the Building Industries of New York in its efforts to coordinate the various organizations in the building industry.

Chairman Walker, after his opening address, stated that the aim of the meeting was to outline a plan of organization, which will give fullest representation to all branches of the industry, including the material, engineering, architectural, and contracting branches. This plan, he said, is aimed to insure the widest constituency and most equitable adjustment of suffrage, to the end that this industry may have a clearing house through which interchange of knowledge may be readily effected, and that it may be able to speak for the welfare of the industry as a whole.

The first speaker was W. B. King, of Washington, D. C., counsel for the National Association of Builders' Exchanges, who voiced the sentiment that each industry would best serve the Government if it were organized on a nation-wide basis with complete representation of all members of the industry. With this object in view he introduced the following resolution, which was unanimously adopted:

"WHEREAS, the national interests demand that the industries of the entire country shall be so organized upon a national basis as to render the greatest possible aid to the Government in the prosecution of the war in the most efficient manner to its earliest possible conclusion, and

"WHEREAS, it is of national importance that every industry shall, as far as is consistent with the vigorous prosecution of the war, continue to contribute to the increase of the national wealth, and

"WHEREAS, it is desirable in the public interest that at the close of the war there shall be a revival of normal business activity at the earliest possible date,

"BE IT RESOLVED, That the Chairman be empowered to appoint a committee of eleven on the National Organization of the Building Industry. Said Committee shall prepare an outlined plan for a proposed national organization of the building industry for the primary purpose of placing its resources at the disposition of the Government so as to render the greatest possible aid in prosecuting the war to a successful conclusion, and for the secondary purpose of continuing during the war the production of permanent wealth to the largest extent practicable in view of war needs and of conserving the organization of the building industry in such manner that, upon the return of peace, the industry may be prepared as soon as possible to resume its normal activity.

"For effecting these purposes the committee is authorized to confer with officers of the United States Government, to correspond with all constituent members of the building industry, and to act otherwise as may seem best in their discretion.

"The committee shall report its plan when drafted for the action of a general conference of the building industry, consisting of those here present and others interested, to be summoned at an early date, to be fixed by the committee."

Following the adoption of the foregoing resolutions brief addresses were made by Allen Walker of the United States Chamber of Commerce; W. R. Messenger, Executive Secretary of Building Industries of New York; Rudolph P. Miller, C. A. Fullerton, C. J. Curtin, George S. Bartlett and Franklin T. Miller. Each of these speakers voiced the sentiment that the federation of the building industries was particularly to be desired at this time, and active moral and financial support was promised.

The chairman then announced the following organization committee: F. H. Chapin, of Cleveland, Ohio, vice-president of the Hydraulic Press Brick Company; A. M. Maddock, Trenton, N. J., president of Thomas Maddock's Sons Company; W. D. Baldwin, Otis Elevator Company, New York City; W. H. Powell, Atlantic Terra Cotto Company, New York City; George F. Lindsey, Minneapolis, Minn., White Pine Bureau; F. T. Miller, F. W. Dodge Company, New York City; B. F. Affleck, Chicago, Ill., president of the Portland Cement Association; Colonel J. R. Wiggins, Philadelphia, Pa., president of the National Association of Builders' Exchanges, and H. H. Murdoch, chairman of the Board of Directors of the Building Industries of New York.

The meeting was adjourned subject to the call of the chairman, and this will depend upon the organization committee.

ONE of the most troublesome obstacles to the prosecution of needed construction by private interests is the fact that building material and labor costs have advanced until the cost of the finished structure at the present time is far greater than it was in normal times.

The Bureau of Labor Statistics classifies 292 commodities into various groups. This is perhaps the most comprehensive index that has been attempted. It is therefore thoroughly reliable, being weighed according to the relative importance of the commodities included. Over the period from 1913-1917 the general average of increase was 75 per cent. for these 292 commodities.

New York's Hub—Forty-second and Fifth Ave.

Banks, Trust Companies, Department Stores, Office Buildings and Hotels Cluster Near Transportation Centre

By ALBERT B. ASHFORTH.

IN considering a subject of this nature naturally the first question that arises is: What was the primary cause for the growth of the 42d street section? It might be truly said that the great stimulus given to this section within the past decade has been largely due to the extensive adaptation of electricity to all forms of transit facilities.

Twenty years ago 42d street was considered quite a prominent street, and it was predicted by many that it would soon rival 23d street. Upon what grounds was this prediction based? Why should this district develop to a greater extent than any other district? We had the old Grand Central Depot, the cross-town trolley cars, all of the elevated roads were running. What, then, would happen to create the enormous activity now in this district? Unless I am greatly mistaken to no small degree it was an accident.

Some eighteen or twenty years ago an engineer on a New York, New Haven & Hartford train, in testifying in court as to the cause of an accident in the New York Central tunnel, said that the steam and smoke from his engine obscured and completely hid the signal, resulting in the death of a number of commuters. If my memory serves me correctly the New York Central officials were contemplating improving the terminal facilities of the then Grand Central Depot. I think an investigation would show that the officials determined, as a result of the above mentioned accident, to electrify the lines leading into the proposed new Grand Central Terminal, and in order to accomplish this almost impossible task they enlarged their plans with the idea of making the entire surrounding section of the terminal one of the finest developments in the world.

Their plans embraced the erection of one or two of the finest hotels in the country, together with three or four office buildings, as well as sites for the best class of apartments on Park and Vanderbilt avenues. This was all going on while the New York Rapid Transit Commission were framing the laws in Albany for the construction of the present subway. Within a short space of time after the erection of the high-class buildings referred to and the starting of the construction of the new Grand Central Terminal a few wise builders were able to read the future and purchased the southwest corner of Madison avenue and 42d street, announcing at that time that they would erect a twenty-story office building. This announcement caused no little discussion among real estate men and the public in general, it being considered very doubtful whether it was a wise venture; and the question was asked on all sides: Where would the tenants come from to occupy this twenty-story building?

The Rapid Transit Commission soon discovered that it was necessary to purchase the site of the Hotel Belmont in order to complete the subway at this point. After the trains were running—or, to be exact, probably a year before the trains were running—the question arose what to do with this site, and the wise officials of the Interborough Railway decided to improve it with a hotel, the success of which needs no comment.

But what has all this to do with "electricity"? Just this: By electrifying the lines of the New York, New Haven & Hartford Railroad, as well as the Central, it greatly increased traffic. The only practical way to

run the subway was by electricity. This also had a tendency to bring the crowd to 42d street.

As soon as the different improvements mentioned above were completed it was no time before the public realized the enormous advantages of locating in or around the Grand Central Terminal, hence the builders of the 42d Street Building had no trouble in finding tenants. Large dry goods firms, such as Stern Brothers, Lord & Taylor, Vantine's, Arnold Constable, decided that the logical place for their establishments would be between the Pennsylvania zone and the Grand Central Depot, which is another cause for the growth of the 42d street district. In connection with the erection of the new terminal the Central officials also erected the now famous Hotel Biltmore, which, upon completion, immediately commenced to enjoy phenomenal success, chiefly because of its location. The success of this probably led Mr. John McE. Bowman to recently purchase or lease five hotels in the immediate vicinity of the Grand Central Terminal—viz., the Murray Hill, the Belmont, the Manhattan, the Biltmore and the new Commodore, at Lexington avenue and 42d street, all under his able management; another cause for the growth of the 42d street district.

The success of the 42d Street Building at Madison avenue more than likely influenced Mr. August Heckscher to secure the southeast corner of Madison avenue and 42d street, upon which he has erected the thirty-story office building, now 100 per cent. rented—another cause for the growth of the 42d street section.

The success of one building after another soon led some of the large institutions to either purchase completed buildings or lease property upon which to erect large office buildings. This is true with the Bankers' Trust Company, at Fifth avenue and 42d street; the Postal Life Insurance Company, at Fifth avenue and 43d street; the new Rogers Peet building, at Fifth avenue and 41st street; the Abercrombie & Fitch building, at Madison avenue and 45th street; Brooks Brothers' new building, at Madison avenue and 44th street; the Aeolian Building, and so on.

The question arises: Would the railroad lines have developed to the wonderful extent that they have without the use of electricity? Would the subways have been a success were it not for electricity? Would the large office buildings be a success were it not for electricity, both in elevator carrying capacity and in the artificial light? Would the surface and elevated lines be capable of carrying nearly one hundred million people a day were it not for electricity? Therefore the fundamental cause for the development of the 42d street section can be attributed primarily to the use of "electricity."

The growth of this district has been gradual, and one by one several of the large institutions have located in this district, such as the Guaranty Trust Company, the National City Company, the Fifth Avenue Bank, the Bankers' Trust Company, the Corn Exchange Bank, Equitable Trust Company, the Bryant National Bank, and Central Trust Company, and several other banks.

The main cause for this wonderful growth has been the enormous scale upon which the New York Central officials have developed the section from 42d street to

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Say Banking Loans Will Follow Six Cent Fare

Financiers Tell Chairman Harding, of the War Finance Corporation, How Public Utility Companies May Be Helped

THE six-cent fare proposition received direct encouragement at the meeting this week in New York City of W. P. G. Harding, chairman of the \$500,000,000 War Finance Corporation, and three of his associates, with a number of prominent city bankers.

The conference was called primarily to obtain the views of local bankers relative to the section of the war finance corporation act which states that advances to corporations desiring loans would only be made when the notes or securities of the said corporation are endorsed by banks, bankers or trust companies, unless exceptional conditions warrant loans directly from the War Finance Corporation.

The requirements of the law are not satisfactory to the bankers, who pointed out that for them to endorse the notes of a corporation obtaining relief from the War Finance Corporation would be the equivalent to incurring a contingent liability, and for that reason they do not consider it sound banking.

To relieve the public utility companies under the existing laws the proposition was advanced that the public utility companies take steps to obtain permission to increase their rates so that their revenue might be increased and their credit standing bettered to the point where banks and bankers would be more likely to undertake to finance them.

Mr. Harding issued the following statement after the meeting:

"A meeting of the board of directors of the War Finance Corporation was held at the Sub-Treasury this morning. A number of prominent bankers were present for the purpose of discussing the operations of the corporation in connection with the financial institutions of the country. The discussion of any specific

cases was merely incidental to the discussion of the general principles involved. No definite conclusions were reached, and the board of directors of the corporation has no announcement to make at this time."

Mr. Harding quoted the act in respect to the making of direct advances to business concerns, and said that the United Railways Company of St. Louis, which obtained a loan of \$3,235,000 for six months at 7 per cent., was an "exceptional case," as defined by the act. Mr. Harding admitted that the St. Louis concern could have obtained the funds it required from the regular banking channels. He referred to the fact that part of the collateral consisted of \$800,000 of 3½ per cent. Liberty Loan bonds.

Mr. Harding indicated that the advance made to the St. Louis concern was in the nature of a test case.

The conference was attended by Directors W. P. G. Harding, Eugene Meyer, Jr., Clifford M. Leonard and Angus W. McLean of the War Finance Corporation, Secretary McAdoo, the chairman, being the only absent member of the board.

The twelve New York bankers who attended the meeting were: J. P. Morgan and Thomas W. Lamont, of J. P. Morgan & Company; Jerome J. Hanauer, of Kuhn, Loeb & Company; Charles E. Mitchell, of the National City Company; Frederick Strauss, of J. & W. Seligman & Company; James S. Alexander, of the National Bank of Commerce; Walter E. Frew, of the Corn Exchange Bank; Francis L. Hine, of the First National Bank; Gates W. McGarrah, of the Mechanics and Metals National Bank; Seward Prosser, of the Bankers' Trust Company; Charles H. Sabin, of the Guaranty Trust Company, and Albert H. Wiggin, of the Chase National Bank.

Formulating Torrens Law Procedure

THE Recording Officers of Greater New York met the presiding Justice of the Appellate Division of the Supreme Court, Hon. John Proctor Clarke, with a view to carrying out the provision of the Torrens Law, over which the court has control.

It is provided in the law that there shall be a "Title Part" of the Supreme Court, where all titles to be registered under the Torrens Law are to be adjudicated. The Recording Officers requested that a particular judge be designated to take up the Torrens titles exclusively, in addition to his other duties, until such time as enough titles were presented to the court to make

it necessary to designate a Supreme Court judge for the sole purpose of taking up Torrens titles, very much on the same principle as in Massachusetts, where they have a land court exclusively for this purpose. The justice also took under advisement amendments to the general rules so as to apply them to the requirements of the Torrens amendments.

A sub-committee of the Recording Officers also met to decide upon uniform petitions and such other forms used in the examination of titles under the Torrens Law so that in each county of the greater city there will be uniformity in the forms and procedure.

New York's Hub—Forty-second Street and Fifth Avenue

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49th street. Such buildings as the Yale Club, the Vanderbilt Concourse, the Grand Central Palace, coupled with two or three hotels above mentioned, have attracted the public to this busy section.

Another cause for future development of this section will be the completion of the McAdoo tube to the Grand Central Terminal, which will increase the traffic in the 42d street section materially.

As to the prospect of the 42d street district, it can readily be seen that it will not be very long after peace is declared and conditions become normal that the development will continue at a pace almost unheard of.

The demand for space now in this section is unprecedented. Every large building that has been completed has been fully rented before it was practically ready for the tenants. The Equitable Trust Building, at Madison avenue and 45th street, recently completed, is 100 per cent. rented, and the Vanderbilt Concourse has been so for nearly the past two years. All of the 42d street buildings have also enjoyed this prosperity, to say nothing of the large office buildings on Madison and Fifth avenues, such as the Bankers' Trust Building, the Harriman National Bank, 501 Fifth avenue; the Rogers Peet Building, the Knox Building, and all

of the twelve-story, modern buildings on the adjacent streets, between Sixth and Madison avenues.

The completion of the "H" form of the subway, which is to be in operation on the fifteenth of next month, will also have a tendency to draw the public to the 42d street section. The opening of the Queensborough tunnel at 42d street to Long Island has also been a contributory cause of the development of 42d street, and will continue to give impetus to the future developments of this section. Upon the completion of all of these lines of transit it can readily be seen that from any point within the radius of ten to fifteen miles of the Grand Central Terminal, including New Jersey, the public can reach, within a remarkably short space of time, this hub or new center of Greater New York.

Practically all of the subways, surface and elevated lines of Greater New York converge or pass through the 42d street district, which undoubtedly will greatly add to the future development of this section of New York; in fact, it more than likely will cause this section to be one of the, if not the, busiest centers of the city.

It probably is no exaggeration to say that no section of any city in the world possesses a brighter future for enhancements of values of real estate and greater business activity than the 42d street district.

Realty Board's Suggestions to Mayor Hylan

Replies to His Request for Cooperation or Criticism of His Administration or of Any City Department

THE Real Estate Board of New York has sent to Mayor Hylan the following letter in reply to his invitation for cooperation by way of suggestion or criticism of his administration or any of the departments under his jurisdiction:

"The Real Estate Board of New York begs to acknowledge receipt of yours of the 1st instant, addressed to the President of the Board, inviting its cooperation by the way of suggestion or criticism of your administration or any of the departments under your jurisdiction.

"It has been the policy of this Board for a number of years past to present to the administration, or individual members of it, from time to time, criticisms or suggestions meant to be helpful both to the city and to the taxpayers.

"Nevertheless the Real Estate Board is gratified to know that it is now specifically invited to cooperate with your administration in working out the very grave problems which confront the administration and the taxpayers of New York City.

"It is, of course, quite impossible to take up seriously, in a single letter, the current problems of the city government. This Board proposes, from time to time, to make such suggestions or criticisms as you have invited on various phases of the city administration as they may affect real estate.

"In the meantime we call your attention briefly to certain outstanding facts which taxpayers now, more than ever, are profoundly concerned. These are:

"1. The absolute necessity for the most rigid economy in view of the condition of the city's finances. The 1918 city budget of \$238,000,000 necessitates a tax rate so high as not only to be of grave burden to real estate owners, but to make it impossible for many of them to pay their taxes. This is a serious matter for the city; and unless the most rigid economy is exercised the budget of 1919 will exceed that of 1918 by several millions of dollars.

"2. If the tax rate is materially increased in 1919 it will at least reach and perhaps will pass beyond the constitutional limit of two per cent. exclusive of the debt service. You will appreciate what a very serious

situation this would create.

"3. It is absolutely necessary that the most careful attention should be given to the valuation of real estate for the purpose of taxation. This is necessary not only to avoid inequalities as between properties of like value, but to secure an equitable assessment in the aggregate of all properties in the city. It is a conviction among well-informed persons that such property is largely over valued. This results not only in injustice to the taxpayers, but in creating a false conception of the value of the city's taxables.

"4. It is improbable that new sources of revenue can be found from which taxes in any large amount can be secured, but it should be one of the first duties of the administration to seek out such sources and to secure the tax derivable from them.

"5. It has been demonstrated that a personalty tax as high as the real estate tax cannot be collected and it is futile to try to collect it, but

"6. The city administration should cooperate with the Real Estate Board in renewing its efforts, as it will do, to secure legislation for a fixed tax rate on real estate and for a tax on personalty low enough to be collectable, but large enough to secure adequate revenue.

"7. There appears to be grave danger of the city drifting into a socialistic policy. Signs of this are already apparent in the ice, food and salary increase campaigns now in progress, and the desire for municipal ownership. It should be the duty of the city administration to administer the functions of the city government impartially to all citizens and to provide charity only for those who are the legitimate objects of charity.

"These suggestions, which are to be taken as tentatively indicating the interest of the Real Estate Board in these important matters, would be applicable at any time; but you will realize their unusual importance now when the country is engaged in a world war which places abnormal burdens upon the citizens. However willingly these burdens may be accepted it is plain that every care ought to be taken to so administer the affairs of the city that these burdens be not unnecessarily aggravated."

Titles Valid on Act of One Executor

ACASE of considerable importance to real estate interests has just been decided by the Court of Appeals. The question involved affected the title to some thirteen parcels of improved land on the upper west side of Manhattan. The action just decided was a test case, which was defended by the Title Guaranty and Trust Company, who had insured some of the titles.

The action was brought by Josephine R. Striker, as guardian ad litem of her infant son, Joseph M. L. Striker. Her claim was that the property had been, without authority, conveyed by her husband, Elsworth L. Striker, who died in the city of New York in 1912.

It seems that the father of Elsworth L. Striker left a large estate, including the property in question, and left a will whereby he appointed his son Elsworth and a friend, one George C. Miller, executors and trustees of his estate. Both the executors qualified, and Miller thereafter resigned. The power of sale, granted to both executors, was thereafter executed by Elsworth alone, he, under the will, being entitled only to the net income of the property during his life. It was the plaintiff's claim that Miller's resignation had been brought about by fraud and collusion so as to permit the other executor to convey the property and receive the proceeds and money which should have been kept for the benefit of the children.

The claim of the defendant, the present owner of the property, was that, since the will had given the power of sale to both executors and one of them had resigned, the other executor had full power to dispose

of the property. This view has been sustained by the Court of Appeals. Judge Andrews, who wrote the opinion in the Court of Appeals, sustained the title of the present holders of the property upon the ground that by the will a trust was created and that the power of sale being a mere incident in the carrying out of this trust was validly executed by the remaining executor after the resignation of the other one.

The decision just rendered disposes of several other pending actions which were held in abeyance until this case could be finally decided.

The various owners who had received their titles through Elsworth L. Striker were fortunate in the fact that some of the titles had been insured by a title guaranty company, otherwise it would have been necessary for them to have defended the actions against them. As it was they were able to wait until the title company had won one of its suits and the other claims fell to the ground.

SEVERAL important developments in the building material situation have transpired recently. The order of Director General McAdoo advancing freight rates 25 per cent. on all freight is one of these. While complete details of this freight regulation are not yet in hand, maximum increases have been established on various classes of commodities. Lumber, for instance, takes a maximum increase of 5c. per cwt. and basing calculations on approximately 25 hundred pounds to the thousand feet of lumber, this would make the maximum increase \$1.25 per thousand feet.

Next Winter's Coal Supply—Just What to Expect

Program of Distribution of Anthracite Authorized by the United States Fuel Administration—New York's Portion Increased

REAL ESTATE MEN will be particularly interested in the announcements of the plans of the United States Fuel Administration for the regulation of the coal supply for the coming Winter. Private individuals and owners of apartment houses in this city, as well as owners and managers of office buildings, are more interested in the anthracite supply than in the amount of bituminous coal in sight.

The Anthracite Committee of the Federal Fuel Administration, composed of Joseph B. Dickson, S. D. Warriener and W. J. Richards, has sent out a statement of the program, through the secretary, William T. Grier. Before doing this a close study of the situation as to production and distribution of anthracite was made and the definite plan for the control of the problem until next Spring was laid before Dr. Garfield and approved by him.

In the statement is the following:

"Certain basic conditions must be correctly understood. They stand as stern facts. We are in war times. In consequence, anthracite and fuel of all kinds are in such demand as never before. They are new demands of imperative kind for anthracite. At the same time the war, directly through the army draft and in less direct but even larger ways, has drawn down the anthracite mine-workers army from 177,000 to now about 145,000 in number. There is going on a further reduction in the force, which, already down to a point where it restricts the production of coal, is most threatening.

"The present coal year started with absolutely no carried over stocks of anthracite. Consequently the demands, to the utmost extent that they can be supplied, have got to be met out of the current production. With labor short, as it is, it will be difficult to get out materially more coal than the maximum amount which was shipped last year and which then proved to be insufficient to meet every need throughout the country.

"The anthracite industry is working now with full knowledge that every ton of coal that can be produced between now and next spring will be needed. It recognizes an urgent necessity not only to get out the greatest amount of anthracite, but to exert every effort and to utilize every process to increase to the maximum the quantity which can be used in domestic consumption. To accomplish this, it is necessary to recover and carry into the product, all coal that can be used in domestic service. It is highly important, and, under the circumstances, necessary, if the American people are to have sufficient anthracite next Winter, that the available labor power shall be increased both in volume and effectiveness.

"As the problem presents itself it is actually a case of cutting the coat to suit the cloth. It is also a matter of give and take between anthracite and bituminous. The war and its requirements compels this and demands conservation and sacrifices in use of coal as they are being made by the American people now in every way.

"It should be understood everywhere and by all that anthracite must be used carefully, that its waste or needless use by some will entail a shortage and suffering for others.

"The Anthracite Committee has gone over the whole problem of fuel supply and distribution in conference with the U. S. Fuel Administrator. Those in charge of the bituminous distribution, who have an equally difficult problem, have also been consulted. Both must be worked out together to best uphold the public interest. To meet the war needs compels use of very considerable anthracite in place of bituminous. This has been arranged through undertakings to substitute bituminous wherever it can be used.

"Upon such basis of cooperation, which entails not only readjustments in the country's fuel supply as between sections and uses, but a new balance as between anthracite and bituminous, domestic sizes of anthracite will be distributed during the coal year, which runs until April 1 next. This distribution and arrangement has the approval of Dr. Garfield, United States Fuel Administrator. The following allotments will be made under it:

"1. It is closely figured that a total of 54,345,783 tons

of anthracite of domestic sizes will be available for distribution to consumers during the period. Such amount will be an increase of 2,668,323 tons, or more than 5 per cent. over the actual distribution for the coal year 1916-1917.

"2. Distribution to New England and Atlantic States will be very materially increased to meet the greater requirements of their expanded population. It is to be noted that the greater needs in these States for domestic fuel are not in full proportion to the larger population, for the reason that the average number of people per house, particularly among industrial workers, has increased so that the additional houses to be warmed are not as many as might be expected.

"3. Government requisitions for anthracite to be supplied the army and navy, and to war industries and utilities which require it, will be fully met.

"4. To make possible such necessary increased distribution upon Government orders and through those sections of the country where the people are dependent upon anthracite for heating and cooking there is no alternative but to curtail shipments to other States and to bar anthracite entirely from many more where it has been used but in which bituminous and other fuels can be procured and substituted.

"Comparing with the coal year 1916-17 the above works out as follows:

	Tons.
Increased production	2,668,323
Curtailement in distribution.....	2,202,288
Gain from barred sections.....	765,931
Total gained	5,636,542
Less Army and Navy.....	600,000
New balance available.....	5,036,542

"Such available freed balance is allotted to increase the distribution of domestic anthracite among the New England and Atlantic States. It enables an increase of 1,497,621 tons, or 17 per cent., in the total amount to go to New England, and of 3,538,921 tons, or 13 per cent., in the amount for the Atlantic States.

"Fuel Administrators of the six New England States figured the probable demand of 10,699,400 tons for domestic requirements. The allotment made by the Anthracite Committee is 10,331,000 tons of domestic sizes for all purposes.

"Fuel Administrators of the Atlantic States—New York, New Jersey, Pennsylvania, Delaware, Maryland, Virginia and the District of Columbia—asked for a total of 33,413,621 tons for domestic requirements. To the Atlantic States the allotments by the Committee total 31,417,154 tons of domestic sizes for all purposes.

"Such increased allotments to New England and the Atlantic States are made with regard to their necessities—the larger population which the war has concentrated in such sections, their essential dependence upon anthracite, and the virtual impossibility of getting bituminous for their needs. Shipments to the full amounts of the allotments are dependent upon the expected output of domestic sizes being reached.

"It must be understood that these allotments to New England and the Atlantic States represent absolutely the maximum amounts which can be given without grave injustice to people elsewhere in the United States and Canada who require anthracite in substantial amounts.

"The Anthracite Committee states further that should it be possible to gain any anthracite out of the nearly 2,500,000 tons used by the railroads for fuel, or to expand the total production above the 54,345,783 tons of domestic coal estimated as the output for the year, such gained coal will be distributed to increase the allotments as now fixed for the Central and Northwest States, which, as it stands, are called upon to make large sacrifice from their accustomed pre-war supply of anthracite."

Compared with the actual distribution for the coal year 1916-17, both by States and groups of States, the allotment of domestic anthracite for all purposes for the cur-

(Continued on Page 757)

To Regulate Fuel, Transportation and Labor

War Industries Board, Fuel Administration and Railroad Administration Unite on Program for Eastern District

A PROGRAM to aid in co-ordinating the fuel transportation and labor problems in the East by regulating the expansion of industries engaged in war work within a restricted area, which includes many of the great manufacturing centers of the New England states, New York, Pennsylvania, New Jersey, Delaware and Maryland, was announced this week in a joint statement by the War Industries Board and the fuel and railroad administrations.

An official statement issued through the fuel administration reads:

"The following is authorized by the War Industries Board, the United States Fuel Administration and the United States Railroad Administration:

"A policy has been adopted and made effective for preventing further increase in the volume of war orders and the number of establishments handling them in the area known as the congested manufacturing and transportation district. This district comprises the New England states, Eastern and Southern New York, Pennsylvania as far west as Williamsport and Altoona, all of New Jersey and Delaware and Eastern Maryland, not including Baltimore.

"Exceptions to this policy will be made only if unavoidable through inability otherwise to provide for war needs.

"The congested district comprises those eastern states in which so large a proportion of war industries is located as to make it difficult to supply all with necessary raw material and fuel. This difficulty obtains because coal for those industries is mined in the territory west of the Allegheny Mountains. It must be carried into this congested district by a limited number of railway lines and by ships from Hampton Roads and Baltimore.

"The amount of coal, therefore, which can be transported into this congested area during any one season is limited and is an entirely separate problem from the production of coal. However much coal is mined in Western Pennsylvania, West Virginia and Ohio, only so much is available for this congested district as the railroads and ships can transport into it.

"A careful analysis of the possible coal movement shows that the increased industrial activity in those eastern states has created a requirement for coal which

exceeds the limit of possible transportation of coal, plus necessary materials for manufacture."

Because of the great demand for materials, fuel and labor for the war industries expansion of the less essential industries was limited some time ago, and curtailment in that direction is being put into effect. The new program will place the Government in position to dictate the activities of plants producing war supplies. The establishment of new industries in the zone may be prohibited.

New York City is included in the restricted area. Only the industries in the extreme southern and eastern section of the state are affected. A map will be published soon, giving the boundaries of the entire restricted area in detail. It is stated that industries producing about 90 per cent. of the war supplies are brought within the restrictions made.

Statements have been issued on numerous occasions by the fuel administration that radical curtailment was proposed and that many industries must not expect a full allotment of coal. An official announcement shows that the results accomplished were as follows:

"Fuel-saving work already done by the Conservation Bureau to June 1, 1918:

"Clay products and sanitary ware, window glass, boxboard.

"Temporary arrangements with automobile industry, brewers, piano manufacturers.

"Lightless nights.

"Skip-stop (electricity).

"Centralization of power plants.

"Economy in steam plants.

"Economy by domestic consumers."

Control in the future of all coal delivery priorities by the War Industries Board was announced yesterday in a joint statement by the Board and the Fuel Administration. A new priority list issued with the statement does not differ materially from the list in force since the shutdown order last winter.

Preference in deliveries will be given in the following order:

Railroads, army and navy, and other departments of the Government, State, and county departments and institutions, public utilities, retail dealers, manufacturing plants on the War Industries Board's preference list and those not included on the Board's list.

Next Winter's Coal Supply—Just What to Expect

(Continued from Page 756)

rent coal year as made and now publicly announced by the Anthracite Committee is as follows:

The allotment for New York, New Jersey and the New England States of domestic anthracite for all purposes for the current coal year compared with coal year 1916-1917 is as follows:

	1916-1917 Distribution (Gross Tons)	Allotment 1918-1919 (Gross Tons)	Increase Per Ct.
Maine	556,683	660,000	18.56
New Hampshire.....	314,945	375,000	19.07
Vermont	316,850	330,000	4.15
Massachusetts	9,027,993	5,689,000	13.15
Rhode Island.....	664,008	800,300	20.53
Connecticut	1,952,900	2,476,700	26.82
New York	14,169,809	15,855,300	11.89
New Jersey	4,961,622	5,460,784	10.04
Totals	27,964,810	31,647,084	13.16

The statement adds:

"With this statement of the situation and announcement of the measures which will be pursued to meet it, the Anthracite Committee is conscious that the plan can not be successful under the circumstances—labor shortage, consequent inability to much increase production of anthracite and unusual demands for it—unless there shall be earnest and active cooperation by all concerned. This means by State and local fuel administrations, dealers and consumers, each and all of whom must help to see that anthracite is confined to its most essential uses and that

in consumption it shall be conserved and made to go as far as possible.

"Otherwise there will be a shortage of anthracite next winter which no human power can then supply. The anthracite industry and this committee can meet the big problem only with general support and cooperation. In other lines of business, in these abnormal times, no one expects to get all he wants and just when he wants it. There is today a shortage of steel, of copper, of rubber, of wheat, of flour, of a hundred and one things.

"Anthracite is not an exception, but with due public consideration of the facts surrounding its supply and distribution, this committee believes that all actual needs for it can be supplied."

The allotment for the whole country follows:

	1916-1917 Distribution (Gross Tons)	Allotment 1918-1919 (Gross Tons)	Increase Per Ct.	Decrease Per Ct.
New England States.....	8,833,379	10,331,000	16.95	
Atlantic States.....	27,878,233	31,417,154	12.69	
Central States.....	5,100,024	3,481,945		31.73
Northwest States....	2,710,188	2,380,000		12.18
Trans-Mississippi States	627,965			100.00
Twenty-four States...	137,966			100.00
Railroad Supply	2,481,754	2,481,754		
Canada	3,856,021	3,602,000		6.59
Miscel. Exports.....	51,930	51,930		
Army & Navy Camps and Cantonments.		600,000		
	51,677,460	54,345,783	5.16	

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Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor

W. D. HADSELL . . . Vice-President

J. W. FRANK . . . Secretary-Treasurer

S. A. PAXSON . . . Business Manager

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

An Injustice Which Should Be Remedied Promptly.

Much favorable sentiment has been created by the suggestion of Mr. Frank A. Munsey, owner of the "Sun," that New York's splendid police force be better paid. Mr. Munsey the other day addressed to the citizens of New York an open letter, in which he expressed certainty they were not aware of the fact that their police force is on a "starvation wage." He presented various facts calculated to arouse thinking people, and subsequent developments show that he has succeeded.

Mr. Munsey pointed out the fact that the wages of a New York policeman have been advanced but once in twenty-four years. A policeman gets \$1,050 a year during his first three years of service, and out of that he has to pay from \$300 to \$350 for his equipment in the first year and half as much more each year thereafter. In his service on the force a patrolman advances gradually from \$1,050 to \$1,500 a year, but this latter amount is the limit.

"It is certain," Mr. Munsey states in his open letter to citizens, "that few of you have had any conception of the facts as set forth herein concerning the wages you are paying your policemen, or know that out of their wages they have had and still have to buy their own uniforms, their bedding, rubber coats, boots, revolvers, and all other special equipment. The city of New York supplies them with nothing but a shield, a key and a book of rules."

Mr. Munsey offers the further timely reminder that "the police of New York are carrying heavy responsibilities in these war times—heavier than the police of inland cities, far away from the dangers of the Hun

guns. Moreover, New York is a world city, vast in size, and is the abode of many nationalities, not all of whom are fully imbued with the American spirit. You must therefore get behind your police and protect them from starvation, even as they are watching out for your safety and stand between you and many dangers."

Numerous prominent citizens have adopted Mr. Munsey's suggestion, and publicly favor better pay for the New York police. The Board of Aldermen has adopted a resolution urging an increase, and a vast amount of public sentiment is now back of the idea. The Board of Estimate and Apportionment should act promptly. The injustice from which the members of the force have suffered should be ended at the earliest possible time.

Taxpayers properly have a keen interest in every suggestion for the increase of public expenses, but the Record and Guide is convinced there are few taxpayers in New York City who do not favor adequate wages for the uniformed men who are performing their work so exceedingly well. Certainly the city officials can find ways of saving the taxpayers' money in other directions if they apply themselves diligently to the task. Let them cut off some of the useless expenditures and give to the police force, as perhaps they should also to the men on the Fire Department, wages sufficient to meet the increased living expenses of the protectors of life and property in the metropolis.

The Party of the First Part.

Why is it that when such a controversy comes up as the subway construction strike so few give heed to the interests of the principal party affected by the controversy—namely, the people of the city of New York?

Since last Monday the Board of Estimate and Apportionment, the Public Service Commission, interested contractors and the striking workmen have had the center of the stage. A regular cross-fire of pronouncements, denials and ultimatums has been heard, all calculated to try the patience of thinking citizens.

When the recent Legislature passed the Lockwood Bill, which was approved by Mayor Hylan and signed by Governor Whitman, the public was led to believe that all obstacles to the prompt completion of the new subways had been removed. Far from such being the case, the week's developments have shown that serious delays in these important undertakings are yet possible.

The average citizen, it may fairly be assumed, still adheres to the simple theory that the only way to build subways is to build them. The public has too much at stake in this matter to look on patiently while various officials quarrel among themselves as to the best method of meeting unforeseen conditions created by the war.

When it comes to such a vital matter as subway construction the public is the party of the first part, and its interests should be considered first.

Long Rides and Short Fares.

When the last issue of the Record and Guide went to press the plan was to increase to ten cents passenger fares on the Hudson tubes, and it was pointed out in these columns that the establishment of these higher fares should bring home to the Board of Estimate and Apportionment the merit of the demand for higher fares on the transportation lines in Greater New York.

It was subsequently decided from Washington that a ten-cent fare for local passengers on the Hudson tubes should not be put into effect at this time. The

fare between New York and Newark, however, was placed at twenty-five cents to correspond with the rate of three cents a mile which prevails on the Pennsylvania Railroad.

Newark lies nine miles distant from New York City. If the Newark rate now prevailing on the Hudson tubes should be applied to passengers using the subway, elevated or surface lines of Manhattan and the Bronx a very great increase in fares would result. For five cents a passenger may now ride $17\frac{1}{2}$ miles in the Broadway subway and 23 miles in the Bronx Park subway. A nickel fare carries a passenger nearly 14 miles on the Second and Third Avenue "L" and 10 miles on either the Sixth or Ninth Avenue "L." Passengers on the surface lines may ride $9\frac{3}{4}$ miles for a nickel.

Readers' Comment on Current Subjects

June 13, 1918.

Editor of the Record and Guide:

It is always a pleasure to record the advent of a man who, overcoming all obstacles, rises to an emergency in the well-known American way, and this is a particularly pleasant duty when the man is a New Yorker. We pride ourselves, we New Yorkers, in always having the man to deal with a crisis.

And so it is with real enthusiasm that attention is called to Jonathan C. Day, Commissioner of Markets—the man of the hour, of the twenty-four hours; even, if you like, of the added hour which we gained by setting the clocks ahead—twenty-five-hour Day.

He it is who is going to arrange things so that, instead of suffering in cold storage, as we did last winter, we shall have a comfortable, luke-warm existence until next spring, whatever happens.

By a few strokes of his pen Day has made sure that we shall have abundant coal supplies for the chill and frosty period from November until March. This morning he contracts for 300,000 tons; this afternoon for another 200,000 tons, and tomorrow—well, he can sign up, he says, for as much as he wills to do, and he wills to have us all nice and comfy next Christmas and so on.

This is the kind of a man Day is—the kind that appeals strongly to Americans—who goes right on unterrified and undeterred from his praiseworthy object by the consideration of any of the stumbling blocks which got in the way of fuel providers last year—goes right on making contracts for coal, and more coal and still more coal.

For Day has dropped, temporarily only, let us hope, his other favorite plans for filling the refrigerators cheaply and supplying eggs and butter, fresh and without profit, to overburdened New Yorkers to devote his whole time and energy to pushing through to success this coaling project; and so we know he will get there.

For Day is a man who inspires confidence in himself. He is the sort of man who, if he appeared in Picardy and told the marines he wanted to go out and smash the Hohenzollern hordes single-handed, they would side-step and wave him on: "Go ahead, you Day! Oh, Boy!" And when a grateful people, in after time, should try to heap high honors on the marines they'd point to him and say: "Day did it!"

That is the spirit that actuates us all in these trying times—to do our bit and let each other one do what he thinks he best can do. And so no one has ventured to raise any objection to Day's plans. Neither have the Wall street powers suggested calling a halt, nor has the Real Estate Board protested on the score of increased taxation, nor does any citizen of this fair town

If it is necessary to charge twenty-seven cents to haul a passenger between Newark and New York City on the Hudson tubes, as has been decided officially in Washington, then it certainly is necessary to charge more than five cents for a ride on either the subway, the elevated or the surface lines in this city. Whereas the Hudson tubes now charge three cents a mile for Newark passengers hundreds of thousands of people in the metropolis are riding on the city transportation lines for a fraction of a cent a mile.

It is no wonder there is a rapidly increasing subway deficit for the owners of real estate to pay in the form of taxes. The people who ride, instead of real estate owners, should pay for the transportation advantages the public enjoys.

point out any of the difficulties and the drawbacks that may be in the way of Day. Keep us warm, say we, no matter what it costs.

Even that good old scout, Reeve Schley, Federal Fuel Administrator, who, with battered tugs and half seaworthy barges and railroads suffering from locomotor ataxia all last winter, while we stood round blowing on our frost-bitten fingers to get them thawed out, battled with the ice floes in the raging Hudson in the effort to relieve beleaguered Manhattan, stands nobly aside and says of Day: "I am willing that the commissioner shall contract for the coal—if he can get it away from the mines."

Meanwhile Day goes on his way contracting for coal until the experts, cool calculators, who figure that a ton of coal takes up thirty-five cubic feet of space, say that there is only one plot of ground in Greater New York centrally located, as it must be, with sufficient area on which to heap up the stores of coal which Day has got.

This plot is called Central Park; but in the very nature of things nobody, certainly not the park commissioners, nor the Municipal Art Commission, nor even the New York Times, the vigilant watch-dog of the people's big playground, can take exception to the use of its broad surface for any purpose that Day proposes.

Already we may see Day coating the park with a stratum of carbon, into which each one of us may dip, at the rate of \$6.50 for Broken to \$4.90 for Pea, for our much needed relief.

And so when this cruel war is over and we have all settled down in a world made safe for democracy; when we draw up around the good old base burner and watch through the panes of isinglass the fusing carbon throw off the gaseous glow that means warmth and comfort for all within the old heater's radius of action, we will think kindly and gratefully of Day—well named Jonathan C.—who labored and brought forth the heaven and the h-ylan of municipal ownership when this great city was in dire need.

K. C.

ONE of the most interesting developments in the labor situation is the plan of the Department of Labor to inaugurate a series of drives for various classes of skilled and unskilled workmen to supply the needs of war industry. This has already been done to some extent as is illustrated by the drive for shipyard builders last fall and winter, and recently by the move to take over the labor on docks. Whenever conditions demand an increased supply of a certain class of labor, a "drive" will be started for that class of workers.

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LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Rescission—Caveat Emptor.

A DEED correctly decribed property by metes and bounds, and stated that it contained twenty acres, more or less, and that it lay in a triangular shape. The boundaries were definitely marked on the surface. The acreage was capable of ready measurement. The abstract contained a plot, showing on its face the extent of the acreage. The vendees visited the property before the sale, at which time the true boundaries were accurately pointed out. There was no fiduciary relation between the parties. The land was sold in gross. The Washington Supreme Court holds, *Hegberg v. Tripp*, 169 Pac. 822, that the vendees could not rescind because the tract contained eight square rods less than sixteen acres.

Successive Assignments of Rents.

The owner of real property may lawfully assign the rents to accrue, though he may grant the reversion to another. An owner of improved property validly and effectively assigned the rents to A. to secure an indebtedness of \$1,000 and until he should have collected that amount. The New York Appellate Division holds, *Conley v. Fine*, 169 N. Y. Supp. 162, that the owner could not lawfully assign the rents to B., though it could assign the rents to become due after A's debt had been paid. The assignment of rents to B., though absolute in form, conveyed no right to the rents assigned to A. The assignee of a non-negotiable clause in action can obtain no greater right than his assignor had, and B's assignor could not lawfully have collected and retained the rents until A's assignment had been satisfied.

Equitable Title to Land.

Under a vendor's and vendee's executory contract whereby the vendor agrees to convey to the vendee legal title upon the full and complete payment of the purchase price, and under which the vendee pays part of such price and is let into the possession of the premises, it is only when the purchaser performs or tenders full and complete performance of all the acts necessary to entitle him to a deed and conveyance of legal title that he becomes vested with an equitable title. It seems to be generally held that where, under such contracts, the vendee has performed in part and is let into possession, he acquires an equitable interest in the subject of sale which the courts will take into consideration and protect in cases involving such interests, although the vendee has not acquired an equitable title. It also seems to be a rule of universal observance that the legal title of land draws to it the legal possession, and that such rule is applicable to questions growing out of the relation of vendor and vendee. And it also seems to be generally held that an action to determine adverse claim or interests in real estate in the nature of ejectment may be maintained by a vendor as an appropriate remedy in all cases where a vendee who has been let into possession under such a contract fails to comply with the terms thereof, as where there has been a default in the stipulated payments; that in such cases the vendee forfeits the benefit of the contract and cannot avail himself of it as a defense to such an action by his vendee, although the courts will take into consideration the equitable interest of such a vendee in possession who has made part performance. The South Dakota Supreme Court holds, *Sweet v. Purinton*, 166 N. W. 161, that the vendor in such cases has an optional remedy either to sue for specific performance, bring an action for recovery of the land, or, under the statute of that State (Chapter 138, Laws of 1913), foreclose the adverse rights of the vendee under such contracts. This last-mentioned statutory remedy is cumulative and declaratory of pre-existing remedies. In whatever form the vendor

may seek his remedy, where there has been a failure on the part of the vendee to comply with the terms of the contract, and when time is not of the essence of the contract, or has been waived, it has been the usual rule of equity courts in terminating the equitable interest of the vendee to fix by the terms of the decree some reasonable stated time, with notice, within which the vendee must comply with the terms of his contract, and, upon failure to so comply, judgment will be entered against him, forever barring and foreclosing all his equities and rights under such contract.

Mutual Mistake in Assignment.

A trust company agreed to assign a mortgage, executed an assignment, and entrusted the papers to a solicitor for delivery and receipt of the consideration. He fraudulently inserted a description of an additional mortgage in a blank space and collected the amount due on both mortgages. The New Jersey Court of Errors and Appeals held, *Hubing v. Liberty Trust Co.*, 102 Atl. 636, that the case was one of mutual mistake, the trust company meaning to assign only one mortgage, and the purchaser meaning to acquire two; that the purchaser was entitled to rescind, and that the trust company was liable upon rescission to repay the whole amount paid by the purchaser to the solicitor.

Liability of Tenant for Repairs.

A lease provided that the lessee should make all repairs to the building, both inside and out, at his own cost and expense, with the exception of repairs necessary to remedy structural defects, such as the replacing of main walls or main supports of foundations or the main structure of the roof. The New York Appellate Division holds, *Rubeck v. Farmers' Loan & Trust Co.*, 167 N. Y. Supp. 1049, that the lessee, notwithstanding it involved a structural change, is liable for the expense of inclosing all interior stairways serving as a required means of exit, and the landings, etc., with partitions of fire-resisting material, even though the landlord would ordinarily be liable for such repairs which were ordered by the Department of Labor.

Building Restrictions.

The Pennsylvania Supreme Court holds, *Dewar v. Carson*, 103 Atl. 343, that, while building restrictions are enforceable, they are not favored by the law, and covenants relating to them are not to be extended by implication. A covenant in a grantee's deed that a space of 60 feet north from the line of an avenue "shall always be left open" is to be interpreted in the light of the manifest purpose of the parties, and the meaning and extent of the restriction which was within their contemplation when it was imposed must prevail. The deeds to lots in a residential district provided "that no dwelling house or other building of any kind be erected or placed on said lot within 20 feet" of the street, and that such space should be always open and clear of buildings. In a supplemental agreement the owners increased the space to 40 feet. A street railway company purchasing two of the lots proceeded to lower their grade within the restricted space and to erect poles and lay tracks thereon for a street car line. It was held that such improvement was a breach of the covenant and was enjoined.

In a suit to enforce restrictions on land, the Massachusetts Supreme Judicial Court holds, *MacLary v. Morgan*, 119 N. E. 189, that a ruling that the plaintiff, as the owner of one of the lots, was a person for whose benefit the restrictions were imposed, and entitled to mandatory injunction, necessarily implied a finding that the original owner imposed the same restrictions on each of the lots as part of a general scheme of improvement, and for the benefit of the several lots.

REAL ESTATE REVIEW OF THE WEEK

**Tenants Continue to Buy Buildings They Occupy—
Week Somewhat Dull, But Few Good Sales Made**

THE past week has been a very inactive one in so far as the number of sales made and the amounts involved are concerned. Few sales of any great consequence were reported, although there was a rumor yesterday that a deal is on involving property in the midtown section representing several millions of dollars in value and that several brokers are at present carrying on the preliminary detail work. The nature of the deal, however, has not been made known. Buying for occupancy by old-established merchants continues in the downtown section. Various influences have been responsible for the recent activity in the lower east side of the city, just north of the financial district, principally among which was the purchase by the Government of the major portion of the block in Maiden Lane, Nassau and Liberty streets for the purpose of erecting a monumental banking building for the Federal Reserve bank. It is rumored that the Government contemplates or at least aspires to purchase the William street frontage, thus controlling the entire block.

A sale reported this week and having interesting details was that in which Henry F. Sinclair, president of the Sinclair Oil and Refining Company, became the owner of the large limestone dwelling at the south corner of Fifth avenue and Seventy-fifth street, sold by the Metropolitan Museum of Art. The property is assessed at \$465,000 and will be occupied by Mr. Sinclair.

Other transactions involving apartment houses were reported. A syndicate in which Walter Russell and Penhryn Stanslaw are interested purchased from the Strauss Building and Realty Company the seven-story apartment house known as the "Chatham Court" at the northwest corner of Central Park West and Sixty-seventh street. The building will be altered into small apartments, which will be disposed of under the co-operative plan.

A sale involving eleven parcels of land in Manhattan, Bronx and Brooklyn was consummated by B. H. Weisker and John R. and Oscar L. Foley, who sold for Mrs. Carrie Chapman Catt, acting as representative of the Leslie Woman Suffrage Commission, to Harry Aronson, Inc.

A sale having sentimental features was that of the property at 386 Water street, sold by Pease & Elliman for the Estate of Henry A. Coster to Antonio Borelli. This property had been in the possession of the Coster family since 1789 and is one of the oldest family ownerships in Manhattan.

Leasing continued good during the week, but there was less activity than in recent weeks. A lease of interest was that of the new building at the northwest corner of Lexington avenue and Twenty-second street nearing completion for the Manhattan Trade school and which it was expected to have ready by July 1st, has been leased by the Government to be used as a war hospital. This structure cost in the

neighborhood of \$700,000 to build and is equipped with two restaurants, complete kitchen equipment and other modern facilities.

Because of the war there has been little doing for the past year in building operations, so that apartments are scarce, and while the demand is exceptionally good the supply does not begin to meet the situation and brokers are unable in all parts of the city to furnish clients with suitable quarters, but manage to keep fairly active in finding apartments for some.

Action to Dissolve a Trust.

A friendly action in which it is sought to dissolve a trust which for seventy years has tied up New York City real estate, estimated to be worth upward

of \$10,000,000, has been commenced in the Supreme Court for the benefit of Henry Astor, greatgrandson of John Jacob Astor, founder of the family fortune. In the suit Winthrop Astor Chalker appears as plaintiff and the action is made necessary by the death last week of Henry Astor, at his country home near Albany.

By the will of Henry Astor the children and other heirs of deceased's brothers and sister are entitled to share in the distribution and their proportionate shares are set forth in the complaint. It also sets forth that Amelia Rives Troubetskoy, the novelist, and "Natalina," commonly known as Lina Cavallieri, the prima donna, former wives of John Armstrong Chanler and Robert Winthrop Chanler, respectively, are not entitled to a share in the general division of the property, having no inchoate right or dower. A lis pendens filed against the property on Monday includes the property at the northeast corner of 50th street and Twelfth avenue, 225 feet 5 inches; southwest cor-

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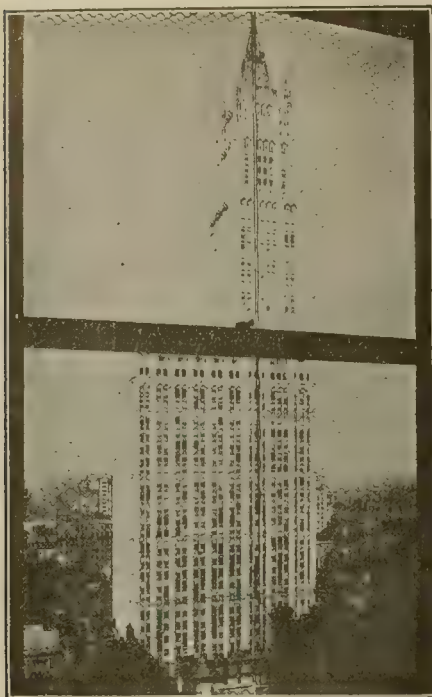
THE total number of sales reported and not recorded in Manhattan this week was 20 as against 36 last week and 20 a year ago.

The number of sales south of 59th street was 5 as compared with 13 last week and 6 a year ago.

The sales north of 59th street aggregate 15, as compared with 23 last week and 14 a year ago.

From the Bronx 8 sales at private contract were reported as against 16 last week and 9 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 767 of this issue.



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ner of Tenth avenue and 48th street, 100.5x200.10; southeast corner of Tenth avenue and 50th street, 200.10x276.9; southwest corner of Eighth avenue and 46th street, 100.5x525; southwest corner of Ninth avenue and 46th street, 100.5x200; 46th street, north side, 50 feet east of Ninth avenue, 150x163.7; northwest corner of Broadway and 45th street, 80.7x308.11; 148 and 150 West 46th street, 885, 489, 607 and 503 Eighth avenue; 704 Third avenue; 302 West 37th street; 49th street, beginning 575 feet west of Ninth avenue, 38.6x87.4x139.10.

By the appointment of a court in Holland, the complaint further sets forth, Alphonse Lambert Eugene Chevalier De Stuers is named as curator of Hubert De Stuers. It is admitted in the complaint that Malvina Astor, widow of Henry Astor, is entitled to a one-third interest in the real estate for life as a dower. Some doubt as to whether New York State is entitled to the transfer tax is implied by a clause in the complaint which says that the state "may claim" an interest in the form of an inheritance tax.

Museum of Art Sells.

The Metropolitan Museum of Art, Robert W. DeForest, president, represented by Douglas Robinson, Charles S. Brown & Company as agents, sold through Pease & Elliman to Henry F. Sinclair, president of the Sinclair Oil and Refining Corporation, the dwelling at 2 East 79th street, at the southeast corner of Fifth avenue, size 32.2x100. This house was left by will to the Metropolitan Museum of Art by the late Isaac D. Fletcher, who erected the house from plans by C. P. H. Gilbert, and was occupied by Mr. Fletcher until his death. The house is generally considered one of the finest on the avenue and is of limestone. Its interior is finished in the finest kind of woodwork. In addition, Mr. Fletcher gave the Museum a very large collection of works of art. Adjoining the house to the east is the residence recently purchased by Joseph W. Harriman, while to the south are the residences of James B. Duke and Payne Whitney. This property is situated on the famous Cook block, all of the property between Madison and Fifth avenues, 78th and 79th streets, having been purchased by Mr. Cook and resold under very careful restrictions to various parties, who built private residences for their own occupancy, so that it is generally considered one of the finest blocks in the city. The buyer will occupy.

Syndicate Buys Apartment House.

Walter Russell and Penrhyn Stanlaws, representing a syndicate purchased from the Strauss Building and Realty Company, the seven-story apartment house known as "Chatham Court," at the northwest corner of Central Park West and Sixty-seventh street, on a plot 100x100. The property has been held at \$500,000. Malcolm E. Smith and Rudolph C. Culver were the brokers in the transaction. The property is to be taken over by the Fred T. Ley Company, which will reconstruct the building into small apartments, to be sold under the co-operative plan. The price of the finished building is to be \$807,500 and upon completion it will be taken over and operated by the Town House club.

Manhattan, Brooklyn, New Jersey Deal.

An operation involving Manhattan, Brooklyn and New Jersey properties was consummated on Monday when Frederick Brown, the operator, sold to Mrs. Bessie Rieff the five-story apartment house at the northwest corner of Convent avenue and 151st street, covering a plot 54x84xirregular. The house is fully tenanted and has been held at \$65,000. The buyer gave in part payment the three-story dwelling at 657 Hancock street, Brooklyn, on a plot 18.6x100 near Reid avenue, and also the three-story residence at 1203 Putnam avenue, Plainfield, N. J., on a plot 100x150. The Convent avenue house is one of the three occupying the entire block front on Convent avenue between 151st and 152d streets, bought by Mr. Brown last month from Joseph Shenk.

Sale of Waterfront Property.

A sale of waterfront property in Greenpoint removes from the market another parcel of New York water front and it is understood that the site is to be improved with a large plant. The property in question fronts on Bushwick Creek, Quay and West streets. It contains about 108,000 square feet of upland and considerable land under water. About 810 feet of the property fronts on the water. The other dimensions are 428 feet in Quay street, 126 feet in West street and 254 feet on the bulkhead line. A rubber company is reported to be the buyer, and \$175,000 the price paid.

Claremont Avenue Apartment Sold.

A valuable West Side apartment house passed into new ownership on Tuesday through the sale of the six-story "Crescent Court" at 195 Claremont avenue, at the southwest corner of 127th street. This property covers a plot 150.2x91, and has been bought by William P. Sheridan, from the Dorilton Corporation, Edwin F. Carey, treasurer. It abuts the Bordeaux apartment house at the south corner of Riverside Drive and 127th street. Both properties were acquired by the Dorilton Corporation from George Noakes three years ago, in an exchange involving the twelve-story Dorilton at the northeast corner of Broadway and 71st street. A few weeks ago the Dorilton Corporation sold the Bordeaux to the 549 Riverside Drive Corporation.

Manhattan Property in Exchange.

Dr. John A. Harriss, Special Deputy Police Commissioner, in charge of traffic affairs, has purchased from Mrs. Helen L. Stokes the country estate known as "Brick House," comprising about eleven acres forming the extreme end of Long Neck Point, Noroton, Conn. In part payment Dr. Harriss transferred to Mrs. Stokes the seven-story building at 58 and 60 East 94th street, the adjoining dwellings at 62 East 94th street, and the dwelling at 88 West 103d street. The deal involved properties valued at about \$1,000,000.

Deal Involves Eleven Properties.

Mrs. Carrie Chapman Catt, acting for the Leslie Woman Suffrage Commission, sold to Harry Aronson, Inc., eleven dwellings in Manhattan, the Bronx and Brooklyn. The sale was made on an all cash basis. The property sold includes 363, 365 and 367 West 117th street, each on a lot 16.8x100; 512 West 149th street, on plot 15x100; also 1674 Nelson avenue, on plot 25x100; 2385 Walton avenue, on plot 20x96; 923 Sedgwick avenue, 37.6x85; 2669 Heath avenue, 25x100; 2767 Decatur avenue, 25x86, and 234 East 202d street, 50x100, in the Bronx, and 410 4th street, 20x100, in Brooklyn. The brokers in the deal were B. H. Weisker and John R. and Oscar L. Foley.

First Break in Family Ownership.

Marking the first break in a family ownership that has extended over a period of more than 129 years, announcement has been made by Pease & Elliman of the sale of the property at 386 Water street, for the estate of Henry A. Coster to Antonio Borelli. It is a three-story building with stores on a lot 16.10x60, between Oliver street and Catharine Slip. The sale closes one of the oldest family ownerships in Manhattan, the property having been in the possession of the Coster family since 1789.

Buys in Coffee District.

The five-story business building at 52 Front street, on a plot 30.6 by 80, between Old Slip and Coenties Slip, was sold Thursday in a cash transaction by Henry A. Coster to the Markham Realty Corporation, Clarence W. Eckhardt, president. This is the first purchase of property in this block by the Markham Corporation, which has been buying and selling extensively in the immediate neighborhood within recent months. Cammann, Voorhees & Floyd and Pease & Elliman were the brokers in the transaction.

Buy Bronx Apartments.

Benenson Realty Company purchased from Louis C. Kleban, 870 East 170th street, a six-story apartment with six stores and housing forty-two families, on plot 88x107, northwest corner of Wilkins avenue, together with the adjoining six-story thirty-two family apartment, 56x100, at 1447 Wilkins avenue. The properties are fully tenanted at \$27,000 per annum and were held at \$185,000. In part payment Mr. Kleban took 1345 Brook avenue, a six-story apartment on a plot 42x100, built about three years ago, and valued at \$45,000. The trade was negotiated by S. Rosen.

Manhattan.**South—of 59th Street.**

JOHN ST.—Ogden & Clarkson Corporation sold for Robert R. Livingston and Laura L. Davis the 4-sty building, on plot 22x100, at 62 John st, between Nassau and William sts. The buyer is Joseph L. Burke, the present tenant, who has conducted a restaurant on the premises for the last twenty years.

2D ST.—Griana Realities, Inc., purchased the 6½-sty tenement at 126 East 2d st, between 1st ave. and Avenue A, on a lot 25x120. Negotiations are pending for a resale of this property. Samuel Kronsky was the broker in the deal.

3D AV.—William J. Roome & Co., Inc., sold for Empire Trust Co., as trustee for Estate of Julius Bergeman, the property at 388 Third av, 25x65, adjoining the corner of 28th st.

North—of 59th Street.

67TH ST.—Malcolm E. Smith and Rudolph C. Culver sold for Strauss Building and Realty Co. the Chatham Court, a 7-sty apartment house, on plot 100x100, at the northwest corner of 67th st and Central Park West, to a syndicate represented by Walter Russell and Penrhyn Stanlaws, who will remodel the premises into small apartments of one and two rooms and bath on the co-operative plan. The property has been held at \$500,000.

78TH ST.—John Heep sold for Van Wagenan estate the 5-sty dwelling at 302 West 78th st, on plot 21x102.2, adjoining the southwest corner of West End av, to Hyman Schroeder, of Brookline, Mass., who will remodel it into small apartments at a cost of \$16,000. The Van Wagenan family occupied the house since its completion. The property was held at \$40,000.

115TH ST.—Theodore Davis purchased from Frederick Brown, operator, 108 West 115th st, a 5-sty double flat, on lot 31.3x100, located between Lenox and St. Nicholas avs. Mr. Brown recently acquired the property in a trade for a Bronx apartment.

130TH ST.—R. W. Smith sold for the Little Sisters of the Assumption to I. V. Cohen the former quarters at 125 and 127 West 130th st, consisting of two 4-sty houses, on plot 50x99.11, between Lenox and 7th avs. Mr. Cohen resold the houses to the Independent Order of St. Luke, a fraternal organization, which will remodel them into lodge rooms.

133D ST.—Cross & Brown Co. and Joseph P. Day sold for Port Morris Land & Improvement Co. a plot, with waterfront, 106x421, in the blocks bounded by East 133d, 134th and Walnut sts and the East River.

148TH ST.—Frederick Brown bought from Ellie T. Williams, of Greenwich, Conn., 554 and 558 West 148th st, two 5-sty apartment houses, on plot 100x100, adjoining the southeast corner of Broadway. The buildings accommodate forty families and show an annual return of about \$20,000. Laurence Timmons, of Greenwich, was the broker.

CLAREMONT AV.—The 6-sty Crescent Court elevator apartments, on plot 150.2x91, at 195 Claremont av, southwest corner of 127th st, have been sold by Dorilton Corp. to William P. Sheridan for investment. Recently Dorilton Corp. sold the Bordeaux apartments, at Riverside dr and 127th st, abutting.

2D AV.—James H. Cruikshank purchased from Hahnemann Hospital, of the City of New York, 1846 2d av, and from Mary Kimball Marsh, 1848 2d av, and from Frank H. Skidmore, 1850 2d av, consisting of three 5-sty tenements on plot 75x100, between 95th and 96th sts. Assessed by the city at \$54,000. Harry Sugarman was the broker.

Bronx.

147TH ST.—Kurz & Uren, Inc., sold in conjunction with Thomas J. Adams, for William Rankin, 433 East 147th st, 5-sty new law tenement on plot 45x100.

Joseph Bernstein purchased from Henry Holtz 434 to 440 East 165th st, 3-sty frame dwelling on plot 83.10x195.6.

AUDUBON AV.—James Buber purchased from Frederick Brown, operator, 274 Audubon av, a 4-sty apartment, on plot 50x100, near 170th st. The seller secured the property recently from B. G. Gerken, and held it at about \$80,000. Heil & Stern negotiated the sale.

EDENWALD AV.—Schindler & Liebler sold for Joseph Frey three lots, 75x100, on south side Edenwald av, near Hill av, to Emil Matthiessen.

MORRIS AV.—William Sohmer, former State Controller, purchased from Arthur J. Barry the 3-sty dwelling at 2640 Morris av, adjoining the house at the northeast corner of Morris av and 193d st, recently acquired by Mr. Sohmer for his own occupancy. The newly acquired house will be occupied by Mr. Sohmer's son.

PROSPECT AV.—A. Blumenthal sold for Press Improvement Co. to Benenson Realty Co. the two 5-sty 20-fam. apartment houses, on plot 80x100, near Prospect av. The houses are fully tenanted and were held at \$80,000. It was a cash deal. Benenson Realty Co. resold the property on Tuesday to Mary Kaufman.

Brooklyn.

MONTGOMERY PL.—Charles E. Rickerson sold 34 Montgomery pl, between 8th st and Prospect Park West, a 3½-sty brick and stone dwelling, with extension, for Andrew Meurer.

PACIFIC ST.—James R. Ross Co. sold 1381 Pacific st, a 3-sty brick private house for Effie G. Darbee and Arline A. Darbee.
SUYDAM ST.—James R. Ross Co. sold the 6-fam. house 411 Suydam st to Mr. and Mrs. E. H. Richters.

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No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSALS

NOTICE TO CONTRACTORS: SEALED PROPOSALS FOR CONSTRUCTION WORK—OUTSIDE CELL BUILDING NO. 2, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, OUTSIDE CELL BUILDING NO. 7 AND PUMP HOUSE, RESERVOIR AND PIPE TUNNELS.

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at Sing Sing Prison, Ossining, N. Y., will be received by the Commission on New Prisons, Room 618, Hall of Records, New York City, until 2:30 o'clock P. M., on Thursday, June 27, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2972, 3000, 3001, 3002, 3010, 3003, 3005 and 3004. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Office of the Warden of Sing Sing Prison, Ossining, N. Y., at the Office of the Commission on New Prisons, Room 618, Hall of Records, New York City, at the New York Office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawing and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon deposit of a certified check in the sum of \$5.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: June 3rd, 1918.

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LEGAL NOTICES

STATE OF NEW YORK
OFFICE OF THE SECRETARY } SS.:
OF STATE

THIS CERTIFICATE, issued in duplicate, here certifies that the Qualite Products Company, Inc., a domestic stock corporation, has filed in this office on this 12th day of June, 1918, papers for the voluntary dissolution of such corporation under section 221 of the General Corporation Law, and that it appears therefrom that such corporation has complied with said section in order to be dissolved.

WITNESS my hand and the seal of office of the Secretary of State, at the City of Albany, this twelfth day of June, one thousand nine hundred and eighteen.

A. B. PARKER,
Deputy Secretary of State.

STATE OF NEW YORK
OFFICE OF THE SECRETARY } SS.:
OF STATE

THIS CERTIFICATE, issued in duplicate, hereby certifies that the POST TOFFY COMPANY, INC., a domestic stock corporation has filed in this office on this 12th day of June, 1918, papers for the voluntary dissolution of such corporation under section 221 of the General Corporation Law, and that it appears therefrom that such corporation has complied with said section in order to be dissolved.

WITNESS my hand and the seal of office of the Secretary of State, at the City of Albany, this twelfth day of June, one thousand nine hundred and eighteen.

A. B. PARKER,
Deputy Secretary of State.

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22d av, Bensonhurst. The buyer is considering reselling.

43D ST.—Artee Realty Corp., associated with Realty Trust, sold the 1-fam. brick dwelling at 1564 43d st, in the Martense district, to Y. Levitt.

48TH ST.—Tutino & Cerny sold for Cohen & Van Herpen the two 4-sty double brick apartments 512 and 514 48th st.

60TH ST.—Alco Building Co., associated with Realty Trust, sold the semi-detached brick dwelling northeast corner of 60th st and 20th av to Abraham Goldstein.

61ST ST.—Alco Building Co., associated with Realty Trust, sold the twin semi-detached brick dwellings, with garages, at 2023 and 2025 61st st to S. Abrahamson and Theodore Marvin.

66TH ST.—Lorraine Realty Co., associated with Realty Trust, sold the 1-fam. dwellings 1913 and 1933 66th st, Mapleton Park, to Harry Kaplan and M. Platzman.

70TH ST.—Charles C. Stelle sold 1870 70th st to John Pender.

70TH ST.—Charles C. Stelle sold 1872 70th st to Ethel A. Chick.

72D ST.—Tutino & Cerny sold for Mary A. Cush, the 2-fam. dwelling at 1327 72d st.

AVENUE T.—J. D. Ranck and Samuel Galitzka, brokers, sold for Posner Construction Co. 1309 Avenue T, a 1-fam. semi-detached brick house, on plot 23x100.

BATH AV.—Meister Builders purchased from from M. Pitchal five 1-fam. houses at 1501 to 1509 Bath av, near Bay 9th st, on plot 90x100.

DE KALB AV.—Bulkeley & Horton Co. sold for estate of Mary L. Gimbernath the 3-sty dwelling and garage at 251 DeKalb av, on lot 19x29x90 irreg., at the northeast corner of Vanderbilt av.

OVINGTON AV.—Frank A. Seaver Co. sold 263 Ovington av, 1-fam. frame detached house on plot 52x143, for Land Estates to the Ninth Assembly District Democratic Club, who will occupy it for club purposes.

Queens.

ASTORIA.—A. Cantore sold the 3-sty house at the corner of Broadway and 3d av for Jacob Bender to M. A. Berry, and also the house at 249 11th av for Hup Brothers.

BELLE HARBOR.—W. Meruk sold to J. E. Byrne a plot, 100x102, on the east side of Montauk av, 765 ft. south of Washington av.

FAR ROCKAWAY.—Lewis H. May Co. sold for Mrs. Carrie Weissman the Lodge property, fronting on Atlantic av, consisting of a 2½-sty house, on plot 50x100, also her private residence fronting on Franklin av, a 2½-sty Colonial house, on plot 50x100, to Mrs. Benj. Levy of Brooklyn. Both properties were held at \$25,000.

FLUSHING.—August Janssen purchased from Joseph Conklin his residence at the northwest corner of 20th st and Sandford av; also a plot of land containing 5,000 sq. ft. in the rear. I. G. Wolf negotiated the deal.

FLUSHING.—Charles H. Rust purchased three dwellings and another of the bungalow type in the west side of 28th st, 240 ft. north of State st. Mr. Rust, who recently came east from Mukowango, Wis., bought two houses of the modern Queen Anne type situated in the west side of 23d st, near Crocheron av. The sales were made through Halleran Agency.

HOLLIS.—H. C. Chamberlain sold to S. A. Euler the dwelling at the southwest corner of Queens rd and Buckingham pl.

JAMAICA.—Bayview Dairy Farms, Inc., sold to J. M. Mayer of Wantagh, L. I., 7½ acres at Jamaica South, adjacent to the W. Lott property.

JAMAICA.—E. Zillman sold to O. H. Stine the dwelling and plot, 40x100, at the northwest corner of Hutton pl and Alsop st.

JAMAICA.—Degnon Contracting Co. sold to F. B. Smith a plot, 100x122, on the west side of Mayfield rd, 100 ft. north of Hampton pl.

LAURELTON.—C. H. Trent sold to R. E. Small a plot, 60x100, on the northwest side of Franklin blvd, 260 ft. northeast of Westminster blvd.

LONG ISLAND CITY.—T. J. Kirwan sold to J. H. Hughes a plot, 100x200, on the southeast side of 13th av, 100 ft. northeast of Wilson av.

LONG ISLAND CITY.—E. Hamburger & Co. sold to I. Mosson a plot, 73x191, at the west corner of Wilbur av and Grove st.

LONG ISLAND CITY.—Wallace J. Hardgrove of Queensboro Corp. sold to Queens Operators Corp. two apartment houses on Potter av, near Theodore st.

RICHMOND HILL.—P. V. O'Neill sold to O. Tolsdorf the dwelling at 366 Herald av.

RIDGEWOOD.—R. A. Schlesing, as broker, sold for Frederick W. David, of Burlington, N. J., the 2-fam. brick house at 133 Foxall st, on lot 20x100, to William La Marsch and wife.

ROCKAWAY.—Kurz & Uren, Inc., in conjunction with Charles Metzger, for Antonio Caplan 501 and 503 Central av, a 14-room dwelling, on lot 50x150.

ROCKAWAY.—Lewis H. May Co. sold for Helen A. Moore the property located on the east side of Merrill rd, consisting of a stucco and brick colonial house on plot 140x125, to Steve Hirschberger.

WOODHAVEN.—Allyn Tract Realty Corp. sold to A. J. Cobb a plot, 94x100, at the southwest corner of Woodhaven av and Hopkins court.

Richmond.

EGBERTVILLE.—Cornelius G. Kolff sold for Carl F. Grieshaber two lots, 40x100 each, in Eleanor st to A. Roth of Rosebank.

LIVINGSTON.—Cornelius G. Kolff sold for Dr. Robert H. Pentz a plot, 150x121, comprising six lots on North Mada av, near DeKay st, to E. E. Pottinger, who recently purchased the adjoining property.

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7TH ST.—J. D. Ranck and Samuel Galitzka as brokers sold for Miller Burge Construction Co. a new 1-fam. stucco cottage with garage, on plot 40x100, at 1114 East 7th st, Flatbush.

8TH ST.—B. J. Sforza sold for Antonio Ferrar the plot, 40x100, situated west side of West 8th st, 100 ft. north of Avenue O; also the lot, 20x100, situated south side of 60th st, 60 ft. east of 12th av.

17TH ST.—James R. Ross Co. sold 1379 East 17th st, a 1-fam. frame building, for John R. Ross Co.

8TH ST.—McInerney Klinek Realty Co., brokers, sold the 2-fam. limestone dwelling in the south side of 8th st, 167 ft. 6 inches east of 8th av, having a frontage of 20 ft. and a depth of 104 ft. on both sides. The property was sold for Bernadina A. Jennings.

20TH AV.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached brick dwelling at 6011 20th av to Joseph B. Levy of the Bronx.

22D AV.—Wm. A. White & Sons sold for Dime Savings Bank the 2-sty brick dwelling at 8841

NEW BRIGHTON.—Duross Co. sold 654 Richmond ter, running through to 1st st, near Franklin av, to Mary Macavoy, a 3-sty dwelling, on plot 150x200.

PORT RICHMOND.—William J. Burlee sold through Cornelius G. Kolff to Norwegian Lutheran Zion Church of Port Richmond a plot, 77x100, in Bennett st, between Heberton av and Broadway, facing the Park.

Suffolk.

RONKONKOMA.—Kurz & Uren, Inc., sold to Mrs. Dunn of Chicago 14 acres of land, with 9-room cottage, furnished, garage and out-buildings, having a frontage on Ocean av and on Pond av, formerly known as the Rohrig Farm.

RONKONKOMA.—Henry Hof sold for Delco Holding Co., a 14-acre farm with cottage, garage and out-buildings on Ocean av and Pond rd at Ronkonkoma, L. I., to Mrs. Dunn of Chicago.

Westchester.

NEW ROCHELLE.—Robert E. Farley Organization, in conjunction with J. T. Lamprey, sold for J. Glasser his house to Robert Breen of New York.

PELHAM.—Fish & Marvin sold for estate of A. Marie Womrath a residence on Nyack av. The property was held at \$12,000.

RYE.—Fish & Marvin sold for George R. Cornwall his residence on the Post rd to Charles J. Hoffman, of New York City. The property comprises over seven acres, large residence and outbuildings. The place was held at \$75,000.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold for James Veeder, of George E. Hohl Construction Co., his house on Colvin pl, in the Greenacres section, to Horace Parker.

SCARSDALE.—Scarsdale Estates Organization, Robt. E. Farley, president, sold for F. A. Hunt of Naushon Construction Co. his house on Walworth av, in the Greenacres section, to Mrs. Emily Martine of Scarsdale.

YONKERS.—Alfred E. Marling and Walter C. Noyes, as receivers of American Real Estate Co., sold to Frederick Brown the 5-sty apartment house at 242 to 246 South Broadway, on plot 100x150. The houses accommodate 24 families, with four stores, and were held at \$130,000. S. Brenner Co. negotiated the sale.

RECENT LEASES.

War Department Leases School.

The ten-story building at the northwest corner of Lexington avenue and Twenty-second street, just completed by the city for the Manhattan Trade School for Girls, has been leased by the War Department for use as a war hospital. The building occupies a plot of land 75x99.4 and is said to have cost upward of \$700,000 to build. The building has two restaurants, complete kitchen equipment and was to have been occupied by the trade school on July 1. The Board of Education will obtain an extension of the lease on the old school quarters at 209 and 213 East 23d street, until the building just leased to the government is turned back to them after the war.

Manhattan.

AMES & CO. leased for Charles B. Van Valen the second loft at 507 West 50th st to Frank E. Campbell Undertaking Establishment.

ALBERT B. ASHFORTH (INC.) leased the following apartments: at 152 West 58th st to Dr. Lee S. Shoninger; at 799 Park av to Mrs. Marion Rush; at 27 West 67th st to Mrs. E. M. Prellwitz; and at 124 West 55th st to Hubert H. Thomas.

ALBERT B. ASHFORTH leased space in the Acker, Merrill & Condit Building, 5th av and 35th st, to Lewis M. Rahe, the Quaker Braid Co., Joel Feder, Robert Le C. Hovey and John W. Fox; at 50 Broad st to Allaire Paint Co. and Kenneth A. Rodger, and in the Brokaw Building, Broadway and 42d st, to Wharton Releasing Corp., Wilson Motor Truck Co. and United Motor Transportation Co.

BARNETT & CO. leased the store at 182 East 125th st to New York Furniture Co., at an aggregate rental of about \$12,500.

BASTINO & CO., INC., leased the parlor floor at 14 West 31st st to Elk Embroidery Co.

BASTINE & CO., INC., sublet the parlor floor at 40 and 42 East 19th st to Elk Embroidery Co. from July 1, 1918, to January 31, 1919; also renewed the lease for F. & G. Pfomm from February 1, 1919, to January 31, 1922.

BASTINE & CO. leased the 3d floor at 822 Broadway to Louis Levy; at 653 1st av the store and basement to Charles S. Schlenoff, Inc.; and at 112 East 19th st space to Belgian Knitting Works; for American Real Estate Co. space at 114 4th av to Erlich Manufacturing Co.

CROSS & BROWN CO. leased for the Gramercy Investing Co., to Clark School, the four houses at the northwest corner of West End av and 72d st, on plot 81x115, at an aggregate rental of approximately \$170,000.

CROSS & BROWN CO. leased the store and basement at 1651 Broadway to Maxim Munitions Corp. for William B. May & Co., agents of the building.

DOUGLAS L. ELLIMAN & CO. leased a large furnished apartment, consisting of 12 rooms and 4 baths, at 270 Park av for Mrs. C. E. Railing to Mrs. A. G. Kay; also an apartment at 156 East 79th st to Thomas E. Forrest.

DOUGLAS L. ELLIMAN & CO. leased for John N. Tonnele to Louis and Mary Duverrier a portion of the 3d floor at 12 East 48th st, and for Kenneth Dows to C. Paul Lane a portion of the 3d floor at 416 Madison av, and subleased the same premises to the same tenant until the expiration of the present lease to E. V. Douglass.

HORACE S. ELY & CO. sublet for Argulmbau & Ramee, Inc., the 6-sty loft building at 385 to 387 Washington st, to O. J. Weeks & Co. and John Duncan's Sons. The present tenant recently took this property, through the same brokers, from Katharine M. Dreyer. The new rental records an increase of about 100 per cent.

J. B. ENGLISH leased for James Miller Realty Co. to W. J. O'Hearn an office at 1552 Broadway; for estate of J. P. Knight the store at 221 West 49th st to Thomas Moore; also offices in the Astor Theatre Building to T. B. Harms & Francis Day & Hunter; and offices

at 1416 Broadway to M. Jacobs, M. Walnstock, Harry Coleman and Alfonso Alfau.

JOSEPH F. FEIST & CO. has rented the store and basement at 646 9th av, and the store and basement at 413 West 41st.

JACOB FINKELSTEIN & SON leased the 3-sty business building at 170 Canal st to Berger & Waldman; also the store and basement at 272 Bowery for Louis Carreau, agent, to Louis Rice.

J. ARTHUR FISCHER leased for Agnes Wilfe Peck to A. Wesson the store and basement at 666 6th av; also to Charles F. Rhodes an apartment at 108 West 30th st; and to D. Boerkow and D. Dimadona apartments at 325 7th av.

EDWARD FRANKLIN rented space at 838 1st av for his business, which has been increased by taking over the management of fifty-six houses belonging to Wilson & Co., beef packers, and the estate of F. Sulzberger.

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H. FREUND leased to St. Regis Restaurant Co. the store at 1400 Broadway, adjoining the Knickerbocker Hotel, now occupied by the Lehigh Valley Railroad Co. as a ticket office.

A. A. HAGEMAN leased the 2d loft at 101 West 37th st to Beau Site Co., and the 3d loft at 626 and 628 6th av to Benjamin Annis.

HENRY HOF leased for Mrs. Farnan the building at 236 East 34th st to Mrs. L. Berger.

HOUGHTON CO. renewed the lease of 616 West 114th st for Josephine D. Morgan to Zeta Beta Tau Fraternity.

HOUGHTON CO. leased for Dr. Louis Heitzmann the 4-sty dwelling at 112 West 76th st to George H. Switzer.

HOUGHTON CO. leased to Dr. David B. Blumstein the 3-sty dwelling at 243 West 103d st for Samuel J. Clarke.

SAMUEL H. MARTIN leased the store and basement at 865 9th av to Joseph Lieberman.

MOORE, SCHUTTE & CO. rented the dwelling at 304 West 142d st for Jondrock Realty Corp. to James E. Carlson; also 312 West 142d st for May Helen Eagan to Florence Dean; also the 4-sty private dwelling at 414 West 142d st for Ella R. Andrews to Louis C. Jacob; the 3-sty private dwelling at 453 West 148th st for Lillian S. Bopp to Alfred Faure.

OGDEN & CLARKSON CORPORATION leased the building at 110 and 112 East 59th st for Nathan Kaufmann to Paris E. Singer at an aggregate rental of about \$100,000; 162 Madison av to Mary De Wire; at 125 5th av the top floor to A. Finstein; and at 29 to 33 West 25th st the 9th loft to Lorraine Hat Co.

OGDEN & CLARKSON CORP. leased the basement store at 607 5th av to D. Z. Noorian, and 1st loft at 4 East 48th st to Collins Marsa, Inc.; at 66 Pearl st, southwest corner of Coenties slip, the corner store to James J. MacNamara and the inside store to Max Rubenstein.

OGDEN & CLARKSON CORP. leased space on the 3d floor of 512 5th av, southwest corner of 43d st, to William J. Carroll, and the store and basement at 15 West 35th st to Allegretti Chocolate Cream Co.

G. M. PEARSON & CO., INC., in conjunction with American Bureau of Real Estate, leased office space at 6 Church st to American Iron Products Co., Inc.

PEASE & ELLIMAN leased for Miss C. H. Livingston to Dr. Fergus Butler the 3-sty dwelling at 55 East 52d st.

PEASE & ELLIMAN leased for Saint Regis Modern Buffet, Inc., the three upper floors at 138 West 44th st, adjoining the Claridge Hotel; the lessees are the Manhattan Waiters' Association, which will occupy these floors for club rooms; also let furnished for Mrs. G. S. Montgomery to Richard Ware the 4-sty dwelling at 318 West 76th st, between West End av and Riverside dr; and a store at 42 West 39th st to Miss Viola Carpenter.

PEASE & ELLIMAN rented an apartment at 100 West 59th st to Mrs. Elizabeth van Beuren; at 103 East 84th st to Mrs. E. Moyer; and a large apartment at 21 East 82d st to A. M. Stewart.

PEASE & ELLIMAN leased to Frederick Haims, for Neverfall Realty Corp., the store and basement at 172 5th av, northwest corner 22d st.

PEASE & ELLIMAN leased a loft at 4 West 37th st, to Stein Hat Co., for Dr. W. W. Herrick, now a United States Army Surgeon, to Miss Louise McClellan; the 5-sty dwelling at 49 East 53d st, between Madison and Park avs; an apartment, furnished, at 50 Central Park West, for Mrs. C. E. Ralling, to Conrad J. Holland; one at 150 West 80th st to W. F. McClelland; one at 320 West 86th st to Mrs. O. M. Ansley; one at 44 West 77th st, for Allied Underwriters, to R. Siedenburgh; one at 88 Central Park West, for Orinoco Realty Co. to Miss F. Hirschhorn; one at 120 West 70th st, for Brixton Holding Corp., to Ralph M. Burch; one at 67 Riverside Dr to Edward P. Thompson, and have renewed for Estate of John D. Wing the lease, held by Mary A. Saint John, of the 4-sty dwelling at 16 West 49th st.

PEASE & ELLIMAN leased the following apartments: 129 East 82d st to Mrs. S. Dolph, 64 East 86th st. to Dr. David Friedman, 103 East 86th st. to Lloyd H. Atkinson and 911 Park av to Mrs. John A. Linder.

RICE & HALL, INC., leased for Edgar S. Appleby, trustee, and D. Remsen Robinson, to United Cigar Stores Co., at a rental aggregating \$125,000, the 4-sty building at 1544 Broadway, between 45th and 46th sts on lot 20x100.

RULAND & WHITING-BENJAMIN CORPORATION leased building at 213-215 East 44th st to Beyer Dyeing and Printing Co.

LOUIS SCHRAG leased for estate of Jacob Appell the store and basement at 216 7th av to Farragut Press; and for Uris Iron Works the 8th loft at 521-5 West 26th st to Art Department of Morimura Brothers.

R. W. SMITH leased for King Model Realty Corp. to I. V. Cohen the six 4-sty dwellings at 2380 to 2388 7th av and 203 West 139th st, at the northwest corner of those thoroughfares.

E. A. TURNER, INC., leased for J. B. Underhill estate the building at 44 East 29th st to Mrs. Triffin of Middletown, N. Y.

CHARLES B. WALKER leased for Berlin and Trosky the store floor at 57 West Houston st to S. B. Atwater; for estate of John R. Graham space at 210 and 212 Canal st to A. Salamon, Inc.; for P. Murphy space at 86 Walker st to Samuel Schemin & Co.; for Inverness Realty Co. space at 147 and 151 Lafayette st to Eagle Die Co., Inc.

WILLIAM R. WARE leased for Louis T. Romaine 55 West 83d st to Julia Murphy, and for Caroline B. Finley 68 West 95th st to Frances Ritter; also the two dwellings at the southeast corner of Riverside dr and 77th st, at an aggregate rental of about \$35,000.

WHITE-GOODMAN leased the 2d loft at 142 and 144 West 26th st to Weinstein & Grabsky; also space for Cruikshank & Co. at 1123 Broadway to Samuel Streiser; for Thomas Watson & Son the 2d loft at 38 East 21st st to Klein & Kaufman.

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WM. A. WHITE & SONS leased the store and basement at 321 East 3d st to Israel Altman & Co. for the storage of furniture.

WM. A. WHITE & SONS leased office space at 68 William st to Ervin T. Bernhard; to Almarin Co. office space in the Singer Building; and for E. S. Willard & Co. to O. G. Orr & Co. space at 45 Beaver st.

WM. A. WHITE & SONS leased to Joseph M. Feinson space at 335 to 339 5th av for office and salesroom purposes, and at 28 East 12th st to Israel Zankel.

Bronx.

WILLIAM J. SMITH leased for Arville Realty Co. and Charles A. Schroeder the Garden Theatre, 742 Tremont av, including the plot immediately adjoining, utilized as an airdrome, to George Sell for a term of ten years.

Richmond.

CORNELIUS G. KOLFF leased for Mrs. E. Campbell to Frederick Montandon the apartment at 309 Westervelt av, New Brighton, country. Major Moses' services are gratuitously

REAL ESTATE NOTES.

GOODWIN & GOODWIN have been appointed managerial representative of 547 Riverside dr and 12½ West 118th st.

DUFF & CONGER, INC., have been appointed managing agents for the following apartment houses: 58, 60 and 62 East 94th and 88 West 103d st.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold its last meeting before the summer recess Monday evening, June 17, at the Hotel Majestic.

MOORE, SCHUTTE & CO. have been appointed agents of the block front, Amsterdam ave, 141st to 142d sts, being the 7-sty elevator apartments known as "The San Samone."

CHARLES GRIFFITH MOSES, of the firm of J. Romaine Brown Co., has been commissioned by Governor Whitman as major in the Engineer Corps of the State of New York, and is in command of the Third Battalion of the 22d Engineers, N. Y. G. He is also connected with the United States Shipping Board Emergency Fleet Corporation in connection with the locating and purchase of land necessary for the housing of shipyard employees in various parts of the offered to the Government.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 June 7 to 13	1917 June 8 to 14
.....	97	121
.....	\$5,935,700	\$6,518,400
ation.	17	22
.....	\$2,043,300	\$647,962
.....	\$2,317,500	\$566,200
an. 1 to June 13	Jan. 1 to June 14	

Total No.	2,894	3,838
Assessed Value.	\$168,044,780	\$274,294,225
No. with Consideration	460	498
Consideration	\$23,245,263	\$22,356,509
Assessed Value.	\$26,080,200	\$30,580,850

Mortgages.

	1918	1917
	June 7 to 13	June 8 to 14
.....	32	55
.....	\$414,700	\$1,661,635
Cos..	5	13
.....	\$70,000	\$904,000
.....	17	12
.....	\$142,400	\$445,400
.....	3	2
.....	\$125,000	\$23,000
.....	8	18
.....	\$110,300	\$829,303
.....
.....	.....	\$55,000
.....
.....	.....	\$5,000
.....
.....	4	20
.....	\$37,000	\$303,932
Jan. 1 to June 13	Jan. 1 to June 14	

Total No.	1,122	1,751
Amount	\$30,689,352	\$68,047,399
To Banks & Ins. Cos.	199	391
Amount	\$16,333,043	\$37,715,300

Mortgage Extensions.

1918		1917	
June 7 to 13		June 8 to 14	
.....	22	.....	28
.....	\$1,094,000	.....	\$1,862,000
Cos .	9	.....	15
.....	\$618,000	.....	\$956,000
Jan 1 to June 13	Jan. 1 to June 14		

Total No.	614	1,036
Amount	\$46,601,225	\$73,415,350
To Banks & Ins. Cos.	234	525
Amount	\$25,501,500	\$55,858,350

Building Permits.

	1918	1917
	June 8 to 14	June 9 to 15
.....	2	
.....	\$110,000	\$58,500
.....	\$220,705	\$200,316
Jan. 1 to June 14	Jan. 1 to June 15	
.....	84	187
.....	\$5,679,550	\$21,230,325
.....	\$4,589,092	\$3,478,755

New Buildings.	84	187
Cost.	\$5,679,550	\$21,230,325
Alterations.	\$4,589,092	\$6,478,75

BRONX.

Conveyances.

	1918 June 7 to 13	1917 June 8 to 14
Total No.....	89	104
No. with consideration.....	13	12
Consideration.....	\$245,700	\$160,200
	Jan. 1 to June 13	Jan. 1 to June 14
Total No.....	2,126	2,606
No. with consideration.....	286	309
Consideration.....	\$2,869,859	\$3,242,063

Total No.	2,126	2,606
No. with consideration.	286	309
Consideration.	\$2,869,859	\$3,242,063

Mortgages.

	1918	1917
	June 7 to 13	June 8 to 14
Total No.....	37	39
Amount.....	\$506,400	\$478,394
To Banks & Ins Cos.....	3	.....
Amount.....	\$105,250	.....
No. at 6%.....	22	15
Amount.....	\$291,900	\$178,200
No. at 5½%.....	6	3
Amount.....	\$140,500	\$22,800
No. at 5%.....	5	6
Amount.....	\$40,000	\$17,200
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	1
Amount.....	.....	\$1,795
Interest not given.....	4	14
Amount.....	\$34,000	\$258,399

Total No.	884	1,131
Amount	\$5,226,096	\$8,607,576
To Banks & Ins. Cos.	39	102
Amount	\$780,192	\$1,485,750

Mortgage Extensions.

	1918	1917
	June 7 to 13	June 8 to 14
Total No.....	15	11
Amount.....	\$188,500	\$95,750
To Banks & Ins. Cos..	2	2
Amount.....	\$52,500	\$21,000
	Jan. 1 to June 13	Jan. 1 to June 14
Total No.....	177	356
Amount.....	\$3,725,862	\$6,767,045
To Banks & Ins. Cos..	44	93
Amount.....	\$1,162,250	\$2,451,500

Total No.	177	356
Amount	\$3,725,862	\$6,767,049
To Banks & Ins. Cos.	44	98
Amount	\$1,162,250	\$2,451,500

Building Permits.

	1918	1917
	June 7 to 13	June 8 to 14
New Buildings.....	7	7
Cost.....	\$101,900	\$31,000
Alterations.....	\$13,400	\$16,700
	Jan. 1 to June 13	Jan. 1 to June 14
New Buildings.....	124	330
Cost.....	\$4,482,800	\$5,361,625
Alterations.....	\$1,061,621	\$614,150

New Buildings.	124	330
Cost	\$4,482,800	\$5,361,625
Alterations.	\$1,061,621	\$614,150

BROOKLYN.

Conveyances.

	1918	1917
	June 6 to 12	June 7 to 13
Total No.....	476	402
No. with consideration.	34	40
Consideration.....	\$170,905	\$194,994
	Jan. 1 to June 12	Jan. 1 to June 13
Total No.....	9,799	10,394
No. with consideration.	722	927
Consideration.....	\$5,811,578	\$11,431,025

Total No.	9,799	10,394
No. with consideration.	722	927
Consideration	\$5,811,578	\$11,431,025

Mortgages.

	1918	1917
	June 6 to 12	June 7 to 13
Total No.....	301	238
Amount.....	\$821,281	\$1,047,492
To Banks & Ins. Cos..	29	40
Amount.....	\$104,800	\$372,400
No. at 6%.....	222	143
Amount.....	\$546,751	\$606,345
No. at 5½%.....	49	46
Amount.....	\$183,695	\$200,075
No. at 5%.....	9	34
Amount.....	\$44,800	\$206,139
Unusual rates.....	.....	1
Amount.....	.....	\$2,450
Interest not given.....	21	14
Amount.....	\$46,035	\$32,483

Total No.	5,527	6,892
Amount	\$19,701,053	\$29,680,853
To Banks & Ins. Cos.	619	1,322
Amount	\$3,235,040	\$10,404,294

Building Permits.

	1918 June 7 to 13	1917 June 8 to 14
New Buildings.....	89	52
Cost	\$629,680	\$749,500
Alterations.....	\$84,310	\$60,200
	Jan. 1 to June 13	Jan. 1 to June 14
New Buildings.....	1,475	1,522
Cost	\$10,455,551	\$14,720,800
Alterations	\$1,971,763	\$2,359,888

New Buildings.	1,475	1,527
Cost	\$10,455,551	\$14,720,800
Alterations.	\$1,971,763	\$3,359,889

QUEENS.

Building Permits.

	1918	1917
	June 6 to 13	June 8 to 14
New Buildings....	73	62
Cost.....	\$138,140	\$156,235
Alterations.....	\$30,657	\$41,070
	Jan 1 to June 13	Jan. 1 to June 14
New Buildings.....	1,114	1,851
Cost.....	\$3,846,401	\$6,452,422
Alterations.....	\$705,899	\$620,751

New Buildings.	1,114	1,859
Cost	\$3,846,401	\$6,452,426
Alterations.	\$705,899	\$620,757

RICHMOND.

Building Permits.

	1918 June 6 to 13	1917 June 8 to 14
New Buildings.....	21	10
Cost.....	\$22,040	\$94,525
Alterations.....	\$2,715	\$3,875
	Jan. 1 to June 13	Jan. 1 to June 14
New Buildings.....	273	45
Cost.....	\$645,363	\$882,750
Alterations.....	\$244,995	\$179,121

New Buildings.	273	45
Cost.	\$645,363	\$882,750
Alterations.	\$244,995	\$179,121

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

R EPORTS from various sources indicate but scant improvement in the building situation during the past week. During the period a number of altogether new factors have developed to complicate affairs and it now seems as though the building trades could not anticipate any great volume of activity for this year at least. This applies to private construction, as it is well known that Federal operations will maintain their prominence in building circles for a long time to come and probably will materially increase in number and total cost.

The major portion of active building at the present writing is directly for Government use, and a large part of the balance is for structures that will contribute in winning the war. Private construction is at a low ebb and consists mainly of small dwellings in suburban districts and a relatively few apartments and tenements in this and neighboring cities.

Projects of a more important character are few and far between, and in view of the conditions surrounding the building business this type of activity is not likely to be increased. Architects and engineers have been working on plans for a number of large and imposing structures. Some of these have been under advisement for a long while, but high material costs and transportation difficulties have combined to prevent their starting. Now it is feared that they will be held up for considerable time.

Although the demand for building materials and supplies is relatively light there are no great reserves of commodities available at present. Manufacturing in almost all lines has been seriously curtailed on account of the scarcity of fuel and labor and the difficulties attendant upon the shipment of raw materials to manufacturer and also the transportation of finished products to jobber and consumer. In almost every line of manufactured commodity the output of the current year will be greatly below that of past seasons, and while there is no material famine at present it is feared that a revival of building activity might create a market condition that would be unusual to say the least.

Common Brick.—Market conditions for Hudson River common brick are practically unchanged from those which marked last week. The demand is dull, but owing to the small quantities of brick coming down from production points it about equals the supply. The manufacturers are experiencing great difficulty in obtaining men to load the scows. There is plenty of brick ready for shipment and the scows are tied up to the docks waiting for labor to load. Manufacturing is proceeding on a most limited scale and from all accounts the total production of this year will be far below that of any season for a long time past. Prices are steady with a disposition toward greater firmness. The ruling quotations are \$10.50 to \$11 to dealers, in cargo lots, alongside dock. At this writing there is a strong possibility that brick prices will advance to \$11 a thousand for barge run and if the demand should increase prices might jump to a considerably higher level. The Raritan district is exceptionally quiet and only a limited production is possible on account of the scarcity of labor and the difficulty of obtaining fuel. No brick from this district is available for the New York market and no quotations are being made. What little production is possible at the Raritan plants is being

shipped by rail to Government building projects located in New Jersey.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, June 14, 1918. Condition of market: Demand fair; prices firm. Quotations: Hudson Rivers, \$10.50 to \$11.00 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 14; sales, 12. Distribution: Manhattan, 4; Brooklyn, 5; New Jersey points, 3.

Second Hand Brick.—There is little demand for second hand brick, owing to the general recession in building construction. Prices are steady at \$6 a load of 1,500, at the wrecking job and \$10 from yard, plus the usual charges for haulage.

Portland Cement.—Manufacturers are producing to the maximum of their abilities but are considerably hampered by the difficulty of obtaining adequate fuel and the extreme scarcity of labor. The latter condition is most serious at present. There is a steady demand for this commodity and naturally Federal building operations are the most important factor in the market. Prices are firm and likely to be further increased about 8 cents a barrel as a result of the advance in freight rates.

Crushed Limestone.—Producers of this commodity are daily obtaining larger orders from Federal sources and as a consequence the market situation is firm, with prices somewhat higher. It has been stated that one of the most important of the Government operations will require several hundred thousand cubic yards of crushed limestone, and producers are now engaged in deliveries to this job. Prices during the week have advanced to \$1.70 a cubic yard for 1½ in. and \$1.80 for the ¾ in. size. The latter size is the one generally called for in the Government specifications, and if the present schedule is adhered to there is likely to be a scarcity of this size for some time as far as private usage is concerned.

Trap Rock.—The demand is steady for this material and likely to hold for some time, and although the Government is not using this commodity for building purposes it has made a heavy demand upon the producers for stone to be used in road construction. Prices are advancing as a consequence of the increasing towing rates and the advanced wages of the labor required to produce this material. Current material quotations are \$2 a cubic yard for 1½ in. and \$2.10 a yard for ¾ in.

Sand and Gravel.—Almost the entire business in these commodities is coming from Government sources and no material improvement in the volume of private construction is anticipated at the present writing. Prices are firm and according to prominent producers likely to remain at their existing levels for some time.

Hydrated Lime.—Although the demand is quiet owing to the scarcity of new building operations, prices have firmed up because of the higher manufacturing costs and the increases in freight rates. Hydrated common is now bringing \$15 a ton, New York, in duck bags, plus the increased freight charges and Hydrated finishing is selling at \$17.20 a ton in cotton bags, plus the freight increase.

Linseed Oil.—Stocks in reserve are negligible and there is a scarcity of this commodity in the hands of the jobbers that is likely to increase within the next few weeks. There is practically no domestic or foreign seed available for the crushers and the new crop will not be matured and ready for crushing before next October. The demand, considering the amount of oil available, is considered heavy, although it is not comparable to that of previous years at this time. Prices are firm at

the levels that now have maintained for some weeks.

Window Glass.—Trade in this line continues to be extremely light and there is no possibility of a marked increase in demand according to the present outlook. Manufacturers of hand-made window glass have practically ceased production and those who continue are likely to end the blast at almost any time. Stocks in the hands of the manufacturers are low and in the majority of instances barely one-half of that at this time one year ago. Jobbers' stocks are depleted and broken. Notwithstanding the adverse conditions involving the production of this material manufacturers have not as yet revised their schedule of discounts.

Structural Steel.—With the Government now taking 100 per cent of the output of the steel industry of the country, the builders contemplating an early start of structural projects involving the use of fabricated steel to any extent have been forced to abandon their plans for the present. The outlook from the standpoint of the building trades is not of the best and the situation will not improve until there is some likelihood of obtaining the necessary steel product used in construction, within a reasonable period of time. The conditions affecting the steel industry have induced a number of perspective builders to revise their plans so as to utilize heavy timber construction or reinforced concrete where possible, but a number of operations have been of a character where such a substitution is impossible and these will be held in abeyance indefinitely.

Wire Products.—Mills producing both wire and wire nails are devoting their entire output to Government needs and there is practically no new business being taken for orders aside from Federal business. Immense quantities of wire and nails are being turned out for England and France and the United States is shipping a large tonnage for the use of the army in Europe. Although there is a strong demand from the usual commercial sources, manufacturers of commodities not essential to the war are being curtailed in their deliveries as jobbers' stocks are low and it will be impossible to replenish them for some time. Mill base prices are unchanged.

Cast Iron Pipe.—Business in this line is slack and the manufacturers are mostly concerned with Government orders for pipe and fittings. The conditions affecting the production of steel in all forms have been felt in this industry and there will be but a small volume of cast iron pipe available for private consumption. Prices are subject to the new Government schedule as recently announced.

Lumber.—Market conditions are but slightly changed and although the demand is considered fair at wholesale and retail, both of these interests have experienced difficulty in obtaining new supplies to refill their depleted stocks. The transportation of lumber from production points is one of the serious factors of the present situation and there seems to be no immediate prospect of relief. The demand from manufacturing consumers is well sustained and builders are also in the market for a considerable volume of timber. It is generally felt that there would be a material improvement in the number of small dwellings built of lumber and trim could be obtained without long waits for delivery. This type of construction is, with the exception of purely Government building, the best present market for the lumber dealers.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

Brick (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.50@ \$11.00
Raritan common.....No quotation
Second hand common, per load of 1,500.....\$6.00@ —

Cement (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....2.59@ —
Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers, wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

Gravel (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):
1½ in. (nominal).....\$2.00@ —
¾ in.No quotation

Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

Crushed Stone (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1½ in. (Nominal).....\$2.00@ —
Trap rock, ¾ in. (Nominal).....1.95@ —
Crushed limestone, 1½ in.1.70@ —
Crushed limestone, ¾ in.1.50@ —
Bluestone flagging, per sq. ft.17@ 0.18
Bluestone curbing, 5x16.....40@ —

Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in., per 1,000.....—
6x12x12 in., per 1,000.....—
8x12x12 in., per 1,000.....—
10x12x12 in., per 1,000.....—
12x12x12 in., per 1,000.....—

Interior—
3x12x12 in., per 1,000.....—
4x12x12 in., per 1,000.....—
6x12x12 in., per 1,000.....—
8x12x12 in., per 1,000.....—

Time (standard 300-lb. bbls.):
Eastern common, dealers' price.....\$3.25@ —
Eastern finishing, dealers' price.....3.45@ —
Hydrated common (per ton).....15.20@ —
Hydrated finishing (per ton).....17.20@ —

Linseed Oil—
City brands, oiled, 5 bbl. lots.....\$1.57@ —
Less than 5 bbls.....1.58@ —

Lumber (wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f.o.b.N.Y.):
8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00
14 to 16 ft.....63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....34.50@ —
Hemlock, W. Va., base price per M.....34.50@ —
(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).....38.00@ 42.00
Wide cargoes.....38.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in.....\$68.00@ —
Cypress shingles, 6x18, No. 1
Hearts.....10.00@ —
Cypress shingles, 6x18, No. 1
Prime.....8.50@ —
Quartered oak.....95.00@ 107.50
Plain oak.....75.50@ —

Flooring:
White oak, quartered, select \$60.00@ \$64.00
Red oak, quartered, select.....60.00@ 64.00
Maple No. 1.....47.00@ —
Yellow pine, No. 1, common
flat.....38.00@ —
N. C. Pine, flooring, Norfolk.....40.00@ —

Plaster—(Basic prices to dealers at yard, Manhattan):
Mason's finishing in 100 lbs. bags, per ton.....\$17.00@ —
Dry Mortar, in bags, returnable at 15c. each, per ton.....8.25@ 8.75
Block, 2 in. (solid), per sq. ft.....\$0.08
Block, 2-in. (hollow), per sq. ft......09
Boards, ¾ in. x 8 ft.....12½@ —
Boards ¾ in. x 8 ft.....15½@ —

Sand—
Screened and washed Cow Bay.
500 cu. yds. lots, wholesale.....\$1.25@ —

Structural Steel (Plain material at tide-water, cents per lb.):
Beams & channels up to 14 in. 3.195@ —
Beams & channels over 14 in. 3.195@ —
Angles, 3x2 up to 6x8.....3.195@ —
Zees and tees.....3.195@ —
Steel bars, half extras.....3.195@ —

Turpentine:
Spot in yard, N. Y., per gal. \$0.50½@ \$0.51

Window Glass. Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets.....80%
B grade, single strength, first three brackets.....82%
Grades A and B, larger than the first three brackets, single thick.....79%
Double strength, A quality.....80%
Double strength, B quality.....83%

PERSONAL AND TRADE NOTES.

Holtzer-Cabot Electric Co. announces that it has opened a New York office in the Architects' Building, 101 Park avenue.

Wolfinger & Lasberg Contracting Co., formerly at 44 Court street, has moved its offices to 4408 Fourteenth avenue, Brooklyn.

Portland Cement Association recently moved its New York office from the Architects' Building, 101 Park avenue, to 347 Madison avenue.

Willard Reed Messenger, executive secretary of Building Industries of New York, 50 East 42d street, has been commissioned Captain of Engineers, U. S. R.

Starrett & Van Vleck, architects, 8 West 40th street, announce that Paul Starrett, president of the George A. Fuller Co., has consented to act as trustee and business advisor in connection with the firm's real estate holdings and other affairs in the routine of the continuation of the business, until further notice.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

NEW YORK CITY.—U. S. Government, General Army, Brig. Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, will erect 2-story frame barracks at Center, Leonard and Baxter sts and City Hall pl. to be used for Military Police. The site selected is owned by the City of New York, Court House Board, Walter J. O'Brien, chairman, 3 Rector st; L. Lafin Kellogg, secy., 115 Broadway, and Hon. John P. Hyland, Mayor, City Hall, all of Manhattan.

BROOKLYN, N. Y.—Brooklyn Line Improvement Co., 1607 45th st, has the general contract for a 2-story brick brig and guard house, 60x28, at the Marine Barracks, Navy Yard, for the U. S. Government, Navy Dept., C. W. Parks, and Public Works Officer, Navy Yard, Bklyn., owner, from privately prepared plans.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Public Works Officer, Navy Yard, Brooklyn, owner, is taking bids on the general contract, to close 4 p. m., June 14, for alterations and an addition to Building No. 27 at the New York Navy Yard, from plans by J. T. Mathews, U. S. Navy Yard, Brooklyn. Assistant Civil Engineer, Nieman & Luth, 33 West 42d st, Manhattan, are figuring the general contract.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract to close 11 a. m. June 17, for ten 2-story magazine bldgs, 50x190, from privately prepared plans. Cost, \$300,000.

ROCKAWAY, L. I.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for two sea plane hangars, marine railway and landing pier. Cost, \$113,000.

NEW YORK CITY.—William Crawford, 7 East 42d st, Manhattan, has the general contract for erecting a group of 2-story hollow tile or frame hospital bldgs at General Hospital No. 1, on Gun Hill rd, for the U. S. Government, Construction Quartermaster, on premises; Depot Quartermaster, New York City, and Lieut. Col. R. C. Marshall, Jr., Construction Division, U. S. A., 7th and B sts, N. W., Washington, D. C., owner, from privately prepared plans.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

135TH ST.—Otto L. Spannhake, 13 Park Row, completed plans for alterations to the 5-story brick tenement, 25x87, at 229 West 135th st, for Michael Sapiala, 1927 Broadway, owner. Cost, \$5,000.

144TH ST.—Samuel Levingson, 101 West 42d st, has plans in progress for alterations to the 6-story apartment house at the southeast cor of 144th st and Broadway, for the Arbrook Realty Co., owner. Cost, \$5,000.

67TH ST.—Starrett & Van Vleck, 8 West 40th st, have plans in progress for alterations to the 6-story brick apartment house, 100x100, at the northwest cor of 67th st and Central Park West, for the Town House Club, owner, c/o Walter Russell and Penrhly Stanlaws, 1 West 67th st, Frederick T. Ley Co., 19-25 West 44th st, has the general contract. Cost, \$100,000.

DWELLINGS.

55TH ST.—Cornelius R. Agnew, on premises, owner, has had plans completed privately for alterations and addition to the 4-story brick dwelling, 20x97, at 66 East 55th st, for which Stevenson & Cameron, 37 West 25th st, have the general contract. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

WOOSTER ST.—Pietro Traverso, Fort Lee, N. J., owner, has had plans completed privately for the alteration of the 4-story brick school, 75x86, at 180 Wooster st, into a warehouse. Jacob Gescheidt, 142 East 43d st, has the general contract. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

6TH AV.—Alfred Auslander, architect, on premises, will draw plans for the alteration of the 7-story brick, stone and iron department store, on plot 184x460, on 6th av, from 18th to 19th sts, into a hospital. J. B. Greenhut, Inc., 6th av and 18th st, is the owner, and the U. S. Government (Gen. I. W. Littell, 15th and M sts, N. W., and Lieut. Col. R. C. Marshall, Jr., 7th and B sts, S. W., both of Washington, D. C.) is the lessee. Hospital will contain 4,000 beds, and project consists of dividing the seven floors into wards.

133D ST.—V. W. Tandy, 1931 Broadway, has working plans in progress for a 6-story hospital, probably brick, limestone and terra cotta, 56x80, at 20 West 133d st, for the McDonough Memorial Hospital, owner, c/o architect. Present buildings on site will be razed, and the hospital will be for negro soldiers and sailors. Cost, \$100,000.

HOTELS.

7TH AV.—B. H. & C. N. Winston, 148th st and 3d av, completed plans for the alteration of the 13-story fireproof hotel, 75x125, at 861-871 7th av, with an "L" to 151 West 55th st, into a hotel and restaurant for the Hotel Wellington Corporation, Miss Mima E. Fritz, pres., and A. L. Brown and C. C. Soest, managers, on premises, owner, and the C. & L. Lunch Co., lessee. Architect will take bids on general contract June 17. Cost, \$9,500.

STABLES AND GARAGES.

153TH ST.—Frederick Vollweiler, 696 Bushwick av, Bklyn, completed plans for alterations to the 2-story brick garage, 25x75, at 668 West 158th st, for Charles M. Rosenthal, 30 East 42d st, owner, and M. Beardsley and R. Nattleson, lessees. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

WILLIAM ST.—Frederick Ebeling, c/o general contractor, completed plans for alterations to the 11 and 20-story brick office bldg, 87x115, at 11-21 William st, for the Corn Exchange Bank, on premises, owner. Valentine-Lynch Co., 13-21 Park Row, will probably have the general contract. Cost, \$5,000.

BROADWAY.—R. H. Almirot, 220 5th av, has plans in progress for a 2-story brick store and loft bldg, 25x125, at 1991 Broadway. Cost, \$20,000.

WATER ST.—William Kennedy, 5654 Newton av, completed plans for the alteration of the 2-story brick loft bldg, 45x60, at 374-376 Water st, into a garage, for Matthew J. Sullivan, 109 Cliff st, owner. Cost, \$5,000.

NASSAU ST.—R. H. Almirot, 220 5th av, has plans in progress for alterations to the 8-story brick and stone office bldg, at 90 Nassau st. Cost, \$3,000.

23D ST.—R. H. Almirot, 220 5th av, has plans in progress for alterations to the 12-story brick loft bldg, 25x100, at 30 East 23d st, and is taking bids on the general contract. Cost, \$5,000.

BEEKMAN ST.—B. H. & C. N. Winston, 509 Willis av, Bronx, completed plans for alterations to the 12-story brick restaurant and office bldg, 96x144, at the cor of Beekman st, Park Row and Nassau, for the O. B. Potter Properties, Inc., 71 Broadway, owner, and the Silver Lunch Co., 510 West 53d st, lessee. Cost, \$20,000.

EAST HOUSTON ST.—B. H. & C. N. Winston, 509 Willis av, Bronx, have plans in progress for alterations to the 5-story brick loft bldg, 25x100, at 11 East Houston st, for James Dean Estate, owner, c/o John B. Mayes, Ludgato Hall, Ludgato, England, Cost, \$20,000.

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DWELLINGS.

FORDHAM ST.—Anton Pirner, 2069 Westchester av, completed plans for a 1-sty frame dwelling, 20x38, in the south side of Fordham st, 240 ft east of City Island av, for Jane M. Hawkins, 321 King av, owner. Cost, \$4,500.

MUNICIPAL.

BROOK AV.—Hopkin & Koen, 4 East 43d st, are preparing plans for a 4-sty brick and granite police station house at the southwest cor of Brook av and 142d st, for the City of New York, Police Dept., Centre, Lafayette and Grand sts. R. E. Enright, Comr., owner. Cost, \$125,000.

STABLES AND GARAGES.

RIVER AV.—Philip Wattenberg, 960 Prospect av, contemplates building a garage on plot 100x100, on the east side of River av, 57 ft north of 149th st. Architect's name will be announced later.

FERRIS PL.—B. Ebeling, 2400 Westchester av, completed plans for a 1-sty brick garage, 100x148, on the west side of Ferris pl, 125 ft south of Thomas st, for the Westchester Land & Dock Co., on premises, owner. Cost, \$25,000.

MISCELLANEOUS.

177TH ST.—Charles E. Silkworth, Jr., 423 76th st, Bklyn, completed plans for two 1-sty frame stages and stands, 91x79 and 180x115, in the south side of 177th st, from Bronx River to N. Y., W. & B. R., for the N. Y., W. & B. R. Co., 481 Morris Park av, owner. The Bronx Exposition Co is the lessee, and R. McConnell, Times Bldg, Manhattan, is in charge for lessee. Cost, \$27,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

CEDAR ST.—Shampan & Shampan, 772 Broadway, completed plans for two 4-sty apartment houses, on plot 116x139, at the northeast cor of Cedar and East 17th sts, for Louis Montalbino, owner.

EAST 17TH ST.—Shampan & Shampan, 772 Broadway, have plans in progress for two 4-sty brick and stone apartments, 116 x138, at East 17th st and Cedar av, for Louis Montalbino, 1320 East 17th st, owner and builder. Cost, \$125,000.

CHURCHES.

CLINTON AV.—Allen & Collens, 40 Central st, Boston, Mass., will draw plans for a brick and stone church on plot 100x170, at Clinton and Lafayette avs, for the Clinton Ave Congregational Church, Rev. Dr. Nehemiah Boynton, 379 Washington av, owner. Cost, \$200,000.

DWELLINGS.

HOPKINSON AV.—E. M. Adelson, 1776 Pitkin av, completed plans for four 2-sty brick dwellings, 19x55, on the west side of Hopkinson av, 300 ft south of Lott av, for the F & G Construction Co., 189 Glenmore av, owner and builder. Cost, \$20,000.

WEST 22D ST.—George H. Suess, 2920 Railroad av, completed plans for two 2-sty brick dwellings, 20x55, in the east side of West 22d st, 140 ft south of Neptune av, for W. J. Airtable and A. Garmesi, 463 63d st, owners and builders. Cost, \$10,000.

SUNNYSIDE AV.—William C. Winters, 106 Van Sicklen av, has plans in progress for seven 2-sty brick dwellings, 20x36, on the north side of Sunnyside av, near Hendrix st, for Frank Richards, 172 Jamaica av, owner and builder. Cost, \$31,500.

TEN EYCK ST.—Volckening & Holler, 82 Wall st, Manhattan, completed plans for a 2-sty brick dwelling and garage, 25x100, in the south side of Ten Eyck st, 25 ft west of Lorimer st, for George W. Lenartz, 46 Ten Eyck st, owner. Architects will take bids on general contract about July 6. Cost, \$7,500.

WEST 22D ST.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for four 2-sty brick dwellings, 20x58, in the east side of West 22d st, 140 ft south of Mermaid av, for A. Barnett, 2913 West 27th st, owner and builder. Cost, \$22,000.

WEST 17TH ST.—Frank V. Laspi, 525 Grand st, completed plans for a 2-sty brick dwelling, 20x55, in the east side of West 17th st, 180 ft south of Av Z, for Salvatore Precia, 5 East 3d st, Manhattan, owner. Cost, \$6,000.

WEST 27TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for two 2-sty brick dwellings, 20x58, in the west side of West 27th st, 140 ft south of Neptune av, for Ida Semmer, 55 West End av, owner and builder. Cost, \$11,000.

CONEY ISLAND AV.—Philip Caplan, 16 Court st, completed plans for two 2-sty brick dwellings, on Coney Island av, 90 ft south of Av N, for A. N. Smith, 65 Washington av, Newark, owner and builder. Total cost, \$10,000.

AVENUE N.—Philip Caplan, 16 Court st, completed plans for six 2-sty brick dwellings, on the south side of Av N, 25 ft east of Coney Island av, for A. N. Smith, 65 Washington av, Newark, owner and builder. Total cost, \$30,000.

AVENUE N.—Philip Caplan, 16 Court st, completed plans for three 2-sty brick dwellings, at the southwest cor of Av N and East 12th st, for A. N. Smith, 65 Washington av, Newark, owner and builder. Total cost, \$15,000.

CONEY ISLAND AV.—Philip Caplan, 16 Court st, completed plans for a 2-sty brick dwelling, 18x36, at the southeast cor of Coney Island av and Av N, for A. N. Smith, 65 Washington av, Newark, owner and builder. Cost, \$5,000.

EAST 4TH ST.—J. C. Wandell, 8523 4th av, completed plans for three 2-sty brick dwellings, 18x41, in the east side of East 4th st, 196 ft north of Albemarle rd, for Louis Obermeyer, 319 East 3d st, owner and builder. Total cost, \$12,000.

80TH ST.—M. A. Cantor, 373 Fulton st, completed plans for two 2-sty brick dwellings, 19x62, in the north side of 80th st, 87 ft west of 5th av, for the Beverly Building Corp., 44 Court st, owner and builder. Cost, \$16,000.

PRESIDENT ST.—Slee & Bryson, 154 Montague st, completed revised plans for a 2-sty brick dwelling, 28x50, in the south side of President st, 200 ft east of Brooklyn av, for Frederick Seifter, 261 Penn st, owner. Cost, \$15,000.

BAY RIDGE—Slee & Bryson, 154 Montague st, have plans in progress for four 2½-sty brick dwellings, 36x40, for Jerome H. Pennock, 186 Remsen st, owner and builder. Exact location will be announced later. Total cost, \$24,000.

FACTORIES AND WAREHOUSES.

SHEFFIELD AV.—Charles Infanger & Son, 2634 Atlantic av, completed plans for exterior alterations to the 4-sty brick factory, at the southwest cor of Sheffield and Belmont avs, for Parker Stearns & Co., 288 Sheffield av, owner. Cost, \$12,000.

SHEPHERD AV.—R. I. Dodge, 11 Broadway, Manhattan, completed plans for interior alterations to the 2-sty factory on the west side of Shepherd av, 91 ft north of Atlantic av, for the American Numbering Machine Co., 224 Shepherd av, owner. Cost, \$6,000.

GATES AV.—Shampan & Shampan, 772 Broadway, Bklyn, have revised plans in progress for a 1-sty brick factory, 25x125, at 1470 Gates av, for George H. Amann, 1356 Greene av, owner. Lessee's name will be announced later. Owner will take bids on general contract June 15. Cost, \$15,000.

BOGART ST.—B. W. Dorfman, 26 Court st, completed plans for a 2-sty brick factory, at the southwest cor of Bogart and Moore sts, for Isaac Meseritz, on premises, owner. Cost, \$8,000.

PARK AV.—Max Hirsch, 215 Montague st, has plans in progress for a 3-sty brick factory, 50x67, on the south side of Park av, 20 ft east of Navy st, for Albphonso Monaco, 71 Navy st, owner. Cost, \$15,000.

HOTELS.

ATLANTIC AV.—Eisendrath & Horwitz, 500 5th av, Manhattan, completed plans for an extension to the two 4-sty hotels at Atlantic and 4th avs, for Peter T. Reilly, 538 Carlton av, owner, and Morris Schneider, lessee. Architects will take bids on general contract about July 7. Cost, \$7,000.

STABLES AND GARAGES.

BERGEN ST.—Bly & Hamann, 833 St. Johns pl, completed plans for a 1-sty brick garage, 50x114, in the south side of Bergen st, 100 ft west of Grand av, for Nicholas V. Caifa, 368 St. Marks av, owner. Cost, \$9,000.

BRIDGE RD.—B. W. Dorfman, 26 Court st, has plans in progress for a 1-sty brick garage, 44x70, at the southwest cor of Bridge rd and Navy st for P. Hamill, owner and builder. Cost, \$10,000.

DE KALB AV.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick garage, 71x130, on the north side of De Kalb av, 63 ft west of Bushwick av, for Morris Ginsberg and Simon Mann, 122 Livingston st, owners. Cost, \$35,000.

NEPTUNE AV.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for a 1-sty brick automobile repair shop, 20x50, on the north side of Neptune av, 60 ft west of West 17th st, for Charles Martino, 2911 West 30th st, owner and builder. Cost, \$4,000.

ST. JOHNS PL.—Eugene Schoen, 112 East 19th st, Manhattan, completed plans for an extension to the 1-sty brick and stucco garage, 50x122, in the south side of St. Johns pl, 330 ft east of Classon av, for Michael Tuch, 855 Park pl, owner. Architect will take bids on general contract about June 28. Cost, \$14,000.

GRAND ST.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick public garage, 100x100, in the south side of Grand st, 175 ft east of Waterbury st, for Shokhoff & Fein, 116 Essex st, owners and builders. Cost, \$30,000.

LEXINGTON AV.—Cohn Bros., 361 Stone av, have plans in progress for a 2-sty brick garage, 25x100, on the north side of Lexington av, 275 ft west of Patchen av, for James Acomadello, 215 Montague st, owner and builder. Cost, \$25,000.

45TH ST.—S. Millman & Son, 26 Court st, completed plans for three 1-sty brick garages, 10x18, in the south side of 45th st, 220 ft east of 15th av, for the N. R. Realty Co, 4408 15th av, owner and builder. Cost, \$10,000.

GRAND AV.—Carlson & Wiseman, 226 Henry st, completed plans for a 2-sty garage, 170x100, on the west side of Grand av, 300 ft north of Myrtle av, for Rogers & Hagardy, 3d av and 125th st, Manhattan, owner. Cost, \$50,000.

16TH ST.—C. N. Shubert, 366 5th av, Manhattan, completed plans for an extension to the brick garage, 25x100, in the north side of 16th st, 147 ft east of 10th av, for George W. Ballway, 1513 8th av, owner and lessee. Cost, \$5,000.

4TH AV.—Benjamin Dreisler, 153 Remsen st, completed plans for a 1-sty brick garage, 50x97, at the southeast cor of 4th av and 6th st, for Isadore Polivnick, 572 Powell st, owner and builder. Cost, \$8,000.

ST. MARKS AV.—E. M. Adelsohn, 1776 Pitkin av, completed plans for a 1-sty brick garage, 175x150, on the south side of St. Marks av, 300 ft west of Franklin av, for the Cranford Co., 52 9th st, owner and builder. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

BEDFORD AV.—LeRoy C. Morris, 533 Nostrand av, completed plans for an extension to the 3-sty store bldg at the southwest cor of Bedford and Putnam avs for Hugo Tollner Estate, 1174 Bedford av, owner. Cost, \$6,000.

THEATRES.

WASHINGTON AV.—Frank Laspia, 525 Grand st, completed plans for an extension to the 1-sty moving picture theatre at the northeast cor of Washington av and Bergen st for B. Mosca, 637 Washington av, owner. Cost, \$5,500.

Queens.

DWELLINGS.

JAMAICA, L. I.—Arthur Short, 196 Helen av, South Ozone Park, L. I., owner and builder, has had plans completed privately for a 2-sty frame dwelling, 16x37, at the southeast cor of Cannonbury rd and Madison av. Cost, \$3,000.

FLUSHING, L. I.—George O. Barnes, Grace av, Great Neck, L. I., completed plans for interior alterations and a 2½-sty frame extension, 10x68, to side and rear of the dwelling and garage, at the northwest cor of 20th st and Sandford av, for Ray Glassberg, 195 2d av, Manhattan, owner. Cost, \$7,500.

WOODHAVEN, L. I.—S. Millman & Son, 26 Court st, Brooklyn, completed plans for seven 2-sty brick dwellings, 20x32 and 20x52, on the east side of Forbell av, 20 ft south of Atlantic av, and at the southeast cor of Atlantic and Forbell avs, for the Nebur Construction Co, 95 Wayne st, Middle Village, L. I., owner and builder. Total cost, \$35,000.

RIDGEWOOD, L. I.—Louis Allmendinger, 20 Palmetto st, completed plans for fourteen 2-sty brick dwellings, 20x40, and 19x38, at the southeast cor of Cypress av and Stephen st, for Anthony Mayer, 1015 Hancock st, Bklyn, owner and builder. Total cost, \$42,000.

QUEENS, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for a 2-sty frame dwelling, 25x26, on the west side of Lincoln av, 320 ft north of Langdon st, for William H. Wade, 434 Birch st, Richmond Hill, owner. Cost, \$4,000.

QUEENS, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for two 2-sty frame dwellings, 24x25, on the east side of Jackson av, 97 south Walnut st, for Harry E. Wade, 460 Guion av, Richmond Hill, owner and builder. Cost, \$8,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for three 2-sty frame dwellings, 26x31, on the east side of Park av, 40 ft north of Ayling av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Total cost, \$10,500.

Richmond.

CHURCHES

CLIFTON, S. I.—William Edgar Moran, 15 East 38th st, Manhattan, will draw plans for a 1-sty brick church for the First Christian Scientist Church, 67 Stuyvesant pl, New Brighton, S. I., owner. Details are undecided. Cost, \$10,000.

DWELLINGS.

CLIFTON, S. I.—F. Averkamp, 525 West 138th st, Manhattan, completed plans for two 2-sty brick dwellings, 22x24, in the north side of Hope st, 50 ft west of Bay st, for the Belair Manor Co., 52 Broadway, Manhattan, owner. The Industrial Improvement Co., 130 Mountainview av, Clifton, S. I., has the mason contract. Cost, \$4,000 each.

FACTORIES AND WAREHOUSES.

SHOOTERS ISLAND, S. I.—Standard Shipbuilding Co., A. Goroy, plant mgr., and E. N. Scott, in charge of construction, Shooters Island, S. I., and 44 Whitehall st, Manhattan, owner, has had plans complete privately for alterations and addition to the plant. Cost, \$60,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—W. H. Schanck, Park Hill, Yonkers, completed plans for a 2½-sty frame and stucco dwelling, 30x42, on Park Hill, for C. W. Hodgson, Park Hill, Yonkers, owner. Ninian Jamieson, Inc., 243 South Broadway, Yonkers, has the general contract. Cost, \$20,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for two 4-sty brick and limestone apartments, 114x106 (over all), at 63-71 Washington av, for Morris Daniel, 69 Mt. Pleasant av, Newark, owner and builder. Owner will award subs. Cost, \$150,000.

NEWARK, N. J.—R. Botelli, 207 Market st, Newark, has plans in progress for a 4-sty brick and stone apartment house at 480 Clifton av, for Joseph Bell, 174 Ridgewood av, Newark, owner and builder. Cost, \$40,000.

DWELLINGS.

TEANECK, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, has plans in progress for a 2½-sty brick veneer and hollow tile dwelling, 35x121, on Teaneck rd, for Bernard Lippman, owner. Project also includes garage and gate lodge. Cost, \$50,000.

NUTLEY, N. J.—W. A. Lambert, 233 Broadway, Manhattan, has plans in progress for six 1 and 2-sty frame dwellings for the Nutley Realty Co, High st, Nutley, owner and builder. Cost, \$5,000-\$6,000 each.

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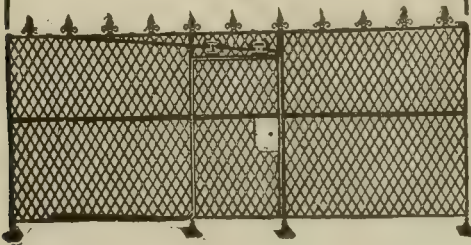
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FACTORIES AND WAREHOUSES.

DUNELLEN, N. J.—George C. Moon Co., George C. Moon, pres., in charge, Garwood, N. J., owner, has had plans completed privately for a 1-sty brick factory, 80x200. Salmond Bros., 506 Elm st, Arlington, N. J., have the general contract, and will also do the mason and carpentry work.

JERSEY CITY, N. J.—H. J. Baker & Bro., Edward Rapp, plant manager, 77 Bay st, Jersey City, owner, contemplates rebuilding the 2-sty brick storage bldg at the southwest cor of Greene and Bay sts, from privately prepared plans.

PASSAIC, N. J.—Lockwood, Greene & Co., 101 Park av, Manhattan, architects and engineers, have plans in progress for a 1-sty brick and steel power house, 60x150, for the New York Belting & Packing Co., 91 Chambers st, Manhattan, owner. Project will include an overhead reinforced concrete coal bunker of 600-ton capacity and a 1-sty brick and steel pump house, 30x75.

LONG BRANCH, N. J.—C. D. Wilson, 184 Broadway, Long Branch, N. J., completed plans for a 2-sty brick warehouse, 40x145, on the east side of 3d av, opp. the railroad station, for David Lerner, Central Hotel, 3d and Morris avs, Long Branch, owner. Cost, \$6,500.

LONG BRANCH, N. J.—C. D. Wilson, 184 Broadway, Long Branch, N. J., completed plans for alterations and a 2-sty brick addition, 49x70, to the 2 and 3-sty brick warehouse and garage, on Broadway, opp. City Hall, for Cohen & Gordon, 386 Walburton pl, Long Branch, owners. Cost, \$15,000.

MUNICIPAL.

MORRISTOWN, N. J.—A. S. Pierson, Trust Co. Bldg., Morristown, N. J., Town Engineer, completed plans for constructing a sewage system for the Town of Morristown, William H. Frapwell, Supt. of Sewerage Disposal, 2 Speedwell av, Morristown, N. J., owner. Project consists of three sand filters, 2,000 ft 18-in vitrified tile pipe, and a 1-sty brick valve house, 12x25. Cost, \$25,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN—Harby, Abrons & Melius, 30 East 42d st, have the general contract for the alteration of the 5-sty brick and stone dwelling, on plot 10x100, at 302 West 78th st, into apartments, for Hyman Schroeder, Brookline, Mass., owner, from plans by Andrew J. Thomas, 137 East 45th st, architect. Cost, \$16,000.

MANHATTAN—T. J. McWalters, 225 5th av, has the general contract for alterations to the 3-sty brick tenement, apartments and stores, 20x58, at 38-46 3d av, and 92-6 East 10th st, for the Petersfield Realty Corp., 14 Wall st, owner, from plans by A. E. Nast, 546 5th av, architect. Cost, \$12,000.

CHURCHES.

BROOKLYN, N. Y.—Peter Cleary, 115 Marion st, has the general contract for an extension, about 40x40, to the brick and stone church, at the northeast cor of Clarkson av and Sterling pl, for St. Teresa's R. C. Church, Rev. Father Joseph McNamee, Pastor, 367 Clermont av, owner, from plans by Robert J. Reiley, 477 5th av, Manhattan, architect. Consists of addition to increase seating capacity 200; also rearranging altar. Cost, \$30,000.

DWELLINGS.

MANHATTAN—James I. McCallum, 323 East 22d st, has the general contract for alterations to the 4-sty brick rectory, 20x50, at 304 East 47th st, for St. Boniface R. C. Church, Rev. Father Francis Xavier Edward Albert, pastor, on premises, owner, from privately prepared plans. Consists of partitions and a 2-sty extension. Cost, \$6,000.

BROOKLYN, N. Y.—McGough & Hoey, 16 Court st, have the general contract for a 4-sty brick or stone convent, 50x100, at the cor of Hooper and Marcy avs, for the Roman Catholic Church of The Transfiguration, Hooper st and Marcy av, Rev. Father W. J. Maguire, pastor, from plans by Elliott P. Lynch, 345 5th av, Manhattan, architect.

ASTORIA, L. I.—P. M. O'Brien, 114 Liberty st, Manhattan, has the general contract, and is ready for bids on subs for a 3-sty brick addition, 24x48, to the 3-sty convent bldg, at Flushing av and Crescent st, for Our Lady of Mt. Carmel R. C. Church, Rev. Father Charles F. Gibney, pastor, on premises, owner, from privately prepared plans. Cost, \$10,000.

TENAFLY, N. J.—Rangeley Construction Co., 405 Lexington av, Manhattan, has the general contract for a 1-sty and mezzan-

ine frame nurses' home, 30x85, at Camp Merritt, for the National Red Cross Assn., John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans.

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FACTORIES AND WAREHOUSES.
MANHATTAN—Frank Heitzner Construction Co., 420 West 130th st, has the general contract for the alteration to the 6-sty brick and iron loft bldg, 50x100, at 236-238 Spring st, through to 27 Clark st, into a warehouse, for the Trinity Corporation, 187 Fulton st, owner, and Snows, Ltd., 17 Battery pl, lessee, from plans by Charles C. Grant, 15 West 38th st, architect. Cost, \$8,000.

BROOKLYN, N. Y.—Turner Construction Co., 242 Madison av, Manhattan, has the general contract for a 4-sty brick and concrete factory, 149x35, on the west side of 1st av, 125 ft north of 58th st, for the Bay Ridge Dock Co., owner of land, and Kenyon Co., owner of bldg, both of 754 Pacific st, from plans by William Higginson, 15 Park Row, Manhattan, architect. Tenney & Ohmes, and Charles E. Knox, both of 101 Park av, Manhattan, are the heating and electrical engineers, respectively. Reis & O'Donovan, 207 East 37th st, Manhattan, have wiring contract. Cost, \$375,000.

BROOKLYN, N. Y.—R. S. Pollock Co., 118 East 28th st, Manhattan, has the general contract for a 2-sty brick and heavy timber factory, 124x120, at the southeast cor of Division st and Kent av, for the Knickerbocker Bag Co., 7 Front st, Manhattan, owner, from plans by Gross & Kleinberger, Bible House, Manhattan, architects. Cost, \$45,000.

LONG ISLAND CITY.—Walter J. Bond, 12 Hallett st, Astoria, L. I., has the general contract for a 3-sty brick factory, 50 x100, in Queens st, for Rosenwasser Bros., Joseph Piddian, supt. in charge, Orchard st and Jackson av, L. I. City, owner, from plans by Frederick Korfmann, 406 9th av, Astoria, L. I., architect. Cost, \$26,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL SAFETY COUNCIL will hold its annual meeting at the Hotel Statler, St. Louis, Mo., October 14 to 18. Safety exhibits will as usual be a feature of this meeting.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its mid-summer meeting in Buffalo, N. Y., June 26 to 28.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will hold its annual convention in Chicago June 20 to 22. Headquarters will be at the Hotel La Salle.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at Atlantic City, N. J., June 27 to 29. Headquarters will be at the Hotel Traymore. An excellent program of addresses and papers has been prepared and all sessions of the convention will be of especial interest. Of particular moment will be the session devoted to the use of concrete and reinforced concrete in the preparation for and waging of war.

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April	\$4.15	July	\$4.18
May	4.16	Aug.	4.19
June	4.17	Sept.	4.20
		Oct.	\$4.21
		Nov.	4.22
		Dec.	4.23

W. S. S. WORTH \$5.00 JANUARY 1, 1923

LEHIGH CEMENT

NATIONAL

DISTRIBUTION REPUTATION



DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FHS—Approved Filtering and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHS, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending June 8.

MANHATTAN ORDERS SERVED.

Bowery, 297—Louis Warn.....DC-GE
Bowery, 297—Zucker & Chainis.....GE-Rec
Bowery, 327—Mendel Cohen.....DC-Rec
Division st, 107—Joseph Kline.....DC-Rec
12 st, 37 E—Al Horowitz Co.....Rec
12 st, 37 E—Wolf Bros.....Rec
12 st, 37 E—M Simmons Co.....Rec
12 st, 37 E—Leo Glaser Co.....Rec
12 st, 37 E—Textile Glove Co.....Rec
East Broadway, 36—Nebenzahl, Landau & Steinberg.....Rec
28 st, 332-40 E—Manhattan Brass Co.....DC-FA-ExS
46 st, 2 E—2 East 46th St Co, c B Q Meyer, 50 E 42.....SA-GE-ExS-FE(R)
47 st, 9 E—Est Adela A Dortic, c Eugene A Philbin, 52 William.....GE-FE(R)-ExS
112 st, 105 E—Julius Marder.....FA
119 st, 303 E—Sam Eishler.....DC-FA
119 st, 346 E—Ritt & Stelink.....FA
135 st, 31 E—John Okin.....Rec-FA
1 av, 1993—Harry Chonay.....Rec
Front st, 215—William A Winant.....DC
Fulton st, 195-197—Mary J Sampers, 121 E 61.....St-St(R)
Grand st, 72—Est Thomas Lewis, c William C Walker, 299 Broadway.....FE(R)-St(R)-ExS-Ex(R)
Grand st, 72—Julius Jacobson.....Rec-Rub
Greene st, 51—Est W H Gunther, c Franklin L, 375 Park av.....St(R)
Maiden lane, 25—Katherine S Galbraith, 76 William.....FE(R)-St(R)-Ex(R)
Manhattan st, 28-40—Anna McGuire.....DC
Orchard st, 63—Edward A Ridley, 59 Allen.....Stp
Sheridan sq, 5-6—George H Baker.....DC-FA
6 av, 182—Isaac Koucouly.....FA-DC-Rec
6 av, 182—Nathan Dallas.....FA-DC-Rec
Thomas st, 68—Florence C Satterwhite, 803 5 av.....St(R)-ExS-Ex(R)

SPRINKLER

SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

Installed as a Local System
or for Central Office Service.

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

AUTOMATIC FIRE ALARM CO.

416 Broadway
New York City

FRANKLIN 4166

Vesey st, 66—George Lange.....O
Walker st, 36—Isaac Saldin.....DC
Washington st, 232—Salvatore Cannava, Rec-FA
West st, 400—Stephen Fuerst.....FA
West st, 400—Stephen Ransom.....FA-Rec
West st, 400—Marine Transport Workers Union.....FA
West st, 400—Chas E Horton, 5 Chester av, White Plains, N Y.....FE(R)-St(R)-ExS-O-Ex(R)

West Broadway, 533—Columbia Paper Co.....FA
14 st, 51 W—Abraham Markowitz.....FE(R)
20 st, 18-22 W—Morris Kellner.....Rec
20 st, 18-22 W—Jos D Farkas.....D&R
20 st, 18-22 W—Sam Bernstein.....Rec
20 st, 40-46 W—Eleda Realty Co, care Randolph Guggenheimer Est, 725 Bway.....FD
21 st, 133-41 W—133 W 21 St Realty Co, care David Zipkin, 180 Bway.....Ex
22 st, 518-20 W—William J Kennedy, FE(R)-SA-ExS-Ex(R)-O-GE
26 st, 460-62 W—Isaac Untermeyer, 120 Bway, FE(R)-ExS-SA
28 st, 49 W—Saml Bolton Fur Co.....DC-Rec
28 st, 106 W—Saml A French, FE(R)-ExS-Ex(R)

45 st, 148 W—Chas S Furst.....DC
46 st, 53 W—Saml Rosenblum.....FA-DC-Rec
46 st, 71 W—Grace Fitzpatrick, 254 W 76, ExS-Ex(R)-FE(R)-St(R)-GE
56 st, 614-8 W—Thos G Patterson, 637 W 55, A-FD-SA-ExS
118 st, 106 W—Pauline Lieberman.....A-FD
126 st, 270 W—Jas Thornton.....FA
129 st, 219 W—Margt A Bogert, 240 Lenox av, DC
Bleecker st, 92-6—O B Potter Properties, 71 Bway.....Stp(R)
Broadway, 1185-95—Harry Shapiro.....FA
Bowery, 108-108½—Emma G Townshend, 109 W 69.....FE(R)-St(R)-SA-ExS-Ex-DC
Chambers st, 150-2—Clement March, 25 Washington Sq N.....FE(R)-ExS-Ex(R)
4 st, 9 E—Patty & Goldberg.....Rec
9 st, 48 E—Benjamin Rosenstein, ExS-Ex(R)-FE(R)-St(R)

12 st, 3 E—Est Edward H Buckley, FE(R)-St(R)
12 st, 65-7 E—Est Charles A Chesebrough, WSS(R)
33 Howard.....WSS(R)
25 st, 104-112 E—Braender Bldg & Const Co, c Philip Braender, 315 4 av.....Stp(R)
27 st, 116-20 E—D & M Co, 30 E 42.....Stp(R)
33 st, 30-38 E—Wallack Const Co, 30 E 42, Stp(R)
53 st, 2 E—Morris Schatz.....FA-Rec
53 st, 2 E—Marson Violette.....Rec
59 st, 121 E—Edgewater Realty Co, 261 W 44.....DC
61 st, 138 E—Margaret R Haskell, Middle-town, N Y.....DC
128 st, 149 E—Ella M Bedell, 215 W 2, Mt Vernon, N Y.....DC
5 av, 315—Est Mathias Rock, c Mathew, 315 5 av.....Stp(R)
5 av, 665—Morris Maidoff.....Rec
5 av, 665—Marson Violette.....FA
5 av, 665—Louis Tarbisly.....Rec
5 av, 665—James Disk.....FA-Rec
5 av, 665—Benjamin Montalto.....FA-Rec
1 av, 542-6—Paul L Bryant, FE(R)-St(R)-ExS-O

Forsythe st, 2—Julius Realty Co.....A-FD
Fulton st, 119—Henry Allen.....WSS(R)
Grand st, 72—Est Thomas Lewis, c Wm C Walker, 299 Bway.....GE
Grand st, 309—Matosh & Cohen.....Rec
Hester st, 187—Benjamin Feder.....FA-DC-D&R
John st, 102—Mary Findlay, Lake Grove, L I.....DC
Lafayette st, 150—Israel Maisel.....Rec
Lafayette st, 150—Geo I Wilson & Sons, D&R-Rec-Ex(R)-O
Lafayette st, 150—Eastern Printing Co.....Rec
Lafayette st, 150—Feinberg Bindery & Mail-ing Corp.....Rec
Lafayette st, 150—Amer Blank Book Mfg Co, Rec
Leonard st, 31—Cook & Bernheimer.....Rec-D&R
Madison av, 1531—Theresa Rosenberg.....DC
Madison av, 1771-3—Sundel Hyman, 435 W Bway.....Stp(R)
Madison av, 2162—John Okin.....FA-Rec
Monroe st, 303-7—Cordner Realty Co, FE-St(R)-ExS

Park av, 521—521 Park Av Co, care Edward Corning, 52 Vanderbilt av.....Stp(R)
Pier 104 E, North River—N Y Central R R Co, Grand Central Terminal.....A
6 av, 391-5—Hausner & Mann.....FA-Rec
6 av, 391-5—Chas Sulskey.....FA-Rec
6 av, 475—Harris, Goodman & Norick, El-D-GE
10 av, 262-4—Isaac Untermeyer, 120 Bway, FE(R)-St(R)-ExS-SA
10 av, 262-4—Clansed & Flanagan Co, Rec-D&R
Thomas st, 68—Florence C Satterwhite, 803 5 av.....FE(R)-ExS
Walker st, 47—Est Geo Bell.....ExS
Walker st, 81—Emil Bommer, 352 Clermont av, Bklyn.....ExS
Water st, 102—John Putman.....GE
19 st, 30 W—Siegel & Roundberg.....FA
20 st, 18-22 W—Arragon Holding Corp, care Walter S Newhouse, 37 Liberty.....ExS
22 st, 132 W—Paris Cloak & Suit Co, FA-El-GE-Rec

23 st, 119-21 W—Sam Friedenberg.....FA-GE
23 st, 119-21 W—Jacob Rubin.....FA
23 st, 119-21 W—Morris Goldstein.....FA
23 st, 119-21 W—Osterman & Kupferberg.....ul
23 st, 119-21 W—Jacob Grabsky.....Rec
23 st, 119-21 W—Stephen Tobian.....FA
23 st, 119-21 W—Habib & Homsy.....FA-Rec
24 st, 157 W—Jabot Brody Co.....O
24 st, 109-11 W—Robt J Horner, 185 Mad av, SA
25 st, 58 W—Saml Elsur.....Rec-El
26 st, 141-3 W—Anna E Leonard, care Geo B, 710 Lodi, Syracuse, N Y.....FE(R)
27 st, 27 W—David Olinger.....O
28 st, 37-9 W—Modern Dress Co.....El-Rec
46 st, 20 W—Wm Simon.....Rec
46 st, 20 W—John DuCoff.....Rec
47 st, 34 W—Seaman & Townsend.....FA-Rec
47 st, 74 W—Est Jacob Knight, care Bernard Kreizer, 152 Chambers, DC-St(R)-FE(R)-ExS-Ex(R)

47 st, 34 W—Weiner Bros.....Rec-DC
47 st, 107 W—Jas Thornton.....FA
123 st, 342 W—Est Mary Olmstead, 352 W 123.....DC
138 st, 62-4 W—Wm Wilson.....FA
Worth st, 5—Carl Ahlers.....Rec

BRONX ORDERS SERVED.

Boston rd, 1328—Woolworth Stores Co, Wool-worth Bldg, Man.....Rec-D&R
Boston rd, 1328—Henry Weaver.....El
Westchester av, 703—Wecaw & Co, 1029 E 163.....St(R)

BROOKLYN ORDERS SERVED.

Bedford av, 1226—Frank Dorsemann.....D&R
Cook st, 199-207—Herman Bulkin & Rosen-thal.....Rub
Moore st, 27—Mendel Levin.....Rub
9 st (foot)—South Bklyn Storage Yards, NoS-Stp-FP
Nassau st, 237—Bridget Acer.....DC
Osborne st, 660—Saml Brown.....DC
Water st, 261—Reliable Steam Power Co, 200 Fulton.....FP
Watkins st, 47-9—Isaac Rubin.....Rub

CALENDAR

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, June 18, at 10 a. m.

Under Building Zone Resolution.

717-18—784-786 Hart st, Brooklyn.
457-18—111 West 122d st, Manhattan.
1008-18—89-91 Logan st, Brooklyn.
1161-18—780-782 Eagle av, The Bronx.
1190-18—351-361 Troy av, Brooklyn.
Appeals from Administrative Orders.
964-18—300-304 West 124th st, Manhattan.
1035-18—370 Gates av, Brooklyn.
1024-181801-1805 7th av, Manhattan.
579-18—50-52 Pine st, Manhattan.
307-17—77 East 10th st, Manhattan.
692-18—602-4 West 52d st and 603-5 West 51st st, Manhattan.
695-18—512 Broadway, Manhattan.
1032-18—47-65 West 42d st, Manhattan.
1033-18—158 Miller av, Brooklyn.
1036-18—177 Sheffield av, Brooklyn.
1148-18—255 East 5th av, Brooklyn.
1150-18—53 Sunnyside av, Brooklyn.
1151-18—189 Cooper st, Manhattan.
1152-18—389 Hamilton st, Long Island City.
1153-18—345-9 West 40th st, Manhattan.
1157-18—607 West 137th st, Manhattan.
1158-18—611 West 137th st, Manhattan.
999-18—2201-2211 Tilden av, Brooklyn.
1000-18—498 St. Marks av, Brooklyn.
977-18—3327 Decatur av, Brooklyn.
2143-17—1943-1945 Pitkin av, Brooklyn.
1031-18—Central and Cornaga avs, Far Rock-away.

1192-18—246-8 West 125th st, Manhattan.
1193-18—62 East 3d st, Brooklyn.
1197-18—256-57 Broadway, Manhattan.
1198-18—1306-12 Madison av, Manhattan.
1202-18—77 Woodbine st, Brooklyn.
1207-18—95 Remsen st, Queens, Long Island City.
1208-18—294-5 Central Park West, Manhattan.
1209-18—146-8 Wooster st, Manhattan.
1210-18—392 Warwick st, Brooklyn.
1211-18—4441-3 Broadway, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Thursday, June 20, at 10 a. m.

Petitions for Variations.

192-18-S—1255-1261 Broadway, 522-524 6th av & 45-47 West 31st st, Manhattan.
193-18-S—1255-1261 Broadway, 522-524 6th av & 45-47 West 31st st, Manhattan.
1193-17-S—147 West 22d st, Manhattan.
555-18-S—387 6th av, Manhattan.
1026-18-S—419½-421 6th av, Manhattan.
1027-18-S—243 East 151st st, Manhattan.
1030-18-S—175 Bristol st, Brooklyn.
763-18-S—40-42 Walton st, Brooklyn.
1500-17-S—77 Pike Slip, Manhattan.
419-18-S—49 East 9th st, Manhattan.
1422-17-S—460 West Broadway, Manhattan.
1471-17-S—44 East 9th st, Manhattan.
1585-17-S—30 Greenwich av, Manhattan.
2296-17-S—54 East 10th st, Manhattan.
738-18-S—347 West Broadway, Manhattan.
1034-18-S—9 Monroe st, Manhattan.
1160-18-S—16-20 East 12th st, Manhattan.
1162-18-S—103-15 West 24th st, Manhattan.
1164-18-S—340 East 125th st, Manhattan.
2460-17-S—507-509 6th av, Manhattan.
284-18-S—150 Nassau st, Manhattan.
1439-17-S—3 East 44th st, Manhattan.
300-18-S—42 John st, Manhattan.
975-18-S—103 Cook st, Brooklyn.
897-18-S—20-42 Hewes st, and 689-697 Kent av, Brooklyn.
925-18-S—217 East 38th st, Manhattan.
1060-18-S—12 East 33d st, Manhattan.
1525-17-S—154-56 Grand st, Manhattan.
1189-18-S—631-633 Kent av, Brooklyn.
821-18-S—14 Waverly pl, Manhattan.
1059-18-S—64-68 Fulton st, Manhattan.
84-16-S—65 Christie st, Manhattan.
1214-18-S—53 Greene st, Manhattan.
1215-18-S—436 6th av, Manhattan.
696-18-S—403 6th av, Manhattan.
1591-17-S—116 Elizabeth st, Manhattan.
1702-17-S—60-62 Nassau st, Manhattan.
490-17-S—23-27 City Hall pl, Manhattan.
494-17-S—392 Broadway, Manhattan.
465-17-S—58 Nassau st, Manhattan.
467-17-S—1957-1965 Pitkin av, Brooklyn.
2294-17-S—34 West 13th st, Manhattan.

Mortgage Loans and War Time Money Market

Effect of Government Borrowing and Other Federal Measures
on Real Estate—Conditions Loaning Companies Must Meet

By FRANK BAILEY

Second Vice-President Title Guaranty and Trust Company

THE position of the owner of a small home in New York City at the present time is causing those who are interested in a diversified home ownership much uneasiness.

First, he is confronted with the rapidly mounting tax rate. The tax rate, which is now 2.40 per cent. in Kings and 2.36 in Manhattan, next year promises to increase at least 10 per cent. unless additional sources of revenue are obtained, such as an increase in the fare on the railroads, or personal taxes of some kind.

Every man who loses a home through excessive tax rates, or through faults which are not his, and sometimes even when they are his fault, becomes a disturbing member of society. The most conservative population are those people who have an interest in the real estate of the city and are not in a position with nothing to lose or nothing to gain no matter what the tax rate may be. The population of the latter class may be appealed to by the man on the box; the other man thinks.

At the present time the small home owner is further confronted with the difficulties of handling a mortgage upon his property. Most homes are bought on the installment plan, and the basis of the mortgage is three years. Mortgages which are now maturing are renewed as a rule only at 6 per cent., and many are being called for various reasons. One of the favorite reasons for calling a mortgage is for the purpose of investing in Liberty Bonds. Such patriotism is of a poor kind. It does not increase the money available for Liberty Bonds, for the owner can only pay in case he borrows his money elsewhere. Such a practice, instead of being patriotic, is decidedly unpatriotic, and it disturbs rather than aids. It has been pointed out from the Government standpoint that it is the savings from which bonds should be purchased and not the displacement of capital.

Another class are those who think they can obtain a higher rate of interest and do not care what suffering is inflicted upon the borrower. These people are

tempted by the increasing rate of interest and the high rate based upon which many good bonds are selling.

The third class are those who must call in order to meet various exigencies, settling estates, etc.

Now the source of supply of mortgages has practically stopped. The only source of supply is the mortgage guarantee companies, who are using their best efforts to find investors for mortgages and are endeavoring to prevent a call of the same by the education of the people holding their guarantee.

The bond and mortgage guarantee company which I represent has, since the breaking out of the war, taken up \$20,000,000 of called mortgages. Now if the calling of these mortgages shall continue the guarantee companies will be compelled to take the eighteen months which they are allowed in which to pay their mortgages, or, no matter whether the security may be good or not, to foreclose against the homes of the people in Brooklyn and Queens. In case the guarantee companies, because of the excessive calling of mortgages, are unable to adopt any other policy than to start foreclosure then it would be a sad day for the best interests of New York City.

These companies can handle about a million dollars of called mortgages a month, and that should be sufficient money to meet all real necessities; but if greed is to step in and to influence the holders of mortgages; if the charitable institutions are to decide that they should call these mortgages for the purposes of obtaining a little higher rate of interest; if the savings banks, in order to buy Liberty Bonds, continue to call mortgages, as some have done; if those institutions whose assets are based upon real estate shall do nothing to aid, but will abet destruction of their underlying security, then relief should be obtained through the Government channels.

The Government has already come to the aid of the merchant and farmer and the railroads, and certainly home ownership is as important as anything else.

Methods of aid and the next step are another story.

Mortgage Debt Decreased Since War Started

By JOHN L. PARISH

Secretary, New York Board of Title Underwriters

ABOUT the only important line of investments that has not been the recipient of more or less delicate governmental attention since the beginning of the war is real property and its securities. Even in this line the Government's operations have taken away its normal supplies of credit and forced a liquidation in mortgages which is not only inconvenient to owners of mortgaged property, but operates to a more or less important extent against the best interests of the Government itself.

Evidence of the diversion of credit from normal flow in real estate channels is found in a comparison of the transactions in mortgages and in plans for new buildings for the first five months of this year with those of the corresponding period in 1912.

Within the period of the war the volume of current investments in mortgages has declined over 80 per cent., and is now less than 20 per cent. of what it was in normal times, while the season's investments in new construction have declined over 90 per cent., and are

now less than 10 per cent. of a normal season.

As compiled by the Record and Guide the statistics are as follows:

Mortgages.

January 1 to June 6, 1912.....	\$164,004,306
January 1 to June 6, 1918.....	30,274,652

New Buildings.

January 1 to June 6, 1912.....	\$57,089,000
January 1 to June 6, 1918.....	5,569,550

From these figures and the average for the last two years it seems certain that the mortgage debt on real property in Manhattan is being paid off at the rate of approximately \$150,000,000 per year.

It has been estimated that in normal times the volume of maturing mortgage debts in Greater New York closely approximates \$1,500,000,000, and that as the city grows and expands this normal volume of refunding operations has been increasing in pro rata proportion. Probably this represents about two-thirds of the total annual overturn in all branches of the real property market, exclusive of rents.

In normal times the refunding of maturing mortgages is a market function, for which the machinery of the market has been all sufficient. Something like 90 per cent. has been renewed or extended by agreement between the parties interested respectively, the remaining 10 per cent. representing the actual refunding operations. The proportions are, of course, variable even in normal times; but there is indisputable evidence in the records that the fund available for real estate operations has grown steadily with the growth and development of the city until at the outbreak of the great war it represented an investment in mortgages alone of approximately \$6,000,000,000.

With the entrance of the United States into the world conflict the Government's financial requirements have deprived this real property market of all, or nearly all, its floating capital, and has made the refunding operation less easy of performance. Instead of getting his mortgage renewed or extended on pre-existing terms the borrower has been required to pay a higher rate of interest and to make periodical payments in reduction of principal.

This has been a market requirement of the last two years, with the obvious result that a very considerable part of the total volume of mortgage indebtedness has been paid off. How much the aggregate reduction has been is not easy to say. Some borrowers, in excess of caution, have cleared their properties entirely of mortgage debt, but the greater part have contented themselves with making the partial payments agreed upon with their lenders.

Cases have appeared in which owners of valuable realty have sold other securities and paid off their mortgages rather than submit to demands for higher rates of interest on them. Indeed, this practice seems to be growing, and for obvious reasons. Most

negotiable securities have fluctuated greatly in value and income in recent years, with average results that have been very disappointing to the investor; whereas large investors in both classes of securities have found from experience that their real property holdings and mortgage securities have exhibited a stability of value and certainty of income that has demonstrated again their superiority in these particulars over all other forms of investment.

The net result of the contraction in real property investments is that property is more strongly held and in generally much better financial shape than probably it ever was before. Extended calculations indicate that the aggregate mortgage debt has been reduced by at least \$300,000,000 since the United States entered the war, and there are those among the close observers of the market who believe the reduction is close to \$500,000,000.

At the moment there seems to be a senseless and wholly indefensible practice among a small minority of mortgagees of demanding full payments of mortgages on maturity. This does not refer to the occasional case of a lender who needs the money, for all of which there is ample provision in existing market resources, but to those who give ear to ignorant and senseless agitation and clamor, such as that which has recently been directed against any, even a moderate, increase in rents.

It is to the credit of all the larger investors in mortgages that they have not sought to embarrass borrowers by such selfish and unreasonable demands. The large life insurance companies and savings banks have uniformly met the admittedly stringent situation by agreeing to extensions with reasonable amortization. It is to their great discredit that some lenders who do not need the money, among them some trustees of charitable institutions and a few savings banks, have refused to take this course, but have demanded their pound of flesh.

That these selfish demands are diminishing is shown by the fact that the volume of foreclosures is less by several millions thus far this year than it was in the corresponding period last year.

The general conditions regarding real property finances in New York are better probably than before for a generation. Not only is the mortgage debt less by from \$300,000,000 to \$500,000,000, but rents are advancing in obedience to the operations of economic law, and the demand for real property for use and occupancy is greater than the supply of rentable space, and is increasing day by day.

These are facts known to every experienced observer in the market and that are susceptible of demonstration by the official records. The market has worked out its own salvation thus far without external or governmental aid, and will continue to do so if only people will be guided in their dealings by intelligence and reason rather than by the clamor of the ignorant.

Realty Men Plan War Savings Stamp Drive

LAURENCE McGUIRE, Chairman of the Realty Division of the Pioneer Division of War Savings Stamps Workers, has addressed a letter to the members of the Division urging them to renewed efforts in having pledges signed before June 29, the date set for the finish of the campaign.

The suggestion is made by Mr. McGuire, through A. N. Gitterman, Secretary, that all pledge cards be forwarded direct to the National War Savings Committee so that the results may be known in Washington promptly.

The Realty Division, through one of its members, Roby V. Priddy, was responsible for the suggestion to exchange Liberty Bond coupons for War Savings Stamps. Seven thousand letters were sent to real estate men in New York to send their coupons to headquarters as soon as the interest fell due. There have been large returns from this plan, which has been widely copied. Mr. Priddy has pointed out that the Government would have realized \$160,000,000, the amount of interest paid on the last loan, if everybody had invested this extra capital in stamps.

Best American Port Should Not Be Passed Up

Commissioner Murray Hulbert Asks Mayor Hylan to Take Action to Prevent Further Discrimination Against New York

FEDERAL discrimination against the port of New York is charged by Dock Commissioner Murray Hulbert in a letter addressed to the mayor, which follows:

June 18, 1918.

Hon. John F. Hylan, Mayor and Chairman
of the Board of Estimate and
Apportionment.

With an application to this department for action there has been submitted this passage from a letter from the Shipping Board regarding the location of a shipbuilding plant in the Borough of the Bronx:

"Thus far we have not been able to favorably consider such application for the following reasons:

"First, the railroad administration has requested that no more Government undertakings be situated within the areas in and about New York owing to the freight congestion on all railroads centering in New York.

"It has been represented to us that delivery of the materials required in ship construction would add to the almost intolerable conditions now prevailing on the railroads in and about New York."

This is a declaration of federal policy—a policy of invidious and undeserved discrimination against the port of New York.

At the war's outbreak, with the utmost generosity and patriotism, the city of New York offered to the full its wonderful waterfront resources. How modern, how adequately equipped were these admirable facilities is shown beyond peradventure by the way in which they, in all the pressure, have met every demand.

Despite the sacrifice it has brought New York does not repent its offer of its splendid accommodations. Still it is nevertheless unwelcome to see a part of our regular trade diverted to other Atlantic ports, whence it may never return, while the Government exploits our admirable facilities without consideration of our interests. We surely had the right had it been called to attention to expect that so soon as the Government was in a position to advance port development New York would receive substantial consideration. Instead of assistance coming to us in our own war-born problems we are compelled to bow to an order subjecting us to further and absolutely unnecessary embarrassments.

Claims of common justice have had seemingly scant consideration by the railroad administration.

Every demand put upon this big and generous city has been gallantly met by it in the way of Liberty Loans, War Savings Stamps, Red Cross, Y. M. C. A., the K. of C. and the like by overscriptions. Indeed, from the proceeds of our lavish contributions come in large part the sums the Government is now expending in developing ports to compete with ours. The feeling aroused by this situation is not diminished by the fact that while other ports are now experiencing a factitious and artificial growth from war and governmental assistance, only to drop again after their occasion, the port of New York will, when the war ends, still retain those wonderful natural advantages and resources which have brought it to the forefront of the ports of the world.

To impose upon New York the burdens of one-third

of the outlay for the war and a large per cent of port expenses while nearly 100 per cent. of assistance goes to competing cities which pay a relatively small proportion of war expenses seems unfair.

The vital concern of the city of New York in the successful operation of the State Barge Canal is obvious. Many of the staples of life bear a direct relation in their cost to the cost of transporting such products on the canal. The enormous expenditure of \$150,000,000 of the state's money for the construction of the canal was to decrease the exorbitant railway rates on market products, building and other materials to points within the state served by the canal. Despite all this a recent ruling of the railroad administration, which has taken over control of the canal, has fixed the rates for shipments by canal and by rail as one and the same, thus, as it were, by one sweep destroying competition between the two and defeating the prime object of the state's funds.

Serious disappointment at the failure of relief prevails and discontent is aroused among the people of New York at seeing their contribution to the cost of the construction of the canal, as well as of the \$12,000,000 for its annual maintenance, serve only to relieve railway congestion and assure perpetuation of the railway supremacy which has for years been an impressive factor in the cost of the necessities of life.

The so-called congestion of freight on railroads centering in New York is, I believe, a problem to which the railroad administration should energetically address itself rather than push it, so to say, upon a siding without solution. A proper co-ordination for the Government of its use of the railroad piers will release for general wharfage purposes a great portion of pier space. Careful examination shows that with but few exceptions piers occupied for railway purposes along the North River are not utilized to anywhere near their full capacity. Inasmuch as the operation of the Barge Canal is now a part of the railroad administration the use of these piers could be greatly enlarged and intensified by co-operative co-ordination. These piers are cumbered by storage of commodities thereon for months on the statement of the railroad companies that they are war materials, held subject to the call of the Government, ordered and delivered before required.

An immediate study of this freight congestion on the part of the proper federal authorities would certainly manifest the necessity for the establishment in New York City of adequate freight terminals, Government built, owned and operated at least for the period of the war. This, I believe, is as important a problem as could engage the attention of the railroad administration and Shipping Board at this time, and one that, for the time and money required, will yield tremendous results.

In consideration of all the above facts I therefore request that the Board of Estimate and Apportionment adopt a resolution authorizing the appointment of a committee, to be composed of members of the Board and representatives of the various commercial and trade associations, to protest to the authorities at Washington against this discrimination against the port of New York, to urge a proper reduction in the transportation charges on the State Barge Canal, as well as a more intensive use of railroad piers and the establish-

(Continued on Page 782.)

Washington Heights Taxpayers Will Fight

Want Dyckman Street Crosstown Line Built According to Contract with Union Railway Co.

TAXPAYERS and civic organizations of Washington Heights are jubilant over the decision of the Franchise Committee of the Board of Estimate and Apportionment, which rejected the application of the Union Railway Company for a cancellation or modification of its franchise to build and operate the Dyckman street crosstown line.

The Union Railway Company applied to the Board of Estimate to cancel the contract granted to construct, maintain and operate a surface railway from West 207th street and Amsterdam avenue, along Amsterdam avenue to Nagle avenue, to Dyckman street, to the easterly line of the right of way of the New York Central Railroad at the foot of Dyckman street, and to return to the company the sum of \$1,000 paid under said contract.

At the meeting of the Board of Estimate last week the Franchise Committee recommended that the application of the company for a cancellation or the modification of the contract be denied. It recommended that the contract be modified by granting the company an extension of time of six months from March 18, 1918, to commence construction, and six months to complete construction of the railway. The committee also recommended that the form of contract granting this modification be advertised in the City Record and two daily newspapers, and July 12, 1918, be fixed as the date for a hearing on such form of contract. Both recommendations were adopted by the Board.

Because of this turn of affairs a mass meeting that was being arranged for last week to be held at the Claremont Theatre was called off, but the matter now assumes a different aspect and plans for a mass meeting are now well under way, so that at the hearing on July 12 the residents and taxpayers will be well represented.

It is planned to hold the mass meeting some morning within the next two weeks and in the meantime petitions will be circulated and signatures secured protesting against a modification of the contract and asking the Board of Estimate to take action.

In view of the recent action of the Public Service Commission in the matter of the Richmond Light & Railroad Company, where a judgment for \$77,300 was filed against the company for failure to comply with an order of the Commission, the suggestion made by the Franchise Committee in its report that failure to comply would result in legal action on the part of the Commission and the Corporation Counsel carries more weight than it did heretofore.

Harvey N. Bloomer, chairman of the Committee of Taxpayers and Civic Bodies, said last night that the committee proposed pushing the matter and intimated that a conference between his committee and officials of the railway is not unlikely and some satisfactory arrangement made to construct the line when conditions brought about by the war would not mean a great increase in the cost of construction.

Judgment Filed Against Public Utility Company

FORMER Judge W. L. Ransom, Counsel to the Public Service Commission, filed last Saturday in the office of the Clerk of the County of Richmond in the case of the People of the State of New York vs. Richmond Light & Railroad Company, a judgment for a fine of \$100 a day from April 15, 1916, to May 28, 1918, a total of \$77,300, with costs and disbursements of the action.

A copy of the judgment was served on E. J. Phillips, Secretary and Treasurer of the Richmond Light & Railroad Company, and the company has twenty days to answer or judgment will be taken for the full amount.

The Public Service Commission ordered the double tracking of Castleton avenue, Richmond Borough, on April 15, 1916. The company appealed from the order to the Appellate Division of the Supreme Court, Second District, and the Appellate Division sustained the order of the Commission.

The company has persistently refused to comply with the order, although the West New Brighton Board of

Trade, which came into being for the expressed purpose of compelling the company to double track this very important and profitable branch of its trolley system, and other civic bodies, have repeatedly taken the matter up with the Public Service Commission. Judgment is asked pursuant to Sections 24 and 56 of the Public Service Commission Law for violation of the original order of March 15, 1913.

This is the first case in which the Public Service Commission has filed a judgment against a public utility corporation for failure to comply with an order of that body. It has been the general belief that the law creating the Public Service Commission was defective, inasmuch as it did not provide a way to compel obedience with its orders. On Staten Island, where the matter of double tracking Castleton avenue has been a very important topic, the belief was general that the trolley company had the upper hand and would continue to disregard the order, believing that the Commission could go no further than the issuance of the order.

Best Port Should Be Used

(Continued from Page 781.)

ment of modern freight terminals and other conveniences in New York City.

New York is primarily interested in winning the war, and has spared no effort to exceed her quota of men, money and the development of her port facilities to speed up the transportation of troops and the despatch of supplies; secondarily, she is interested in the nation's obligation to prepare to meet commercial requirements developed by after-war conditions, and she should protest vigorously against being eliminated by the federal authorities in the consideration of the plans adopted to that end. A notable instance of this is the fact that no action is being taken by the federal authorities to provide necessary accommodation in New York City for the enormous tonnage which is now being constructed and launched by the Emergency Fleet Corporation piers, drydocks, coaling docks and ice-breakers; and I respectfully commend these matters to the earnest consideration of your honor and the members of the Board of Estimate and Apportionment.

MURRAY HULBERT,
Commissioner of Docks.

Fewer Coal Miners at Work

OUTPUT of anthracite could be immediately increased by a quarter to a third with sufficient labor. With the number of men, as now working, it is with the utmost difficulty that production can be maintained as it has been running. There is ample development of mine workings for the much larger output which now could be reached. The above-ground development, breakers, etc., also is entirely sufficient to prepare 20,000,000 tons of coal more per annum than it is possible to mine and handle with the present force of men.

Before the war there were 177,000 mine workers in the anthracite industry. The number has been drawn down to about 145,000 now. With such reduced labor power the existing output of coal is large. It is being accomplished with the aid of the much more highly developed facilities now employed in the mining and preparation of anthracite. These facilities, which represent a big increase in the capital investment in the anthracite industry, cannot be used to full capacity now because of labor shortage.

As a body the mine workers are giving good service.

What the Subway Strike Cost New York City

Many Thousands of Dollars Lost Through the Inaction of the Board of Estimate Until Too Late

THE subway strike has been settled and the men have gone back to work, all except 200 or 300 of them, who seized the opportunity to accept steady work at higher wages in lines where they would not be subject to political shifts in the pursuit of the work of making a living.

There were something over 6,000 men who were affected by the strike. At the average wage of \$4 per day they suffered a loss of \$144,000 during the week they were estopped from working. This loss they must pocket because the strike was of their own making, although forced upon them by the high cost of living. If they had not struck they would have been eventually deprived of \$144,000 of their savings to pay for more costly food and higher-priced living quarters, or have gone into debt for a like sum.

Unfortunately there is no remedy for this state of affairs, nor is there any come-back for the city for the losses which it also sustained during the strike. The workmen and the city are in exactly the same situation. Both have lost out and have no way of recovering, although the workmen have the better of the city through the increased amounts in their pay envelopes, which will prevent, for a time at least, a recurrence of similar trouble.

The city's loss, however, although not so large as that of the workmen, has no offset. The facts that the solution of the trouble had been provided for; that the Public Service Commission had pointed out the method; that the Lockwood Bill, embodying the principles that should be employed to effect a settlement, had been passed by the Legislature, and that the Public Service Commission had at all times stood ready to act with the Board of Estimate and Apportionment, in no wise alters the fact that the city must stand the loss.

What is the Loss?

The interest charges on all uncompleted subway work during a year amount to approximately \$7,200,000. This is the huge sum that the city would lose if the work on the whole dual system should be stopped for a year. If the subway work had been stopped, as was proposed by Mayor Hylan, until the end of the war this action would have cost the city in actual cash over \$7,000,000 per year as long as the war lasted.

What actually did happen was that the Board of Estimate, by delaying a meeting with the Public Service Commission until after the workmen had actually

been on strike for one week, incurred for the city an unnecessary expenditure of about \$75,000. This sum is the amount figured out at the office of the Public Service Commission as the actual cost to the city of the subway strike. If all the work had been stopped the amount would have been one-fifty second part of seven millions. But fortunately this did not happen.

In addition to the cost in interest charges there is a small sum for deterioration of material and the indefinable, but not inconsiderable, loss to the city of having the opening of the subway delayed a week. There is also the additional delay caused by the loss of several hundred workmen, whose places may not be filled, or, if they are by less experienced men, which means slower work and more delay.

The city has lost money in similar ways many times during the progress of the work on the subway. There have been many strikes, one of which lasted for four weeks. Most of these strikes were "local," involving a small number of men, and usually for small increases of pay. They came about in the usual way—by action of the workmen.

This last strike came about by the inaction of the city administration along the lines prescribed by law and, only recently, by the Lockwood measure until the strike had cost the city a large sum of money. The inaction of the city officials was due to the attempt to force illegal and untried methods of settlement of a very simple question upon the people.

The agreement of the Board of Estimate to meet the Public Service Commission, which it had previously refused to do, was due in large measure to the action of Alfred E. Smith, President of the Board of Aldermen, who declared in the meeting of the Board of Estimate, which had failed to formulate a policy by which the strike could be settled, that he believed that the Board should get together with the Public Service Commission and work out a workable plan of relief. This practical suggestion led to the meeting, at which action was taken that was followed by the strike being called off.

The Public Service Commission is making plans to carry out the terms of the agreement to give the contractors financial relief. It is the intention, it is said, of both the city authorities and the Public Service Commission to speed up the work. To do this more men will be required, and it is said that an appeal is to be made to the allied unions to furnish them.

Realty Board's Spring Tennis Tournament

THE following is the result of the spring tennis tournament of the Real Estate Board of New York, held at the West Side Courts, Forest Hills, L. I., on Thursday, June 13:

SINGLES—CLASS A.

First Round.—Leo S. Herzog defaulted to W. R. Burling. H. R. Houghton defeated F. P. Fox, 3-6, 6-3, 6-4. R. B. Ritchey defaulted to James McWalters. G. T. Burr defaulted to Harold Swain. P. R. Iseman defaulted to A. M. Limbourg. L. P. Dowdney defeated M. L. Osk, 6-1, 6-1. H. S. Lewine defeated E. K. Van Winkle, 6-4, 6-1. T. R. Robinson defeated Vasa K. Bracher, 6-4, 6-3.

Second Round.—Houghton defeated Burling, 6-1, 6-0. Swain defeated McWalters, 6-2, 6-3. Limbourg defeated Dowdney, 6-3, 7-5. Bracher defeated Van Winkle, 6-1, 6-2.

Third Round.—Swain defeated Houghton, 7-9, 6-3, 6-2. Limbourg defeated Bracher, 6-1, 6-2.

Final Round.—Limbourg defeated Swain, 4-6, 7-5, 6-3.

SINGLES—CLASS B.

First Round.—J. C. Tredwell defaulted to H. C. Forbes. W. H. Peckham defaulted to L. F. Levy. Tredwell defeated C. R. Hubert, 6-3, 7 $\frac{3}{4}$ -5. F. H. Birch defaulted to W. J. Hardgrove. Earle defeated M. T.

St. John, 6-1, 6-3. A. J. Bastine defeated A. J. Bendleton, 6-8, 6-3, 6-4. W. D. Ebbitt defaulted to Edward Blum. Laurence McGuire defaulted to J. S. Spraker.

Second Round.—Levy defeated Forbes, 6-3, 7-5. Hardgrove defeated Tredwell, 6-8, 6-1, 6-4. Earle defeated Bastine, 6-1, 10-8. Blum defeated Spraker, 6-2, 3-6, 6-2.

Third Round.—Levy defeated Hardgrove, 6-1, 6-0. Earle defeated Blum, 6-4, 6-4.

Final Round.—Levy defeated Earle, 6-2, 10-8, 6-4.

DOUBLES—CLASS A.

First Round.—Houghton and Van Winkle defeated Fox and Lewine, 6-3, 6-4. McWalters and Osk defeated Dowdney and Bracher, 6-3, 6-1.

Second Round.—Limbourg and Swain defeated Houghton and Van Winkle, 6-1, 6-2. Earle and Robinson defeated McWalters and Osk, 7-5, 6-0.

Final Round.—Limbourg and Swain defeated Earle and Robinson, 6-3, 6-4, 6-0.

DOUBLES—CLASS B.

First Round.—Forbes and Burling defeated Hubert and St. John, 6-3, 9-7. F. R. Hardgrove and Leach defeated Bastine and St. John, 6-2, 4-6, 6-2. Forbes and Burling defeated Spraker and Blum, 1-6, 6-4, 7-5. Hardgrove and Leach defeated Forbes and Burling, 6-3, 2-6, 8-6.

Urge Organization of Building Industries

Speakers at Meeting Held to Form National Association Give Strong Reasons for United Action

AT the meeting of representatives of building industries, held last week at the Engineers' Club, at which were adopted resolutions providing for the National Organization of the Building Industries and the appointment of a committee to take the necessary action to bring this about, there was a spirited discussion of the necessity for such organization. The resolutions and the names of those forming the committee were printed in the Record and Guide last week. The interesting and instructive discussion of the questions involved preceding the action taken are given herewith so that readers of this publication may see the importance of the movement.

The first speaker was William B. King of Washington, D. C., General Counsel of the National Association of Master Builders.

"While the war was raging and before the United States took part it was reported to us through many sources that the Germans had no fear of America getting into the war because America was 'after the dollar. So long as they can pursue and catch the dollar they will not care what happens on this side of the Atlantic. Whatever we may do they will not take the trouble to resent it.'

"But after a time America did resent it, and today America is being felt in that conflict. We hope that within a year the force brought to bear by America will terminate the war to the salvation of the democracy of the world.

"So today we do not need to defend our patriotism. I have no apology to make for favoring organization because I favor it in the interest of patriotism. It looks forward to the future of the country after the war and strengthens the country during the war.

"What can we do in the name of patriotism by this organization? First, we can unitedly place the resources of the building industry at the disposal of the Government for direct service during the war. This is the second largest industry in the country. Much of its resources and many of its men are engaged in supplying governmental needs. The Government is the greatest builder in the country, and we can give assistance and find out what service ought to be rendered by the industry. That is the first and direct help which we can give.

"There is another thing we can do. We all know that disturbances occurred in the industry as a result of the war. Just so far as disturbances to an industry can be avoided just to that extent shall we justify the existence of our organization.

"Secretary McAdoo says that we must save money, and in order to save money we must make money. We must, as far as possible, prevent disturbances to the industry, and we must, so far as possible, preserve it because it is only by continuing the building industry that we can produce the money with which to buy bonds and support the many volunteer associations which need the money. We are doing a patriotic duty if we can create an organization that will point out just what disturbance of the industry is necessary and just where and how that disturbance can be stopped.

"The British and French people are proud that, notwithstanding the disturbance of their industries and the diversion to the war of their men and their money, their factories are at work. So must we keep our industries working just as far as consistent with war needs. It will be the part of a central committee representing this industry to point out how building business can be fostered to the greatest possible degree.

"Some day the war will cease and our men will be called back; then the wheels of industry must turn round. This nightmare of war will pass away and the dawn will break. Then let us be prepared for the labor of the coming day. Let us not find our industries demoralized and impossible of early rescue. Let us do our part to conserve the peace organization of the building industry of this country as much as we can so that when peace comes there may not be a long period of depression.

"Is there wisdom among the building men of the United States to carry out these objects? Men who can say to the Secretary of Treasury: 'This will help the country; that will hurt the country.' I believe there is wisdom and judgment enough among us to appoint a committee that will be favorably received by the Government.

"I believe that if we had had an organization represented at Washington since the beginning of the war we should have had millions of dollars more business going on.

"It is such service that I believe we can render, and at this time we should take some definite, forward steps looking to a federation and to the appointment of a committee to look after our interests during the war; and it may be that we are laying the foundation for a permanent organization of the industry, which will continue after the war to the benefit of the business in which we are all engaged."

W. R. Messenger, Executive Secretary of the Building Industries of New York, in moving the adoption of the resolutions, read a letter from Harry A. Wheeler, President of the Chamber of Commerce of the United States of America, in which he says:

"I am very sorry that conferences arranged here for tomorrow make my remaining in Washington imperative otherwise I should be more than glad to attend the luncheon that has been called at the Engineers' Club.

"It is the purpose of the War Service Executive Committee of the Chamber of Commerce of the United States to encourage by every means in its power the organization of all industries into trade associations, and to relate allied associations in such a manner that the industries can be competently represented with respect to their participation in war work and with respect to the maintenance of foundations for carrying on the industry with as little interruption as possible during the period of the war.

"If the building industries generally over the country can be brought together so that groups representing the industry in different cities will create a central group for the study of the needs of the business the Chamber of Commerce War Service Executive Committee will be very glad to study the problems with your central body and to exercise any influence it may possess in behalf of legitimate continuation of the building business, even though it may not have to do with construction directly related to war purposes."

Rudolph P. Miller, member of the Engineering Council, said:

"When the German authorities entered into this war I have no doubt they well considered the question of their man-power. They must perceive that they have not been able to conserve their man-power.

"I think there is an analogous situation here. The wealth producing industries, which by their activities bring about further wealth and further industry—it seems to me that the conservation of such an industry would be the one that the Government should be especially concerned with.

"The Government needs buildings and it needs building material, but it is probably not necessary and certainly not desirable to deprive the building industry of the materials needed for its existence.

"The people who can best tell the Government about conditions and assist the Government are the people most directly connected with the industry."

C. A. Fullerton, President, Architectural Iron & Bronze Manufacturing Association, said:

"This meeting is entirely in accord with what I feel to be the watchword of the day—Organization and Team Work.

to jump in with the rest of the crowd.

"There has been a great deal of discussion among the iron and bronze and metal working associations as to what to do. It is my impression that one of the things we lack is the vision as to how to adapt our equipment and availability, primarily to help out on the war situation.

In many concerns there seems to be an inability to see how they can help the war because they are not in the war business. If most of us had done what we ought to have done two years ago we would have been taking on the nation's work; that would not have been out of the question. We have changed our methods and equipment and organization to meet these demands, surprising ourselves and the Government. I believe that that possibility lies with more concerns than might be believed."

C. J. Curtin, of the National Lime Association, said: "The question of organization is a matter that should have been taken up by the men in the building business in all its branches long before this late day. We should think of what has taken place and how organization has been neglected, not only by our own Government, but by all of the allied Governments.

"What are we fighting? An organization built up through forty years of effort; that is why the war has continued so long. If we were shoulder to shoulder in an organization we could have cleaned the slate before now.

"It is up to us, representing the second largest industry, to get together as soon as we can. It occurred to the building interests of New York to do this and it was done by the Builders' Exchanges; but through Mr. Miller and others, whose vision was greater than ours, we got together and talked about a Federal organization. The only way we can lick the Huns is by organization.

"An organization is necessary to get any hearing or any consideration from the Government Board. They have no time for us at Washington unless we go with a united voice and with a definite statement of our requirements.

"I hope a national organization will come out of this movement, an organization representing all interests. F. T. Miller, President of F. W. Dodge Company, New York City, said:

"However important it may seem to conserve this great national facility, the building industry; however important it may seem to continue the strengthening of the Nation by the production of wealth, all must agree that national welfare is the prime necessity and our most intelligent self-interest, and that the bringing of the war to an early and successful termination is our first step in assuring this national welfare.

"We must, therefore, readjust the industry to the present needs of the Government, and cannot expect the Government to adjust itself to the needs of the industry. In this process of readjustment, however, an exact knowledge of the facts is obviously essential.

"Perhaps we do not fully realize how much depends upon this great national facility. In this country during the past seven years, building capacity has been decreasing and the lack of space is already acutely felt in some sections, particularly in the residential and warehousing facilities of this city. Here rentals are increasing, and yet, in the face of the demand for building there is a growing lack of confidence in real estate values which seriously affects the mortgage situation.

"But in this great center of seven million people, bearing thirty per cent. of the financial burdens of the Nation, we must realize that we are operating on the productivity of the whole United States, and that we cannot consider our own problem apart from the problem of the entire country. In the East we are short of building labor, while in the West building labor is idle. It is difficult to turn a quarryman into a skilled farmer, or a stair builder into a metal worker. These men are beyond the age of readjustment and many of them are available for building construction who cannot be assimilated into those industries so essential to the successful prosecution of the war.

"The general 'release' of labor in England was a more simple matter, and yet it was not applied to the British Empire. In this country we have a more difficult problem, because general rules cannot be applied over such a wide area involving different geographical and economic conditions.

"Senator Calder, in his address before the Building Industries of New York, brought out the thought that the building industry is of especial importance because it produces enduring wealth, and because its product produces more wealth. The circulation of funds through

war industries, or non-productive industries, does not produce wealth. The cost of the war must be met by production by the industries of peace. Wealth production is a war necessity, for the wealth produced may be turned into munitions. We cannot continue the war indefinitely on the wealth which has been produced in the past. It is, therefore, necessary that wealth production should be continued during war times.

"Senator Calder, in expressing his desire to cooperate with us, said that he could aid us more effectively if we were organized on a national basis. If a man goes to Washington representing himself, he is likely to be regarded as a notoriety seeker; if he goes to Washington representing one locality, he is likely to be suspected of selfish motives for that locality; if he goes to Washington representing one branch of an industry, he is likely to be suspected of selfish motives for that particular branch of the industry,—and in any case he has a narrow view of the facts involved.

"The conclusion is that representatives of a united industry, covering all sections, will naturally have less personal, trade or local self-interest, and a more comprehensive knowledge of the facts and, therefore, have greater influence, and be more free to give impartial advice for national welfare and the welfare of this industry as a whole.

"I see great possibilities for such an affiliation of all the building industries. In it there will be no domination of any particular trade or locality; an organization which will be thoroughly representative and working for the common good, particularly if such an organization can be represented by men of national standing in whom the Governmental authorities already have confidence, and whom the trade will instinctively follow."

George S. Bartlett, of Universal Portland Cement Company, said:

"This is not a matter of resolution nor of talk. Somebody has got to do something. You all remember the famous priority order No. 2 of last fall, shutting off the use of all open cars. I was in Washington and here came a big flock from one state with letters from Senators and Congressmen. That was a joke. That sort of thing doesn't get you anywhere. You lose before you start.

"I am telling you this to show that Washington has some facts and when we go there we want to go with more complete facts.

"This has been the trouble, people have gone there and talked patriotism. Nobody wants to hear patriotism (nobody questions our patriotism) or to take up so much time painting the flag on the wall. This war is business and we are business men. We are in the war for success. That may not sound like patriotism, but it is business, and business has got to win the war.

"Mr. Humphrey called upon the Cement Association and we went to Washington and put the whole thing on the table. We have an organization which is one of the most complete of its kind, fourteen offices in different parts of the country whose duty it is to know about the business in their respective territories in detail and to promote the use of cement. That is our business.

"We went to Washington and said, 'Here is the condition of our business.' Mr. Humphrey told us what we were to do until the first of September. I presume by that time there may be another change affecting our business. He treats you with the highest degree of consideration and business courtesy.

"This organization is in the right direction. I heard Secretary McAdoo make a speech in Chicago before the Chicago Association of Commerce. He said: 'You gentlemen come to Washington because there is something the matter with, for example, the shoe business. You hire a lawyer at \$25,000 a year who doesn't know a thing about the shoe business and he opens a law book to see what the law is, but I merely want to know the truth about the shoe business; the law is not involved. It is a question of fact about your particular business.'

"Now if you gentlemen will send a committee to Washington—a representative committee, that will have the backing of all the industry—and get at the man whose duty it is to determine, then you can get results. There is no use in going there with a band and there

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REAL ESTATEBUILDERS

RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor
W. D. HADSELL . . . Vice-President
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S. A. PAXSON . . . Business Manager
119 West 40th Street, New York
(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

Expand the Nation's Best Port

Divergent views seem to be held by the officers of the Emergency Fleet Corporation, the War Industries Board and the Federal Railroad Administration as to how far the Government's requirements in the way of transportation by land and sea can be met by the railroad terminal and port facilities of New York.

According to Dock Commissioner Murray Hulbert, whose letter to Mayor Hylan, with reference to the latter, is printed elsewhere in this issue, the Shipping Board has refused to grant permission for the establishment of another shipbuilding plant in this harbor on the grounds that "the railroad administration has requested that no more Government undertakings be situated within the area in and about New York owing to the freight congestion on all railroads centering in New York," and had represented that the delivery of materials required in ship construction would add to the "intolerable conditions" now prevailing.

The War Industries Board has proposed for similar reasons that there shall be no extension of war production in the New York region except such as cannot be done elsewhere.

But Mr. A. H. Smith, Regional Director for the East, whom New Yorkers know and have confidence in, in his review of the conditions on eastern railroads, recently made to the Railroad Administration, enumerates many reforms that have been accomplished to clear up the congestion of last winter which have eliminated the confusion and delays causing trouble at that time.

Among the numerous effective measures inaugurated under Mr. Smith's management have been: The

elimination of over two million miles per month of unessential passenger train mileage; the assignment to eastern roads of 365 additional locomotives; diversion of traffic to other roads and common use of terminals, with classification and routing of freight to obviate delays and indirect transportation.

Last, but not least, Mr. Smith says he has secured co-ordination of harbor facilities at New York, and reports that whereas there were 41,000 cars of export freight here on January 1 this has been reduced to 28,000.

The Record and Guide will not oppose the use of other ports than New York for federal purposes if the Government business can thereby be speeded up and the war's end brought nearer, but the suggestion is offered that it will take many more years than the war is likely to last to equip any other harbor with a small part of the facilities now offered by New York, not to speak of its natural advantages, and the cost of the improvements that will have to be made elsewhere to accommodate a small percentage of the country's enlarged foreign commerce will be enormous compared with the amount necessary to expand the resources of New York Harbor so that it could easily handle many times the business now transacted here.

The best American dock terminals outside New York are at New Orleans, but that city is a week's sailing further away from European ports than is New York, and the railroad facilities are inadequate.

It is within the bounds of reason to believe that the federal officials who are now apparently so solicitous of New York's ability to handle the increased freighting problems are basing their action on the experience of last winter, with its exceptional weather conditions, and are not taking cognizance of the accomplishments of Mr. Smith, which have transformed the land and water accommodations at the mouth of the Hudson.

A better way than to try to make a port out of a shallow bay and a jerkwater railroad in an out-of-the-way part of the country is to expand the accommodations where there is every reason to believe they will be most effective, as suggested by Mr. Hulbert. A well working machine that is elaborated to accomplish greater production is better than one of huge dimensions but unknown horse-power.

New York is the greatest port in the world, but the best thing about it is that it is capable of indefinite expansion. It is not a local, but a federal, necessity that the most available and best equipped port should be made use of to the fullest extent; and it is yet to be demonstrated that the possibilities of New York Harbor are fully developed.

As to Mortgage Loans

There has been a good deal of discussion about the lack of money available for building operations and the effect of this shortage on the building industries, the trades and the material market, all of which has to do with the construction of new buildings.

Less attention has been paid to the other side of the question—the seriousness of the falling off in loanable funds for the renewal of mortgages on houses and other buildings constructed prior to the war. If a considerable number of homes were thrown back on the loaning companies through calling of mortgages there would not only be developed a strain in the financial condition of these institutions, but there would result an acute state of forced sales, which would certainly react to the disadvantage of the whole real estate business. Values would decline all along the

line and it would be years before the process was stabilized and an upward turn brought about.

Several phases of this subject have been taken up and analyzed by Mr. Frank Bailey in this issue of the Record and Guide with the clear vision of the practical man of affairs.

The reader is referred to his article with confidence, and to the suggestion at its close that there is a choice of remedies for the unfavorable conditions existing and that some of these may be pointed out in another article, which will no doubt be awaited with interest.

That the situation has favorable aspects is further indicated in the article by Mr. John L. Parish, also printed in this issue. Realty men will find comfort in the figures given by him, that show the inherent strength of real estate today notwithstanding war-time conditions.

Applying Business Sense to Municipal Problems.

Work on the uncompleted subways was resumed last Monday to the general satisfaction of all concerned. A way was found whereby the demands of the workmen for higher wages could be met and the dilemma of the contractors was solved through the joint efforts of the Public Service Commission and the Board of Estimate and Apportionment.

It is a matter of congratulation to the taxpayers that this tie-up in the subway work lasted only one week. The taxpayers would be entitled to heartier congratulation if there had been no tie-up at all, because an interruption of even one week in the subway work costs this city about \$75,000 in added interest charges. This means that if the dispute had been worked out sooner, which it seems it reasonably might have been,

the taxpayers of the city would be \$75,000 better off than they are now.

With so many millions of dollars being expended annually to conduct the city government some people may regard an item of \$75,000 as trivial. But the habit of throwing away \$75,000 of the taxpayers' money ought not to be regarded so lightly by the constituted authorities. Nothing so aggravates taxpayers as to have to go down into their pockets to get money to be thrown away by those elected to guard their interests.

The trouble is that the throwing away of the taxpayers' money has become altogether too much of a habit with all city administrations, no matter what may be their political complexion. Year in and year out the people of the metropolis discover every little while a lack of that prudence on the part of officials which any sound business man would apply to the expenditure of the funds at his disposal. One week it is \$75,000 in interest thrown away because of an unnecessary tie-up in subway construction; another week it is a few thousand dollars here or a few thousand there appropriated for some useless purpose. The small items soon aggregate large amounts, the public gets no benefits, and the cost of conducting the city government continues upward by leaps and bounds.

To Alfred E. Smith, President of the Board of Aldermen, goes much of the credit for the settlement of the latest subway dispute. It was Mr. Smith who made the sensible suggestions which resulted in clearing away all obstacles and getting the subway work started again before more damage was done. There is no reason why good business judgment should not be applied to all municipal problems, as was demonstrated in this instance, when Mr. Smith's suggestion was acted upon and a serious situation adjusted within a few hours.

Urge Organization of Building Industries

(Continued from Page 785.)

is no use in writing newspaper articles or passing resolutions or talking. Go down there and say: 'How about it? Here is what we can do and here is what we think. Tell us where we stand.'

"Right after that priority order business we formed an organization called the Highway Association. We got together all of the interests connected with highway construction—stone, sand, cement, brick, machinery—into one body, the Highway Industries Association. We opened an office in Washington. We were not there 24 hours before we were asked, 'How about this and how about that?'—requests from Chapin of everybody. Question after question came to us from every source and from every department of the Government. An organization like that is doing what the Government wants because it is giving the Government the information which it needs.

"Now if this organization doesn't get the truth and then go to Washington and lay it before the Government there is nothing to it.

Allen Walker, Chairman of the meeting, New York representative of the Chamber of Commerce of the United States, said:

"Speculative opinion is the prerogative of those who arise in certain places to debate. The only thing with which to offset speculative opinion is facts which are absolutely correct and based upon wide and careful

"The Chamber of Commerce of the United States can be likened to one of those tally machines used by the cigar stores. If we decide that here is a good place for a cigar store because there is good volume of traffic

every day, that is only speculative opinion. If you put against that the little machine that gives you the exact number of people who pass that spot every day, then you have on the one hand an opinion and on the other a fact. It is a fact what cannot be gainsaid that is of use; nothing else can be of use.

"These gentlemen have told you about being called to Washington. That shows the Government's requirement for information and the Government's desire that that information should be the result of careful investigation by men in position to get the facts and assemble them and classify them and analyze them so that they may be useful.

"What is sought is to have the industry represented by a single voice that shall command the confidence at once of the Government and of the people.

"Mr. King spoke of a pronouncement which could have been prevented at the time; if you had been on the spot it would not have occurred. You have never heard of such utterances concerning an industry that had its organization in advance; there has been no occasion for it. You can be as indignant as you like about loose statements made by people in Washington, but you cannot counteract them. It is an old saying that you cannot catch up with a lie. The only way you can beat it is by telling the truth in advance, and the only way you can be sure that the truth will be presented in regard to your industry is to have it presented by a single voice having the authority really to speak for those it claims to represent and it must be backed up with loyalty by those for whom it speaks."

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REAL ESTATE AND
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LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Effect of Sublease.

A LESSEE, to avoid a covenant against assignment without the written consent of the lessor, subleased the remainder of his term, the sublessee not attorning to the original lessor. The New York Appellate Division holds, *Times Square Imp. Co. v. James McCreery Realty Corp.*, 169 N. Y. Supp. 536, that the sublease did not establish any priority of contract between the lessor and the sublessee, enabling the latter to sue the lessor on account of its representations to the lessee as to the demised premises. A suit by the sublessee to cancel the lease to the lessee and the sublease because of alleged misrepresentations by the lessor to the lessee as to the space included in the lease would not lie, as the sublessee might interpose its claim as a defense in an action at law against it by the lessee for the rent.

Absolute Deed or Mortgage.

The Oregon Supreme Court holds that giving a deed to secure a debt and receiving an agreement to recovery on payment of the debt, make the transaction a mortgage, although the giving of a deed in satisfaction of a debt, and at the same time receiving an agreement to convey, would not constitute a mortgage. In an action for damages for breach of contract to reconvey land it appeared that the plaintiffs deeded the land to secure a debt, and the defendant agreed to reconvey it in the condition in which it was received. Since the

defendant had committed waste and refused to restore the land when demanded under the terms of the contract, it was not necessary to make a tender before the suit for damages.—*Angus v. Holbrooke (Ore.)*, 170 Pac. 1179.

Notice of Sale Under Mortgage.

Powers of sale in a mortgage are contractual, and, as there are many opportunities for oppression, courts of equity are disposed to scrutinize them, and to hold the mortgage to the letter of the contract. It is essential to the validity of a sale under a power to comply fully with the requirements as to giving notice of the sale. This is the rule, but in its enforcement the presumption of law is in favor of the regularity in the execution of the power of sale.—*Jenkins v. Griffin*, North Carolina Supreme Court, 95 S. E. 166.

Construction of Sale Contract.

Landowners contracted with a corporation that it would plat, advertise and sell certain premises. The agreement provided that the corporation should have its expenses reimbursed out of the proceeds of sales, and that at the termination of the contract the lands unsold should be reconveyed to the owners on their paying the improvement charges. The Washington Supreme Court holds, *Cannon Hill Co. v. Moore*, 170 Pac. 551, that the corporation is not, on the expiration of the contract, entitled to a deficiency judgment against the landowner for expenses incurred for the benefit of unsold lands.

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 320.—A clause in a lease reads that the party of the second part will pay all taxes which shall be levied annually or otherwise by the City of New York after February 1, 1918, which is the date the lease goes into effect. Is the party of the first part entitled to pay a proportionate share of the tax of 1918 for the month of January, 1918? W. C. D.

Answer.—No. 323. Under such a lease the party of the first part is not liable for a proportionate share of the tax of 1918 for the month of January, 1918.

Annual Report of Realty Company.

The annual report of the Charles F. Noyes Company, which has been received, shows a very favorable condition of this firm's business. The report follows:

The business of the Charles F. Noyes Company for the year ending April 30, 1918, was the best in the history of the company. This organization was one of the first co-operative organizations in the real estate field. The report of Warner & McGrath, certified accountants, showed that the business had made substantial increases in every department and its business was greater by \$5,000,000 than that of any previous year.

The business was established twenty years ago by Charles F. Noyes, who is still in active charge. Associated with Mr. Noyes in the management of the business are Fisher P. Weaver, Frederick B. Lewis, William B. Falconer, Joseph D. Cronan, Robert E. Leigh, M.

E., F. W. Gridley, E. C. Benedict and S. K. Green. The renting and selling departments of the business are among the largest of any firm in New York, and the renting department alone showed a gain last year of .744 per cent.

During the past year Mr. Noyes has leased the entire sixth floor in the "Wyllys" Building, 92 William street, which will be exclusively occupied by his business. On account of the rapid growth of its agency department two additional engineers have been placed on the staff of Robert E. Leigh, the plant engineer of the company. This department alone exclusively manages nearly 400 buildings, and the company looks out for 2,370 tenants. Its business, as heretofore, will continue strictly along the lines of managing, selling, leasing and mortgaging business real estate, specializing in the downtown section.

Woman Buys in Bronx.

Mrs. Louise H. Jackson acquired from the Benenson Realty Company the two five-story apartment houses at 887 and 891 Southern Boulevard, each on a plot 75 x 105, near Barretto street. Mrs. Jackson gave for this property cash and a free and clear tract of five acres on White Plains Road, Clason Point. Samuel Kronsky negotiated the deal, which involved about \$200,000.

Sells Country Place.

Arthur C. Sheridan sold at auction for the estate of the late O. E. Butterfield, who was counsel general for the New York Central Railroad, the large country place known as "Knollands," 155 acres of land and large Colonial dwelling and outbuildings located on Pines Bridge Road at the shore of Croton Lake, Westchester County, N. Y. The buyer is Henry Hardway, Western capitalist, and owner of extensive potash mines in this country. When Mr. Sheridan asked for bids at the sale which took place on the premises at 3 p. m. last Saturday, June 8, fully 100 persons faced him. Bidding started at \$20,000. The property is convenient to Mt. Kisco Station and in the neighborhood of the homes of Arthur S. Scribner, Louis Marshall, John McKesson, Robert Shaw Brewster and the Fargo, Van Cortlandt and Van Rensselaer Places.

REAL ESTATE REVIEW OF THE WEEK

Active Market In Sale of Tenements This Week—
Women Buyers Figures In Week's Reports.—Leasing Good

TENEMENT properties figured largely in the sales of the week, and there was a particularly active market for apartments and private dwellings, several sales of especial importance being made in the latter class.

In the Bronx G. H. Berg bought from Frederick Brown, operator, three four-story apartment houses at 2690, 2694 and 2698 Briggs avenue, which return about \$9,200 a year, and have been held at \$80,000. Gertrude V. Manger purchased from the estate of William Diehl, 338 East 14th street, a four-story tenement. Joseph L. Buttenweiser bought from K. Riggs two six-story tenements in Attorney street, and a five-story tenement in Norfolk street was purchased by investors.

Deals involving apartment houses were features of a somewhat quiet market early in the week. An important transaction concerned the seven-story structure at the southeast corner of Riverside Drive and 85th street, sold by the estate of Edwin G. Vail of Poughkeepsie to Joseph S. Ward, president of the Thomas Ward Coal Company. This was an all-cash sale, and was negotiated through Edward N. Crosby & Company. The property was held at \$100,000.

Profit taking was a feature in the sales of the week. In every case professionals were the sellers. Seeing bargains they did not hesitate to take advantage of them and now reap the harvest. There are many bargains to be had, but investors fail to grasp many of them. Overcaution is the great fault of the market, brokers agree. A little temerity would have a very satisfactory effect on trading and on the bank accounts of traders. Real estate men maintain that the market never presented better opportunities, and recent sales in the old shipping district south of Brooklyn Bridge, on Washington Heights and in the Bronx are evidence of this.

Women buyers were active this week, one purchasing from the Benenson Realty Company two five-story apartment houses on Southern Boulevard in a deal involving about \$200,000. In exchange the buyer, Mrs. Louise H. Jackson, gave part cash and five acres of free and clear property on White Plains Road, Clason Point. Another sale in which the buyer is a woman was that of 973 Fifth avenue, a modern, fireproof six-story American basement dwelling, sold by Pease & Elliman for Mrs. Carlos M. de Heredia to Mrs. C. J. Cornell, a sale involving nearly \$300,000. The sale of this house completes a deal involving over \$1,000,000. The other house, which adjoins that just bought by Mrs. Cornell, was the property inherited by the Metropolitan Museum of Art from the late Isaac D. Fletcher, and sold to Henry F. Sinclair, president of the Sinclair Oil and Refining Company for his own occupancy.

In the downtown district the sale of the seven-story Electrical Exchange building, occupying the block front on the east side of Washington street, between Cedar and Liberty streets, was of particular interest to real estate interests. This building is one of the best known of the older group of downtown office and loft buildings. It is assessed by the city at \$400,000, of which \$225,000 represents the value of the building. The buyer is an investor, a client of Edward N. Perkins, an attorney, whose identity for the present is hidden in the Liberty-Washington-Cedar Street Corporation, formed last week at Albany with a capital of \$100,000.

A loan of \$400,000 was secured this week through Charles F. Noyes Company from the East River Savings Institution on the property known as the Fisher Building, at the northeast corner of Broadway and 37th street, owned by the Hobart Estate of San Francisco. The property comprises an area or

about 21,500 square feet and is improved with a twelve-story mercantile building, erected in 1913. Of particular significance in this loan is the fact that the bank loaned the money for no other reason or inducement than the excellent security, both in value of property and the strength of the bond. No sale of foreclosed property owned by the bank entered into the transaction.

Leasing, for over a year the source of principal activity on the part of brokers, continued good this week, and several important transactions were reported. Apartments are in great demand, but with few available. Leasing for business purposes, while good, is not as active as it was a few months ago, although a few leases for business purposes are consummated every day.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 29 as against 20 last week and 20 a year ago.

The number of sales south of 59th street was 15 as compared with 5 last week and 6 a year ago.

The sales north of 59th street aggregate 14 as compared with 15 last week and 14 a year ago.

From the Bronx 16 sales at private contract were reported as against 8 last week and 11 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 795 of this issue.

Sale on Fifth Avenue.

Pease & Elliman have sold for Mrs. Carlos M. de Heredia to Mrs. C. J. Cornell the modern, fireproof six-story American basement at 973 Fifth avenue,



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adjoining the corner of 79th street. This house was built by Mrs. de Heredia at the same time the Payne Whitney house adjoining was erected, and Mrs. de Heredia at the time expected to occupy the house herself when she sold the large house at the corner of 78th street and Fifth avenue, formerly occupied by her father, Mr. H. H. Cook, who at one time owned all of the block between Fifth and Madison avenues, 78th and 79th streets, and which he sold

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The Property includes the well-known Gelston Homestead, a large 3-story brick mansion in good structural condition, corner of Shore Road and Third Ave. (This house will be open for inspection for a period of ten days prior to the sale.) And also four old frame houses on 100th St., 99th St. and Fourth Ave.

MOST OF THE STREETS ARE FULLY IMPROVED AND MANY OF THE LOTS ARE OF EXTRA SIZE. Fourth Ave. and 99th St. and that part of Third Ave. lying northeast of 99th St. are business streets. The rest of the property is residential.

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Full particulars and descriptive maps from HAMILTON & STRATMANN, Esqs., Attorneys, 2 Rector St., New York; H. B. HUBBARD, Esq., Attorney, 26 Court St., Brooklyn, or JERE JOHNSON JR. CO., Auctioneers, 193 Montague St., Brooklyn.

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off from time to time to various parties, who have since erected some of the finest houses in the city. In fact, the so-called Cook block is considered one of the finest completed blocks of residences in the city.

The house in question occupies a lot 25 x 100, and has a right of way for a tradesmen's and servants' entrance over the fifteen-foot strip adjoining on the east to 79th street.

The house was erected from plans by the late Stanford White, of McKim, Mead & White, and was completed about ten years ago, and but for a short period, when it was occupied by Mrs. de Heredia, the house has been unoccupied.

It is interesting to note that less than a week ago the adjoining corner of 79th street, size 32 x 100, was also sold by Pease & Elliman for the Metropolitan Museum of Art, who inherited the property from the late Isaac D. Fletcher.

The two houses represented a value of over \$1,000,000, but the sales prices aggregated quite a little less than this sum.

Sale in Mid-town Section.

A modern mid-town loft building was traded for a valuable tract of Bronx lots on Thursday in a deal involving about \$750,000. The Hasco Realty Company, Lorne A. Scott, President, sold to Paul M. Herzog, lawyer and real estate operator, the new twelve-story mercantile building at 44 to 50 East 32d street, on a plot 66.4x100, which shows an annual return of about \$60,000 and has been held at \$550,000. In exchange the buyer gave the tract of forty-four lots, free and clear, comprising the greater portion of the block bounded by the Grand Boulevard and Concourse, Valentine avenue, 196th and 197th streets, in the Bronx. The property begins at 196th street, where the frontage is 250 feet, and extends along the Concourse for 428 feet and along Valentine avenue 375 feet, the northerly line measuring 307.6 feet. The tract has been valued at \$200,000 and will probably be held for improvement with apartment houses.

Sell Electrical Exchange.

The seven-story Electrical Exchange building, occupying the block front on the east side of Washington street, between Cedar and Liberty streets, has been sold by William H. Oscanyan to an investor, a client of Edward N. Perkins, attorney, whose identity for the present is hidden in the Liberty-Washington-Cedar Street Corporation, formed at Albany last week with a capital of \$100,000. The Electrical Exchange is one of the best known of the older group of downtown office and loft buildings, and, as it name implies, has been tenanted chiefly by the electrical trade, which has centered in that section for a number of years. The building is known as 147 to 153 Washington street, 139 to 143 Cedar street and 132 to 138 Liberty street. It has a frontage of 111.8 feet on Washington street, 89.10 on Cedar street and 97.2 feet on Liberty street. The rear line is irregular. The city assesses the property for taxation purposes at \$400,000, of which \$225,000 represents the value of the building. Mr. Oscanyan acquired the structure in 1904, at which time there were two transfers of the building. It was first conveyed by Henry Corn to Leo Schlesinger, subject to mortgages for \$475,000, and later by Mr. Schlesinger to Mr. Oscanyan, subject to liens of \$350,000. Several months ago the building was seriously damaged by fire. It has been entirely renovated.

Apartments Figure in Exchange.

Frederick Brown has resold to Mrs. Ellen Ewall the two modern five-story apartment houses at 554 and 558 West 148th street, which he acquired last week from Ellie T. Williams of Greenwich, Conn. The buildings accommodate forty families and produce an annual return of about \$20,000. They occupy a plot 100 x 100 adjoining the southeast corner of Broadway. The

new owner gave, in addition to cash, 319 East 29th street, a five-story, twenty-family flat, 35 x 98.9, near Second avenue, and 534 East 135th street, between Brook and St. Ann's avenues, a six-story, new-law house, 37.6 x 100, with accommodation for thirty families. O'Reilly & Dahm negotiated the transaction.

Operator Buys in 85th Street.

One of the modern apartment houses in the Fifth avenue section—the nine-story fireproof structure at 3 East 85th street—was purchased last Saturday by Frederick Brown from Mrs. Robert S. Minturn through Douglas L. Elliman & Company and William A. White & Sons. Mrs. Minturn acquired the property in July, 1913, in a trade with the Fullerton Weaver Realty Company, builders of the structure, for the Kensington Building, at the northeast corner of Fifth avenue and 15th street, whose site was previously occupied by a hotel of that name. The 85th street property originally was owned by the New York & Harlem Railroad, which sold the site, 50 x 102.2, in 1912 through Douglas L. Elliman & Company to S. Fullerton Weaver, who erected the structure from plans by J. E. R. Carpenter and then sold it to Mrs. Minturn. It adjoins the residence of James B. Clews on the Fifth avenue corner, and is completely occupied at rentals aggregating \$29,000, the tenants including Charles E. Mitchell, of the National City Company; Donald Brown, of Cross & Brown Company, and S. Fullerton Weaver.

Buys Country Estate.

On Saturday last, at Shippan Point, Conn., Arthur C. Sheridan, auctioneer, sold, for Arnstein & Levy and George Backer, Broadview, a country estate comprising two acres, with stucco residence, overlooking the Sound. After spirited bidding the property was struck down for \$24,100 to M. P. Cudahy, of Chicago, who will occupy the place as his summer home. In the immediate vicinity are the fine estates of Judge W. E. B. Lockwood and Philip Herman. The sale attracted an audience of about one hundred and fifty persons.

Manhattan.

South of 59th Street.

ATTORNEY ST.—Douglas Robinson, Charles S. Brown Co. sold for Karriek Riggs 155 and 157 Attorney st., two 6-sty tenements with stores and a 4-sty rear tenement in rear of 155 Attorney st., on plot 50x100. The purchaser is Joseph L. Buttenwieser.

FRONT ST.—Cammann, Voorhees & Floyd sold for Henry A. Coster, the 5-sty building on plot 30.6x80, at 52 Front st., between Coenties and Old Slips, to Markham Realty Co., Clarence W. Eckhardt, president. Pease & Elliman represented the seller.

GREENE ST.—L. Tanenbaum, Strauss & Co. sold for Joseph L. Buttenwieser the property, 32 Greene st., a 5-sty building 25x100, to Senefelder Realty Co.

HOUSTON ST.—Pepe & Bro. sold for estate of John H. Patrick the premises known as 200 and 214, 216 and 218 West Houston st., four 4-sty brick buildings, near the new 7th av subway, to Michael Maresca.

NORFOLK ST.—H. D. Colt and others as trustees sold 107 Norfolk st., a 5-sty tenement, with stores, on lot 25x100, located 150 ft. north of Delancy st. The sellers took the property over in foreclosure proceedings on May 28 at the stand of Henry Brady.

PEARL ST.—Cammann, Voorhees & Floyd resold for 210 West 56th Street Co. the 5-sty buildings, 40.11x72, at 80 1/2-82 Pearl st., near Coenties slip, acquired about ten days ago from Herrmann Estates.

WATER ST.—Charles F. Noyes Co. sold to William D. Kilpatrick for Jules and Emile Vatable the building 89 Water st., a 5-sty office structure, covering lot 23.9x85. Possession of the property may be secured in the fall, and Mr. Kilpatrick contemplates extensive alterations and a resale for occupancy or a lease to one tenant.

WATER ST.—Richard W. Elliott sold 388 to 392 Water st. 3 and 5-sty buildings, on plot 58x62, between Oliver and Catharine sts. 388 was disposed of by Edward L. Coster and 390 and 392 by John L. Riker estate.

14TH ST.—Gertrude V. Manger purchased from estate of William Diehl, 338 East 14th st., a 4-sty tenement on lot 25x103.3, near 1st av.

19TH ST.—J. D. O'Connell, Jr., sold 601 East 19th st., a 2-fam. frame house, on plot 40x100, for I. L. Le Roy.

19TH ST.—Estate of Francis L. Ogden sold to James MacKenzie 531 and 533 West 19th st., east of 11th av., a 2-sty building and a vacant lot, on site 50x92.

56TH ST.—Cammann, Voorhees & Floyd resold for 210 West 56th Street Co. the two 5-sty buildings, on lot 40.11x72, at 80½ and 82 Pearl st, near Coenties sl. The sellers purchased the property about ten days ago from Herrmann Estates. This is the fourth cash sale made by this firm of brokers in this section in the past few weeks.

4TH AV.—Spear & Co. sold for Dime Savings Bank of Brooklyn the 8-sty fireproof building at 59 4th av to L. Barth & Sons, of 32 Cooper sq, hotel supplies.

North of 59th Street.

77TH ST.—Louis S. Brush sold to Henry Clarnan for occupancy 325 West 77th st, a 4-sty private dwelling, on lot 19x102. The seller, who took the property in at foreclosure several weeks ago, held it at \$22,500. Herman Arus Co. negotiated the sale.

97TH ST.—J. S. Maxwell sold for Sarah E. Lawrence estate 217 East 97th st, a 5-sty flat, on a lot 25x100, between 2d and 3d avs.

111TH ST.—Frederick Brown bought from William F. Armstrong 521 West 111th st, known as Kendal Court, a 6-sty elevator apartment house, on plot 100x100, near Broadway, having accommodations for 40 families. The property is fully rented for over \$27,000 and held at \$235,000. In part payment Mr. Brown gave the vacant plot 50x100 in the south side of 28th st, 180 ft. west of 7th av.

119TH ST.—A. Kane Co. sold 115 West 119th st, a 3-sty dwelling, on lot 18x100.11.

148TH ST.—Frederick Brown resold to Mrs. Ellen Ewall the two 5-sty apartment houses, on plot 100x100, at 554 and 558 West 148th st, acquired last week from Ellie T. Williams, of Greenwich, Conn. The buyer gave in addition to cash 319 East 29th st, a 5-sty flat, 35x98.9, and 534 East 135th st, between Brook and St. Anns av, a 6-sty flat, 37.6x100. O'Reilly & Dawn were the brokers.

BROADWAY.—Frederick Brown resold, through J. A. Ulanov, 3924 Broadway, near 166th st, a 4-sty single flat, on plot 25x100.

LEXINGTON AV.—Benjamin Doblin sold to C. J. Crawford 1727 Lexington av, a 4-sty house, 16.8x65, about 51 ft. south of 107th st.

RIVERSIDE DR.—City Real Estate Co. sold 84 Riverside dr. The property consists of a 5-sty dwelling on lot 21x96 located between 80th and 81st sts. The property is assessed at \$35,000. Pease & Elliman were the brokers.

RIVERSIDE DR.—Edward C. H. Vogler and Edward N. Crosby & Co. sold for estate of Edwin G. Vail, of Poughkeepsie, N. Y., the 7-sty apartment house, on plot 27.5x96.5, at 129 Riverside dr, southeast corner of 85th st. The property has been held by the estate since 1898, at which time it was purchased from the builder, John T. Farley. The purchaser is Joseph S. Ward, president of Thomas Ward Coal Co. The property is free and clear and has been held at \$100,000.

ST. NICHOLAS AV.—Echo Building Co., John Kelly, president, sold the 3-sty private dwelling 732 St. Nicholas av, on plot 30.4x100.

2D AV.—James H. Cruikshank bought the three 5-sty tenements at 1846 to 1850 2d av, 75x100, near 96th st. The sellers were the Hahnemann Hospital, Mary Kimball Marsh and Frank H. Skidmore. Harry Sugarman negotiated the sales.

Bronx.

FOX ST.—Alexander Selkin sold for Henry Morgenthau Co., Robert E. Simon, president, to Samuel Lehr 900 Fox st, southeast corner of Barretto st, a 5-sty, 20-fam. house, on plot 52x105. The building rents for about \$10,000 annually.

141ST ST.—Pierre A. Geis sold for estate of Silas B. Brownell the block front in the south side of 141st st, between Park av and Canal pl. The property fronts 222 ft. in 141st st and 25 ft. on Park av and Canal pl.

147TH ST.—Kurz & Uren and Thomas J. Adams sold for William Rankin 433 East 147th st, a 5-sty new law house, on plot 45x100, near Brook av.

165TH ST.—John Friedrich purchased from Freybell Realty Co. 552 West 165th st, a 3-sty dwelling, on lot 16x104.10x irreg.

176TH ST.—One of the finest dwellings in the Crotona Park section has been purchased by Benenson Realty Co. from S. Silverstein & Son, in a cash deal. It covers a plot 50x108, at 787 East 176th st, and has been held at \$25,000.

180TH ST.—M. Wolff purchased from Mary J. Kirby a vacant plot, 48.8x93.5x irreg., at the northeast corner of 180th st and Arthur av.

202D ST.—Harry Aronson resold 234 East 202d st, southwest corner of Valentine av, a 2-sty frame residence, on plot 50x100, located one block east of Grand Blvd and Concourse.

BRIGGS AV.—G. H. Berg bought from Frederick Brown the three 4-sty apartment houses at 2690, 2694 and 2698 Briggs av, on plot 124x84.5xirreg., near Fordham rd. The houses return about \$9,200 a year and have been held at \$80,000. In part payment Mr. Berg gave a 20-acre estate, free and clear, at Somerville, N. J., with a 3-sty, 12-room residence, garage, gardener's cottage, and outbuildings. The deal was negotiated by Abraham G. Nelson. Mr. Brown purchased the Briggs av houses two months ago from the Wicke estate in a cash transaction.

DALY AV.—M. Grossman purchased the interest of Morgenstern Brothers Syndicate in the 5-sty apartment house at 2117 Daly av, southwest corner of 181st st, on plot 75.4x65.3. The seller, in conjunction with Harris Maran & Son and Herman Gottlieb, bought the property on May 16 at a foreclosure sale.

DECATUR AV.—Harry Aronson resold 2767 Decatur av, a 2½-sty frame house, on plot 25x86, between 197th and 198th sts.

SOUTHERN BLVD.—Samuel Kronsky sold for Benenson Realty Co. the two 5-sty apartment houses at 887 and 891 Southern blvd, each on plot 75x105, near Barretto st. The buyer, Mrs. Louise Havemeyer Jackson, gave besides cash five acres, free and clear, on White Plains rd, Clason Point. The deal involved about \$200,000.

WALTON AV.—Harry Aronson resold 2385 Walton av, a 3-sty house, on plot 19.8x96.4, about 90 ft. north of 184th st.

WEBSTER AV.—173d Street Realty Co. sold the southwest corner of Webster av and 173d st, a 5-sty, 16-fam. flat, on plot 50x90.

ANTHONY AV.—Schwab & Co. resold for Sparta Realty Co., Cahn & Pittman, the 2-fam. brick dwelling, at 1727 Anthony av, on plot 25x75x irreg., to a client, who gave in part payment a 1-fam. frame dwelling on plot 50x100, in Medford, Oregon.

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Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better, or present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSALS

NOTICE TO CONTRACTORS: SEALED PROPOSALS FOR CONSTRUCTION WORK—OUTSIDE CELL BUILDING NO. 2, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, OUTSIDE CELL BUILDING NO. 7 AND PUMP HOUSE, RESERVOIR AND PIPE TUNNELS.

HEATING WORK—ADDITIONS TO CENTRAL HEATING PLANT; UNDERGROUND PIPING AND CONDUIT WORK: REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8.

SANITARY WORK—SEWAGE SYSTEM, WATER SUPPLY SYSTEM, REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8.

ELECTRIC WORK—UNDERGROUND ELECTRIC CONDUIT AND FEEDER SYSTEM, REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8, AND PUMP HOUSE—

at Sing Sing Prison, Ossining, N. Y., will be received by the Commission on New Prisons, Room 618, Hall of Records, New York City, until 2:30 o'clock P. M., on Thursday, June 27, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2972, 3000, 3001, 3002, 3010, 3003, 3005 and 3004. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Office of the Warden of Sing Sing Prison, Ossining, N. Y., at the Office of the Commission on New Prisons, Room 618, Hall of Records, New York City, at the New York Office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawing and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon deposit of a certified check in the sum of \$5.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y. Dated: June 3rd, 1918.

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LEGAL NOTICES

STATE OF NEW YORK
OFFICE OF THE SECRETARY } SS.:
OF STATE

THIS CERTIFICATE, issued in duplicate, here certifies that the Qualite Products Company, Inc., a domestic stock corporation, has filed in this office on this 12th day of June, 1918, papers for the voluntary dissolution of such corporation under section 221 of the General Corporation Law, and that it appears therefrom that such corporation has complied with said section in order to be dissolved.

WITNESS my hand and the seal of office of the Secretary of State, at the City of Albany, this twelfth day of June, one thousand nine hundred and eighteen.

A. B. PARKER,
Deputy Secretary of State.

STATE OF NEW YORK
OFFICE OF THE SECRETARY } SS.:
OF STATE

THIS CERTIFICATE, issued in duplicate, hereby certifies that the POST TOFFY COMPANY, INC., a domestic stock corporation has filed in this office on this 12th day of June, 1918, papers for the voluntary dissolution of such corporation under section 221 of the General Corporation Law, and that it appears therefrom that such corporation has complied with said section in order to be dissolved.

WITNESS my hand and the seal of office of the Secretary of State, at the City of Albany, this twelfth day of June, one thousand nine hundred and eighteen.

A. B. PARKER,
Deputy Secretary of State.

DIVIDEND NOTICE.

FULTON TRUST COMPANY OF
NEW YORK.

149 Broadway, New York City,

June 20, 1918.

52nd Consecutive Semi-Annual Dividend and 9th Extra Dividend.

By Resolution of the Board of Trustees, a Semi-Annual Dividend of Five Per Cent., and an Extra Dividend of Two Per Cent., is payable on July 1, 1918, to stockholders of record at the close of business, 3 P. M. June 24, 1918.

CHARLES M. VAN KLEECK,
Secretary.

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SOUTHERN BLVD.—An investor purchased from Frederick Brown, operator, 1879, 1881 and 1883 Southern blvd, two 5-sty apartment houses and a one-story taxpayer, occupying a plot 120x116.6. In addition to cash the buyer gave 3909 3d av, a 5-sty double flat on lot 25x87.8; 51 West 134th st, a 5-sty flat on lot 25x100. Title to the last-named properties stands in the name of R. A. Bonimie. The trade, which involved about \$200,000, was negotiated by J. Moskowitz.

Brooklyn.

AMERSFORT PL.—Tutino & Cerny sold for Margaret Peterson 2-fam. brick dwelling at 125 Amersfort pl.

COOPER ST.—F. C. Sauter Agency sold for Edith E. Books 282 Cooper st, near Knickerbocker av, and 345 11th st to Mrs. F. H. McCormick, who gave in trade 389 7th av.

DOUGLAS ST.—John Pullman Real Estate Co. sold 355 Douglas st, near 4th av subway, a 3-sty brick tenement, for Dora Garinkel to Giovanni Fattornso.

SANDS ST.—American Chiclé Co. sold 148 to 156 Sands st to Frederick Bischoff, who has occupied the building a number of years as a manufacturer of chocolate and cocoa. The property was held at \$95,000, and consists of 6-sty and 2-sty buildings, on plot 102x102.

STERLING PL.—Frank A. Seaver & Co. sold the 4-sty brick flat at 121 Sterling pl for Peerless Land Co. The seller takes in part payment a house at Smithtown, L. I.

VAN SICKLEN CT.—Edouard C. Panitz sold for August H. Tiemann the 2-sty brick dwellings 7 Van Sicken ct and also for George C. Berger 8 Van Sicken ct.

17TH ST.—Meister Builders, Inc., purchased from Smith & Son two 2½-sty brick dwellings at 8407 and 8409 17th av, on plot 42x100.

18TH ST.—J. D. Ranck and Samuel Galitzka, brokers, sold for Economy Homes Co. the new 2-sty bungalow 1919 East 18th st, Flatbush, on plot 25x100.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. brick dwelling at 2052 66th st, Mapleton Park, to Anna Papa, of Manhattan.

72D ST.—Frank H. Malone, as broker, sold during the week the four 2-fam. brick dwellings 37, 39, 41 and 43 72d st for Sarah E. Ferris.

76TH ST.—Frank A. Seaver & Co. sold a plot 60x109 in the southerly side of 76th st, 300 ft westerly from Ridge blvd, for E. Fickinger.

88TH ST.—William Carson, as broker, sold the 2-fam. brick house 254 88th st for Mr. Bloomfield.

89TH ST.—Bulkley & Horton Co. sold the 2-sty and cellar 2-fam. brick dwelling on lot 20x100 at 245 89th st, between Ridge blvd and 3d av, for L. Blum.

89TH ST.—William Carson, as broker, sold the 2-fam. brick house 213 89th st for Mr. Slee.

FORT HAMILTON AV.—Frank H. Malone, as broker, sold the 1-fam. limestone front dwelling, 4515 Fort Hamilton av, for Lillian Curtin.

FORT HAMILTON PKWAY.—Tutino & Cerny sold for Mary A. Cush the 3-sty corner store and dwelling, at 7102 Fort Hamilton pkway.

3D AV.—William Carson, as broker, sold the 2-fam. brick house 8308 3d av for Mrs. Dowling.

5TH AV.—Byrne & Baumann resold for Gross & Herbener 577 5th av, southeast corner of 16th st, a 4-sty building, on plot 25x77, taken in a recent trade, to John H. Gerken, tenant.

Queens.

BAYSIDE.—Aberholm Realty Co. sold to H. W. Janson the property, 33x100, in the west side of 4th st, 33 ft north of Ashburton av; and to L. Wright, the dwelling and plot, 40x100, at the northwest corner of Ashburton av and 5th st.

FLUSHING.—F. A. Shortell sold to A. Di Palma a plot, 100x100, in the east side of 19th st, 800 ft. north of Queens av.

FLUSHING.—Edward F. Reilly sold his property at the northwest corner of Parsons av and Franklin pl to Mrs. Nettie P. Schwerin. The plot has a frontage of 45 ft on Parsons av, and is improved with a dwelling. J. Albert Johntra negotiated the sale.

JAMAICA.—B. G. Hughes sold to H. Muller the dwelling and plot, 40x100, on the west side of Grand av, 85 ft. north of Hillcrest av.

JAMAICA.—Stanley Agency sold for Herman Homes Co. a new dwelling, on plot 60x100, on south side of Cedarcroft pl, Hillcrest, to George Brown, of Manhattan.

JAMAICA.—S. M. Hammer sold to J. W. Ross the dwelling and plot, 40x100, at the northwest corner of Ascot pl and Lynn av.

LONG ISLAND CITY.—Wallace J. Hardgrove, of the Queensboro Corporation, sold two apartment houses in Purdy st, near Ditmars av, to Queens Operators' Corp.

LONG ISLAND CITY.—Jackson-Steinway Co. sold to Municipal Realty Corp. a plot, 175x200, on the southeast side of 11th av, 305 ft. southwest of Graham av, and a plot, 40x100, on the east side of Bowne av, north of Queens blvd.

RICHMOND HILL.—M. Straub sold to J. P. Barker the dwelling and plot, 50x80, at the southeast corner of 106th st and 86th av.

RIDGEWOOD.—R. A. Schlesing sold for Frederick W. David the dwelling at 133 Foxall st, on plot 20x100, to William La Marech.

ROCKAWAY.—Hermanburger Realty Co. sold to E. Burger the dwelling and plot, 40x90, on the east side of Dodge av, 70 ft. south of the Boulevard.

ROCKAWAY.—H. J. Armstrong sold to B. Levy a plot, 50x213, on the south side of Franklin av, 450 ft. west of Cedar av.

WHITESTONE.—L. Gallucci sold to A. M. Hawkins a plot 200x280 at the northwest corner of 8th av and 13th st.

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ROCKAWAY.—L. E. Grady sold to W. C. Mott four plots, each 100x100, at the southeast corner of Newport av and Columbus av, southeast corner of Washington and Columbus avs, southwest corner of Washington av and Columbus av, and the southeast corner of Washington and Lincoln avs.

Richmond.

GREAT KILLS.—Cornelius G. Kolff sold in conjunction with Joseph P. Day two lots at Great Kills and two lots at Tottenville to Carl F. Grieshaber.

TOMPKINS PL.—Cornelius G. Kolff sold for E. Arneson double dwelling 11 and 13 Tompkins pl., West New Brighton, to John Aagre, of Brooklyn.

Westchester.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold for A. W. Knopf his house on Brite and Huntington avs, in the Greenacres section, to J. D. Adams, of New York.

TARRYTOWN.—Robert E. Farley Organization sold for Estates of Tappan Zee, Inc., a plot on Broadway, in the bungalow section of Philipse Manor, to Mrs. V. C. Lockwood, of Tarrytown.

TARRYTOWN.—Robert E. Farley Organization sold for Estates of Tappan Zee, Inc., two lots on Broadway, in the bungalow section of Philipse Manor, to F. B. Lasher, of New York City.

RECENT LEASES.

Quick Sublease in 47th Street.

S. Osgood Pell & Company, represented by G. M. Mabie, has subleased for a period of twenty-one years the former Acker, Merrill & Condit building, which is now being altered and which the same firm leased last Monday to an investing client for Francis X. O'Connor. The new tenant is the Automobile Mechanics Corporation at 159-161 West 24th street, which firm, as its name implies, makes a specialty of remodelling and repairing the higher class of cars. The new building will be ready for occupancy September 1st.

Manhattan.

GEORGE A. BOWMAN sub-leased for Mollie Mayers Zwiebelson the store at 1579 Broadway to Lloyd Willis, Inc.

BRETT & GOODE CO. leased at 7 to 11 West 45th st space to Albodon Co.; at 18 East 45th st to Sophie M. Loeb; and at 213 and 215 Centre st to Service Manufacturing Co. and J. Morrison Gilmour.

LOUIS CARREAU leased for Globe & Rutgers Fire Insurance Co. 200 Park Row, 3 Mott st, 201-203 Worth st, and has been appointed agent by the lessee; also the two upper floors 64 West 46th st for Sidney P. Henshaw; and in connection with Jacob Finkelstein & Son the store and basement 272 Bowery.

DUROSS CO. leased for Beadleston & Woerz Empire Brewery 60,000 sq. ft., part of the 7-story building at 158 to 168 Charles st, to National Biscuit Co.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 535 Park av, corner 61st st, for estate of B. McE. Whitlock to Mrs. Max Behr; at 399 Park av an apartment for Mrs. Grant B. Schley, Jr., to Benjamin A. Hegeman, Jr.; at 340 Park av, in conjunction with E. J. Hogan, to Mrs. J. F. Tams; also an apartment at 116 East 63d st for Mrs. M. J. Fuller to Mrs. Gabriel L. Hess; and an apartment at 383 Park av to E. O. Richards.

J. B. ENGLISH leased for A. M. Maclay and John J. Beattie, executors, to United Cigar Stores Co., the store at 745 7th av, northeast corner of 49th st.

J. ARTHUR FISCHER leased to Phillip L. Berlinger a loft at 105 West 38th st.

A. A. HAGEMAN leased the store at 65 West 39th st to John Fitzpatrick, and the basement at 59 West 30th st to Benjamin Mitchell.

HERBERT HECHT & CO. leased for O. B. Potter Properties the store at 14 and 16 Astor pl to Denver Lunch at an aggregate rental of about \$40,000.

HEIL & STERN leased at 547 Broadway the 4th floor to A. H. Klivan & Co.; at 79 5th av the 11th floor to Milton Simpson & Co., Inc.; at 26-32 West 17th st the 7th floor to Ferdinand Kuhn & Co.; at 30-32 East 21st st the 5th floor to Herz & Kory; at 143-5 West 29th st the 8th floor to Hahn & Benjamin; and at 39-41 West 32d st the 4th floor to Coronet Costume Co.

M. & L. HESS, INC., leased for O. B. Potter Properties, Inc., 436-440 Lafayette st, comprising 6-sty, basement and sub-basement, which contains 120,000 sq ft, to Schrenk & Co., Inc., glass manufacturers; also for Metropolitan Life Insurance Co., the ninth floor at 16-18 West 22d st, running through to and including 15-17 West 21st st, containing 11,000 sq ft, to William Strauss Co.; also the fourth floor at 119-21 West 23d st, running through to and including 112-14 West 24th st, containing 10,000 sq ft, to Irving Clothing Co.

HOUGHTON CO. leased for Abraham Strauss the 3-sty dwelling at 71 West 94th st to Dr. A. B. Hirsh.

HOUGHTON COMPANY leased to Kathryn B. Duggan the 4-sty dwelling at 106 West 73d st for Ella and Beatrice M. Hellman.

HOUGHTON CO. leased for Annie Howell the 3-sty dwelling at 141 West 71st st to Mary L. Braswell.

CHARLES S. KOHLER leased for Barbara M. Tyrrell to Ash Removals, Inc., the 2-sty brick business building at 527 West 37th st.

JOHN P. LEO, JR., leased 18 Jumel ter to William J. Kelley; also 417 West 144th st to Martin J. Kane.

MICHAEL E. LIPSIT leased for Lawrason Riggs, Jr., to Max Haber, the store and basement at 240 5th av, for ten years, at a total rental of \$75,000. Gaines, Van Nostrand & Morrison represented Mr. Riggs.

CHARLES F. NOYES CO. subleased for Theodore Ricksecker Co. to Willard F. Meyers Machinery Co. the 9th floor at 23 and 27 City Hall pl; for John Gilgar a floor at 24 and 26 Murray st to Reliance Steel & Tool Co.; and for Bernard F. Golden a floor at 153 and 155 Lafayette st to Goodspiel Mfg. Co.

CHARLES F. NOYES CO. leased for Ray Estate Corp. the store and basement at 97 Spring st to Joseph Sobel for 5 years; a floor at 157 Water st to A. C. Hooper, and a suite of offices at 170 Broadway to D. A. Welsh.

OGDEN & CLARKSON CORP. leased the stores in the building 325 East 48th st to Col-

lins Marsh, Inc.; at 209 Bowery the 3d loft to Fairilla Brothers; at 56 East 11th st the 3d loft to Ralfesky & Goldberg, and at 29 East 10th st the store to Champion Motor Delivery Corp.

PEASE & ELLIMAN leased the store at 144 West 57th st to Robert B. Mussman, an art dealer; also the 4-sty dwelling at 422 East 57th st to Andrew Olejer.

OSGOOD S. PELL & CO. leased the former Acker, Merrill & Condit warehouse and stables at 257 and 259 West 47th st for 21 years from Sept. 1, 1918, for Francis X. O'Connor, the owner. The building has been vacant for some time. The lessee, a new corporation, has taken the building for investment and intends to alter it into an automobile building and sublet when completed.

L. J. PHILLIPS & CO. leased for Charles W. Prell the store at 22 Desbrosses st to James Butler, Inc.

L. J. PHILLIPS & CO. leased an apartment at 385 Edgecombe av to R. D. Janney.

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PEASE & ELLIMAN leased for Auguste M. Thierry an apartment at 925 West End av to Oscar J. Brod; and for Klein & Jackson one at 345 West 88th st to Charles J. Samuels; and as agents one at 150 West 80th st to Rear Admiral A. G. Berry; also the following renewals of West Side apartment leases: at 320 West 86th st to Mrs. John C. Tatum; at 213 West 85th st to Mrs. A. McKeever; at 202 West 81st st to Victor Cumberson; the same house to D. Shirman; at 150 West 80th st to Mrs. A. V. C. McDonald; at 320 West 86th st to Frank Rabinowich; and at 1 West 70th st to J. E. Spiegelberg and to Joseph Newburger; also leased, as agents, 29 East 32d st for 25 years the home of the Grolier Club to the United Waist League of America.

PEASE & ELLIMAN rented the following apartments: 144 East 36th st, to Harold H. Nevanas; 829 Park av, to Mrs. John Browning, Jr.; 49 West 57th st, to Dr. C. B. Van Wageningen; 100 West 59th st, to Frederick Storck; 112 East 17th st, to Manuel Klein; 144 East 36th st, to Max Hein; 49 West 57th st, to Alice H. Truax, and 144 East 56th st, to Mrs. Bertha G. Purdy.

M. ROSENTHAL CO. leased to Probst & Gan-non space on the 3d floor at 27-35 West 24th st; to J. Ruderman the 9th floor at 36-38 West 20th st; to Obligen & Hyman space on the 2d floor at 27-35 West 24th st; to Posner, Marinace, the 5th floor at 44-50 East 32d st; for 729 7th Av. Corp., George Backer, president, the 11th floor, containing 10,000 sq. ft., at 729 7th av to General Film Co., Inc.; to Goldstein & Auer 1st loft at 110 Madison av; to Litwok Cloak & Suit Co. a loft at 132-134 West 25th st; for Eagle Improvement Co. the 9th floor at 134-140 West 26th st to Poller & Bauman; for Imperial Investing Co. the 3d floor at 22-26 West 32d st to Harry A. Roman & Co.; to Joseph P. Slater the 3d floor at 11-13 West 32d st; for Kurzkrook Bros., Inc., 1st loft at 55 West 16th st to T. London; for Castilla Corp., Inc., the 7th floor at 236-238 5th av to M. Balog & Co.; to H. Seiff, Style Garment Co., a loft at 14-18 East 32d st; for John J. Schmitt the 1st loft at 13-17 Crosby st to Chas. S. Nathan.

SHAW & EBBITT leased for Sharp & Co. 554 West 165th st, a 3-sty dwelling.

CHARLES B. WALKER leased for estate of Philip Feuring loft at 149 Grand st to S. Margolis Co.; for Anton Oestreicher space at the northwest corner of Lafayette and Canal sts to T. Gambin Co.; for estate of John R. Graham space at 210-212 Canal st to Albert Bronster; and for Frank Kruger space at 80-82 Wooster st to Joseph Zuk & Co.

WM. A. WHITE & SONS leased for the trustees of Columbia University and estate of Stephen Whitney Phoenix, to Charles H. Levitt Co. the 5-sty building at 22 West 23d st. The property has been held by Phoenix estate for the past 60 years and previous to the erection of the modern commercial building, the old Mary Phoenix homestead was on this site.

WM. A. WHITE & SONS leased the 4-sty dwelling at 102 East 64th st to Mme. Regina de Sales.

WM. A. WHITE & SONS leased additional office space at 43 to 49 Exchange pl, to Dunham & Co., brokers; also Cornell S. Hawley's apartment at 19 West 54th st to Charles Cherry.

Bronx.

CHARLES F. NOYES Co. leased the building at 838 Morris av to R. W. Panzir and a floor at 80 Pearl st to William P. Farrington to Marine Works.

Queens.

MASONIC CLUB OF LONG ISLAND CITY, located in Anable st, leased its property to the Y. W. C. A., which will make its headquarters there and establish a cafeteria and recreation hall for the girls employed in the factories and offices in the section. William D. Bloodgood & Co. were the brokers in the lease.

REAL ESTATE NOTES.

THOMAS J. O'REILLY has been appointed agent of the premises at 1997 3d av.

THOMAS J. O'REILLY has been appointed agent of the premises at 441 West 19th st.

LOUIS CARREAU has been appointed agent by Hale Realty Co. for 306 East 135th st.

PEASE & ELLIMAN have been appointed agents for the store and loft building at 430 Broome st, northeast corner Crosby st.

BOARD OF APPEALS, at its weekly meeting on Tuesday, had a calendar of five cases, disposed of as follows: Laid over, 2; denied, 1; granted, 2.

WM. CRUIKSHANK'S SONS have removed their offices to 85 Liberty st in consequence of the Federal Reserve Bank having taken over building 37 Liberty st.

NEHRING BROTHERS have been appointed agents of the elevator apartment house 416 Ft. Washington av, Washington Arms, and premises 556, 558 and 562 West 189th st, and 1652 University av.

PEASE & ELLIMAN have been appointed by Lucymor Realty Co. managing agents of the Blythebourne, a 5-sty apartment house at 1431-33 Madison av, the southeast corner of 99th st, on lot 60x100.

PEASE & ELLIMAN have been appointed by Dr. Frederick Peterson managing agents of the 5-sty apartment house at 4 West 50th st, adjoining the corner of 5th av; and by Thomas E. Greacen managing agents of 6 West 50th st, a 4-sty and basement apartment house adjoining.

A wedding of interest in realty circles was solemnized at St. Bartholomew's on June 1st, the contracting parties being Mr. Bernard Wakefield, vice-president of Cushman & Wakefield, Inc., and Miss Elizabeth Goodrich, of 790 Riverside Drive. The bride was given away by her uncle, Mr. Walter Stabler, Comptroller of the Metropolitan Life Insurance Co.

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HERBERT A. SHERMAN, JR., who was for eight years engaged in the real estate business of his father, Herbert A. Sherman, at 20 Nassau st., has received his commission as Second Lieutenant of Infantry. He enlisted as a private in the Regular Army at Fort Slocum and was soon made a Corporal; two months later he was sent to Camp Dix and made a Sergeant, and trained nearly a thousand National Army men; he was then sent to the Officers' Training School at Camp Dix and was recommended for a commission; then sent to Camp Gordon, where he is now, and has received his commission as Second Lieutenant of Infantry. His brother, Roger Sherman, is a Second Lieutenant of Infantry, and has been in active service in France since February.

HOBART ESTATE, San Francisco, owner of the property known as Fisher Building, at the northeast corner of Broadway and 37th st., secured of the East River Savings Institution through Charles F. Noyes Co. a loan of \$400,000. The Hobart property comprises an area of about 21,500 sq. ft. and is improved with a 12-story mercantile building erected in 1913. There was no inducement offered to the bank to make the loan other than the excellent security, both in value of the property and strength of bond; no sale of foreclosed property owned by the bank entering into the transaction. The Hobart Estate was represented by its New York attorneys, Messrs. Murray, Prentice & Howland; the East River Savings Institution by Edward R. Vollmer.

REAL ESTATE BOARD OF NEW YORK calls the attention of those who are interested in the extension of 7th av and the widening and extension of Varick st. to a special meeting of the Board of Estimate & Apportionment on Tuesday, June 25, at 10:30 A. M., to give public hearing on petition for relief from assessment in that proceeding. The request for such relief was made by the Real Estate Board in the latter part of March as the result of a gathering of property owners held at the Board rooms on March 21. The meeting on Tuesday will be in room 16, City Hall. Last March, at the property owners' meeting, a committee was formed to try, through both the legislature and the Board of Estimate to secure a redistribution of the assessment which will amount to between nine and ten million dollars. A bill introduced in the Legislature failed and the property owners' opportunity now comes at the public hearing of the Board of Estimate. In view of the strong opposition that has developed of the laying of this assessment, the hearing next Tuesday should be largely attended.

THEODORE P. SHONTS, President of the Interborough Rapid Transit Co., at the request of the War Department, has consented to lend to the Government the services of Arthur W. Warner, that company's real estate expert, for war work. Mr. Warner was sought, it is understood, because of his special familiarity with technical condemnation or requisition work and experience in handling real estate problems of large organizations.

He is well known in real estate circles in New York, where, after a legal and newspaper training, he entered the real estate business in 1902, going with the Interborough in 1908 to organize its real estate department, when Mr. Shonts took over the management of that company. He gained much experience in the kind of work he is to undertake for the Government in handling the purchase and condemnation of real estate for right of way and power station purposes for the Interborough and the City in carrying out the Dual contracts for the extension of New York's subway and elevated railway system.

He is a member of the executive committee of the New York Building Managers' Association, and of the Real Estate Board, Merchants' Association, and Bronx Board of Trade, and is a contributor to various trade journals on technical real estate subjects.

REAL ESTATE STATISTICS

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918	1917
June 14 to 20	June 15 to 21	
Total No.....	127	167
Assessed Value.....	\$5,877,700	\$8,709,800
No. with consideration.....	27	18
Consideration.....	\$608,150	\$365,500
Assessed Value.....	\$716,700	\$385,200

Jan. 1 to June 20	Jan. 1 to June 21
Total No.....	3,021
Assessed Value.....	\$173,922,480
No. with Consideration.....	487
Consideration.....	\$23,853,113
Assessed Value.....	\$26,796,900

Mortgages.

	1918	1917
June 14 to 20	June 15 to 21	
Total No.....	62	46
Amount.....	\$783,915	\$588,450
To Banks & Ins. Cos.....	17	8
Amount.....	\$263,000	\$136,750
No. at 6%.....	25	15
Amount.....	\$266,700	\$116,525
No. at 5½%.....	7	1
Amount.....	\$94,500	\$6,000
No. at 5%.....	14	15
Amount.....	\$228,400	\$219,350
No. at 4½%.....	1	1
Amount.....	.....	\$14,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	16	14
Interest not given.....	.....	.....
Amount.....	\$194,315	\$232,575

Jan. 1 to June 20	Jan. 1 to June 21
Total No.....	1,184
Amount.....	\$31,473,267
To Banks & Ins. Cos.....	216
Amount.....	\$16,596,043

Mortgage Extensions.

	1918	1917
June 14 to 20	June 15 to 21	
Total No.....	21	40
Amount.....	\$1,109,807	\$1,696,250
To Banks & Ins. Cos.....	8	19
Amount.....	\$791,857	\$1,290,500

Jan. 1 to June 20	Jan. 1 to June 21
Total No.....	635
Amount.....	\$47,711,032
To Banks & Ins. Cos.....	242
Amount.....	\$26,293,357

Building Permits.

	1918	1917
June 15 to 21	June 16 to 22	
New Buildings.....	10	5
Cost.....	\$288,100	\$221,500
Alterations.....	\$242,850	\$382,895

Jan. 1 to June 21	Jan. 1 to June 22
New Buildings.....	94
Cost.....	\$5,967,650
Alterations.....	\$4,831,942

BRONX.

Conveyances.

	1918	1917
June 14 to 20	June 15 to 21	
Total No.....	88	102
No. with consideration.....	12	9
Consideration.....	\$86,900	\$272,925

Jan. 1 to June 20	Jan. 1 to June 21
Total No.....	2,214
No. with consideration.....	298
Consideration.....	\$2,956,759

Mortgages.

	1918	1917
June 14 to 20	June 15 to 21	
Total No.....	39	34
Amount.....	\$148,514	\$191,858
To Banks & Ins. Cos.....	5	2
Amount.....	\$17,500	\$54,600
No. at 6%.....	20	12
Amount.....	\$61,025	\$43,850
No. at 5½%.....	5	2
Amount.....	\$22,000	\$4,600
No. at 5%.....	4	4
Amount.....	\$10,900	\$28,000
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	2	1
Amount.....	\$4,189	\$1,635
Interest not given.....	8	15
Amount.....	\$50,400	\$113,800

Jan. 1 to June 20	Jan. 1 to June 21
Total No.....	923
Amount.....	\$5,374,610
To Banks & Ins. Cos.....	44
Amount.....	\$797,692

Mortgage Extensions.

	1918	1917
June 14 to 20	June 15 to 21	
Total No.....	7	9
Amount.....	\$164,500	\$186,600
To Banks & Ins. Cos.....	.....	.....
Amount.....	.....	.....

Jan. 1 to June 20	Jan. 1 to June 21
Total No.....	184
Amount.....	\$3,890,362
To Banks & Ins. Cos.....	44
Amount.....	\$1,162,250

Building Permits.

	1918	1917
June 14 to 20	June 15 to 21	
New Buildings.....	4	7
Cost.....	\$113,500	\$81,100
Alterations.....	\$7,000	\$19,000

Jan. 1 to June 20	Jan. 1 to June 21
New Buildings.....	128
Cost.....	\$4,596,300
Alterations.....	\$1,068,621

BROOKLYN.

Conveyances.

	1918	1917
June 13 to 19	June 14 to 20	
Total No.....	468	451
No. with consideration.....	27	42
Consideration.....	\$139,410	\$278,684

Jan. 1 to June 19	Jan. 1 to June 20
Total No.....	10,267
No. with consideration.....	749
Consideration.....	\$5,950,988

Mortgages.

	1918	1917
June 13 to 19	June 14 to 20	
Total No.....	287	246
Amount.....	\$772,811	\$1,289,868
To Banks & Ins. Cos.....	34	57
Amount.....	\$121,100	\$802,000
No. at 6%.....	192	157
Amount.....	\$386,721	\$449,718
No. at 5½%.....	61	46
Amount.....	\$272,100	\$352,150
No. at 5%.....	12	25
Amount.....	\$67,950	\$445,550
Unusual rates.....	1	.....
Amount.....	\$900	.....
Interest not given.....	21	18
Amount.....	\$45,140	\$42,450

Jan. 1 to June 19	Jan. 1 to June 20
Total No.....	5,814
Amount.....	\$20,473,864
To Banks & Ins. Cos.....	653
Amount.....	\$3,356,140

Building Permits.

	1918	1917
June 14 to 20	June 15 to 21	
New Buildings.....	83	29
Cost.....	\$369,400	\$126,850
Alterations.....	\$93,041	\$70,135

Jan. 1 to June 20	Jan. 1 to June 21
New Buildings.....	1,558
Cost.....	\$10,824,951
Alterations.....	\$2,064,804

QUEENS.

Building Permits.

	1918	1917
June 14 to 20	June 15 to 21	
New Buildings.....	63	65
Cost.....	\$96,895	\$508,555
Alterations.....	\$21,162	\$8,598

Jan. 1 to June 20	Jan. 1 to June 21
New Buildings.....	1,177
Cost.....	\$3,943,296
Alterations.....	\$727,061

RICHMOND.

Building Permits.

	1918	1917
June 14 to 20	June 15 to 21	
New Buildings.....	11	7
Cost.....	\$5,975	\$18,815
Alterations.....	\$2,158	\$2,450

Jan. 1 to June 20	Jan. 1 to June 21
New Buildings.....	284
Cost.....	\$651,333
Alterations.....	\$247,153

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

PROBABLY no better evidence of the trend toward an improved building situation is possible than the number and quantity of the speculative structural operations that have been announced during the past week or ten days. Reports of new projects of this nature are growing in volume, and now form a representative part of the total number of active building operations. While this type of construction does not include many large individual projects there is a growing disposition on the part of speculative and investment builders to start work where possible, and although operations are on a relatively small scale the desire to build is at least a promise of better times in store for the building trades of this community.

In the Bronx, Brooklyn, Queens and also in Long Island and New Jersey, towns tributary to New York, there has been a marked movement recently toward the erection of small dwellings for one and two families. For the greater part these operations are of a speculative nature, built by owners who desire to sell them. The need has been intense for buildings of this type, and it is predicted that the builders will experience no difficulty in disposing of all they can erect at a good profit.

Within the boundaries of Greater New York a number of new tenement house projects have been planned, and construction is being started for the greater part without delay. Architects and builders have recently been assured that the kind of materials commonly used for structures of this character are readily available and in sufficient volume to make the starting of construction an easy problem, and that only in a comparatively few instances will it be necessary to wait for the delivery of essential materials and supplies.

This naturally does not apply to the supply of structural steel and some other building commodities which are required in large volume for Government needs, but as the use of materials of the sort are not always essential to construction of the type now under consideration or as some other medium may be substituted the material situation offers no unsurmountable problem.

Building projects involving the alteration and extension of existing structures continue active in large number, and the total cost of the work of this nature at present represents a large total expenditure.

Government construction undoubtedly retains its position as the dominating factor in the local building situation, and although the federal departments have not recently announced many entirely new projects to be located in this territory work on the jobs already under way is progressing rapidly, and the building trades are for the most part satisfactorily engaged at a reasonable rate of profit.

The building material markets are almost without exception extremely quiet, but there is an undercurrent of anticipation noticeable to the effect that materially increased opportunities for business will result before long. Prices are generally firm and likely to hold to their present high levels. In a number of specific instances the price scale will undoubtedly move upward owing to the increased production costs and the labor situation. The trend is all in this direction, but it is a difficult matter to predict the future of the market at this time. The demand for materials and supplies is considered satisfactory considering the circumstances under which the building industry is operating, and from all accounts there are sufficient materials available

for almost any requirement made upon the market.

Common Brick.—No change of any moment has occurred during the week in the Hudson River brick market. The volume of sales has been approximately the same as that which has now maintained over a period of a month or more, and the arrivals from up-river points are just about equal to the loads taken out of the market, so there is no large reserve piling up in the wholesale market. The dealers, however, have a considerable supply on hand and sufficient for every demand that can possibly be made upon them. Wholesale prices have advanced and are firm at the new level. Common brick is now being quoted generally at \$11.50 a thousand for cargo lots, alongside dock, and \$12 a thousand is being asked in some instances for the best grades. It is anticipated that this figure will be obtained in the near future as the regular market price, as the tendency is all toward a rising market. The prime reason for the advance is the scarcity of labor at production points for loading barges. The loading costs have mounted recently to an extent that producers were required to obtain the high prices now current in order to make a reasonable profit. Production is progressing, but only upon the most limited scale, and according to manufacturers there will not be any such quantity of brick under cover in the yards during the coming winter as there was last year. There has been no change in the situation as regards Raritan brick. They are out of the market as far as deliveries in New York are concerned.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, June 21, 1918. Condition of market: Demand fair; prices higher. Quotations: Hudson Rivers, \$11.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 13; sales, 14. Distribution: Manhattan, 4; Brooklyn, 4; New Jersey points, 6.

Lumber.—From almost all lines of trade the demand for lumber is strong at present, and according to the outlook business is likely to maintain steady for some time to come. Although there is only a moderate demand for lumber from building interests and the manufacturing consumers are the dominant factor in the field at present there is a growing activity among the building trades that gives promise of additional business for the material supply interests. Both wholesale and retail dealers' stocks are at a low ebb, and with the difficulties of transportation are experiencing considerable trouble in replenishing them. There has been a slight improvement in the freight situation during the past few weeks, and the lumber trade is looking forward to additional relief in the near future. Lumber prices are firm and with a tendency to advance from the existing levels.

Structural Steel.—During the week the only activity of importance as far as commitments for fabricated material was concerned has been the placing of orders for a large total tonnage for Government construction and for other building operations directly resulting from war needs. Private building operations requiring steel in any quantity are practically out of the market and although there is some steel available for this purpose the amount is negligible. According to the records of the Bridge Builders and Structural Society it is shown that during the month of May, 1918, sixty per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. This approximates 108,000 tons which is in the neighborhood of 9,000 tons above the average for the first four months of this year. Prices are unchanged.

Window Glass.—Almost everybody affiliated with the window glass trade are agreed that business is duller today than it has been within their recollection. There is an absence of demand from building sources and jobbers are reporting extremely quiet times. Manufacturing has practically ceased for the balance of the season on account of the hot weather and will not be resumed again until next October or November. Only a small percentage of the plants are still in blast and these are expected to terminate operations almost any day. The output for this year has been light indeed and the industry has had many difficulties to contend with, yet there are many in the trade who are of the opinion that the season might have been much worse and that the year will produce better results in the whole than was anticipated some months ago. At the present time manufacturers' schedules of discounts remain as for some time past, but there are revisions imminent.

Portland Cement.—The market situation is generally considered satisfactory by the manufacturers, with the demand holding up firmly and the producers readily disposing of all they are able to make. Fuel is now coming through in good style, and the manufacturers would have little to complain of if the labor conditions could be adjusted. Prices are firm at \$2.59 a barrel for cargoes of 1,000 barrels or more, New York; but the increase in the freight rates that will become effective June 25 will undoubtedly increase the cost of this material to jobbers by about eight cents a barrel.

Cast Iron Pipe.—As the manufacturers of this commodity are devoting more than fifty per cent. of their output to Government requirements the private demands are only obtaining what consideration is possible after Federal demands are filled. Private buying is light and for the business current buyers are given to understand that deliveries are uncertain. At the present writing cast iron pipe for non-war requirements can be delivered by the manufacturers in six to eight weeks, which is reasonable under the circumstances. Government control prices dominate all quotations and are as follows: \$61.35 a ton, New York, for 6 in., 8 in., and heavier; \$64.35 for 4 in.

Wire Products.—Government requirements largely dominate the situation in this industry and although no important Federal orders have been announced within the past week or ten days the mills are loaded up for the next four or five months with contracts to furnish wire and nails directly or indirectly for Government use. The stocks in the hands of the jobbers are greatly depleted and at the present time it is indefinite when they will be able to replenish them. All of the mills producing wire and wire nails now require priority certificates before orders will be filled by them. Government control prices are effective until June 30.

Linseed Oil.—Although the demand for linseed oil is not particularly brisk, the market is firm and prices have advanced during the week. Current quotations are \$1.60 a gallon for lots of five barrels or more, for raw, city brands, and \$1.61 a gallon for smaller lots. The strength of the market is a result of the scarcity of seed for the crushers and according to the present outlook none is immediately available.

Cut Nails.—Manufacturers report a fairly heavy commercial demand for cut nails, but owing to the recent orders of the War Industries Board giving priority to Government requirements to the extent of 100 per cent. of the mill capacity, jobbers are experiencing difficulty in filling orders.

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

Brick (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$11.50@ —
Raritan common.....No quotation
Second hand common, per load of 1,500.....\$6.00@ —

Cement (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....2.59@ —
Rebate on bags, returned, 10c. bag.
Rosendale Natural to dealers, wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

Gravel (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):
1½ in. (nominal).....\$2.00@ —
¾ in.No quotation
Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

Crushed Stone (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1½ in. (Nominal).....\$2.00@ —
Trap rock, ¾ in. (Nominal).....1.95@ —
Crushed limestone, 1½ in.1.70@ —
Crushed limestone, ¾ in.1.80@ —
Bluestone flagging, per sq. ft.17@ 0.18
Bluestone curbing, 5x16.....40@ —

Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in., per 1,000.....—
6x12x12 in., per 1,000.....—
8x12x12 in., per 1,000.....—
10x12x12 in., per 1,000.....—
12x12x12 in., per 1,000.....—

Interior—
3x12x12 in., per 1,000.....—
4x12x12 in., per 1,000.....—
6x12x12 in., per 1,000.....—
8x12x12 in., per 1,000.....—

Lime (standard 300-lb. bbls.):
Eastern common, dealers' price.....\$3.25@ —
Eastern finishing, dealers' price.....3.45@ —
Hydrated common (per ton).....15.20@ —
Hydrated finishing (per ton).....17.20@ —

Linseed Oil—
City brands, oiled, 5 bbl. lots.....\$1.00@ —
Less than 5 bbls.....1.61@ —

Lumber (wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f.o.b.N.Y.):
8 to 12 ins., 16 to 20 ft.\$42.00@ \$55.00
14 to 16 ft.63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....34.50@ —
Hemlock, W. Va., base price per M.....34.50@ —
(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).....38.00@ 42.00
Wide cargoes.....38.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in.\$68.00@ —
Cypress shingles, 6x18, No. 1
Hearts.....10.00@ —
Cypress shingles, 6x18, No. 1
Prime.....8.50@ —
Quartered oak.....95.00@ 107.50
Plain oak.....75.50@ —

Flooring:
White oak, quartered, select.....\$60.00@ \$64.00
Red oak, quartered, select.... 60.00@ 64.00
Maple No. 1.....47.00@ —
Yellow pine, No. 1, common
flat.....38.00@ —
N. C. Pine, flooring, Norfolk.....40.00@ —

Plaster—(Basic prices to dealers at yard, Manhattan):
Mason's finishing in 100 lbs. bags, per ton.....\$17.00@ —
Dry Mortar, in bags, returnable at 15c. each, per ton.... 8.25@ 8.75
Block, 2 in. (solid), per sq. ft.....\$0.08
Block, 2-in. (hollow), per sq. ft.... .09
Boards, ¾ in. x 8 ft.....12½
Boards, ¾ in. x 8 ft.....15½

Sand—
Screened and washed Cow Bay.
500 cu. yds. lots, wholesale...\$1.25@ —

Structural Steel (Plain material at tide-water, cents per lb.):
Beams & channels up to 14 in. 3.195@ —
Beams & channels over 14 in. 3.195@ —
Angles, 3x2 up to 6x8.....3.195@ —
Zees and tees.....3.195@ —
Steel bars, half extras.....3.195@ —

Turpentine:
Spot in yard, N. Y., per gal.....\$0.62@ —

Window Glass. Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets.....80%
B grade, single strength, first three brackets.....82%
Grades A and B, larger than the first three brackets, single thick.....79%
Double strength, A quality.....80%
Double strength, B quality.....83%

PROMINENT CONTRACTORS ERECTING HIGH CLASS BRONX APARTMENTS

THE unusual demand for living accommodations is evidenced in the rapid and complete renting of the apartment house completed in September, 1917, built by Niewenhou Brothers, Inc., for more than twenty-seven years active builders in the Melrose section of the Bronx. Much thought was devoted to a convenient layout, which resulted in instant success of this apartment. This operation has been so successful both artistically and financially that the builders have commenced work on two more apartments of a similar character, despite the high cost of materials and labor.

The present building, as well as the two buildings now under construction,

Avenue A, which for the past fifty years has been occupied by a large asylum. The buildings which have been occupied as a house for children will be altered.

Architects have been preparing preliminary sketches of the buildings on the block, and after careful study, a conclusive layout has been devised. Structures at the corner of 90th street and Avenue A, and also the corner of 89th street and Avenue A, and the adjoining building in 89th street, the sizes of which are respectively 68 by 75 feet; 141 by 45 feet, and 87 by 52 feet, will be extensively attired.

These three buildings will be remodelled with apartment houses of a modern type with suites of three and four rooms of exceptional size, heated from



Niewenhou Bros., Builders.

MODERN APARTMENTS UNDER CONSTRUCTION IN THE BRONX.

have been planned with an imposing court leading to the street, thirty feet wide, and elaborately treated as an entrance to the building. This court gives access to three stairways, and is laid out in grass plots and flower beds. Suites consists of four, five, six and seven room units, with six families on each floor. The floor plan is arranged so that each stairway is used by only two families on each floor. Rentals range from \$9 to \$10 per room. In every case the courts are 100 to 150 per cent. wider than those required by law assuring excellent natural light and ventilation.

Careful thought was given to planning and despite the fact that there are six families on each floor, all apartments will face the street or, in other words, will be outside apartments. Each suite has a large foyer, with living and dining rooms containing a floor area of 200 square feet. The chambers have an area of 150 to 165 square feet and are equipped with large built-in clothes and linen closets.

No expense will be spared in finishing these buildings. The woodwork throughout is of hardwood, finished in oak, mahogany, and white enamel. The floors of living rooms, dining rooms and foyers are parquet. The balance of the rooms have oak floors. The bath room walls are to be covered with a sanitary tile and all plumbing is to be the best. There are accommodations in the basement for drying clothes. The apartments will be located so as to give easy access to the Melrose station, Harlem Division of the New York Central Railroad; also crosstown surface line or easy transfer to the Lenox Avenue subway.

Niewenhou Brothers, as builders, have also obtained the contract to alter the entire square block bounded by 89th street to 90th street, First avenue to

a central heating plant and lighted with electric light. The interior finish will be equal to those of modern construction. An advantage of these apartments will be the immense court in the rear which will be exclusively reserved for the use of the tenants.

Another building to be altered is located at 90th street and First avenue, the size of which is 102 by 125 feet. This will be converted into a garage with all the modern appliances, including ramps. This building will accommodate one hundred and ten automobiles. There are two other buildings in addition to the four above mentioned, one of which is a laundry with full equipment already in place, with steam or electric power plant.

The location is exceptional, due to the fact that it is close to the water front of the East River and in close proximity to an attractive park.

This entire enterprise will be one of the largest of its kind in the city and when completed will be solely under the management of Niewenhou Brothers, Inc.

PERSONAL AND TRADE NOTES.

Wesley S. Bessell, architect, formerly at 56 West 45th street, has been retained by the Construction Department, U. S. Army, and is stationed at Washington, D. C.

W. Weissenberger, Jr., architect, 32 Union Square, announces that he has changed his name and in future will be known as W. Whitehill. He requests his friends and business associates to call him by his new legal name.

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Arthur W. Warner, chief of the real estate department of the Interborough Rapid Transit Co., has obtained an indefinite leave of absence and will enter the Government service to assist in the buying, commandeering and valuation of property for the army and navy. Mr. Warner is a member of the Executive Committee of the New York Building Managers' Association, the Real Estate Board of New York and the Merchants' Association.

William F. Deegan, for a number of years connected with the office of Maynicke & Franke, architects, 26 East 25th street and widely known throughout building circles in Greater New York, has recently been commissioned captain in the National Army. Captain Deegan has been assigned to the Division of Purchase, Storage and Transportation, of which Major General Goethals is chief. During his career in the building industry Captain Deegan supervised the construction of a number of prominent structures in this city, including the Fifth Avenue Building, 200 Fifth avenue, the Lewisohn Building, 119 West 40th street, the Johnson Building, Fifth avenue and 25th street, the new structure for the American Ever-Ready Co., and the group of warehouses for the New York Dock Company.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

WARDS ISLAND, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract, to close June 24, for erecting boilers, from privately prepared plans. Cost, \$40,000.

BAY SHORE, L. I.—Post & McCord, 101 Park av, Manhattan, has the general contract for an extension to Seaplane Hangar No. 3, for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$25,000.

ROCKAWAY, L. I.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract, to close June 24, for an extension to the Naval Air Station, from privately prepared plans. Cost, \$185,000.

PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

CHURCHES.

BROOKLYN, N. Y.—L. A. Abramson, 220 5th av, Manhattan, architect, is taking bids on the general contract, to close June 24, for a 2-sty brick synagogue, 60x95, at the southeast cor of East 13th st and Av Q, for the Jewish Communal Centre, 80 Broadway, Manhattan, owner. The following are figuring the general contract: Fleischmann Construction Co., 531 7th av, Manhattan; Thomas Drysdale, 26 Court st; Werner-Huberty Co., 50 Crescent st, and Miller Bergs Const. Co., 934 Flatbush av. Cost, \$50,000.

DWELLINGS.

MANHATTAN.—C. P. H. Gilbert, 1123 Broadway, architect, is taking bids on the general contract, to close about June 24, for a 7-sty brick and stone nurses' home, 25x100, at 412 West 35th st, for St. Mary's Free Hospital for Children, on premises, owner. The following are figuring the general contract: Watt & Sinclair, 348 West 27th st; E. E. Paul Co., 101 Park av; Charles A. Cowen Co., 30 East 42d st, and Fountain & Choate, 110 East 23d st.

TEANECK, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, architect, is taking bids on the general contract, to close about June 25, for a 2½-sty hollow tile and brick veneer dwelling, garage and gate lodge, 96x32, on Teaneck rd. for Bernard Lippman, owner. George A. Dugan, 200 5th av, Manhattan; James L. Bried, West st, Englewood, N. J.; W. H. Buffett, West Englewood, N. J.; Whyte Const. Co., Hackensack, N. J., and Gillies-Campbell Co., 101 Park av, Manhattan, are figuring the general contract, and desire estimates on all subs. Cost, \$50,000.

HOSPITALS AND ASYLUMS.

OSSINING, N. Y.—State of New York, Commissioner on New Prisons Charles B. Hubbell, chairman, and Major Charles P.

McGuire, in charge, Hall of Records, Manhattan, owner, is taking bids on the general contract, to close 2.30 p. m., June 27, for additions to the prison, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Plans and specifications may be seen at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan. Cost, \$1,000,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

3D ST.—Irving Margon, 355 East 149th st, completed plans for alterations to the 6-sty brick tenement at 422 East 3d st, for Leon Sobel, 215 Manhattan av, Manhattan, owner and builder. Owner is taking bids on subs. Cost, \$5,000.

129TH ST.—Louis A. Hornum, 405 Lexington av, completed plans for alterations to the 4-sty brick tenement, 35x50, at 102 West 129th st, for Louise G. Crabble, 291 Riverside dr, owner. Cost, \$5,000.

48TH ST.—William Edgar Moran, 15 East 38th st, has plans in progress for the alteration of the 5-sty brownstone dwelling, at 22 East 48th st, into an apartment house containing eight apartments, for the Simcoe Realty Co., owner. Cost, \$15,000.

CHURCHES.

149TH ST.—Emery Roth, 119 West 40th st, is preparing revised sketches for a 1-sty synagogue, 60x90, probably brick and stone, in the south side of 149th st, 100 ft west of Broadway, for the Congregation Bnai Israel, Jacob Adler, chairman Bldg Commission, 19 West 26th st, owner. Architect will take bids on general contract about July 1.

DWELLINGS.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, has plans in progress for alterations to the 5-sty dwelling, 32x100, at the southeast cor of 5th av and 79th st, for Henry F. Sinclair, 907 5th av, owner.

50TH ST.—F. W. Dan, 74 West 50th st, owner, has had plans completed privately for alterations to the dwelling at 35 West 50th st, Jacob Gescheidt, 142 East 43d st, has the general contract. Cost, \$35,000.

MUNICIPAL.

MERCER ST.—Thomas O'Brien, 240 Centre st, completed plans for alterations to the 2-sty brick police station house and cell building, 43x57, at 253-5 Mercer st, for the City of New York, Police Dept., Richard Enright, comr., 240 Centre st, owner.

STABLES AND GARAGES.

4TH ST.—Alexander Baylies, Bible House, completed plans for the alteration of the 2-sty brick hall, 75x130, at 31-5 East 4th st, into a garage, for the Nitram Realty Co., 3219 3d av, owner. Cost, \$40,000.

WASHINGTON ST.—De Mattbeck Estate, owner, c/o Horace S. Ely & Co., 21 Liberty st, has had plans completed privately for the alteration of the 2-sty brick stable, 22x50, at 561 Washington st, into a garage. W. H. L. Gallon, 6 Gold st, is the lessee and builder. Project also includes a 1-sty extension. Cost, \$2,000.

9TH ST.—Charles B. Meyers, 1 Union sq, has plans in progress for a 4-sty brick garage, 34x92, at 325-7 East 9th st, for Jacob Katz, 51 Chambers st, owner. Cost, \$30,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

WEBSTER AV.—George Keister, 56 West 45th st, is preparing preliminary plans for two 4-sty brick and terra cotta apartments, 45x87, on Webster av, for a company being formed. Owner's name and exact location will be announced later.

192D ST.—Charles Kreymborg, 2240 Quimby av, completed plans for a 5-sty brick tenement, 34x95x88, irreg., at the southeast cor of 192d st and Creston av, for the Absar Realty Co., 2133 Bailey av, owner and builder. Cost, \$80,000.

NELSON AV.—Charles Kreymborg, 2240 Quimby av, has plans in progress for a 5-sty brick and stone apartment house, on the east side of Nelson av, 300 ft north of 174th st, for the J. T. Construction Co., 584 East 169th st, owner and builder. Cost, \$55,000.

192D ST.—Charles Kreymborg, 2240 Quimby av, will draw plans for three 5-sty brick and stone apartment house, 82x92, at the southwest cor of 192d st and Grand Boulevard and Concourse, for the Absar Realty Co., 2133 Daly av, owner and builder. Total cost, \$205,000.

DWELLINGS.

217TH ST.—Dunnigan & Crumby, 391 East 149th st, have plans in progress for a 3-sty brick dwelling and garage, 33x27, at the cor of 217th st, While Plains and Barnes avs. Cost, \$15,000.

HILL AV.—Lucian Pisciotta, 3011 Barnes av, completed plans for a 2-sty brick dwelling, 16x47, on the west side of Hill av, 200 ft north of Randall av, for Klein & Sparsam, 815 Amsterdam av, owner. Cost, \$4,000.

STABLES AND GARAGES.

WASHINGTON AV.—Lorenz F. J. Weiher, 271 West 125th st, completed plans for a 1-sty brick garage, 84x100, at the north-west cor of Washington av and 182d st, for Pincus Shalita, 264 South st, owner. Cost, \$40,000.

RIVER AV.—Irving Margon, 355 East 149th st, has plans nearing completion for a 1-sty brick garage, 100x100, on the east side of River av, 57 ft north of 149th st, for the Newat Building Co., 200 Broadway, owner and builder. Owner is taking bids on subs. Cost, \$20,000.

Brooklyn.

DWELLINGS.

WEST 25TH ST.—George H. Suess, 2911 Railroad av, has plans in progress for six 2-sty brick dwellings, 20x55, in the west side of West 25th st, 320 ft north of Mermaid av, for Guydon Cargulia, 71 Mermaid av, owner and builder. Total cost, \$36,000.

83D ST.—F. W. Eisenla, 650 68th st, completed plans for eight 2-sty brick dwellings, 17x46, in the south side of 83d st, 80 ft east of 3d av, for Herman H. Lucke, 412 58th st, owner and builder. Cost, \$46,000.

WEST 27TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for two 2½-sty brick dwellings, 20x58, in the west side of West 27th st, 140 ft south of Neptune av, for Ida Sommers, 55 West End av, Manhattan, owner and builder. Cost, \$11,000.

LEFFERTS PL.—Herbert H. Goodwin, 65 Lefferts pl, owner, has had plans completed privately for an extension to the dwelling in the north side of Lefferts pl, 137 ft east of Grand av. J. Clawson Mills Co., 44 Clinton st, has the general contract and will take bids on subs. Cost, \$20,000.

46TH ST.—S. Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 24x45, in the north side of 46th st, 200 ft west of 16th av, for the M. K. Bldg. Co., 1323 46th st, owner and builder. Cost, \$7,000.

AV J.—Seth H. Cutting, 1721 Av J, completed plans for a 2½-sty frame dwelling, 25x42, on the south side of Av J, 100 ft west of East 17th st, for the Ascutney Realty Co., 1721 Av J, owner and builder. Cost, \$3,000.

OCEAN AV.—Seth H. Cutting, 1721 Av J, completed plans for two 2½-sty frame dwellings, 25x42, on the west side of Ocean av, 100 ft south of Av L, for the Ascutney Realty Co., 1721 Av J, owner and builder. Total cost, \$24,000.

DELAMERE PL.—M. A. Cantor, 373 Fulton st, completed plans for a 2½-sty frame dwelling, 18x46, in the west side of Delamere pl, 320 ft south of Av L, for the L. & S. Building Co., 44 Court st, owner and builder. Cost, \$7,000.

59TH ST.—H. A. Weinstein, 32 Court st, completed plans for five 2-sty brick dwellings, 20x54, in the south side of 59th st, 100 ft east of 8th av, for the B. C. Realty Co., 1563 58th st, owner and builder. Total cost, \$32,000.

NEWPORT AV.—E. M. Adelson, 1776 Pitkin av, completed plans for a 2-sty brick dwelling, 20x54, at the northwest cor of Newport av and Bristol st, for Solomon Waxman, 776 New Jersey av, owner and builder. Cost, \$3,500.

HINSDALE ST.—E. M. Adelson, 1776 Pitkin av, completed plans for two 2-sty brick dwellings, 20x54, at the southwest cor of Hinsdale st and Newport av, and on the south side of Newport av, 20 ft west of Hinsdale st, for Solomon Waxman, 776 New Jersey av, owner and builder. Total cost, \$7,000.

79TH ST.—Thomas Bennett, 7826 5th av, Brooklyn, completed plans for a 1-sty brick dwelling, 20x48, in the south side of 79th st, 295 ft east of 4th av, for Morrison-Allardye Construction Co., 586 74th st, owner and builder. Cost, \$5,000.

EAST 8TH ST.—E. W. Thisholm, 1742 45th st, completed plans for ten 2-sty frame dwellings, 16x38, in the west side of East 8th st, 460 ft south of Ditmars av, for the Kingsboro Realty Co., 261 Broadway, Manhattan, owner and builder. Total cost, \$40,000.

78TH ST.—Charles A. Olsen, 1649 69th st, completed plans for twelve 2-sty brick dwellings, 19x82, in the west side of 78th st, 121 ft west of New Utrecht av, for the Roth-Morgan Co., 1727 77th st, owner and builder. Total cost, \$60,000.

BROOKLYN, N. Y.—William C. Winters, 106 Van Sicklen av, has plans in progress for five 2-sty brick dwellings, 20x54, for the B. C. Realty Co., 1563 58th st, owner and builder. Exact location will be announced later. Total cost, \$32,000.

79TH ST.—Slee & Bryson, 154 Montague st, completed plans for four 2-sty brick dwellings, 18x40, in the north side of 79th st, 100 ft west of Colonial road, for the Bay Ridge Properties Co., 186 Remsen st, owner and builder. Total cost, \$20,000.

SURF AV.—George H. Suess, 2920 Railroad av, completed plans for two 2-sty brick dwellings and stores, 20x40, on the south side of Surf av, 202 ft west of West 32d st, for David Friedman, on premises, owner and builder. Cost, \$9,000.

77TH ST.—Cohn Bros., 361 Stone av, completed plans for two 2-sty brick dwellings and garage, 20x57, in the south side of 77th st, 400 ft east of 10th av, for the Popgreen Construction Co., 434 Howard av, owner and builder. Total cost, \$13,000.

KENMORE PL.—Slee & Bryson, 154 Montague st, completed plans for three 2½-sty frame dwellings, 22x46, in the east side of Kenmore pl, 140 ft north of Av K, for Louis R. Paulson, 1147 Lincoln pl, owner and builder. Total cost, \$24,000.

EAST 21ST ST.—Slee & Bryson, 154 Montague st, have plans in progress for three 2½-sty frame and stucco dwellings, 24x40, in the east side of East 21st st, 100 ft north of Av K, for Louis R. Paulson, 1147 Lincoln pl, owner and builder. Total cost, \$27,000.

FACTORIES AND WAREHOUSES.

SHEFFIELD AV.—Charles Infanger & Son, 2634 Atlantic av, completed plans for extensive alterations to the 4-sty brick factory at the southwest cor of Sheffield and Belmont avs for Parker, Stearns & Co., 288 Sheffield av, owner. Cost, \$12,000.

BOGART ST.—B. W. Dorfman, 26 Court st, completed plans for a 2-sty brick factory at the southwest cor of Bogart and Moore sts for Isaac Meseritz, 37 Bogart st, owner. Cost, \$8,000.



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COURT ST.—H. Hagemeyer completed plans for a 7-sty concrete addition, 91x104, to the factory at the southeast cor of Court and Huntington sts, for the Doeherl Die Casting Co., Huntington and Court sts, owner. The Turner Construction Co., 244 Madison av, Manhattan, has the general contract. Cost, \$175,000.

STABLES AND GARAGES.

63D ST.—Edward Cohn, 2129 63d st, owner, has had plans completed privately for a 1-sty brick garage, 24x18, in the north side of 63d st, 229 ft east of 21st av. Christopher L. Dooley, Inc., 257 Adelphi st, has the general contract, and is taking bids on subs. Cost, \$10,000.

LEXINGTON AV.—W. T. McCarthy, 16 Court st, completed plans for a 1-sty brick garage, 120x100, on the north side of Lexington av, 325 ft east of Nostrand av, for Norman S. Dike, Court House, owner. Cost, \$20,000.

65TH ST.—F. W. Eisenla, 650 68th st, completed plans for a 1-sty brick garage, 20x25, in the west side of 65th st, 30 ft west of 8th av, for James A. Bua, 6502 6th av, owner and builder. Cost, \$2,500.

PROSPECT AV.—Samuel Millman, 26 Court st, completed plans for a 1-sty brick public garage, 100x200, at the southeast cor of Prospect av and Seeley st, for Rehnitz Bros., 44 Court st, owner and builders. Cost, \$50,000.

BEDFORD AV.—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick garage, 50x99, at the northeast cor of Bedford and St. Marks avs, for Isaac Schnitzer, 152 Union av, owner. Cost, \$16,000.

ATLANTIC AV.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick garage, 70x84, on the south side of Atlantic av, 100 ft east of Brooklyn av, for the Realty Construction Co., 1422 Pitkin av, owner and builder. Cost, \$20,000.

THEATRES.

SURF AV.—Charles M. Straub, 147 4th av, Manhattan, has plans in progress for a 1-sty brick theatre, 80x113, with a seating capacity of 1,800, at the northeast cor of Surf av and West 31st st, for Max Splitzer, 46 Wooster st, Manhattan, owner. Cost, \$40,000.

Queens.

DWELLINGS.

EDGEMERE, L. I.—A. Brook, 215 Montague st, Brooklyn, completed plans for fifteen 1-sty frame dwellings, 14x36, in the east side of Beach 58th st, 220 ft south of the Boulevard, for Max Goldblatt, 230 Adams st, owner and builder. Owner is taking bids on subs. Cost, \$15,000.

GLENDAL, L. I.—Louis Berger & Co., 1562 Myrtle av, Ridgewood, L. I., completed plans for a 2-sty brick dwelling, 20x55, on the west side of Fosdick av, 73 ft south of Edsall av, for John Herricht, Fosdick and Edsall avs, Glendale, owner. Owner will take bids on general contract about June 25. Cost, \$5,500.

WOODHAVEN, L. I.—P. H. Dein, Diamond av, Woodhaven, completed plans for a 2-sty brick dwelling, 25x46, at the northwest cor of Ridgewood and Diamond avs, for W. H. Dein, Diamond av, Woodhaven, owner and builder. Cost, \$5,000.

WOODHAVEN, L. I.—P. H. Dein, Woodhaven, completed plans for three 2½-sty frame dwellings, 20x35, in the east side of Diamond st, 515 ft north of Fulton st, for W. H. Dein, Diamond av, Woodhaven, owner and builder. Cost, \$9,000.

WOODHAVEN, L. I.—P. H. Dein, Woodhaven, completed plans for two 2-sty frame dwellings, 16x35, in the north side of Park lane, 380 ft east of Manor av, for W. H. Dein, Diamond av, Woodhaven, owner and builder. Cost, \$5,000.

Richmond.

CHURCHES.

PORT RICHMOND, S. I.—Norwegian Lutheran Zion Church, c/o Rev. Mr. Sigmond, 1621 Castleton av, West New Brighton, S. I., purchased property in Bennett st, bet. Herberton av and Broadway, and contemplates erecting a church. Architect's name and other details will be available later.

DWELLINGS.

PORT RICHMOND, S. I.—F. Benson, 209 Elm st, West New Brighton, S. I., owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 22x32, on the west side of DuBois av, 250 ft north of Forest av. Cost, \$3,000.

PORT RICHMOND, S. I.—John A. B. Larsen, 30 Homestead av, Port Richmond, owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 20x28, on the south side of Homestead av, 221 ft west of Herberton av. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

PORT RICHMOND, S. I.—Staten Island Ship Building Corp., Port Richmond, owner, has had plans completed privately for a 1-sty frame warehouse, 40x200, at the southwest cor of Cedar st and Andrews av. Trus-Con Steel Co., 110 West 40th st, Manhattan, has the general contract. Cost, \$7,500.

Suffolk.

DWELLINGS.

RIVERHEAD, L. I.—W. S. Jones, Main st, Riverhead, has plans in progress for a 2-sty frame and stucco dwelling, 32x52, in Main st. Cost, \$7,000.

Westchester.

DWELLINGS.

NEW ROCHELLE, N. Y.—August Sundberg, 78 North av, New Rochelle, owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 36x27, on Brookdale av. Owner desires bids on subs. Cost, \$10,000.

SCHOOLS AND COLLEGES.

TARRYTOWN, N. Y.—Plans have been approved for a 1-sty addition, 60x100, to be used as a gymnasium and shower baths to Washington Irving High School, for the Board of Education of Tarrytown, William C. Wright, Clerk, Board of Trustees, Tarrytown, owner, from plans by Guilbert & Betelle, 665 Broad st, Newark, N. J., and Louis M. Thorn, Fairview av, Tarrytown, N. Y., associate architects. Cost, \$50,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEW BRUNSWICK, N. J.—W. H. Boylan, 390 George st, New Brunswick, will draw plans for apartments and store at 70 Albany st, for John Reng, 254 Suydam st, New Brunswick, owner. Details will be available later.

NEWARK, N. J.—R. Botelli, 206 Market st, Newark, completed plans for a 4-sty brick and stone apartment house, 75x68, at 480 Clifton av, for Joseph Bell, 174 Ridgewood av, Newark, and Morris Tzses, 16 Belmont ter, Newark, owners and builders. Cost, \$50,000.

DWELLINGS.

BLOOMFIELD, N. J.—Frederick L. Pierston, 160 Bloomfield av, Bloomfield, has plans in progress for a 2½-sty frame and shingle dwelling, 24x31, on Williamson av, for Joseph Garbrant, Williamson av, Bloomfield, owner. Cost, \$7,000.

WEST ORANGE, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., completed plans for five 2½-sty frame and shingle dwellings, 22x32, on Harvard ter, for Ernest McChesney, 22 Harvard ter, West Orange, owner and builder. Cost, \$4,000 and \$4,500 each.

BLOOMFIELD, N. J.—Frederick L. Pierston, 160 Bloomfield av, Bloomfield, completed plans for eight 2½-sty frame and shingle dwellings, 22x30, on Florence av, for Henry Hendricks, 71 Florence av, Bloomfield, owner. George Jacobus, 21 Pitt st, Bloomfield, has the mason contract. Cost, \$3,500 each.

ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, completed plans for a 2½-sty frame and shingle dwelling, 22x32, at 431 Myrtle st, for Joseph Udul, owner. Architect is ready for bids on separate contracts. Cost, \$4,000.

ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, completed plans for a 2½-sty frame and shingle dwelling, 22x42, in South 5th st, for Frank Tundis, 321 South 5th st, Elizabeth, owner. Owner desires bids on subs. Cost, \$7,000-\$8,000.

ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, has plans nearing completion for a 2-sty frame and shingle dwelling and store, 25x50, at the cor of South and Rector sts, for Herman Schwartzbach, 150 Rector st, Elizabeth, owner. Cost, \$8,000-\$9,000.

FACTORIES AND WAREHOUSES.

HARRISON, N. J.—W. B. Taylor, architect and engineer, in charge, c/o owner, completed plans for a 1-sty brick and steel rolling mill, 200x400, at 4th st and Penn. Railroad, for the Crucible Steel Co. of America, 2 Rector st, Manhattan, owner. W. H. & F. W. Cane, Woolworth Bldg, Manhattan, have the general contract and will do the mason work. Cost, \$500,000.

HALLS AND CLUBS.

BAYONNE, N. J.—Shattuck & Hussey, 19 S. La Salle st, Chicago, Ill., are revising plans for a 3-sty brick and reinforced concrete Y. M. C. A. bldg, 91x90, on Av E, bet. 22d and 23d sts, for the United Industries, owner, c/o E. E. Tomlinson, Secy. Building Commission, Y. M. C. A., 84 West 33d st, Bayonne. Will include gymnasium, swimming pool, auditorium, stage, cafeteria, club rooms, bowling alleys, barber shop, billiard room and classroom. Cost, \$250,000.

STABLES AND GARAGES.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, completed plans for a 1-sty brick veneer private garage, 22x22, to accommodate two cars, for which owner's name and exact location will be announced later.

EAST ORANGE, N. J.—B. H. Shepard, 564 Main st, East Orange, N. J., completed plans for twenty 1-sty brick garages (individual), 95x20 and 115x20, in the rear of 67 Walnut st, for the Serial Investment Co., 441 Main st, East Orange, owner. Miller & Sons Co., 441 Main st, East Orange, have the mason contract. Cost, \$7,500.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—Christopher Ziegler, 75 Montgomery st, Jersey City, completed plans for four 1-sty brick stores and a garage, 50x75, at 317-9 St. Paul's av, for Herman Schluger, 201 Tonnele av, Jersey City, owner. Owner is taking bids on separate contracts. Cost, \$8,000-\$9,000.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Harax Construction Co., 3d av and 149th st, has the general contract for alterations to the 4-sty brick apartments and store, 50x60, at 3 West 50th st, for Solomon Malvin, 542 West 112th st, owner, from plans by A. E. Nast, 546 5th av, architect. Cost, \$35,000.

BANKS.

BROOKLYN, N. Y.—William L. Kennedy Construction Co., 100 William st, Manhattan, has the general contract for a 1-sty brick addition, 56x72, to the bank at the northeast cor of Fleet st and De Kalb av, for the Dime Savings Bank, R. S. Walker, pres., on premises, owner, from plans by Russell Tracey Walker and LeRoy P. Ward, 52 Vanderbilt av, Manhattan, architects. Cost, \$70,000.

CHURCHES.

MANHATTAN.—William Lockhart, 141 40th st, has the general contract for alterations to the 1-sty brick church, 76x125, at 61 East 34th st, for the Church of the Messiah, 61 East 34th st, owner, and William Shillaber, pres., 71 Broadway, from plans by William Burnet Tuthill, 287 4th av, architect. Cost, \$15,000.

DWELLINGS.

MANHATTAN.—Story & Flickinger, 5 Great Jones st, have the general contract for alterations and addition to the 4-sty brick and stone dwelling, 22x60, at 25 West 16th st, for the County Holding Co., 100 Broadway, owner, from plans by O. B. Smith, Jr., 25 Madison av, architect.

MANHATTAN.—John Downey, 410 West 34th st, has the general contract for alterations and addition to the 5-sty brick dwelling, 25x79, at 9 East 62d st, for Robert J. F. Schwarzenbach, 470 4th av, owner, from plans by Harry Allan Jacobs, 320 5th av, architect. Cost, \$10,000.

WEST HOBOKEN, N. J. (SUBS).—Emil Viotte, 714 John st, and Edward J. Wesp, 264 West st, both of West Hoboken, have the mason and carpentry contracts, respectively, for a 2½-sty brick dwelling, 27x50, and a garage, 22x22, on Hudson blvd, bet. Rose and Monastery sts, for Caesar Farino, owner, from plans by Peter Schultz, 400 Lewis st, Union Hill, N. J., architect. Cost, \$30,000.

LOCUST VALLEY, L. I.—Louis MacCaulley, Orchard st, Oyster Bay, L. I., has the general contract for a 3-sty frame dwelling, 45x65, with an extension, 30x33, for E. Jackson Reynolds, owner, from plans by Harry T. Lindeberg, 2 West 47th st, Manhattan, architect.

FACTORIES AND WAREHOUSES.

MANHATTAN.—David Krause, Bridge Plaza, L. I. City, has the general contract for a 5-sty brick warehouse, 36x94, at 343-5 West 36th st, for Ida A. Roth, 1 West 104th st, owner, from plans by Thomas Connolly, owner, c/o Carnegie Steel Co., 30 Church st. Cost, \$16,000.

PERTH AMBOY, N. J.—John W. Ferguson Co., United Bank Bldg, Paterson, has the general contract for a hollow tile storehouse, 49x41; garage, 24x30, to accommodate four cars; 1-sty brick warehouse, 15 ft high, 42x50, and a reinforced concrete or timber slag pocket, 40 ft high, 40x18, at 313-317 New Brunswick av, for the New Jersey Roofing Co., C. H. Wright, pres., in charge, on premises, owner, from privately prepared plans.

ROCHESTER, N. Y.—Ferro Concrete Construction Co., Richmond and Harriett sts, Cincinnati, Ohio, has the general contract for a brick, steel and reinforced concrete storage warehouse for the Eastman Kodak Co., 343 State st, and Kodak Park,

Rochester, owner, from privately prepared plans. Cost, \$300,000.

HOSPITALS AND ASYLUMS.

ORANGE, N. J.—William Hay, 245 Valley st, Orange, has the general contract for a 3-sty hollow tile, stone and stucco hospital bldg, 66x132, with a 1-sty extension, 44x72, at Lincoln av and Frankfort st, for the Orthopaedic Hospital & Dispensary of New Jersey, 148 Scotland st, Orange, owner, and George Graves, 43 Berkeley av, Orange, chairman Bldg Commission, from plans by York & Sawyer, 50 East 41st st, Manhattan, architect.

PEARL RIVER, N. Y.—Ferber Construction Co., 16 Johnson av, Hackensack, N. J., has the general contract for a 2-sty brick veterinary laboratory, 36x54, for the Lederle Antitoxin Laboratory, S. D. Beard, in charge, on premises, owner, from plans by William E. Austin, 46 West 24th st, Manhattan, architect. W. J. Baldwin, World Bldg, Manhattan, is the steam and heating engineer. Cost, \$25,000.

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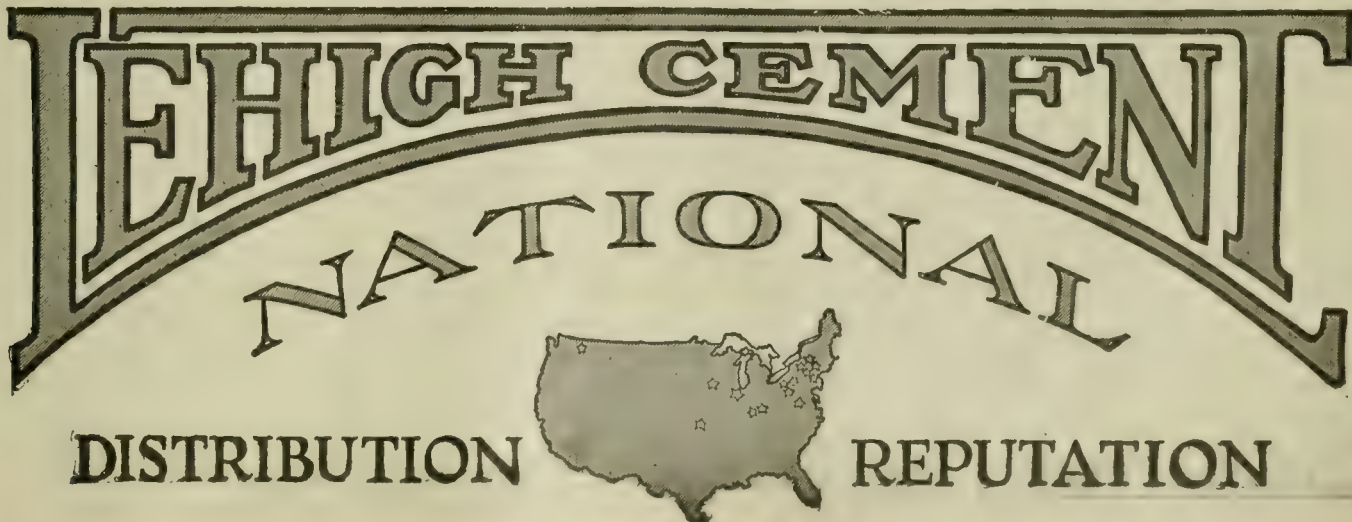
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STABLES AND GARAGES.

MANHATTAN.—Pace & Leisinger, 37 East 28th st, have the general contract for alterations and addition to the 4-sty brick garage, 40x40, at 323-5 East 65th st, for Kleinschmidt Magnesia Co., 323 East 85th st, owner, from plans by Werner & Windolph, 25 West 33d st, architects. Cost, \$6,500.

MANHATTAN.—Niewenhouse Brothers, 369 East 163d st, Bronx, have the general contract for the alteration of the 2-sty brick and stone church, 125x102, at the southeast cor of 90th st and 1st av, into a garage and stores, for St. Joseph's Asylum, on premises, owner, from plans by Charles Kreymborg, 2240 Quimby av, architect. Cost, \$40,000.

BROOKLYN, N. Y.—H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for an extension to the 2-sty garage and office at the northwest cor of Kent av and North 10th st, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$12,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL SAFETY COUNCIL will hold its annual meeting at the Hotel Statler, St. Louis, Mo., October 14 to 18. Safety exhibits will as usual be a feature of this meeting.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its mid-summer meeting in Buffalo, N. Y., June 26 to 28.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at Atlantic City, N. J., June 27 to 29. Headquarters will be at the Hotel Traymore. An excellent program of addresses and papers has been prepared and all sessions of the convention will be of especial interest. Of particular moment will be the session devoted to the use of concrete and reinforced concrete.

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by his address. Where no address is
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premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors;
El—Electrical Equipment; Ex—Exit; FA—Fire
Appliances, Miscellaneous; FD—Fire Drills; FE—
Fire Escapes; FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; StP—Standpipes; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; FUSY—Approved Filtering and Distilling Systems; OS—Oil Separator; RD—Reduce Quantities; StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, StP, Tel, WSS, FUSY, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Bleecker st, 10-14—Kaufman & Friedman...O
Christie st, 195-7—William Kossorsky....FA
Dey st, 58—V Pop Stephanoff.....ExS
3 st, 390-2 E—Herman & Hirschfeld, GE-FA-Rec
21 st, 38 E—Charles W Sloane, 52 William, A-FD
33 st, 33-43 E—Glengarry Realty Corp, c
Peter B Olney, 68 William.....StP(R)
41 st, 22 E—18 East 41st St, Inc.....ExS
47 st, 7 E—Helen G Huntington, Hopeland
House, Staatsburg, N Y.....St(R)-ExS
49 st, 145 E—William C Mott.....StP(R)
58 st, 7-11 E—Astor Estate, 23 W 26.....StP(R)
74 st, 112 E—112 East 74th St Corp, 605
5 av.....StP(R)
76 st, 153-7 E—Society of Marist Bros., FA-ExS
113 st, 229 E—Adrian H Jackson, 106 Lexington av.....DC
5 av, 592-4—Black, Starr & Frost Co., ExS-Ex(R)-FD
1 av, 771-3—Ignatz A Riepe.....ExS-Ex(R)
4 av, 352—Israel Unterberg, 90 Franklin, StP(R)
Fulton st, 102-4—102-4 Fulton St, Inc....A-FD
Goerck st, 157-9—Peter Berkowitz.....FA-GE
Goerck st, 157-9—Sussman & Kait, GE-DC-Rec
Goerck st, 157-9—A Pasternach & Son, GE-DC-Rec
Hudson st, 161-3—Frank E Habicht, cor Hudson and Laight..St(R)-ExS-Ex(R)-WSS(R)
Hudson st, 585-9—Ross M Wilson.....ExS-O
Lafayette st, 393-9—Grand Union Folding Box Co.....Rec-Ex-O
Lexington av, 1091-7—Society of Marist Bros, 153 E 76.....Rec-FA-GE-ExS
Lispnard st, 50—Parmelee Realty Corp, 92 William.....FE(R)-ExS
Lispnard st, 50—Carlos Garcia & Co.....GE
Madison av, 981—Richard C Buttman, 128 W 81.....O
Park av, 981—Waters Farm Corp, 128 Bway, StP(R)
Pearl st, 136—John Bingham.....GE-Rec-O
Pearl st, 136—Grenville Kane, 120 Bway, GE-FE-St(R)-FE(R)-ExS-Ex(R)
Pearl st, 229—Henry McC Bangs, 61 Bway, WSS(R)
Pearl st, 440—Elias S Higgins Est, c Eugene, 1 Madison av.....ExS
Pier 9, East River—Munson S S Line, \$2 Beaver.....Miso
Piers 58, 59, 60, 61 and 62, North River—Internat'l Mercantile Marine Co, 9 Bway...TD
Pier 63, North River—American & Cuban S Line.....StP(R)-Spr-A
Prince st, 121—Richard Sidenberg, 390 4 av, WSS(R)
6 av, 219-221—Henry Lesinsky, 850 Park av, St(R)-A-FD-FE(R)
3 av, 1059-61—William F Beekman, 345 5 av, FE(R)-GE-DC-ExS
21 st, 162-6 W—Almy Realty Corp.....A-FD
24 st, 127-9 W—Model Examining & Shrinking Co.....Rec
28 st, 106 W—Lesser Nadelman.....GE-DC
29 st, 101 W—Oscar Oestreicher, 251 W 89, FE-St(R)-ExS-Ex(R)
30 st, 114-20 W—J B McCoy & Son.....A-FD
34 st, 516-20 W—Heywood-Wakefield Bldg Co.....FP(R)-Ex(R)
37 st, 12-14 W—Lynphone Co of America, GE
41 st, 430-41 W—American Piano Co.D&R-Rec
42 st, 440-2 W—Sharlow Bldg Co.....D&R
53 st, 59 W—William J Bowe, FE-ExS-Ex(R)
West Houston st, 25-7—U S Trust Co, 45 Wall, Ex(R)-ExS
West Houston st, 25-7—Biltwell Hat Works...O
West Houston st, 25-7—French Hat Works...O
West Houston st, 25-7—Barney Billet.....O
Wooster st, 135—Max Solomon....FA-D&R-Rec
Ann st, 50—Sam'l Schoen.....FA-Rec
Bowery, 96—Est Edw H Gillilan, c Wm London Cheltenham, Gloucester Co, England..TD
Bowery, 274—Est Jacob & Wm Scholle, 5 Nassau, Tel
Broadway, 349—Est James C Ayer, 15 Broad, StP(R)
Broadway, 512—Max Schoenfeld.....Rec
Broadway, 1275-91—Gimbel Bros.....D&R-O
Broome st, 450-2—Alfred D Pell, 22 W 53.A-FD
Canal st, 313—Michl J Adrian Corp., 137 E 34.....WSS(R)
Cannon st, 35—Sachs & Sachs.....DC
Charles st, 15—Abigail Free School & Kindergarten.....DC

East End av, 40-2—T. J Dunn & Co.....StP
4 st, 9 E—Bag Feather Dyeing Co.....Rec
12 st, 37 E—M Simiansky & Co.....Rec
21 st, 141 E—Est Alexander Morten, c Marjorie.....DC
37 st, 214 E—Jno J Radley, 35 W 32, ExS-Ex(R)
61 st, 305-7 E—Globe Storage & Carpet Cleaning Co.....StP(R)
82 st, 122-8 E—David Dows, 120 Bway..StP(R)
124 st, 401-5 E—Isaac Blum.....FD-A
rerry st, 16-18—Geo F Hewitt, 48 Beekman, WSS(R)-ExS
4 av, 329-331—Mtg Associates, 907 Bway,StP(R)
Great Jones st, 7—Meyer Auerbach, 42 Bway.....ExS
Greene st, 213—Philip Edelman & Co.....Rec
Lenox av, 154—Moritz Gidion.....DC
Lexington av, 194—Est Michl Flood, c Jane Haslam, 605 Whitaker, Savannah, Ga.....GE
Madison av, 921-3—Mad Av Presbyterian Ch, 917 Mad av.....StP(R)
Park av, 520—Ellen B Kendall.....StP(R)
Park Row, 176—Bernard Golden.....StP(R)
Pearl st, 294—Fred H Cone.....GE
Pearl st, 297—60 Cliff St Co, 128 Bway.....SA

BRONX ORDERS SERVED.

Webster av, 1618-20—Isidore Segall.....Rec

CALENDAR

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 10 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 470, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, June 25, 1918, at 10 a. m.

Under Building Zone Resolution.
618-18-BZ—South Side Robinson st, 76 ft. 3 1/2 in west of Nostrand av, Brooklyn.
948-18-BZ—472-482 Sterling pl, Brooklyn.
1156-18-BZ—308 Lexington av, Brooklyn.
1166-18-BZ—245-247 Sumpter st, Brooklyn.
1173-18-BZ—Southeast corner Bergen av & Bergen pl, Jamaica.
1176-18-BZ—639 Bedford av, Brooklyn.
1177-18-BZ—702-704 6th av, Brooklyn.
1185-18-BZ—474-480 17th st, Brooklyn.
1194-18-BZ—Southeast corner Flushing av & Onderdonk av, Ridgewood.
1190-18-BZ—351-361 Troy av, Brooklyn.
717-18-BZ—784-786 Hart st, Brooklyn.
Appeals from Administrative Orders.
572-17-A—82-86 Rutgers slip & 515-517 Water st, Manhattan.
2286-17-A—3 Maiden la, Manhattan.
2536-17-A—20-30 Morton st, Brooklyn.
1003-18-A—Southwest corner 5th av & 23d st, Manhattan.
1163-18-A—9 East 2d st, Manhattan.
1170-18-A—36 West 14th st, Manhattan.
1172-18-A—65 Covert st, Brooklyn.
1174-18-A—134 North 8th st, Brooklyn.
1061-18-A—17-19 Walker st, Manhattan.
1178-18-A—157-159 East 32d st, Manhattan.
1204-18-A—61 Tehama st, Brooklyn.
1201-18-A—2325 Ralph st, East Williamsburg, Queens.
1206-18-A—1035 Madison st, Brooklyn.
984-18-A—320 Waverly av, Brooklyn.
1168-18-A—487-489 Greenwich st, Manhattan.
1175-18-A—309 East 3d st, Brooklyn.
1180-18-A—18-22 West 45th st, Manhattan.
1181-18-A—181 Highland blvd, Brooklyn.
1182-18-A—120-26 West 116th st, Manhattan.
1184-18-A—122 East 34th st, Manhattan.
1191-18-A—Northeast corner of Dreyer av & Locust pl, Long Island City.
1003-18-A—186 5th av & 10 West 23d st, Manhattan.
1031-18-A—Central & Cornaga avs, Far Rockaway.
579-18-A—50-52 Pine st, Manhattan.
1240-18-A—50-62 West 34th st & 53-63 West 33d st, Manhattan.
1221-18-A—110 Bradford st, Brooklyn.
1223-18-A—106 East 2d st, Brooklyn.
1229-18-A—936 Hart st, Brooklyn.
1230-18-A—6013 4th av, Brooklyn.
1231-18-A—240 Camelia st, Long Island City, Queens.
1234-18-A—114-116 West 47th st, Manhattan.
1235-18-A—41-45 Lafayette st, Manhattan.
1236-18-A—S. S. Palmetto st, 100 ft. east Forest av, Queens.
BOARD OF STANDARDS AND APPEALS.
Thursday, June 27, at 10 a. m.
Petitions for Variations.
1179-18-S—157-159 East 32d st, Manhattan.
598-18-S—181 Ludlow st, Manhattan.
946-17-S—29 West 15th st, Manhattan.
1199-18-S—299 & rear of 295-303 Wallabout st, Brooklyn.
1025-18-S—714 5th av, Manhattan.
292-18-S—512 West 36th st, Manhattan.
500-17-S—209 Greene st, Manhattan.
575-17-S—61-65 19th st, Brooklyn.
607-17-S—185-187 Canal st, Manhattan.
815-17-S—131 Boerum st, Brooklyn.
818-17-S—106 West 12th st, 169 6th av, Manhattan.
827-17-S—39 West 4th st, Manhattan.
901-17-S—43 West 33d st, Manhattan.
939-17-S—132-134 West 21st st, Manhattan.
949-17-S—568-578 Broadway, Manhattan.
672-18-S—143 West 22d st, Manhattan.
1222-18-S—306 5th av, Manhattan.
1232-18-S—226 West 41st st, Manhattan.

Buy Down Town Property to Save Paying Rent

More Sales East of Broadway Below City Hall in the Last Twenty Months Than in the Previous Twenty Years

By CHARLES F. NOYES

DOWNTOWN real estate has proved its worth. I can state positively that when a parcel in this locality is properly selected it is the one best investment that can be made.

This statement is made notwithstanding the fact that the real estate market has been and is handicapped by the absence of mortgage money for reasons perfectly well known by realty experts, and notwithstanding the "knocks" real estate has received until recently by alleged fire prevention experts and various City and State authorities who tried to over-regulate and over-inspect it until it might be bled to death.

Incidentally thanks are due to Thomas J. Drennan, our present Fire Commissioner, and Dr. William F. Doyle, the best Fire Prevention Chief in my time, for their efforts to correct this pernicious practice.

There are persons who are offering gratuitous advice to possible investors to keep out of the real estate market at the present time and to invest their money in other securities. These people are usually unfortunate individuals who inherited or purchased over-capitalized buildings, erected during a boom, with an abnormally high rent roll and an equally abnormal mortgage as their only merit. They believed they had value when true underlying value did not exist, as might be indicated on the basis of reproduction, and they have been writhing, and twisting, and lamenting their fate because a perfectly reasonable and just mortgagee has been asking payments on account of the abnormally high loan.

There are five facts that will surprise the ordinary follower of the real estate market:

First.—On the lower East Side more property has been sold during the past twenty months than during the previous twenty years.

Second.—The buying has been largely for occupancy and for investment.

Third.—Many sales have been on a strictly all-cash basis.

Fourth.—Property in this section has never been more eagerly sought, either for rental or purchase.

Fifth.—Rentals have increased, only a little space is available, and while a few years ago real estate was dormant, now it is in active demand at good prices, despite the adverse conditions referred to.

Yes, more property has been sold on the lower East Side during the past twenty months than during the past twenty years, and this in a market where mortgage loans are difficult or impossible to secure, and with the most adverse conditions due to local causes and aggravated by the world conflict. This fact alone is full of significance, and an analysis of the character of the very recent buying is interesting.

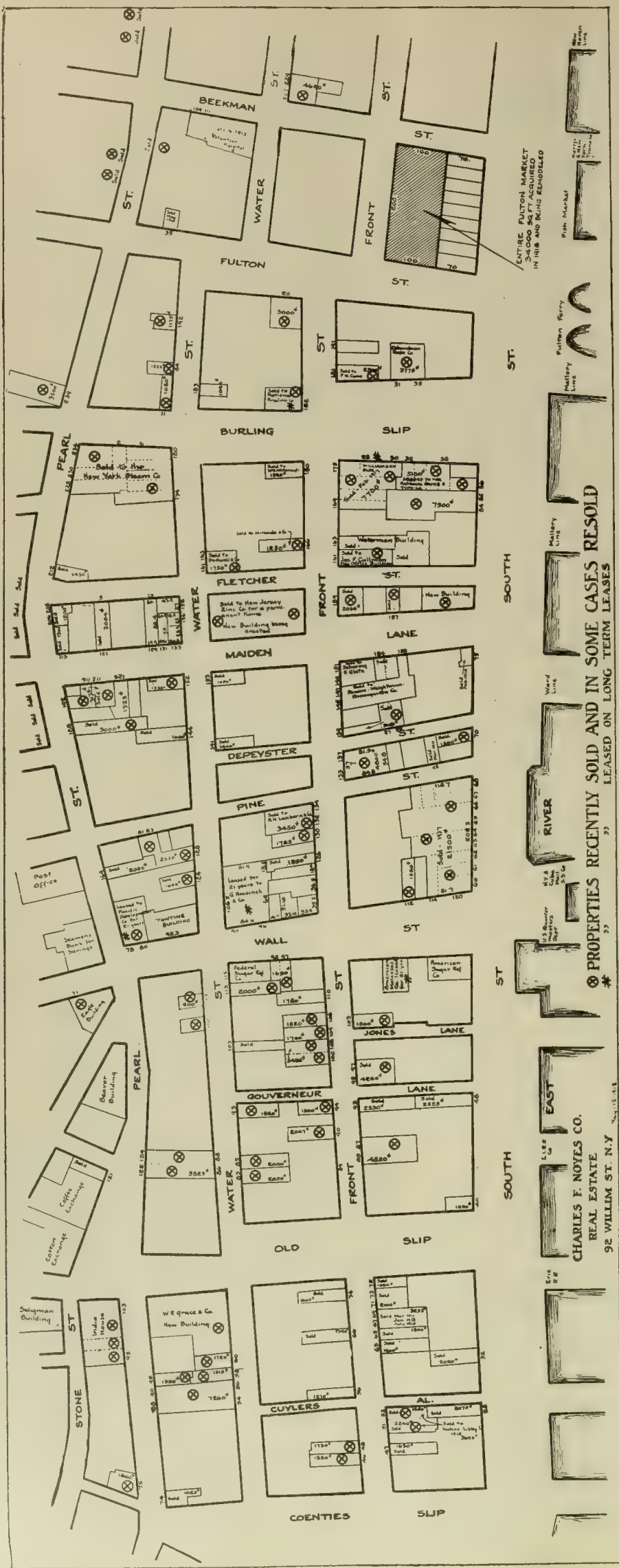
The recent purchase of the 34,000 square foot plot

taking in the block on Nassau street from Maiden lane to Liberty street, by the Federal Reserve Bank at over \$3,000,000, with the certain additional value that the ultimate improvement will bring to the neighborhood; the purchase of the eight or ten buildings taking in the entire block on Maiden lane to Fletcher from Front to Water; and the erection of the new modern building by and for the New Jersey Zinc Co., is certain to help Maiden lane from Broadway to the East River and the contiguous property.

Other purchases that can be referred to of great significance are the plot of 27,000 sq. ft. of ground, 13-27 Broadway to the Cunard Line; the purchase of 35-39 Broadway, 11-15 Trinity place, a plot of over 17,000 sq. ft., and its improvement, by Gaston, Williams & Wigmore; the purchase of seven different buildings at 88-92 Pearl street and 54-60 Water street, by W. R. Grace & Co., for an extension of their big banking house; the securing of 72-74 Broadway and 9-11 New street by the Central Union Trust Co.; the purchase of the old "Delmonico Building," at Beaver and South William streets, by the Merchants Marine House; the recent securing of 103-105 William street by the Maryland Casualty Co. for its permanent home; the taking over of 71-75 Wall street by the American Cotton and Grain Exchange, and in the same neighborhood the purchase of ten or twelve buildings taking in the entire block front on South street, from Wall to Pine, with a plottage of over 22,000 sq. ft., by Frederic E. Gunnison for himself and associates, and the leasing in the same neighborhood of big office buildings to Amsinck & Co.; the American Molasses Co., the Pacific Development Co., and the purchase of 112 Wall street by Czarnikow Rionda Co. At 22-24 Pearl street, near the Battery, Furness Withy & Co., Ltd., secured a site for their business home, and only a month ago the Mexican Telegraph Co. took over the entire block on Broad street from South William to Stone, for immediate improvement, and Carl Platou purchased a large plot at 113-115 Broad street and 27 Front, to be largely occupied by his business.

A very important transaction was the taking over by lease, with a contract to purchase, of the Fulton Market, a plot of 34,000 feet, taking in the entire block from South to Front and Fulton to Beekman. This was secured by W. Elsworth Sprague and Harry Trimm of Hunter & Trimm, two big fish houses, who are now altering the property, a portion of which will be sub-leased.

The Front street district has been very active and sales have been recorded as follows: 7-9 Front street to the Seaboard Trading Co.; 33 Front street to Edward W. Burr; 46-48 Front street to J. J. Curtin, Inc.; 43-47 Front street to the Seamen's Church Institute;



Map Showing Recent Sales and Leases on the East Side, South of Beekman Street.

51-53 Front street to Kuhne-Libby Co.; 64 Front street to William E. Williams; 90 Front street to Bleecker & Simmons; 94 Front street to Russell & Co.; 95-97 Front street to Thomas S. Gladding; 100-104 Front street to Arkell & Douglas; 103 Front street to Adolph C. Israel; 130 Front street to James J. Kane; 132-134 Front street to Blanco Realty Corporation; 166 Front street to Charles Fox for F. Miranda & Co.; 181 Front street to Frederick H. Cone; 232-234 Front street to Michael J. Ginnane, and 241-243 Front street to Morton B. Smith Co.

In addition to the purchase of Joseph F. Cullman of the corner of Fletcher and Front streets, which has been improved for the exclusive use of Cullman Brothers, Mr. Cullman's purchases in the neighborhood have been many and varied and at times sensational. His first instructions were for our office to purchase a dozen or fifteen buildings in the blocks on Burling slip from Front to South streets. These were accumulated and immediately rented on long term leases to good advantages, some of the leases running for 21 years.

Mr. Cullman then acquired the entire block on Front street from Maiden lane to Fletcher, and added the C. C. Hamilton Warehouse at 84-85 South street, incidentally the biggest tobacco warehouse in the district, to his string of properties; left Front street for a while to purchase 35-37 Frankfort street, 192 Water; sold and resold 31-35 Burling slip, the last sale being to the Columbian Rope Co., who occupy the entire building; purchased and resold 60 South street; organized a syndicate to purchase the giant 22-story office building at No. 42 Broadway, which was promptly resold at a big profit, and very recently took over the Venezuela Building—the best office building on Front street, taking in the block front between Pine and Depeyster and containing 35,000 sq. ft.

On Water street buildings that have been sold for occupancy include 32 Water street to Seymour E. Heyman; 85 Water street to the Brooklyn Terminal Co.; 93 Water street to Stanley Jordan & Co.; 124 Water street to W. H. & F. Jordan, Jr., Inc.; 161-163 Water street to Dodwell & Co., Ltd.; 233 Water street to Valentine Lynch & Co.; 386 Water street to Antonia Borelli, and 392 Water street to Samuel Stelowitz.

(Continued on page 812)

What Title Guarantee Companies Have Done

By FRANK BAILEY,

Second Vice-President, Bond and Mortgage Guarantee Company.

THE position of the mortgage guarantee companies and their connection with the existing mortgage conditions is perhaps not yet understood by the owners of property.

The four large companies guaranteeing mortgages have under guarantee at the present time in New York City mortgages amounting to between \$450,000,000 and \$500,000,000. These mortgages, under their system of lending, have been made for three years, and it is with those which are now maturing that the borrowers are chiefly concerned.

In order to aid construction in New York, and promote its development, it was necessary to find new sources of money other than the old sources of supply which existed before these companies came into existence. They solved that problem by offering to guarantee to individuals the payment of principal and interest of their mortgages, taking eighteen months after maturity in which to collect the debt.

They have loaned in New York in the past twenty years close to a billion dollars and about half of that has been paid off. They depend for their ability to take up existing mortgages upon a large cash reserve, and their assets, but principally, as a matter of course, upon their ability to find new takers for the mortgages called, that is, to sell mortgages.

Assuming that one-quarter of these mortgages mature each year, there would be about \$100,000,000 of mortgages to be renewed each year. Of these mortgages, eighty per cent. are held by those who feel it a patriotic duty not to disturb investments, and who feel that they should share with the borrowers the burden of existing conditions by not calling upon the borrowers for payment unless the security is impaired, in which event they ask for a reduction in order to make up for the depreciation in value.

The duty of the mortgage guarantee companies has been, therefore, to discourage the calling of mortgages and to use every effort to educate the public to the undesirability, from the standpoint of capital, of pressing the borrowers in times like these.

Their ability to take up, within the contract time, the mortgages which are called is as yet not a task too great for them. In cases where there has been an unjustified pressure on the part of the lender, they have merely stated that they would call for payment in the name of the lender, and have given the borrower time in which to pay or secure a new loan.

This eighteen months' clause, as far as it has operated, or is likely to operate, has been a life-saver to the mortgage market, and the position of the mortgage guarantee companies has been a great stabilizer of the mortgage market by preventing calling. Through personal solicitation, through invoking the eighteen months' clause against the obstreperous, and through using every effort to sell other mortgages in order to meet those mortgages, payment of which was properly demanded, the mortgage guarantee companies have done yeoman's service in keeping the peace between borrower and lender.

They often get unjustly the reputation for calling the mortgages, inasmuch as the correspondence with the owner is conducted by them. The process is that in

case John Brown should borrow from a mortgage company, that mortgage is assigned to the investor. At its maturity the investor is asked if he will renew. If he asks for payment of his mortgage, the guarantee company writes the owner to that effect, and helps him to arrange a new loan. But where the mortgage is safe, it tries to induce the lender as a matter of duty not to insist on the call in view of the probability that in the present situation it is tantamount to taking the property away from the owner no matter how much margin there is in the value. There would be nothing more dangerous to the lenders, the borrowers and the mortgage guarantee companies alike than a general calling of mortgages and every effort should be made to prevent such a situation.

The guarantee companies do not favor renewing a mortgage on a property which has depreciated in value without asking the owner to share in the consequences of that depreciation by making the necessary reduction of principal, but no mortgage guarantee company in Greater New York wants a single good mortgage called, nor will it allow its solvent borrowers to be pressed for payment unless some general necessity of the lender should absolutely require it.

For several years now the owners of property have been struggling with a bad problem. They have witnessed decrease in values, stability of or reduction of rents, or no rents at all, increasing taxes and increase of maintenance. Now the property owner seems to be coming a little bit into his own. Rents are increasing. There is a very definite movement towards relieving real estate from part of the burden of taxation, and it would look as if the "promised land" of at least interest on his investment was in sight.

It would be almost an outrage if the property owner were now to lose his property because of a lack of funds to replace mortgages where they are called by those who are unpatriotic. I believe that the first step to relieve the situation should be an organization backed by the principal interests in New York to take care of those mortgages which must be met, and to prevent, by public opinion, the calling of mortgages which are called only for purposes of profiteering.

To Build Piers on Jamaica Bay.

The Sinking Fund Commission approved yesterday the plans of the Dock Department for the improvement of the water front of Jamaica Bay, between Barren Island and Mill Basin, and authorized the construction of fourteen piers each 1,000 feet long and 200 feet wide, and one pier 100 feet in width, with fourteen slips 300 feet in width between the piers.

The Commission's action definitely starts the Jamaica Bay improvement which has been before the city officials for action for years. There will be a public hearing on July 11 on the proposed amendment to the new plan at Jamaica Bay in the vicinity of Gerretsen's Basin, between East Thirty-second street and Flushing avenue. At the same time a hearing will be held on the proposed plan for the strengthening, widening and improvement of Coney Island Creek, and for a ship canal 200 feet wide connecting Sheepshead Bay and Gravesend Bay.

Calls Convention of All Building Industries

United States Chamber of Commerce Sets July 15 and 16 as Date for Meeting at Atlantic City

INVITATIONS have been sent for a National Convention at Atlantic City, July 15th and 16th, of all building material associations, architectural and engineering societies, builders' associations and prominent industrial concerns in the building industry.

The Chamber of Commerce of the United States of America, through its President, Harry A. Wheeler, has sent the invitation, of which the text is as follows:

"Business: To consider ways and means whereby the various divisions of the building industries can find a common ground upon which they may give coordinate assistance to the Government during the war; to develop machinery whereby the industries can speak with a united voice upon matters affecting all interests involved, and consider plans for the reestablishment and maintenance of the general prosperity of the industry as a whole.

"It is desired to have the convention as thoroughly representative as possible. Your organization is asked to send as many delegates as may be induced to attend the convention, but it is requested that your organiza-

tion shall name *one* delegate—preferably a prominent business man—who shall be authorized to speak for your organization and who may be recognized as willing to serve upon a Central War Service Committee.

"For your information, it may be pointed out that this is one of a large number of trade groups convening at the suggestion of the War Industries Board. If national organization is effected, the Central War Service Committee of the industry will find a relation to the War Industries Board and its several departments through the certification of the Chamber of Commerce of the United States.

The convention takes place at the Hotel Marlborough-Blenheim, and commences at 10 o'clock on Monday, July 15."

It is desirable that all interested parties communicate with Mr. Allen Walker, New York Representative of the Chamber of Commerce, Room 1126 Woolworth Building, acknowledging their invitations promptly, that proper arrangements for the convention be made early as possible.

Nathan Hirsch Defends Mayor Hylan

NATHAN HIRSCH, Chairman of the Mayor's Committee on Taxation and the Investigation of Mortgage Loans, in a statement issued yesterday replied to the recent letters of the Real Estate Board and the West Side Taxpayers' Association, in which they took issue with the Mayor with reference to various of his policies. He said:

"It is perfectly obvious that the adoption of a fixed rate of taxation for real estate would be inconsistent with every principle of efficient business administration.

"Our duty is clearly to find new sources of revenue first, and then the tax rate will automatically adjust itself. Its decline to a point where it will afford positive relief to the taxpayer will be measured only in terms of our ability to find satisfactory new means of income.

"Not alone for this reason, but for others, do I believe that the present is the most opportune time for a real concentrated effort to obtain new sources of city mounting costs of City Government, beyond our power mounting costs of City Government, beyond our power to control, but the city must pay fifteen million dollars to the Interborough and Brooklyn Rapid Transit Railroad Companies under the dual subway contracts, which is piling up at the rate of about one-half million dollars per month. The seven or eight million dollars' claim against the city by the contractors because of neglect on the part of the Public Service Commission, will eventually have to be paid by the city, together with the twelve or fifteen million dollars additional which will have to be paid to the contractors for the completion of the work.

"Steadily increasing public sentiment in favor of salary increases, not only for the Police and Fire Departments, but to all city employees who get less than twelve hundred dollars a year must inevitably result in tremendous new demands upon the City Treasury.

"At the present time there is some twenty-five million dollars due the city in back taxes from certain of the Public Utility Corporations. It does not seem fair that the tax paying citizens of New York and the real estate owners be compelled to pay their taxes promptly, while corporations should be permitted to escape their just obligations to the city. If the Real Estate Board and the West Side Taxpayers' Association and every other real estate and civic organization of New York City join hands with the Mayor's Committee on Taxation, and aid us in curtailing the enormous expenditures and obligations that the Public Service Commission, the Bronx Parkway Commission and the privileges granted to the Brooklyn Rapid Transit and the Interborough under the dual subway contract are continually placing upon the city, they will render a valuable service to the people.

"Our statistician is now engaged in a tabulation of existing sources of revenue in all the large American cities. His findings will be compared with existing sources in New York City and we hope to have bills prepared along these lines and along the lines suggested in the recent report of the sub-committee of which Bryan L. Kennelly is Chairman, which will be productive of additional revenue for the city, of a great many millions of dollars."

To Operate Seventh Avenue Subway.

ANNOUNCEMENT is made by the Public Service Commission that through service on the Seventh Avenue subway between Times Square and the Battery and via shuttle through the Park Place and William Street branch of the line from Chambers Street and West Broadway to Wall and William Streets, will be commenced by the Interborough Rapid Transit Company at 2 o'clock next Monday afternoon. This line has been operating as far as the Pennsylvania depot.

The new piece of road is expected to do much in relieving congestion in travel between Times Square and South Ferry and intermediate points. It will add for this comparatively short distance another line to the two subway and two elevated lines now working.

The stations on the main line will be at Times Square, Pennsylvania station, Twenty-eight, Twenty-third, Eighteenth, and Fourteenth streets, Christopher, Houston, Canal, Franklin Chambers, Cortland, and Rector

streets, and South Ferry. On the branch line the stations will be at Park Place and Broadway, Fulton and William streets and Wall and William streets.

Two other new sections of the rapid transit system are to be put in operation next week. Within a few hours after the Seventh avenue line south is opened service will begin over the 162 street elevated road connection between the Ninth avenue elevated line and the Jerome avenue branch of the Lexington avenue subway, which now terminates at Sedgwick avenue, as far as the 167th street station on the Jerome avenue line. At the same time the express tracks between 125th and 155th streets, with a new express stop at 145th street and Eight avenue, will be put into service.

On next Wednesday the Brooklyn Rapid Transit Railroad Company will begin operating that part of the Jamaica avenue elevated line from Greenwood avenue to the terminus of the road at Cliffside avenue, Jamaica.

Good Railway Service Depends on Six Cent Fare

Theodore P. Shonts Presents the Case of the Surface and Underground Companies, Which Ask Relief

IN a communication to the public Theodore P. Shonts, president of the Interborough Rapid Transit Company, has set forth the case of that transportation company for an increase in fare from five to six cents.

The statement starts out with a list of the cities in which a six-cent fare is now being collected instead of five, as formerly was the case. The list follows:

City	Population	City	Population
St. Louis	757,309	New Britain	53,794
Pittsburgh	579,090	Salem	48,562
Portland (Ore.)	295,460	Haverhill	48,447
New Haven	149,685	Lexington	41,097
Fall River	128,366	Stamford	35,119
New Bedford	118,158	Meriden	34,183
Bridgeport	121,579	Nashua	27,327
Lowell	113,245	Norwalk	26,899
Hartford	110,900	Middletown (Conn.)	22,799
Reading	109,381	Pottsville	22,028
Lynn	102,425	Torrington	19,597
Lawrence	100,560	Ansonia	16,704
Waterbury	86,973	Rutland	14,831
Wilkes-Barre	76,776	Naugatuck	14,093
Erie	75,195	Dover	13,272
Brockton	67,449	Meadville	13,802

Through the inauguration of a zone system fares have been substantially increased in the following cities:

City	Population	City	Population
Providence	254,960	Norwich	29,419
Springfield (Mass.)	103,216	New London	20,895
Pawtucket	59,411	Westfield	18,391
Woonsocket	44,360		

Electric railways in the following cities have applied for fare increases—in the case of the New Jersey cities for a seven-cent fare; in the case of the majority of the others for a six-cent fare:

City	Population	City	Population
New York	5,602,841	Memphis	148,995
Philadelphia	1,709,518	Scranton	146,811
Boston	756,476	Paterson	138,443
Cleveland	674,673	Cambridge	112,987
Buffalo	468,558	Trenton	111,593
Milwaukee	436,535	Camden	106,233
Newark	408,894	Albany	104,199
Minneapolis	363,454	Des Moines	101,598
Seattle	348,639	Schenectady	99,519
Jersey City	306,345	Kansas City, Kan.	99,437
Kansas City, Mo.	297,847	Elizabeth	86,690
Indianapolis	271,708	Utica	85,692
Denver	260,800	Manchester	78,283
Rochester	256,417	Troy	77,916
St. Paul	247,232	Hoboken	77,214
Louisville	238,910	Harrisburg	72,015
Columbus	214,878	Passaic	71,744
Atlanta	190,558	Johnstown	68,529
Richmond	156,687	Portland	63,867
Syracuse	155,624	Binghamton	53,973

M. Shonts quotes what is said by the Hon. John Skelton Williams, Comptroller of the United States Treasury, as follows:

"The work of war has thrown upon many of these corporations strains which they are unable to endure without prompt help. The cost of their labor and of all materials for operation, betterments and up-keep has increased heavily and suddenly. They are required to increase radically and quickly their services and facilities. . . . At the industrial centers car lines are being rushed and overburdened by new armies of workers."

"In other words," goes on Mr. Shonts, "the same causes that have forced the baker to raise the price of bread, the butcher to raise the price of meat, the milkman to raise the price of milk, the clothier to raise the price of clothes, the merchant to raise the price of dry goods, the mechanic to demand higher wages, the Government to raise postal rates, the Government to increase railroad rates, and so on through the long list of everything that a human being requires to maintain his existence, has left electric railways these alternatives: Increased revenue, or decreased service or bankruptcy."

Mr. Shonts declares that bankruptcy would neither

decrease fares nor halt their increase. On the other hand, it means deteriorated service and would prevent those extensions and improvements which are essential to the growth of communities.

From President Wilson is obtained the endorsement that "it is essential that these utilities should be maintained at their maximum efficiency and that everything reasonable be done with that end in view."

Secretary of the Treasury McAdoo adds to this his opinion that "our local public utilities must not be permitted to become weakened. Transportation of workers to and from our vital industries and the health and comfort of our citizens in their homes are dependent upon them. . . ."

In the statement the president of the Interborough says that the Chamber of Commerce of the United States, in formal resolutions adopted at its annual convention, declared that "the maintenance of the country's public utilities in the highest possible state of efficiency is essential not only to the war program of the United States, but also to the nation's business and industrial interests," and recommended to state and local authorities that they give "prompt and sympathetic hearing to the petitions of such utilities for assistance and relief."

Mr. Shonts sums his argument as follows:

"Good street car service is essential to the welfare of the community.

"Good street car service can be provided only when there is adequate revenue in the shape of fares.

"We are seeking increased revenue in order that we may pay adequate wages, provide adequate service and maintain our credit so that the new capital necessary for improvements and extensions may be secured.

"This company has borne, is bearing and will cheerfully continue to bear its due share of the war burden. It is, however, to the interest of no one that this share be so increased as to prevent the rendering of good service.

"We are prepared to prove that without an increase in revenue we can neither render adequate service, properly provide for our employees, protect our credit, or care for the expansion of the city.

"When we do prove this we want not only your willing assent to such measures of relief as may be necessary, but your assistance and co-operation in furnishing that service which is the city's right."

Want Public Service Commission to Act.

The New York Railways Company, which operates most of the Manhattan surface lines, yesterday filed a petition with Mayor Hylan, requesting that for the period of the war and one year thereafter, the Public Service Commission be permitted to determine rates of far on the company's lines, regardless of existing municipal agreements and franchises. This is another move toward obtaining the six-cent fare.

At present the Public Service Commission has no power to increase fares on the surface lines without a modification of existing franchises by the Board of Estimate. The present franchises hold the company to a five-cent fare. There was a strong sentiment in the Public Service Commission, when, several months ago, the companies petitioned for the six-cent fare and a charge for transfers, to grant the relief asked for.

A statement said to have been made by the War Labor Board in Washington that the President had power to fix fares on electric railways, interester members of the Public Service Commission yesterday, who expressed the opinion that to do this the Federal Government must first take control of the roads. It was said that the opinion of the Board would probably not be found applicable to the lines in this city.

Buy Down Town Property to Save Paying Rent.

(Continued from page 808)

Other downtown sales for occupancy are: 67 Pearl street to Charles Otis; 293 Pearl street to Schrock & Squires, Inc.; 86 Broad street to S. M. Robins Co., Inc.; 117 Broad street to St. Stanislaus B. & M. Church; 8 Gold street to the Gold Street Realty Corporation; 87 Gold street to Carl F. Tiemer; 91 Gold street to Louis B. Wasserstrom; 93 Gold street to Marcus & Forshaw. These last three firms are prominent leather firms. 54-56 Fulton street to Edward J. Barry, drugs; 119 Fulton street to Henry Allen, glassware; 219 Fulton street to George A. Baehn; 248 Hudson street to Benjamin B. Davis; 258 Hudson street and 260 Hudson street to Benjamin B. Davis; 584-6 Hudson to Henry I. Stetler; 26 John street to E. P. Reichelm & Co.; 42 John street to John F. Drake; 23-25 Greene street to Applebee & Neuman; 137-9 Greene street to William C. Hart; 401-11 Washington street to James Butler, Inc.; 466-70 Washington street to the Coastwise Warehouses, Inc., which company now controls by lease or ownership 700,000 sq. ft. of space on lower New York; 457-9 Broome street to Alfred E. Whitehouse; 489-93 Broome street to George M. Levett; 20 South street to the Seaboard Trading Co.; 41 Peck slip to Lay Fish Co.; 67 Murray street to Anthony L. Aste; 21 Platt street to Wood Warehouse, Inc.; 608 Trinity place to Albert Hulsebosch; 123 Barclay street to Engel Co.; 48-50 Jay street to the Standard Cold Storage Corporation; 19-21 Leonard street; 10-14 Grand street to the Box Board & Lining Co.; 113-115 Spring street to Richmond Rochester, and 52-56 Thompson street to the Thompson Street Holding Co.

Here are purchases by over seventy firms who have bought and paid for over 120 different buildings since January 1, 1917, and most of the sales have been made very recently, and many have been on an all cash basis. These properties have been taken out of the market and are to be occupied by the purchasers.

Space does not permit me to detail the buying by bona fide investors which has been on an infinitely greater scale.

I do not look for any "runaway" market in real estate until after the war is over, and I hope the market improvement will be slow and steady, and it is better that we should not have too rapid or violent a movement towards higher prices.

Among the reasons for my opinion that after the war is over we are certain to have a tremendous boom in downtown property is that real estate is now resting for the first time in fifteen years on a firm foundation. The market leaders—big banks, insurance companies and title companies—have been ultra conservative during the last few years, and, generally speaking, real estate today is not over mortgaged. The weak holders of property were long ago eliminated from the market.

This has resulted in all property being put on a proper price level, and the readjustment, while violent in certain sections, has been definite. Today practically all real estate is valued at low, conservative figures, and in many instances at prices less than what it is intrinsically worth. In this connection it is interesting to note that New York City real estate is today mortgaged at from \$300,000,000 to \$500,000,000 less than only a few years ago, and its rental value is much greater than it has been for a long time.

New York is growing at the rate of about 600,000 souls a year. The financial district is limited by reason of its environments and the ownership by institutions of property located downtown and because Manhattan Island is small and its area limited with the impossibility of widening it by a foot. There has been no construction to speak of for the past three years, and little or practically no building progressing now. There is a demand for space due to this steady increase of population and business growth. These conditions commenced to be felt about two years ago, at which time an increase in rental conditions was noted; property for rental became scarcer twelve months ago, and now we have practically no space for rental.

Six months from now I believe there will be no space available. What then? Only one logical answer. What will then govern the conditions will be supply and de-

mand. The great economic condition which overrides the theory of the theorist, laughs at, ridicules and taunts the heretofore pessimist, and creates over night appraisers and actually makes conditions. No combination is great enough to force values up or down as against supply and demand, and provided the supply of space is less than the demand, then values are going up. First rental values will increase, then income and then prices, and the greater the demand and the more limited the supply, the greater will be the advance in values.

Downtown property is admittedly in great demand; its supply to meet that demand is daily diminishing, and conditions are such that there will be no floating supply of space in the near future. When this fact is more forcibly realized then will the stronger, more aggressive and far-seeing firms or corporations which intend to stay right downtown, secure by ownership or lease that location which they want, even if, in the final analysis, someone else has to be elbowed a little further uptown. This elbowing movement is now in its incipient stages. As it occurs, that district a little further uptown will gain in value, but the big gain, of course, will be in the neighborhood where supply and demand has caused the push.

Much of the buying for occupancy has been by firms that cannot get the proper office accommodations downtown, and many of these firms find that they not only get better space and individuality, but lower overhead rent charges by buying old buildings and altering them for office purposes.

Few realize the small amount of construction that has been going on and its economic effect on property values. According to the Record and Guide's figures, construction for the first five months of this year was about ten per cent. of that for the first five months of 1912. Builders and the large construction companies make the general prediction that for a considerably long period after the war steel and other building material will be scarce and buildings generally will be very expensive. This condition means that usable buildings are today worth more than they have ever been before, and these are the buildings that must be called into use in the immediate future to serve more important tenants than ever before. Fortunately, many of the older but rugged buildings are even more honestly and more substantially constructed than the newer ones, and many can be altered to advantage and when altered are often as good as new.

In conclusion I want to appeal to the imagination and common sense as the jury passing upon the future of real estate with these thoughts in mind:

How much desirable downtown thoroughfare property remains unimproved, particularly south of City Hall? Consider how little property is left that is desirable that has not been taken over by sale or long term lease by the tenant occupying the whole or a portion. Consider how few really good locations remain for purchase or lease.

This country is an infant. Less than one hundred and forty years old—only a day as in the life of nations.

Practically no new construction.

Practically no downtown space now to be had.

New York is the world's fastest growing city.

The downtown district cannot be expanded and not an acre can be added to its area.

With the above in mind, what is going to be the verdict when this war is over, and the Government pressure for money in large amounts ceases; when the uncertainty of the world's finances is over and once more the money which is now afraid, tied up or used in other directions is poured into the New York market to be loaned on real estate?

I believe the answer will be—"a real estate boom in downtown property"—and no matter what happens temporarily, I shall be the last one whose confidence will be shaken in well selected downtown real estate as the safest of all investments. I believe its tendency of value will always be upwards if for no other reason than supply and demand and an overwhelming confidence in this city, which is destined to be the world's metropolis.

Building Managers Hold Annual Convention

New York Well Represented at Meeting in Chicago—Many Measures Discussed.

THE Eleventh Annual Convention of the National Association of Building Owners and Managers was held at the Hotel La Salle, Chicago, from June 20 to 22, inclusive.

The annual election was held, the same officers, with the exception of the Vice-President, being re-elected to serve another year. The officers are: William Marshall Ellis, President, Chicago; E. M. Horine, Vice-President, Atlanta, Ga.; Howard G. Loomis, Secretary, Omaha; Ell Torrance, Jr., Treasurer, Minneapolis.

Charles E. Doty, Cleveland; Edward H. Doyle, Detroit; David Whitcomb, Seattle, together with the officers compose the Executive Committee.

One of the features of the convention was a series of breakfast and luncheon conferences.

E. H. Davidson, of St. Paul, spoke on the labor situation. David Whitcomb, a member of the Association from Seattle, now Secretary of the U. S. Fuel Administration in Washington, spoke convincingly on the coal situation at the annual banquet held at the Hotel La Salle, dwelling principally upon the work being accomplished by the Fuel Administration and the conservation of coal necessary in office and apartment buildings in order that the Government may be supplied. He prophesied far greater restrictive measures for non-essentials during the coming winter than past heatless Mondays entailed. Former Judge Charles S. Cutting, of the Probate Court of Cook County, Illinois, in "Legal Phases of the War" gave a summing up of the changed conditions brought about by the world conflict.

Another noteworthy address on "The Mechanical Equipment of Buildings," which proved of vital interest to all building managers, was delivered by William W. Lighthipe, Service Manager of the Otis Elevator Company, and Chairman of the Mechanical Equipment Committee.

Edward H. Doyle, of Detroit, read his original "Business Maxims and Suggestions Worth While." Earle

Schultz, of Chicago, read an interesting address on "Readjustments in Building Operations to Meet War-Time Conditions."

Edward A. Renwick, of Holabird & Roche, architects of Chicago, took as his theme "The Investment Problem in Office Buildings," while "Your Relation to the Coal Problems As Buyers and Users" was ably presented by Osborn Monnette, of the U. S. Fuel Conservation Committee for Illinois. The subject, "Operating Experiences in 1917" was a remarkable analysis of comparisons between fifty buildings in the United States made by Edwin S. Jewell, of Omaha.

Other numbers of the excellent program prepared were "High Grade Apartment Buildings As Investments," by Benjamin H. Marshall; an excellent address by F. X. Monville, of Philadelphia, entitled "The Wiring and Lighting of the Modern Office Building"; "The Relation Between Earning Power and Land Values in Taxation Matters," by H. J. Burton, of Minneapolis; and the excellently presented topic, "Local and National Associations from An Owner's Standpoint," by F. H. Swetland, of Cleveland.

The experiment conducted by building managers throughout the entire country in the employment of women elevator operators, and in other light work, were unanimously considered highly successful.

The following delegates from the New York Building Managers' Association attended the convention: William T. Ropes, of Horace S. Ely & Company; Thomas Morch, of Equitable Office Building Corporation; William W. Lighthipe, of Otis Elevator Company; Lee T. Smith, of Pease & Elliman, and J. Clydesdale Cushman, of Cushman & Wakefield, Inc. Two hundred and seventy-one delegates from thirty-eight cities attended the convention and it was the unanimous opinion of all members that the convention was an unqualified success.

The next convention will be held at Philadelphia.

New Regulations for Government Housing.

A MEMORANDUM from Secretary of Labor Wilson to Director of Industrial Housing and Transportation Otto M. Eidlitz, announcing important changes in the Government's housing policy, is in part as follows:

"The plan of organization approved by me May 4, 1918, shall continue in effect until otherwise directed except that there shall be associated with the director a representative of the War Department, a representative of the Navy Department and a representative of the Shipping Board, who shall be known as associate directors. They shall advise the director on behalf of their respective departments or board.

"There shall be organized a management division, which shall undertake the management of the properties erected by the Government, and also a division of existent housing, which will deal with the question of utilizing all of the housing and boarding facilities of each community in order to reduce to a minimum the need for Government housing.

"The Government will build, own, control and rent the houses until after the war.

"The houses erected in established communities shall be of a permanent character except where Congress has otherwise stipulated.

"Houses erected in communities that are not likely to continue in existence after the war shall be of a temporary character, but such temporary buildings must, of course, provide for the comfort of the occupants.

"Loans will only be advanced for the erection of dormitories to responsible corporations or associations not organized for profit, and then only after most careful consideration of the advantages to be gained thereby.

"In fixing rentals the following factors will have to

be taken into account:

- "Fixed charges.
- "Interest on investment.
- "Insurance.
- "Reserves for upkeep of rented houses.
- "Repairs.
- "Renovating and redecorating.
- "Reserve for loss in case of non-occupancy.
- "Overhead expenses of administration.
- "Depreciation."

To Put An End to City's Big Noises.

The list of nuisances Police Commissioner Enright has told his men to eliminate follows:

- "All unnecessary shouting and yelling.
- "Blowing of horns or bugles or ringing of bells by scissors grinders, etc.
- "Unnecessary blowing of horns and whistles by drivers of automobiles and motor cycles.
- "Unmuffled or defective exhaust pipes on automobiles or motor cycles.
- "Yelling of taxi or carriage barkers at theatres and hotels.
- "Yelling of extras at any hour of the day or night.
- "Unnecessary noise by men delivering ice and milk.
- "Unnecessary rattling of milk cans.
- "Unnecessary noise when putting out ash cans at hotels, apartment houses and other buildings.
- "Unnecessary noise caused by defective or worn-out machinery.
- "Unnecessary blowing of factory or steamboat whistles.
- "Barking dogs and screeching parrots.
- "Faulty railroad or car tracks causing noise.
- "Flat wheeled cars, faulty brakes and unnecessary clanging of car bells."

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor

W. D. HADSELL . . . Vice-President

J. W. FRANK . . . Secretary-Treasurer

S. A. PAXSON . . . Business Manager

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

Entered at the Post Office at New York, N. Y., as second-class matter.

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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

The Other Side of It.

When a conservative and well informed real estate man says that there have been more sales of property in a given section of the city in the last twenty months than in the previous twenty years and gives the figures to prove it it is time to call pessimists to account.

It is true that the last few years have been very trying ones for all business men, real estate operators and owners included. Builders and the producers and manufacturers of materials have been seriously handicapped. It has looked at times to superficial observers as if the bottom had dropped out and the sides were caving in. The Record and Guide is not disposed to minimize the seriousness of conditions which have obtained during the period we have just passed through. It would be futile to do so.

But it is not out of place to call attention to the fact that on every occasion and whenever it was possible this publication has maintained that the real value of New York City property could not be permanently affected, even by so great a cataclysm as the war caused, and that the future promised prosperity for all those who kept up their faith in that kind of property which forms the basis of this city's well-being. It is with gratification, therefore, that there can be printed elsewhere in this issue the very hopeful and helpful article by Mr. Charles F. Noyes, who has had many years' experience in the real estate field, and whose intimate acquaintance with every detail of the business is acknowledged without question by the entire realty profession.

There are many interesting features pointed out by Mr. Noyes in his resume of a series of operations in a section of the city which has been dormant for a good many years. But what seems of most importance is that at a time when it has been popularly

supposed that the real estate market was dead there has been extreme activity, comparatively speaking, in at least one part of the city.

What is apparent is that at least one far-sighted, observant and indefatigable man did not sit down lugubriously in a darkened and half deserted office and bemoan conditions, but went out and hustled and accomplished what seemed to many an impossibility. That others have done the same thing is known to this office. There are real estate firms whose books show a very fair increase in business this year over the last, although naturally the figures are not so large as they might have been with world affairs less unsettled.

There is a very important fact disclosed by Mr. Noyes, and that is that New York is at last, as was inevitable from the first, slowly spreading out in lateral fashion instead of adhering to its apparently established habit of stretching its neck northward along the sinuous and attractive Broadway.

The Zoning Law, which halted the uptown movement, has apparently instituted a backward thrust, which effectively forces growth into the less crowded but equally advantageous localities on either side of the city's main artery. The future welfare of these heretofore passed-by sections will be conserved by the new subway lines, just about ready for operation, which will really make the east and west sides of downtown New York as easily accessible as the central thoroughfare.

There can be no doubt that the city will profit materially by the reclaiming for first-class business purposes of the older parts of lower Manhattan, which have not yet been modernized. Mr. Noyes says that many of the old buildings in the section to which he refers are more substantially constructed than the newer ones. They can be remodeled at less cost than would be incurred in the erection of new buildings at this time. This solution of the question of the much needed additional space for office and commercial uses has many good features.

What is worthy of emphasizing is that when the real estate business was apparently at its lowest ebb somebody found a way to do a lot of business.

There are other sections of the city, in addition to the East Side of lower Manhattan, that might repay vigorous and resourceful working up by realty men with vision and the courage of their convictions to the benefit of the people of the city generally as well as their own.

A Concern of the Entire Nation.

Hon. Byron R. Newton, Collector of the Port of New York, is the latest important official to give public expression to the desirability of further increasing the facilities of America's greatest port.

Collector Newton, addressing members of the Rotary Club on Thursday, reiterated his belief that New York is certain to maintain her place as the greatest seaport in the world, but he also expressed regret that the policy of Congress has been to hold down appropriations designed to develop this port.

The views expressed by Mr. Newton are in line with those given by Dock Commissioner Hulbert in his recent letter to the Board of Estimate and Apportionment. No intelligent student of the subject can fail to appreciate that these officials are absolutely right in the position they take. It is most unfortunate that many members of Congress from other States lack their perspective. It is especially unfortunate at this time, when all big problems must be viewed in their national aspect and when the application of local ideas deprives the

entire Nation of the great benefits which prompt and broad-gauged development of the Port of New York would give.

Collector Newton occupies the most important Federal position in New York, and there is a ray of hope in the prediction he made to the Rotary Club members that the requirements of the Port of New York will be fully met by Congress eventually. Perhaps no official located in the Metropolis is in a better position to hasten this work than is Collector Newton. The situation presents to him an opportunity for splendid public service, both in the interest of New York City and of the entire Nation.

Conversion of Liberty Bonds.

One of the important announcements which has come from Washington recently has to do with the conversion of Liberty Bonds. An earlier statement on this subject proved misleading, and the Treasury authorities wisely have cleared away doubts by their later announcement.

The authoritative facts about the matter are that Liberty Bonds of the first and second issues and those obtained by converting bonds of the first issue into 4

per cent. bonds can be converted into $4\frac{1}{4}$ per cent. Liberty bonds during the six months' period, which began May 9 and ends November 9 next. The new bonds will be dated May 9, 1918.

After November 9, 1918, no further rights of conversion will attach to the 4 per cent. bonds, either the original bonds of the second loan or those obtained by conversion of bonds of the first loan. All of the $4\frac{1}{4}$ per cent. bonds are non-convertible.

Bonds for conversion may be surrendered at any Federal Reserve Bank or at the Treasury Department. Registered bonds must be assigned to the Secretary of the Treasury for conversion, but such assignment need not be witnessed. On conversion of registered bonds registered bonds only will be delivered, neither change of ownership nor change into coupon bonds being permitted.

Coupon bonds, however, may be converted into registered bonds upon request. Coupon bonds must have the May 15 or June 15 coupons detached and all subsequent coupons attached. Coupon bonds issued from conversion will have only four interest coupons attached, and later must be exchanged for new bonds with the full number of coupons attached.

Broadway Association Petitions the Mayor.

AT a recent meeting of the board of directors of the Broadway Association the following resolution was unanimously adopted, and the secretary, E. W. Estes, directed to send a copy to Mayor Hylan, which was done this week:

WHEREAS, There are pending many violations upon real estate in the city of New York, and many of such violations have grown out of changes in street plans and through new interpretations of old laws, and such violations do not hazard life or limb, but will cost large sums of money to eliminate; and

WHEREAS, The National Government has requested that we refrain from all unnecessary expense and use of material; therefore

RESOLVED, That the Broadway Association requests the city administration to refrain from enforcing the abatement of such violations during the progress of the war where there is no hazard to life or limb.

In his letter to the mayor Secretary Estes cites several cases where violations have been placed on buildings and where, if enforced, hardship and unnecessary expense entailed. One building near Forty-second street and Broadway has windows projecting four inches over the sidewalk. Their removal has been ordered, and the owner states that it will cost him nearly ten thousands dollars to do the work. The bottom of the window is eighteen feet above the sidewalk.

On the George M. Cohan Theatre building in Forty-third street there is a fire-escape ordered erected by the fire commissioner a few years ago, and it was constructed in accordance with plans approved by him and the building department. The owner has now been instructed to remove this fire-escape because it projects over the sidewalk. Not only will there be an expense of about \$1,500 for its removal, but it is probable that the fire commissioner will then order the theatre closed because of the removal of this fire-escape.

A property owner informed the secretary of the Broadway Association that she has been compelled to foreclose a mortgage on a piece of property and the total of such mortgage now amounts to \$7,500 upon a building assessed at \$8,000. She has offered the

property for sale for \$5,000, but can obtain no buyer. Part of the property consists of a one-story store, which was built eleven years ago. The building department, she states, is now insisting that said building was not constructed properly and orders her either to tear it down or reconstruct it.

The association asks that orders be issued by the mayor that orders of this kind be discontinued until after the war.

Chairman John P. Leo of the Board of Standards and Appeals said: "It is the policy of the board to consider every case on its merits, and when in the opinion of the members unnecessary hardship would result to take such action as will afford relief, but it would be impossible to adopt a general policy granting relief to every appellant because of war conditions.

"The Board of Standards and Appeals was created under an act of the Legislature, and its duties and powers defined in the act. It is not within the power of any city authority to order a discontinuance or modification of the law covering such cases. A special act of the Legislature alone could change the law as it now stands and under which the board works.

"There is either a violation or no violation, and we must hear every case and decide whether to grant the appeal or to deny it. We cannot hold such cases in abeyance for any fixed period, although we have the power, and frequently do when circumstances warrant, modify orders and grant appeals under conditions imposed by the board."

At its meeting on Tuesday the Board of Appeals served notice on all appellants that it will tolerate no misrepresentation on their part, and this was emphasized by the rescinding of the board's permission for the conversion of a public stable into a public garage in the case of the L. G. House Engineering Company, before the board on April 23 of this year.

The Zoning committee, through its secretary, notified Chairman Leo that certain statements were made in this case contrary to the conditions as they existed and not in accordance with the diagrams submitted to the board and a committee appointed by the chairman after an investigation confirmed the statement of the Zoning Committee.

FOR SALE OR LEASE

For long term, the buildings 370-372-374 East Houston Street. This site has been used by the old-established firm, "Altman Furniture Company," for more than forty years, and the buildings, which are practically new, are adapted for that purpose, or are suitable for manufacturing purposes or wholesale house.

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REAL ESTATE AND
MORTGAGE LOANS

MANAGERS OF ESTATES
Broadway, cor. 80th St. 141 Broadway

LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of
Real Estate Board, Samuel P. Goldman, Chairman

Mortgage Clause in Policy.

AN owner insured his interest in a property by a fire policy to which was attached a mortgage clause. He subsequently sold his interest in the property to another person, subject to the mortgage. Such other person insured the property in a second insurance company, and placed upon the policy a like mortgage clause in favor of the same mortgagee. There was no reference either expressly or by implication in the mortgage clause to the apportionment clause contained in the policy. The Pennsylvania Superior Court holds, *Reed v. St. Paul Fire & Marine Ins. Co.*, 67 Pa. Sup. Ct. 110, that the second insurance company in an action against it by the mortgagee cannot compel the latter to accept in full settlement only one-half of the mortgage debt.

Broker's Commissions.

A contract was made for the sale of property providing for payment by installments, and that the vendor's obligations thereunder should cease on the purchaser's default. An agreement was subsequently made between the vendor and a broker, providing for payment of the broker's commission when payments of \$5,000 and \$10,000 were made by the purchaser, and specifically providing that, if the purchaser failed to carry out his contract, the broker should not be entitled to commission beyond the amount due at the time of the purchaser's default. The purchaser was unable to make the payments of \$5,000 and \$10,000, and the vendor extended the time of payment on condition that if the payments were not made at the time as so extended the contract would lapse. The payments were never made. It was

held, *Prince v. Selby Smelting & Lead Co. (Cal.)*, 170 Pac. 1075, that the vendor was not liable to the broker for commissions because of the extension of time or because the broker had no notice thereof when the extension was made.

Agreement for Resale.

A conveyed land to B for an advancement of money with which to clear it of judgment. A term of the agreement was that when B sold the land he would give A half of the proceeds above the amount of the advancement. In an action by A for the cancellation of the agreement and the deed to B, and for a reconveyance, upon payment to B. of his advances, with interest, the California Supreme Court holds, *Campbell v. Kennedy*, 170 Pac. 1107, that the law implies, as one of the terms of the agreement, that the sale should be made within a reasonable time, or, at least, that B would make reasonable efforts to sell within such time. Between the date of the deed to B and the demand for a reconveyance seven or eight years had elapsed, notwithstanding offers of a fair price had been received. It was held that B had breached the agreement and judgment for A was affirmed.

Rescission Where Title Is Defective.

The Tennessee Supreme Court holds, *Cross v. Buskirk-Rutledge Lumber Co.*, 201 S. W. 141, that where title is defective, the delivery of a warranty deed to one who has gone into possession on representation of good title under contract of bargain and sale, but providing for "apt and proper deed with covenants of general warranty," does not render the contract an executory one, so as to prevent a rescission of the contract, in the absence of waiver.

Sale and Lease on Fifth Avenue.

The property of Black, Starr & Frost, at 592-594 Fifth avenue, southwest corner of 48th street, has been sold by the jewelry concern to the Oceanic Investing Company, represented by Masten & Nicholls, attorneys. The new owners have leased the property back to the jewelers for a period of twenty-one years. No figures were mentioned in connection with the deal, which was arranged on a cash basis. The property is assessed by the city for taxation purposes at \$1,265,000, of which \$1,010,000 represents land value. The Douglas Robinson, Charles S. Brown Company made the deal. The Starr & Frost building is a five-story structure, with an exterior of marble and bronze, and is from plans by Carrere & Hastings. It is classed among the finest pieces of commercial architecture in the country. The property has a frontage of 45.5 feet on Fifth avenue and 125 feet on 48th street. In the rear there is an "L" with a depth of 100.5 feet. The building occupies the site of the residence of the late Charles T. Cook, who for many years was president of Tiffany & Company. Black, Starr & Frost are probably the oldest jewelry concern in this country. The business was established by Isaac Marquard in 1810 at 166 Broadway, where Erastus Barton, William Black and Henry Ball served their apprenticeships.

Sell Broadway Lot.

A vacant lot on Broadway, probably the only one in that condition between 23d and 72d streets, was sold yesterday to the 1991 Broadway Company, composed of people owning property in the vicinity who are organizing a holding company preparatory to the improvement of the site with a four or a five-story business building. The property involved is 1991 Broadway, 27x130.2x25x117.4, between 67th and 68th streets, and was sold by Francis B. Robert for a price near the holding price of \$100,000 for the 67th Street and Broadway Corporation, which is composed of Jacob

Hirsh, Sonn Brothers, Gutwillig Bros. and others who also own the adjoining northwest corner of Broadway and 67th street.

Buy on Fifth Avenue.

Markham Realty Company has sold to Titus, Blatter & Company, cotton goods, for occupancy, the two-story building now being completed at 162 Fifth avenue, just north of the northwest corner of 21st street. The property fronts 25 feet on Fifth avenue and is 120 feet in depth. The property was formerly the home of the Andrews family. M. & L. Hess, Inc., were the brokers in the sale of the property, which was sold free and clear and for all cash. The Markham Company acquired the property last January.

Apartment House Sale.

Frederick Brown sold to William F. Kenny, a large holder of investment properties in this city, the modern five-story apartment house at the southeast corner of Sherman avenue and 165th street, accommodating twenty families and occupying a plot 72 x 56 x 61 x 79. In part payment the buyer gave 1998 Madison avenue, near 127th street, a four-story and basement dwelling, 20 x 35, and 448 Hancock street, Brooklyn, a three-story and basement dwelling, 20 x 100, near Sumner avenue.

Sell Office Building.

Douglas Robinson, Charles S. Brown Company, has sold for William H. Sage, executor of the Ronalds Estate, to a client of the Charles F. Noyes Company, 12 Platt street, a four-story and basement office building covering a lot about 20x85. The building is one of the few individual office buildings in the downtown district, and is located within a few hundred feet of Maiden Lane and William street. In announcing the sale the brokers state that the purchaser bought the property on account of the big demand for office space in the district. The building is value at \$30,000 and there was no exchange involved in the deal.

REAL ESTATE REVIEW OF THE WEEK

Bronx Apartments Figure Largely in Sales of the Week
Sale and Lease in Midtown Section. Other Leasing.

APARTMENT houses figured largely in the sales of the week, and in the Bronx especially there was more than the usual activity in this class of dealing. A sale of particular importance was that of the six-story apartment house, known as "The President," at the northeast corner of Creston avenue and 188th street, and known as 2450 Creston avenue.

The Creston Realty Company, acting for Irving Judis and Lewine & Kempner, sold the property to the Nason Realty Company, Max N. Nathanson, president.

Another Bronx transaction involved two five-story apartment houses at 2056 to 2062 Grand avenue, bought by Stark & Spitzer from the Freybell Realty Company. These buildings house twenty-one families each and are fully rented. They were sold for cash. M. J. Henschel was the broker in the transaction.

A deal in which a Bronx apartment and a four-story private dwelling in Brooklyn figured was a factor in the week's market. Frederick Brown, the operator, sold to William F. Kenny, a large holder of investment properties in this city, the modern five-story apartment house at the southeast corner of Sherman avenue and 165th street, taking in part payment a four-story and basement dwelling at 448 Hancock street, Brooklyn.

A sale in the midtown section and a lease for a long term of the property to the sellers was consummated this week when the property of Black, Starr & Frost at 592-594 Fifth avenue, southwest corner of 48th street, was sold to the Oceanic Investing Company, owners of several choice parcels of land in Manhattan, including the new twenty-story Astor Trust Building at Fifth avenue and 42d street, part of the site of the Rogers-Peet Building on Fifth avenue, 1 and 3 East 42d street, 4 East 43d street, the leasehold 561 Fifth avenue, 536 Fifth avenue, the Waterman Building at Broadway and Dey street, and the Metropolitan apartment house at the southwest corner of Broadway and 88th street. This deal involved over one million and a quarter, and was negotiated by the Douglas Robinson-Charles S. Brown Company. The buyers immediately leased the property back to the Black, Starr & Frost Company for a period of twenty-one years.

Evidencing the demand for large space in and about that portion of the downtown section in the neighborhood of Broadway and Cortlandt Alley is manifested in the leasing this week by H. L. Moxley & Company, for Douglas Robinson-Charles S. Brown Company, of the entire building at 408 and 410 Broadway, through to Cortlandt Alley, containing 68,000 square feet, to Butler Brothers, general merchandise. This property has been vacant for several years, and was formerly occupied by Calhoun, Robbins & Company prior to their removal to the midtown section. There are few available buildings to rent in this section, is the report of brokers who have had little property there on their books of late.

Leasing of apartments and private dwellings was more or less slow this week, and few leases for business purposes were reported in comparison to other weeks recently.

Enemy Aliens and Titles.

Under the proclamation of President Wilson, issued May 31, difficulties have been established which necessitate the sanction of the War Trade Board before a title can be given to real property in which enemy aliens are concerned. The Title Guarantee & Trust Company, in instructions covering this situation to conveyancers of that company, says that no title must be closed unless the person from whom the title is taken is per-

sonally present unless proof by affidavit is furnished that such person is not a citizen or subject of any nation with which the United States is at war. If such affidavit cannot be furnished because of the fact, proof of nationality of the person tendering the title and his or her residence during all of the time since August 4, 1914, must be furnished and considered by counsel before title is closed. No title will be closed from any of the persons above indicated or from a fiduciary acting for the benefit of any such person unless the transaction has been or shall be licensed by the War Trade Board.

The proclamation by the President, said Mr. Lindner yesterday, has greatly extended the classes of persons designated as enemies under the Trading With the Enemy Act.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 23 as against 29 last week and 15 a year ago.

The number of sales south of 59th street was 14 as compared with 15 last week and 7 a year ago.

The sales north of 59th street aggregate 9 as compared with 14 last week and 8 a year ago.

From the Bronx 14 sales at private contract were reported as against 16 last week and 11 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 822 of this issue.

Buy Clubhouse Site.

The Progressive Workers' Home Association, of which Joseph L. Sugar, manager of the "Hungarian Daily," is the treasurer, has practically completed arrangements for the purchase of the

What did Experience Teach You?

Have you forgotten those days and nights of suffering last winter when coal was unobtainable, and the bins were empty?

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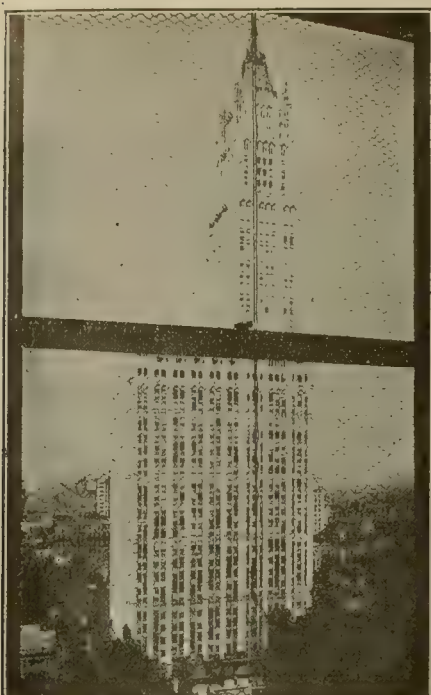
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Newsboys' Club property, at the southeast corner of Second avenue and 11th street, a two-story building. The property was bought several years ago with the intention of developing it with a home for the city's newsboys, but the plan did not materialize, and the premises have remained idle. The present deal hinges on the acceptance by the Building Department of the plans, filed yesterday, for alterations, estimated to cost \$75,000. The changes, which are expected to be sanctioned, call for an additional story and interior improvements. The Workers' Association is a fraternal organization, whose membership is mostly Hungarian. The basement of the building will be used for a printing shop for the publication of a Hungarian paper; the first floor for a restaurant; the second floor for meeting rooms and offices, and the additional floor for dance hall and auditorium.

Buy Bronx Apartments.

The Creston Realty Company, acting for Irving Judis and Lewine & Kempner, sold to the Nason Realty Company, Max N. Natanson, president, the six-story apartment house at the northeast corner of Creston avenue and 188th street, and known as 2450 Creston avenue. The house, which covers a plot 54 by 91 by irregular, contains five stores and thirty apartments, all of which are rented. The property has been held at \$110,000. Byrne & Baumann were the brokers in the transaction. The Creston company has been actively operating in the immediate neighborhood, having recently sold among other properties, the adjoining house at the Grand Boulevard and Concourse and 188th street to the Henry Morgenthau Company, which later resold it. Another Bronx transaction concerned the two five-story apartment houses at 2056 to 2062 Grand avenue, on a plot 113 by 90, which were bought by Stark & Spitzer from the Freybell Realty Company. These buildings, which house twenty-one families each and are entirely rented, were also sold for cash. M. J. Henschel was the broker in the deal. Abraham Leichter represented the purchasers as attorney.

Manhattan.

South—of 59th Street.

CHRISTIE ST.—Lawyers Mortgage Co. sold to Joseph de Cristine 124 and 126 Christie st., two 5-sty tenements, with stores, on plot 50x62.6, adjoining a similar house at the northeast corner of Broome st. S. Pasquale negotiated both deals.

GREENE ST.—L. Tanenbaum, Strauss & Co. sold for Greenwich Savings Bank 132 and 134 Greene st., two 5-sty buildings.

MERCER ST.—Charles F. Noyes Co. sold 153 Mercer st., a 5-sty building, on lot 25x100, to Leonard Herrmann for occupancy. The property was valued at \$30,000. The sellers were clients of Stoddard & Mark, and the purchaser was represented by Taylor, Jackson, Brophy & Nash.

WATER ST.—Wm. A. White & Sons sold for Daniel Birdsall the 4-sty building, on plot 28.4 x55.8, at 44 Water st. to Frank P. Wood & Co.

16TH ST.—Maurice Wertheim sold for Joseph F. Kennelly to a client of the H. M. Weill Co. the two 5-sty, 20-fam. tenements at 417 and 419 West 16th st., on plot 49.9x92. Title to the property has just been taken by Jennie Intermonite. It is understood the present buildings are to be wrecked and a garage erected.

29TH ST.—Frederick Brown resold the 5-sty, 20-fam. flat at 319-321 East 29th st., 35x98.9, to William N. Wagner. Mr. Brown acquired the property, together with 534 East 135th st., ten days ago in a trade for the apartment 554-558 West 148th st.

35TH ST.—For the site of a new building to be added to their department store Oppenheim, Collins & Co. bought 46 West 35th st., a 4-sty building on plot 20x68, between 5th and 6th aves, through Clark T. Chambers. The property abuts the buyers' 34th st. property, in which they conduct their business. The purchase will give them about 26,000 sq. ft. to a floor.

38TH ST.—Pease & Elliman sold for Mrs. Helen R. Anthony 145 East 38th st., a 3-sty dwelling, on lot 16x60x98.9.

49TH ST.—The old 1 and 3-sty frame buildings at 605 West 49th st., on lot 25x108, have been sold by Anna I. Maguire to a client of Charles G. Keller. This is the first transfer of the property in about sixty years.

58TH ST.—William B. May & Co. sold 227 and 229 East 58th st. for B. VonderHorst, consisting of two 3½-sty brick and stone private residences.

North—of 59th Street.

65TH ST.—William B. May & Co. sold the private residence at 9 East 65th st. for Mrs. Mary Duane Humphreys, executrix. The property has been held at \$110,000 and is assessed at \$88,000.

83D ST.—William R. Ware and Emily L. Landon sold for James M. Bell estate 16 West 83d st., a 3-sty dwelling with extension, on lot 18x102.2.

134TH ST.—O'Reilly & Dahn sold for Morris Aron 121 West 134th st., a 5-sty double flat, on plot 25x100.

142D ST.—Frank F. Tozzie sold his residence at 210 West 142d st., a 3-sty house on lot 16.5x98.11, near 7th av.

145TH ST.—Duff & Brown Co. sold for Tillie Peyser 414 West 145th st., a 4-sty dwelling, 16x100, to Dr. David A. Swick, who will occupy as his office and home.

CONVENT AV.—F. R. Wood, W. H. Dolson Co., represented by F. A. Wyckoff, sold the 5-sty Kenway apartment at 462 Convent av., northwest corner of 150th st., on plot 109x25x100x68.5. The property is fully tenanted and is assessed by the city at \$68,000. The purchaser is Nason Realty Co. (Max N. Natanson).

VERMILYEA AV.—The Marva Realty Co. sold to Frederick Brown, operator, 64 Vermilyea av., a 5-sty 20-fam. tenement, on a plot 50x100x irreg. The buyer gave in part payment 540 and 542 Van Cortlandt Park av., Yonkers, two private dwellings. The Dyckman property was held at \$70,000. M. I. Strunsky and H. F. Byrnes negotiated the trade.

2D AV.—George N. Bruno & Co. sold for Adriatic Realty Corp. 2081 2d av., a 4-sty tenement and stores, on lot 25x73, near 107th st. The house was held at \$15,000.

Bronx.

135TH ST.—Frederick Brown resold, through Samuel E. Cowen, 534 East 135th st., near Brook av., a 6-sty apartment house, having accommodations for 30 families, on plot 39x100. The building is fully tenanted. Mr. Brown recently acquired this property, together with the similar house at 319 East 29th st., from Ellen E. Wall in part trade for the apartments at 554 and 558 West 148th st.

141ST ST.—Frederick Brown resold to Mrs. Nellie Sullivan the 5-sty flat at 490 East 141st st., on plot 37.5x100, near Brook av. In part payment the buyer gave 2068 Daly av., a 4-sty flat, on plot 37.6x90, near 179th st.

147TH ST.—Dahnke Bros. and E. A. Polak sold for L. Batchis 466 East 147th st., a 5-sty flat, 25x100, through Leo Bryant, who gave in part trade the 4-sty dwelling, 20x17, at 1333 Dean st., Brooklyn.

147TH ST.—Henry Leerbruger sold through D. S. Gerstenfeld 462 East 147th st., a 5-sty flat, on lot 25x100, near Brook av.

169TH ST.—E. Loewenthal & Son bought from Barbara F. Herbst 580 and 582 East 169th st., two 2-sty frame dwellings, on plot 55x100, near Franklin av.

BOSTON RD.—Ames & Co. sold for Cornelia E. McCormack to Newat Realty Co. 2026 and 2028 Boston rd., a plot north of Tremont av. The plot is 48 ft. in frontage and runs through to Bronx River. The property is intersected by Bronx st., and immediately adjoins the West Farms yards of Interboro Rapid Transit Co. The part of the property front on Boston rd. and Bronx st. will be improved with a modern garage. B. Rosenblatt was associated as broker.

CRESTON AV.—Nason Realty Co. (Max N. Natanson) bought from Creston Realty Corp. for cash the northeast corner of Creston av. and 188th st., a 6-sty new-law apartment, with four stores and accommodations for 25 families. The building is fully rented at \$13,000 annually, and was held at \$110,000. Byrne & Baumann negotiated the deal.

GRAND AV.—Freybell Realty Co. sold to Stark & Spitzer 2056 to 2062 Grand av., two 5-sty, 21-fam. houses, on plot 113x90.

NELSON AV.—Alexander Selkin and David Mintz resold for Harry Aronson 1674 Nelson av., a 2-sty frame dwelling, on lot 25x89, near the 174th st. subway station.

PROSPECT AV.—Andreas Hux sold to Christopher J. Doody 1402 Prospect av., a 3-sty frame dwelling, 20x74.6, adjoining the northeast corner of Jennings st.

UNIVERSITY AV.—James J. McCabe bought from John Fleming the plot, 98.4x113.2, on the east side of University av., 551.4 ft. north of 183d st.

Brooklyn.

AMERSFORD PL.—Tutino & Cerny sold for Margaret Peterson to an investor 125 Amersford pl., a 2-fam. house.

DECATUR ST.—Friday & Lehmann sold 687 Decatur st., a 2-sty frame 2-fam. dwelling, for William F. Laramee.

EAST 3D ST.—J. D. Ranck and Samuel Galitzka sold for Anna A. Weiss 1100 East 3d st., a 2-sty, 2-fam. house, on plot 38x100.

EAST 26TH ST.—McInerney-Klinck Realty Co. sold the 2-family, apartment house at 248 East 26th st. for Charles H. Hoag.

MADISON ST.—R. A. Schlesing sold for Louis Weber the 6-fam. tenement, on lot 27½x100, at 1880 Madison st. to Nicolai Marcus and wife and Charles Popowitz.

1ST ST.—A. Pease & Son sold the 4-sty apartment house at 445 1st st. for J. C. Kearney.

2D ST.—A. Pease & Son sold the 3-sty private house at 460 2d st. for R. Drummond.

7TH ST.—J. D. Ranck and Samuel Galitzka as brokers sold for Leahy Bros. to a builder, who will at once improve, a plot, 40x100, in the west side of East 7th st., 100 ft. south of Av. J.

50TH ST.—I. Salzberg sold for L. Freucht to N. Kantor the 2-fam. cottage, on plot 30x100, at 1215 50th st.; also for K. Lashein to M. Landow the 1-fam. 9-room cottage, on a plot 40x100, known as 1527 53d st.

61ST ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. brick dwelling at 2011 61st st., Mapleton Park, to Rose Katz for occupancy.

62D ST.—Artee Realty Corp., associated with Realty Trust, sold the 1-fam. dwelling at 1843 62d st.

67TH ST.—Walter S. Ross and C. C. Gret-singer sold for Harris Berry the 1-fam. house at 148 67th st.

AV J.—B. Trubenback sold for Frederick L. Ostergren the dwelling 2823 Av J to Alice Fuchs.

SHORE RD.—Frank A. Seaver & Co. sold the 3-sty frame house at the corner of Shore rd and 70th st, for D. Conlan.

5TH AV.—Tutino & Cenry, with John H. Bahrenburg, sold for Mrs. Ellen B. McDevitt to Louis Reisman for occupancy the 3-sty brick store and apartments at 5704 5th av.

6TH AV.—John Pelham Real Estate Co. sold 198 6th av, a 3-sty brownstone dwelling, on lot 20x100, for Louis E. Janivier to Edward Non-derleith.

6TH AV.—Walter S. Ross and C. C. Gret-singer sold for estate of Peter S. Bogart the plot, 100x100, at the northwest corner of 6th av and 80th st; also plot, 220x100, in the north side of 80th st, 100 ft. west of 6th av.

12TH AV.—Charles A. Erickson sold for John B. Bradley Co. the detached house and garage, 100x100, at the corner of 12th av and 74th st.

14TH AV.—B. J. Sforza sold for the Calgah Realty Co. to Antonio Ferraro, the new 4-sty brick store and tenement house on lot 20x100, at 6722 14th av.

Queens.

BEECHURST.—Shore Acres Realty Co. sold to a buyer for occupancy the 11-room detached dwelling, on plot 60x100, on the north side of the boulevard, overlooking the sound.

JAMAICA.—W. J. Boucher sold to J. Benning-ton the dwelling and plot, 55x120, at the north-west corner of Henley rd and Kingston rd.

LYNBROOK.—Nason Realty Co. (Max N. Natanson) sold to Ambeck Realty Co. 16 acres in exchange earlier in the year for the apart-ment houses at 160-164 Sherman av from K. & R. Construction Co. D. Sylvan Crakow was the broker in the transaction.

MALBA.—Malba Estates Corp., associated with Realty Trust, sold the residence with plot of ground on block 10, facing Malba dr, and bay front, to Alleyne H. Weiss, of Manhattan.

MASSAPEQUA.—James H. Cruikshank sold to the Providential Realty Investing Co., Inc., the new 8-room residence at the northeast corner of Central and Pennsylvania avs.

MORRIS PARK.—M. Drus sold to Van Balt Realty Corp. a plot, 50x115, in the west side of Spruce st, 200 ft. south of Stewart av.

NEWTOWN.—A. Keim sold to F. Mattoni a plot 111x139 at the northwest corner of Jackson blvd and Maple av.

ROSEDALE.—M. Patterson sold to E. N. Leeder a plot, 75x100, in the north side of Presi-dent st, 100 ft. west of Union av.

Richmond.

GREAT KILLS.—Cornelius G. Kolff resold, together with W. P. Merrell, for Carl F. Grieshaber property recently purchased by him on Wiman av, Great Kills, to P. Schimmel, of Staten Island.

ST. GEORGE.—Cornelius G. Kolff sold for Emma Hulse to Peter Larsen a large plot of ground on St. Marks pl. The property consists of a plot 172 ft. on St. Marks pl, 100 ft. deep and will be immediately improved by Mr. Larsen with modern houses. It is within walking distance of St. George Ferry.

Westchester.

TARRYTOWN.—Robert E. Farley Organiza-tion sold for Estates of Tappan Zee, Inc., a plot on Farrington av, at Philipse Manor, to A. Stewart, of that place.

TARRYTOWN.—Robert E. Farley Organiza-tion sold for Estates of Tappan Zee, Inc., a plot facing Broadway in the bungalow section of Philipse Manor to David Konrad.

RECENT LEASES.

Manhattan.

AMES & CO. leased for L. Napoleon Levy the building at 193 Lexington av to Vacuum High Suction Cleaning System.

AMES & CO. leased parlor store at 136 West 34th st to J. Lewis, and the store 153 West 34th st to Edward Margolies; also apartments at 25 West 56th st to Ira A. Kip and Alvin Wortham.

EDWIN J. BIRLEY of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased the large corner store and 1st loft of 38 6th av to Philip Locavara, for retail drug business.

BRETT & GOODE CO. leased the store and basement at 146 Wooster st to the General Merchandise Warehouse Co., and to Antonio Fea space at 8-12 East 16th st.

DUFF & BROWN CO. rented for estate of L. S. Quackenbush to Thomas Wallace 454 West 145th st, a 4-sty dwelling.

DUROSS CO. leased the buildings at 544 Greenwich st and 523 Washington st for Mrs. L. G. Lawrence to Joseph C. Fater, Inc.; also the store and basement at 536 Pearl st for William C. Walker Sons to Wynkoop, Hallen-beck, Crawford Co.

DUROSS CO. leased the store and basement at 443 West 13th st to J. J. Kelly; also the building 120 West 17th st to Louis Miller; the store and basement 16 East 13th st to Graphic Press, Inc.; and the store 543 West 30th st to Benton Holliday Co.

DOUGLAS L. ELLIMAN & CO. leased for estate of Mrs. Richard Irvin the duplex apart-ment at 969 Park av and secured a renewal of the lease from the owner to Eben B. Knowlton; also an apartment at 122 East 82d st to Charles Chambers; also an apartment at 55 West 55th st to R. A. C. Smith for his daughter; have sublet an apartment at 780 Madison av for Mrs. Harriett Chesebrough; and an apartment at 157 East 81st st to Robert E. Miller.

HOUGHTON COMPANY leased to Helen E. Johnson the 5-sty dwelling at 341 West 71st st for Margaretta R. Eidlitz.

J. ARTHUR FISCHER leased to Wah Jin the top loft at 259 West 42d st.

HOUGHTON COMPANY leased for U. S. Con-gressman Frederick C. Hicks the furnished dwelling at 303 West 88th st, a 4-sty house, ad-joining the northwest corner of West End av, to Jean A. Theslof.

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No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Construction and Plumbing Work—New Toilet and Bathrooms for Kitchen and Laundry Building and South Dormitory at the Quarantine Station, Hoffman Island, N. Y., will be received by Dr. L. E. Cofer, Health Officer, Port of New York, Rosebank, Staten Island, N. Y., until 12 o'clock noon, Wednesday, July 10, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract, within thirty (30) days from date of official notice of award of contract and in accordance with the terms of Specifications Nos. 3033 and 3035. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of Dr. L. E. Cofer, Health Officer, Port of New York, Rosebank, Staten Island, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.
Dated: June 26, 1918.

LEGAL NOTICES

STATE OF NEW YORK
OFFICE OF THE SECRETARY } SS.:
OF STATE

THIS CERTIFICATE, issued in duplicate, hereby certifies that the Qualité Products Company, Inc., a domestic stock corporation, has filed in this office on this 12th day of June, 1918, papers for the voluntary dissolution of such corporation under section 221 of the General Corporation Law, and that it appears therefrom that such corporation has complied with said section in order to be dissolved.

WITNESS my hand and the seal of office of the Secretary of State, at the City of Albany, this twelfth day of June, one thousand nine hundred and eighteen.

A. B. PARKER,
Deputy Secretary of State.

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A WELL KNOWN exchange, sales broker, established clientele and much active business under negotiation, seeks connection; age 32, Christian, bachelor, eight years' experience; well connected. Box 505, Record and Guide.

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WE WILL PAY 20 cents each for the New York edition of Record and Guide of December 2, 1916; January 27, March 24 and April 21, 1917. This offer expires July 5. Record and Guide.

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SAMUEL H. MARTIN leased for Susie Scott Hall the 4-sty dwelling at 54 Edgecombe av to Mary Roach for 3 years.

DOUGLAS L. ELLIMAN & CO. leased 111 East 70th st, a 5-sty house, furnished, to William G. Borland.

DOUGLAS L. ELLIMAN & CO. leased for Robert L. Burton his apartment, furnished, at 156 East 79th st to Mrs. William S. Seamans for next year; at 103 East 84th st to Mrs. Katherine Carter; and at 68 East 86th st for the Roosevelt estate to Mrs. L. R. James.

DOUGLAS L. ELLIMAN & CO. leased for Rosalie Kirchner to the Professional Women's League, Inc., the parlor floor and basement at 64 West 48th st.

M. & L. HESS, INC., leased the fifth floor at 138-40 West 14th st to Merit Shrinking & Sponging Works; also part 10th floor at 30 Irving pl to I. Sekine & Co., Inc.; also the 8th floor at 821-3 Broadway to S. Joseph; also store and basement at 131 West 30th st to Landesman & Gross.

HOUGHTON COMPANY, in conjunction with Jones Sullivan, leased for Mary Patten the 4-sty dwelling at 143 West 64th st to James Flatley.

J. S. MAXWELL leased for Seamen's Bank of Savings, through Douglas Robinson, Charles S. Brown Co., to Manhattan Republican Club the private house at 474 West 141st st.

H. L. MOXLEY & CO. leased for Douglas Robinson and Charles S. Brown Co. the building at 408-10 Broadway through to Cortlandt ally, containing 68,000 sq. ft., to Butler Brothers. This property has been vacant several years.

CHARLES F. NOYES CO. leased the store and basement at 89 Fulton st for City Real Estate Co. to Abraham Zarembowitz at an aggregate rental of about \$15,000; and subleased a portion of the fifth floor at 161-167 Maiden la to International Commercial Corp.

CHARLES F. NOYES CO. leased a floor at 50 Lispenard st to Economy Sample Card Co.; a floor at 12-16 John st for E. V. R. Ketchum to New York & New Jersey Port and Harbor Development Co.; and for E. A. Tredwell, agent, space at 41 Park Row to Warner & McGrath.

CHARLES F. NOYES CO. leased space at 37-39 Maiden la to the Observer Circulating Co.; at 102-104 Fulton st to Creccenzo & Florindo Mazza; and in connection with Charles G. Keller space at 71 West 23d st to Durst & Fader.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased an apartment at 36 Gramercy Park to John M. Bruce, vice-president of the Remington Typewriter Co.

CHARLES F. NOYES CO. leased for 46th Street and Broadway Realty Co., Jacob Wertheim, president, the store at 1543 Broadway. The rental is \$5,000 per annum for a term of years, and as the store is without basement and has a gross area of less than 200 sq. ft., the rental is in excess of \$25 per sq. ft. The tenant is J. H. Rosen, proprietor of the International Millinery Co., conducting a chain of 24 retail millinery stores. Herbert Hecht & Co. and Alexander, Cohen & Sondheim, attorneys, represented the landlord.

THOMAS J. O'REILLY rented for Norman Realty Co. 503 West 121st st to Samuel J. Leslie, Rowena Spencer; Cora M. Hill; for Memphis Realty Co. 526 West 113th st to Rudolph Oblatt, S. C. Sugarman, Moses Hirsch; for M. Elizabeth Geoffrey 510 West 113th st to W. Lay, S. H. Ditchett, Joseph Doyle; for M. Bayard Brown 562 West 164th st to Rebecca Wolf, Nathan Jaffa, Herman Meyer; for Imperial Property Co., Inc., 99 Claremont av to L. H. LaMotte, A. C. Gildersleeve, Geo. C. Lay.

PEASE & ELLIMAN leased two floors at 243 West 55th st for Mrs. A. D. Creveling to Herbert A. Berliner, of Berliner Phonograph Co. of Montreal; and for Frank L. Polk, counsellor of the State Department at Washington, to George Nichols, son-in-law of J. P. Morgan, the 4-sty dwelling at 129 East 36th st.

PEASE & ELLIMAN leased for Mrs. George E. Marcus to Mrs. Warren Kinney the 5-sty dwelling at 30 East 74th st, at the southwest corner of Madison av; also a loft, 50x100, at 31-33 East 32d st to B. N. C. Waist Co.; also an apartment at 150 West 80th st to George S. Kaufman; one at 65 West 68th st to Professor Young Berryman Smith of Columbia University; one at 345 West 88th st for Klein & Jackson to Dr. Abraham J. Rongy; one at 305 West 72d st for Switzerland Realty Co. to Mrs. E. S. W. Bergh; one at 67 Riverside dr, furnished, for J. J. Jackson to Arthur Hough; and one at 454 Riverside dr for B. Crystal & Son to Miss C. Fessenden.

PEASE & ELLIMAN subleased for C. S. Reed large office space at 19 West 44th st to the Triplex Safety Glass Corp.; renewed for James D. Livingston, as executor, the lease of dwelling at 54 West 11th st held by Miss Louise Hazard; leased for David H. Taylor to W. B. Simonds the 3-sty dwelling at 229 West 70th st; and leased for A. Leo Everett to W. Woods Plankington the 4-sty dwelling at 134 East 70th st.

JOHN PETERS leased for the Urban Securities to Simon Boyajian the 3d loft at 216 East 14th st.

L. J. PHILLIPS & CO. leased through their West Side office at 67 Riverside dr for J. J. Jackson to Wade Robinson; at 2786 Broadway for William Mitchell the 1st loft to Stein & Sussman; at 246 West End av for A. G. M. Realty Co. to R. Herntstadt; at 808 West End av for F. R. Wood, W. H. Dolson Co. to Paul Oppenheim; at 955 Park av for Bing & Bing to Mrs. L. W. Kidd; at 40 West 84th st for H. Liebes to H. Zimmerman; at 244 West 70th st for Helen C. Dick a private dwelling to J. B. Elwell; at 318 West 91st st for Rosalie B. Meany the 5-sty dwelling to Frank I. Hecht; and for Addie Stix Oppenheim the 5-sty double flat at 138 West 112th st.

SHAW & CO. rented for Charles Putzel 26 West 127th st, a 3-sty frame dwelling, on plot 25x100, to Mary Sullivan.

E. K. VAN WINKLE rented the following apartments: for I. Randolph Jacobs at 230 West 70th st to Mrs. J. W. Wupperman; for W. S. Dennison at 201 West 78th st to Mrs. Helen S. Hardy; for Harry Cort, furnished, at 215 West 88th st to Mrs. J. S. Going; for A. L. Mordecai & Son at 161 West 86th st to Jos. S. Kaufman; for Ralph Townsend at 640 West End av to Edwin F. Raynor; for Pease & Elliman at 150 West 80th st to Geo. S. Kaufman; for Mrs. G. Harrison, furnished, at 255 West 84th st to Edwin B. Hirschberg; and for H. E. Vehslage, furnished, at 345 West 70th st to John M. Wheeler.

WILLIAM R. WARE leased for Pullman Holding Co., in conjunction with Maxwell Moser, the store at 2275 Broadway to Daniel Reeves, Inc.

WHITE-GOODMAN leased the 4th loft at 134-6 West 25th st to Rival Dress Co.; the 3d

loft at 1237-9 Broadway to Sparber Bros.; and with Ogden & Clarkson store at 29 East 10th st to Champion Motor Delivery Corp.

WM. A. WHITE & SONS leased the 4th loft at 321 East 3d st to Benjamin Weintraub for the manufacture of clothing, and the store at 386 1/2 Broadway to Adolph Greenberg for the sale of dairy products.

WM. A. WHITE & SONS leased an apartment at 44 West 10th st to Sydney R. Russel; at 200 West 52d st to Philip T. Hillman; and a duplex apartment at 71 Washington pl to Helen D. Hunt; also negotiated for J. Archibald Murray a cancellation of his lease with American Trading Co. on the building at 49 Water st and leased the premises to Melchior, Armstrong & Dessau for a term at a 50 per cent. increase in rent.

D. ZUCKERMAN CO. rented 5,000 ft. of space at 40 West 22d st to Leipzig Bros.; space at 37 West 32d st to Uluis Bros., and at 132 West 22d st to Charles Shkulnick.

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M. & L. HESS, INC., leased for Albert T. Otto & Sons Co., Inc., the building at Anable av and Creek st to American Can Co., who will occupy the building for manufacturing use. The building covers a plot 200x245 and contains about 80,000 sq. ft. of floor space. The lease is for a term of years at an aggregate rental of \$350,000.

Nassau.

BROOKVILLE.—Elbert H. Gary, steel magnate, leased, through Clifford van Schurman, the estate of Mrs. Gwendolyn Burden Dows, at a rental of about \$25,000. The place consists of 100 acres, with a Georgian house of brick and stone, and numerous outbuildings.

Suffolk.

ALFRED E. SCHERMERHORN leased at Southampton for Adrien H. Larkin his cottage south side of Dune rd to George F. Baker, Jr.; for Mrs. J. Metcalfe Thomas her cottage east side of Dune rd to Charles A. Dana; for Mrs. Alfred Nelson her "Ingleside" in the Fair Lee Grounds to Major Robert D. L. Wrenn; for Mrs. Jetur R. Rogers her cottage west side of Main st to James Punnett; for John R. Abney his "Abney Peek" on the Shinnecock Hills to Mrs. F. Norton Goddard; for Ansell H. Ball his "Meadowview" at Vetter Hill to Henry T. Sloane; and for the season 1919 Mrs. C. Culiver's cottage to Mrs. Cornelius N. Bliss, Sr.

Westchester.

RYE.—Fish & Marvin leased for Mrs. J. Jerome her property known as "Fair Ledge," at Brevoort Farm, to Leon B. Lowenstein, of New York City.

Out of Town.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. John King, of Tuxedo, N. Y., her 5-sty house at 111 East 70th st, on a lot 20x100, furnished, to William G. Borland.

FISH & MARVIN rented for Frederick H. Page his property at Chappaqua, known as "Onteora Farm," to J. Victor Ontavia of this city. The place has been leased for the summer, furnished, and comprises ten acres, large residence and other buildings.

PEASE & ELLIMAN leased for W. H. Carroll & Co., as agents, to John S. Gravens of Pasadena, Cal., a furnished dwelling at the corner of Monmouth and Beach sts, Atlantic City, N. J., for the season.

Real Estate Notes will be found on Inside Back Cover.

**REAL ESTATE
STATISTICS**

The Following Table is a Résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918	1917
June 21 to 27	June 22 to 28	
Total No.....	104	156
Assessed Value.....	\$3,975,100	\$8,134,900
No. with consideration.	22	20
Consideration.....	\$574,000	\$681,500
Assessed Value.....	\$638,500	\$567,500
Jan. 1 to June 27	Jan. 1 to June 28	
Total No.....	3,125	4,161
Assessed Value.....	\$177,897,580	\$291,138,925
No. with Consideration	509	536
Consideration.....	\$24,427,413	\$23,403,509
Assessed Value.....	\$27,435,400	\$31,533,550

Mortgages.

	1918	1917
June 21 to 27	June 22 to 28	
Total No.....	50	55
Amount.....	\$1,157,234	\$2,428,370
To Banks & Ins. Cos..	8	12
Amount.....	\$424,000	\$602,000
No. at 6%.....	22	15
Amount.....	\$144,194	\$395,120
No. at 5½%.....	2	6
Amount.....	\$245,000	\$381,000
No. at 5%.....	15	13
Amount.....	\$443,800	\$1,223,250
No. at 4½%.....	3	3
Amount.....	.....	\$134,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	11	18
Amount.....	\$324,240	\$295,000
Jan. 1 to June 27	Jan. 1 to June 28	
Total No.....	1,234	1,852
Amount.....	\$32,630,501	\$71,064,219
To Banks & Ins. Cos..	224	411
Amount.....	\$17,020,043	\$38,454,050

Mortgage Extensions.

	1918	1917
June 21 to 27	June 22 to 28	
Total No.....	20	45
Amount.....	\$898,000	\$3,918,500
To Banks & Ins. Cos..	6	29
Amount.....	\$412,500	\$3,529,500
Jan 1 to June 27	Jan. 1 to June 28	
Total No.....	655	1,121
Amount.....	\$48,609,032	\$79,030,100
To Banks & Ins. Cos..	248	573
Amount.....	\$26,705,857	\$60,678,350

Building Permits.

	1918	1917
June 22 to 28	June 23 to 29	
New Buildings.....	7	3
Cost.....	\$605,000	\$315,000
Alterations.....	\$189,450	\$199,785

Jan. 1 to June 28 Jan. 1 to June 29

New Buildings.....	101	195
Cost.....	\$6,572,650	\$21,766,825
Alterations.....	\$5,021,392	\$7,061,438

BROOKLYN.

Conveyances.

	1918	1917
June 21 to 27	June 22 to 28	
Total No.....	76	104
No. with consideration.	6	23
Consideration.....	\$64,100	\$264,350
Jan. 1 to June 27	Jan. 1 to June 28	
Total No.....	2,290	2,812
No. with consideration.	304	341
Consideration.....	\$3,020,859	\$3,779,338

Mortgages.

	1918	1917
June 21 to 27	June 22 to 28	
Total No.....	21	43
Amount.....	\$155,875	\$340,834
To Banks & Ins Cos	.....	3
Amount.....	.....	\$31,000
No. at 6%.....	11	18
Amount.....	\$89,100	\$159,070
No. at 5½%.....	3	1
Amount.....	\$37,000	\$4,000
No. at 5%.....	3	4
Amount.....	\$14,225	\$15,214
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	4	20
Amount.....	\$15,550	\$162,550
Jan. 1 to June 27	Jan. 1 to June 28	
Total No.....	944	1,208
Amount.....	\$5,530,485	\$9,140,295
To Banks & Ins. Cos..	44	107
Amount.....	\$797,692	\$1,571,250

Mortgage Extensions.

	1918	1917
June 21 to 27	June 22 to 28	
Total No.....	6	6
Amount.....	\$88,000	\$211,800
To Banks & Ins. Cos..	1	.....
Amount.....	\$3,000	.....
Jan. 1 to June 27	Jan. 1 to June 28	
Total No.....	190	371
Amount.....	\$3,978,362	\$7,165,449
To Banks & Ins. Cos..	45	98
Amount.....	\$1,165,250	\$2,451,500

Building Permits.

	1918	1917
June 21 to 27	June 22 to 28	
New Buildings.....	6	12
Cost.....	\$23,200	\$271,600
Alterations.....	\$12,000	\$102,900
Jan. 1 to June 27	Jan. 1 to June 28	
New Buildings.....	134	349
Cost.....	\$4,619,500	\$5,714,325
Alterations.....	\$1,080,621	\$736,050

BROOKLYN.

Conveyances.

	1918	1917
June 20 to 26	June 21 to 27	
Total No.....	450	415
No. with consideration.	35	29
Consideration.....	\$232,590	\$181,213
Jan. 1 to June 26	Jan. 1 to June 27	
Total No.....	10,717	11,260
No. with consideration.	784	998
Consideration.....	\$6,183,578	\$11,890,922

Mortgages.

	1918	1917
June 20 to 26	June 21 to 27	
Total No.....	263	209
Amount.....	\$682,029	\$859,559
To Banks & Ins. Cos..	17	55
Amount.....	\$49,400	\$440,275
No. at 6%.....	195	110
Amount.....	\$420,179	\$335,206
No. at 5½%.....	47	55
Amount.....	\$206,900	\$341,875
No. at 5%.....	11	13
Amount.....	\$34,400	\$76,550
Unusual rates.....	1	1
Amount.....	\$6,000	\$296
Interest not given.....	9	30
Amount.....	\$14,550	\$105,632
Jan. 1 to June 26	Jan. 1 to June 28	
Total No.....	6,077	7,347
Amount.....	\$21,155,893	\$31,830,280
To Banks & Ins. Cos..	670	1,434
Amount.....	\$3,405,540	\$11,646,569

Building Permits.

	1918	1917
June 21 to 27	June 21 to 27	
New Buildings.....	62	46
Cost.....	\$324,750	\$373,800
Alterations.....	\$72,725	\$136,580
Jan. 1 to June 27	Jan. 1 to June 27	
New Buildings.....	1,620	1,602
Cost.....	\$11,149,701	\$15,221,450
Alterations.....	\$2,137,529	\$2,566,604

QUEENS.

Building Permits.

	1918	1917
June 21 to 27	June 21 to 27	
New Buildings.....	55	76
Cost.....	\$149,730	\$153,280
Alterations.....	\$46,545	\$26,412
Jan 1 to June 27	Jan. 1 to June 27	
New Buildings.....	1,232	2,000
Cost.....	\$4,093,026	\$7,114,261
Alterations.....	\$773,606	\$655,767

RICHMOND.

Building Permits.

	1918	1917
June 21 to 27	June 21 to 27	
New Buildings.....	10	12
Cost.....	\$49,540	\$13,125
Alterations.....	.....	\$4,450
Jan. 1 to June 27	Jan. 1 to June 27	
New Buildings.....	294	64
Cost.....	\$700,878	\$914,690
Alterations.....	\$247,153	\$186,021

Portland Cement Production Equals Demand

No Surplus Stocks on Hand—Government Work Requires About 23 Per Cent. of Total Output

IN order to get the latest authentic information about material prices, availability of supply and similar topics, the Record and Guide has just completed a thorough investigation into the manufacture of one of the most essential structural materials—cement—to find out what the producing situation is, how the war has effected manufacturing supply and cost, and the length of time that existing economic conditions might prove a detriment to the progress of building construction.

It has been reported in the newspapers that the Government has issued priority certificates for Portland cement. A dispatch to the Record and Guide from its Washington representative shows, however, that such is not the fact. The authorities have agreed to give cement manufacturers a degree of preferential treatment, in order to assure a reasonably full supply. This was made conditional upon the manufacturers curtailing their productions sufficiently to meet the demands of war requirements and other needs of national or exceptional importance. This plan, it is estimated in Washington, means a curtailing of the normal output by about thirty per cent.

Investigation into the conditions surrounding the production of Portland cement in the Lehigh Valley indicates that although the war has created an abnormal situation in many respects, the cement industry is operating upon a sound basis, producing and shipping material to the maximum permitted by the Fuel Administration, making every effort to conserve the resources of the industry, serve its customers to the best of its ability, and patriotically "do its bit" for the Government in its hour of need.

The producing capacity of the Lehigh Valley Portland cement manufacturing district is approximately 30,000,000 barrels annually, but during the past three or four years the average annual output has been in the neighborhood of 23,000,000 barrels a year. This amount is approximately 36 per cent. of the entire cement production of the country.

Early this year the National Fuel Administration decided that for 1918 the cement industry should be furnished with coal sufficient to manufacture 75 per cent. of the average output of the past three years. Owing to the difficulty in obtaining fuel during the first three or four months of this year, which prevented the operation of the majority of the cement plants in the Valley during that time, it is doubtful, even if the mills operate to their full capacity for the balance of the year, whether they will be able to produce 75 per cent. of their output of previous years. There has been considerable curtailment in production this season, but manufacturers are not willing to give out definite figures at this time.

Notwithstanding the lack of construction of a private nature it is extremely doubtful if there has been a time in the history of the Portland cement industry when manufacturers have had a smaller stock of the finished product in reserve. Almost all of the storage bins in the Lehigh district are cleaned out nightly and the finished product loaded upon cars for shipment. Many of the makers are shipping their entire daily output as it is made, and as the demand is steady there is little likelihood of any great reserve being piled up at mill points.

At present there is a negligible amount of Portland cement being exported to foreign ports, practically the entire mill output is going to supply the jobbers or into war construction and the other types of building requirements in the United States. The railroads of the nation formerly were prominent among the cement users, but these interests are now taking a small quantity as they are only making road repairs of the most essential character.

Manufacturers are agreed that there is, and will be, a sufficient supply of cement for all building purposes and that there cannot be a famine in this important material line. Cement, tributary to the New York market, is readily available and in volume sufficient to take care of any ordinary demand, unless the Government materially increases its present requirements. An official of one of the prominent producing companies in the Lehigh district stated that during the past month about 23 per cent. of the shipments from their mills were forwarded direct to Federal building projects. As all orders for materials to be used in Government work are pro rated among the manufacturers according to the capacity

of their respective plants, this figure can be taken as indicating the amount of Portland cement the Government is now taking out of the market.

It is believed that Federal requisitions of cement are likely to become much larger than at present and that the demands upon the industry will grow in volume as the war progresses and the Governmental program of construction is expanded to its maximum. Producers will not be surprised if the Government announces that it will require the entire output of the cement mills for a limited period, possibly for three or four months. The Portland Cement Association pledged 100 per cent. of their output, if necessary, at any time the Government should have need of it.

Cement manufacturers are paying higher wages today for common labor employed in their plants than ever before, yet they are experiencing great difficulties in holding their forces together. Producers are paying at the rate of 32c. to 35c. per hour for a ten-hour day, with time and one-half for overtime, and double time for Sundays and holidays, which is about 100 per cent. above the scale in force prior to the war. Yet they lose men to other plants in the district who offer wages considerably higher than the scale paid in the cement mills. The Bethlehem Steel Company, located in the heart of the cement producing district, and other foundry and manufacturing corporations have immense war contracts, are steadily draining the cement industry of its man power by offering work at the rate of 44c. and 45c. per hour for common labor. These concerns have been offering as high as \$8.50 per day for skilled mechanics, carpenters, masons, plumbers and other trades.

Military enlistments and the selective draft have also added to the labor difficulties of the cement manufacturing industry. A large percentage of the men employed in these plants were of military or draft age, and the number of draftees added to the high percentage of voluntary enlistments from this district has resulted in intensifying the labor shortage.

At present, and for some time past, there has been practically no difficulty in obtaining all the coal required to operate cement plants in the Lehigh Valley. Fuel shipments are now coming through in excellent volume and reasonable time and without the assistance of Federal priority orders. Some of the manufacturers using a slag anthracite are even able to store up considerable tonnage against the time when freight, transportation and mining problems might again interfere with their obtaining the required supply. Users of high gas bituminous coal are unable to store supplies in any great quantity, owing to the inflammability of high gas coal, which is a constant menace to the plant. These producers depend upon a steady supply of fuel from the mines.

The mounting cost of fuel has been one of the principal reasons for the steady advance in price of Portland cement. Before the war, slag anthracite was selling at the mine mouth for 75c. a ton and plus the freight and handling brought the delivered cost up to about \$2.50 a ton. At present the same quality of coal is costing, delivered, in the neighborhood of \$6.00 a ton and this price is likely to increase. As it requires about 160 pounds of coal to produce a barrel of Portland cement it can be readily seen how this increase has effected cement prices.

Packing costs have also been prominent among the influences that have advanced the cost of cement to the consumer. Prior to 1914 the cost of bags made from seven-ounce cotton duck, generally used in cement bags, was 8c. or 8½c. each per bag. Now bags made of the same quality of material cost about 30c. each. The rebate that manufacturers allow for returned bags is 10c. each.

Paper bags of a quality strong enough to stand the strain required before the war cost about 2½c. each. At the present time producers pay \$60 a thousand or 6c. each for bags so poor in quality as to make the safe arrival of cement at its destination problematical.

According to the present outlook producers of Portland cement predict that the price of their commodity will not recede from its present high level for a long time to come. Production, packing and shipping expenses are steadily mounting, as are wages, and the producers expect to pass these additional costs along to the jobbers and the ultimate consumers.

CURRENT BUILDING OPERATIONS

CONFIDENCE and funds are the principal factors in structural activity lacking today rather than the more concrete essentials of construction. There is apparently a sufficient supply of building commodities available for the erection of hundreds of buildings other than monumental edifices or large fire-proof office and loft structures that would require large tonnages of fabricated steel, but money to start them is scarce, and the problem generally confronting builders contemplating improvements is that of financing their operations.

If it were possible somehow to renew the confidence of the building public and to make prospective builders realize the advantage of undertaking contemplated operations at the earliest moment, and if the money markets as applied to building projects were to ease up somewhat and release funds for this essential work, building activity would almost immediately take on the semblance of a boom, as the demand for new structures of the type that can now be erected without undue hindrance is acknowledged.

The tendency toward a renewal of speculative activity continues, but there is not yet sufficient work of this character actually placed under construction to effect the building situation other than to create the feeling of better times in prospect for all phases of the industry. The past week brought additional evidences of the awakening life in speculative building fields, and there is now no doubt but that this form of activity will grow steadily in volume and importance.

New Government operations have again become prominent in the reports of the week. There had been a slight falling off during the past week or so, but the situation has been changed with the federal announcement of a number of large projects scheduled for an early start in the territory adjacent to New York City. Among these projects are included a large hospital group to be built for the Ordnance Department at a site on the Raritan River, which will cost about \$400,000. Snare & Triest Company, 8 West 40th street New York, have the contract for this work. The Emerson Building Company, 103 Park avenue, has been announced as the contractor for the swimming pool, to cost \$125,000, to be

erected at Pelham Park, and to be used by the men in training at the naval station. William Crawford, 7 East 42d street, obtained a contract for work involving the expenditure of \$100,000 for additional buildings, to be located at Base Hospital No. 1 in New York City, and the John K. Turton Corporation, 101 Park avenue, has the contract for the extension to the naval air station, costing approximately \$185,000, at Rockaway, L. I. In the neighborhood of \$300,000 will be expended for a similar project at Elizabeth, N. J. The plans for this work have been prepared and the contract will be let on the cost plus basis within a short time. Working plans have also been completed for a large group of structures, including barracks, mess halls and dispensary buildings, to cost in total \$1,250,000, and to be located on the Shore Road, between 65th street and Fort Hamilton, Brooklyn. About \$2,000,000 will be expended for additional cantonment buildings at Tenafly, N. J., for the National Army.

The markets for building materials and supplies are almost uniformly quiet, but prices are firm in those lines that are not advancing from the levels that have recently maintained. In some in-

stances the demand is seemingly picking up, and manufacturers and dealers are of the opinion that increased activity is in store for all within the coming months.

Common Brick.—Conditions in the wholesale market for Hudson River common brick are similar to those maintaining last week. The demand is quiet and about keeping pace with the arrivals of new brick from up-river points. Arrivals have been scant owing to the difficulty of obtaining labor to load the barges and the extremely high wages demanded for this work. Prices are firm at \$11.50 a thousand, and there is a tendency toward a further stiffening to \$12. As a matter of fact some barges are being held at this figure today, and it is anticipated that the price will shortly be obtained. Production this year will be on a most limited scale, and if the present rate is continued it is doubtful if more than 5 per cent. of the output of last year will be made.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, June 28, 1918. Condition of market: Demand fair; prices firm. Quotations: Hudson Rivers, \$11.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 14; sales, 11. Distribution: Manhattan, 1; Brooklyn, 3; Bronx, 1; New Jersey points, 5; outside, 1.

BUILDING COMMODITY PRICES

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

Brick (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$11.50@ —

Raritan common.....No quotation

Second hand common, per load of 1,500\$6.00@ —

Cement (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....2.60@ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers, wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

Gravel (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal)\$2.00@ —

¾ in.No quotation

Paving gravelNo quotation

P. S. C. gravelNo quotation

Paving stoneNo quotation

Crushed Stone (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal) ..\$2.00@ —

Trap rock, ¾ in. (Nominal) ...1.95@ —

Crushed limestone, 1½ in.1.70@ —

Crushed limestone, ¾ in.1.80@ —

Bluestone flagging, per sq. ft. .17@ 0.18

Bluestone curbing, 5x1640@ —

Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000 —

6x12x12 in., per 1,000 —

8x12x12 in., per 1,000 —

10x12x12 in., per 1,000 —

12x12x12 in., per 1,000 —

Interior—

3x12x12 in., per 1,000 —

4x12x12 in., per 1,000 —

6x12x12 in., per 1,000 —

8x12x12 in., per 1,000 —

Lime (standard 300-lb. bbls.):

Eastern common, dealers' price\$3.25@ —

Eastern finishing, dealers' price3.45@ —

Hydrated common (per ton) ...15.20@ —

Hydrated finishing (per ton) ...17.20@ —

Linseed Oil—

City brands, oiled, 5 bbl. lots ..\$1.60@ —


Less than 5 bbls.1.65@ —

Turpentine:

Spot in yard, N. Y., per gal. ...\$0.70@ \$0.75

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MATERIALS AND SUPPLIES

Lumber.—Conditions in the lumber markets, both wholesale and retail, remain practically unchanged, with a demand that is fairly active in commercial lines, but with considerable lethargy in the building situation. The latter phase of the market indicates signs of improvement, however, and with the steadily growing number of new building projects, in which wood will largely enter as a material of construction, the outlook for the future is more hopeful. There has been some improvement in the transportation situation, and supplies of timber and lumber are coming in from the mills in less time than they did some weeks ago, but there remains much room for betterments in the service rendered lumber interests by the freight lines. Lumber prices are firm in all lines, and with the tendency toward further advances.

Structural Steel.—Although the past week has brought with it announcements of a considerable tonnage of fabricated material to be used in large building and engineering projects they are all for the railroads of the country or for structures required by the Government. Private interests are out of the market for the present time as they

cannot obtain steel for their contemplated buildings, while the federal requirements maintain their present urgency. The commitments of the week were all for work to be located at considerable distance from this city.

Wire Products.—During the past week there have been no large orders from federal sources, but there are indications that an order for 7,500 tons of annealed wire for shipment to France will be placed within a short time. Private consumers are in the market in considerable force, but owing to the fact that priority orders are required for all shipments the consuming trades are likely to be forced to operate on short rations of wire products until the Government requirements are entirely filled. The supplies in the hands of the jobbers are relatively small, and there is likely to be a scarcity for a while. Government prices are in force until September 1 for large lots.

Tin Plate.—The War Industries Board last week reaffirmed all present prices on tin and for delivery in the last half of this year. It is stated that a plan is being worked out by which manufacturers of tin plate will be assured of a supply and at a maximum price of 75

cents per pound. At the same time the War Industries Board is working out a plan to conserve the supply of tin wherever possible, and calls for the co-operation of all manufacturers using this commodity to assist in assuring a full supply for all essential usages by curtailing consumption in every channel where possible and substituting other materials for tin where equal results may be obtained.

Window Glass.—Conditions in the market for plate and window glass grow steadily worse, and the manufacturers are increasingly hampered by the difficulties of shipping their product. Licenses must be obtained for all rail shipments. Production has slowed down materially owing to the increasing cost of raw materials and the wages of the operatives in the plants. At the present writing the schedule of manufacturers' discounts remains unchanged.

Linseed Oil.—The scarcity of this commodity grows daily, and there is no immediate possibility of a renewal of supply. The domestic seed crop will not be available for some months, and owing to the scarcity of bottoms for ocean transportation a supply from South America is doubtful. Meanwhile the crushers are slowing down in their production and are delayed in deliveries. The demand is fairly active and prices are strong, with no prospect of a recession.

Crushed Limestone.—The market is picking up and considerable new activity has been noticeable during the past week. At the present time the demand is strong and prices are firm, owing to the large quantities of this material now being required for Government building operations. The producers are most optimistic and their only present difficulty is in combating the scarcity of labor that hinders production.

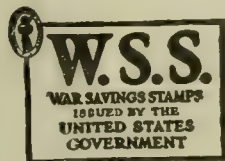
Lime.—The lime producers of the country and representatives of the War Industries Board held a conference at Washington last Saturday. The purpose of this meeting was to plan for a survey of the industry and to study and recommend as to possibilities of curtailing production and directing the product into essential uses. It has been agreed that large savings in fuel can be accomplished. The possibilities are great since approximately one ton of fuel is required to produce 2½ tons of lime.

IN LOCAL WHOLESALE MARKETS

Lumber (wholesale prices, N. Y.):
 Yellow pine (merchantable 1905, f. o. b. N. Y.):
 8 to 12 ins., 16 to 20 ft. \$42.00 @ \$55.00
 14 to 16 ft. 63.00 @ 75.00
 Hemlock, Pa., f. o. b. N. Y.
 Base price, per M. 34.50 @ —
 Hemlock, W. Va., base price
 per M. 34.50 @ —
 (To mixed cargo price add freight \$1.50.)
 Spruce, Eastern, random cargoes, narrow (delivered)... 38.00 @ 42.00
 Wide cargoes 38.00 @ 56.00
 Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.
 Lath (Eastern spruce f. o. b. N. Y.):
 Standard slab \$5.00 @ \$5.25
 Cypress lumber (by car, f. o. b. N. Y.):
 First and seconds, 1-in. \$68.00 @ —
 Cypress shingles, 6x18, No. 1
 Hearts 10.00 @ —
 Cypress shingles, 6x18, No. 1
 Prime 8.50 @ —
 Quartered oak 95.00 @ 107.50
 Plain oak 75.50 @ —
Flooring:
 White oak, quartered, select. \$60.00 @ \$64.00
 Red oak, quartered, select. 60.00 @ 64.00
 Maple No. 1 47.00 @ —
 Yellow pine, No. 1, common
 flat 33.00 @ —
 N. C. Pine, flooring, Norfolk. 40.00 @ —

Plaster.—(Basic prices to dealers at yard, Manhattan):
 Mason's finishing in 100 lbs.
 bags, per ton \$17.00 @ —
 Dry Mortar, in bags, returnable at 15c. each, per ton.... 8.25 @ 8.75
 Block, 2 in. (solid), per sq. ft. \$0.08
 Block, 2-in. (hollow), per sq. ft.09
 Boards, ¼ in. x 8 ft. 12½
 Boards, ¾ in. x 8 ft. 15½
Sand—
 Screened and washed Cow Bay.
 500 cu. yds. lots, wholesale... \$1.25 @ —
Structural Steel (Plain material at tide-water, cents per lb.):
 Beams & channels up to 14 in. 3.245 @ —
 Beams & channels over 14 in. 3.245 @ —
 Angles, 3x2 up to 6x8 3.245 @ —
 Zees and tees 3.245 @ —
 Steel bars, half extras 3.245 @ —
Window Glass. Official discounts from manufacturers' lists:
 Single strength, A quality, first three brackets 80%
 B grade, single strength, first three brackets 82%
 Grades A and B, larger than the first three brackets, single thick 79%
 Double strength, A quality 80%
 Double strength, B quality 82%

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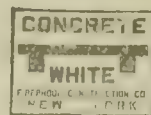
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BUILDING PROJECTS OF THE PAST WEEK

Analysis of Statistical Tables

Compiled by the F. W. Dodge Co.

NEW building projects in New York State and Northern New Jersey for the week, June 17 to 22 inclusive, aggregate \$107,407,000, of which Government work amounts to \$101,875,000, according to statistics compiled by F. W. Dodge & Company. The analysis includes the classification of the proposed construction and the number and cost of each. No duplicates are contained in the tables which follow:

New Building Projects, June 17-22.

Projects.	Number of Reports.	Total Cost.
Apartments	16	\$345,000
Banks	1	30,000
Barge Canal	1	50,000
Barn	1	10,000
Churches	7	88,000
Dwellings	52	1,924,000
Factories	13	237,000
Garages	16	720,000
Garbage incinerators	3	500,000
Government mobilization	12	101,875,000
Gymnasiums	1	10,000
Hospitals	3	200,000
Hotel	1	5,000
Ice house	1	52,000
Institutions	1	6,000
Libraries	1	25,000
Lofts	3	17,000
Office buildings	2	40,000
Police stations	1	28,000
Round House	1	5,000
Schools	9	468,000
Sewers	2	200,000
Stables	2	12,000
Storage	1	50,000
Stores	8	48,000
Street improvement	4	37,000
Theatres	2	65,000
Warehouse	1	75,000
Water works	1	10,000
Y. M. C. A.	2	275,000
Totals	169	\$107,407,000

During the same week bids were taken on the following jobs, Government work aggregating almost one-half of the total of \$8,289,500:

Taking Bids.

Project.	Number of Reports.	Total Cost.
Apartments	10	\$288,000
Banks	1	10,000
Bridges	2	40,000
Canals	3	93,000
Churches	5	220,000
Dwellings	33	398,000
Factories	12	209,000
Fire stations	1	2,000
Freight shed	1	15,000
Garages	6	174,000
Government mobilization	17	3,594,000
Institutions	12	178,000
Jails	1	1,000,000
Libraries	1	25,000
Laboratories	1	10,000
Lofts	1	7,000
Mausoleums	1	10,000
Museums	3	300,000
Office buildings	4	43,000
Pavilions	1	20,000
Piers	1	7,500
Railroad buildings	1	8,000
Restaurants	2	19,500
Schools	14	397,000
Sewers	2	110,000
Stables	1	3,000
Stores & apartments	6	133,500
Street improvements	15	715,000
Theatre	1	45,000
Warehouses	4	100,000
Water works	8	115,000
Totals	171	\$8,289,500

The total amount of "figuring" is divided as follows:

Federal Government construction	43%
State and municipal	36%
Private	20%

Contracts actually awarded for the week amount to \$5,750,718, the principal jobs, after Government construction, being dwelling houses, schools and factories. These follow:

Contract Let.

Project.	Number of Reports.	Total Cost.
Apartments	5	\$98,500
Banks	1	70,000
Barge Canal	5	305,650
Barns	1	5,000
Bridges	1	3,000
Churches	6	127,500
Clubs	1	8,000
Dwellings	28	229,000
Factories	15	998,000
Garages	7	100,000
Government mobilization	12	1,457,134
Hospitals	2	56,000
Institutions	1	450
Libraries	1	15,000
Lodges	1	30,000
Lofts	1	3,500
Markets	1	48,800
Museums	1	50,000
Office buildings	3	82,500
Pavilions	1	3,000
Police stations	1	3,000
Restaurants	4	21,000
Schools	15	296,200
Sewers	3	7,870
Stores	2	11,000
Street improvements	15	1,562,699
Warehouses	8	151,500
Water supply	1	6,415
Totals	143	\$5,750,718

The total amount of contracts let is divided as follows:

State and municipal	41%
Private	33%
Federal Government construction	26%

The private construction is divided as follows:

Industrial plants	51%
Business buildings	22%
Residential buildings	17%
Religious buildings	6%
Social buildings	1%

Interesting facts are disclosed by a study of the table of comparative statistics compiled by the F. W. Dodge Company, which shows the totals of contracts awarded from January 1 to June 1 for the past nine years. The figures are for building and engineering projects in the States north of the Ohio River and east of the Missouri River, including New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of Missouri and Eastern Kansas.

During the first five months of this year the total of the contracts awarded for building and engineering operations amounted to \$663,516,000. These figures indicate that building operations for the first five months of 1918 exceeded any similar period for the past nine years. In 1917, for the same time, the total commitment for new construction reached the sum of \$624,861,000, and in no previous year did the sum of the contracts awarded reach the sum of \$500,000,000.

The figures for the five months from January 1 to June 1 for the last nine years follow:

1918	\$663,516,000
1917	624,861,000
1916	456,101,500
1915	321,241,100
1914	300,721,000
1913	379,001,500
1912	327,015,000
1911	339,167,813
1910	366,037,505

In the local territory, including New York State and Northern New Jersey,

there has been a noticeable reduction in the gross amount of money placed in structural projects. The total of contracts awarded in this territory for the first five months of the current year amounted to \$113,449,000, as compared to \$127,894,000 for 1917. The figures for the present year, however, have only been exceeded twice in the past nine years and in view of the conditions governing building operations may be considered hopeful. A large percentage of the totals of the past year include Federal projects, but as the building trades have been called upon to perform the major portion of the work involved, the situation is not altered thereby.

The figures for the five months from January 1 to June 1 for the last nine years follow:

1918.....	\$113,449,000
1917.....	127,894,000
1916.....	59,526,500
1915.....	59,493,500
1914.....	56,036,000
1913.....	134,307,500
1912.....	98,730,000
1911.....	100,787,000
1910.....	110,603,000

The figures indicate that notwithstanding the adverse comment upon the building situation locally, as well as nationally, there is a favorable volume of building work under construction with infinitely more to follow and that the building trades of the country have at hand practically all of the work they are able to handle with efficiency and dispatch.

Road Construction Contracts.

A test case brought by the State Road Builders' Association in an attempt to force Edwin Duffey State Highway Commissioner, to cancel all contracts for road construction, the work on which was not completed when the United States entered the war, failed today. Supreme Court Justice Chester denied an application for a peremptory writ of mandamus. The association argued that the Walters law of 1918, giving the highway commissioner power to cancel contracts during war time, was mandatory. Justice Chester upheld the contention of Attorney-General Lewis that the powers conveyed under the Walters law were merely discretionary.

PERSONAL AND TRADE NOTES.

Otto E. Goldschmidt, consulting engineer, New York, announces the removal of his offices to 116 West 39th street.

George Backer Construction Company and its allied companies have removed their offices from 20 East 32d street to the fifth floor in 729 Seventh avenue.

Harry E. Donnell, Warrington G. Lawrence and Frank E. Perkins, architects, formerly located at 225 Fifth avenue, have moved their offices to 37 East 28th street.

Goldner & Goldberg, architects, 391 East 149th street, will discontinue their offices after July 1, and will enter the employ of the Government. They will be located at Washington.

J. Percy Hanford, architect, will continue the practice of the late Frank E. Esterbrook, of Newburgh, N. Y. Mr. Hanford had been associated with Mr. Esterbrook for the past twelve years.

Arthur H. Young, director of the American Museum of Safety, 14 West 24th street, New York, will relinquish his present duties July 1 to organize and become director of a department of industrial relations of the International Harvester Co., Chicago. His efforts will be directed to overcome the tendency toward diminished personal interest and contact between workmen and the management.

GOVERNMENT WORK.

Advance Information relative to operations for Federal Authorities.

LAKE DENMARK, N. J.—George Colou & Co., 81 East 125th st, Manhattan, has the general contract for ten 2-sty concrete, steel and brick or hollow tile and stucco magazine bldgs, 50x190, for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$300,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

86TH ST.—Histania Holding Co., owner, is having plans prepared privately for alteration of the 4-sty brick dwelling, 20x56, at 168 West 86th st, into an apart-

ment house. Silberman-Champain Co., 104 West 42d st, has the general contract. Cost, \$15,000.

72D ST.—George and Edward Blum, 505 5th av, completed new plans for the alteration of the 4-sty brick dwelling, 22x100, at 265 West 72d st, into an apartment house, for Mrs. Marin K. Clark, 230 5th av, owner. Cost, \$7,000.

DWELLINGS.

71ST ST.—Harry Allen Jacobs, 320 5th av, has plans in progress for alterations to the 4-sty brick dwelling, 25x60, at 17 East 71st st, for Dr. Stafford McLean, 776 Madison av, owner. Cost, \$30,000.

68TH ST.—Taylor & Levi, 105 West 40th st, have plans in progress for alterations to the 5-sty brick and stone dwelling, 45x65, at 40 East 68th st, for Alfred S. Rossin, 15 East 62d st, owner. Cost, \$5,000.

STABLES AND GARAGES.

46TH ST.—John H. Knubel, 305 West 43d st, completed plans for a 1 and 2-sty brick stable and milk station, 50x95, at 514 West 46th st, for John H. Muller, 617 West 46th st, owner. Cost, \$10,000.

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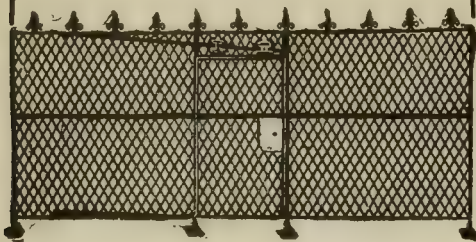
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WEST BROADWAY—Frank Vitola, 56 West 45th st, completed plans for a 5-sty brick garage, 100x129, at 541-551 West Broadway, for Cuneo & Podesta, 73 Washington sq, owner. Cost, \$100,000.

9TH ST.—Charles B. Meyers, 1 Union sq, completed plans for a 4-sty brick garage, 34x92, at 325-7 East 9th st, for the Delancy Realty Co., 114 East Broadway, owner. Cost, \$30,000.

HOTELS.

94TH ST.—B. H. & C. N. Whinston, 509 Willis av, Bronx, completed plans for interior alterations to the brick and stone Hotel Monterey at the northeast cor of 94th st and Broadway, for the West 82d St. Realty Co., 2520 Broadway, Harry Schiff, prop. Hotel Monterey, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Herman Lee Meader, 2 West 33d st, completed plans for alterations to the 21-sty fireproof office bldg, 84x85, at 100 Broadway, for the American Surety Co., 100 Broadway, owner. Cost, \$25,000.

55TH ST.—David Mahoney, 101 Park av, owner, has had plans completed privately for alterations and extension to the 4-sty brick and stone restaurant, at 13 East 55th st. George F. Brown, 42 5th av, is the lessee. N. H. Hunt, 101 Park av, is the engineer. Cost, \$10,000.

Bronx.

DWELLINGS.

GIRARD AV.—Charles S. Clar, 441 Tremont av, completed plans for alterations to the two 2-sty frame dwellings, on the east side of Girard av, 100 ft north of 161st st, for Charles Meyer, 872 Girard av, owner. Cost, \$5,000.

GREYSTONE AV.—W. O. Tait, 476 Rossmore av, Bronxville, N. Y., completed plans for a 2-sty tile dwelling, 25x43, on the east side of Greystone av, 59 ft north of Waldo av, for C. M. Doyle, 485 East 180th st, owner. Cost, \$6,500.

SHORE RD.—Arthur J. Benline, 401 East Tremont av, completed plans for a 2½-sty brick and stucco dwelling, 22x50, on Shore rd, for Frank Orth, 250 East 124th st, owner. Harry C. Benline Co., 401 Tremont av, has the general contract and desires bids on subs. Cost, \$15,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

POWELL ST.—Cohn Bros., 361 Stone av, have plans in progress for two 4-sty brick and stone tenements, 50x100 and 60x88, in the east side of Powell st, 100 ft south of Riverdale av, for Barnett Baltowsky, 528 Chester st, owner and builder. Total cost, \$120,000.

HOOPER ST.—Shampan & Shampan, 772 Broadway, have plans in progress for interior alterations to the 3-sty brick apartment at 208 Hooper st, for Philip Warsaw, on premises, owner and builder. Cost, \$4,000.

DWELLINGS.

79TH ST.—M. A. Cantor, 373 Fulton st, completed plans for a 2-sty brick dwelling, 20x62, in the south side of 79th st, 80 ft west of 5th av, for the L. & S. Building Corp., 44 Court st, owner and builder. Cost, \$7,000.

VAN SINDEREN AV.—Morris Perlstein, 49 Fulton av, Middle Village, completed plans for a 1-sty brick dwelling and stable, 95x24, at the northeast cor of Van Sinderen and Vienna avs, for Benjamin Wisch, 645 Georgia av, owner and builder. Cost, \$5,000.

WEST 36TH ST.—George H. Suess, 2920 Railroad av, Bklyn, completed plans for six 1-sty frame dwellings, 13x21, in the west side of West 36th st, 180 ft south of Neptune av, for Robert Cluess, 2031 Clarendon rd, owner and builder. Total cost, \$3,500.

48TH ST.—F. W. Eisenla, 650 68th st, completed plans for two 2-sty frame dwellings, 24x48, in the north side of 48th st, 280 ft east of 16th av, for the Rabny Building Co., 1323 46th st, owner and builder. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

SHEPHERD AV.—R. I. Dodge, 11 Broadway, Manhattan, completed plans for interior alterations to the 2-sty factory on the west side of Shepherd av, 91 ft north of Atlantic av, for the American Numbering Machine Co., 224 Shepherd av, owner. Cost, \$6,000.

STEBUEN ST.—Max Hirsch, 215 Montague st, completed plans for an extension to the 7-sty concrete factory and loft bldg in the east side of Steuben st, 100 ft north of Park av, for Kollmorgen Optical Co., 35 Steuben st, owner. The Metropolitan Cornice & Sheet Metal Works, Flushing and Metropolitan avs, has the general contract. Consists of erecting a metal pent house, 38x19, and 25 ft high. Cost, \$5,000.

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STABLES AND GARAGES.

DE KALB AV.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick garage and store, 71x130, on the north side of De Kalb av, 63 ft west of Bushwick av, for Morris Ginsberg and Simon Mann, 122 Livingston st, owners and builders. Cost, \$35,000.

MONTROSE AV.—Shampan & Shampan, 772 Broadway, are revising plans for a 2-sty brick and steel public garage and service station, 100x100, at the southeast cor of Montrose and Leonard st, for the Lasky Motor Car Corp., 17 Graham av, owner. Cost, \$75,000.

UNION AV.—E. M. Adelsohn, 1776 Pitkin av, completed plans for a 1-sty brick garage, 50x99, at the northeast cor of Union av and Powers st, for Isaac Schnitzer, 154 Union av, owner. Owner will take bids. Cost, \$16,000.

RUSSELL ST.—Gustave Erda, 826 Manhattan av, completed plans for a 1-sty brick garage, 109x200, in the east side of Russell st, 75 ft north of Calyer st, for the Motor Truck Drage Co., on premises, owner. Cost, \$15,000.

3D AV.—Raphael Caporale, 1129 63d st, completed plans for an extension to the 2-sty brick garage in the north side of 3d av, 28 ft north of 7th st, for George Carrizzo & Co., 424 3d av, owner. Cost, \$4,500.

WEST 16TH ST.—Slee & Bryson, 154 Montague st, completed plans for a 1-sty brick garage, 30x80, in the west side of West 16th st, 200 ft north of Neptune av, for Enda Melani, 2811 West 16th st, owner and builder. Cost, \$5,000.

RUSSELL ST.—Gustave Erda, 826 Manhattan av, completed plans for a 1-sty brick garage, 109x220, in the east side of Russell st, 75 ft north of Calyer st, for the Motor Truck Drage Co., on premises, owner. Cost, \$15,000.

ROCKAWAY AV.—Max Hirsch, 215 Montague st, has plans in progress for a 1-sty brick garage, 75x100, on the west side of Rockaway av, 200 ft south of Newport av, for Harry Rosenthal, 1387 St. Marks av, owner and builder. Cost, \$25,000.

UNION AV.—E. M. Adelsohn, 1776 Pitkin av, completed plans for a 1-sty brick garage, 50x99, at the northeast cor of Union av and Powers st, for Isaac Schnitzer, 154 Union av, owner. Cost, \$16,000.

STORES, OFFICES AND LOFTS.

PARKSIDE AV.—C. H. Richter, 39 Cortland st, Manhattan, completed plans for 1-sty brick stores, 36x216, at the southwest cor of Parkside and Flatbush avs, for Louisiana Brown, on premises, owner. Cost, \$10,000.

FLUSHING AV.—Louis Allmendinger, 20 Palmetto st, has plans in progress for a 1 and 2-sty brick machine shop, 148x250, at Flushing and Wyckoff avs, for E. Behringer, owner. Cost, \$30,000.

THEATRES.

LEE AV.—Gronenberg & Leuchtag, 303 5th av, Manhattan, completed plans for a 2-sty brick theatre, 101x110, to seat 1,000, at the northeast cor of Lee av and Roebeling st, for Morris Solomon, 217 Havemeyer st, owner and builder. Owner is taking bids on subs. Cost, \$45,000.

FLATBUSH AV.—M. A. Cantor, 371 Fulton st, is revising plans for alterations to the 1-sty brick moving picture theatre, on the east side of Flatbush av, 30 ft. north of Dean st, for the Dean Theatre Co., 201 Flatbush av, owner and builder. Cost, \$35,000.

MANHATTAN AV.—Shampan & Shampan, 772 Broadway, completed plans for a 1-sty brick moving picture theatre, 50x100, with a seating capacity of 600, on the west side of Manhattan av, 25 ft south of Eagle st, for the Miller-Weiss Amusement Co., on premises, owner and builder. Cost, \$30,000.

MISCELLANEOUS.

SNEDIKER AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for a 1½-sty brick cow barn, 82x188, to contain 242 stalls, at the northeast cor of Snediker and Vienna avs, for Benjamin Wisch, 645 Georgia av, owner and builder. Cost, \$10,000.

Queens.

DWELLINGS.

ARVERNE, L. I.—Albert C. Kunzi, 53 Eliot av, Middle Village, L. I., completed plans for a 2½-sty brick dwelling, 22x58, on the east side of Atlantic av, 350 ft south of the Boulevard, for Phillip Hartenstein, 81 2d av, Manhattan, owner. Cost, \$10,000.

ARVERNE, L. I.—Albert C. Kunzi, 52 Eliot av, Middle Village, completed plans for a 2½-sty brick dwelling, 22x58, on the east side of Atlantic av, 250 ft south of the Boulevard, for Emanuel Strumeyer, Arverne, L. I., owner. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Terry & Trench Co., 70 East 45th st, Manhattan, owner and builder, contemplates erecting a ship-building plant at Hunterspoint av and Orton st, from privately prepared plans. The Terry Ship Building Corp., 70 East 45th st, Manhattan, is the lessee. Details will be available later.

LONG ISLAND CITY.—W. S. Worrall, Bridge Plaza, L. I. City, completed plans for alterations and addition to the brick and limestone storage bldg on Van Alst av near Payntar av, for the Ravenswood Paper Mills Co., 21 East 40th st, Manhattan, and Astoria, L. I., owner. L. C. Smith Bridge Plaza, L. I. City, is consulting engineer. Cost, \$15,000.

STABLES AND GARAGES.

FLUSHING, L. I.—Hans Liebau, P. O. Bldg, Jamaica, L. I., is preparing plans for a 2-sty brick garbage destruction plant, 38x57, and a reinforced concrete ramp, 20x192, on 31st av, bet. 130th and 131st sts, for the City of New York, Bureau of Street Cleaning, John T. Fetherston, Com'r, Fulton st, Jamaica, owner. Cost, \$100,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS. JERSEY CITY, N. J.—Nathan Welltoff, 76 Montgomery st, Jersey City, has plans in progress for a 3-sty brick apartment house, 80x26, at the southwest cor of Bergen av and Dwight st, for Andrew Daniel, 613 Garfield av, Jersey City, owner, and builder. Cost, \$20,000.

JERSEY CITY, N. J.—Nathan Welltoff, 76 Montgomery st, Jersey City, completed plans for a 3-sty brick apartment house, 26x80, at the southwest cor of Dwight st and Bergen av, for Andrew Daniels, 613 Garfield av, Jersey City, owner and builder. Cost, \$18,000.

PATERSON, N. J.—Elliott R. Coe, 136 Washington st, Paterson, completed plans for a 3-sty frame flat, 21x67, at 255 Lafayette st, for Isadore Yankelevsky, Paterson, owner. Cost, \$8,000.

DWELLINGS.

NEWARK, N. J.—M. Mancusi Ungard, 164 Market st, Newark, completed plans for a 2-sty cement block and stucco dwelling, 22x34, at 457 Chester av, for Michael Torsiello, 316 North 10th st, Newark, owner and builder. Cost, \$3,000.

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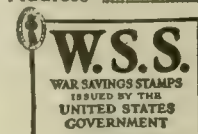
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CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—A. J. Robinson Co., 123 East 23d st, has the general contract for alterations to the 3-sty brick tenement, apartments and stores, 20x58, at 38-46 3d av, and 92-94 East 10th st, for the Petersfield Realty Corp., 14 Wall st, owner, from plans by A. E. Nast, 546 5th av, architect. Cost, \$12,000.

CHURCHES.

AV R.—Jardin Co., 507 5th av, Manhattan, has the general contract for a 1-sty brick synagogue, 42x95, on the north side of Av R, 90 ft west of East 17th st, for the Temple of Ahavath Eholon, on premises, owner, from plans by Block & Hesse, 18 East 41st st, Manhattan, architects. Cost, \$20,000.

PATERSON, N. J. (SUBS).—Abram Verduin, 111 York av, and Barnett Kook, 49 North York st, both of Paterson, have the mason and carpentry contracts, respectively, for the 1-sty brick, stone and terra cotta church, about 60x80, with a seating capacity of 500, at North 8th st and Fairview av, for the Prospect Park Reformed Church, Rev. William P. Heeres, Pastor, 262 North 7th st, Prospect Park, Paterson, owner, from plans by Van Vlandren & Culver, 140 Market st, Paterson, architects. Cost, \$35,000.

STABLES AND GARAGES.

MANHATTAN.—Lorraine Contracting Co., 299 Broadway, has the general contract for the alteration of the stable at 621 East 12th st, for Max Halfstein, owner, from plans by Louis A. Sheinart, 192 Bowery, architect.

MANHATTAN.—John Tully, 305 East 166th st, has the general contract for a 1-sty brick garage, 45x60, at 374 Water st, for M. J. Sullivan, 111 Cliff st, owner, represented by Nicholas Walsh, 37 City Hall pl, from plans by William A. Kennedy, 5654 Newton av, architect. Cost, \$5,000.

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CLIFTON, N. J. (SUBS).—William Glatt, on premises, and Reliable Building Co., 247 Franklin st, Paterson, have the mason and carpentry contracts respectively for the 2½-sty frame and shingle dwelling, 29x38, at Washington av and 3d st, for Max Imhoff, 71 Chadwick st, Paterson, owner, from plans by F. B. Grosso, 126 Market st, Paterson, architect.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Rufus H. Brown, 350 Fulton st, has the general contract for an extension to the 4-sty brick factory at the northeast cor of Kent av and South 8th st for the Improved Appliances Co., 455 Kent av, William A. Platt, supt., owner, from plans by Walter B. Wills, 1181 Myrtle av, architect. Cost, \$15,000.

**TRADE AND TECHNICAL
 SOCIETY EVENTS.**

NATIONAL SAFETY COUNCIL will hold its annual meeting at the Hotel Statler, St. Louis, Mo., October 14 to 18. Safety exhibits will as usual be a feature of this meeting.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

**DEPARTMENTAL
 RULINGS.**

BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

*A—Interior Alarm System; DL—Locked Doors; El—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Or); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; St—Stairways; Stp—Standpipes; SA—Structural Alterations; Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; FHSY—Approved Filtering and Distilling Systems; OS—Oil Separator; RO—Reduce Quantities; StSys—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St. Stp, Tel, WSS, FHSY, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending June 22.

MANHATTAN ORDERS SERVED.

Ann st, 50—Henry Allen.....ExS-Ex(R)
 Bleecker st, 10-14—B O H Uniform Co..FA-El
 Bleecker st, 10-14—Silverman & Diamond,

FA-El-Rec
 Bleecker st, 10-14—Dave Spiton.....FA
 Canal st, 364—A Garblik's Sons..FA-Rec-GE
 Charles st, 165-7—Alexander Reid,

ExS-Ex(R)-El
 9 st, 45 E—Charles Cohn.....GE
 41 st, 22 E—Jacob Abrams.....DC
 41 st, 22 E—Max Lynam.....DC
 41 st, 22 E—Sam M Broitman.....DC

74 st, 101 E—101 East 74th St Co.....Stp(R)
 Franklin st, 75—Fred G Sharper..GE-DC-Rec
 Hudson st, 74—Rapid Stencil Works,

FA-GE-Rec
 Hudson st, 74—Klov & Co.....FA-GE-Rec
 Murray st, 20—Austin & Magill.....El-Rec
 Murray st, 20—D Van Nostrand Co.....Rec

Murray st, 20—Current Printing Co.....El-Rec
 Park av, 1473—Sam Mitnitsky.....DC-El
 Park pl, 23—E E Yerg Co.....El-FA-Rec

Spring st, 31—The Paris Store.....FA-GE-Rec
 6 av, 310-18—Columbia Corrugated Co,

El-D&R-Rec
 6 av, 391-5—Modern Dyeing Works.....FA
 Suffolk st, 30—Herie Realty Co 256 Eway,

A(R)
 South st, 276-80—Denniston M Bell, 209 W

76.....Spr
 South st, 276-80—Silas W Driggs.....D&R
 Thomas st, 16—Est Martha C Coe,

WSS(R)-St(R)-ExS-O
 Thomas st, 16—I Bonnerwith Co.....Ex-GE-Rec
 3 av, 1059-61—American Cigar Exchange,

FA-Rec-DC-Rec-Ex(R)-O
 Washington st, 53—Petrus Saad.....DC
 Washington st, 53—Abdoou Coury.....DC-Rec

Washington st, 53—Kahl Dalool..FA-DC-El-Rec
 Washington st, 53—Sorona Hayeck.....GE-Rec
 Washington st, 53—Julia A Doyle, 225 W 138,

ExS
 West End av, 879—Henry B Wesselman, 55

Liberty.....FE(R)
 West Houston st, 25-7—Henry Kopperl Co,

Rec-O
 18 st, 124 W—William J Dykes, West View

Farm, Litchfield, Conn.....A-FD-ExS
 27 st, 27 W—Sander Cloak & Suit Co.....Rec
 27 st, 418-20 W—Louis F Winter.....GE-Rec

27 st, 418-20 W—Henry Kastens.....GE
 27 st, 418-20 W—Dehart Mfg Co.....GE
 27 st, 418-20 W—George Heger.....GE

30 st, 22 W—Elliot White, 1625 Locust,
 Philadelphia, Pa.....O
 31st st, 445-57 W—Knickerbocker Chocolate
 Co.....Ex(R)-FP
 33 st, 537-43 W—Louise M White, 556 W 34,
 FE-SA-ExS-Ex-WSS(R)
 46 st, 16-18 W—Schneider & Anderson.....Rec
 46 st, 16-18 W—Carrie Abraham.....Rec
 46 st, 16-18 W—Edgar G Anthony.....Rec
 46 st, 16-18 W—Max Pocker.....Rec
 46 st, 16-18 W—Blanche Erlau.....Rec
 46 st, 16-18 W—Bryant Embroidery Co.....Rec
 46 st, 16-18 W—Delvina Boulanger.....Rec
 46 st, 16-18 W—Stoutenburgh & Boyd.....Rec
 46 st, 16-18 W—Henry Pistchal.....Rec
 89 st, 216 W—Rookery Investing Co.....Stp
 149 st, 216 W—Union Real Estate Co, c Walter
 T Stern, 60 Wall.....Misc
 William st, 251—Palae-Cohen.....FA-Rec-O
 Ann st, 61—Contract & Improve Co, 2 W 33...A
 Bowery, 358—Catherine Jackson, 574 Ocean
 Pkway, B'klyn.....TD
 Broome st, 303-5—Aaron Sarnoff, 133 Lenox
 av.....DC
 Broome st, 442-4—Est Georgeanna H Rodman,
 c L Hepburn, 20 Broad.....St(R)-ExS-A
 Chrystie st, 195-7—Minsker Realty Co, 111 E
 Houston.....FP(R)-Stp-St(R)-ExS
 East Broadway, 124—Samuel Hirsch, 153 W
 27.....Ex(R)-ExS-WSS(R)
 16 st, 114-6 E—16th St Realty Co, c S S Terry,
 66 Broadway.....Stp(R)
 41 st, 237 E—Jennie E Gordon, c Joseph, Foot
 E 38.....FE(R)-St(R)-ExS-Ex(R)
 43 st, 204-10 E—Margaret Brady, 212 E 49,
 Ex(R)
 47 st, 231-41 E—Flintlock Realty Co, 23 Wall,
 ExS-St(R)-Ex(R)

BRONX ORDERS SERVED.

East Tremont av, 781-3—Woolworth Stores
 Co., Woolworth Bldg, Manhattan.....Rec

CALENDAR**CALL OF CALENDAR.**

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

HOURS OF MEETINGS.

During July and August, in accordance with action taken by the Board of Standards and Appeals on June 6, the weekly meetings will be as follows:

Board of Standards and Appeals, Tuesdays, at 10 a. m.

Board of Appeals, Tuesdays, at 1.30 p. m.

Call of Calendar, Tuesdays, at 3 p. m.

BOARD OF STANDARDS AND APPEALS.

Tuesday, July 2, 1918, at 10 a. m.

Public Hearing.

1218-18-S—Proposed Rules for the Construction of Fire Escapes. (See notice on another page.)

Petitions for Variations.

2017-17-S—62-64 Rutledge st, Brooklyn.

1280-17-S—15 West 45th st, Manhattan.

410-18-S—182-186 West Houston st and 3-9 Bedford st, Manhattan.

964-18-S—300-304 West 124th st, Manhattan.

195-18-S—555-557 West 22d st, Manhattan.

1583-17-S—620-622 Atlantic av, Brooklyn.

1867-17-S—40 Willoughby st, Brooklyn.

1682-17-S—32 Platt st, Manhattan.

2015-17-S—2-10 Church st, 105-109 Liberty st, Manhattan.

2023-17-S—44 West 34th st, Manhattan.

2024-17-S—44 West 34th st, Manhattan.

2315-17-S—18 West 36th st, Manhattan.

2336-17-S—622-640 West 57th st, Manhattan.

2468-17-S—622-640 West 57th st, Manhattan.

1192-18-S—246-248 West 125th st, Manhattan.

419-18-S—246-248 West 125th st, Manhattan.

2460-17-S—507-509 Grand st, Manhattan.

284-18-S—150 Nassau st, Manhattan.

2294-17-S—34 West 13th st, Manhattan.

BOARD OF APPEALS.

Tuesday, July 2, 1918, at 1.30 p. m.

Under Building Zone Resolutions.

309-18-BZ—1057-1059 68th st, Brooklyn.

1201-18-BZ—Kingsland av, s s, 269 ft. west of Hampton st, Elmhurst.

618-18-BZ—South side Robinson st, 7 ft. 3½ in. w of Nostrand av, Brooklyn.

948-18-BZ—472-482 Sterling pl, Brooklyn.

1190-18-BZ—351-361 Troy av, Brooklyn.

909-18-BZ—2019 Grove st, Ridgewood, Queens.

Appeals from Administrative Orders.

467-18-A—672 Water st, Manhattan.

1165-18-A—28-34 Allen st, Manhattan.

835-18-A—9 East 52d st, Manhattan.

242-16-A—637 Broadway & 202-204 Mercer st, Manhattan.

1183-18-A—4820 14th av, Brooklyn.

1213-18-A—1507 Bushwick av, Brooklyn.

1216-18-A—78-92 10th av, 429-59 West 15th st, 448-60 West 16th st, Manhattan.

1220-18-A—308 Nassau av, Brooklyn.

1245-18-A—300 East 7th st, Manhattan.

1247-18-A—1302-1310 Av I, Brooklyn.

1248-18-A—461-467 Broadway, & 114 Grand st, Manhattan.

1249-18-A—76 Wall st, Manhattan.

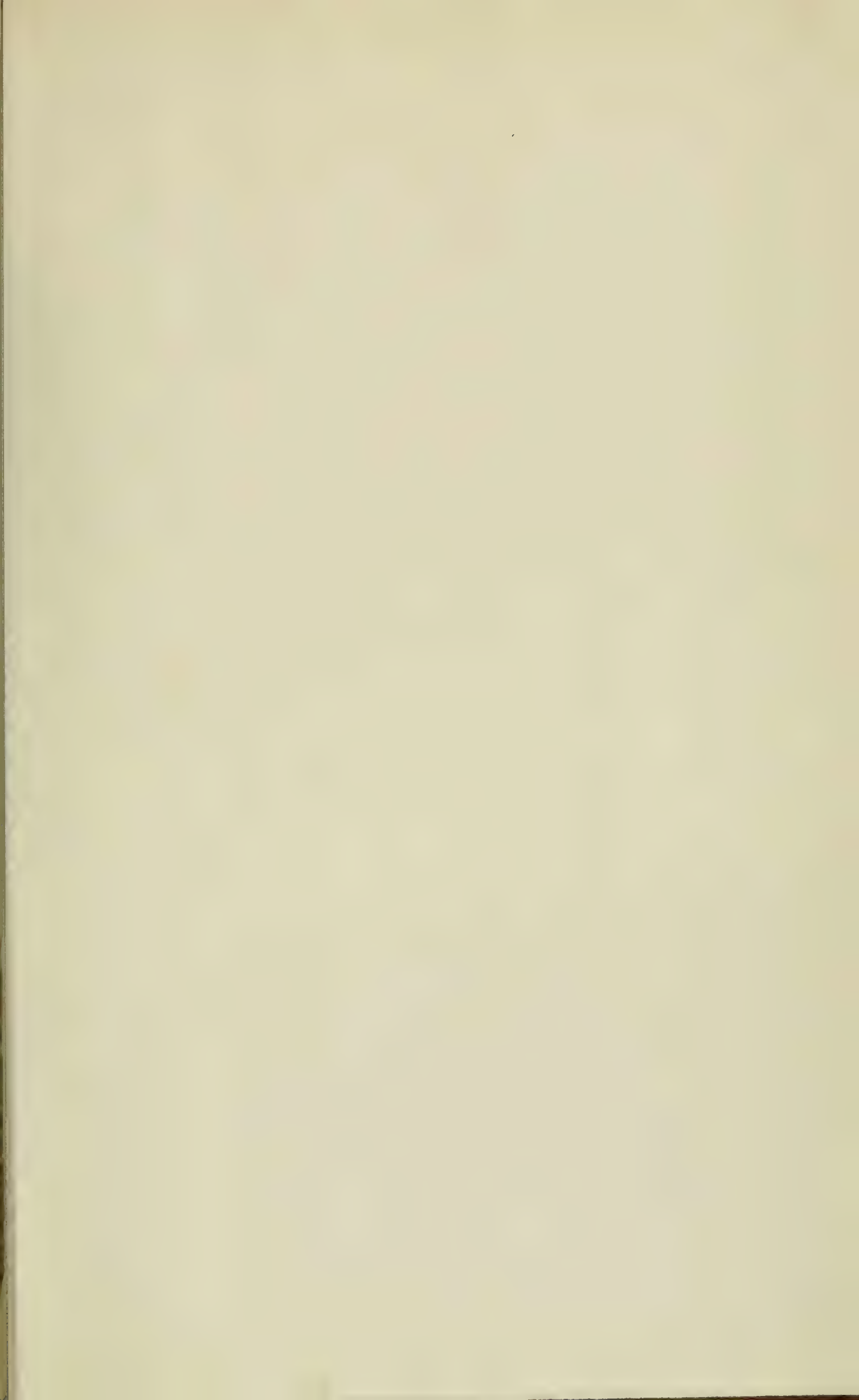
1250-18-A—2400-2406 7th av, Manhattan.

1251-18-A—205-209 West 103d st, Manhattan.

1252-18-A—241-243 West 101st st, Manhattan.

1253-18-A—195 Herzl st, Brooklyn.

1882-17-A—2019 Grove st, Ridgewood, Queens.





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